
F-STREET CALEDONIA

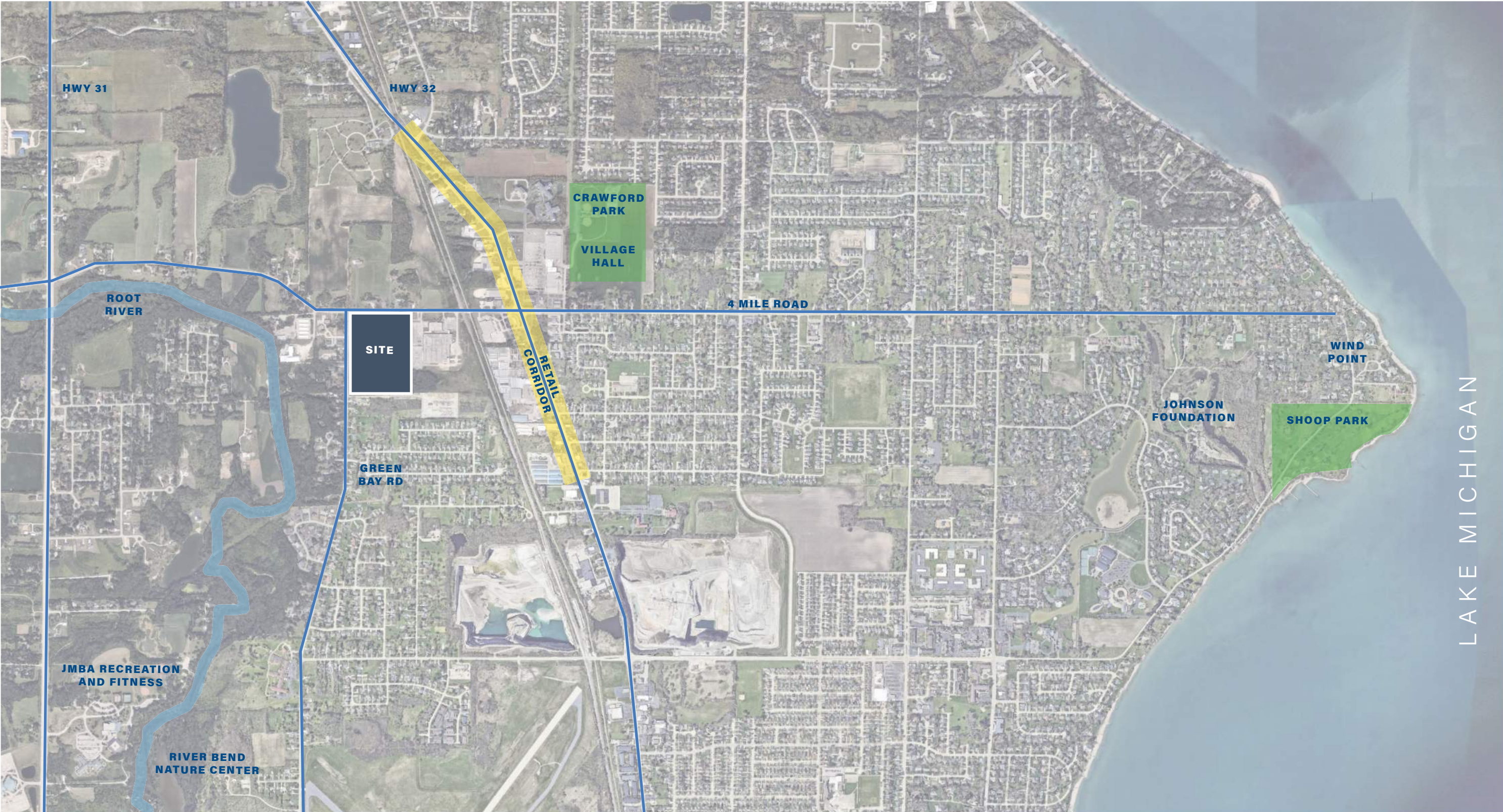
VILLAGE OF CALEDONIA, WISCONSIN
BUILDING SITE OPERATION PLAN

Kahler Slater

JANUARY 26, 2026



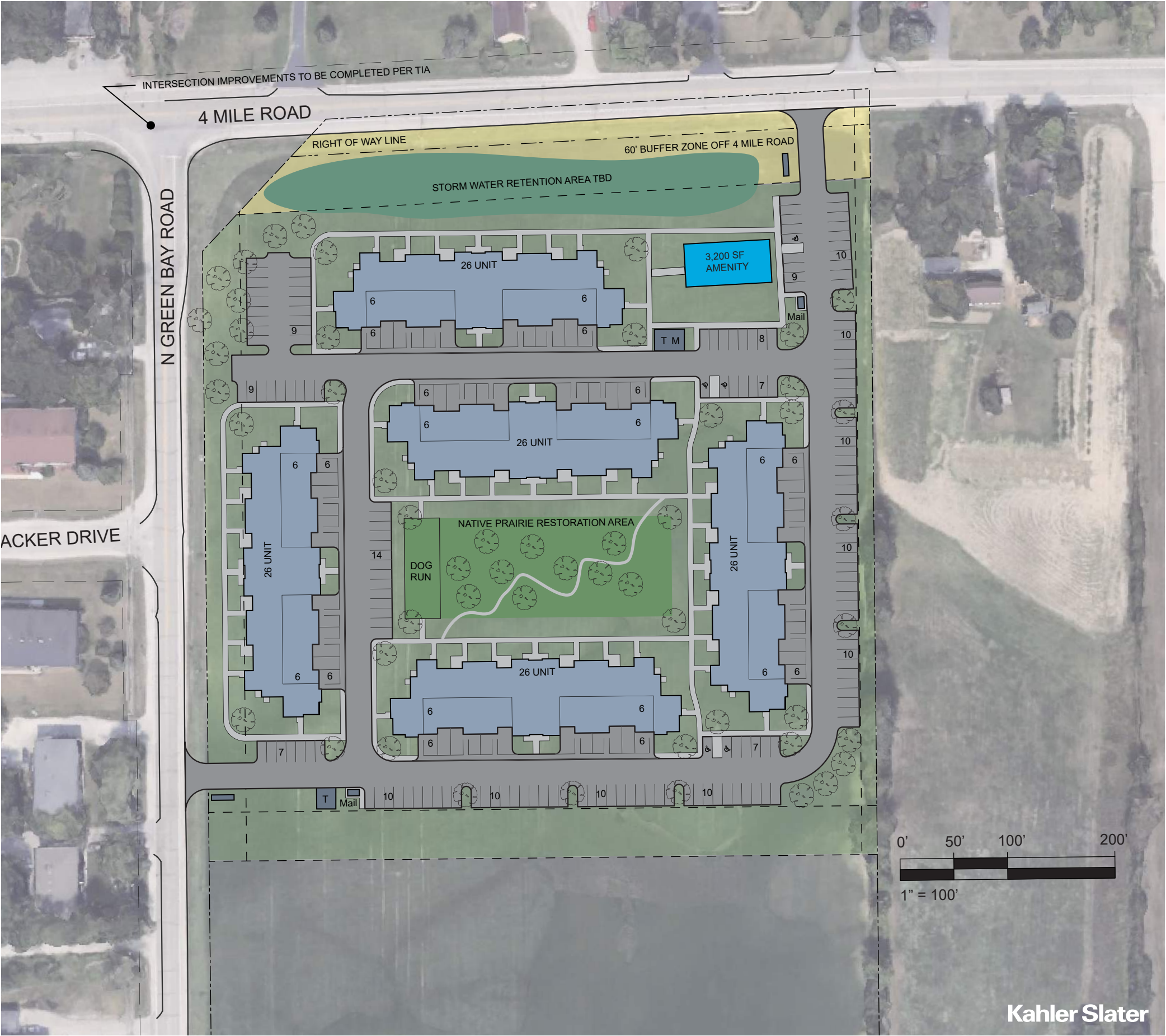
S I T E C O N T E X T



PROJECT LOCATION



S I T E C O N C E P T



5 MULTIFAMILY BUILDINGS

5x 26-unit buildings
Total 130 units
9 acres
14.4 units per acre

UNIT MIX

10	Studio	(8%)
70	1 Bed	(54%)
30	2 Bed	(23%)
20	2 Bed TH	(15%)

PARKING 2:1 UNITS

60 attached garage stalls
60 apron stalls
160 surface stalls
Net 280 parking stalls

LOT AREA

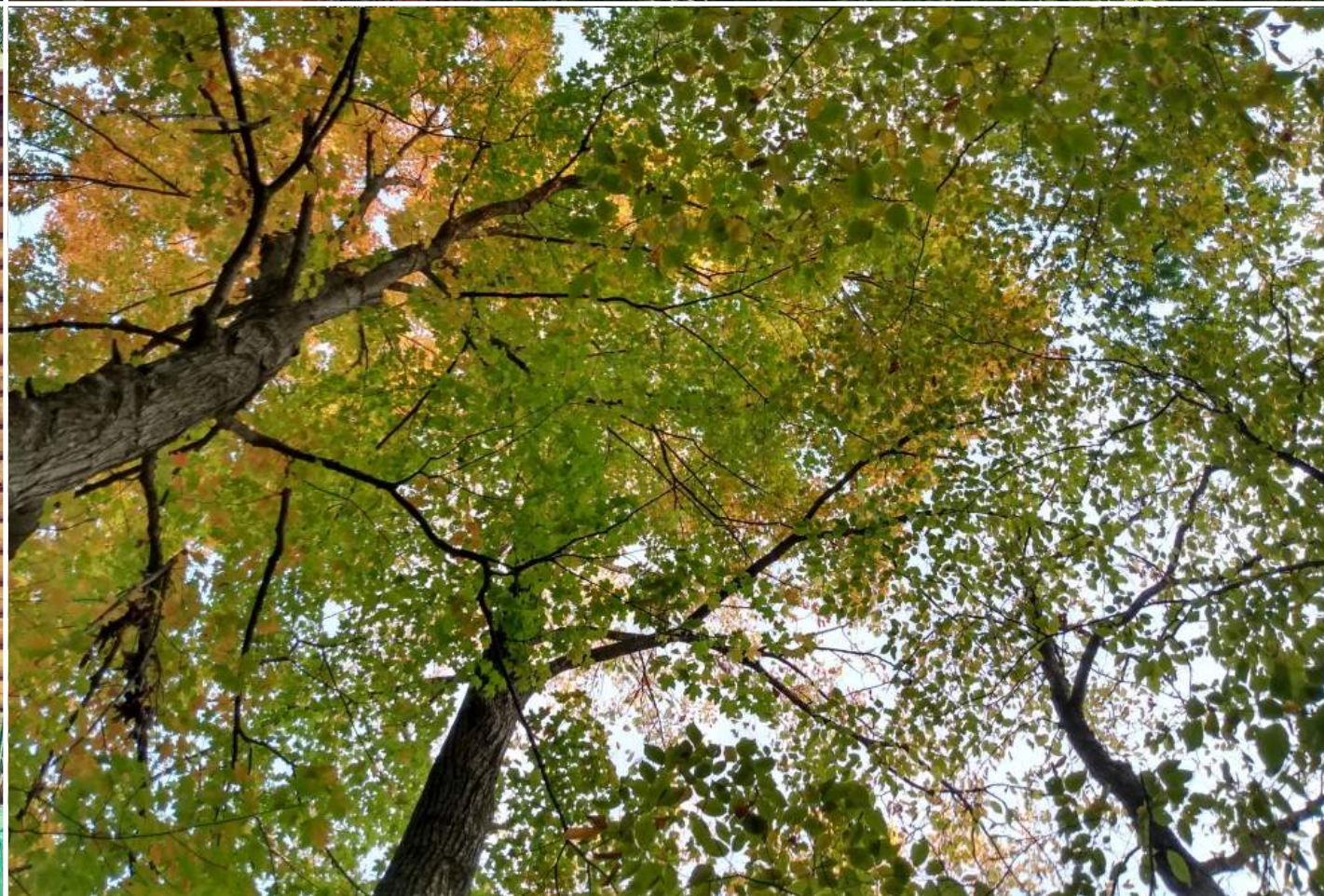
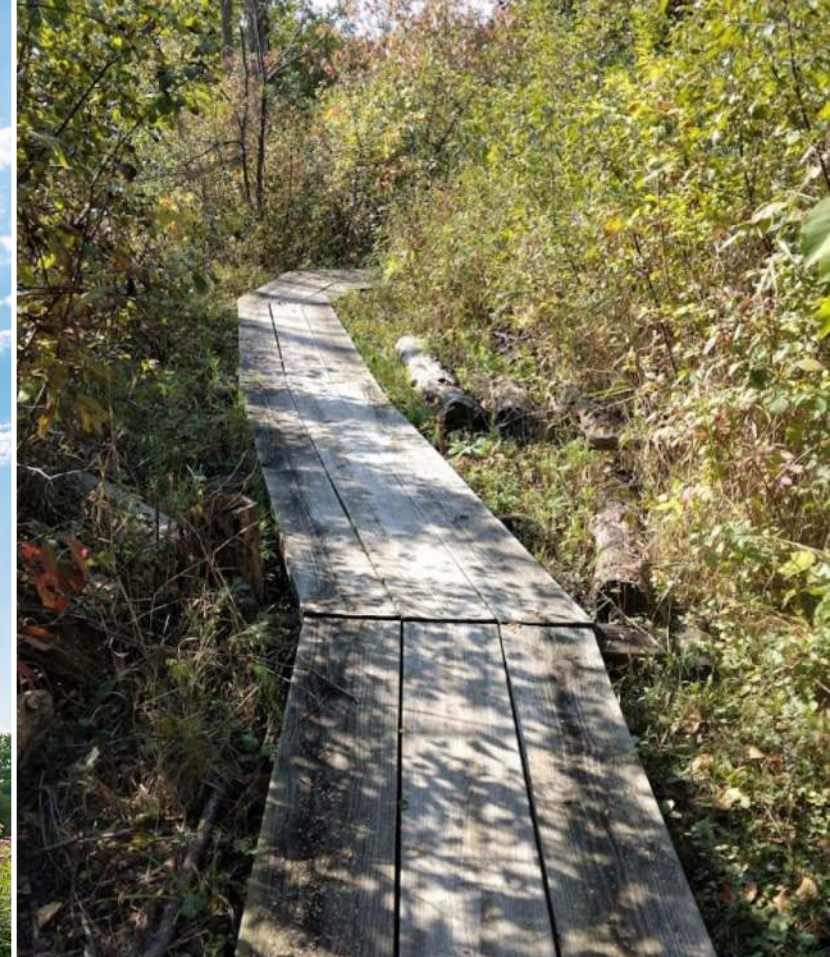
393,000 sf provided
345,000 sf required

Kahler Slater



SITE PLAN CONCEPT: AERIAL RENDERING

AREA INSPIRATION



CALEDONIA



MOOD IMAGES



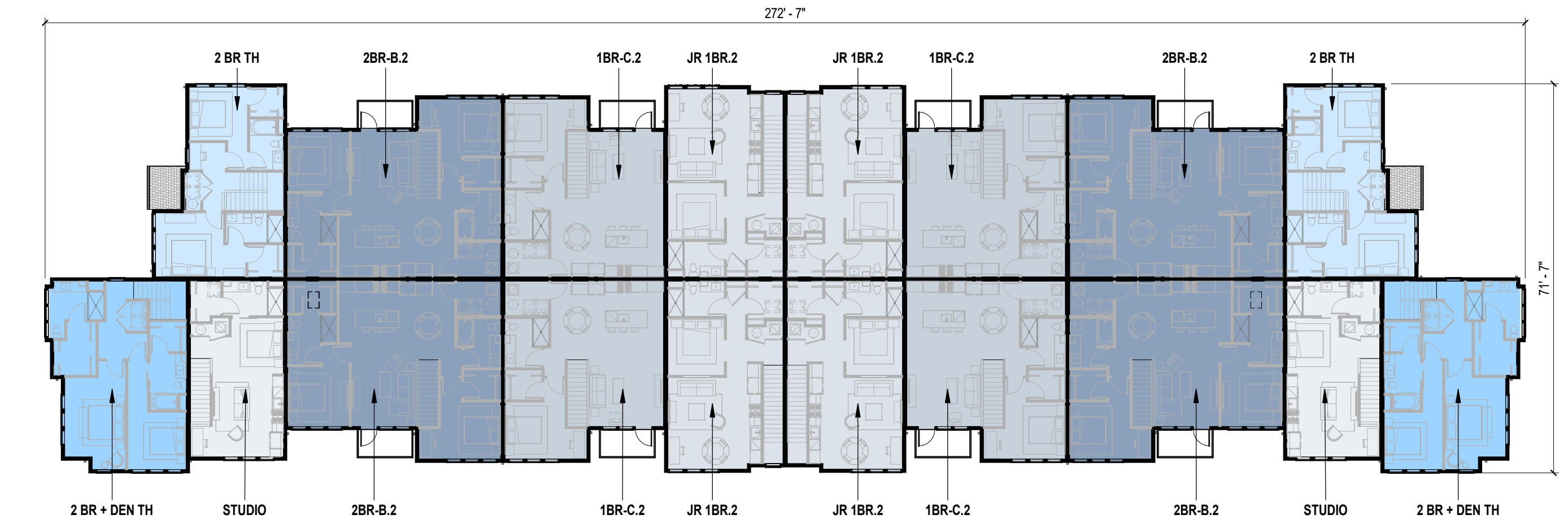
PRECEDENTS

BUILDING CONCEPT



APARTMENT BUILDING RENDERING

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1 SECOND FLOOR PLAN
1" = 20'-0"



APARTMENT BUILDING ELEVATIONS



ELEVATION 3
1" = 20'

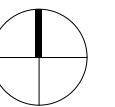
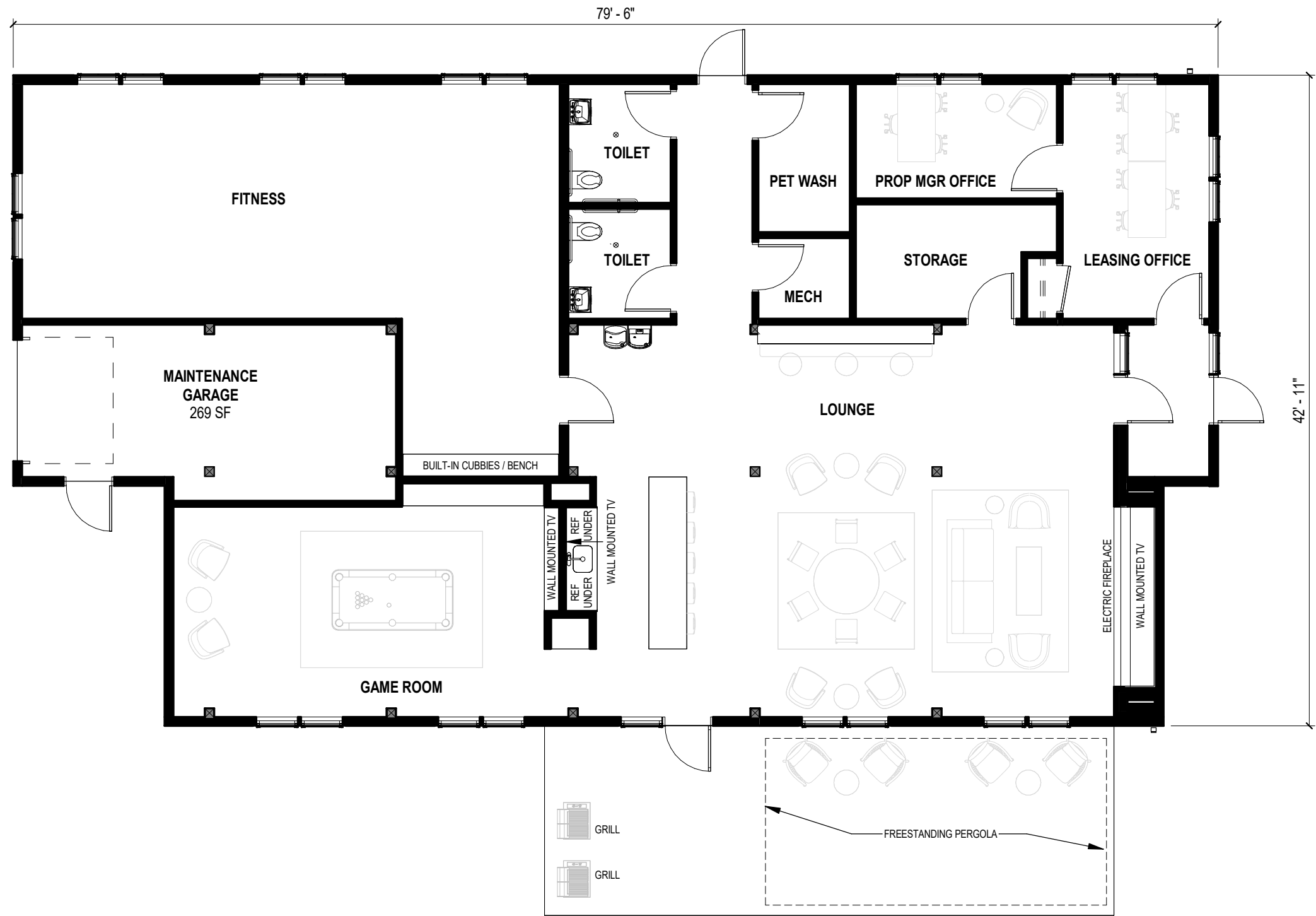
PALETTE

- A ASPHALT DIMENSIONAL SHINGLE**
Certaineed - Moire Black
- B METAL ROOF**
Standing seam, Dark Bronze
- C GUTTERS AND DOWNSPOUTS**
Dark Bronze
- D FIBER CEMENT SIDING - BOARD AND BATTEN**
JH Magnolia Collection - Chiseled Green
- E FIBER CEMENT SIDING - LAP**
JH Magnolia Collection - Peppery Ash
- F FIBER CEMENT SIDING - LAP**
JH Magnolia Collection - Eucalyptus Green
- G WINDOWS**
White
- H FIBER CEMENT TRIM**
Match adjacent siding, varies
- I DOORS**
White
- J MASONRY VENEER**
US Stone - Prairie Shell, Splitface, Bradford pattern
- K ROOF AND BALCONY FASCIA**
JH Magnolia Collection - Peppery Ash
- L GARAGE DOORS**
Painted to match JH Chiseled Green



CLUBHOUSE BUILDING RENDERING

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NORTH

1 FLOOR PLAN
1/8" = 1'-0"



CLUBHOUSE BUILDING ELEVATIONS

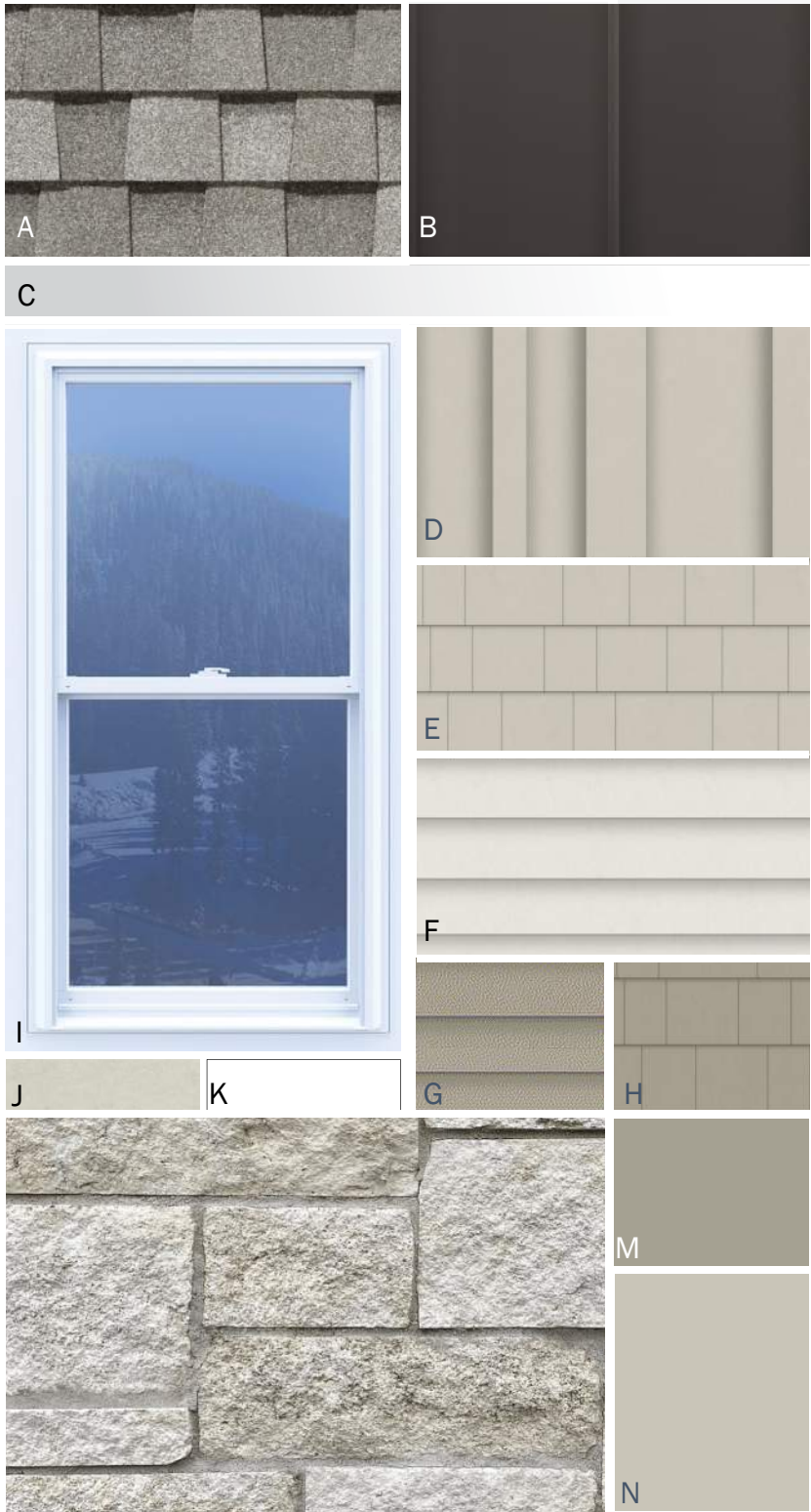


ELEVATION 3
1" = 10'



ELEVATION 4
1" = 10'

CLUBHOUSE BUILDING ELEVATIONS



PALETTE

- A ASPHALT DIMENSIONAL SHINGLE**
Certainteed - Cobblestone Gray Max Def
- B METAL ROOF**
Standing seam, Dark Bronze
- C GUTTERS AND DOWNSPOUTS**
White
- D FIBER CEMENT SIDING - BOARD AND BATTEN**
JH Statement Collection - Cobblestone
- E FIBER CEMENT SIDING - SHAKE**
JH Statement Collection - Cobblestone
- F FIBER CEMENT SIDING - LAP**
JH Statement Collection - Arctic White
- G FIBER CEMENT SIDING - LAP**
JH Statement Collection - Monterey Taupe
- H FIBER CEMENT SIDING - SHAKE**
JH Statement Collection - Monterey Taupe
- I WINDOWS**
White
- J FIBER CEMENT TRIM**
Match adjacent siding, varies
- K DOORS**
White
- L MASONRY VENEER**
US Stone - Prairie Shell, Splitface, Bradford pattern
- M ROOF AND BALCONY FASCIA**
JH Statement Collection - Monterey Taupe
- N GARAGE DOORS**
Painted to match JH Cobblestone