



Providing Creative Real Estate Solutions to Build Better Communities

October 17, 2024

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

Re: Thomas Farm – 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, Thomas Tree Plantation, LLC.

Subject Property

The Thomas Farm consists of approximately 27.64 acres of vacant land in the Village of Caledonia. The land is located on the north side of 5 Mile Road, approximately 500 feet west of Charles Street. Bear Development is respectfully requesting a Comprehensive Plan Amendment to facilitate a single-family residential neighborhood. On October 8, 2024, the Village of Caledonia Board approved a Conceptual Plat for the subject property.

Tax Key Numbers: 104042317077000 and 104042317081000

Current Land Use

The subject property is unimproved and is actively farmed for row crops and nursery stock.

Proposed Use

Bear Development, LLC is seeking approval for a single-family residential neighborhood consisting of sixty-two (62) homesites and two (2) outlots.

Existing Zoning

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

Proposed Zoning

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

Existing Village Land Use Plan Designation

The subject property is currently designated as Low Density Residential (19,000 SF-1.49 Acres 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).

Please note that the subject property is surrounded on three (3) sides by properties designated Medium Density Residential.



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

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 blue ink, appearing to read "Daniel Szczap".

Daniel Szczap
Bear Development, LLC



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