

MINUTES OF THE TOWN OF UNION PLAN COMMISSION MEETING

March 5, 2026

Call to Order:

Nathan Peleschak called the meeting to order at 6:34pm.

Roll Call:

Members Present: Jennifer Meyer, Nathan Peleschak, Sarah Peleschak, Rusty Naylor, Shelli Naylor, Danny Xiong, Ruth Burr

Members Absent: None

Review/Approval of January 8, 2026 Meeting Minutes:

Jennifer Meyer motioned to approve the January 8, 2026 Meeting Minutes. Danny Xiong seconded the motion. 7/7 ayes in favor to be approved, 0/7 nays; motion carried.

Rezone Application:

Proposed Ordinance: File No. 25-26/103 to Rezone 6.87 acres +/- from C-2 Commercial General/RH–Rural Homes District to A-2 Agriculture-Residential District. 1110 Kane Rd, Eau Claire, WI. RZN-0003-26.

1. Currently, there are multiple zoning districts–C-2 and RH–for a single parcel on the property–Lot 1, which is prohibited in the land use and development ordinance. To remedy this, the owner is proposing to split Lot 1 into 2 parcels. Parcel “B” would remain RH and Parcel “A” would be re-zoned to the A-2 District.
2. Committee members determined Parcel “A” fits the A-2 zoning requirements and fits the neighboring area appropriately.
3. Sarah Peleschak will confirm with Eau Claire County if a CSM was recently completed, or if a CSM will still need to be completed for the rezone.
4. Nathan Peleschak first motioned for the rezone to be approved by the Plan Commission. Rusty Naylor seconded the motion.
5. 7/7 members in attendance were in favor of the motion (ayes) to be approved by the Plan Commission and move forward to the Town Board to vote on. 0/7 nays. Motion carried.

Brayden Warwick’s Proposal of Old Country Jam Grounds Transformation and Discussion for Future Land Use

Brayden Warwick presented a slideshow and answered questions from the Plan Commission members.

Proposed Future Agenda Items:

None.

Next Meeting:

Next Plan Commission scheduled meeting: **April 2, 2026 at 6:30pm.**

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Updates/Announcements:

The Town of Union has the opportunity to invite Eau Claire County to a future Board Meeting to share the Steering Committee's finalizations on the Farmland Preservation Plan updates once it is formally approved to get an up-to-date summary.

Adjourn:

Adjournment of meeting: 7:56 pm.