

TOWN OF CALEDONIA PLANNING COMMISSION
MINUTES
May 11, 2026
Town of Caledonia, Waupaca County, Wisconsin

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

Also Attending: Pete Bosquez, Supervisor 1 and town board representative to the Planning Commission

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 April 13, 2026 meeting were approved as presented 5-0.

Residential Development Planning Process, Phase 1 Continued

Creating a plan for residential development is one of the Planning Commission's goals for 2026, and it aligns with a 2026 Town Board goal.

Returning to their consideration of Phase 1 information gathering, commissioners briefly discussed the following:

- **Where are roads adequate?** State Roads 45 and 96, and there is easy access to State Road 10. [Additional roads may need to be identified.](#)
- **Where are roads inadequate?** Cary Zaig added Kanaman Road (2 rod road) as an inadequate road. It is very narrow with the right of way extending into residents' yards.
 - [Cary and other commissioners will continue to identify additional roads that may be too narrow for potential residential areas of interest.](#)
- **Where are utilities including natural gas and broadband available?**
 - **Broadband:** Shari Fudge reported that Brightspeed (formerly CenturyLink) and Bertram Communications both received broadband grants for the Town of Caledonia in the federal Broadband Equity Access and Deployment (BEAD) grant program. This broadband will cover the entire area of Caledonia and bring competition to areas of Caledonia. Brightspeed will have 1 Gbps speeds in the areas not covered by Spectrum. Bertram will overlay cable to provide competition in the areas currently covered by Spectrum. Installation timeline is unknown, but the companies have 4 years to complete the grant. They plan to check all addresses in the Town even though some may not be on the BEAD grant list. Additional company specific service details are available in Shari's written report. The installation timeline will be announced by the May 18 board meeting.
 - [Follow-up information is needed on the installation timelines for both companies.](#)

- **Natural Gas:** Corey Besaw reported that the current three subdivisions have natural gas. More specifically, the WE Energies natural gas pipeline services the Woodland Hills subdivision located near State Highway 45 and County Road W and continues North up County Road W, all the way to County Road HH. From HH it runs west to Ernst Road, up to Weiland Road, and continues west, all the way into the Rawhide property. The line also runs north along State Highway 45 into the Whispering Winds subdivision, continuing westbound along State Highway 96 all the way to Readfield, where it services that entire area, including the residents on the west side of Readfield, approximately out to the area where the speed changes from 35mph to 55mph on State Highway 96. It also branches off from the State Highway 96 line near Leitzke Road and services the Nathan's Creek subdivision.
 - Corey will attempt to find a contact with WE Energies to discuss obtaining the most recent map, as well as what the WE Energies policies are in reference to expanding the gas lines in order to service any new subdivision developments.

Where are the problem areas to avoid?

- **Existing and future quarry locations:** Helen Adams reported there are five non-metallic mining quarries and an inactive frac sand processing facility. The locations of three existing blasting quarries are: two on Guhl Road [Go Green with 78.63 acres and MCC with 1999.27 acres] and Faulks Brothers [over 100 acres active and future mining] along State Highway 96 at the west edge of Readfield. There are two sand mining operations: Calnin and Goss (102.18 acres) and Rathsack (25.8 acres) with both located along State Road 45. The inactive Whitehaven Silica frac sand processing facility (21.59 acres) accessed from Brehmer Road and Maine Street.
 - **Potential quarry locations:** There are numerous areas in the Town with high bedrock and the potential for mining expansion. For specific locations check Map 9-8 “Town of Caledonia Mining Potential” map, p. 9-21, 2040 Comprehensive Plan.

What facilities/amenities will residents be seeking?

Bob Prahl reported that based on 2026 trends, the most desired amenities and facilities include:

1. Digital and Physical Infrastructure

- High-Speed Internet/Broadband
- Parcels with existing utility hookups (electricity, water, septic)
- Reliable road infrastructure

2. Natural and Recreational Amenities

- Proximity to hiking trails, fishing spots, lakes, and rivers

- Community-focused outdoor spaces, including pickleball courts, walking trails, and equestrian trails.
- Privacy & Space with large lots that allow for personal gardens, greenhouses, hobby farming, and outbuildings.

3. Community and Social Facilities

- Proximity to cafes, restaurants, coffee shops
- Nearby, high-quality primary and secondary schools

4. Wellness Infrastructure

- Spaces designed for mental health, including quiet zones, yoga studios, and community gardens.

5. Essential Daily Services

- Convenience Retail: Proximity to grocery stores, ice cream shop, gas station, and essential services to reduce commuting times.
- Childcare Support: Necessary for attracting young families.
Other items will be added as they arise during discussion.

Two other factors affecting residential development were also noted using information from the town's Comprehensive Plan.

- **Soil Limitations for Building Development, Map 9-3**
 - 94% of soils are limited for conventional onsite individual septic systems (Chapter 9, p 9-2)
 - 59% of soils are considered very limited for building site development with basements. (Chapter 9, p 9-2)
- **Prime Farmland, Map 9-1:** 31% or 5,666.9 acres considered prime farmland (Chapter 9, p 9-2)

Two additional questions in the Phase 1 outline should be discussed:

- How can the town's rural environment be preserved?
- How can the town's investments in infrastructure be minimized?

Using the large map of the Town of Caledonia and erasable markers, chairperson Cary Zaugg updated the map to remove a portion of one potential residential area and added two additional areas. The information gathering and discussion for Phases I and II will continue in June.

Phase II Initial Discussion:

Pete Bosquez reiterated his idea of using a campground model for a tiny home community with a shared well. The topic of accessory homes (in-law suite) for senior citizen family members was also mentioned. Several county board supervisors have also asked about this type of housing. For both ideas, the Waupaca County Planning and Zoning Department raised zoning and other issues and said they would look into these ideas, but no information has been received. Pete will pursue this matter again with that department.

Report from Town Board Liaison (Pete Bosquez)

- **Town maintenance/cleaning position:** Pete reported that the town hired a combined position for maintenance work for up to 20 hours a week and cleaning town facilities for up to 20 hours per week. A backup person has also been secured.
- **Equipment for Maintaining Town Recreational Sites:** Although small tools and a trailer were purchased, the town is leasing mowing equipment until town maintenance needs are better established.
- **Gruetzmacher Park:** The trusses are set up for the new pavilion, and the park grand opening is currently on schedule for September.

Report from Park Committee representative

Helen Adams reported there was a groundbreaking ceremony for the Gruetzmacher Park community center on April 30, and 6 Gruetzmacher family members were present along with members of the Town Board and Park Committee. On that day the town board and Park Committee toured the community center in its current construction phase. Eighty-nine park signs were ordered for Gruetzmacher Park, and they have arrived. As part of the sign creating process, a new town logo was created, and it is being used on the town website. A lighted park entrance sign development is in process.

Old Business

Discussion of Proposed Waupaca County Zoning and Shoreline Protection

Ordinances: On May 7, Cary attended the Planning and Zoning Committee meeting and reported that they granted an extension request to allow townships additional time to review and provide feedback for the proposed amendments to Chapter 34 Waupaca County Zoning Ordinance. He reported that discussion centered on attendees' concerns about accessory battery energy storage systems and manure co-biodigester facilities. Before that meeting, town chairperson Bill Abba provided written comments asking for the extension and urging the committee to solicit comments on proposed amendments prior to writing the final ordinance changes. His statement was read into the committee minutes. The Planning and Zoning Committee will hold a public hearing on August 6, 2026 to consider the proposed amendments to the Zoning Ordinance.

Cary also reported that the Planning and Zoning Committee approved the proposed Shoreline Protection ordinance, but it must still be approved by the county board.

Public Comment: There was no public comment.

The meeting was adjourned at 7:05 pm.

Respectfully submitted,
Helen R. Adams, Recording Secretary

Action items from the May meeting:

- Cary, Shari, and Helen will meet via Zoom to prepare the agenda for the June 8 PC meeting.
- At the June meeting, commissioners will review and continue to add to Phase 1 information gathering in areas identified in blue in the May minutes.
- Discuss and formulate comments or recommendations and send them to Jason Snyder, Planning and Zoning Administrator before August 6, the hearing date.
- Commissioners will continue to prepare draft motions for resident requests at upcoming meetings.

Upcoming meetings

June 8, 2026	5:30-7:00 pm	Planning Commission meeting
July 13, 2026	5:30-7:00 pm	Planning Commission meeting
August 10, 2026	5:30-7:00 pm	Planning Commission meeting