

TOWN OF CALEDONIA PLANNING COMMISSION
MINUTES
October 13, 2025
Town of Caledonia, Waupaca County, Wisconsin

Commissioners present: Helen Adams, Bill Fitzpatrick, Shari Fudge, Mike Stoltz, Cary Zaug, and alternate #1, Bob Prahl, Corey Besaw, alternate #2

Also Attending: Pete Bosquez, Supervisor 1 and town board representative to the Planning Commission; Gary Schneider, representative for the Angeline Kamba Living Trust

Chairperson Bill Fitzpatrick called the meeting to order at 5:30 p.m. He noted that the required public notice for the meeting had been posted. The agenda was approved as published 5-0. The minutes of the August 11, 2025 meeting were approved as presented 5-0.

Zoning Map Amendment, Angeline Kamba Living Trust, E7750 Weiland Rd, New London

Gary Schneider, representative of the Angeline Kamba Living Trust, explained that in anticipation of a future sale, the Trust wants to combine 1.05 acres of parcel 02 05 33 1 with parcel 02 05 33 2 which has 3 acres. Parcel 02 05 33 1 has a pond and includes the well for the house on parcel 02 05 3 2. Parcel 02 05 33 2 also includes a shed and other buildings.

Because the two parcels have different zoning, the zoning for parcel 02 05 33 1 (with the pond and well) needs to be changed through a Zoning Map Amendment. Parcel 02 05 33 1 is zoned Resource Protection (RP) and Private Recreation & Forestry (PVRF), and Parcel 02 05 33 2 is zoned Agriculture Woodland Transition (AWT).

The Angeline Kamba Living Trust submitted an application for a Zoning Map Amendment and included a Plat of Survey, dated August 6, 2025, depicting Parcels A and B. The Plat of Survey created Parcel A with the well and pond and Parcel B, currently Parcel 02 05 33 2, has a house, shed, and other outbuildings. The application for the Zoning Map Amendment requests changing zoning for Parcel A from Resource Protection (RP) and Private Recreation and Forestry (PVRF) to Agriculture Woodland Transition (AWT). Parcel B is zoned Agriculture Woodland Transition (AWT), so when combined, the zoning for the two parcels will match.

Following a brief discussion, Bill Fitzpatrick moved to recommend to the Town Board approval of a Zoning Map Amendment for Parcel A (with the pond and well) as shown on a Plat of Survey dated August 6, 2025, changing the zoning from Resource Protection (RP) and Private Recreation & Forestry (PVRF) to Agriculture and Woodland Transition (AWT), thereby, preparing the way for Parcel A and Parcel B (with house, shed, and other buildings) to be combined. The Parcels A and B are located at E7750 Weiland Rd, New London. Helen Adams seconded. The motion was approved 5-0.

After the zoning is formally approved for Parcels A and B at the county level, the plat of survey provides a legal description of the outer boundary of combined parcels A and B, and it will be recorded on a deed with the statement that the intent of the deed is to combine the parcels. This action makes Parcels A and B into a single parcel.

Report on Progress on 2025 Comprehensive Plan Priorities

Three commissioners reported on progress toward the 2025 Comprehensive Plan priorities.

Action 6a-6: (restated) Facilitate the dissemination of information from the Waupaca County Aging and Disabilities Resource Center (ADRC) to ensure meeting the needs of an aging population in the areas of housing, home healthcare, transportation when not driving, and nutrition. Information will be posted on the town's website and included in town newsletter.

Progress: Shari Fudge reported that she and Helen contacted a Waupaca County Elder Benefit Specialist and wrote an article for the town's summer newsletter about assistance available on November 6 at the Community Center during Medicare Open Enrollment period. The Elder Benefit Specialist will help seniors review their supplemental medical and prescription drug insurance. Flyers advertising the November 6 assistance were posted at two local churches, the community center, the post office, and the Fremont Public Library.

Action 8b-1, 2, 4, 5: (restated) Improve Internet Service to town residents by working together with Charter Spectrum and Brightspeed as the companies work toward laying fiber optic cable and hook up customers in the town.

Progress: Bill Fitzpatrick reported the following:

- Spectrum Fiber Broadband Network was completed earlier in 2025 servicing approximately one third of the town to the north.
- Brightspeed updated its February application to meet the changed government grant guidelines, and the application was resubmitted on October 3, 2025. The company will be notified if the application was successful in late December.
- Those residents without fiber cable access have the following less robust and less reliable options:
 - Digital Subscriber Line (DSL) a slower access type of Internet connection using existing copper telephone lines. Provider: Brightspeed
 - Line-of-sight microwave from fixed towers. Providers: Waupaca Online; Star Communications
 - 5G Wireless Internet using Cell Towers. Providers: Verizon; T-Mobile; AT&T
 - Satellite options using a receiver dish. Providers: Hughes Net; Viasat; Dish Network; Starlink

Action 8a-1: (restated) The town will implement the Comprehensive Outdoor Recreation Plan (CORP) by constructing phase one Gruetzmacher Park including site preparation, extending the driveway and parking lot, adding a well and utilities, trail construction, and building the maintenance garage.

Progress: Helen Adams reported on progress. Using funds from the Town of Caledonia's DNR grant and financial support from the Gruetzmacher family, the following was accomplished in Gruetzmacher Park in 2025:

- The park main gravel driveway and parking lot were completed, the well was drilled, trees/shrubs were planted on berms to create privacy for park neighbors, hiking trails were established, the bicycle trail from Bean City Road through the park to Meartz Road was created, the pump track was built, a pond was excavated with the soil used to create sledding hill, and the maintenance building was constructed. Bids were published for the pavilion, the contractor selected, and final plans established.
- Ongoing work in Fall 2025 includes building picnic tables and benches, planting additional prairie and pollinator areas, beginning site preparation for the playground, starting construction on the park pavilion, installing a park gate on Meartz Road, publishing a playground bid in Dec 2025, and finalizing rules for use of the park in November.
- The park will open to the public in August or September 2026.

Report from Town Board Liaison

Pete Bosquez, Town Board Supervisor 1, reported on the following items:

- **Gruetzmacher Park:** Because the town will not receive the second half of the DNR grant funds until the project period ends in May 2026, the town board developed a financing plan for the remaining park construction expenses to be done in the first half of 2026.
- **ANR Pipeline Project:** The company was testing the pipe on October 12, and it is likely that natural gas is now flowing. Some reclamation work remains to be completed. The town will begin phase one of road repair from Robe Road to Ernst Road.

- **Waupaca County Courthouse Update:** Parts of the remodeling are ahead of schedule, but some parts are lagging. Three geothermal wells were drilled. Significant emphasis is being placed on security not only for the court rooms but also throughout the entire courthouse.

Report from Park Committee representative (Helen Adams)

The Park Rules Committee is creating rules for use of Gruetzmacher Park. The final drafts are being reviewed by the group and will be presented to the Park Committee at its November meeting. The Rules Committee will then begin designing the signs for the rules. It will also be working with the Gruetzmacher family to plan for the entrance sign. Signs will be ordered in February and be in place for the early fall 2026 park opening.

Public Comment: There was no public comment.

The meeting was adjourned at 6:25 pm.

Respectfully submitted,

Helen R. Adams, Recording Secretary

Action items from the October meeting:

- Bill, Cary, and Helen will prepare the agenda for the November 10 PC meeting.
- Bill invited town chairperson Bill Abba to the November 10 meeting to outline the town's priorities for 2026.
- Bill requested that commissioners continue to prepare draft motions for resident requests that occur at upcoming meetings.
- Future Comprehensive Plan tasks
 - November 10: Develop and refine Comprehensive Plan goals for 2026.
 - January 12: Mesh 2026 PC priorities with those of the town board.

Upcoming meetings

November 10, 2025	5:30-7:00 pm	Monthly Planning Commission meeting, Community Center
December 8, 2025	5:30-7:00 pm	Monthly Planning Commission meeting, Community Center
January 12, 2026	5:30-7:00 pm	Monthly Planning Commission meeting, Community Center