

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

Commissioners present: Helen Adams, Shari Fudge (via Zoom), Bob Prah, Mike Stoltz, Cary Zaig, alternate Corey Besaw

Also Attending: Pete Bosquez, Supervisor 1 and town board representative to the Planning Commission; Jeff Rustick, Chris & Laura Lucksted, Tim & Rose Van Schyndel, Robert Hellmann, David Pritchard, Aaron & Alissa Schulz, Melissa Gerrits, Lucas Gerrits, Luke Hermesen, Gregg Johnson, Darla Johnson, Tamela McCartney

Chairperson Cary Zaig called the meeting to order at 5:30 p.m. The agenda was approved as published 5-0. The minutes of the February 9, 2026 meeting were approved as presented 5-0.

Review Certified Survey Map, Aaron & Alissa Schultz and Ronald & Julie Wingate, N2341 Bean City Road, New London

Aaron and Alissa Schultz and Ronald and Julie Wingate are co-landowners of the 37.30 acre property located at N2341 Bean City Road, New London. Aaron presented a certified survey map (CSM) to divide parcel 02 02 14 3 into Lot 1 with 3 acres, a house, outbuildings, and a driveway providing access to Bean City Road; and Lot 2 with 33.98 acres of vacant land. Lots 1 and 2 will have a shared driveway when a house is built on Lot 2. However, Lot 1 includes a 33-foot-wide ingress/egress easement for Lot 2 to Bean City Road, so it will not be a landlocked property in the future.

Following discussion, Bob Prah moved to recommend approval to the town board of a certified survey map dated February 23, 2026 (Project # 26-2090-WI) for Aaron and Alissa Schulz and Julie and Ronald Wingate dividing parcel 02 02 14 3 which has 37.30 acres into Lot 1 with 3 acres and Lot 2 with 33.98 acres. Lot 1 has a house, outbuildings, and a driveway with access to Bean City Road, and Lot 2 is vacant land. Lot 1 includes a 33-foot-wide ingress/egress easement for Lot 2 to Bean City Road. Mike Stoltz seconded. Motion approved 5-0.

NES Enterprises LLP, Zoning Map Amendment and CSM, E8836 Steinberg Lane, New London

Jeff Rustick, agent for NES Enterprises LLP, described the application to amend the zoning map for Parcel 02 03 44 21 at E8836 Steinberg Lane, New London from zoning district Private Recreation and Forestry (PVRF) to Agriculture Woodland Transition (AWT). The rationale for the zoning district change is to allow NES Enterprises to create three lots in the parcel's 28.48 acres. The current zoning

district PVRF allows only one development right for every 10 acres. There is a house on the parcel; therefore, one development right is used for the current house. Under PVRF, NEW can only create one more lot, not two.

Conversely, AWT zoning district allows one development right for every two acres. By changing the zoning district from PVRF to AWT, the landowner can create three lots. Adjacent parcels around Parcel 02 03 44 21 are zoned AWT; therefore, the zoning change is compatible. The Future Land Use map shows the land in this area designated for agriculture.

Although letters were sent to neighbors, no residents commented on the zoning map amendment or the land division.

Following a brief discussion, Helen Adams moved to recommend to the Town Board approval of a Zoning Map Amendment for Parcel 02 03 44 21 from zoning district Private Recreation and Forestry (PVRF) to Agriculture Woodland Transition (AWT). Bob Prah! seconded. Motion approved 5-0.

After the zoning change was acted upon, Bob Prah! moved to recommend approval to the town board of a certified survey map dated February 2026 (Project # L-26-4866) for NES Enterprises LLP dividing parcel 02 03 44 21 with 28.48 acres into Lot 1 with 18.691 acres, Lot 2 with 5.185 acres, and Lot 3 with 5.003 acres. The property is located at E8836 Steinberg Lane. Lot 2 has a house with a driveway accessing Steinberg Lane. Lots 1 and 3 have potential public road access to Steinberg Road when the lots are sold and driveway permits are issued. There is no current access to County Highway W from Lot 1. Helen Adams seconded. Motion approved 5-0.

Review Conditional Use Permit application, Jay & Michelle Waterstradt (David Pritchard), N2146 Robe Road, New London

David Pritchard, the application agent for the Conditional Use Permit (CUP), described the application for parcel 02 04 33 4 located at N2146 Robe Road, New London. The parcel is currently owned by Jay and Michelle Waterstradt and will be purchased by David Pritchard. Pritchard's proposal is to place a recreational vehicle (RV) on this property for greater than thirty days. Pritchard intends to live in the RV until he can build a house within one to two years. Chapter 34 Waupaca County Zoning Ordinance table 5.0 and Section 6.5.13 requires the issuance of a conditional use permit to place a recreational vehicle on a property without a dwelling for greater than thirty days.

The application includes a diagram of the proposed area for the RV and depicts a gravel pad, a proposed water line running from the well to the RV, and a septic

system with a proposed line running from its current termination point [where a house was demolished] to the RV.

Letters were sent to the neighbors, and many attended the meeting to ask questions. There were concerns about the use of a generator, viability of the current septic system, and how long the RV will be onsite before a house is built.

Following a lengthy comment period and discussion, Helen Adams moved to recommend to the Town Board approval of a Conditional Use Permit for David Pritchard to park a recreational vehicle (RV) for living purposes until a house is built on parcel 02 04 33 4 located at N2146 Robe Road, New London. In addition to the restrictions found in Chapter 34 Waupaca County Zoning Ordinance table 5.0 and Section 6.5.13, the Planning Commission recommends the following conditions:

- The RV shall have a county approved sanitary system as specified by Waupaca County Planning and Zoning Department.
- The applicant (David Prichard) shall contact the Town of Caledonia's building inspector regarding the water line and electrical hookups to the RV.
- If the home is not built in two years from the date of the approval of the conditional use permit, it will be re-evaluated by the Town of Caledonia Planning Commission with the recommendation to Waupaca County Planning and Zoning Department for an extension of the permit for another 1 year with no additional fees charged.
- Temporary steps with a 5 foot by 6 foot or smaller landing may be added to the RV to allow easier accessibility to the living space by its inhabitants.

Bob Prahm seconded. Motion approved 5-0.

Discuss Proposed 2026 County Ordinances

- a. Zoning Ordinance, Chapter 34:** The consensus among commissioners was that the purpose of proposed additions to the Zoning Ordinances for solar installations battery energy storage systems, anaerobic manure co-digesters, and wind energy systems with battery energy storage systems was to introduce initial county management processes if requests for these types systems occur in Waupaca County. There was also general consensus that although commissioners wanted to provide input, we had too little understanding of the topics to advise the town board. When county meetings are being held to introduce proposed ordinances, Planning Commission members should be notified. Pete Bosquez suggested that commissioners should be invited to the Towns Association meetings where information on the topics is being explained. Pete will inform the town board of our discussion.
- b. Shoreline Protection Ordinance:** Pete Bosquesz explained that the Shoreline Protection Ordinance additions and revisions were based on changes to state

statutes, and Waupaca County is adjusting its ordinance to be in compliance. Commissioners were supportive of these required changes based on state law.

Residential Development Planning Process, Phase 1

The topic was deferred until April.

Report from Town Board Liaison (Pete Bosquez)

Pete Bosquez reported the following:

- **Gruetzmacher Park:** The slab for the pavilion was poured before spring weight limits were in effect. The pond is nearly filled and water depth will be approximately 15 feet deep. Paperwork is in process for the loan to pay park construction costs until reimbursement is received from the DNR's Knowles-Nelson Stewardship Grant fund.
- **Kanaman Road Bridge:** The town applied for a state grant to replace the failed bridge on Kanaman Road. The state will pay for 90 percent, and the town will fund 10 percent of the replacement cost.

Report from Park Committee representative

Helen Adams reported that the committee is currently working on designing the park signs, selecting a town logo, finalizing arrangements with the DNR about hunting in the park, and overseeing the construction of the pavilion. Park signs will be ordered in mid-April with delivery by the end of May.

Old Business

Planning Commission email accounts: Corey reported that he is continuing to have difficulty accessing the Alternate's email account.

New Business

The date of the April Planning Commission has been moved from Monday, April 13 to Tuesday, April 14 at 5:30 pm.

Public Comment: There was no public comment.

The meeting was adjourned at 7:27 pm.

Respectfully submitted,
Helen R. Adams, Recording Secretary

Action items from the March meeting:

- Helen will call Jason Snyder regarding the CUP for Jay and Michelle Waterstradt and David Pritchard. (completed)
- Cary, Shari, and Helen will meet via Zoom to prepare the agenda for the April 14 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

<u>April 14, 2026</u>	5:30-7:00 pm	Planning Commission meeting
May 11, 2026	5:30-7:00 pm	Planning Commission meeting
June 8, 2026	5:30-7:00 pm	Planning Commission meeting