

**February 23<sup>rd</sup>, 2026**

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

**Re: N. Green Bay Rd. - Zoning Amendment**

Dear Mr. Wagner:

Bear Development is pleased to submit this letter and the enclosed submittal materials as a formal application for Zoning Amendment for the N. Green Bay Rd subdivision. Bear Development, LLC is acting with the authorization of the owner of the record, F Street Caledonia, LLC.

**Project Summary**

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 zoning reclassification to facilitate a single-family subdivision.

**Current Zoning**

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

**Adjacent Zoning**

North: RM-1 Multi-Family Residential  
South: M-1 Light Manufacturing and Office, R-4 Single Family Residential  
East: M-1 Light Manufacturing and Office  
West: R-4 Single Family Residential, R-7 - Multi-Family Residential (Legacy)

**Proposed Zoning**

Bear Development, LLC is respectfully requesting zoning reclassification of the subject property to R-5, Single Family Residential.

**Proposed Land Use**

Bear Development is seeking R-5 zoning to accommodate a new single-family neighborhood.

We feel the requested R-5 Single Family Residential zoning classification is consistent with the existing and planned land use and zoning 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) 949-3788 or by email, [dan@beardevelopment.com](mailto:dan@beardevelopment.com).

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Szczap", with a long horizontal flourish extending to the right.

Daniel Szczap  
Bear Development, LLC



Phone: 262.694.2327



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