

TOWN OF CALEDONIA PLANNING COMMISSION

M I N U T E S

August 12, 2026

Town of Caledonia, Waupaca County, Wisconsin

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

Also present: Pete Bosquez, Supervisor 1 and town board representative to the Planning Commission; Bill Abba, Town Chairperson; and Vance Knuth, Supervisor II

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 July 7, 2026 regular monthly meeting were approved as presented 5-0.

June 8, 2026 Residential Development Planning Presentation

The town board was invited to the meeting to hear the results of the information gathered by commissioners and received copies of the draft residential development plan dated June 8, 2026. Chairperson Cary Zaug presented the information; and using a town map, indicated three possible areas for development. The areas were selected to minimize town investment in infrastructure such as road improvement, avoid development on prime agricultural land, avoid current and future conflicts on existing and future quarry locations, the railroad corridor, and heavy truck routes; and areas that which possess current natural gas lines or have current access to broadband or the potential within 4 years. The distance to schools, especially the high school, was also considered. Commissioners are planning for single family homes, although the campground model and accessory homes are also being researched.

Town chairperson Bill Abba explained that the installation timeline for installing high speed internet infrastructure (fiber optic cable) using BEAD (Broadband Equity, Access, and Deployment) grant funds is uncertain, but the project must be completed by January 2031. The project timeline is being held up by the permitting process.

Bill described that currently available lots are short in the town, and the lots are being purchased by contractors. For example, in Woodland Hills contractors have purchased eight lots, so real estate agents are having difficulty obtaining land for people seeking a rural lot on which to build a home.

Bill went on to explain that the town needs revenue from new or renovated homes to be viable financially under the current state levy limits and inflation rate. He also noted that agricultural land is taxed at a low rate. The reason for the work by the Planning Commission is to have planned residential subdivisions in the town, not haphazard development.

In November 2025 and February 2026, Bill had provided guidance documents to help the Planning Commission gather information to expand residential growth through subdivision development in the town. At the meeting Bill presented a refined timeline and specific tasks for commissioners to complete by the end of January 2027. These include inviting several farmers to commission meetings to discuss agricultural areas and also inviting Jason Snyder, Waupaca County Zoning Administrator, to look at the draft plan from a zoning perspective and for analysis of potential issues. The draft plan will be updated, and the town board will return to discuss and work toward a common vision. Finally, the tasks also include holding a public hearing with residents to describe the proposed plan and seek input.

Report from Town Board Liaison (Pete Bosquez)

Pete reported on the following:

- The conditional use permit violation on the Dorschner property and the process underway at the county level.
- Phase 1 remodeling of the court house is completed and now moving to phase 2. The front entrance can be used, and the new parking lot is ready. The geothermal system is operating but adjustments are being made to the temperatures in the complex. The county will be applying for energy credits that will bring several million in revenue.

Report from Park Committee representative

Helen Adams reported on several key elements of Gruetzmacher Park. The playground is installed. The community center work is completed except for punch list items. WisCorps' team members planted 900 aquatic plants around the pond and installed goose fencing, finished the bicycle skills path, and cut and treated a huge amount of invasive woody plants. The park

entrance sign was installed, and other park signage is being added. Work is continuing to complete the pickleball courts. The park will have a “soft” opening in September.

Old Business

Report on Waupaca County Planning & Zoning July 8 Training: Cary reported that the training was very pertinent to the work of planning commissions. Helen sent the training slides to all commissioners.

Railroad Quiet Zone: Although there was minor discussion among commissioners, there was no report on this topic.

Report on Waupaca County Planning & Zoning Committee August 6 Hearing

Pete and Helen attended the brief hearing until it was adjourned because the maximum occupancy of the building was exceeded. They reported that the hearing will be rescheduled at a larger location.

New Business

Helen and Shari reported that the Town of Caledonia Fall Newsletter will include an article on Care Café, an Aging and Disability Resource Center (ADRC) and Fox Valley Memory Project joint effort for persons with memory issues and their caregivers.

Public Comment: There was no public comment.

The meeting was adjourned at 7:25 pm.

Respectfully submitted,

Helen R. Adams, Recording Secretary

Action items from the August meeting:

- Cary, Shari, and Helen will meet via Zoom to prepare the agenda for the September PC meeting.
- Cary will invite Jake Hoewisch and Kurt Steinbach to a PC meeting to discuss agricultural land. After a date is set, Cary will invite Jason Snyder to a PC meeting to discuss the current draft Residential Development Plan as it relates to zoning issues and potential issues.
- Helen will send the appropriate documents to the invitees.

- Cary will invite the town board to a future Planning Commission meeting for an update on the draft Residential Development Plan.
- Cary, Shari, and Mike will research creating a railroad quiet zone between Guhl Road and County Road W.
- Commissioners will continue to prepare draft motions for resident requests at upcoming meetings.

Upcoming meetings

Sept. 14, 2026 5:30-7:30 pm Planning Commission meeting

October 12, 2026 5:30-7:30 pm Planning Commission meeting

November 9, 2026 5:30-7:30 pm Planning Commission meeting

December 14, 2026 5:30-7:30 pm Planning Commission meeting