

DRAFT
TOWN OF CALEDONIA PLANNING COMMISSION
MINUTES
February 9, 2026
Town of Caledonia, Waupaca County, Wisconsin

Commissioners present: Helen Adams, Shari Fudge, Mike Stoltz, Cary Zaug, alternate Corey Besaw

Excused: Bob Prahl

Also Attending: Bill Abba, town chairperson

Chairperson Cary Zaug called the meeting to order at 5:30 p.m. The agenda was approved as published 5-0. The minutes of the January 12, 2026 meeting were approved as presented 5-0.

Report from Bill Abba, town chairperson

Bill provided updates on Gruetzmacher Park, Phase 2 construction, the DNR hunting proposal for Gruetzmacher Park, and the two broadband grants to complete high speed internet in all parts of the town.

Beginning the Process to create a Residential Development Plan

Chairperson Cary Zaug invited town chairperson Bill Abba to speak to the Planning Commission and to give additional guidance on creating a plan to expand residential growth in the Town of Caledonia. He provided a handout (attached) that outlined a strategy with four phases that will focus on subdivision development in the Town of Caledonia. The phases are:

Phase 1: Identify the components that are important in locating an area for new residential development.

Items to investigate include: 1) adequate/inadequate roads for access, 2) available utilities (natural gas and broadband), 3) problem areas to avoid where there are conflicting land uses(current and potential non-metallic mining areas, rail lines, heavily used truck routes), 4) amenities/facilities new residents want (good schools, broadband availability, 5) retain rural environment, and 6) minimizing town investment in infrastructure such as new roads.

Phase 2: Identify the types of residential housing desired.

Factors to consider include: 1) Types of housing (single-family, multi-family, condos, housing for senior citizens), 2) unique facilities that new residents will expect by different types of housing, (park, type of fuel source), and 3) desired locations for each type of housing.

Phase 3: Identify areas meeting the criteria.

Action: Determine the 3-4 areas that best provide the desired amenities and meet other criteria.

Action: Create a master map with multiple housing options.

Phase 4: Define the process for engaging potential landowners and developers.

Action: 1) Select the desired locations that best allow the town to optimize utilities, roads, town investment, and preserve the rural environment. Also note those areas where development should not occur.

Action: 2) Determine the process for engaging landowners and developers for developing subdivision in the selected areas. Note: A consulting firm may be needed in this phase.

Bill noted that several areas may be potential development sites including along State Road 45, State Road 96, and limited areas on County Roads W and HH. He recommended that commissioners keep in close contact with Jason Snyder, Waupaca County Planning and Zoning administrator. He estimated that eight to ten new, or significantly remodeled, homes per year will allow the town's budget to rise, creating funds to maintain town roads and other infrastructure. He noted that the Planning Commission and Town Board cannot dictate where land sales and development will occur. It can only offer options and encourage use of the sites most beneficial

to residential development. He emphasized that change will occur in the town, but planned change is preferred. He suggested that the Planning Commission and the Town Board together every two to three months to discuss the information and options being considered as commissioners work through the phases.

Report from Park Committee representative

Helen Adams reported that at its January 21 Park Committee meeting, members approved all park rules. Work is now focusing on designing the signage for Gruetzmacher Park and discussion and investigation leading toward a plan. Parts of that plan include selecting sign colors, use of the Gruetzmacher family logo, size of the signs, investigating use of QR codes, editing the text for the physical signs, selecting between two vendors, determining where the signs will go, and the number of signs of each type to order.

Old Business

Planning Commission email accounts: Corey reported that he is still having difficulty accessing the Alternate's email account.

Public Comment: There was no public comment.

The meeting was adjourned at 7:16 pm.

Respectfully submitted,

Helen R. Adams, Recording Secretary

Action items from the February meeting:

- Cary will pursue having the 2 maps from Bill Abba posted on the wall and possibly framed.
- Cary, Shari, and Helen will meet via Zoom to prepare the agenda for the March 9 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

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
May11, 2026	5:30-7:00 pm	Monthly Planning Commission meeting, Community Center