



RE: Narrative for Rezoning, Comprehensive Plan Amendment, and Certified Survey Map (CSM) Submission by F Street and Northterra

Dear Village of Caledonia Plan Commission

F Street and Northterra are pleased to submit this narrative along with our request for a rezoning, comprehensive plan amendment, and Certified Survey Map (CSM) approval for approximately 17.4 acres of land located at the SE corner of N Green Bay Road and 4 Mile in the Village of Caledonia. Our proposal aligns with the Village's objectives by creating a balanced residential development that meets the evolving housing needs of the community. The proposed project includes the rezoning of the entire parcel to RM1 and 9 acres for development of approximately 140 high-quality market rate multifamily units, and the remaining land into future housing. This thoughtful land use strategy reflects the intent of prior planning efforts and supports the Village's long-term vision for responsible and sustainable development.

The Village of Caledonia, like many communities, is facing an increasing demand for diverse housing options. Our proposed rezoning will allow for the creation of modern, well-designed multifamily housing, which will help address the growing need for attainable housing options. By introducing approximately 140 multifamily units, we are not only meeting market demand but also contributing to the economic vitality of the area by attracting new residents and supporting local businesses.

Our request aligns with the prior comprehensive plan, which envisioned this area as an appropriate location for residential growth. The proposed mix of multifamily and single-family housing is consistent with the Village's planning objectives and reflects the existing neighborhood development patterns. This amendment enhances the overall planning framework by facilitating responsible residential expansion while preserving the character of the surrounding area.

Community and Economic Benefits

This project brings several key benefits to the Village of Caledonia:

- **Increased Housing Supply:** Helps meet the demand for quality housing in a growing market.
- **Diverse Housing Options:** Provides both multifamily and single-family homes, catering to a wide range of residents.
- **Economic Growth:** Brings new residents to the area, supporting the downtown Caledonia local businesses and services.
- **Efficient Land Use:** Maximizes the potential of the site while maintaining harmony with surrounding developments.



- **Increasing Tax Base:** Increasing the overall tax base for the Village.

The joint venture between F Street and Northterra presents a well-conceived development plan that thoughtfully integrates multifamily and single-family housing. Our proposal not only fits within the framework of the prior comprehensive plan but also enhances the Village's housing landscape by providing diverse living options for current and future residents. We look forward to working with the Village of Caledonia to bring this vision to reality and contribute to the continued growth and prosperity of the community.

We appreciate your consideration of this request and welcome the opportunity to discuss how this project will be a valuable addition to the Village of Caledonia.

Sincerely,

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