



Lot One – River Point Townhome Proposal

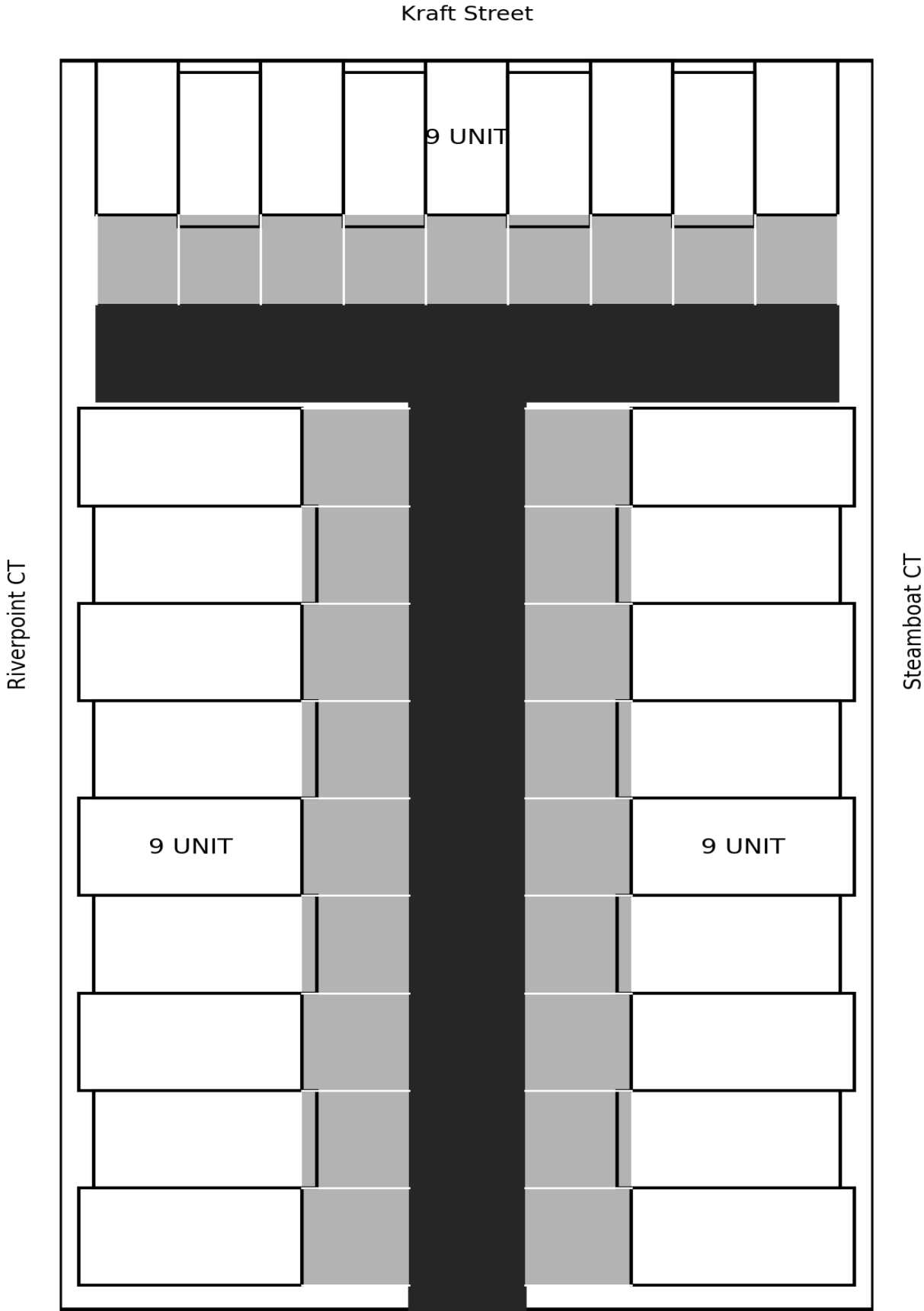
We would like to provide a general overview of our proposed development for Lot One. The site measures approximately 168 feet in width by 307.7 feet in depth. Our concept includes nine two story rear-loaded, front-facing townhome units along both Steamboat and Riverpoint Court. After working on the concept more we're going with a three story townhouse building oriented toward Kraft Street to break the block up while providing more density.

We believe this layout will be both visually attractive and well-suited to the River Point District, offering what we feel is one of the most desirable housing products in the area. Given the significant lack of “missing middle” housing options within La Crosse County, this development is intended to help address that gap.

All two story units are planned at approximately 24 feet wide by 46 feet deep (two plan options below), allowing flexibility for either single-car or two-car garage configurations. The three story building facing Kraft street will be approximately 17 feet wide by 38 feet deep per unit. In addition to the garage, each unit will include two additional parking spaces located behind the unit, one of which may be positioned in tandem with the garage. Each townhome will feature two or three bedrooms and at least 2 bathrooms, with the goal of creating some of the highest-quality townhomes in the region. While final dimensions may be adjusted slightly during the design process, they will remain generally consistent with this concept. We are also open to doing some sort of decorative wall or landscape buffer at the end of the T to mask the rear of the building along Kraft Street.

We believe this proposal will appeal not only to current renters and families relocating to the area, but also to local homeowners seeking to take advantage of the current housing market while transitioning to a low-maintenance lifestyle free from yard work and ongoing upkeep. Our goal for Lot One is to attract a long-term, homeowner-oriented resident profile—one that reflects pride of ownership, personalization of outdoor spaces, and stable, long-term occupancy.

Conceptual Site Plan



Two story exterior reference

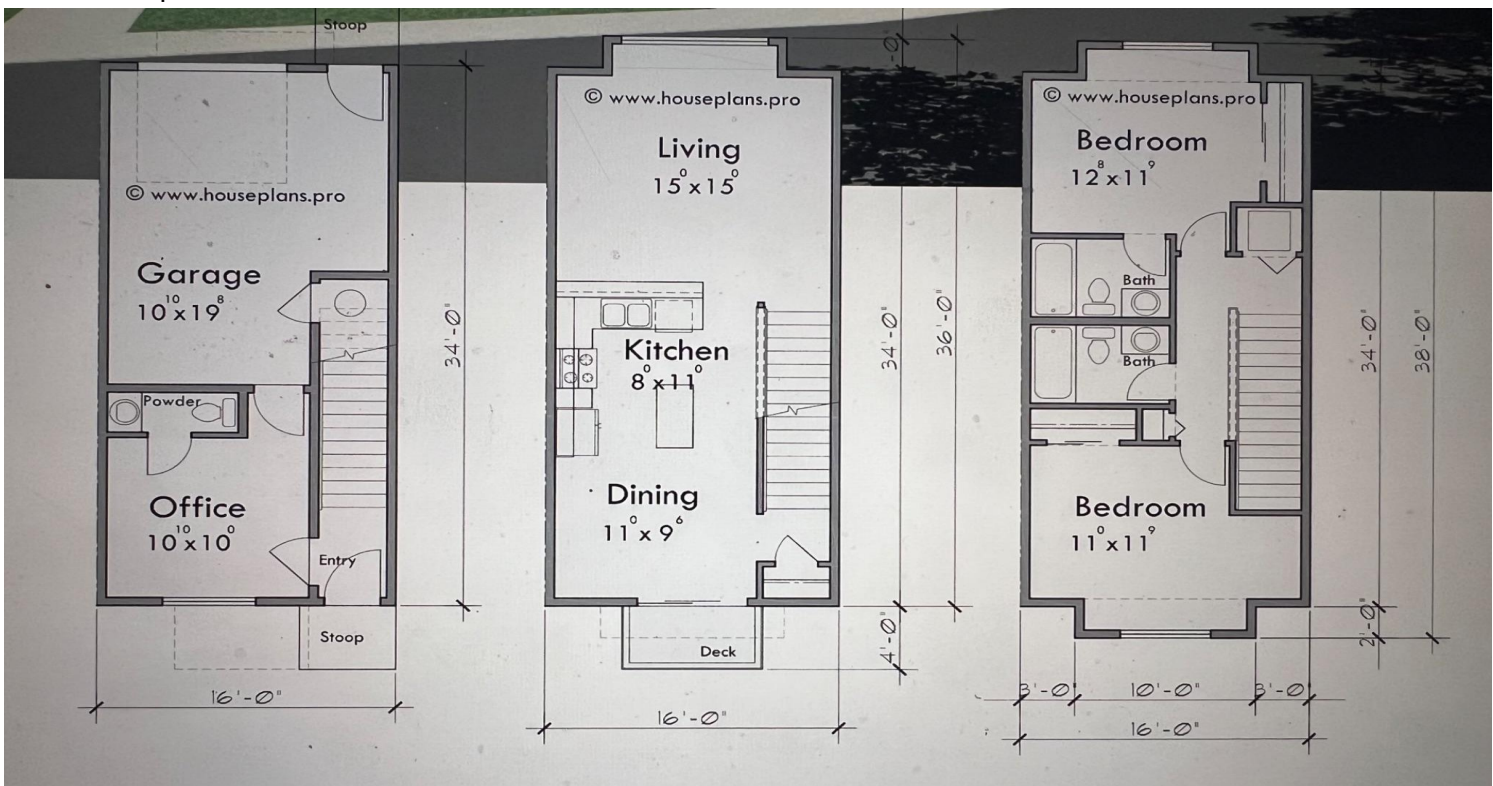




Three Story Building Facing Kraft Street.



Three Story floor plan. Will adjust some to make the garage a little larger deeper and going a foot wider per unit.



Timeline-**Lot 1 Timeline**

Pre-Development Phase

March 2026 – Option Execution

September 2026 – Architectural and Engineering Completion; Project ready for final approvals and bid submissions. Site preparation commences.

Construction Phase

October 2026 – Building 1 Construction Begins

May 2027 – Building 2 Construction Begins

Oct 2027 - Building 3 Construction Begins

Delivery & Lease-Up Phase

June 2027 – Building 1 Construction Complete; Lease-Up Period Begins

August 2027 – Building 1 Achieves Full Occupancy

December 2027 – Building 2 Construction Complete; Lease-Up Period Begins

March 2028 – Building 2 Achieves Full Occupancy

April 2028- Building 3 Complete; Lease-Up Period Begins

June 2028- Building 3 Complete; Lease-Up Period Begins

Project Stabilization

June 2028 – All 3 Buildings Stabilized; All Site Work and Landscaping Complete. Timeline could be accelerated based on demand.

Estimated Cost. Lot One

\$6,500,000-\$7,500,000

