

May 11th, 2026

Peter Wagner
Development Director
5043 Chester Lane
Caledonia, WI 53402

Re: Conceptual Plat Review - Lot 2 N. Green Bay Road

Dear Mr. Wagner:

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

Property Summary

The subject property consists of 8.44 acres of vacant land in the Village of Caledonia. The property is located on the east side of Green Bay Road, approximately 652 feet south of 4 Mile Road. The property is currently vacant and is actively farmed. The property does not exhibit any significant natural resources features and has public road frontage on N. Green Bay Road.

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

Previous Entitlements

Certified Survey Map: The property was created by CSM, approved by the Village of Caledonia Board.

Comprehensive Land Use Amendment: The property was designated as Medium Density Residential by the Village of Caledonia Board on May 5, 2026.

Zoning: The property was rezoned to the R-5 Single-Family Residential District on May 5, 2026.

Adjacent Zoning Classifications

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)*

Existing Land Use: Vacant
Proposed Land Use: Single-Family Residential

Adjacent Land Use

North: Vacant
South: Light manufacturing and Vacant
East: Vacant
West: Single-family and multi-family Residential

Existing Land Use Map Designation: Medium Density Residential

Proposed Concept Plan

The applicant proposes a single-family neighborhood consisting of nineteen (19) homes. The Concept Plan includes a public street from N. Green Bay Road serving sixteen (16) single-family homes. Three (3) single-family homes are proposed to have access to N. Green Bay Road and the associated utilities. The project will be served with public sanitary sewer and public water. Stormwater and drainage is proposed to be managed by an engineered stormwater basin located with a private HOA Outlot.

The applicant believes a single-family residential neighborhood is compatible with surrounding land uses, will provide additional housing opportunities and expand the local tax base.

Open Space Relief

Under Chapter 3 – Subdivision Controls, SEC. 14-3-4 Requirements for Design and Improvements, Section 4(b) Open Space Design, a minimum of 40% open space is required in sewer areas based on the gross acreage of the site. Per the Ordinance, the proposed project requires 3.38 acres of dedicated green space. The proposed HOA Outlot is approximately 1.34 acres, leaving a deficit of 2.04 acres.

Bear Development respectfully requests relief from Section 14-3-4 of the Municipal Code for the following reasons:

- The site does not exhibit any significant natural resources features such as wetlands, forest, flood plain or steep slopes that would benefit from preservation.
- Complying with the Ordinance would reduce private lot area to create awkward common lot area.
- Preserving an additional 2.04 acres as common HOA ownership shifts an unneeded expense to the homeowners.
- The proposed site design achieves the intent of the Ordinance by including larger homes sites with expansive rear yards.
- Strict application of the Ordinance would reduce the number of home sites and the overall feasibility of the project. Due to these reasons, we are looking to gain relief from this ordinance requirement.





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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 and we look forward to discussing this project at the next available Planning Commission meeting.


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

 www.beardevelopment.com

 4011 80th Street, Kenosha, WI 53142

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