City of Black River Falls

PLAN COMMISSION – AGENDA (REVISED)

Thursday – November 12, 2026 – 5:30 PM
City Hall – 101 S. Second Street, Black River Falls, WI

To participate remotely, join Zoom meeting:
https://us02web.zoom.us/j/86231536629?pwd=NSjFxhOMms1blwT438wvwhqUdAptT1.1
Or Dial: 1-312-626-6799 Meeting ID: 862 3153 6629 Passcode: cityhall

1. Call to Order
2. Roll Call
3. Consider Certified Survey Map submitted by Arrow Land Surveying on behalf of Justin Dougherty for property located at 1037 Pine Street – Action
4. Open public hearing on the petition from Doc's Bunkhouse, LLC for a Conditional Use Permit for a campsite rental business on E. Lincoln Street.
5. Close public hearing – Action
6. Consider the petition from Doc's Bunkhouse, LLC for a Conditional Use Permit for a campsite rental business on E. Lincoln Street – Action
7. Adjourn

Posted: October 20, 2026

City of BLACK RIVER FALLS

101 South Second Street
Black River Falls, WI 54615
www.blackriverfallswi.gov
P: 715-284-5514 / F: 715-284-1777

MEETING NOTICE

Please take notice that the Plan Commission of the City of Black River Falls will meet on **Thursday, November 12, 2026 at 5:30 P.M.** at City Hall in the City of Black River Falls to review a proposed Certified Survey Map (CSM) prepared by Arrow Land Surveying on behalf of Justin Dougherty for the following described land:

LAND DESCRIBED AS FOLLOWS:
ALL OF LOT 25 OF LALLAPALOOZA ESTATES, AND ALL OF LOT 17 OF SANDBERGEN HEIGHTS, LYING IN PARTS OF THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 10, T21N, R4W; CITY OF BLACK RIVER FALLS, JACKSON COUNTY, WISCONSIN.

The land is located at 1037 Pine Street, and the proposed Certified Survey Map is available at City Hall.

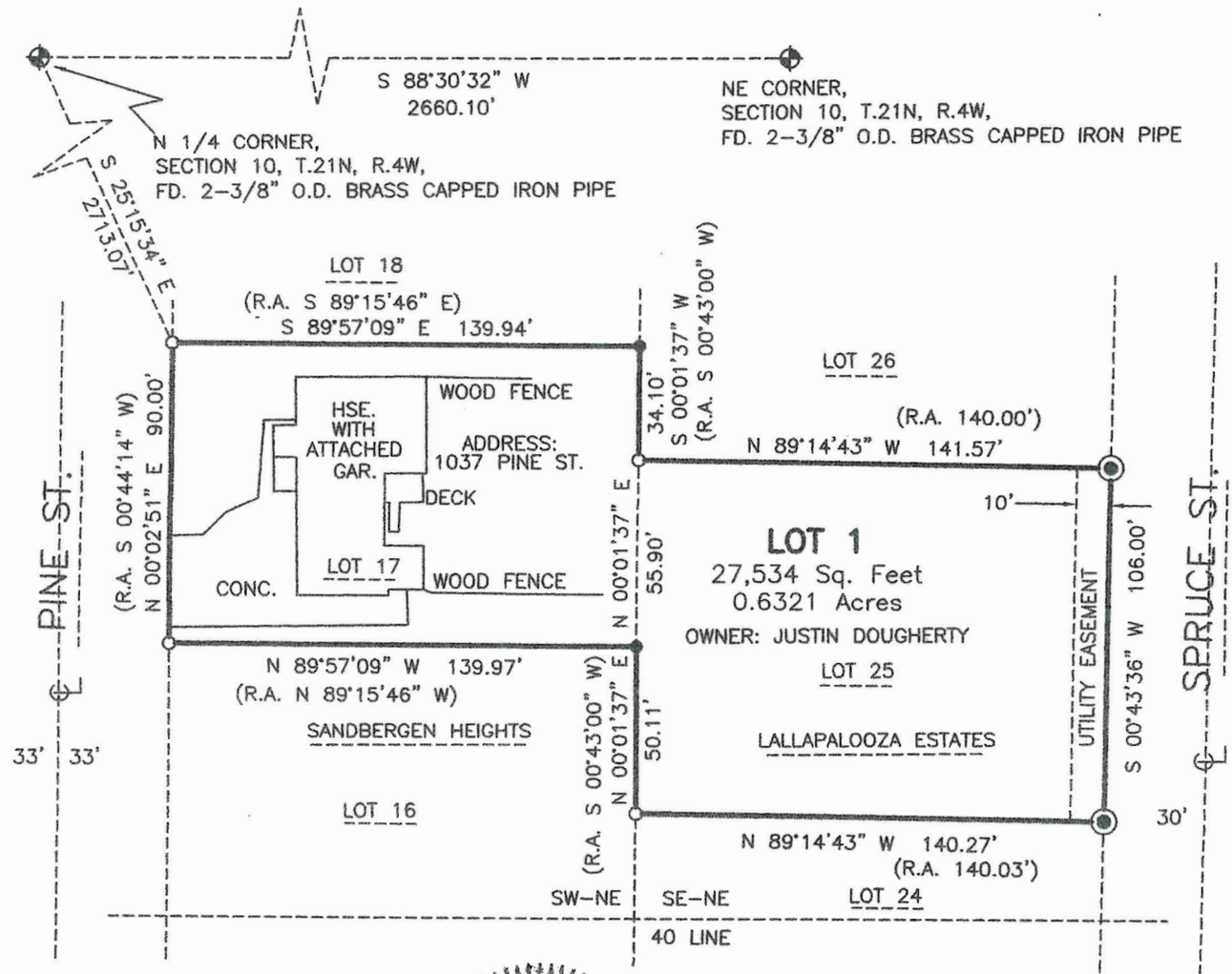
All interested persons are urged to attend.

Alex B. Chown
City Clerk
City of Black River Falls

Posted: September 29, 2026

JACKSON COUNTY
CERTIFIED SURVEY MAP NO. ___

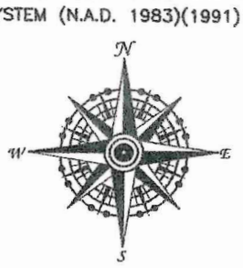
All of Lot 25 of Lallapalooza Estates, and all of Lot 17 of Sandbergen Heights, lying in parts of the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 10, T.21N, R.4W, City of Black River Falls, Jackson County, Wisconsin



0 50 100 150

SCALE: 1" = 50'

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 10, T.21N, R.4W, WHICH IS S 88°30'32" W IN THE JACKSON COUNTY BEARING AND COORDINATE SYSTEM (N.A.D. 1983)(1991)





9-17-26

CITY OF BLACK RIVER FALLS CERTIFICATE

This CSM is hereby approved by the City of Black River Falls City Council

Jay Eddy, Mayor _____ Date

LEGEND

◉ = FOUND 3/4" IRON REBAR
● = FOUND 1" O.D. IRON PIPE
O = SET 1" O.D. X 24" IRON PIPE WEIGHING 1.13 LBS./L.F.
(R.A.) = RECORDED AS

prepared by:
ARROW LAND SURVEYING
1606 Prairie Place, Apt. 106
Holmen, WI 54636
Phone (507) 458-0483
email: arrowlandsurveying@gmail.com

JACKSON COUNTY
CERTIFIED SURVEY MAP NO. ___

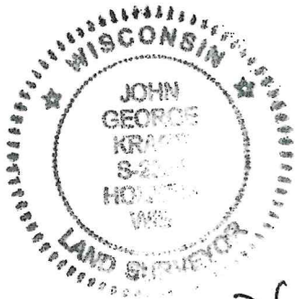
All of Lot 25 of Lallapalooza Estates, and all of Lot 17 of Sandbergen Heights, lying in parts of the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 10, T.21N, R.4W, City of Black River Falls, Jackson County, Wisconsin

SURVEYOR'S CERTICATE

I, John G. Krage, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped all of Lot 17 of Sandbergen Heights, and all of Lot 25 of Lallapalooza Estates, lying in parts of the SW 1/4 of the NE 1/4, and the SE 1/4 of the NE 1/4 of Section 10, Township 21 North, Range 4 West, City of Black River Falls, Jackson County, Wisconsin.

That I have made such survey and division by the direction of Justin Dougherty. That such survey map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, and Chapter 19, City of Black River Falls Subdivision and Platting Ordinance in surveying, dividing and mapping said land.

John G. Krage, P.L.S. 2284



9-17-26

prepared by:
ARROW LAND SURVEYING
1606 Prairie Place, Apt. 106
Holmen, WI 54636
Phone (507) 458-0483
email: arrowlandsurveying@gmail.com

City of BLACK RIVER FALLS

101 South Second Street
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MEETING NOTICE

Please take notice that the Plan Commission of the City of Black River Falls will meet on **Thursday, November 12, 2026 at 5:30 P.M.** at City Hall in the City of Black River Falls to hear the petition of Doc's Bunkhouse, LLC to obtain a conditional use permit for a campsite rental business for the following described land and premises:

TAX PARCEL 206-2653.0000 – UNDEVELOPED LAND LOCATED SOUTH OF EAST LINCOLN STREET IN THE CITY OF BLACK RIVER FALLS, JACKSON COUNTY, WISCONSIN.

Parcel contains 39.25 acres. A map is available at City Hall.

The conditional use permit would allow Doc's Bunkhouse to establish and rent 60-80 campsites at the above location.

All interested persons are urged to attend.

Alex B. Chown
City Clerk
City of Black River Falls

Posted: October 20, 2026

PETITION FOR A PLAN COMMISSION HEARING

Type of Petition:

☐ Rezone ☒ Conditional Use ☐ Variance ☐ Other

Reason for Petition: (Limit 200 Characters)

to be properly zoned for a campground.

Property Owner(s): Docs Bunkhouse, LLC,
Name(s): Derek Kundinger
Mailing Address: W10398 Paulley Rd.
City: Black River Falls, State: WI Zip: 54615
Phone: (715)896-4680 Email: dkundinger@hotmail.com

Legal Description of Property: (Limit 545 Characters)

tax parcel # 206-2653.0000 (Parcel 10)
tax parcel # 206-2654.0000 (Parcel 11)

Intended Use of Property: (Limit 200 Characters)

campground - approx. 60-80

Owner(s) Signature(s):

Signature: _____ Date: _____

Signature: _____ Date: _____

FOR OFFICE USE ONLY:

Date of Hearing: _____ **Dates of Publication:** _____

Current Zoning: RD - Rural Dev. **New Zoning:** Same

Campground- Doc's Bunkhouse, LLC
Derek Kundinger 715-896-4680
dkundinger@hotmail.com

Parcel Number #206-2653.0000 and #206.2654.0000

I'm working with Emery Palmer at High Cliff Counsulting on the layout of the campground.
Emery Palmer
PO Box 176
19936 West Mill Rd. Galesville, WI 54630
(608) 582-2205 emery@highcliffconsulting.com

a)Abutting and Opposite property owners:
Gross Brothers Enterprises, LLC
McFour Ventures LLC
Heath W. Shawley
Gabriel E. Casey
Sharon Bishop
Neil Whitegull
Roger Oswald
Jackson County
Anthony Dahlenburg

b)proposed operation: campground
1-4 employees
Metal storage shed with office
Open air pavilion
Pickleball courts
Fenced in area for dogs
Possible playground
Possible pond(s)

c) site plan- attached

Gross Brothers LLC P.O. Box 109 Neillsville WI 54456

Mcfour Ventures LLC N9210 Wooded Ct.
Whitewater WI 53190

Heath Shawley W10351 E. Lincoln St. BRF WI 54615

Gabriel Casey 306 S. Red Pine Trl BRF WI 54615

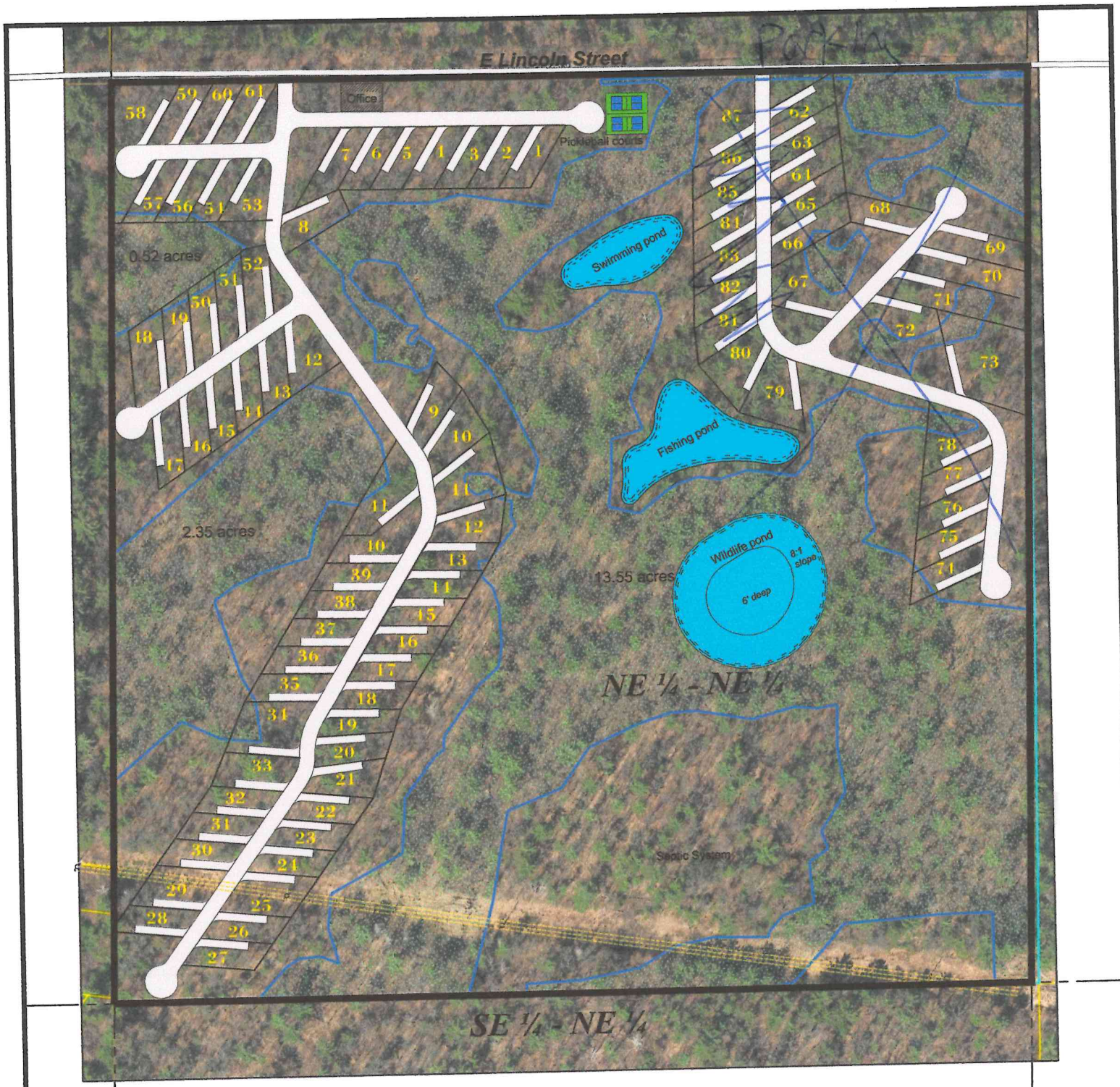
Sharon Bishop 743 Euclid Ave Beloit Wi 53511

Neil Whitegull 201 Whitetail Court BRF WI 54615

Roger Oswald 7745 Co Hwy BC. Sparta WI 54656

Anthony Dahlenburg W9990 US Hwy 12 BRF WI 54615
parcel ~~#2~~ Not using

(Both Parcels)



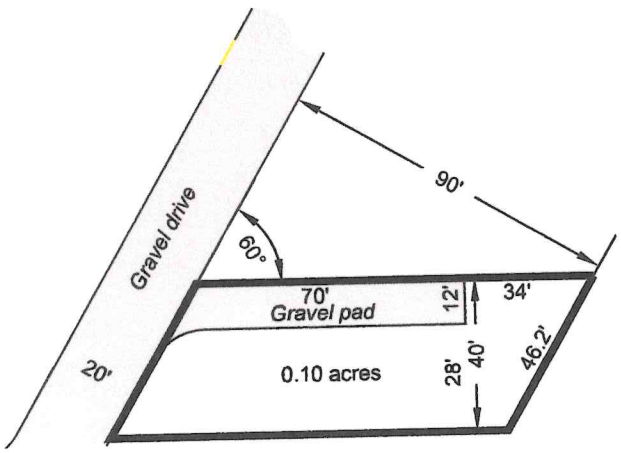
Legend

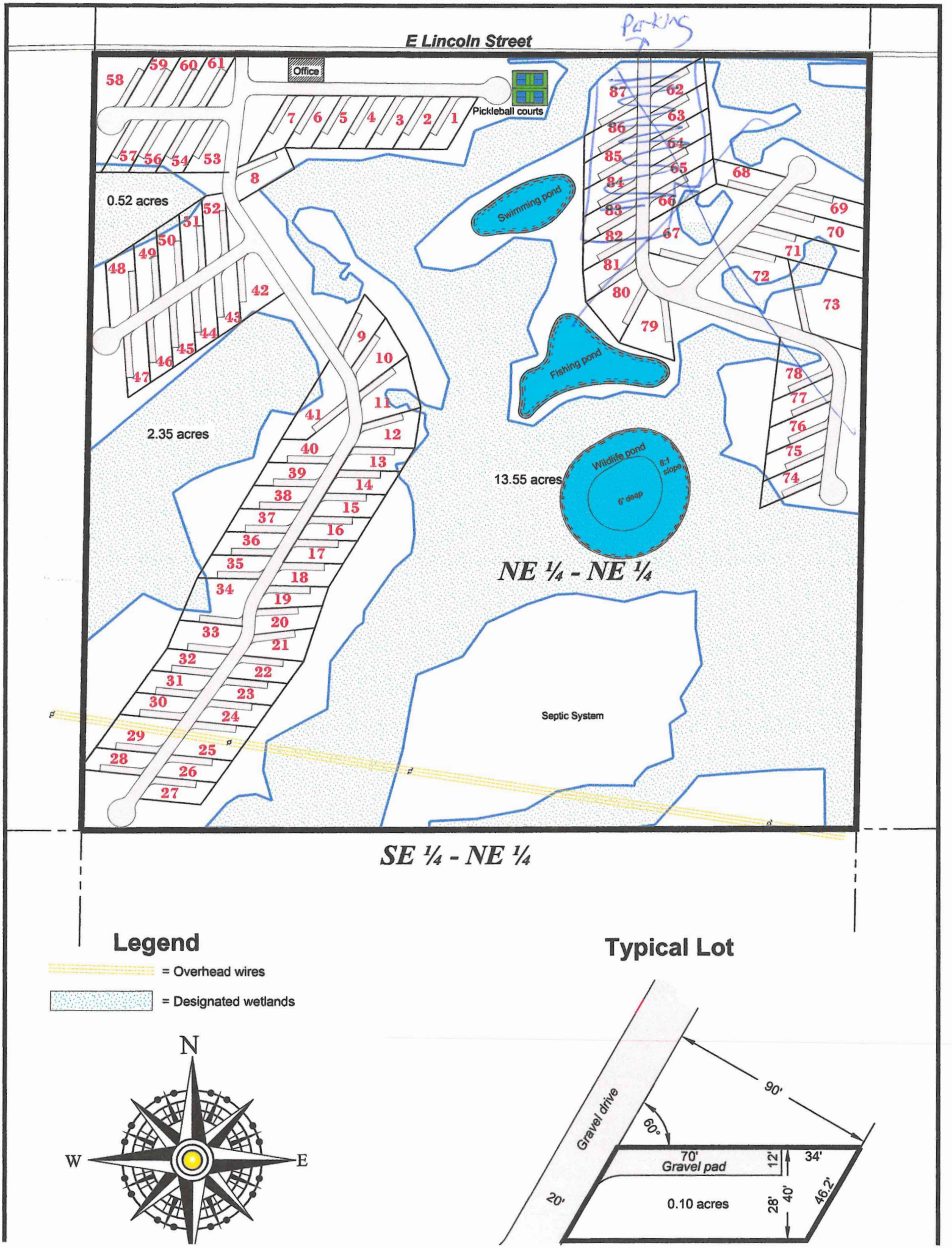
= Overhead wires

= Designated wetlands



Typical Lot




E Lincoln Street
Parking
Office
Pickleball courts
0.52 acres
2.35 acres
Swimming pond
Fishing pond
Wildlife pond
8:1 slope
6' deep
13.55 acres
NE ¼ - NE ¼
Septic System
SE ¼ - NE ¼
Legend
= Overhead wires
= Designated wetlands
N
W
E
Typical Lot
Gravel drive
90'
60°
70'
Gravel pad
12'
34'
20'
0.10 acres
28'
40'
46.2'

(e) Penalties. Any person who fails to comply with the provisions of this section shall, upon conviction thereof, be subject to a forfeiture of not less than $100 nor more than $500 plus the. costs of the prosecution for each violation and, in default of payment of such forfeiture and costs, shall be imprisoned in the County Jail until payment thereof, but not exceeding 30 days or, in the alternative, shall have such costs added to their real estate property tax bill as a lien against the property. Each day a violation exists or continues shall constitute a separate offense.

17.25 CONDITIONAL USES. (1) GENERAL USES APPLICABLE TO ONE OR MORE DISTRICTS. The following uses shall be conditional uses and may be permitted as specified:

(a) Governmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds, museums and historical landmarks or restorations may be permitted in all residential and commercial districts.

(b) Utilities in all districts, provided all principal structures and uses are not less than 50 feet from any residential lot line.

(c) Incinerators, sewerage disposal plants and earth or sanitary landfill operations may be permitted in the A Agricultural District.

(d) Golf courses may be permitted in any residential or agricultural district.

(e) Cemeteries may be permitted in any residential or commercial district.

(f) Skating rinks, sports fields, swimming pools and tennis courts may be permitted in any district.

(g) Commercial recreational facilities such as bowling alleys, dance halls, driving ranges, miniature golf, amusement parks, gymnasiums, physical culture facilities, roller rinks and outdoor theaters may be permitted in any district.

(h) Boat launches, liveries and repair facilities may be permitted in the Residential and Conservancy Districts.

(i) State licensed day care facilities may be permitted in any district.

(2) APPLICATION. Applications for conditional use permits shall be made to the City Clerk on forms furnished by the Clerk and shall include the following:

(a) Names and address of the applicant, owner of the site, architect, professional engineer, contractor and all opposite and abutting property owners of record.

(b) Description of the subject site by lot, block and recorded subdivision, or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees, if any; and the zoning district within which the subject site lies.

(c) Site plan showing the location of any buildings and all proposed provisions for off-street parking and loading.

(d) Additional information, as may be required by the Plan Commission, the Zoning Administrator and the Building Inspector.

(e) The prescribed fee shall accompany such application.

(3) NOTICE. Notice of such application and the subsequent hearing thereon before the Plan Commission shall be published as a Class II notice.

(4) APPEARANCES AT HEARINGS. Either the applicant or his agent or attorney shall attend the public hearing of the Plan Commission at which such application is to be considered unless such attendance has been excused by the Plan Commission.

(5) REVIEW AND APPROVAL. The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems and the proposed operation. The Plan Commission shall hold a hearing and thereafter shall approve, approve with conditions or deny the application or condition of approval to the Council.

(6) ISSUANCE OF PERMIT. If such permit is issued, the Plan Commission may attach conditions thereto such as, but not limited to, landscaping, architectural design, type of construction, construction commencement and completion dates, hours of operation, traffic circulation or parking requirements, highway access restrictions, or increased yards.