

**October 17, 2024**

Mr. Peter Wagner  
Village of Caledonia Development Director  
5034 Chester Lane  
Racine, WI 53402

**Re: Thomas- 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 Thomas Farm. Bear Development, LLC is acting with the authorization of the owner of the record, Thomas Tree Plantation, LLC.

**Project Summary**

Thomas Tree Plantation, LLC is the record owner of approximately 27.4 acres of land in the Village of Caledonia, specifically, Tax Key Parcels 103032317081000 and 14042317077000. The property is located on the north side of 5 Mile Road approximately 500 feet west of Charles Street. Bear Development is respectfully requesting zoning reclassification to facilitate a single-family subdivision. On October 8<sup>th</sup>, 2024 the Village of Caledonia Board approved a Conceptual Plat for the property.

**Current Zoning**

The subject property is currently zoned R-3 Single Family Residential.

**Adjacent Zoning**

North: R-3 SF Residential, R-3 A SF Residential and R-3 SF Residential with PUD  
South: B-1 Business, R-3 SF Residential and R-3A SF Residential  
East: R-3 SF Residential and R-3 A SF Residential  
West: R-4 SF Residential

**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.



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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.

Upon favorable hearing before the Plan Commission and Village Board, we will submit a Preliminary Plat and full engineering plans.

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 blue ink, appearing to read "Daniel Szczap".

Daniel Szczap  
Bear Development, LLC



Phone: 262.694.2327



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



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