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**December 30<sup>th</sup>, 2025**

Mr. Peter Wagner  
Village of Caledonia  
5043 Chester Lane  
Caledonia, WI 53402

**Re: Audubon Arboretum – Final Plat**

Dear Mr. Wagner:

Bear Development, LLC is pleased to submit this letter and the enclosed submittal materials as a formal application for Final Plat review. Bear Development is acting with the authorization of the owner of record, Audubon Park Racine, LLC.

**Project Summary**

Audubon Park Racine, LLC is the owner of record of approximately 69.54 acres of vacant land in the Village of Caledonia, specifically Tax Key Parcels 104042317083000, 104042317084000, 104042317085000, and 104042317086005. The property is generally located west of Charles Street and south of 5 ½ Mile Road.

Bear Development LLC is respectfully requesting Final Plat approval of Phase I of Audubon Arboretum Subdivision, a 22 lot single-family residential neighborhood.

**Current Land Use**

The subject property is unimproved and is actively farmed.

**Proposed Use**

Bear Development, LLC is seeking approval for a single-family residential neighborhood consisting of twenty-two (22) homesites and three (3) outlots.

**Village of Caledonia Land Use Map**

The subject property is designated Low Density Residential.

**Existing Zoning**

The subject property is zoned R-3 Single Family Residential, Planned Unit Development.

**Current Entitlements**

- |                       |                               |
|-----------------------|-------------------------------|
| • Rezoning            | (Village Resolution 2004-192) |
| • TID #6 Project Plan | (Village Resolution 2024-042) |
| • Preliminary Plat    | (Village Resolution 2024-018) |



Phone: 262.694.2327



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**Proposed Final Plat**

Bear Development, LLC, respectfully requests the Village of Caledonia review and approval of the enclosed Final Plat. The Audubon Arboretum Phase I Final Plat includes:

- Gross Land Area of 69.54 acres
- A total of 22 Lots and 3 Outlots
- Lots 1-22 are single-family lots with bulk requirements meeting the R-3 Residential PUD zoning standards.
- Outlot 1 is designated for Open Space.
- Outlot 2 is designated for Stormwater Retention and Open Space.
- Outlot 3 shall be owned and maintained by the Developer for future development (future phases).
- All Lots are to be serviced by public water and sanitary sewer service.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, [dan@beardevelopment.com](mailto:dan@beardevelopment.com)

Thank you for your time and consideration.

Sincerely,

Daniel Szczap  
Bear Development, LLC



Phone: 262.694.2327



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