



SPECIAL PLAN COMMISSION AGENDA
Monday, December 16, 2024 at 6:00 p.m.
Caledonia Village Hall - 5043 Chester Lane
Caledonia, WI 53402

1. **Meeting called to order**
2. **Roll Call**
3. **Public Comment** – Provides a two-minute opportunity for citizens to voice opinions to the Plan Commission. The Commission cannot respond as this may conflict with open meeting requirements.
4. **Continuing Business**
 - A. **LAND USE MAP AMENDMENT REVIEW** – Consider an amendment to the Village’s Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for the two parcels located along 5 Mile Road north of 1913 5 Mile Road, changing the land use category from Low Density Residential to Medium Density Residential to accommodate the rezoning of the parcels for future single-family residential development submitted by Dan Szczap, Applicant, Thomas Tree Plantation LLC, Owner. (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000)
More information at ZoningHub: <https://s.zoninghub.com/DWJC5XDMX8>
 - B. **REZONE REVIEW** – Review a request to rezone ±27.4 acres consisting of two parcels located directly north of 1913 5 Mile Road from R-3, Single-Family Residential District to R-5, Single-Family Residential District for the future single-family residential development Dan Szczap, Applicant, Thomas Tree Plantation LLC, Owner. (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000)
More information at ZoningHub: <https://s.zoninghub.com/31U22ME37S>
5. **Adjournment**

Dated December 12, 2024
Jennifer Bass
Caledonia Village Clerk

Only Commission members are expected to attend. However, attendance by all Board members (including non-members of the Plan Commission) is permitted. If additional (non-commission) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows: If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body. To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a “meeting” within the meaning of Wisconsin’s open meeting law. Nevertheless, only the commission’s agenda will be discussed. Only commission members will vote. Board members who attend the commission meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.



PLAN COMMISSION REPORT

Proposal: Land Use Amendment

Description: Consider an amendment to the Village’s Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for the two parcels located north of 1913 5 Mile Road, changing the land use category from Low Density Residential to Medium Density Residential to accommodate the rezoning to R-5, Single-Family Residential District for future single-family residential development.

Applicant(s): Dan Szczap

Address(es): 5 Mile Road & Charles Street

Suggested Motions:

LAND USE AMENDMENT

That the Plan Commission adopts Resolution 2024-04 which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category from Low Density Residential to Medium Density Residential for the two properties located north of 1913 5 Mile Road (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000), for the following reasons:

1. This land use amendment is compatible with the land use classifications of abutting properties.
2. This land use amendment is consistent with the goals and policies contained within the 2035 Comprehensive Plan.
3. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the R-4 Single Family Residential District or R-5 Single Family Residential District for the future single-family residential development.

Owner(s): Thomas Tree Plantation LLC

Tax Key(s): 104-04-23-17-081-000, 104-04-23-17-077-000

Lot Size(s): 14.83 & 12.57 acres

Current Zoning District(s): R-3, Single Family Residential District

Overlay District(s): None

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Plan: Low Density Residential

Previously Reported

Overview

The applicant is requesting a Land Use Amendment for the development of a single-family residential subdivision on approximately ±27.4 acres consisting of two parcels. Located directly north of 1913 5 Mile Road, this land was previously operated as the Thomas Tree Farm.

Land Use Amendment Request

Project Background

Earlier this year, the applicant presented a residential subdivision concept to the Plan Commission and Village Board, which included:

- **Extension of 5 Mile Road** through the development.
- **Creation of a recreational trail** along the Klema Ditch on the development's western boundary.

Both the Plan Commission and Village Board approved the concept plan, which included waivers to Title 14 and a residential density of 3.46 dwellings per acre. However, the current land use designation—low-density residential—supports a density range of 0.67 to 2.3 dwellings per net acre. The applicant therefore seeks an amendment to reclassify the parcels to **medium-density residential**, which allows 2.3 to 7.0 dwellings per acre, compatible with the requested density.

Existing Site Conditions and Adjacent Land Uses

The parcels are currently vacant, except for a number of trees from the former Thomas Tree Farm. Adjacent land use categories include:

- **Low-Density Residential**
- **Medium-Density Residential**
- **Isolated Natural Resource Area**

Residential subdivision exists to the east, west, and south of the parcels considered for review. A large residential subdivision has been preliminary platted to the north of the parcels. The proposed change to medium-density residential aligns well with these neighboring land uses, ensuring compatibility with the surrounding residential development patterns

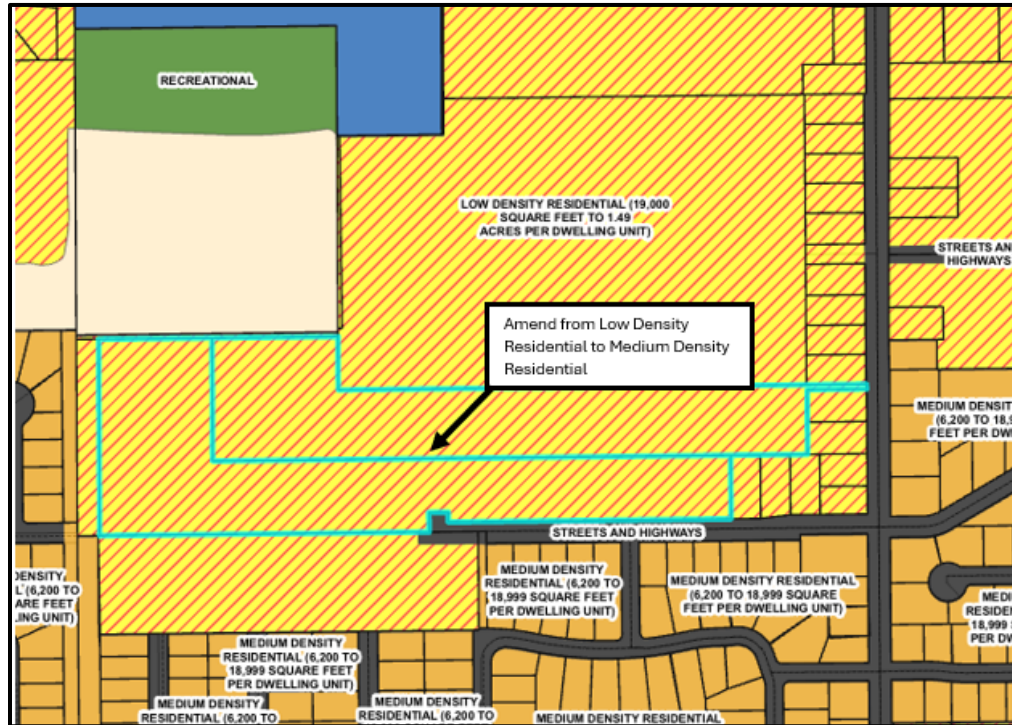
Compliance with Wisconsin Smart Growth Law and Comprehensive Plan

In accordance with **Wisconsin Smart Growth Law** (post-2010), all local land use decisions must conform to the land use map and align with goals, objectives, and policies within the Land Use Plan. This amendment request is also consistent with multiple goals and policies of the Comprehensive Plan, which include:

- **Goals:**
 - Encouraging development patterns and densities that promote efficient use of land and resources.
 - Providing adequate infrastructure to meet residential demand.
 - Balancing property rights with community interests and goals.
 - Promoting infill and redevelopment within areas that already have infrastructure, thereby enhancing the value of existing residential areas.
- **Housing Policies:**
 - Supporting a variety of housing types at appropriate densities.

- Encouraging connectivity between housing developments for both motorized and non-motorized travel.
- Supporting infill development that benefits existing residents, strengthens the tax base, and enhances community resources.

With the proposed change to medium-density residential, the parcels would be eligible for rezoning to R-5, Single-Family Residential District with a minimum lot size of 10,890 square feet (0.25 acres). This would support the desired density and align with the Land Use Plan’s goals.



Newly Reported

At the November 25, 2024, meeting, the Plan Commission voted 3-3 to adopt Resolution No. PC2024-04 recommending approval of an Ordinance to amend the Comprehensive Plan to change the land use designation of Parcel Nos. 104-04-23-17-081-000 and 104-04-23-17-077-000 from “Low Density Residential” to “medium Density Residential”. Wis. St. 66.1001(4)(b) explains that any adoption or amendment to a Comprehensive Plan shall occur by adoption of a Resolution by a majority vote of the entire commission. This requires the Plan Commission to discuss and take up the request for a Land-Use Amendment for the two parcels again before being sent to the Village Board for consideration. Here are a couple of things the Plan Commission should consider during their discussion:

1. With the approved Plat of the Audubon Arboretum to the north of the requested Land Use Amendment (zoned R-3 “Low Density Residential”), Parcel Nos. 104-04-23-17-081-000 and 104-04-23-17-077-000 have become landlocked. With limited space available on the parcels, the applicant is requesting the Land Use Amendment to create site flexibility allowing for the highest and best use of the land like the existing adjacent land uses.

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2. Some flexibility has already been granted to the site, allowing 21% greenspace rather than the required 40%.
 3. By allowing the change to Medium-Density Residential, the parcels would be eligible for rezoning to R-4, R-5, Single-Family Residential Districts and RD-1 Two-Family Residential District. Ranging from minimum lot size of 10,890 square feet (0.25 acres) to 14,520 square feet (.33 acres). These ranges of minimum lot size are consistent with the developed areas that surround the parcels, and would create consistency within the neighborhood, and would support the parcels' highest and best use in alignment with the Village's Land Use Plan goals previously reported.
 4. If the parcels were to stay at Low-Density Residential (R-3)" including the 21% greenspace requirement, it would allow for a maximum of 38 single-family homes. ***This does not include any site design specifics that could reduce the number of homes (i.e. road design, Lot width) and has potential for a reduction of green space further based on the need for larger lots.**
 5. If the parcels were to be increased to Medium Density Residential (R-4, R-5, and RD-1), including the 21% greenspace, it would allow for a maximum of 52 (R-4) and 70 (R-5) single-family homes, and 52 (RD-1) two-family homes. ***This does not include any site design specifics that could reduce the number of homes (i.e. road design, Lot width).**

Recommendation for Land Use Amendment

The Plan Commission is advised to consider the applicant's request to reclassify the property to medium-density residential. If in agreement, the Commission may make a motion to adopt a resolution approving the amendment, facilitating the Land Use Amendment of Medium Density Residential to Parcel Nos. 104-04-23-17-081-000 and 104-04-23-17-077-000.

Respectfully submitted:



Peter Wagner, AICP
Development Director

RESOLUTION NO. PC2024-04

RESOLUTION OF THE PLAN COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY CHANGING THE LAND USE DESIGNATIONS FROM “LOW DENISITY RESIDENTIAL” TO “MEDIUMD DENSITY RESIDENTIAL” AS IT PERTAINS TO THE TWO PARCELS LOCATED NORTH OF 1913 5 MILE ROAD IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN

The Plan Commission for the Village of Caledonia, Racine County, Wisconsin resolves as follows:

WHEREAS, the Village Board adopted “A Multi-Jurisdictional Comprehensive Plan for Racine County, 2035” as the Village Comprehensive Plan on June 22, 2009 (the “Comprehensive Plan”) and has amended the Comprehensive Plan from time-to-time; and

WHEREAS, the Village of Caledonia has proposed an amendment to the Comprehensive Plan to change the land use designation of the two parcels located north of 1913 5 Mile Road (Parcel Nos. 104-04-23-17-081-000, 104-04-23-17-077-000) from low density residential to medium density residential on the Village land use plan map adopted by the Village Board as part of the Comprehensive Plan, as depicted on the attached Exhibit A; and

WHEREAS, the Village has duly noticed a public hearing on the aforementioned amendment to the Comprehensive Plan and the Plan Commission held a public hearing on November 25, 2024, regarding the plan amendment following the procedures set forth in Section 66.1001(4)(d) of the Wisconsin Statutes; and

WHEREAS, the Plan Commission finds that the Comprehensive Plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin Statutes and that the Comprehensive Plan, with the proposed amendment, is internally consistent and is in the public’s best interest.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the Village of Caledonia Plan Commission hereby recommends approval of the proposed amendment and further recommends adoption of an ordinance by the Village Board amending the Comprehensive Plan as it pertains to the Village of Caledonia land use plan map.

Adopted this _____ day of December, 2024.

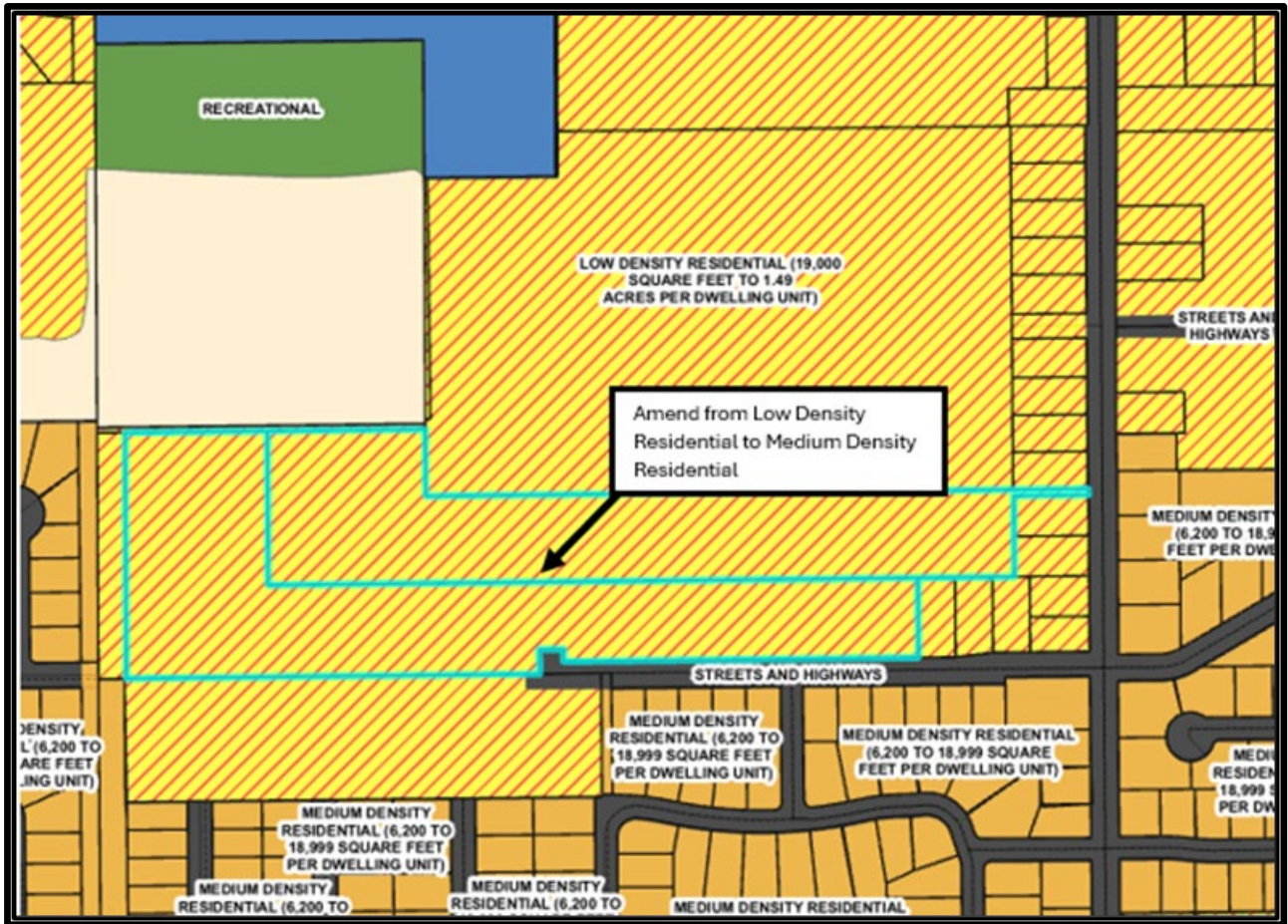
Ayes _____ Noes _____ Absent _____

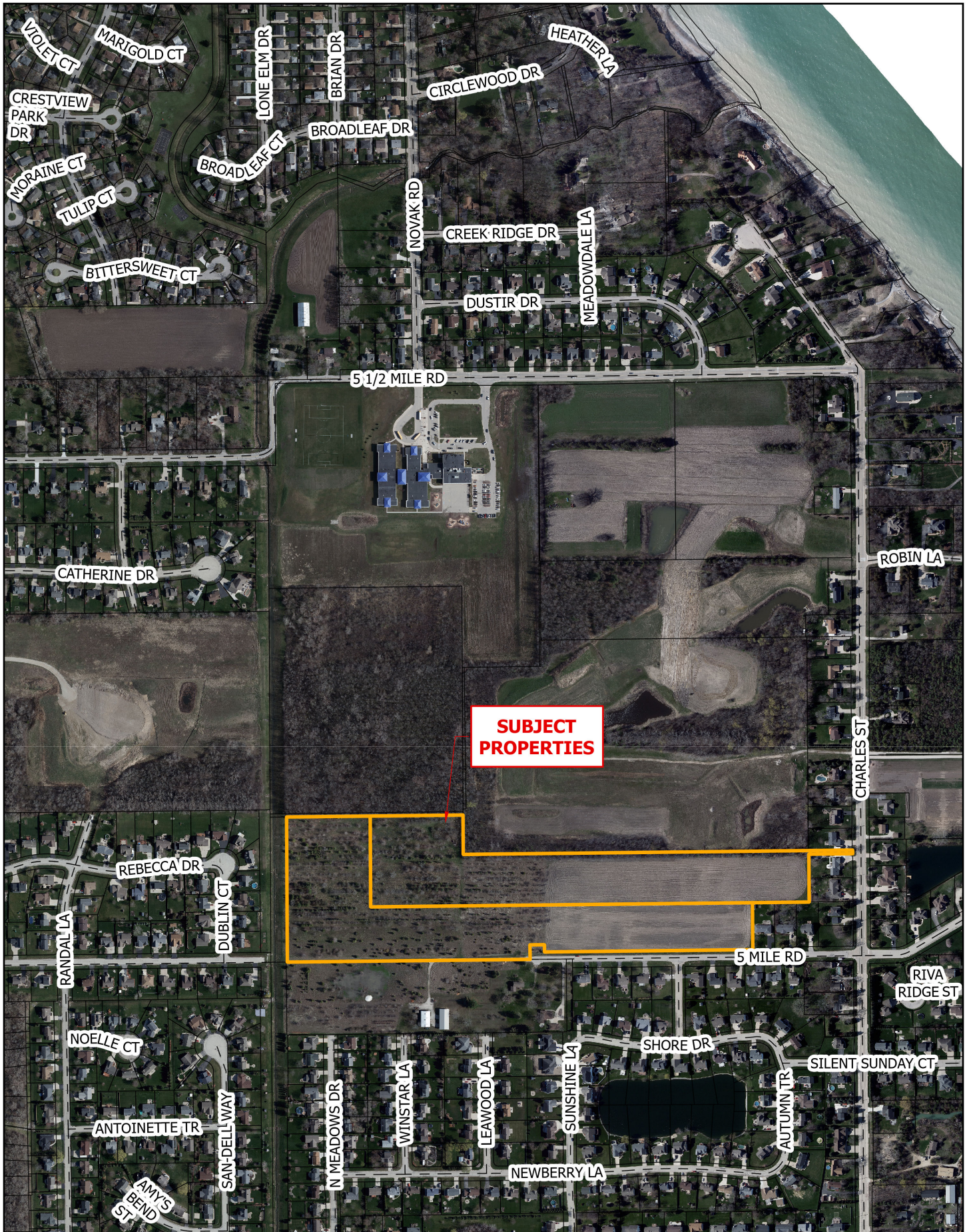
VILLAGE OF CALEONDIA PLAN COMMISSION

By: _____
Thomas Weatherston
Plan Commission President

Attest: _____
Joe Kiriaki
Plan Commission Vice-President

EXHIBIT A







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.



Phone: 262.694.2327



www.beardevelopment.com



4011 80th Street, Kenosha, WI 53142



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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



Phone: 262.694.2327



www.beardevelopment.com

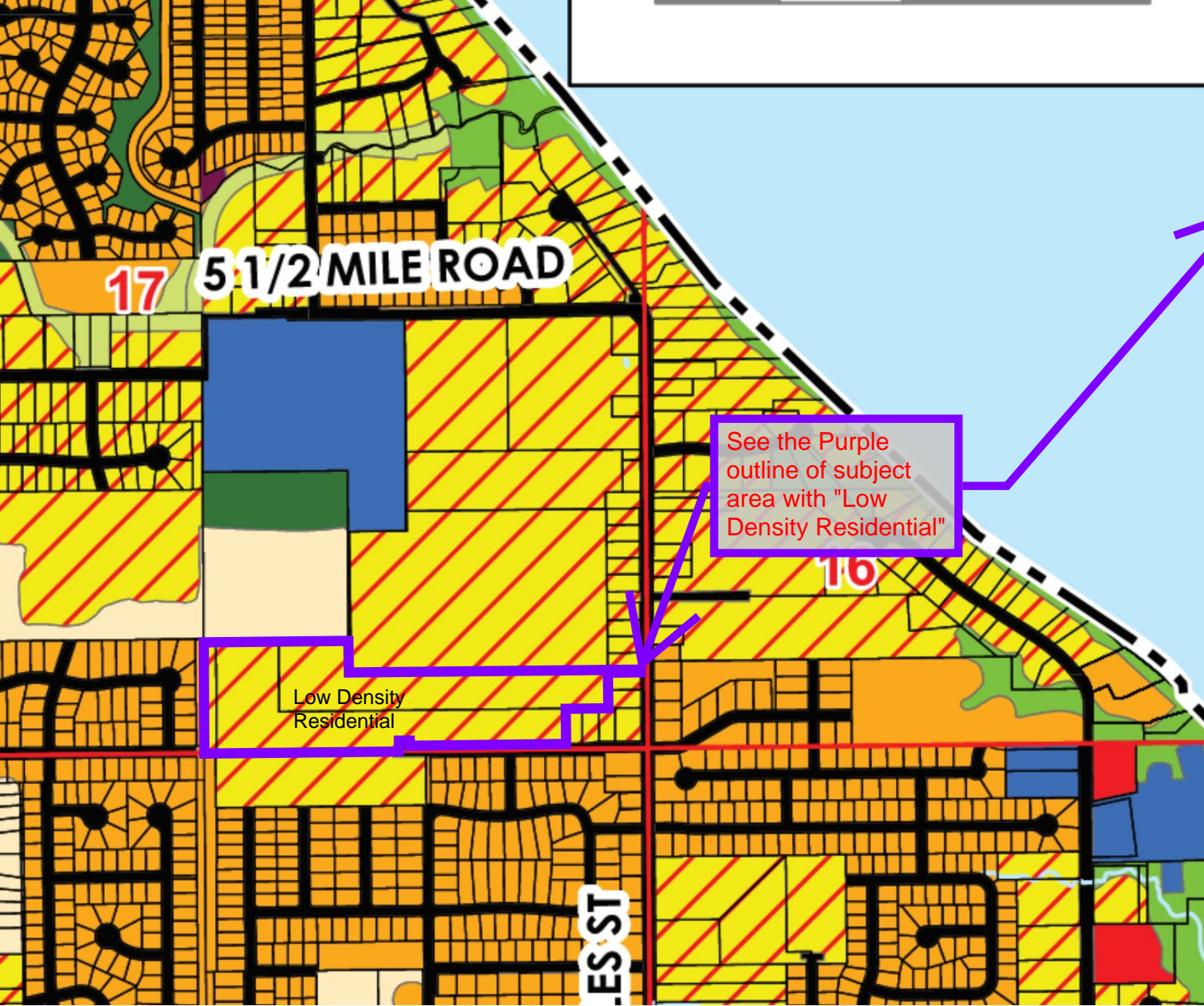


4011 80th Street, Kenosha, WI 53142

VILLAGE OF CALEDONIA RECOMMENDED LAND USE

MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR

- LOW DENSITY RESIDENTIAL (19,000 SF T
- MEDIUM DENSITY RESIDENTIAL (6,200 S
- HIGH DENSITY RESIDENTIAL (LESS THAI
- COMMERCIAL
- OFFICE PARK
- MIXED USE - COMMERCIAL AND RESIDE
- INDUSTRIAL
- INDUSTRIAL/BUSINESS PARK
- TRANSPORTATION, COMMUNICATION AN
- STREET AND HIGHWAYS
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- EXTRACTIVE
- LANDFILL
- AGRICULTURAL, RURAL RESIDENTIAL, A
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDO
- ISOLATED NATURAL RESOURCE AREA
- OTHER OPEN LANDS
- MUNICIPAL BOUNDARIES
- SECTION BOUNDARY
- PARCELS
- SURFACE WATER



See the Purple outline of subject area with "Low Density Residential"

Low Density Residential

caledonia WI V\17C031.01 -1-94 Corridor Study\GIS\mxd\17C031.01
Recommended Land Use Plan 2035 08202018.mxd

750 1,500 3,000 Feet

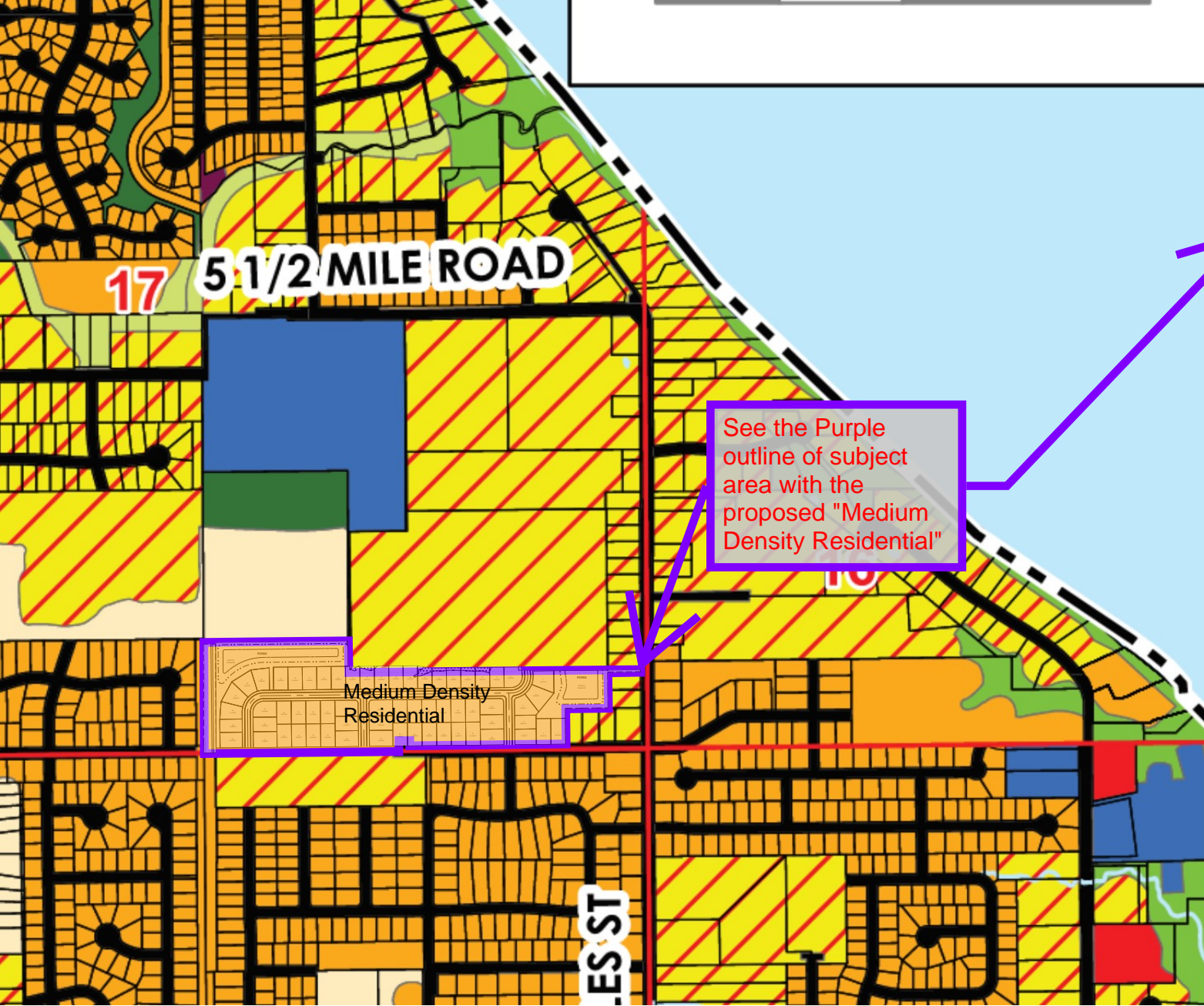


VILLAGE OF CALEDONIA RECOMMENDED LAND USE

MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR

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-  SECONDARY ENVIRONMENTAL CORRID
-  ISOLATED NATURAL RESOURCE AREA
-  OTHER OPEN LANDS

-  MUNICIPAL BOUNDARIES
-  SECTION BOUNDARY
-  PARCELS
-  SURFACE WATER



See the Purple outline of subject area with the proposed "Medium Density Residential"

Medium Density Residential

caledonia WI V17C031.01 -1-94 Corridor Study\GIS\mxd\17C031.01
Recommended Land Use Plan 2035 08202018.mxd

750 1,500 3,000 Feet



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 8th, 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.

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



4011 80th Street, Kenosha, WI 53142



PLAN COMMISSION REPORT

Proposal: Rezone

Description: Consider an amendment to the Village’s Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for the two parcels located north of 1913 5 Mile Road, changing the land use category from Low Density Residential to Medium Density Residential to accommodate the rezoning to R-5, Single-Family Residential District for future single-family residential development.

Applicant(s): Dan Szczap

Address(es): 5 Mile Road & Charles Street

Suggested Motions: **REZONE**
That the Plan Commission recommends to the Village Board that the two properties located North of 1913 5 Mile Road (Parcel ID Nos. 104-04-23-17-081-000, 104-04-23-17-077-000) be rezoned from R-3, Single-Family Residential District, to R-5, Single-Family Residential District for the following reasons:
1. The rezone promotes flexible density and is in an area with existing infrastructure and services.
2. The 2035 Land Use Plan designates this property as Medium Density Residential. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Owner(s): Thomas Tree Plantation LLC

Tax Key(s): 104-04-23-17-081-000, 104-04-23-17-077-000

Lot Size(s): 14.83 & 12.57 acres

Current Zoning District(s): R-3, Single Family Residential District

Overlay District(s): None

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Low Density Residential

Overview

The applicant is requesting a Land Use Amendment and subsequent rezoning for the development of a single-family residential subdivision on approximately ±27.4 acres consisting of two parcels. Located directly north of 1913 5 Mile Road, this land was previously operated as the Thomas Tree Farm.

Rezoning Request

Proposed Rezoning

The applicant is also seeking to rezone the parcels from **R-3, Single-Family Residential District**, to **R-5, Single-Family Residential District**. The R-5 zoning designation will accommodate the proposed density for the single-family residential subdivision.

Zoning Context

The proposed R-5 zoning aligns with nearby zoning and land use patterns:

- **West:** The adjacent subdivision is zoned **R-4, Single-Family Residential District**, allowing up to 3 dwelling units per acre.
- **South:** Adjacent to the south, zoning includes **R-3a, Single-Family Residential District**, which permits 3.23 dwellings per net acre.
- **South (Adjacent Parcel):** One parcel is split-zoned, with the western portion designated **B-1, Neighborhood Business District**, and the eastern portion as **R-3, Single-Family Residential**.

The proposed R-5 zoning is compatible with neighboring subdivisions and supports the applicant’s objective for housing density.



Recommendation for Rezoning

The proposed rezoning to R-5 is consistent with surrounding residential densities and is supported by both the Land Use Plan's objectives and state law requirements. Approval of the R-5 zoning change would enable the applicant to proceed with the planned residential subdivision, ensuring alignment with the development goals for this area.

Conclusion

The requested **Land Use Amendment** to medium-density residential and subsequent **rezoning to R-5, Single-Family Residential District**, meet the requirements of local planning regulations, supports Comprehensive Plan goals, and are compatible with adjacent land uses. Approval of these requests is recommended to enable the applicant's development on the former Thomas Tree Farm property.

Respectfully submitted:



Peter Wagner, AICP
Development Director

