



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Redevelopment Authority

Wednesday, August 10, 2022

3:00 PM

Virtual/Lifesize

This meeting will be conducted through video conferencing only. If you wish to speak on an agenda item, you can do so as part of the virtual meeting. Contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing tranea@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-8321.

The meeting will be conducted through video conferencing and may be VIEWED ONLY with the following link:
<https://stream.lifesizecloud.com/extension/11133164/bf25392a-c72c-47c8-a792-6c8e0df79e09>

Call to Order

Roll Call

Agenda Items:

1. [22-1019](#) Presentation and possible action on design plans by MSP.

Attachments: [07.29.2022 MSP - THE DRIFTLESS - SUBMISSION.pdf](#)

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Redevelopment Authority Members:

Adam Hatfield, Andrea Richmond, Edward Przytarski, Gus Fimple, John Kovari, Karen Dunn, and Michael Sigman.



City of La Crosse, Wisconsin

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Text File

File Number: 22-1019

Agenda Date: 8/10/2022

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: General Item

Agenda Number: 1.

MSP DRIFTLESS - LACROSSE

PDD LACROSSE



PROJECT RENDERING

REVISION LIST		
REVISION NO.	REVISION	DATE

Architecture :

Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Civil
Engineer

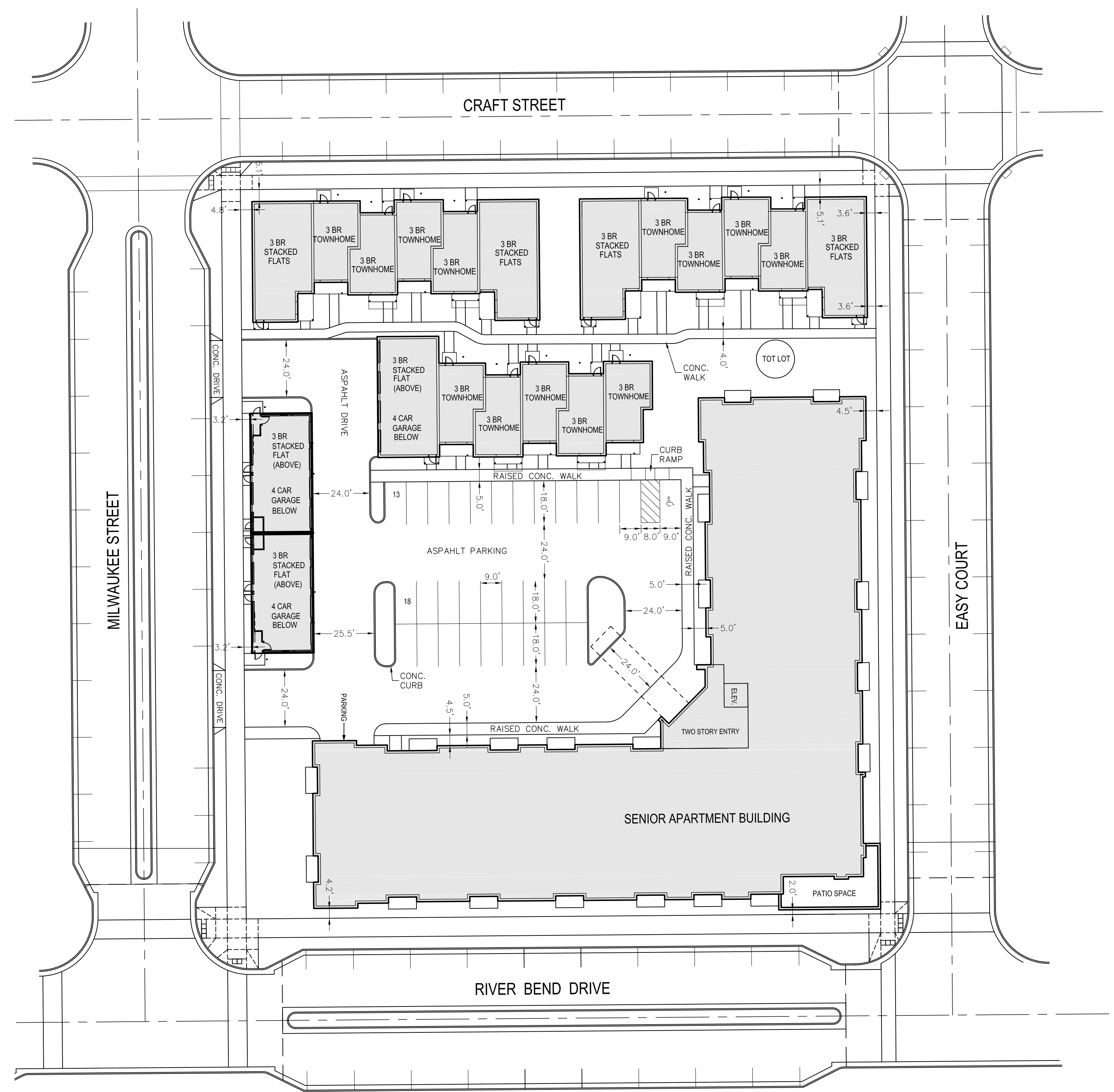
CJ Engineering
9205 West Center Street, Suite 214, Milwaukee, WI 53222
p: 414.443.1312 www.cj-engineering.com/

LIST OF DRAWINGS

SHEET NO.	SHEET NAME
GENERAL	
G0.1	COVER SHEET
CIVIL	
C1.0	SITE PLAN
ARCHITECTURAL	
A0.0	MASTER PLAN
A0.1	ARCHITECTURAL SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND - FOURTH FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS APARTMENT BUILDING
A2.1	EXTERIOR ELEVATIONS APARTMENT BUILDING
A2.2	EXTERIOR ELEVATIONS STANDARD TOWNHOMES
A2.3	EXTERIOR ELEVATIONS PARKING TOWNHOMES
A3.1	ENLARGED UNIT PLANS
A3.2	ENLARGED UNIT PLANS
A4.0	RENDERINGS
A4.1	AERIAL VIEW
A5.0	MATERIALS SAMPLES

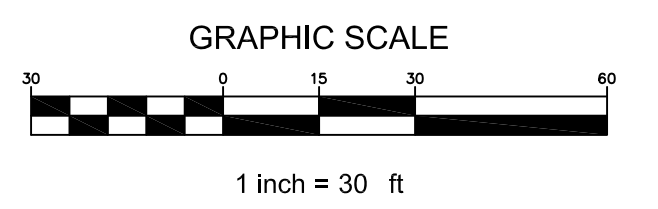
PROJECT/BUILDING DATA
NEW RESIDENTIAL MULTI-FAMILY HOUSING COMPLEX WITH PARKING GARAGE BELOW FIRST FLOOR LEVEL. TOWNHOME UNITS.
MULTI-FAMILY HOUSING - NUMBER OF LEVELS: 4 LEVELS WITH SEPARATION AT THE GROUND FLOOR BETWEEN THE PARKING GARAGE AND RESIDENTIAL FLOORS ABOVE
BUILDING FOOTPRINT: SEE FIRST FLOOR PLAN CONCEPT SHEET
DWELLING UNIT COUNT: SEE MATRIX ON THIS SHEET
PARKING COUNTS: TOTAL 149 STALLS SURFACE = 32 STALLS PRIVATE GARAGE (TOWNHOMES) = 12 STREET = 34 BASEMENT PARKING GARAGE (MULTI-FAMILY) = 71

UNIT TYPES
APARTMENT BUILDING:
UNIT A - 1 BED, 1 BATH 56 UNITS
UNIT B - 2 BED, 1 BATH 40 UNITS
96 TOTAL UNITS
TOWNHOME/FLATS:
UNIT A - 3 BED, 2 BATH/TNHM 13 UNITS
UNIT B - 3 BED, 2 BATH/FLAT 11 UNITS
24 TOTAL UNITS
120 TOTAL UNITS ON SITE



MSP - DRIFTLESS
 LA CROSSE, WI

CJE NO.:2220R0
 JULY 28, 2022



**MSP DRIFTLESS -
LACROSSE**
PDD LACROSSE

DATE OF ISSUE: 07/29/2022

REVISIONS:

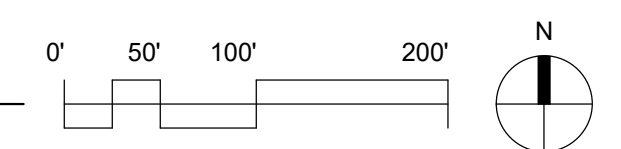
PROJECT # 21136

MASTER PLAN



- A** Public park & beer garden
- B** Water recreation
- C** Public plaza & public market
- D** Public park & greenway
- E** Connected Public Recreation Trails

1 MASTER PLAN
1" = 100'-0"



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LACROSSE**
PDD LACROSSE



SITE INFORMATION

PARKING - TOTAL 149 SPACES

- SURFACE - 32
- PRIVATE GARAGE - 12
- STREET - 34
- BASEMENT - 71

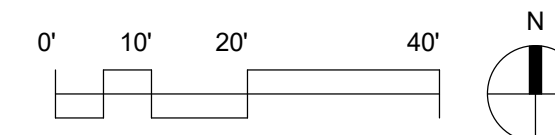
APT. BUILDING	1BRD	2BRD	TOTAL
1ST	11	10	21
2ND	15	10	25
3RD	15	10	25
4TH	15	10	25

BUILDING TOTAL 56 40 96
BUILDING FOOTPRINT = 24,624 SF

TOWNHOMES	13
FLATS	11
TOTAL	24

TOTAL UNITS ON SITE 120

1 SITE PLAN
1" = 20'-0"



DATE OF ISSUE: 07/29/2022

REVISIONS:

NO.	DESCRIPTION

PROJECT # 21136

**ARCHITECTURAL
SITE PLAN**

A0.1



SITE INFORMATION

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**MSP DRIFTLESS -
LACROSSE**

PDD LACROSSE

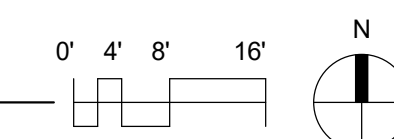
DATE OF ISSUE: 07/29/2022

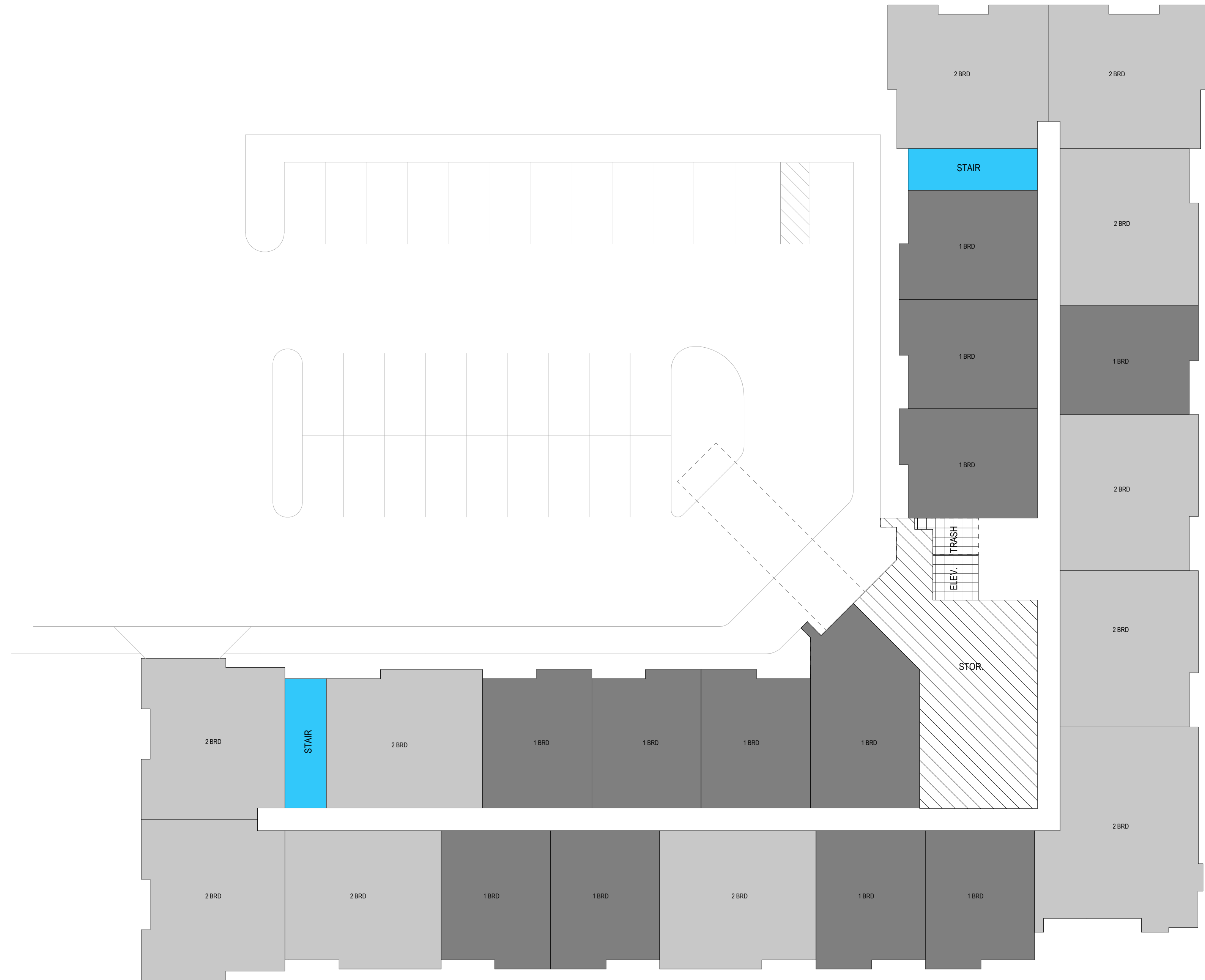
REVISIONS:

PROJECT # 21136

FIRST FLOOR PLAN

1 FIRST FLOOR CONCEPT
1/16" = 1'-0"





SITE INFORMATION

- PARKING - TOTAL 149 SPACES**
 - SURFACE - 32
 - PRIVATE GARAGE - 12
 - STREET - 34
 - BASEMENT - 71

APT. BUILDING	1BRD	2BDR	TOTAL
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**MSP DRIFTLESS -
LACROSSE**

PDD LACROSSE

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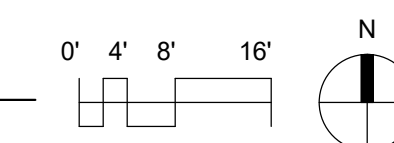
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PROJECT # 21136

**SECOND - FOURTH
FLOOR PLANS**

A1.2

1 SECOND - FOURTH FLOOR CONCEPTS
1/16" = 1'-0"



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LACROSSE**
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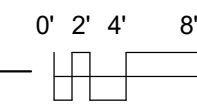
REVISIONS:

PROJECT # 21136

**EXTERIOR
ELEVATIONS
APARTMENT
BUILDING
A2.0**



1 EAST ELEVATION
3/32" = 1'-0"



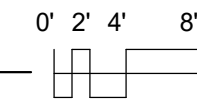
DARK GREY BRICK

GREY PLANK SIDING

GREY PANEL SIDING



2 SOUTH ELEVATION
3/32" = 1'-0"



ESPRESSO PANEL SIDING

WHITE PLANK SIDING

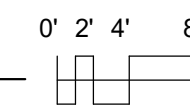
WHITE PANEL SIDING

STONE BLOCK VENEER

**MSP DRIFTLESS -
LACROSSE**
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1 NORTH ELEVATION
3/32" = 1'-0"



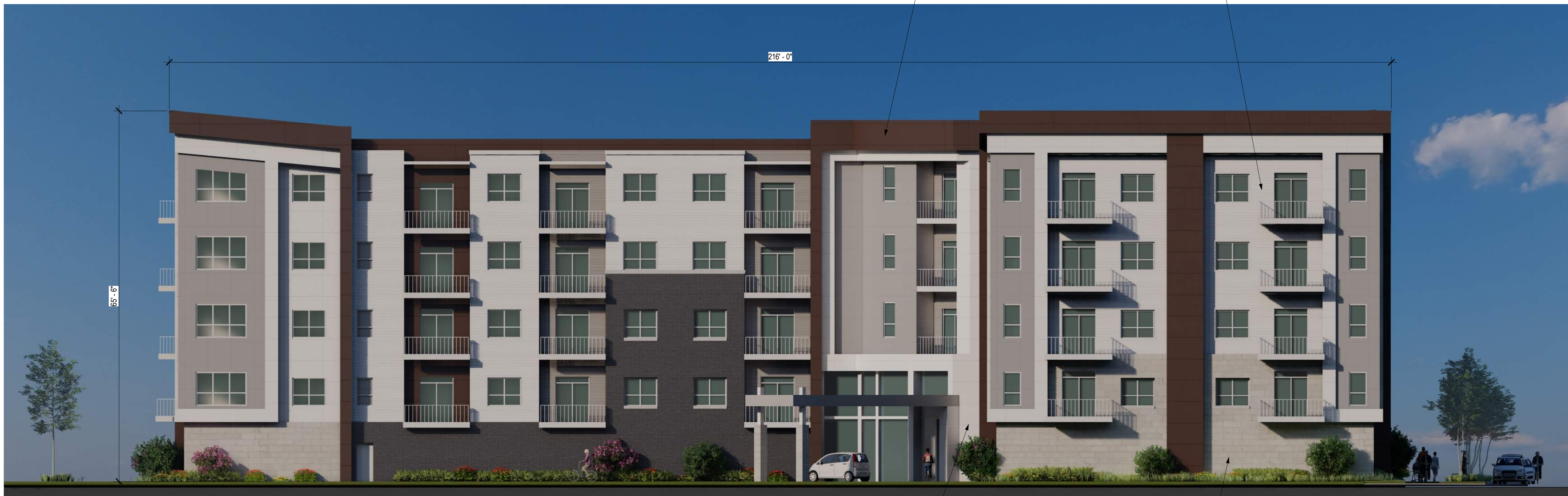
DARK GREY BRICK

GREY PLANK SIDING

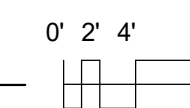
GREY PANEL SIDING

ESPRESSO PANEL SIDING

WHITE PLANK SIDING



2 WEST ELEVATION
3/32" = 1'-0"



WHITE PANEL SIDING

STONE BLOCK VENEER

DATE OF ISSUE: 07/29/2022

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT # 21136

**EXTERIOR
ELEVATIONS
APARTMENT
BUILDING
A2.1**



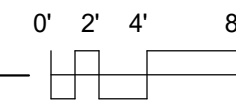
GREY SHINGLES ROOF

WHITE PLANK SIDING

DARK GREY BRICK

3 STANDARD TOWNHOME EAST-WEST ELEVATION

1/8" = 1'-0"



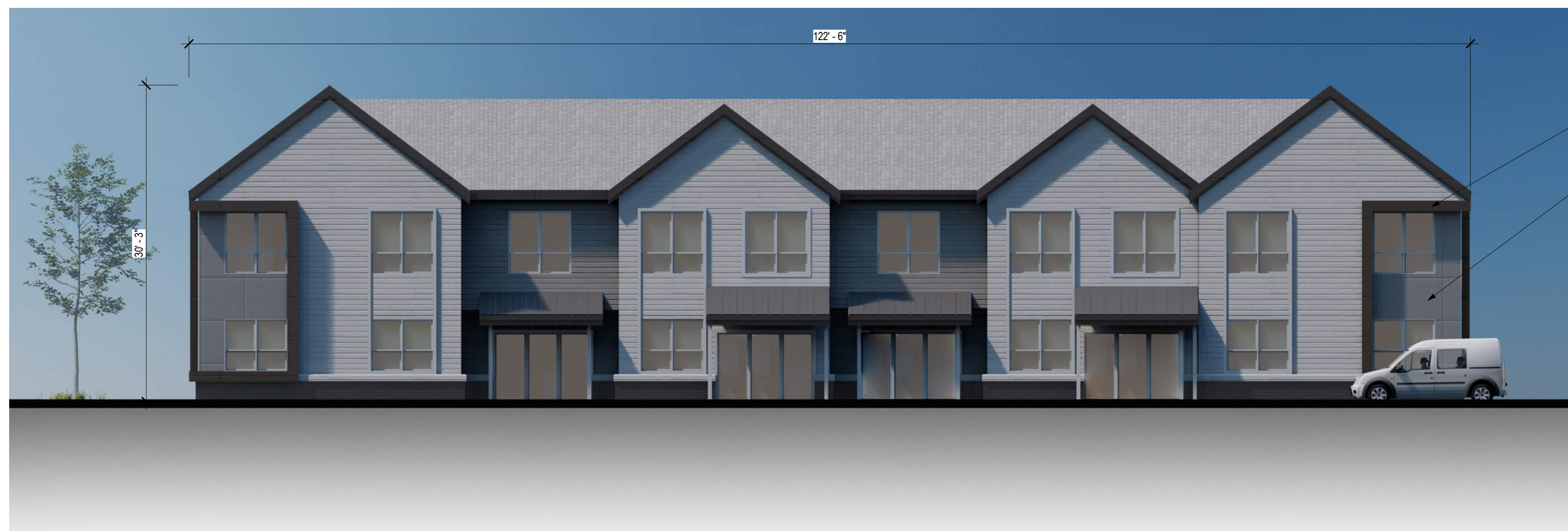
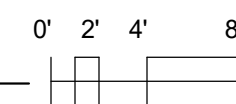
WHITE PANEL SIDING

METAL ROOF

GREY PLANK SIDING

2 STANDARD TOWNHOME SOUTH ELEVATION

1/8" = 1'-0"

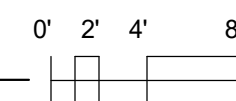


ESPRESSO PANEL SIDING

GREY PANEL SIDING

1 STANDARD TOWNHOME NORTH ELEVATION

1/8" = 1'-0"



**MSP DRIFTLESS -
LACROSSE**

PDD LACROSSE

DATE OF ISSUE: 07/09/02

REVISIONS:	

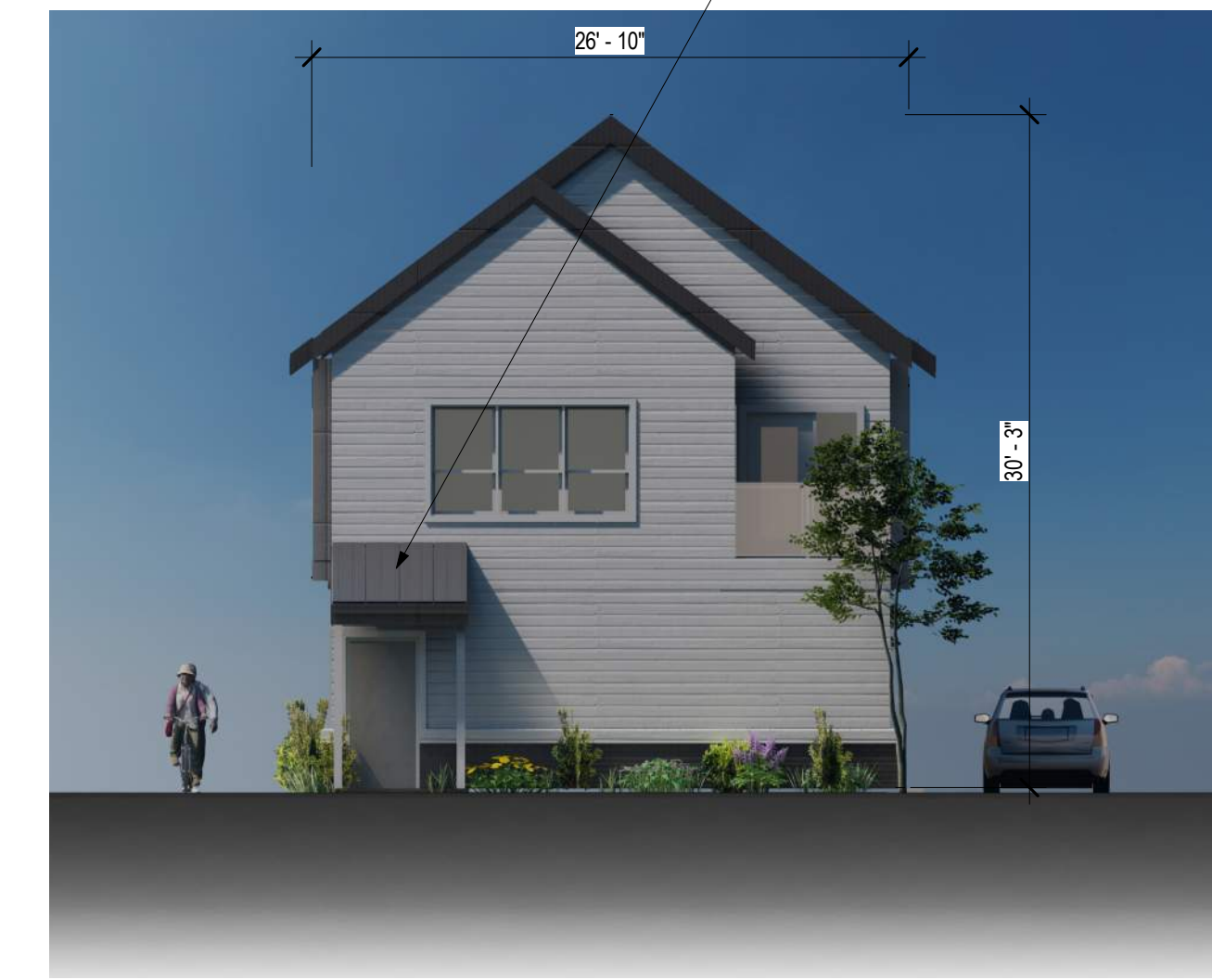
PROJECT # 21136

**EXTERIOR
ELEVATIONS
STANDARD
TOWNHOMES**

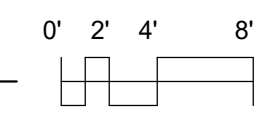
A2.2



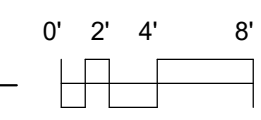
- GREY SHINGLES ROOF
- WHITE PLANK SIDING
- DARK GREY BRICK
- METAL ROOF



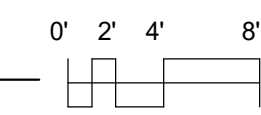
1 PARKING TOWNHOME EAST ELEVATION
1/8" = 1'-0"



3 PARKING TOWNHOME WEST ELEVATION
1/8" = 1'-0"



2 PARKING TOWNHOME NORTH - SOUTH ELEVATION
1/8" = 1'-0"



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PDD LACROSSE

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**EXTERIOR
ELEVATIONS
PARKING
TOWNHOMES
A2.3**



**MSP DRIFTLESS -
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PDD LACROSSE

DATE OF ISSUE: 07/29/2022

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RENDERINGS

A4.0



**MSP DRIFTLESS -
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DATE OF ISSUE: 07/29/2022

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1 AERIAL VIEW
3/16" = 1'-0"

AERIAL VIEW

A4.1

MASONRY:
BLACK DIAMOND VELOUR

REAL STONE:
BEDFORD GRAY



FIBER CEMENT PANEL:
ARCTIC WHITE
SMOOTH FINISH

FIBER CEMENT PANEL:
PEARL GRAY
SMOOTH FINISH

FIBER CEMENT PANEL:
RICH ESPRESSO
SMOOTH FINISH

FIBER CEMENT PANEL:
ARCTIC WHITE
CEDARMILL FINISH

**MSP DRIFTLESS -
LACROSSE**

PDD LACROSSE

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**MATERIALS
SAMPLES**

A5.0

