The Plan Commission met at City Hall in the City of Black River Falls on November 12, 2026 at 5:30 P.M. Mayor Jay Eddy, Commissioners Randy Eddy, Jared Smith, Anneliese Eddy, and Derek Ahl were present. Commissioner Mike Rave attended remotely via Zoom meetings. Commissioner Marc McDowell was excused. Mayor Jay Eddy presided.

1. Mayor Jay Eddy called the meeting to order at 5:30 P.M.

2. The Commission reviewed the proposed Certified Survey Map (CSM) submitted by Arrow Land Surveying on behalf of Justin Dougherty for property located at 1037 Pine Street. The property owner was in attendance remotely via Zoom meetings.

3. It was moved by Commissioner A. Eddy, seconded by Commissioner Smith to recommend the Common Council approve the Certified Survey Map submitted by Arrow Land Surveying on behalf of Justin Dougherty for property located at 1037 Pine Street. Motion carried.

4. Mayor Eddy opened the public hearing on the petition from Doc's Bunkhouse, LLC for a Conditional Use Permit for a campsite rental business on East Lincoln Street at 5:33pm.

5. Derek Kundinger from Doc's Bunkhouse, LLC addressed the Commission on his plans to develop a 51-60 unit campground on the property with mostly seasonal sites and some cabins and hope to be up and running mid-summer next year. He advised the campground and its amenities would remain closed to general public for now based on past homeless issues down that road. He would be open to the idea down the road, but he would need to check with his insurance company if he received a request to change that.

6. Heath Shawley owns the neighboring property to the west and stated he doesn't have a concern with a campground, but does have concerns about the amount of traffic the campground would generate and asked if there were plans to pave East Lincoln Street. The City Administrator advised that through an intergovernmental agreement, the Town of Brockway maintains the section of E. Lincoln Street from Andrews Road to McDonald Road and the City maintains E. Lincoln Street from McDonald Road to the dead end near the interstate. He also stated the City would consider paving McDonald Road and E. Lincoln Street to the campground entrance if/when the Town of Brockway paves their section of E. Lincoln Street. The City Administrator also advised that the Town of Brockway had recently placed a stop sign on Lincolnwood Drive at E. Lincoln Street and the City has a temporary stop sign on McDonald at this intersection with a resolution on next week's agenda for a permanent stop sign on McDonald Road at this intersection to slow traffic down.

7. It was moved by Commissioner Ahl, seconded by Commissioner R. Eddy to close the public hearing. Motion carried at 5:39pm.

8. It was moved by Commissioner Ahl, seconded by Commissioner Smith to approve the petition form Doc's Bunkhouse, LLC for a Conditional Use Permit for a campsite rental business for up to 80 campsites on East Lincoln Street on Parcel 206-2653.0000 with no conditions. Motion carried.

9. It was moved by Commissioner R. Eddy, seconded by Commissioner A. Eddy to adjourn. Motion carried at 5:43 P.M.

A. Brad Chown
City Administrator