

TOWN OF CALEDONIA PLANNING COMMISSION
MINUTES
June 8, 2026
Town of Caledonia, Waupaca County, Wisconsin

Commissioners present: Helen Adams, Shari Fudge (via Zoom), Bob Prah, Mike Stoltz, and Cary Zaug

Excused: Corey Besaw

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

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 May 11, 2026 meeting were approved as presented 5-0.

Residential Development Planning Process, Phase 1 Continued

Creating a plan for residential development in the Town of Caledonia 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?** Cary Zaug reported that he talked with Vance Knuth, Town Supervisor 2, who said that all roads in the areas of interest for potential residential development meet minimum requirements and are adequate.
- **Where are utilities including natural gas and broadband available?**
 - **Broadband:** Shari Fudge reported that the town board is still waiting for broadband installation dates.
 - **Installation timelines are needed for both companies.**
 - **Natural Gas:** Corey Besaw provided the following information obtained via email from Lisa Rupiper, Energy Services Consultant, for we energies: "To have a gas main extended to serve a Subdivision, we can provide Preliminary Estimates or a firm cost via the New Development Application. We would need AutoCAD files and a PDF plan submitted with the application. Please note on the Application you are looking for a "Preliminary Estimate." There is no charge for this estimate. If there is no subdivision, and you are looking just to bring gas to the area, this request would be reviewed to determine if our Major Projects Department or our Service Department would manage this project."
- **How can the town's rural environment be preserved?**
 - Commissioners concluded that the rural environment is best preserved through 1) planned residential development rather than disorganized, haphazard placement of new homes and 2) continued development in areas where residential development already exists.
- **How can the town's investments in infrastructure be minimized?**
 - Town infrastructure investments can be lessened by locating new subdivisions in areas where:
 - Roads are sufficiently wide to handle additional traffic and construction equipment,
 - Broadband is available, and
 - Gas pipelines are present or close to prospective residential areas.

- The town can negotiate with the developer(s) to pay for the cost for gas installation.
 - Propane tanks can be used if installation of gas lines is prohibitively expensive.

No new areas potential residential areas were added to the large map of the Town of Caledonia map documenting areas of interest. The map may change based on future discussions at upcoming meetings.

Phase II Continued Discussion:

Pete Bosquez's idea of using a campground model for a tiny home community with a shared well and allowing accessory homes (in-law suite) for senior citizen family members continued to be of interest to commissioners who would like more information. In the past, Waupaca County Planning and Zoning Department raised zoning and other issues with these types of housing and said they would look into these ideas. Thus far no information has been received. Pete has continued to ask that department's staff for information, but FEMA's collection of data for area flood victims has put obtaining this information on hold. [Contact Ryan Brown for information needed on the feasibility of campground model residential development and accessory homes.](#)

What types of housing does the Town of Caledonia want?

- In discussion, commissioners listed single family homes in a residential planned development, accessory units (senior housing) to existing homes, tiny (small) homes in a planned development, and duplexes with a shared well and sanitary field. Although apartment buildings would provide housing and increase the tax base, water and sewer is required and therefore not feasible in a rural area.

Report from Town Board Liaison (Pete Bosquez)

- **Flood recovery:** Pete has been working to help area residents who experienced flooding in their homes or businesses and also assisting with flood insurance program issues.
- **The Waupaca County Court House renovation** is on time and on budget. In August, selected staff in temporary court house office space will move back to newly renovated areas. Completion of the project is scheduled for August 2027.

Report from Park Committee representative

Helen Adams reported:

- Gruetzmacher Park signs were received, and Gregg Peterson, the new town maintenance employee, will begin putting them up soon.
- Tables and chairs for new community center were ordered and will arrive in August.
- The park entrance sign was ordered, although the estimates for the sign's base and electrical line were higher than expected. Other lighting options are being investigated.
- We are working on donor and volunteer recognition signs.

Old Business

Discussion of Proposed Waupaca County Ordinances: Commissioners discussed creating Town of Caledonia position statements about the proposed county ordinance changes for solar battery storage and biodigesters. The group decided to hold a special meeting on Tuesday, June 16 to work on the statements. No decisions will be made at this meeting. The position statement drafts will be brought back to the July 7 regular meeting of the Planning Commission for

discussion and action. The Planning and Zoning Committee will hold a public hearing on August 6, 2026 to consider the proposed amendments to the Zoning Ordinance.

New Business

- **Consider Changing Date for August 10 Planning Commission Meeting:** An election will be held on August 11, and the town clerk requested that the Planning Commission change its regular meeting date to allow election workers to set up the Community Center on Monday evening for voting the next day. Commissioners changed their meeting date to Wednesday, August 12.
- **Training Opportunity: Zoning Board Workshop, June 25, Waushara County:** Cary described the training opportunity, and Mike Stoltz and Bob Prahl indicated they would like to attend. They will contact the town clerk who will pay their registration fees.

Public Comment: There was no public comment.

The meeting was adjourned at 7:10 pm.

Respectfully submitted,
Helen R. Adams, Recording Secretary

Action items from the June meeting:

- Cary, Shari, and Helen will meet via Zoom to prepare the agenda for the July PC meeting.
- Commissioners will prepare to draft position statements for the June 16 special meeting about the proposed county ordinance changes about solar battery storage and biodigesters
- Comments or recommendations will be sent 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 16, 2026	5:30-7:30 pm	Special Planning Commission meeting
July 7, 2026	5:30-7:30 pm	Planning Commission meeting
August 12, 2026	5:30-7:30 pm	Planning Commission meeting
Sept. 14, 2026	5:30-7:30 pm	Planning Commission meeting