

River Point District
Site Plan
Riverside North, La Crosse, WI
May 16, 2022



PHASE 1 - Mixed-Use



SITE



PERSPECTIVE



FIRST FLOOR PLAN

BUILDING DATA

DWELLING UNITS	50
HEIGHT	5 STORIES
PARKING STALLS	
SURFACE	87
COVERED	30
TOTAL	117

RESIDENTIAL AREA

FIRST FLOOR (INCL. PARKING)	14,015 SF
SECOND - FIFTH FLOORS	56,800 SF
TOTAL	70,815 SF

COMMERCIAL AREA	6,550 SF
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INDEX

- Dwelling Units
- Common Areas
- Service
- Parking
- Commercial - Restaurant
- Commercial - Internet Cafe

River Point District
Phase 1 - Mixed-Use
Riverside North, La Crosse, WI
May 16, 2022



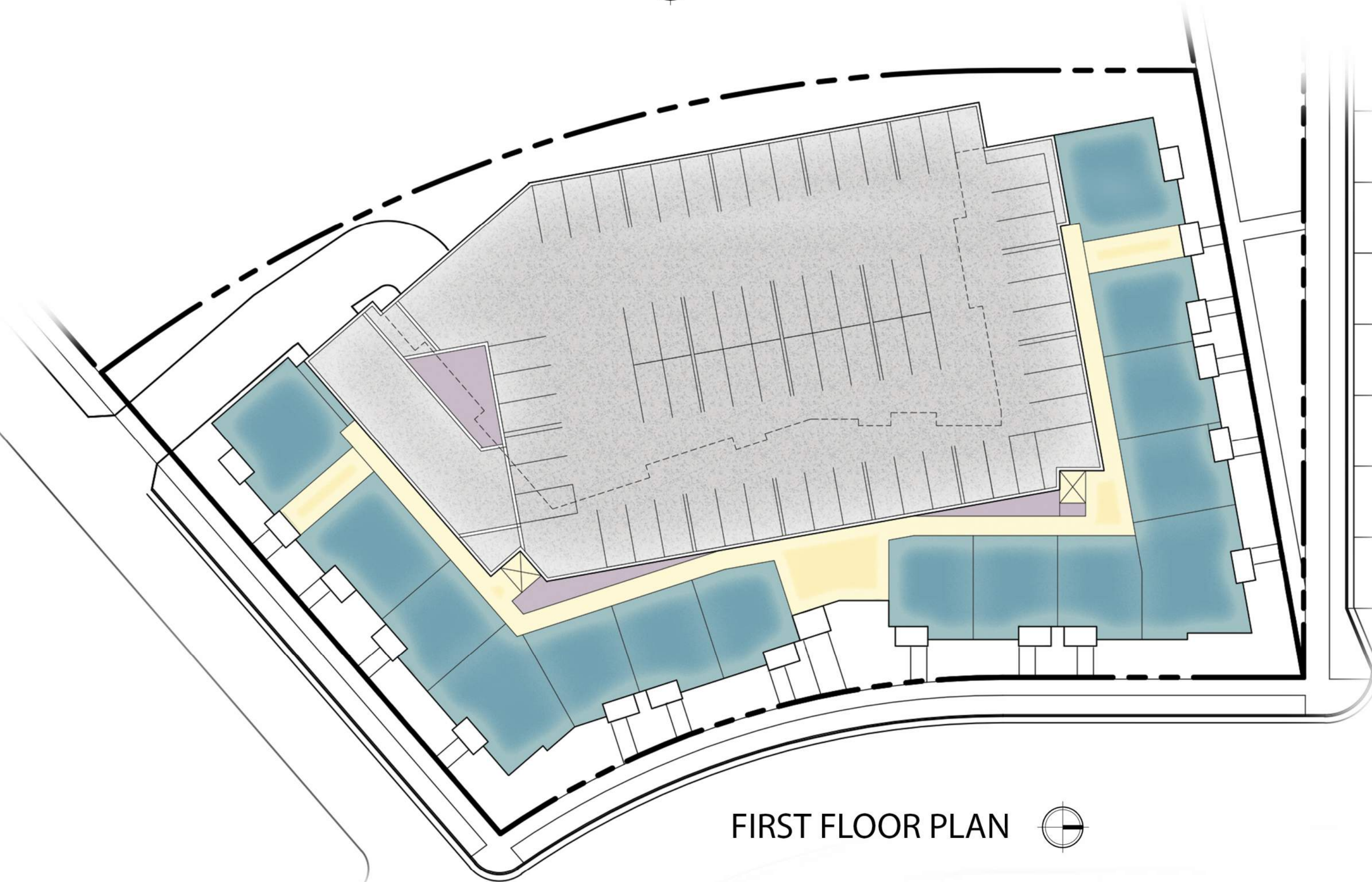
PHASE 2 - Residential



SITE 



PERSPECTIVE



FIRST FLOOR PLAN 

BUILDING DATA

DWELLING UNITS	106
HEIGHT	5 STORIES
COVERED PARKING STALLS	128
RESIDENTIAL AREA	
FIRST & SECOND FLOORS	85,000 SF (INCL. PARKING)
THIRD - FIFTH FLOORS	82,800 SF
TOTAL	167,800 SF

INDEX

-  Dwelling Units
-  Common Areas
-  Service
-  Parking

PHASE 3 - Residential



SITE



PERSPECTIVE



FIRST FLOOR PLAN

BUILDING DATA

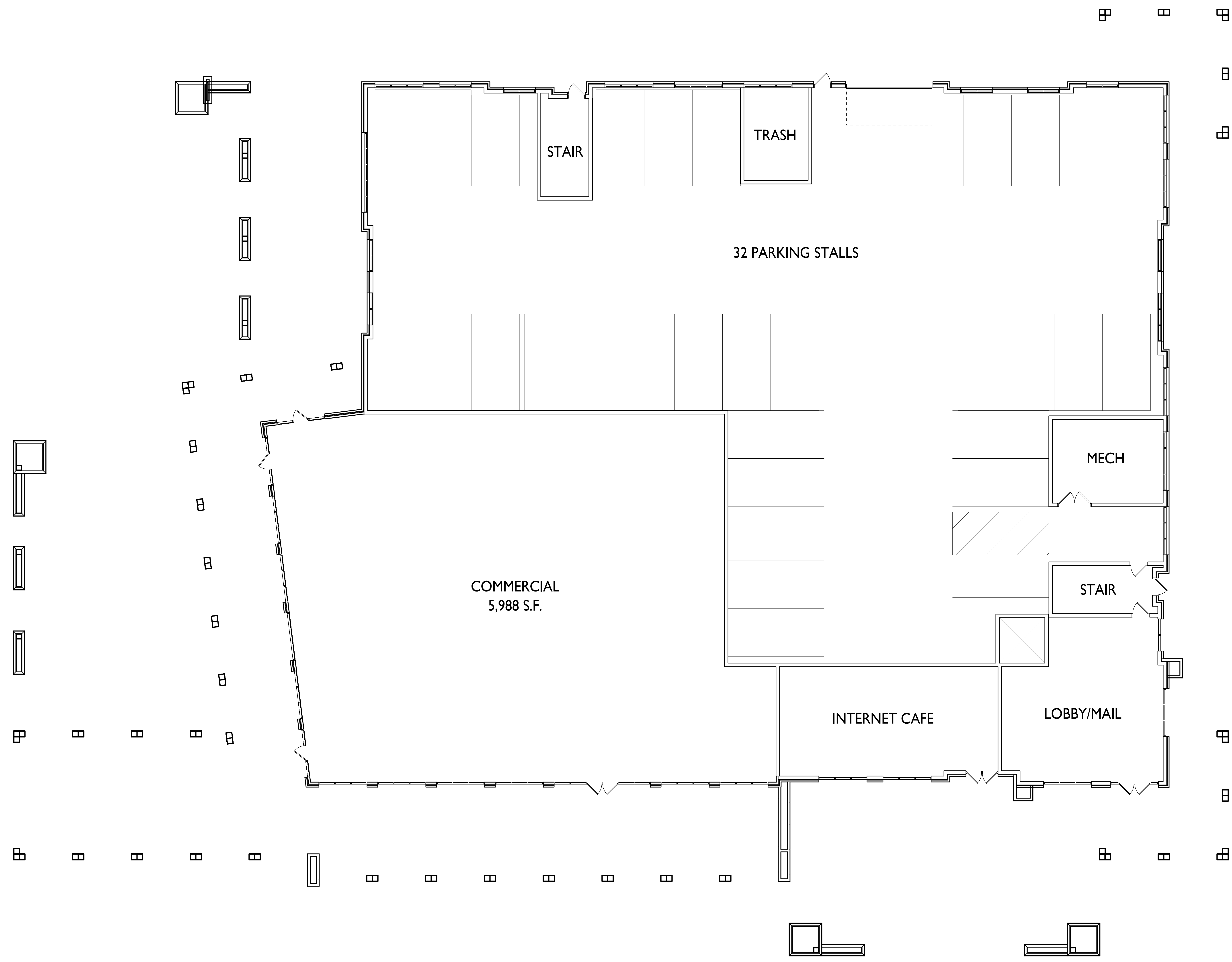
TOWNHOUSE DWELLING UNITS	18
HEIGHT	2 STORIES
GARAGE PARKING STALLS	36
RESIDENTIAL AREA	39,600 SF (INCL. GARAGE)

INDEX

- Dwelling Units
- Common Areas
- Service
- Parking

River Point District
Phase 3 - Residential
Riverside North, La Crosse, WI
May 16, 2022





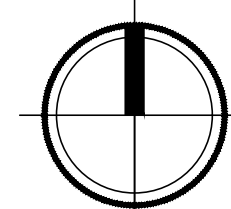
ISSUED
 Issued for Review - May 16, 2022

PROJECT TITLE
 RIVER POINT
 DISTRICT

Riverside North
 La Crosse, Wisconsin
 SHEET TITLE
 Building 1 - First
 Floor Plan

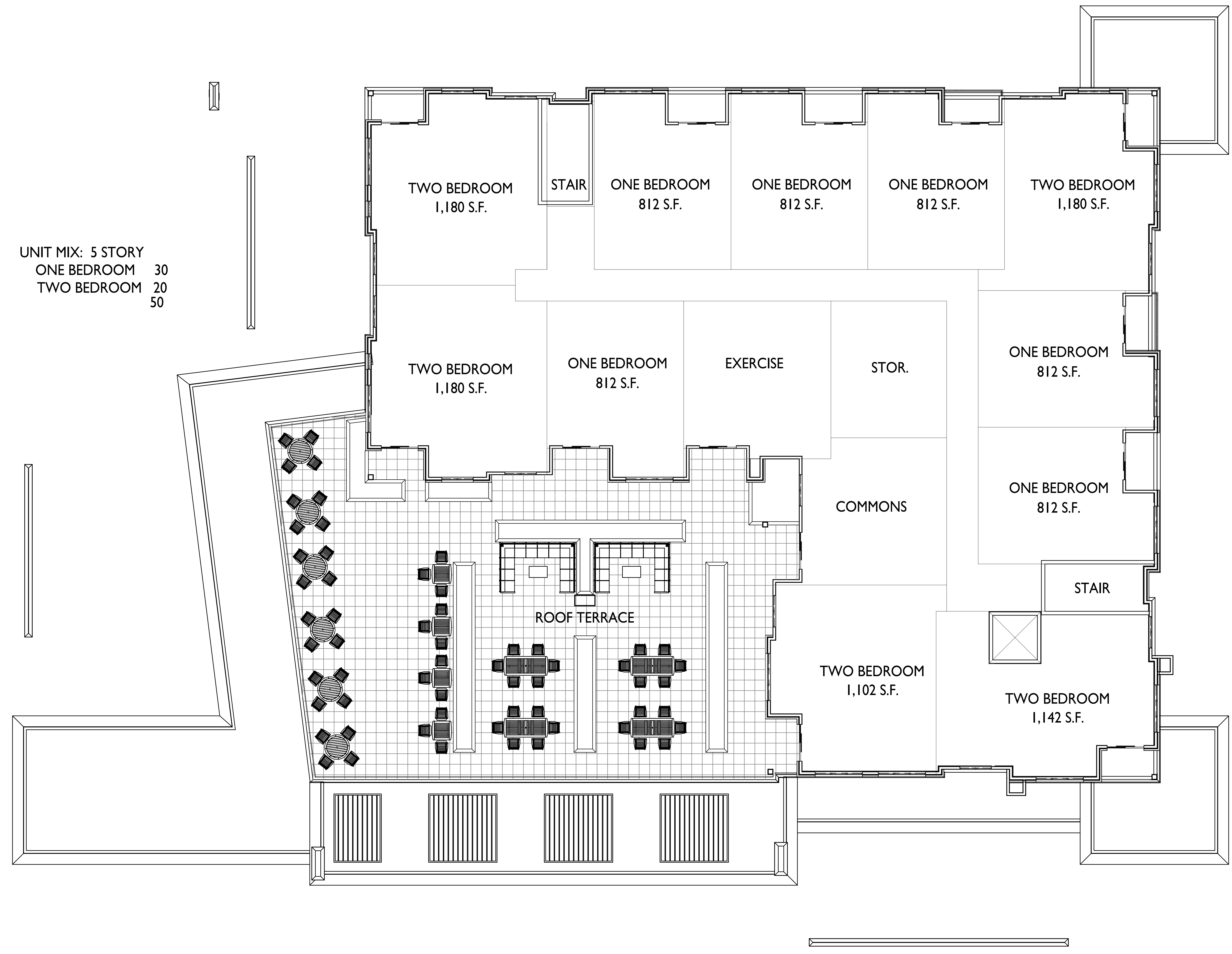
SHEET NUMBER

1 FIRST FLOOR PLAN
 A-1.1 1/8" = 1'-0"



A-1.1

PROJECT NO. 2151
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UNIT MIX: 5 STORY
 ONE BEDROOM 30
 TWO BEDROOM 20
 50

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PROJECT TITLE
 RIVER POINT
 DISTRICT

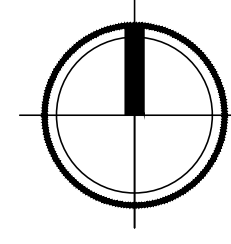
Riverside North
 La Crosse, Wisconsin
 SHEET TITLE
 Building 1 -
 Second Floor Plan

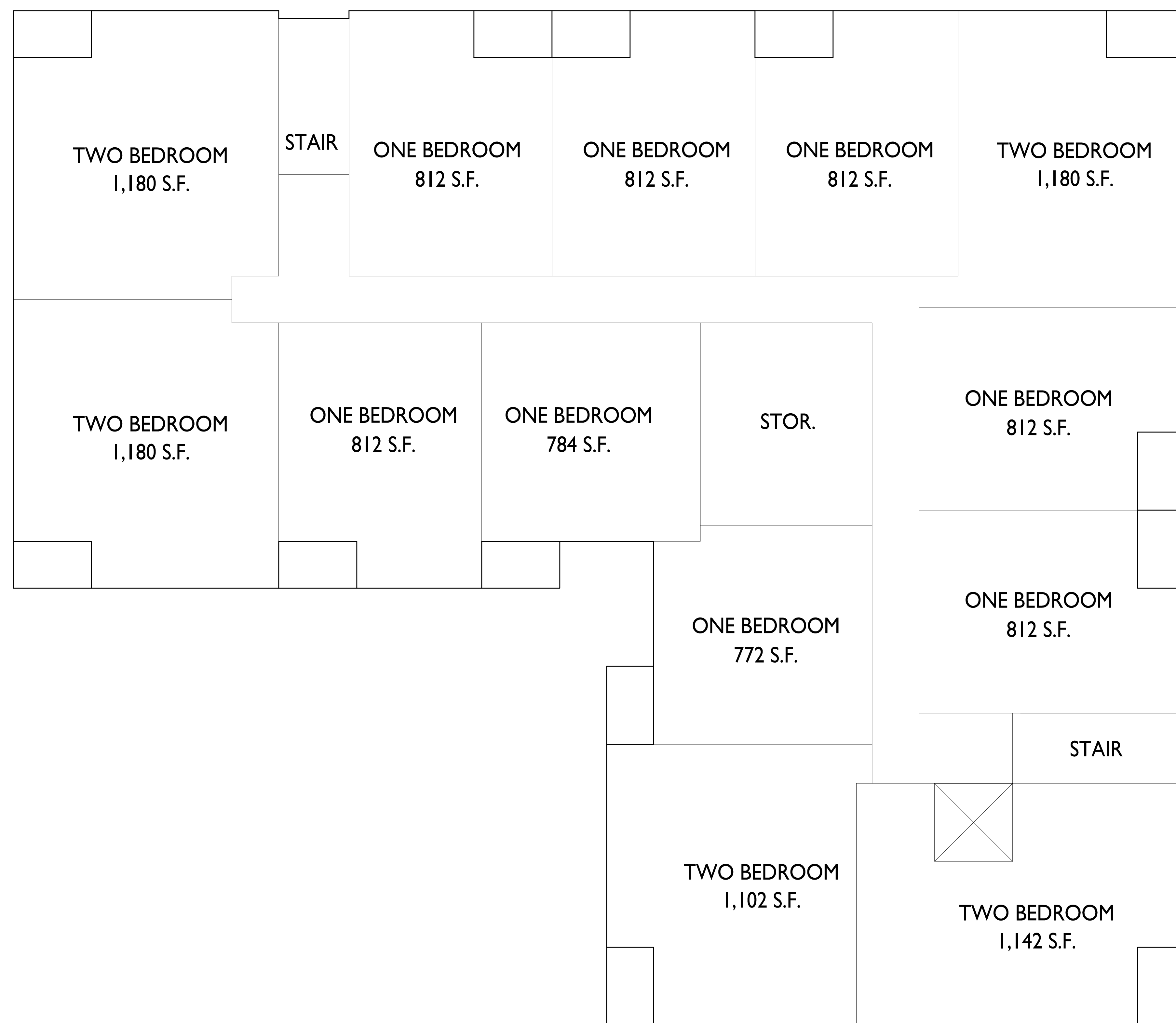
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A-1.2

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1 SECOND FLOOR PLAN
 A-1.2 1/8" = 1'-0"



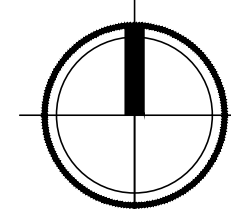


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PROJECT TITLE
 RIVER POINT
 DISTRICT

Riverside North
 La Crosse, Wisconsin
 SHEET TITLE
 Building 1 - Third
 - Fifth Floor Plan

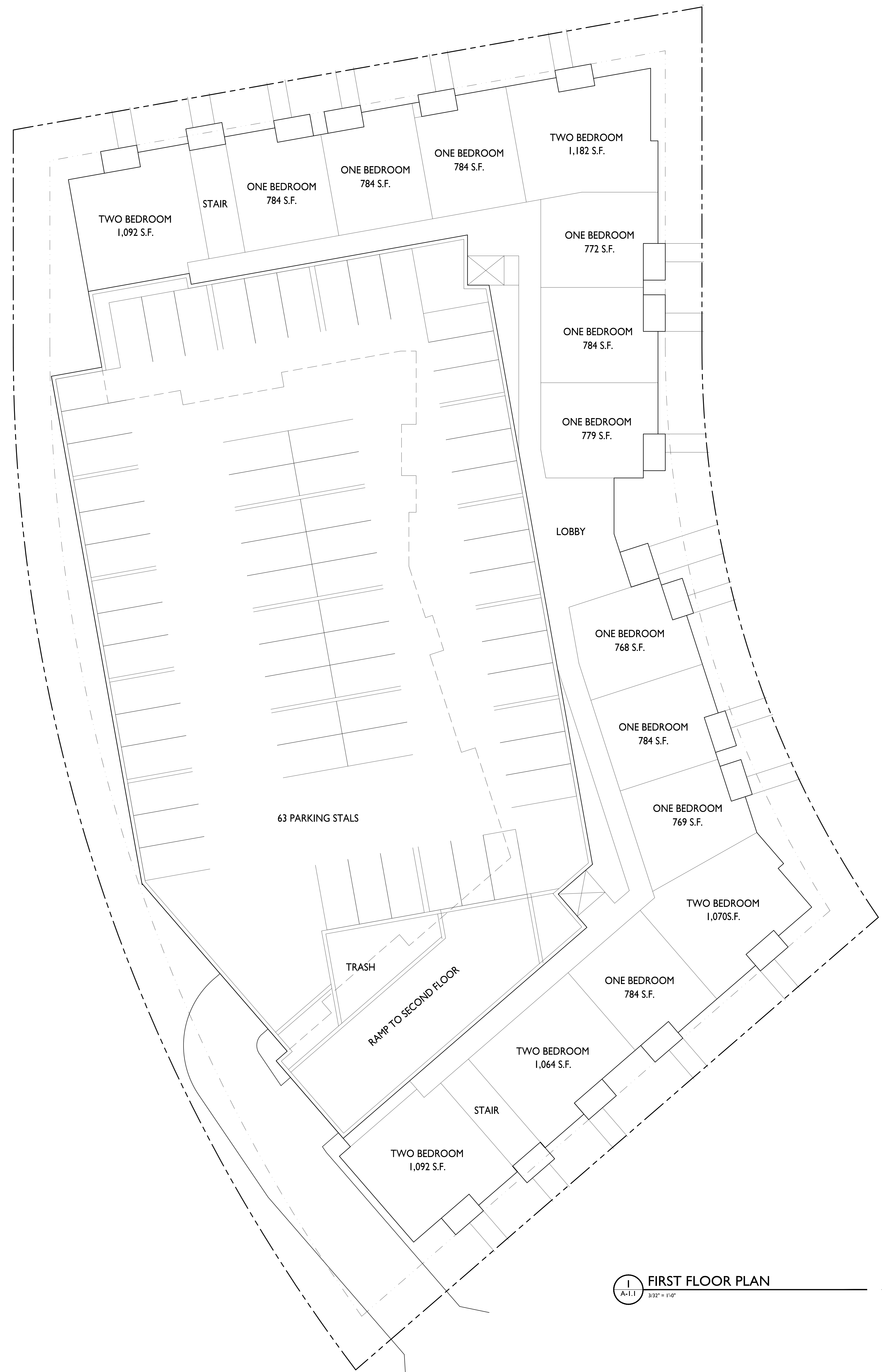
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 A-1.3
 THIRD - FIFTH FLOOR PLAN
 1/8" = 1'-0"



SHEET NUMBER

A-1.3

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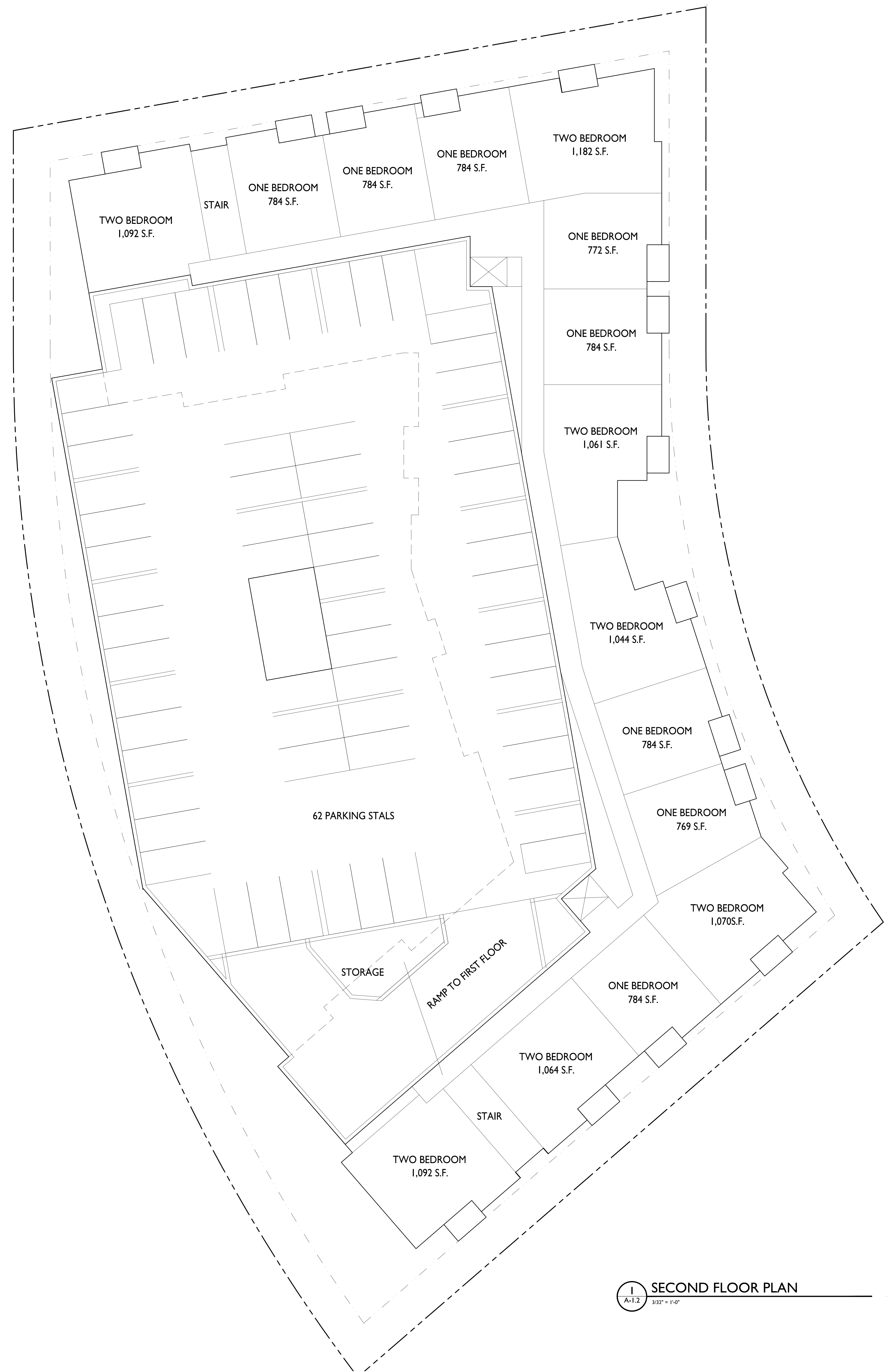
ISSUED
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PROJECT TITLE
 RIVER POINT
 DISTRICT

Riverside North
 La Crosse, Wisconsin
 SHEET TITLE
 Building 2 - First
 Floor Plan

SHEET NUMBER

1 FIRST FLOOR PLAN
 A-1.1 3/32" = 1'-0"



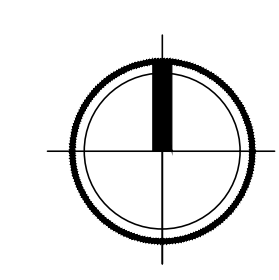
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PROJECT TITLE
 RIVER POINT
 DISTRICT

Riverside North
 La Crosse, Wisconsin
 SHEET TITLE
 Building 2 -
 Second Floor Plan

SHEET NUMBER

1 SECOND FLOOR PLAN
 A-1.2 3/32" = 1'-0"





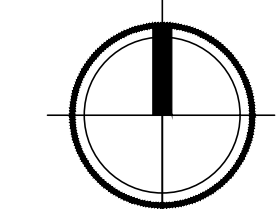
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PROJECT TITLE
**RIVER POINT
 DISTRICT**

Riverside North
 La Crosse, Wisconsin
 SHEET TITLE
**Building 2 - Third
 Floor Plan**

SHEET NUMBER

1 THIRD FLOOR PLAN
 A-1.3 3/32" = 1'-0"





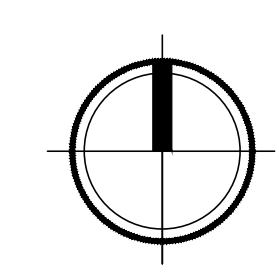
ISSUED
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PROJECT TITLE
 RIVER POINT
 DISTRICT

Riverside North
 La Crosse, Wisconsin
 SHEET TITLE
 Building 2 - Fourth
 Floor Plan

SHEET NUMBER

1 FOURTH FLOOR PLAN
 A-1.4 3/32" = 1'-0"





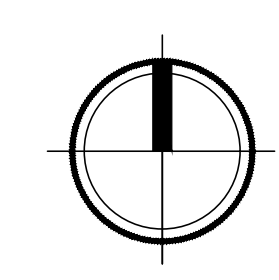
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PROJECT TITLE
 RIVER POINT
 DISTRICT

Riverside North
 La Crosse, Wisconsin
 SHEET TITLE
 Building 2 - Fifth
 Floor Plan

SHEET NUMBER

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



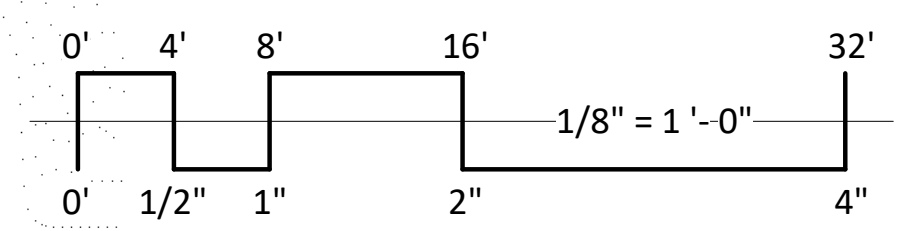
NOT FOR CONSTRUCTION



1 COLORED ELEVATION - NORTH
 A-2.3 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH
 A-2.3 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	COUNTRYLANE RED
(#2) - METAL PANEL	CMG	BRIGHT WHITE
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#3) - MASONRY BASE VENEER	ARRISCRAFT	CHAMPAGNE - GEORGIA RENAISSANCE
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CHARLOTTE TAN
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	WHITE
(#6) - ALUM. STOREFRONT	N/A	WHITE
(#7) - 12 X 12 WOOD COLUMN	N/A	MATCH #8 RIVER ROCK
(#8) - TIMBER ELEMENTS	WOODTONE RUSTIC SERIES	RIVER ROCK
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

ISSUED

PROJECT TITLE
**RIVERPOINT
 DISTRICT**

Riverside North
 La Crosse, WI
 SHEET TITLE
**EXTERIOR
 ELEVATIONS
 COLORED**

SHEET NUMBER

A-2.3
 PROJECT NUMBER 2151



knothe • bruce
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Middleton, WI 53562

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PROJECT TITLE
**RIVERPOINT
DISTRICT**

Riverside North
La Crosse, WI

SHEET TITLE
**EXTERIOR
ELEVATIONS
COLORED**

SHEET NUMBER

A-2.4

PROJECT NUMBER 2151

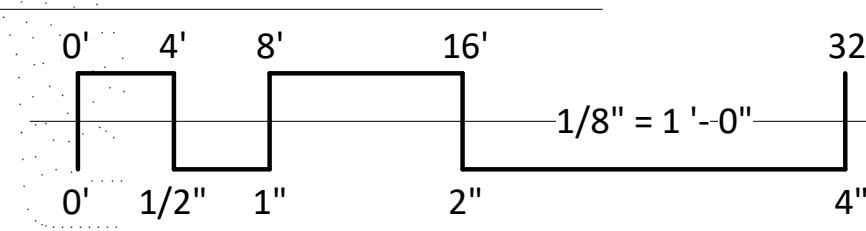
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1 COLORED ELEVATION - WEST
1/8" = 1'-0"



2 COLORED ELEVATION - EAST
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	COUNTRYLANE RED
(#2) - METAL PANEL	CMG	BRIGHT WHITE
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#3) - MASONRY BASE VENEER	ARRISCRAFT	CHAMPAGNE - GEORGIA RENAISSANCE
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CHARLOTTE TAN
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	WHITE
(#6) - ALUM. STOREFRONT	N/A	WHITE
(#7) - 12 X 12 WOOD COLUMN	N/A	MATCH #8 RIVER ROCK
(#8) - TIMBER ELEMENTS	WOODTONE RUSTIC SERIES	RIVER ROCK
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

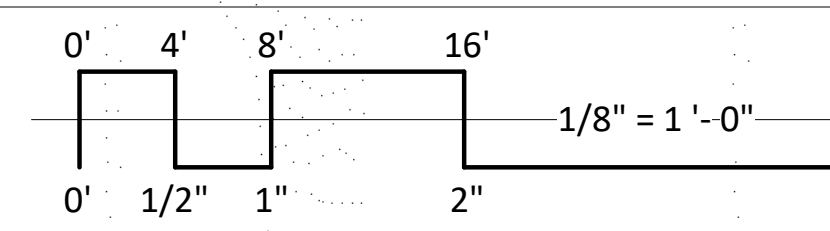
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1 COLORED ELEVATION - NORTH
 A-2.4 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH
 A-2.4 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	PEARL GRAY
(#2) - COMPOSITE LONG BOARD	WOODTONE	RUSTIC SERIES - WINCHESTER BROWN
(#3) - METAL PANEL	CMG	GALVALUME PLUS
(#4) - COMPOSITE TRIM	JAMES HARDIE	NIGHT GRAY
(#5) - MASONRY BASE VENEER	ARRISCRAFT	LIMESTONE - GEORGIA RENAISSANCE
(#6) - CAST STONE BANDS & SILLS	ROCKCAST	REISLING
(#7) - 12 X 12 WOOD COLUMN	N/A	MACTCH #2 WINCHESTER BROWN
(#8) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#9) - ALUM. STOREFRONT	N/A	BLACK
(#10) - INSULATED METAL DOORS/FRAMES	N/A	TBD
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#11) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#12) - WIRE MESH COVERING	N/A	BLACK

PROJECT TITLE
RIVERPOINT DISTRICT

Riverside North
 La Crosse, WI
 SHEET TITLE
EXTERIOR ELEVATION COLORED

SHEET NUMBER

A-2.4
 PROJECT NUMBER 2151

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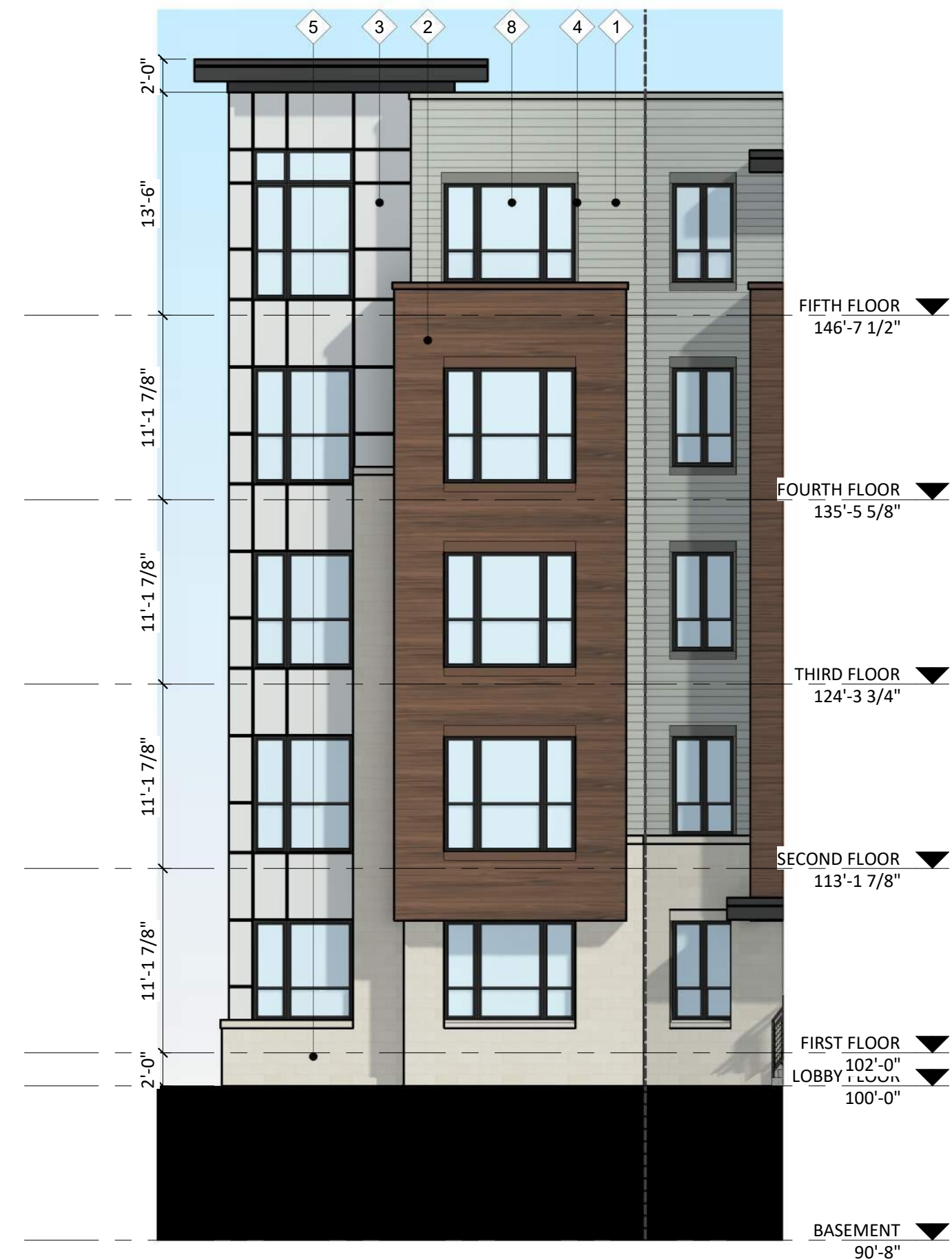
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PROJECT TITLE
RIVERPOINT DISTRICT

Riverside North
 La Crosse, WI
 SHEET TITLE
EXTERIOR ELEVATION COLORED

SHEET NUMBER

A-2.5
 PROJECT NUMBER 2151



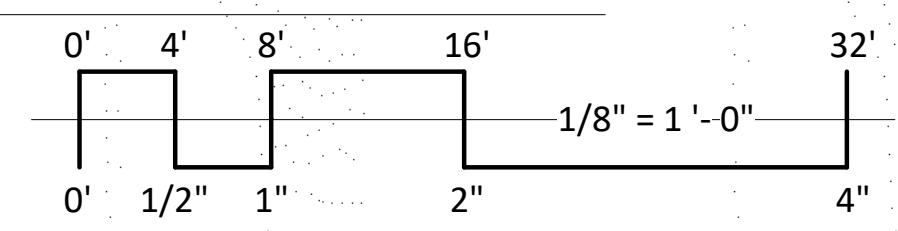
1 COLORED ELEVATION - EAST 3
 1/8" = 1'-0"



2 COLORED ELEVATION - EAST 2
 1/8" = 1'-0"



3 COLORED ELEVATION - EAST 1
 1/8" = 1'-0"



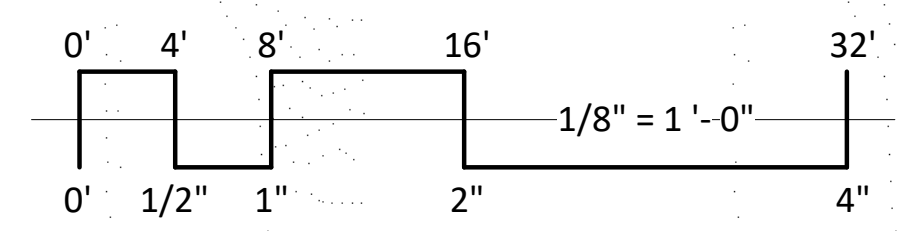
EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	PEARL GRAY
(#2) - COMPOSITE LONG BOARD	WOODTONE	RUSTIC SERIES - WINCHESTER BROWN
(#3) - METAL PANEL	CMG	GALVALUME PLUS
(#4) - COMPOSITE TRIM	JAMES HARDIE	NIGHT GRAY
(#5) - MASONRY BASE VENEER	ARRISCRAFT	LIMESTONE - GEORGIA RENAISSANCE
(#6) - CAST STONE BANDS & SILLS	ROCKCAST	REISLING
(#7) - 12 X 12 WOOD COLUMN	N/A	MACTCH #2 WINCHESTER BROWN
(#8) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#9) - ALUM. STOREFRONT	N/A	BLACK
(#10) - INSULATED METAL DOORS/FRAMES	N/A	TBD
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#11) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#12) - WIRE MESH COVERING	N/A	BLACK



1 COLORED ELEVATION - WEST 1
 A-2.6 1/8" = 1'-0"



2 COLORED ELEVATION - WEST 2
 A-2.6 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	PEARL GRAY
(#2) - COMPOSITE LONG BOARD	WOODTONE	RUSTIC SERIES - WINCHESTER BROWN
(#3) - METAL PANEL	CMG	GALVALUME PLUS
(#4) - COMPOSITE TRIM	JAMES HARDIE	NIGHT GRAY
(#5) - MASONRY BASE VENEER	ARRISCRAFT	LIMESTONE - GEORGIA RENAISSANCE
(#6) - CAST STONE BANDS & SILLS	ROCKCAST	REISLING
(#7) - 12 X 12 WOOD COLUMN	N/A	MACTCH #2 WINCHESTER BROWN
(#8) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#9) - ALUM. STOREFRONT	N/A	BLACK
(#10) - INSULATED METAL DOORS/FRAMES	N/A	TBD
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#11) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#12) - WIRE MESH COVERING	N/A	BLACK

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PROJECT TITLE
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Riverside North
 La Crosse, WI
 SHEET TITLE
EXTERIOR ELEVATION COLORED

SHEET NUMBER

A-2.6
 PROJECT NUMBER 2151

NOT FOR CONSTRUCTION



1 COLORED ELEVATION - NORTH
 A-2.2 1/8" = 1'-0"



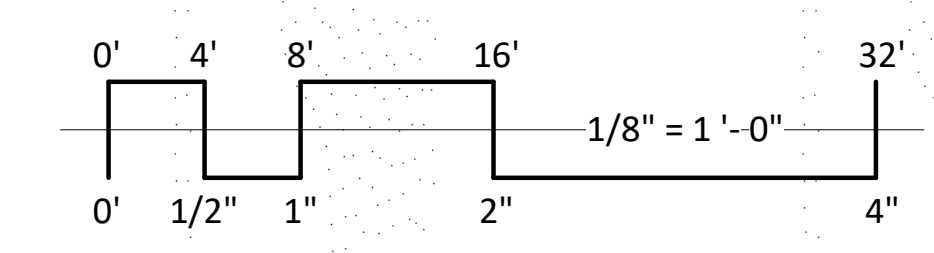
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2 COLORED ELEVATION - SOUTH
 A-2.2 1/8" = 1'-0"



4 COLORED ELEVATION - WEST
 A-2.2 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 8"	JAMES HARDIE	ARCTIC WHITE
(#2) - MASONRY BASE VENEER	ELDERADO STONE	RIDGETOP18 WHISPER WHITE
(#3) - COMPOSITE PANEL	JAMES HARDIE	IRON GRAY - SMOOTH
(#4) - COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#5) - COMPOSITE TRIM	JAMES HARDIE	MATCH #8 ROOF COLOR
(#6) - COMPOSITE TRIM	JAMES HARDIE	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE
(#8) - METAL ROOF	MCELROY	CHARCOAL - MEDALLION LOK
(#9) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

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PROJECT TITLE
RIVERPOINT DISTRICT

Riverside North
 La Crosse, WI
 SHEET TITLE
EXTERIOR ELEVATIONS COLORED

SHEET NUMBER

A-2.2
 PROJECT NUMBER 2151



1 COLORED ELEVATION - NORTH
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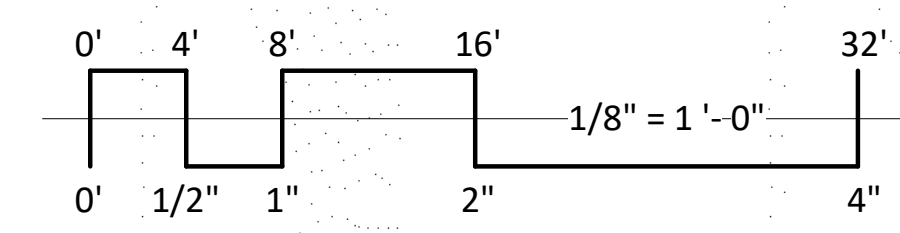
3 COLORED ELEVATION - EAST
A-2.1 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH
A-2.1 1/8" = 1'-0"



4 COLORED ELEVATION - WEST
A-2.1 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 8"	JAMES HARDIE	ARCTIC WHITE
(#2) - MASONRY BASE VENEER	ELDERADO STONE	RIDGETOP18 WHISPER WHITE
(#3) - COMPOSITE PANEL	JAMES HARDIE	IRON GRAY - SMOOTH
(#4) - COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#5) - COMPOSITE TRIM	JAMES HARDIE	MATCH #8 ROOF COLOR
(#6) - COMPOSITE TRIM	JAMES HARDIE	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE
(#8) - METAL ROOF	MCCELROY	CHARCOAL - MEDALLION LOK
(#9) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

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PROJECT TITLE
RIVERPOINT DISTRICT

Riverside North
La Crosse, WI
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

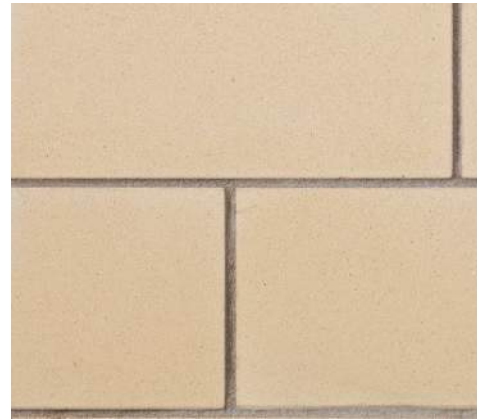
A-2.1
PROJECT NUMBER 2151



Composite Lap Siding 6"
James Hardie
CountryLane Red



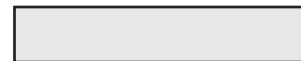
Metal Panel
CMG
Bright White



Masonry Stone Veneer
Arriscraft
Champagne - Georgia Renaissance



Cast Stone Elements
RockCast
Charlotte Tan



Window Trim - White



Timber Elements
WoodTone Rustic Series
River Rock



EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	COUNTRYLANE RED
(#2) - METAL PANEL	CMG	BRIGHT WHITE
COMPOSITE TRIM	JAMES HARDIE	MATCH ADJ. SIDING COLOR
(#3) - MASONRY BASE VENEER	ARRISCRAFT	CHAMPAGNE - GEORGIA RENAISSANCE
(#4) - CAST STONE BANDS & SILLS	ROCKCAST	CHARLOTTE TAN
(#5) - COMPOSITE WINDOWS	ANDERSEN 100	WHITE
(#6) - ALUM. STOREFRONT	N/A	WHITE
(#7) - 12 X 12 WOOD COLUMN	N/A	MATCH #8 RIVER ROCK
(#8) - TIMBER ELEMENTS	WOODTONE RUSTIC SERIES	RIVER ROCK
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#9) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

Riverside North - BLDG 1

La Crosse, WI

5/16/2022

KBA #2151





Composite Lap Siding 6"
James Hardie
Pearl Gray



Composite Longboard
WoodTone Rustic Series
Winchester Brown



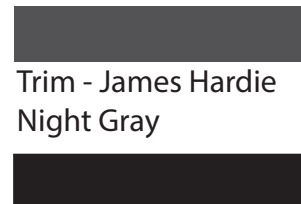
Metal Panel
CMG
Galvalume Plus



Masonry Stone Veneer
Arriscraft
Limestone - Georgia Renaissance



Cast Stone Elements
RockCast
Reisling



Trim - James Hardie
Night Gray

Window Trim - Black



Timber Elements
WoodTone Rustic Series
Winchester Brown

EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	PEARL GRAY
(#2) - COMPOSITE LONG BOARD	WOODTONE	RUSTIC SERIES - WINCHESTER BROWN
(#3) - METAL PANEL	CMG	GALVALUME PLUS
(#4) - COMPOSITE TRIM	JAMES HARDIE	NIGHT GRAY
(#5) - MASONRY BASE VENEER	ARRISCRAFT	LIMESTONE - GEORGIA RENAISSANCE
(#6) - CAST STONE BANDS & SILLS	ROCKCAST	REISLING
(#7) - 12 X 12 WOOD COLUMN	N/A	MACTCH #2 WINCHESTER BROWN
(#8) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#9) - ALUM. STOREFRONT	N/A	BLACK
(#10) - INSULATED METAL DOORS/FRAMES	N/A	TBD
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#11) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#12) - WIRE MESH COVERING	N/A	BLACK



Riverside North - BLDG 2

La Crosse, WI

5/16/2022

KBA #2151





Composite Lap Siding 8"
James Hardie
Arctic White



Composite Panel
James Hardie - Smooth
Iron Gray



Composite Panel
James Hardie - Smooth
Arctic White



Masonry Stone Veneer
Elderado Stone
Ridgetop18 Whisper White



Cast Stone Elements
RockCast
Crystal White



Trim - Black



Window Trim - Black



Metal Roof
McElroy - Medallion Lok
Charcoal



EXTERIOR MATERIAL SCHEDULE

BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 8"	JAMES HARDIE	ARCTIC WHITE
(#2) - MASONRY BASE VENEER	ELDERADO STONE	RIDGETOP18 WHISPER WHITE
(#3) - COMPOSITE PANEL	JAMES HARDIE	IRON GRAY - SMOOTH
(#4) - COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#5) - COMPOSITE TRIM	JAMES HARDIE	MATCH #8 ROOF COLOR
(#6) - COMPOSITE TRIM	JAMES HARDIE	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE
(#8) - METAL ROOF	MCELROY	CHARCOAL - MEDALLION LOK
(#9) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED

Riverside North - TownHouse

La Crosse, WI

5/16/2022

KBA #2151

