

February 23rd, 2024

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

Re: N. Green Bay Rd. – Comprehensive Plan Amendment

Dear Mr. Wagner:

Bear Development, LLC is pleased to submit this letter and the enclosed submittal materials as formal application for Comprehensive Plan Amendment. Bear Development is acting with the authorization of the record owner, F Street Caledonia, LLC.

Subject Property

The N. Green Bay Rd property consists of approximately 8.44 acres of vacant land in the Village of Caledonia. The land is located on the east side of Green Bay Road, approximately 652 feet south of 4 Mile Road. Bear Development is respectfully requesting a Comprehensive Plan Amendment to facilitate a single-family residential neighborhood.

Tax Key Number: 104-04-23-30-001-020

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 nineteen (19) homesites.

Existing Zoning

The subject property is currently zoned RM-1 Multi-Family Residential District

Proposed Zoning

Bear Development has submitted applications for a Zoning Amendment to the R-5 Single Family Residential District.

Existing Village Land Use Plan Designation

The subject property is currently designated as High Density Residential (Less than 6,200 SF per Dwelling Unit).

Proposed Village Land Use Plan Designation

Bear Development respectfully requests a Comprehensive Plan Amendment to the Medium Density Residential designation (6200 SF-18,999 SF per Dwelling Unit).

We feel the proposed Comprehensive Plan Amendment is consistent with existing and planned land use in the general area.



Phone: 262.694.2327



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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

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Szczap", written over a light gray horizontal line.

Daniel Szczap
Bear Development, LLC



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