



Providing Creative Real Estate Solutions to Build Better Communities

September 29, 2025

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

Re: Thomas Farms – Preliminary Plat

Dear Mr. Wagner:

Bear Development, LLC is pleased to submit this letter and the enclosed submittal materials as formal application for Final Plat review. Bear Development is acting with the authorization of the owner of record, Thomas Tree Plantation, LLC.

Project Summary

Thomas Tree Plantation, LLC is the owner of record of approximately 28.26 acres of vacant 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, LLC is respectfully requesting Final Plat approval to facilitate a 62 lot single-family residential neighborhood.

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.

Village of Caledonia Land Use Map

The subject property is designated Medium Density Residential.

Existing Zoning

The subject property is zoned R-5 Single Family Residential.

Current Entitlements

- | | |
|---|-------------------------------|
| • Conceptual Plan Approval | (Village Resolution 2024-100) |
| • Comprehensive Land Use Plan Amendment | (Village Ordinance 2025-01) |
| • Rezoning | (Village Resolution 2025-01) |
| • TID #6 Project Plan | (Village Resolution 2024-042) |
| • Preliminary Plat | (Village Resolution 2025-029) |



Phone: 262.694.2327



www.beardevelopment.com



4011 80th Street, Kenosha, WI 53142



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Proposed Final Plat

Bear Development, LLC, respectfully request Village of Caledonia review and approval of the enclosed Final Plat. The Final Plat includes:

- Gross Land Area of 27.37 acres
- A total of 62 Lots and 2 Outlots
- Lots 1-62 are Single Family lots with bulk requirements meeting the R-5 Residential zoning standards.
- Outlot 1 is designated for Stormwater Retention and Open Space.
- Outlot 2 is designated for Stormwater Retention and Open Space.
- All Lots are to be serviced by public water and sanitary sewer service.

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,

Daniel Szczap
Bear Development, LLC



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