

TOWN OF CALEDONIA PLANNING COMMISSION
MINUTES
January 12, 2026
Town of Caledonia, Waupaca County, Wisconsin

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

Also Attending: Pete Bosquez, Supervisor 1 and town board representative to the Planning Commission; Staci Wible, Linda and Scott Rougeux

Chairperson Bill Fitzpatrick called the meeting to order at 5:30 p.m. The agenda was approved as published 5-0. The minutes of the November 10, 2025 meeting were approved as presented 5-0.

Review of a CSM for Staci and Ken Wible, Whispering Winds Subdivision, North Crosswinds Drive

Staci Wible presented a certified survey map (CSM) for two lots in the Whispering Winds Subdivision, Fremont. The CSM showed Parcel 02 25 72 16 with 2.18 acres and Parcel 02 25 72 17 with 2.20 acres, formerly Lots 2 and 3 in CSM 7992. The Wibbles want to combine the two parcels and the discontinued portion of North Crosswinds Drive into Lot 1 with 4.37 acres. Lot 1 has access to a public road (North Crosswinds Drive).

Commissioners had no questions or issues with the Wible CSM. Bill Fitzpatrick moved to recommend to the town board approval of a certified survey map (Project # 25-2079-WI, dated 10-24-2025) for Staci and Ken Wible, creating Lot 1 by combining Parcel 02 25 72 16 with 2.18 acres and Parcel 02 25 72 17 with 2.20 acres plus the discontinued portion of North Crosswinds Drive for a total of 4.37 acres. The property is located along North Crosswinds Drive in Whispering Winds Subdivision, Fremont. Lot 1 has access to a public road (North Crosswinds Drive). Bob Prah seconded. Motion approved 5-0.

Review of a CSM for Linda and Scott Rougeux, N1405 Guhl Road, Fremont, WI

Scott and Linda Rougeux presented a certified survey map (CSM) for N1405 Guhl Road, Fremont showing Parcel 02 14 44 6 with 15.90 acres, Parcel 02 14 41 6 with 21.75 acres, and Parcel 02 14 41 2 with 2.26 acres. They want to combine the three parcels, zoned Agriculture Retention, into Lot 1 with 37.83 acres. Their home and another building are on the smaller parcel, and there is a barn set partially on each of the two larger parcels. Lot 1 has access to a public road (Guhl Road) via a 33-foot ingress/egress easement.

Commissioners had a few minor questions for the Rougeux's, but the document met all the criteria necessary. Helen Adams moved to recommend to the town board approval of a certified survey map (Project # 25-285-Ro, dated 12-02-2025) for Scott and Linda Rougeux, creating Lot 1 by combining Parcel 02 14 44 6 with 15.90 acres, Parcel 02 14 41 6 with 21.75 acres, and Parcel 02 14 41 2 with 2.26 acres for a total of 37.83 acres. The property is located at N1405 Guhl Road, Fremont. There is a house and secondary building on Parcel 02 14 44 2 and a barn is located partially on Parcel 02 14 41 6 and 02 14 41 6. Lot 1 has access to a public road (Guhl Road) via a 33-foot ingress/egress easement. Cary Zaug seconded. Motion approved 5-0.

Review of a CSM for the Leroy C. and Lola K. Schroeder Revocable Trust, N378 Schroeder Road, Fremont

The Schroeder's were not present; therefore, Bill Fitzpatrick explained the CSM submitted by the Leroy C. and Lola K. Schroeder Revocable Trust located at N378 Schroeder Road, Fremont showing Parcel 02 35 14 with 40 acres. The landowners want to divide the parcel into Lot 1 with 29.18 acres and Lot 2 into 9.66 acres. Their home and multiple outbuildings are located on Lot 1. Lot 1 has access to a Schroeder Road using an established residential driveway. Lot 2 has access to Schroeder Road using an agriculture driveway. Jason Snyder, Waupaca County Zoning administrator, has seen the CSM and asked only that Schroeder Road be identified on the CSM.

Mike Stoltz moved to recommend to the town board approval of a certified survey map (Project # 25-2087-Sc Dated December 4, 2025) for the Leroy C. and Lola K. Schroeder Revocable Trust, dividing Parcel 02 35 14

into Lot 1 with 29.18 acres and Lot 2 with 9.66 acres. The property is located at N378 Schroeder Road, Fremont. Lot 1 includes a house and multiple outbuildings. Both lots have access to a public road (Schroeder Road). Cary Zaug seconded. Motion approved 5-0.

Report from Town Board Liaison (Pete Bosquez)

Pete Bosquez reported the following:

- **Gruetzmacher Park:** Construction on the pavilion will begin in February and be completed in the spring. During phase II construction, the park will be closed or safety reasons from February-August 2026.
- **Broadband Grants:** Two companies (Brightspeed and Bertram) received grants to install broadband cable in the Town of Caledonia. In April the town will learn the schedule for laying the cable. The companies have four years to use grant funds.

Report from Park Committee representative

Helen Adams reported that at the upcoming January 21 Park Committee meeting, 6 sets rules will be approved and sent to the town board: They are the General Park Rules, Playground, Pavilion Use, Trails, Pickleball Court Use, and Sledding Hill rules. The next work will focus on the number of park signs needed, their design and text, and selection of a vendor.

Review & Approve the 2026 Comprehensive Plan Implementation Priorities

At the November 10, 2025 Planning Commission meeting, commissioners reached consensus that the PC's 2026 Comprehensive Plan Implementation Priorities will consistent with the Town Board's 2026 priorities.

The Town Board's 2026 Priorities are:

- Complete installation of broadband in unfinished parts of the Town of Caledonia.
- Complete Gruetzmacher Park.
- Create a Plan for Residential Growth in the Town of Caledonia.

Based in the Comprehensive Plan, the Planning Commission's ongoing 2026 Priorities are:

Action 8b-1, 2, 4, 5: (restated) Complete installation of broadband internet service for town residents by working with Brightspeed as it lays fiber optic cable and hooks customers in the part of the Town of Caledonia that currently lacks broadband internet service and also overlays cable in some areas covered by Spectrum. Using funding from a second BEAD grant, Betram will overlay fiber optic cable in other parts of the town already covered by Spectrum. Note: Overlay of cable will create more competitive pricing.

Action 8a-1: (restated) The town will implement the Comprehensive Outdoor Recreation Plan (CORP) by constructing phase two of Gruetzmacher Park including building the pavilion, installing the playground, completing the sledding hill, building the pickleball courts and basketball court, completing the pedestrian and cycling trails, and completing the administrative tasks and financial arrangements necessary to open the park by September 2026.

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.

There is one new priority requested by Town Chairperson Bill Abba. Create a Plan for Residential Growth in the Town of Caledonia. Planning for residential growth and the types of housing is found in two action statements within the Town of Caledonia's 2040 Comprehensive Plan.

Action Statement 6b-4: (restated) Create a formal plan for residential growth in the Town of Caledonia by identifying areas adjacent to Readfield and the Highways 45 and 96 corridors where planned, not haphazard, housing development is desired by both the Town and property owners.

Action Statement 6a-2: Explore alternative housing options which would increase housing choices without impacting housing quality or the rural character of the Town. Notes: Options could include granny flats, tiny houses, accessory dwelling units, condos, splitting of single- family housing into multiple units and co-housing.

Helen Adams moved to approve the 2026 Comprehensive Plan Implementation Priorities listed above. They are consistent with the adopted Town Board 2026 Priorities. The list of the Planning Commission's 2026 priorities is attached to the minutes. Cary Zaug seconded. Motion approved 5-0.

Old Business

Review of Planning Commission Changes: Bill Fitzpatrick reported the following:

At its December meeting, the town board appointed Cary Zaug and Helen Adams to continuing three-year terms on the Planning Commission

Bill described the changes that will occur at the end of January 2026:

- Interim Planning Commission chairperson Bill Fitzpatrick will leave the Planning Commission at the end of his term on January 31, 2026.
- Cary Zaug, currently vice chair, will become the next chairperson. He will use the caledoniapcchair@gmail.com account
- Bob Prahl will move from Alternate 1 to a full member of the Planning Commission, and he will be assigned the Caledoniapc4@gmail.com account.
- Corey Besaw will move from Alternate 2 to Alternate 1 and will be eligible to vote when a commissioner is absent. He will use the caledoniapcalternate@gmail.com email account. The Alternate 2 email account will not be used but will remain open for 7 years.

Vice Chair Vacancy: Because no one volunteered to become the Planning Commission's Vice Chairperson, Bill Fitzpatrick asked Share Fudge to consider that position. Shari was a member of the original Planning Commission when it was initiated, and she agreed to serve.

Hearing no other names, Bill Fitzpatrick closed the nominations, and Shari was approved as Vice Chairperson by unanimous consent.

New Business

Recognizing Bill Fitzpatrick: Bill Fitzpatrick's term on the Planning Commission ends on January. 31, 2026, and he did not seek reappointment. Therefore, this is his final meeting as interim Planning Commission chairperson. Incoming chair Cary Zaug recognized Bill Fitzpatrick for his eight years of service as a member of the Planning Commission, especially for his service as interim chairperson of the Planning Commission from February 2025 through January 2026, work on the Leadership Succession Plan, and for arranging multiple training opportunities for commissioners in 2025.

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 January meeting:

- Cary, Shari, and Helen will meet via Zoom to prepare the agenda for the February 10 PC meeting.
- Commissioners will begin initial discussion and investigation leading toward a Plan for Residential Growth in the Town of Caledonia
- Commissioners will continue to prepare draft motions for resident requests at upcoming meetings.

Upcoming meetings

February 9, 2026	5:30-7:00 pm	Monthly Planning Commission meeting, Community Center
March 9, 2026	5:30-7:00 pm	Monthly Planning Commission meeting, Community Center
April 13, 2026	5:30-7:00 pm	Monthly Planning Commission meeting, Community Center