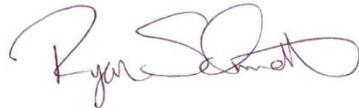


# Plan Commission Staff Report

Date: January 15, 2026

To: Plan Commission  
Village Board

From: Ryan Schmidt, P.E.  
Village Engineer



Re: Audubon Arboretum Subdivision Phase 1 – Final Plat

## Recommended Motion

**That the Plan Commission recommends to the Village Board to approve the Final Plat for the Audubon Arboretum Subdivision Phase 1 subject to the 10 conditions listed in Exhibit A of this report.**

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## Background Information

The Village Planning and Engineering Department have received a Final Plat for the first phase of the Audubon Arboretum Subdivision bounded by 5 Mile Road, Charles Street, 5-1/2 Mile Road, and the Klema Ditch. The first phase of the proposed subdivision includes 22 lots along the southern portion of the property. The Preliminary Plat for Audubon Arboretum Subdivision was originally approved by the Village Board back in 2005. It has undergone some minor changes and updates in the last 20 years, most recently the amended preliminary plat approved via Resolution 2024-018. This included waivers to the Conservation Easement requirement and approved the modified layout with 120 lots. An overall development agreement is in place with Bear Development for a multi-phased build out of the residential areas included here and within TID 6 via Resolution 2025-082.

## Zoning & Planning

The proposed subdivision phase is required to meet the R-3 PUD Zoning District requirements established for Audubon Arboretum back in 2005 to allow for flexible design. This includes a 25' street and rear yard setbacks with an 8- and 9-foot side yard setback. The 22 proposed lots range from 12,440 square feet to 20,155 square feet, with an average lot size of approximately 0.37 acres (16,300 square feet). The Final Plat for Phase 1 is consistent with the amended Preliminary Plat approved via Resolution 2024-018 and complies with the R-3 PUD Zoning District density requirements when considering the subdivision as a whole. The PUD Zoning District and this phase of the Final Plat for Audubon Arboretum are consistent with the 2035 Land Use Plan.

## Engineering

The final Civil/Site Engineering Plans and Storm Water Management Plan are in the final stages of review and approval with Village Staff. Easements will need to be updated to reflect the most recent comments on those plans, including the removal of the public utility easement along lots abutting an Outlot and any other comments that may be finalized with Staff's review of those plans. The 12' Public Utility Easements can be removed from a majority of the Plat with the exception of the lots required for rear yard drainage. Utilities like We Energies utilize the front yards for installation and

easements now compared with what was done in the past and are not needed on all lots, especially those that abut an Outlot. The temporary turnaround easement should be modified to a dimension of 33' x132' as is required by Village Standards.

No significant differences are provided on this final phase compared to that of the Preliminary Plat. A lot along the west side of Oriole Road was removed to only be on Audubon Parkway, creating larger Lots 15 and 16. The roadway geometry has also been cleaned up and adjusted to accommodate for information acquired during the design phase.

The remaining portion of Audubon Arboretum and Outlot 3 will be subject to the comments provided by Staff in the Amended Preliminary Plat approval via Resolution 2024-018. Any future extension of this subdivision is expected to reflect those comments in addition to any in this report that may impact the final layout.

### **Utility**

All lots are to be served by public sanitary and water service. The SWMP has been approved for this phase as it is a joint design with the Thomas Farm subdivision to the south. All future phases of Audubon Arboretum will require and updated SWMP for those areas impacted. Civil Plans for this phase will go before the Caledonia Utility District for review and approval in the very near future. As mentioned above, these plans are in the final stages of review and approval. The developer shall submit and get approvals for the extension of Sanitary Sewer and Watermain to the Wisconsin DNR and Racine Wastewater Utility once approval from the Utility District is obtained.

### **Environmental**

A wetland delineation was performed in 2022 and included both the Audubon Arboretum and the proposed subdivision. Wetlands are shown on the Final Plat as required and a copy of the delineation is on file with the Village. The required buffers are shown and the new limits because of waivers. The varying buffers (10' and 50') shall be clarified in the notes of the Final Plat since there is only a description of the 50' buffer.

Village Staff has reviewed the proposed Final Plat and recommends the motion listed at the top of the page subject to the 10 conditions attached in Exhibit A.

## **Exhibit A**

Conditions of approval for the proposed Final Plat of Audubon Arboretum Subdivision Phase 1:

1. The Developer submits for DNR approval of the sewer and water extensions once plans are approved.
2. Final Plat should be updated to include any revisions made to the Civil/Site Plan Set at the direction of Village Staff.
3. Correct the Temporary Turnaround Easement to be 33'x132' as required by Village Standards.
4. Remove the 12' Public Utility Easement on all lots other than what is required for rear yard drainage.
5. The Developer continues to work with the Engineering and Utility Departments to finalize the set of Site Grading, Drainage, Utility, Engineering, and Storm Water Management Plans for the proposed subdivision that are approved by both the Utility District and Village Board.
6. Prior to any construction or earthmoving activities, the Developer or his/her Contractor shall obtain a Land Disturbance Permit with the Village and DNR.
7. The Developer submits a draft set of restrictive covenants for the HOA for Staff and the Village Attorney to review.
8. The Surveyor updates the Final Plat to include language regarding the 10' wetland buffers in the Notes.
9. The Developer shall record the Final Plat within the deadlines outlined in Village Code 14-3-3(h)(7)c and Wisconsin State Statutes 236.
10. The Developer completes any updates on future phases (Outlot 3) as required per Resolution 2024-018.



# CHARLES STREET

## 104-04-23-17-083-000

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US Feet

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*Providing Creative Real Estate Solutions to Build Better Communities*

**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



[www.beardevelopment.com](http://www.beardevelopment.com)



4011 80<sup>th</sup> Street, Kenosha, WI 53142



*Providing Creative Real Estate Solutions to Build Better Communities*

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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@bearddevelopment.com](mailto:dan@bearddevelopment.com)

Thank you for your time and consideration.

Sincerely,

Daniel Szczap  
Bear Development, LLC



Phone: 262.694.2327



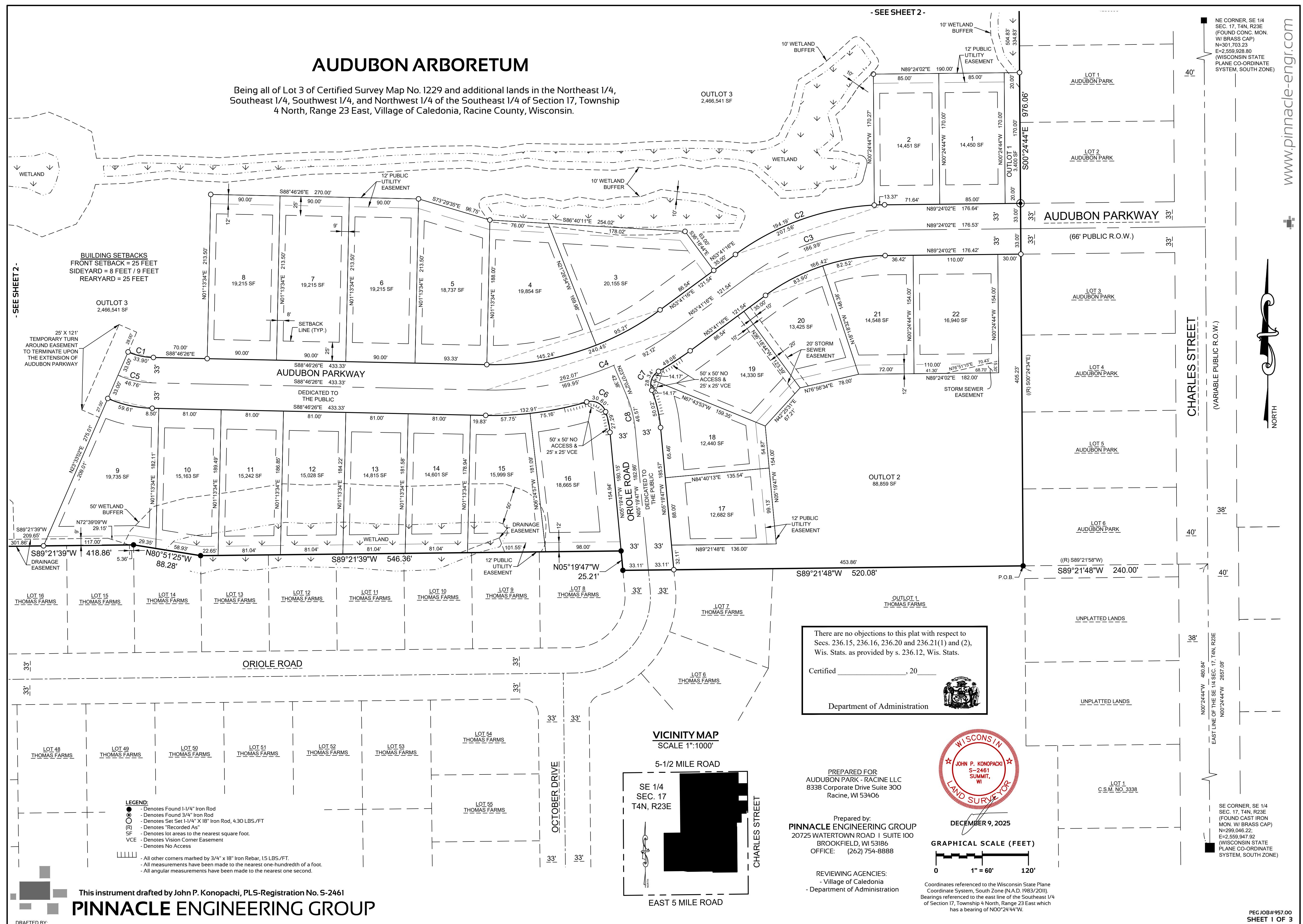
[www.bearddevelopment.com](http://www.bearddevelopment.com)



4011 80<sup>th</sup> Street, Kenosha, WI 53142

A  COMPANY

- SEE SHEET 2 -



# AUDUBON ARBORETUM

There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_



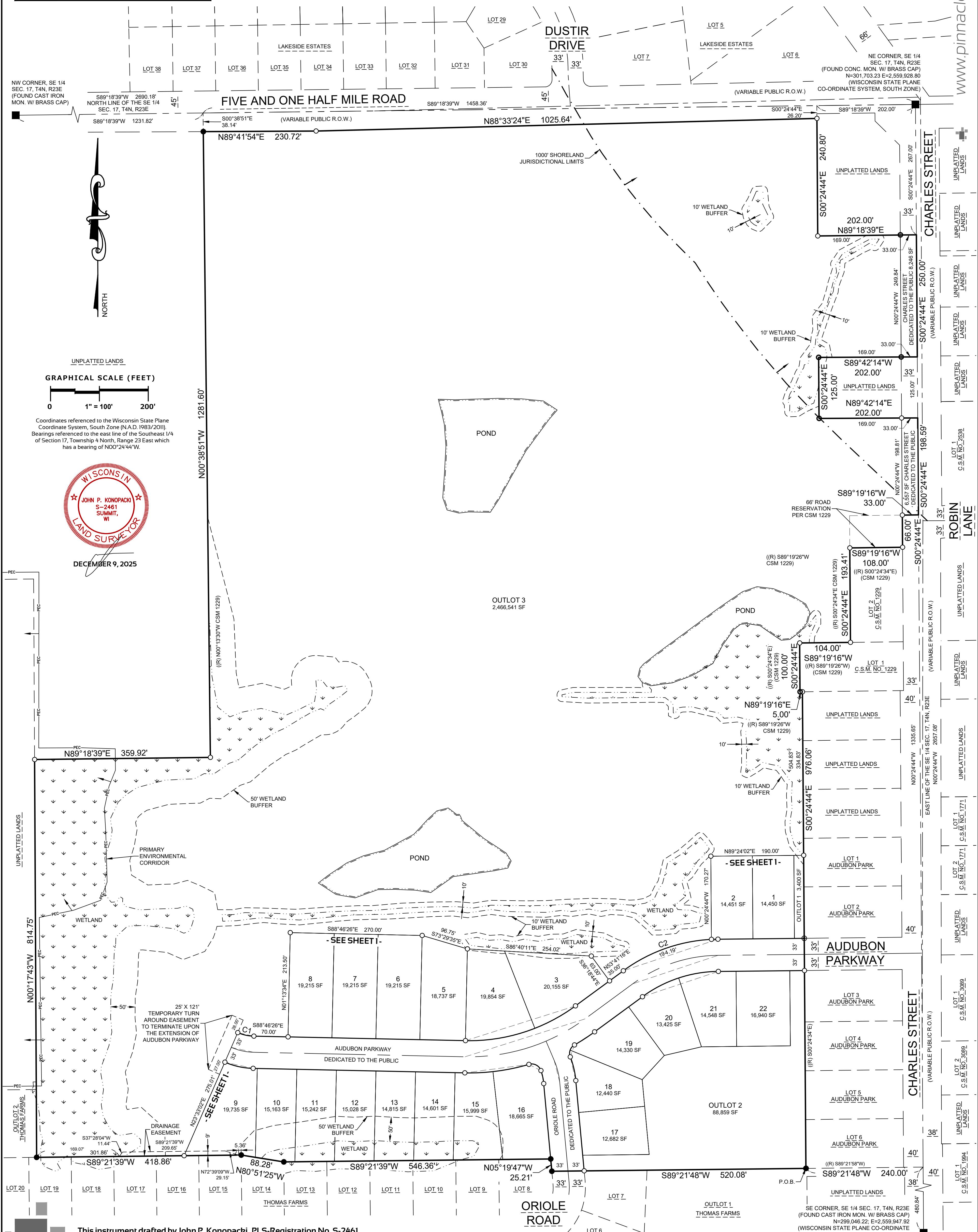
Department of Administration

Being all of Lot 3 of Certified Survey Map No. 1229 and additional lands in the Northeast  
1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 17,  
Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

LEGEND:  
 ● - Denotes Found 1-1/4" Iron Rod  
 ○ - Denotes Found 3/4" Iron Rod  
 □ - Denotes Found 1" Iron Pipe  
 ▲ - Denotes Found Set of 3/4" x 18" Iron Rod, 4.30 LBS./FT  
 ▲ - Denotes "Reversed A" Rod  
 SF - Denotes Lot area to the nearest square foot.  
 VCE - Denotes Vision Corner Easement  
 ┌─┐ - Denotes No Access

- All other corners marked by 3/4" x 18" Iron Rebar, 15 LBS./FT.  
 - All measurements have been made to the nearest one-hundredth of a foot.  
 - All angular measurements have been made to the nearest one second.

www.pinnacle-engl.com



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

PEG JOB#957.00  
SHEET 2 OF 3

# AUDUBON ARBORETUM

Being all of Lot 3 of Certified Survey Map No. 1229 and additional lands in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN  
WAUKESHA COUNTY SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided all of Lot 3 of Certified Survey Map No. 1229, as recorded in the Register of Deeds office for Racine County as Document No. 1225482 and additional lands in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southeast 1/4 of said Section 17; thence North 00°24'44" West along the east line of said Southeast 1/4, 480.84 feet; thence South 89°21'48" West and then along the south line of Audubon Park, a recorded subdivision, 240.00 feet to the Point of Beginning;

Thence continuing South 89°21'48" West, 520.08 feet; thence North 05°19'47" West, 25.21 feet; thence South 89°21'39" West, 546.36 feet; thence North 80°51'25" West, 88.28 feet; thence South 89°21'39" West, 418.66 feet; thence North 00°17'43" West, 814.75 feet; thence North 89°18'39" East, 359.92 feet; thence North 00°38'51" West, 1281.60 feet to the south right of way line of 5 1/2 Mile Road; thence North 89°41'54" East along said south right of way line, 230.72 feet; thence North 88°33'24" East along said south right of way line, 1025.64 feet; thence South 00°24'44" East, 240.80 feet; thence North 89°18'39" East, 202.00 feet to the aforesaid east line of the Southeast 1/4; thence South 00°24'44" East along said east line, 250.00 feet; thence South 89°42'14" West, 202.00 feet; thence South 00°24'44" East, 125.00 feet; thence North 89°42'14" East along said east line, 250.00 feet; thence South 89°19'16" West, 546.36 feet; thence South 00°24'44" East along said east line of Lot 3, 33.00 feet; thence South 89°19'16" West along the north line of Lot 2, 193.41 feet; thence South 89°19'16" West along the north line of Lot 1 of said Certified Survey Map No. 1229, 104.00 feet; thence South 00°24'44" East along the west line of said Lot 1, 100.00 feet; thence North 89°19'16" East along said south line of said Lot 1, 5.00 feet; thence South 00°24'44" East and then along the west line of Audubon Park, a recorded subdivision, 976.06 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 3,029,431 square feet (69.5462 acres) of land Gross and 2,917,706 square feet (66.9813 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of AUDUBON PARK - RACINE LLC, owners of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the land within the subdivision plat.

Date: DECEMBER 9, 2025



John P. Konopacki  
Professional Land Surveyor S-2461

CURVE TABLE								
CURVE NO.		LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	BOUNDARY	33.90'	87.00'	022°19'28"	S77°36'42"E	33.68'	S66°26'58"E	S88°46'26"E
C2	BOUNDARY	194.19'	333.00'	033°24'45"	N70°23'38"E	191.45'	N87°06'01"E	N53°41'16"E
C3	CENTERLINE	186.99'	300.00'	035°42'46"	N71°32'39"E	183.98'	N53°41'16"E	N89°24'02"E
	NORTH ROW	207.56'	330.00'	035°42'46"	N71°32'39"E	204.22'	N53°41'16"E	N89°24'02"E
	LOT 2	13.37'	330.00'	002°18'01"	N88°15'01"E	13.37'	N87°06'01"E	N89°24'02"E
	SOUTH ROW	166.42'	267.00'	035°42'46"	N71°32'39"E	163.74'	N53°41'16"E	N89°24'02"E
	LOT 20	83.90'	267.00'	018°00'12"	N62°41'22"E	83.55'	N71°41'28"E	N53°41'16"E
	LOT 21	82.52'	267.00'	017°42'34"	N80°32'45"E	82.20'	N89°24'02"E	N71°41'28"E
C4	CENTERLINE	262.07'	400.00'	037°32'18"	N72°27'25"E	257.41'	S88°46'26"E	N53°41'16"E
	CL WEST	169.95'	400.00'	024°20'36"	N79°03'16"E	168.67'	S88°46'26"E	N66°52'58"E
	CL EAST	92.12'	400.00'	013°11'42"	N60°17'07"E	91.92'	N66°52'58"E	N53°41'16"E
	NORTH ROW	240.45'	367.00'	037°32'18"	N72°27'25"E	236.17'	S88°46'26"E	N53°41'16"E
	LOT 3	95.21'	367.00'	014°51'51"	N61°07'11"E	94.94'	N68°33'06"E	N53°41'16"E
	LOT 4	145.24'	367.00'	022°40'27"	N79°53'20"E	144.29'	S88°46'26"E	N68°33'06"E
	SOUTH ROW	132.91'	433.00'	017°35'15"	N82°25'56"E	132.39'	S88°46'26"E	N73°38'18"E
	LOT 15	57.75'	433.00'	007°38'30"	N87°24'19"E	57.71'	N83°35'03"E	S88°46'26"E
	LOT 16	75.16'	433.00'	009°56'45"	N78°36'41"E	75.07'	N73°38'18"E	N83°35'03"E
	LOT 19	49.08'	433.00'	006°29'39"	N56°56'05"E	49.05'	N60°10'54"E	N53°41'16"E
C5	CENTERLINE	46.76'	120.00'	022°19'28"	S77°36'42"E	46.46'	S66°26'58"E	S88°46'26"E
	SOUTH ROW	59.61'	153.00'	022°19'28"	S77°36'42"E	59.24'	S88°46'26"E	S66°26'58"E
C6	LOT 16	30.60'	20.00'	087°40'01"	N62°31'41"W	27.70'	N18°41'41"W	S73°38'18"W
C7	SOUTH ROW	28.34'	20.00'	081°10'24"	N19°35'43"E	26.02'	N60°10'54"E	N20°59'29"W
	LOT 18	14.17'	20.00'	040°35'12"	N00°41'53"W	13.87'	N19°35'43"E	N20°59'29"W
	LOT 19	14.17'	20.00'	040°35'12"	N39°53'18"E	13.87'	N60°10'54"E	N19°35'43"E
C8	CENTERLINE	46.57'	150.00'	017°47'15"	N14°13'25"W	46.38'	N05°19'47"W	N23°07'02"W
	WEST ROW	27.29'	117.00'	013°21'54"	N12°00'44"W	27.23'	N05°19'47"W	N18°41'41"W
	EAST ROW	50.02'	183.00'	015°39'42"	S13°09'38"E	49.87'	S20°59'29"E	S05°19'47"E

## UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

Audubon Park - Racine, LLC., Grantors, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin Corporation doing business as WE Energies, Grantee

WISCONSIN BELL, INC., d/b/a AT&T WISCONSIN, a Wisconsin Corporation, Grantee

and TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electric and energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonable required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonable possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_



Department of Administration

## OWNER'S CERTIFICATE OF DEDICATION

AUDUBON PARK - RACINE LLC, Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

AUDUBON PARK - RACINE LLC, as owner, does further certify that this plat is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Village of Caledonia
2. Department of Transportation

IN WITNESS WHEREOF, the said AUDUBON PARK - RACINE LLC has caused these presents to be signed by (name - print) \_\_\_\_\_, County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

In the presence of: AUDUBON PARK - RACINE LLC

Name (signature) - Title \_\_\_\_\_

STATE OF WISCONSIN) COUNTY SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, of the above named AUDUBON PARK - RACINE LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ (name) \_\_\_\_\_, (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public \_\_\_\_\_

Name: \_\_\_\_\_

State of Wisconsin \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Date \_\_\_\_\_ Name - Title \_\_\_\_\_

STATE OF WISCONSIN) COUNTY SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, to me known to be such officer of said corporation and acknowledged the same.

Notary Public \_\_\_\_\_

Name: \_\_\_\_\_

State of Wisconsin \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Caledonia on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Date \_\_\_\_\_ Tom Weatherston, Chairman

Date \_\_\_\_\_ Jennifer Bass, Village Clerk

## VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Date \_\_\_\_\_ Tom Weatherston, Village President

Date \_\_\_\_\_ Jennifer Bass, Village Clerk

## TREASURER'S CERTIFICATE

STATE OF WISCONSIN) KENOSHA COUNTY SS