MINUTES OF THE TOWN OF UNION PLAN COMMISSION MEETING
August 6, 2026

Call to Order:
Nathan Peleschak called the meeting to order at 6:32 pm.

Adopt Agenda:
Jennifer Meyer motioned to adopt the August 6, 2026 Agenda. Danny Xiong seconded the motion. 6/6 ayes in favor, 0/6 nayes; motion carried.

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

Review/Approval of June 4, 2026 Meeting Minutes:
Danny Xiong motioned to approve the May 7, 2026 Meeting Minutes. Rusty Naylor seconded the motion. 6/6 ayes in favor to be approved, 0/6 nayes; motion carried.

Comprehensive Plan Map Amendment Application:
Resolution #01-2026-2027 to reclassify 83.23 acres +/- from RR - Rural Residential to RP - Rural Preservation. Owner: River & Roots Organics LLC. Site Address: 3443 Crescent Ave, Eau Claire, WI 54703. Parcel ID #022108306000, 022108605000, and 022108606000.

1. Currently, the parcels of land are classified as RR - Rural Residential. The owners, River & Roots Organics LLC are proposing to re-classify the land to RP - Rural Preservation to align with their proposed future agricultural and other uses of the land.
    a. Proposed future uses of the land that were presented included: u-pick pumpkins, gourds, berries, etc; christmas trees; sip and snips events with flowers; pizza night with live music and a local band; weddings; farm stays.
    b. Seasonal events could include: fall farmer's market, mud run, and Christmas light village.
    c. This year: one day music event - Queued Up Festival.
    d. Comments/questions from neighboring residents:
        i. Great ideas overall, worried about allowing events with up to 15,000 people, four times per year. Response was that the owners are not looking to hold bigger events and/or concerts. They are looking to hold events that fit the land in the future, not looking to hold over 5,000 people.
        ii. Would animals be introduced and residing on the property? Response was that there are primarily crops now, with only ducks and guineas on the property. The owners like to correlate animals with organic farming and would look into possibly having lamb on the property in the future.
        iii. A neighbor stated they loved the idea of animals on the land.
        iv. A neighbor asked about the process of applying for a large assembly permit, which was explained by Jennifer Meyer and the committee members.
        v. Neighbors were concerned about noise–including during weddings. Neighbors didn't want to hear music every weekend. Owners stated the decibel levels will be met–they are hiring out the same crew that the Blue

Ox utilizes for their music events. All music will conclude by 10pm for events and weddings.

vi. A neighbor asked if the cabins would be occupied every day. The owner replied that they would be occupied in spurts, space for a family of four.

vii. Number of cabins planned? 3 cabins on lower end, but up to 9 cabins max in total. Owners are looking at the potential of building their future home on site as a possibility.

viii. Could cabins not all be full-scale homes? Response: the owners are building the cabins long-standing for generations to come and built to last.

ix. What is the plan if the land floods? The owner's response was that it shouldn't affect crops, since there is well-draining soil. Cabins will be built out of the flood plain.

x. What is the plan for water and sewer? A neighbor stated they wouldn't be allowed to tap into Paulina Street for water. Owners stated that they will provide wells and septic systems.

xi. Will renters be allowed to have motorcycles or other motorized vehicles on the premises? No, electric golf carts would be the only vehicles allowed to drive on site. There will be rules for renters and security cameras as well; signed lease agreement.

xii. The previous owner of the parcel and majority share-holder was in support of the current owner's proposal.

e. Jennifer Meyer asked if anyone in attendance was in opposition to the comprehensive plan map amendment. No one responded in opposition.

f. The Plan Commission reviewed the nine planning elements required by state statute, as well as the objectives and goals in relation to the Town of Union and decided they met the goals.

2. Rusty Naylor first motioned for Resolution #01-2026-2027 to be approved by the Plan Commission. Danny Xiong seconded the motion.
3. 6/6 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. 0/6 nays. Motion carried.

September 12 Queued Up Festival - Get Back to School Concert:

Conditional Use Contract submittal to and approval through Eau Claire County. Owner: River & Roots Events LLC. Site Address: 3443 Crescent Ave, Eau Claire, WI 54703.

1. Discussion and Public Comment
2. Neighbors stated that they will be listening. They hope it is a success. It was mentioned that Country Jams was not good for the neighbors–with traffic and routes, as well as noise.

Proposed Future Agenda Items:

Next Plan Commission scheduled meeting: **September 3, 2026 at 6:30pm**.

Adjourn:

Jennifer Meyer motioned to adjourn the meeting at 7:44pm. Danny Xiong seconded the motion. 6/6 ayes in favor, 0/6 nayes; motion carried.