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# F-STREET CALEDONIA

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VILLAGE OF CALEDONIA, WISCONSIN  
BUILDING SITE OPERATION PLAN

**Kahler Slater**

MARCH 23, 2026



**F STREET**

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

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LAKE MICHIGAN



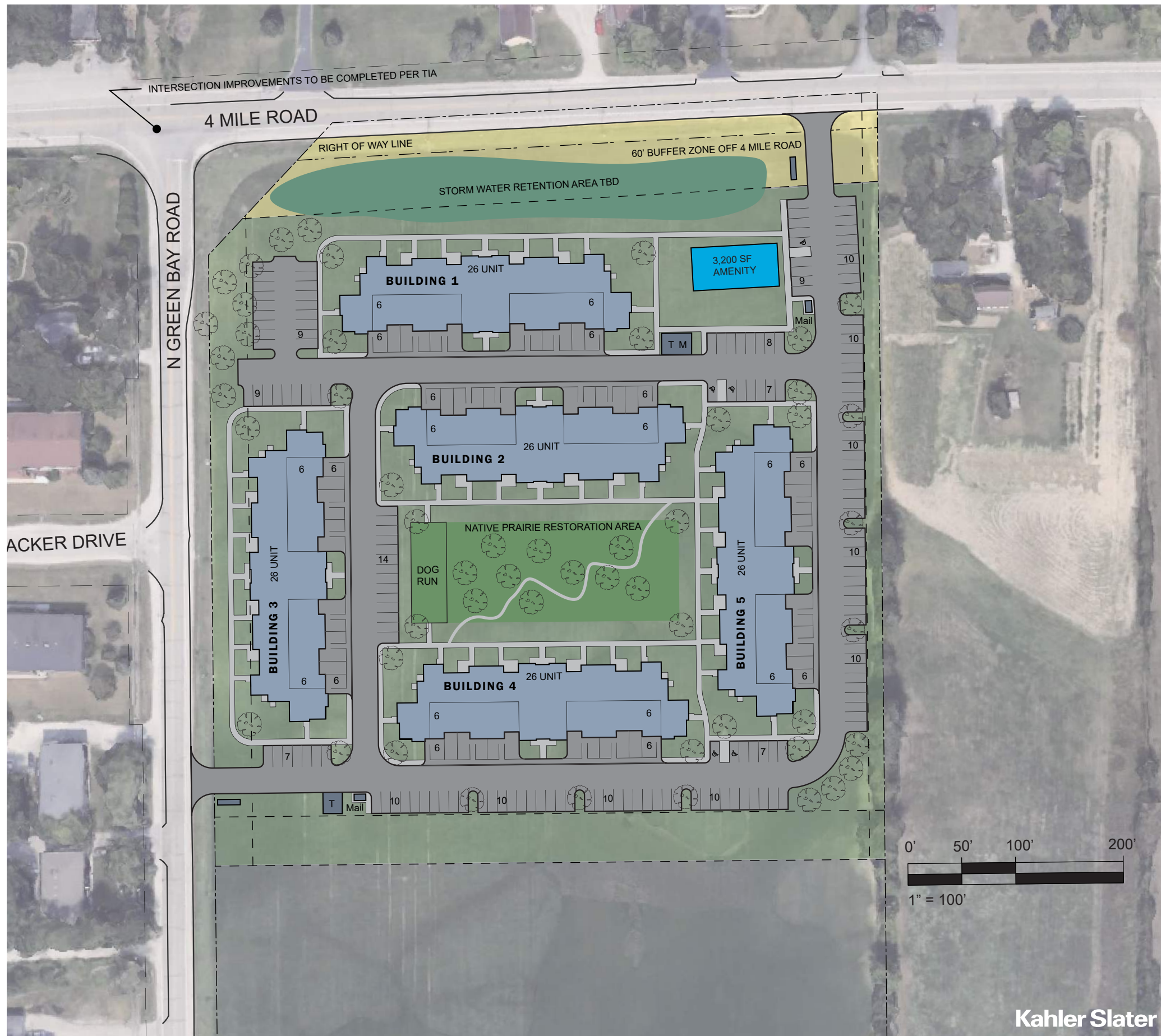
CITY OF RACINE

# PROJECT LOCATION

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

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**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

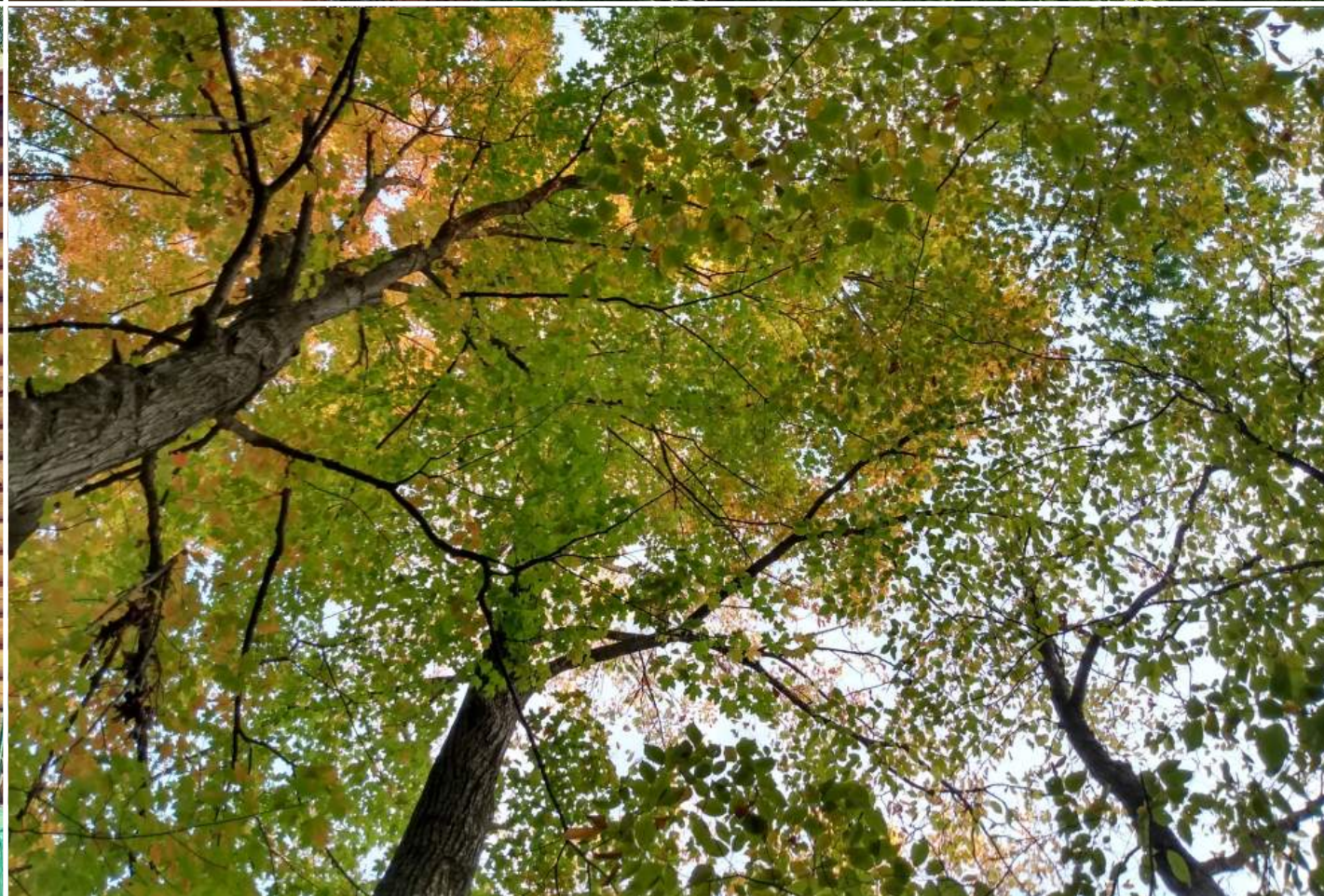
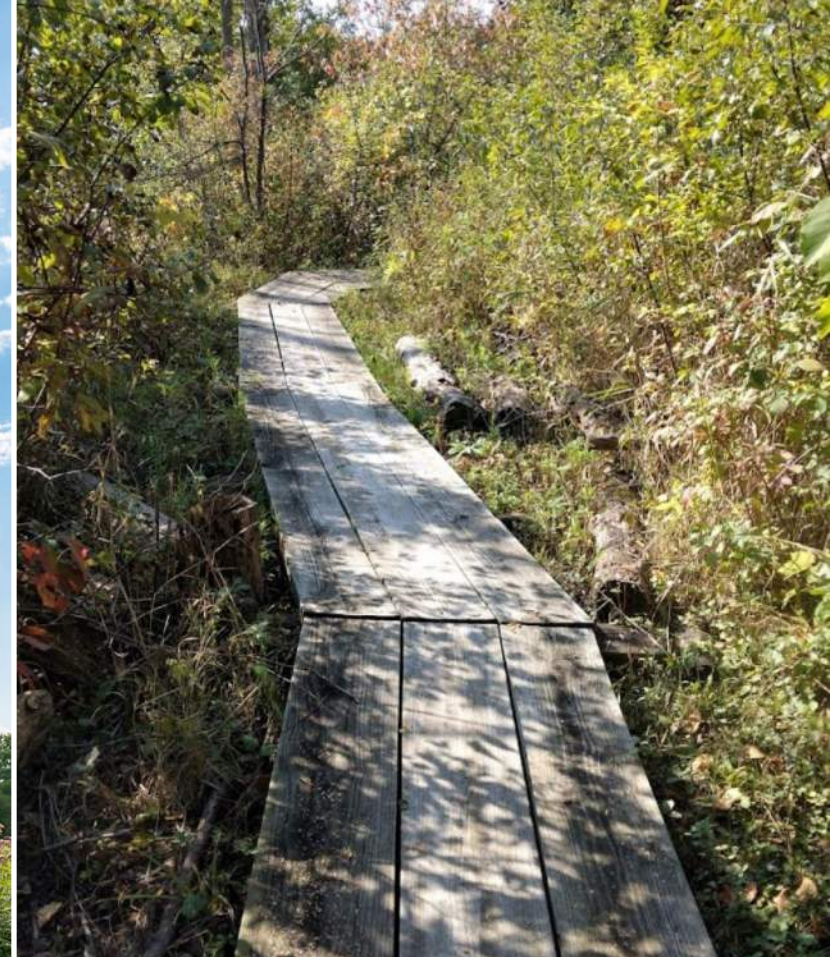


SITE PLAN CONCEPT: AERIAL RENDERING

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# AREA INSPIRATION

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CALEDONIA



MOOD IMAGES



PRECEDENTS

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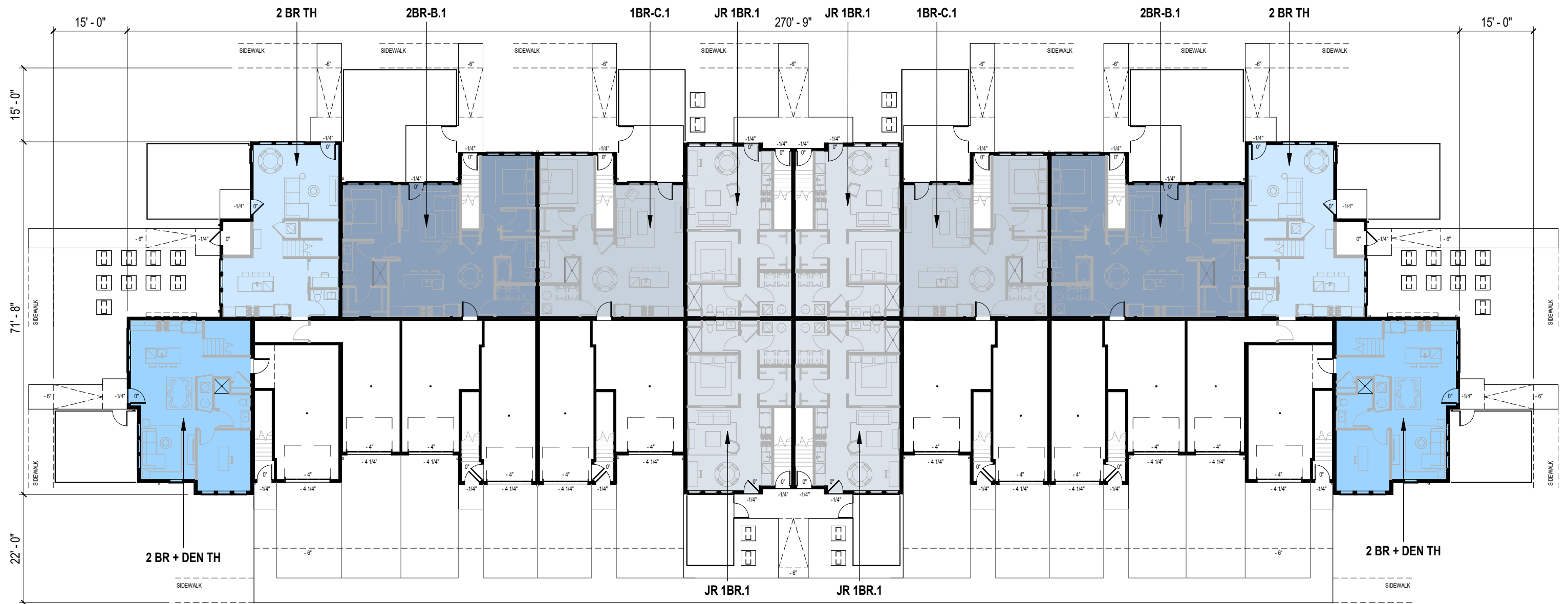
# BUILDING CONCEPT

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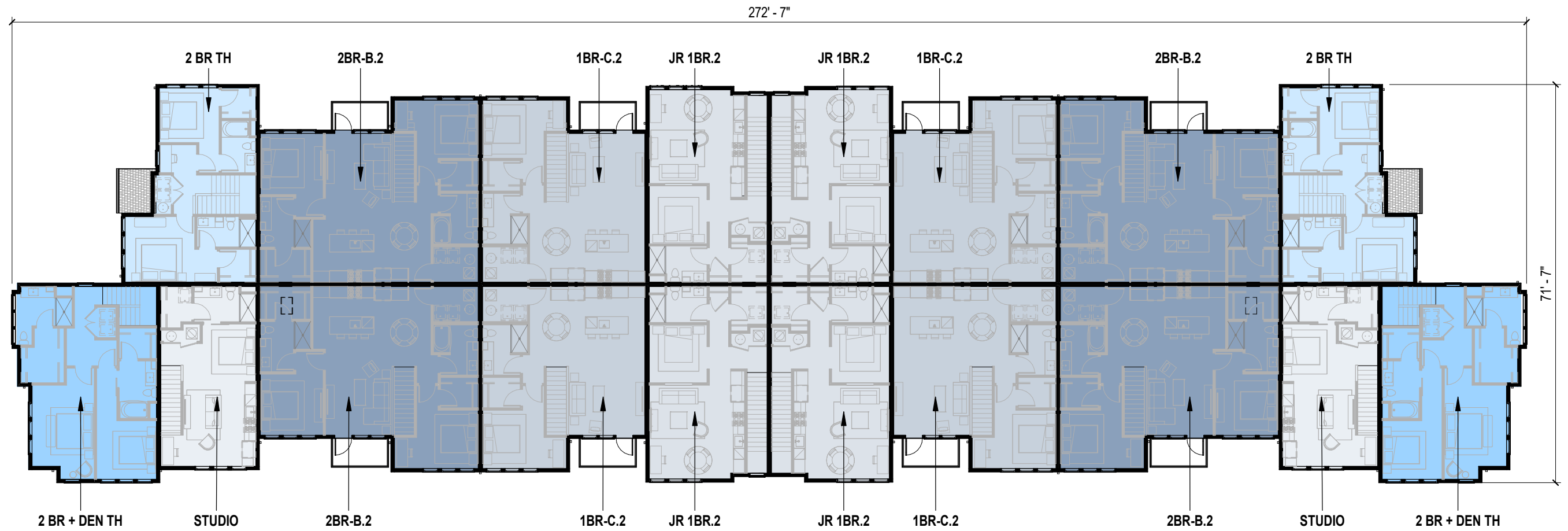


## APARTMENT BUILDING RENDERING

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



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

**ASPHALT DIMENSIONAL SHINGLE**  
Certaineed - Moire Black

**MASONRY VENEER**  
US Stone - Prairie Shell, Splitface,  
Bradford pattern

**FIBER CEMENT SIDING - BOARD AND BATTEN**  
JH Magnolia Collection - Chiseled Green

**GUTTERS AND DOWNSPOUTS**  
Dark Bronze

**FIBER CEMENT SIDING - LAP**  
JH Magnolia Collection - Peppery Ash

**FIBER CEMENT SIDING - LAP**  
JH Magnolia Collection - Eucalyptus Green



ROOF  
32'

LEVEL 2  
11'

**FRONT ELEVATION (BUILDING 1 NORTH)**  
1" = 20'



ROOF  
32'

LEVEL 2  
11'

**SIDE ELEVATION (BUILDING 1 WEST)**  
1" = 20'



ROOF  
32'

LEVEL 2  
11'

**SIDE ELEVATION (BUILDING 1 EAST)**  
1" = 20'



ROOF  
32'

LEVEL 2  
11'

**REAR ELEVATION (BUILDING 1 SOUTH)**  
1" = 20'

**FLUSH PANEL GARAGE DOOR**  
Painted metal to match board and batten fiber cement

# APARTMENT BUILDING ELEVATIONS



**ELEVATION 3 (BUILDING 1 EAST)**  
1" = 20'

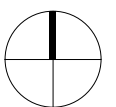
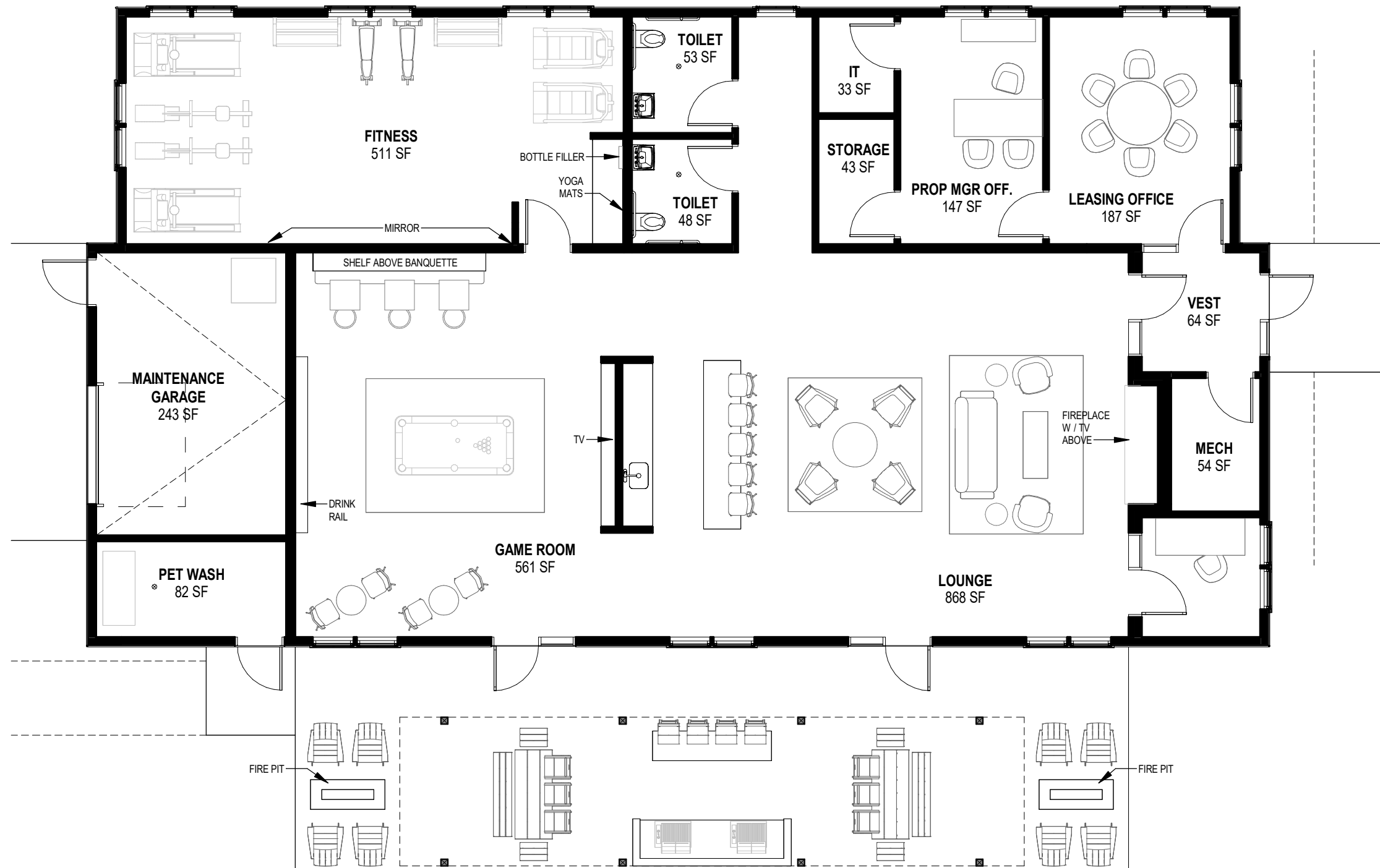
## PALETTE

- 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



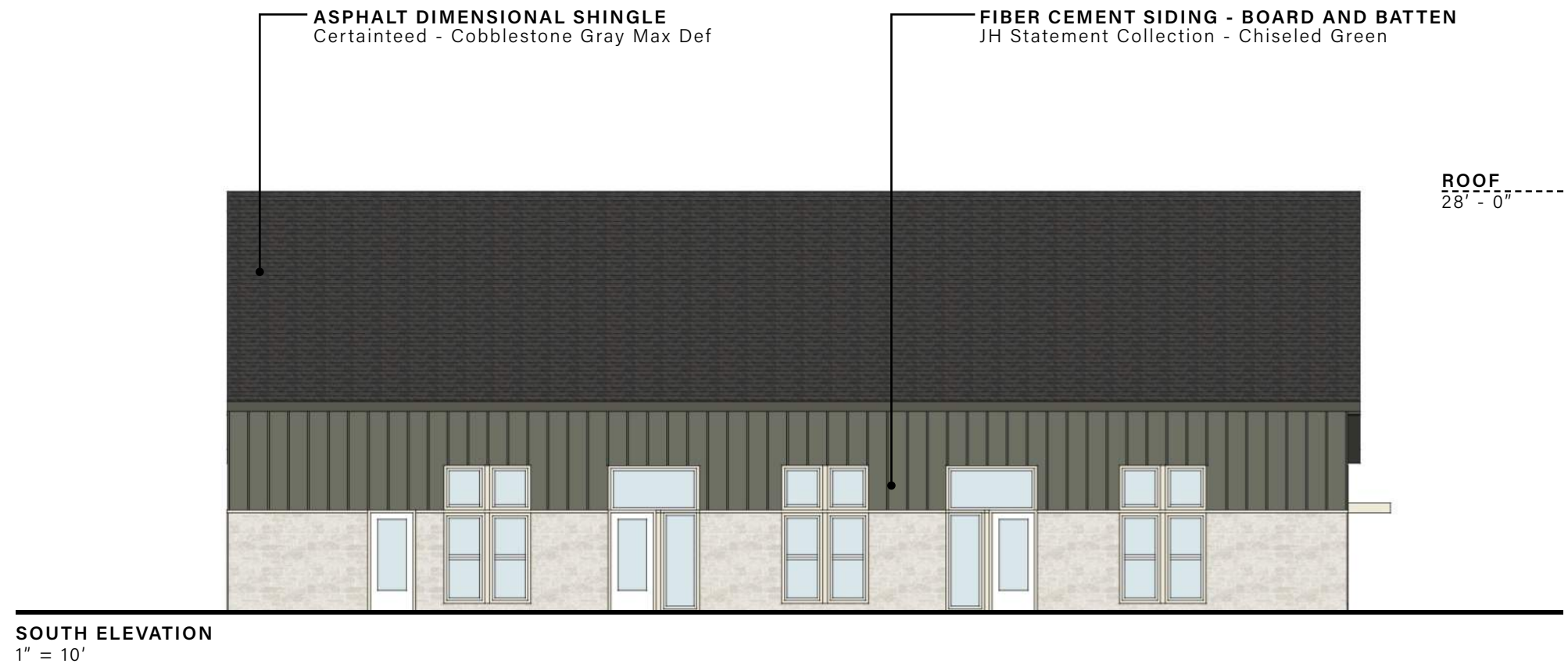
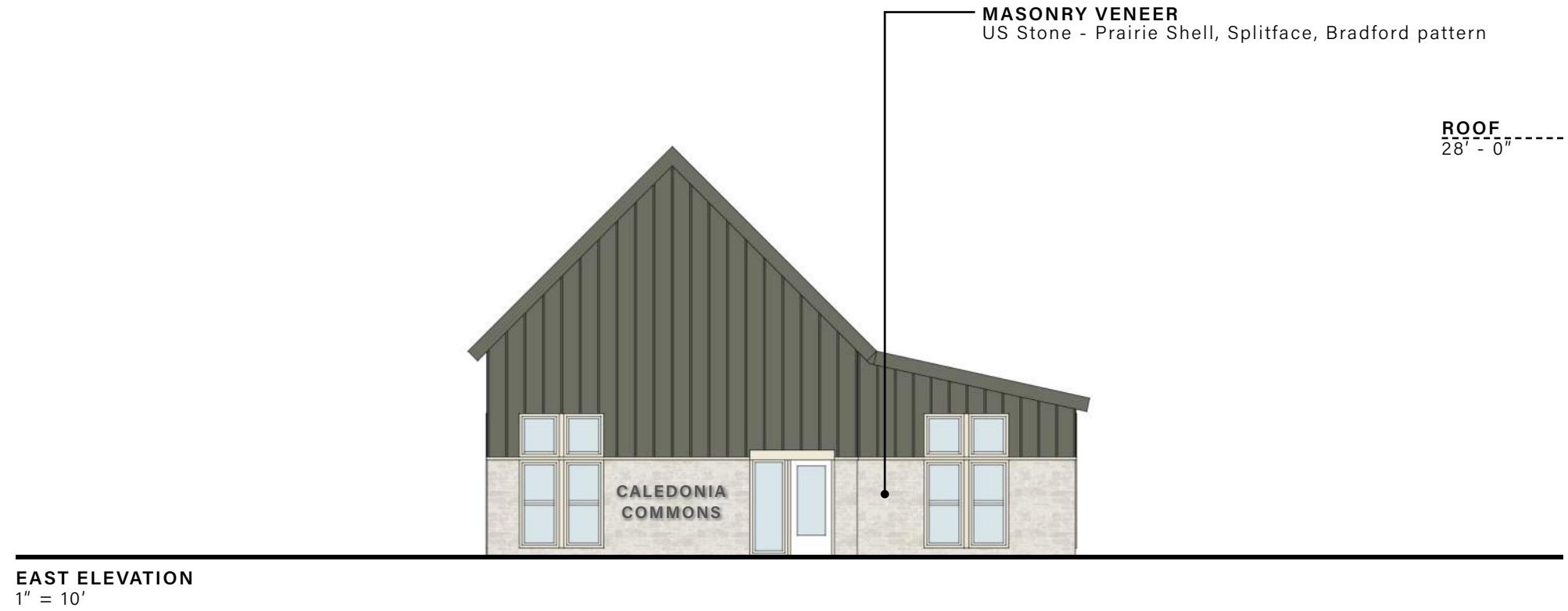
**CLUBHOUSE BUILDING RENDERING**

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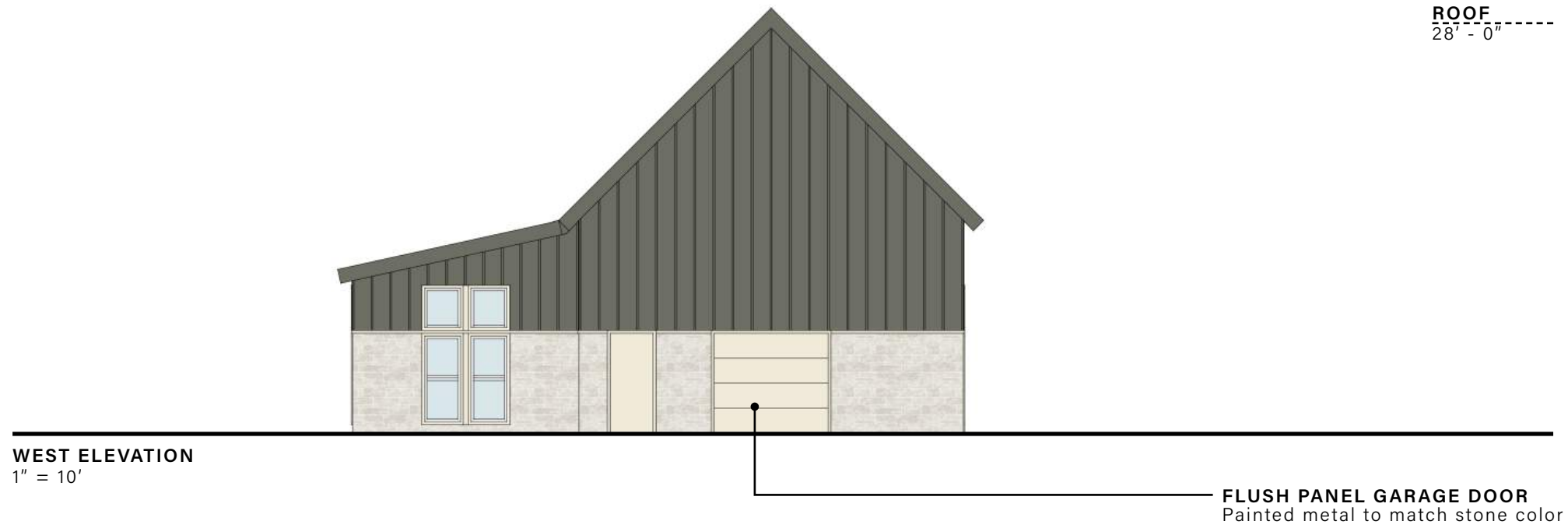


NORTH

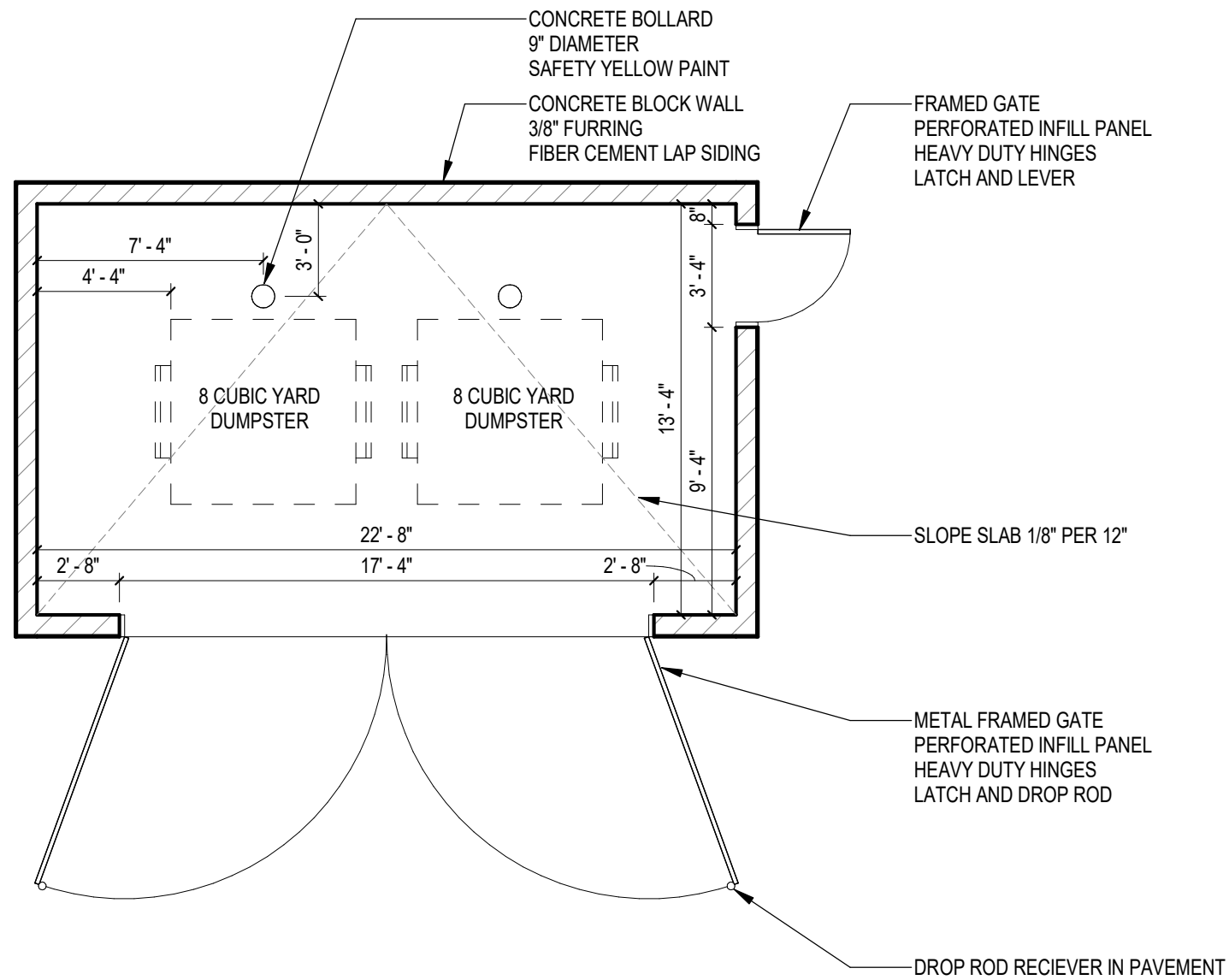
1 FLOOR PLAN  
1/8" = 1'-0"



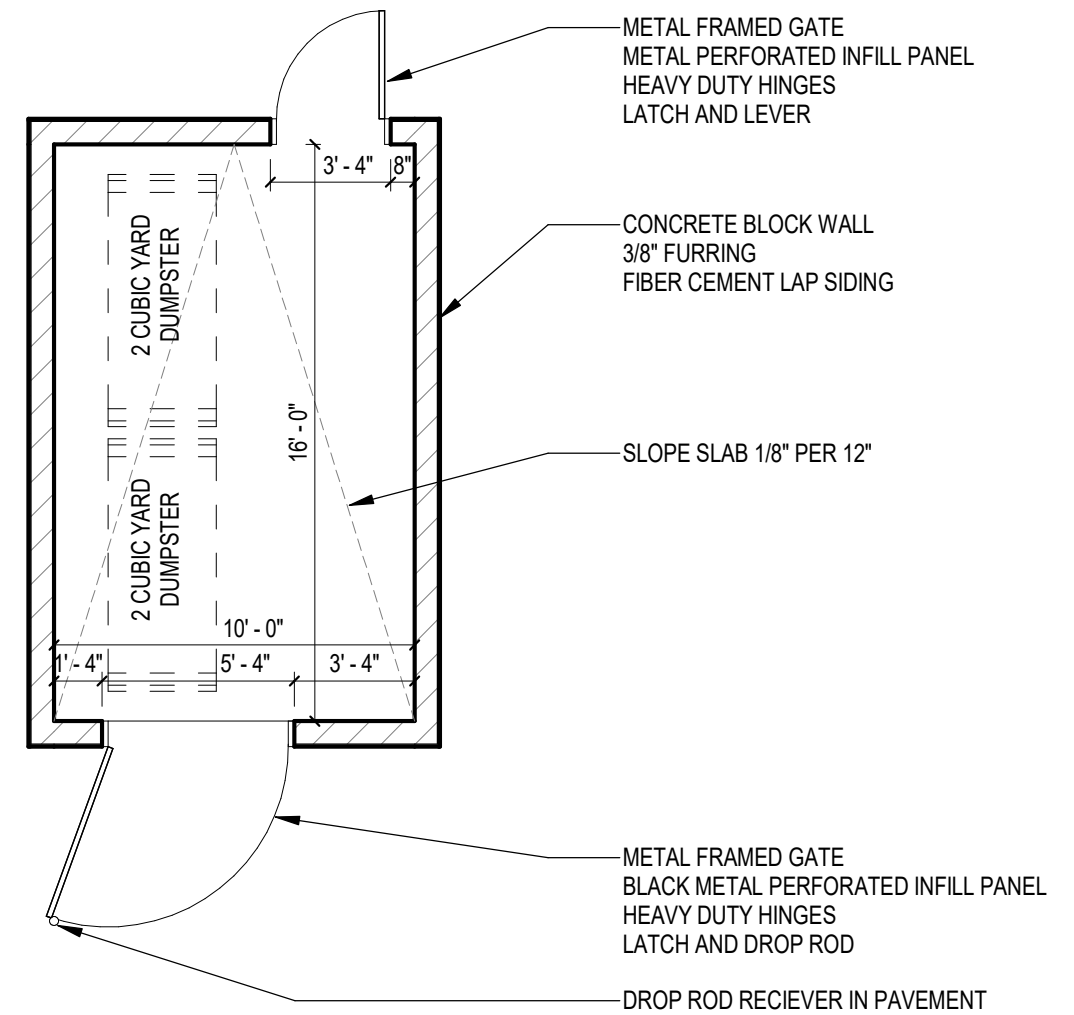
# CLUBHOUSE BUILDING ELEVATIONS



# CLUBHOUSE BUILDING ELEVATIONS



1 ENCLOSURE TYPE 1  
3/16" = 1'-0"



2 ENCLOSURE TYPE 2  
3/16" = 1'-0"

**FIBER CEMENT SIDING - LAP**  
JH Magnolia Collection - Peppery Ash

**TOP OF ENCLOSURE**  
7' - 8"

**BACK AND SIDE ELEVATION**  
1/4" = 1'

**POWDER COAT METAL GATE WITH PERFORATED PANELS**  
Match Fiber Cement Siding

**TOP OF ENCLOSURE**  
7' - 8"

**FRONT AND ACCESS SIDE ELEVATION**  
1/4" = 1'

# TRASH ENCLOSURE ELEVATIONS