



## PLAN COMMISSION REPORT

Proposal: Conditional Use

Description: Review a request for a conditional use allowing the construction of a residential apartment building consisting of more than eight units for the proposed multi-family residential development on the parcel located on the southeast corner of 4 Mile & N. Green Bay Road.

Applicant(s): Nick Jung

Address(es): N. Green Bay Road

**Suggested Motion:** That the Plan Commission recommends to the Village Board that a conditional use allowing the construction of a residential apartment building consisting of more than eight units for the parcel located on the southeast corner of 4 Mile & N. Green Bay Road be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposal is consistent with the 2035 Comprehensive Plan land use designation of High Density Residential.

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Owner(s): F Street Caledonia, LLC

Tax Key(s): 104-04-23-30-001-010

Lot Size(s): ±9.43 acres

Current Zoning District(s): RM-1, Multi-Family Residential

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: High Density Residential

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**Background:** The applicant is requesting a Conditional Use Permit to construct a total of 130 residential units distributed among five apartment buildings on the parcel located at the southeast corner of 4 Mile Road and N. Green Bay Road. The subject parcel is currently vacant and was previously utilized for agricultural purposes. The lot was created through Certified Survey Map No. 3664 (Lot 1), approved by Resolution 2025-035 and recorded in January 2026.

**CONDITIONAL USE REVIEW**

The requested use is a conditional use within the RM-1 Zoning District and is consistent with the Village’s land use map designation of High Density Residential. The proposal is compatible with the surrounding area, which includes a mix of multi-family residential, medium density single-family residential, manufacturing, and commercial uses.

The applicant submitted a brief narrative describing the development. All five proposed residential buildings are two stories in height and contain 26 units each. The projected population is estimated to be between 190 and 200 residents, with an additional two to four employees associated with the on-site management office located within the clubhouse building. The site plan features 280 parking stalls, consisting of attached garage spaces, driveway apron spaces, and surface parking spaces.

This report includes a concept plan illustrating the proposal, including building design, access points, parking layout, and stormwater retention areas. If the Conditional Use Permit request is approved, the applicant will be required to submit a detailed building, site, and operation plan for Plan Commission review and Village Board approval prior to the issuance of building permits. All plans must comply with applicable Village regulations.


Staff has outlined the conditions of approval for the requested conditional use in Exhibit A. If the Plan Commission is comfortable with the proposed conditional use, staff has drafted a suggested motion shown on the first page of this report.

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Prepared by:

  
Natalia Nery de Farias  
Planner & Zoning Administrator

Respectfully submitted:

  
Peter Wagner, AICP  
Development Director

# Exhibit A: Conditions and Restrictions

Applicant: Nick Jung  
Property Address(es): N. Green Bay Road  
Parcel ID No.: 104-04-23-30-001-010

Approved by Plan Commission:  
Approved by Village Board:

## 1. LEGAL DESCRIPTION

Lot 1 of CSM No. 3664. That part of the Northeast ¼ of the Northeast ¼ of Section 30, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin.

## 2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this conditional unless modified as set forth herein.
- B. The conditional use as set forth in the application, narrative, and concept site plans received January 26, 2026 are incorporated hereby by reference and shall be modified to comply with these conditions and restrictions.
- C. A precise detailed site plan for the area affected by the conditional use shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

### 1) **General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
- i) Location(s) and future expansion
- ii) Number & type(s) of dwellings
- iii) Number of garage & surface parking spaces
- iv) Dimensions
- v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

### 2) **Landscape Plan**

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

### 3) **Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

### 4) **Lighting Plan**

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

### 5) **Grading, Drainage and Stormwater Management Plan**

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

### 6) **Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

- D. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- E. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's Public Services Director for approval, if required. The Caledonia Utility District approval must be received prior to the issuance of any building permits.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed in the RM-1, Multi-Family Residential zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code.
- B. The development shall consist of the construction and operation of 130 apartment units divided among five multi-family buildings.
- C. Solid waste collection and recycling shall be the responsibility of the applicant.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.

4. PARKING AND ACCESS

Parking areas shall be in accordance with Title 16, Chapter 12 of the Municipal Code.

5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with Title 16, Chapter 10, Section 4 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

6. SETBACKS

The external setbacks shall be at least as follows:

	Street Setback	Rear Setback	Side Setback
Principal Structure	35 ft	50 ft	20 ft
Accessory Structure	35 ft	50 ft	20 ft
Parking	15 ft	0 ft	0 ft

7. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the resolution if a building permit has not been issued for this use and substantial work has not commenced. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

Compliance with all other applicable Village, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

9. STORMWATER

The applicant must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Public Services Director before permits are issued.

10. FIRE DEPARTMENT APPROVAL

Applicant shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.

11. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

The applicant must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts, is required. A Utility Plan with Specifications shall be submitted for review, approval, and be in compliance with all Village & Utility District requirements, as determined by the Public Services Director before permits are issued. All buildings shall connect to public sanitary sewer and water prior to occupancy.

12. ROADWAY IMPROVEMENTS

Improvement plans to the 4 Mile Road and North Green Bay Road corridor shall be submitted as part of this development and be reviewed, approved, and installed prior to the issuance of Occupancy Permits. Such improvements must be consistent with the Traffic Impact Analysis (TIA) prepared for the area, the Development Agreement, and Village Staff recommendations applicable to this development.

13. SIGNAGE

The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Please contact Village Zoning staff for advertising sign regulations and permit procedures. Banners, balloons, flashing or animated signs are prohibited.

14. NO ACCUMULATION OF REFUSE AND DEBRIS

Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.

15. PROPERTY MAINTENANCE REQUIRED

A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved. All drives and parking areas shall be maintained in a dust-free condition.

16. PERFORMANCE STANDARDS

The applicant must comply with the provisions of Title 16, Chapter 10, Section 4 of the Municipal Code, as adopted by the Village of Caledonia and any conditions established by subsequent Conditional Use Approvals.

17. ACCESS

The applicant must allow any Village or Racine County employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.

18. COMPLIANCE WITH LAW

The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.

19. REIMBURSE VILLAGE COSTS

Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning and Conditional Use approval including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.

20. AMENDMENTS TO CONDITIONAL USE

No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

21. BINDING EFFECT

These conditions bind and are applicable to the Applicant, property owner, successor and assigns, owner's association(s) and any other users of the Property with respect to the uses on the Property.

22. VIOLATIONS & PENALTIES

Any violations of the terms of these conditions and restrictions of this Conditional Use shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. If the owner, applicant or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the Village shall have the right to initiate revocation procedures for this Conditional Use, subject to the provisions of paragraph 9 herein. Nothing herein shall preclude the Village from commencing an action in Racine

County Circuit Court to enforce the terms of this Conditional Use or to seek an injunction regarding any violation of this Conditional Use or any other Village ordinances.

23. REVOCACTION

Should an applicant, its heirs, successors or assigns and any other users of the property fail to comply with the conditions and restrictions of the approval issued by the Village Board, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in the Municipal Code.

24. AGREEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the Village or terminated by mutual agreement of the Village and the owner, and their subsidiaries, related entities, successors and assigns. Therefore, F Street Caledonia, LLC; its heirs, successors, and assigns, including all users, future owners, occupants and owner's association(s), are responsible for full compliance with the above conditions.

25. SUBSEQUENT OWNERS

It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

DRAFT



## BSO Submittal Narrative

1. Nick Jung - F Street Caledonia, LLC
2. Project Contact Info
  - a. Engineer: Pinnacle - Aaron Koch - 262-754-8888
  - b. Architect: Kahler Slater - Peter Bissen - 414-290-3805
3. RM -1 Multi-family
4. Previously farm land
5. Multi-family developments
6. Multi-family
7. Flat land located on the corner of Green Bay Road and 4 Mile Road
8. Projections:
  - a. Residents: 190-200
  - b. Employees: 2-4
  - c. Customers: 0

Units:	130	
Proposed Pervious (SF):	165,000	42.64%
Proposed Impervious (SF):	84,000	21.71%
Proposed Building (SF):	138,000	35.66%
<b>Total SF</b>	<b>387,000</b>	

9. 

Proposed Pervious (Acres):	3.79
Proposed Impervious (Acre	1.93
10. 

Proposed Building (Acres):	3.17
<b>Total Acres</b>	<b>8.9</b>

Density (SF/Unit):	2,977
Density (Units/Acre)	15
FAR	35.66%

11. Operational Items:
  - a. Hours of Operation As a residential multifamily development, the facility operates 24 hours a day, 7 days a week, 365 days a year. Management office hours are typically scheduled for Monday through Friday, 9:00 AM to 6:00 PM, with emergency maintenance staff available on-call outside of these hours.
  - b. Projected Water Usage
    - i. Normal Usage: Based on regional averages for multifamily residential units, the projected normal domestic water usage is estimated at approximately 50–140 gallons per unit per day (GPD).
    - ii. Peak Usage: Peak demand typically occurs during morning (6:00 AM – 9:00 AM) and evening (6:00 PM – 9:00 PM) hours. The estimated Peak Hourly Demand is calculated at a factor of 3.0 to 4.0 times the average daily flow.
12. See TADI report attached with submittal
13. See plans attached with submittal

14. See plans attached with submittal

15. Future Single-Family subdivision to the south (S.R. Mills) - see preliminary site plan attached with submittal

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# F-STREET CALEDONIA

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VILLAGE OF CALEDONIA, WISCONSIN  
BUILDING SITE OPERATION PLAN

**Kahler Slater**

JANUARY 26, 2026



**F STREET**

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# S I T E C O N T E X T

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↓ CITY OF RACINE

# PROJECT LOCATION

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# SITE CONCEPT

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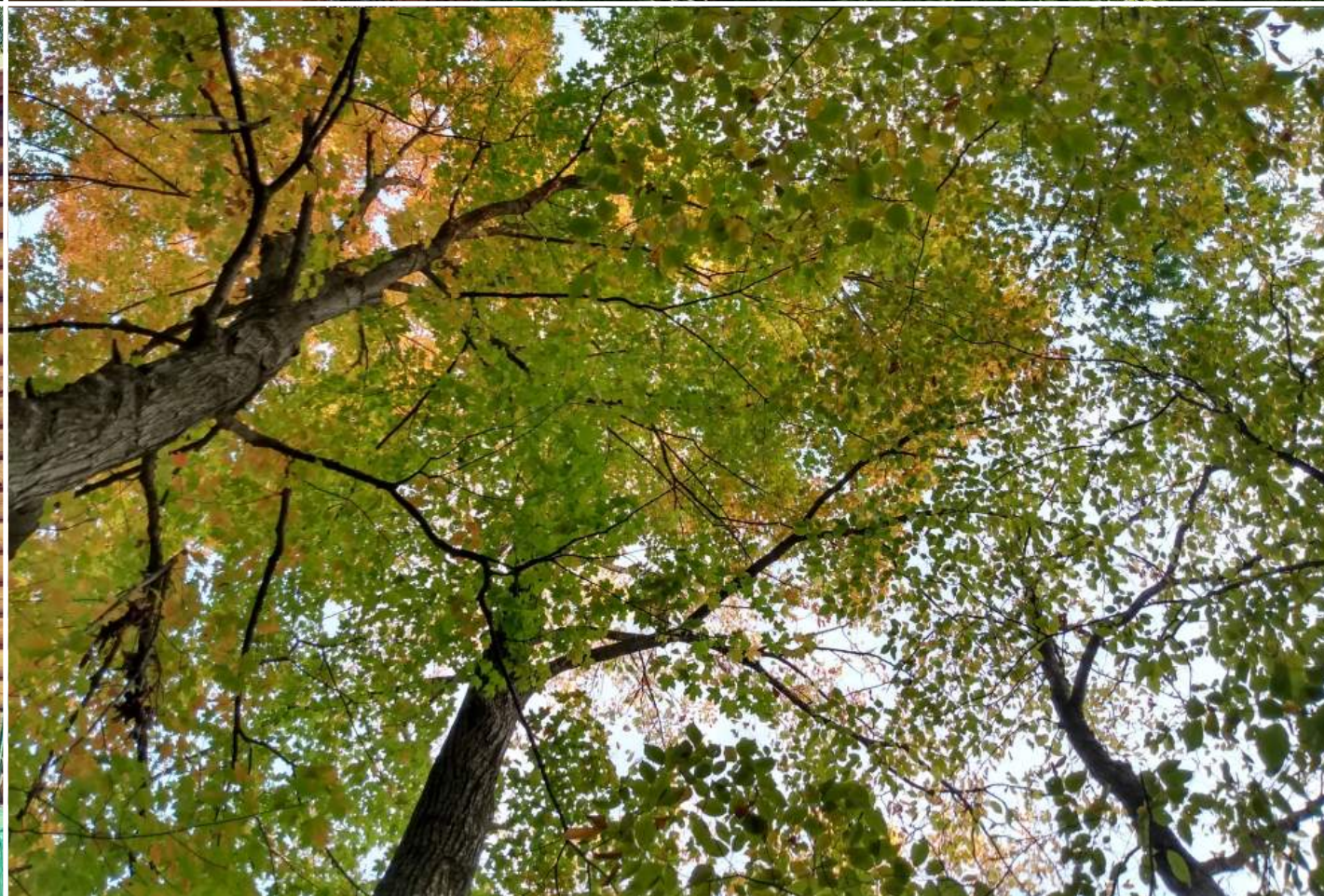
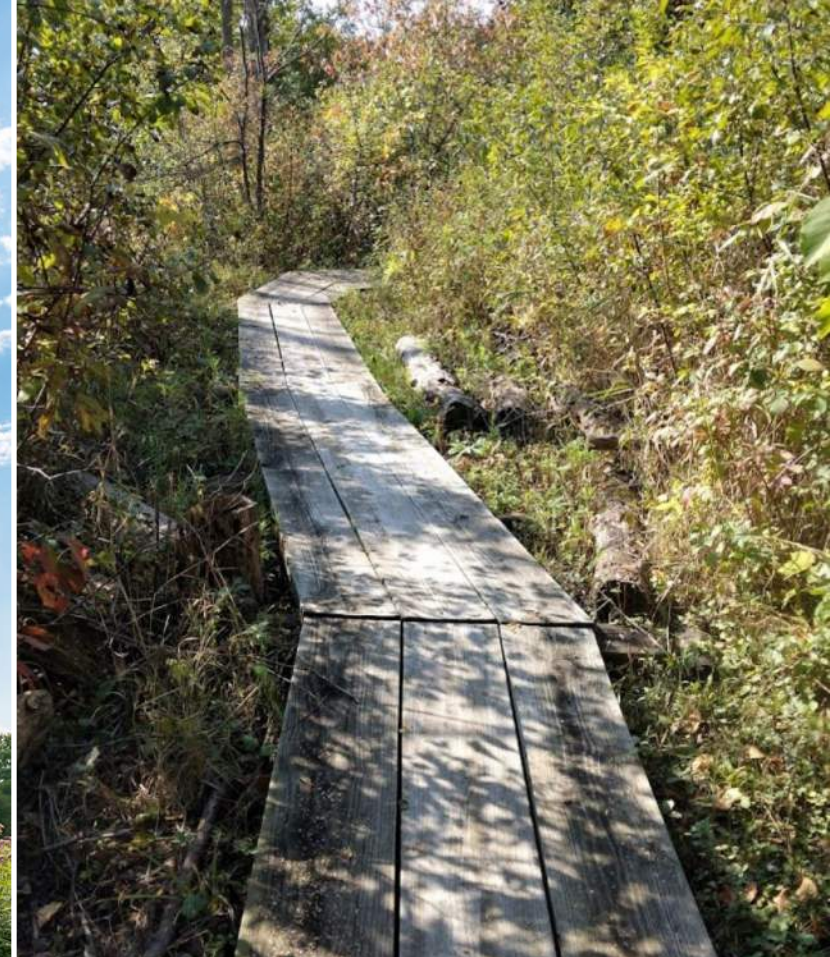


SITE PLAN CONCEPT: AERIAL RENDERING

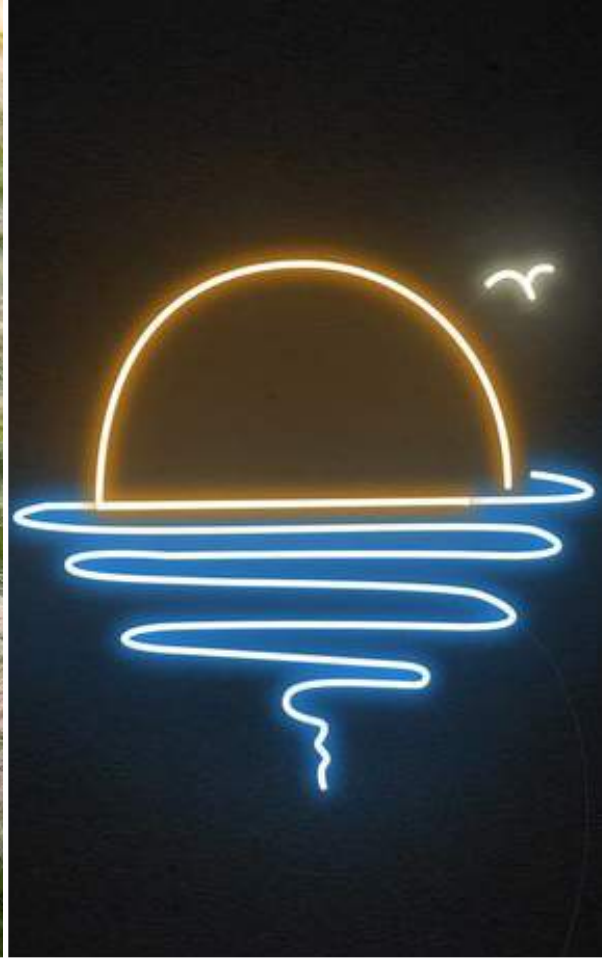
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# AREA INSPIRATION

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CALEDONIA



# MOOD IMAGES



PRECEDENTS

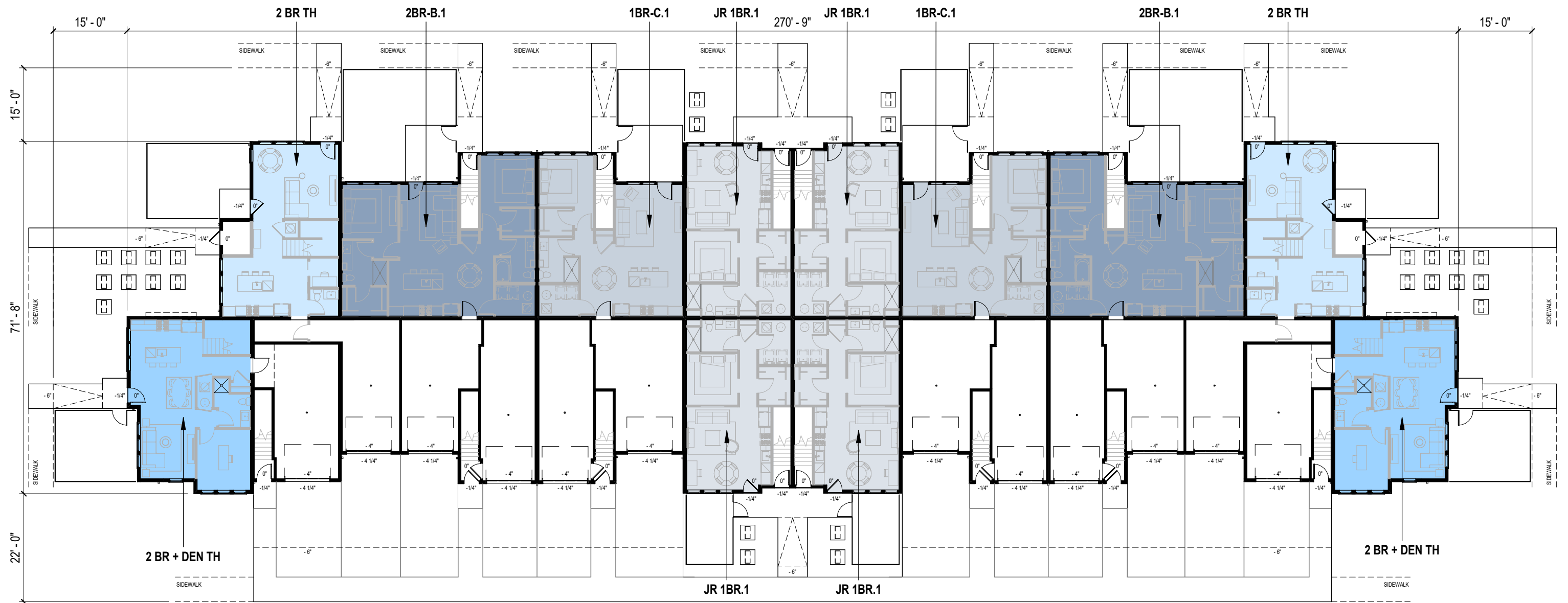
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# BUILDING CONCEPT

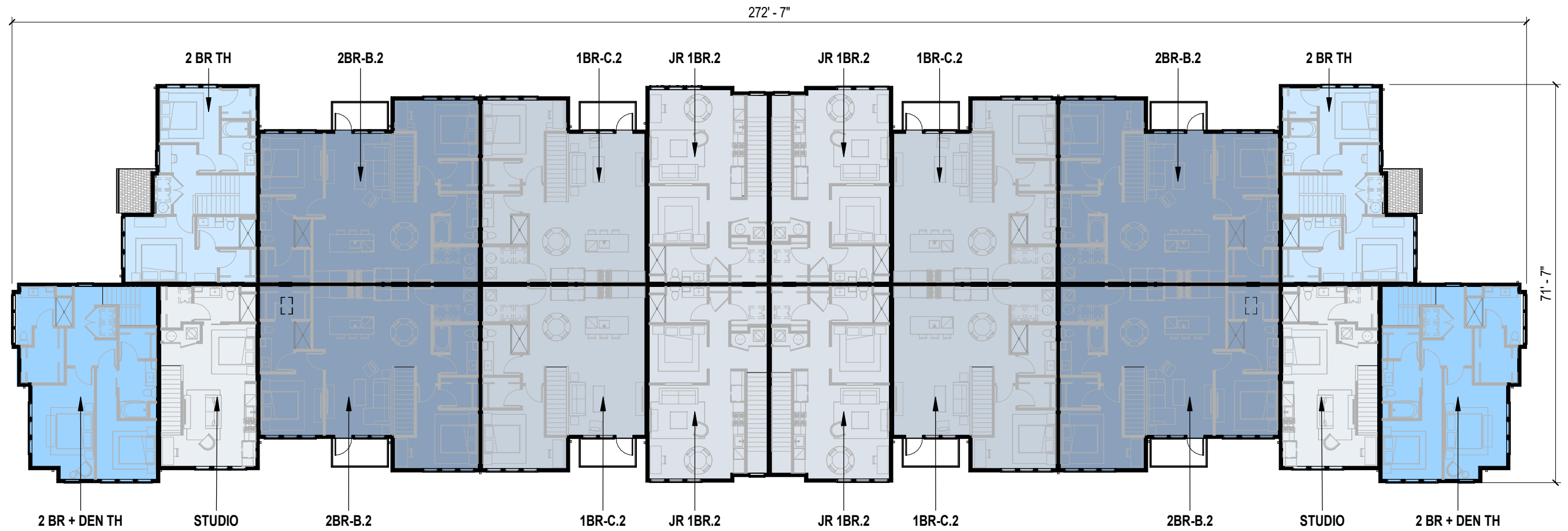
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# APARTMENT BUILDING RENDERING



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



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



ELEVATION 1  
1" = 20'



ELEVATION 2  
1" = 20'



ELEVATION 3  
1" = 20'



ELEVATION 4  
1" = 20'

# APARTMENT BUILDING ELEVATIONS



**ELEVATION 3**  
1" = 20'

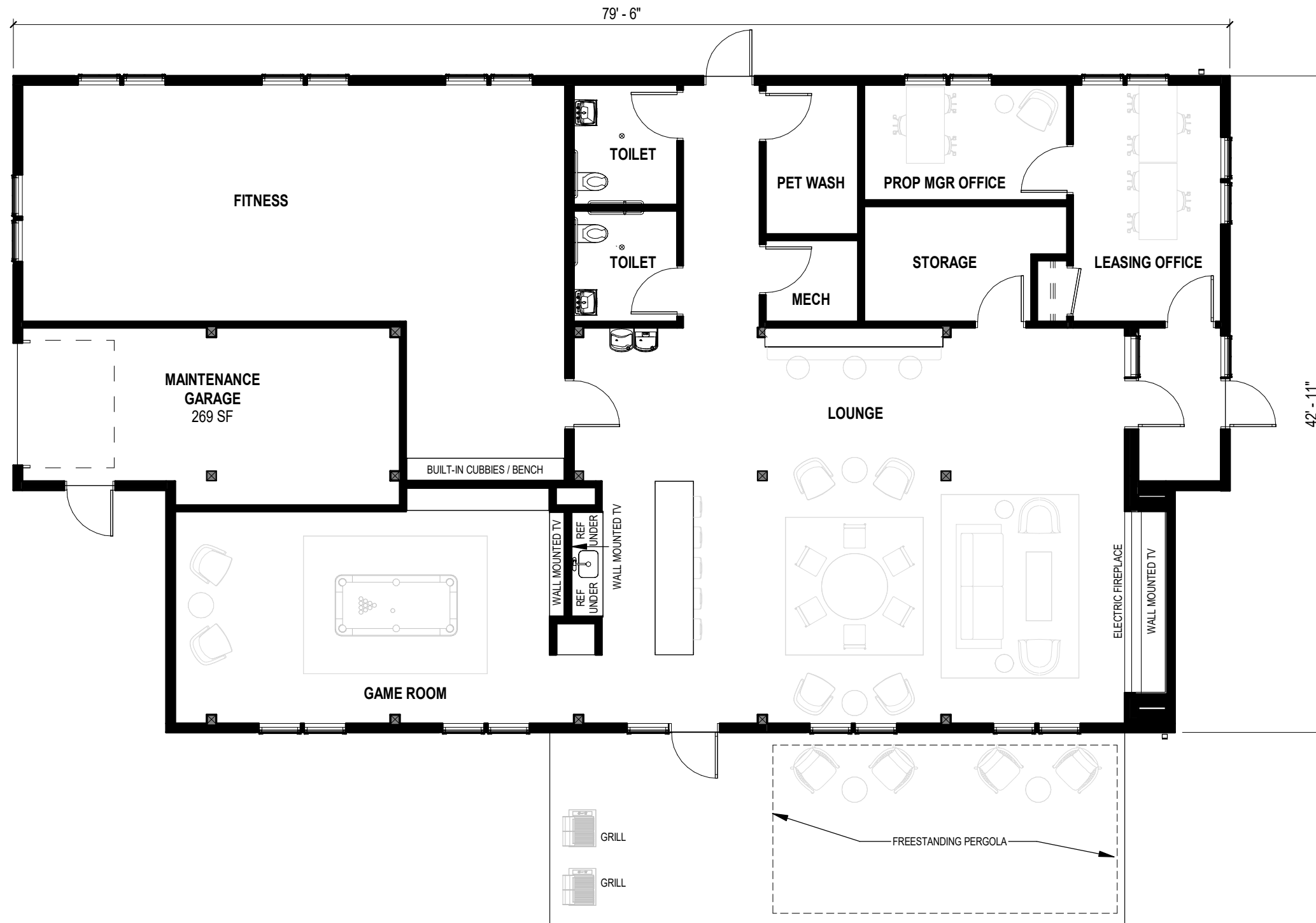
## PALETTE

- 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

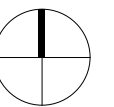


GALEDONIA  
COMMONS

CLUBHOUSE BUILDING RENDERING



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



NORTH



**ELEVATION 1**  
1" = 10'



**ELEVATION 2**  
1" = 10'

**CLUBHOUSE BUILDING ELEVATIONS**

ROOF  
28' - 0"



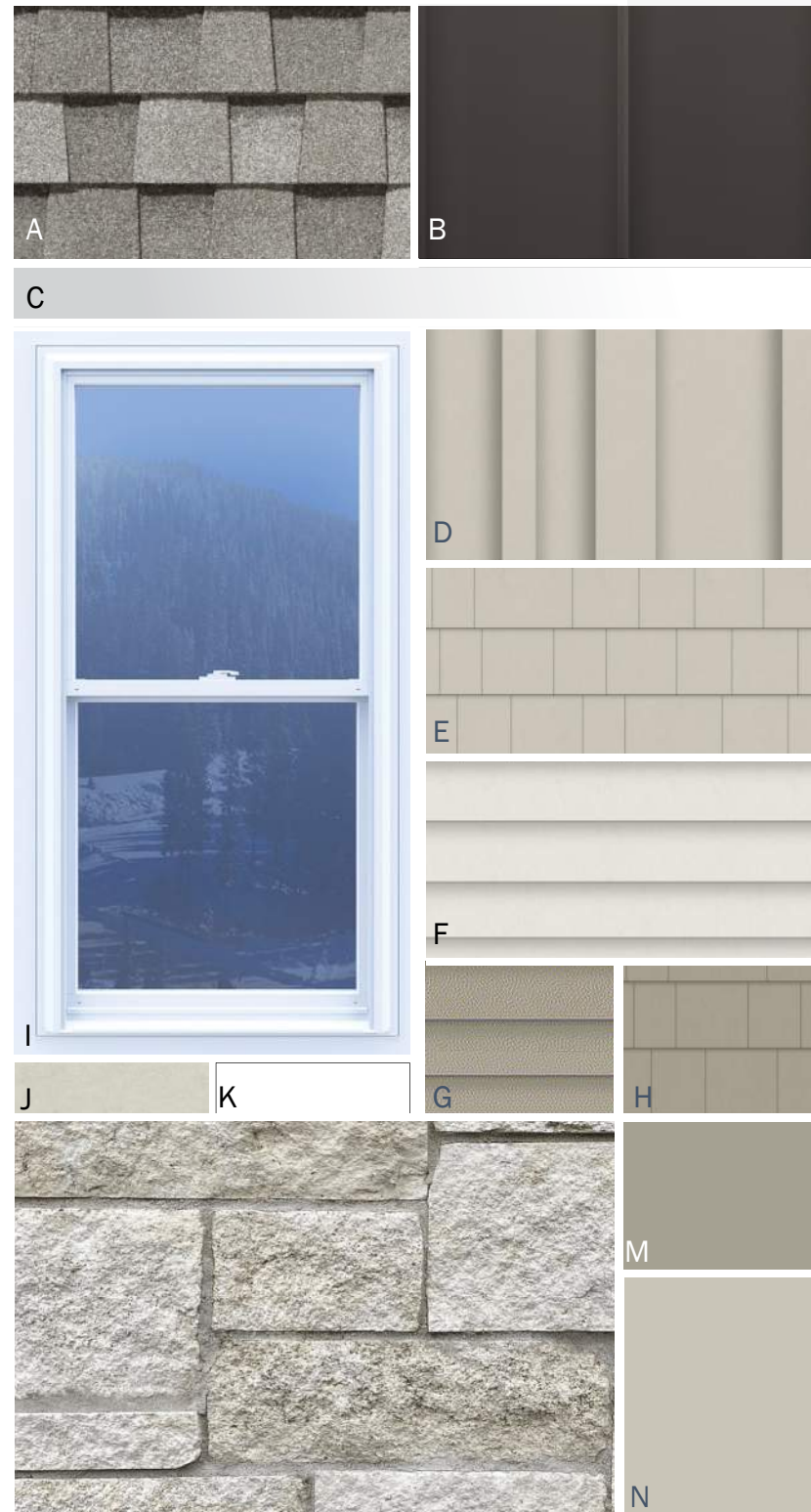
ELEVATION 3  
1" = 10'

ROOF  
28' - 0"



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