

**RESOLUTION NO. 2025-029  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT OF  
THOMAS FARMS SUBDIVISION**

The Village Board for the Village of Caledonia, Racine County, WI do resolve as follows:

**WHEREAS**, the applicant, Dan Szczap with Bear Development, has submitted a Preliminary Plat for the Thomas Farms subdivision to the Village for consideration on behalf of the Owner – Thomas Tree Plantation, LLC. The Preliminary Plat would create 62 lots and 2 Outlots from parcels 104-04-23-17-081-000 and 104-04-23-17-077-000; and

**WHEREAS**, the Village Board and Plan Commission approved the Concept Plan via Resolution 2024-100 on October 8, 2024. This Concept Plan and Resolution established the Base Development Yield of 3.64 units per acre and authorized waivers to the 40% Open Space and Conservation Easement requirements; and

**WHEREAS**, the Village Board and Plan Commission approved a Land Use Plan Amendment via Ordinance 2025-01 on January 14, 2025, which modified the parcels described above from Low Density Residential to Medium Density Residential; and

**WHEREAS**, the Village Board and Plan Commission approved a request to Rezone the parcels described above via Ordinance 2025-02 on January 14, 2025, which rezoned the parcels from the R-3 Single Family Residential District to the R-5 Single Family Residential; and

**WHEREAS**, after Staff review of the Preliminary Plat of Thomas Farms, the Village Engineer submitted a Memo for the Village Plan Commission. The Village Engineer's Memo dated March 26, 2025, attached hereto as **Exhibit A**, recommended conditional approval of the Preliminary Plat subject to the 23 conditions listed therein; and

**WHEREAS**, the Village Plan Commission on March 31, 2025, recommended conditional approval of the Preliminary Plat for Thomas Farms Subdivision in accordance with the Village Engineers Memo (**Exhibit A**); and

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the Preliminary Plat for Thomas Farms Subdivision is hereby approved for the reasons and requirements set forth in **Exhibit A**, and subject to the same conditions imposed by the Village Plan Commission, and as described in **Exhibit A** and in compliance with all applicable Village Ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 8 day of April, 2025.

**VILLAGE OF CALEDONIA**

By: Thomas R Weatherston  
Thomas Weatherston  
Village President

Attest: Jennifer Bass  
Jennifer Bass  
Village Clerk