

GARDEN STYLE DEVELOPMENT

La Crosse River Point District

F Block



F STREET



TABLE OF CONTENTS

Project Driver

Project Description

Timeline

Incentive Request



Project Driver

This development aims to activate the streetscapes of the River Point District neighborhood and provide residents with a sense of community and togetherness.

The project intends to be a staple for the River Point District, attracting new residents for years to come.



F STREET

PROJECT DESCRIPTION

- **Building Program**

- Four 17-unit garden style buildings
- 68 Total Units
- 28 Private & Attached Garage Units
- Additional Outdoor Slab Parking Stalls

- **Amenities**

- Private Ingress & Egress
- Green Space & Central Park
- Activated Street-Scapes
- In-Unit Washer & Dryer
- Private Attached Garages



F STREET

GARDEN STYLE CONCEPT

- **Separate Entrances**

- No shared corridors and each resident has a private ingress and egress, providing residents with an increased sense of privacy and autonomy.
- Many units have private attached garage spaces

- **Enhanced Green Space**

- This style of building provides additional and more accessible green space for tenants, enhancing the single-family home feel.

- **Resident-Focused Community**

- Delivering units at a lower per-unit cost drives potential rents down for tenants.



NEIGHBORHOOD FOCUSED



Real life examples and renderings of this style of building that highlight F Street's two projects under construction in West Bend and Brown Deer. Both developments have at least one building currently open with additional buildings coming online throughout 2025.



Emree Apartments
West Bend, WI



Village 43
Brown Deer, WI



Other Renderings

PROJECT TIMELINE



F STREET

Thank You

We appreciate the consideration and look forward to helping develop the River Point District.

FSTREET.COM

SCOTT LURIE
(414) 405-1668
SCOTT@FSTREET.COM

JOSH LURIE
(414) 315-3190
JOSH@FSTREET.COM

NICK JUNG
(612) 810-7023
NICK@FSTREET.COM

