

GRAND RIVER • GREAT CITY

La Crosse • Wisconsin

PLANNING AND DEVELOPMENT

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Single Family Design Guide

Please use this guide to supplement the explanations and requirements as described in the Single Family Design Guidelines.

Exterior Materials

Criteria: Exterior materials are primarily brick, wood, cement board, smart board, stucco, stone and/or other natural material.

Fewer points will be awarded to designs including exterior materials of mostly premium vinyl (.044 thickness), with some brick or stone (may be cultured.) Vinyl only will not receive any points.

CAN (LP Smart Side)



CANNOT (All Vinyl)



CAN (Vinyl + Brick)



CANNOT



Focus on Energy Certified

Criteria: Builder receives Focus On Energy Certified Home Recognition, currently that the home is certified as being 25% - 100% more energy efficient than Wisconsin Uniform Dwelling Code. *



Windows

Objective: To preserve and encourage historical homes in the City of La Crosse

Criteria: Elevations facing a street have a minimum of 20% area as windows. Elevations not facing a street have a minimum of 10% area as windows. Windows are double/single hung, casement, awning or picture/ fixed appropriate to the style of the house design.

CAN



CANNOT



Window Trim/Projection

Criteria: Building façades visible from a public street employ techniques to recess or project individual windows at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color

Exceptions will be considered where buildings employ other distinctive window or face treatment that adds depth and visual interest to the building



Garage

Criteria: Vehicular access shall be from alley if present. Exterior materials are compatible with the house. Front wall is set back a minimum of 5 feet from the front elevation of the house.

Decorative trellis over entire garage, decorative window details, or separate doors for two-car structure



Basement

Criteria: The house provides a basement as defined by the building code. Stubbed plumbing and egress window(s) for future use. Exceptions may be made for accessibility concerns and/or flood plain concerns.

CAN



CANNOT



Roof

Criteria: Gable roofs are 6:12 pitch or steeper; hip roof is 4:12 pitch or steeper. Roofs are shingle, metal or standing seam roofs. Roof overhangs extend a minimum of 12 inches on all elevations. All large roofs are broken up with shifts in height, cupolas, eyebrows, chimneys, dormers, bump-outs that provide character. A large roof is defined as a roof of 40 feet or greater in length.

CAN



CANNOT



Front Entry

Criteria: The primary entrance is on the front elevation and faces the street, front entry is not set back more than 5 feet from front façade

CAN



CANNOT



Landscape

Criteria: The front yard of the property shall be landscaped with shrubs or sod (seed will not receive a point)



Porch

Criteria: An unenclosed front porch/front entry comprising of at least 30% of the front elevation

CAN



CANNOT



CAN



CANNOT



Architectural Design

Criteria: House design must include at least 2 of the following architectural design elements. More points awarded to designs including more.

1. Bay windows or bump outs



2. Decorative door design including transom and/or side lights



3. Decorative roofline elements including brackets, multiple dormers, eyebrows or chimneys



4. Uses roof returns and/or corner trim



5. Decorative building materials including masonry such as brick, tile, stone, or other materials with decorative qualities



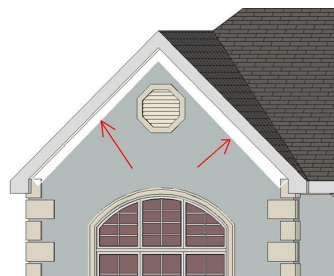
6. Distinctive paint scheme (3 or more exterior colors)



7. Frieze Board under eaves facing the street.



8. Shake or shingles are incorporated



Historic Homes Styles

Objective: To preserve and encourage historical homes in the City of La Crosse

Criteria: Home matches (all bullet points) one of the following La Crosse historic home styles



Bungalow

- Low-pitch roof, often with broad eaves
- Dormers, shed hipped or gabled
- Large, covered front porch
- 1—1 1/2 stories
- Ample/grouped windows, simple wide trim



Craftsman

- Large, covered front porch
- Supportive columns, stone details
- Accents such as light fixtures & windows
- Low-sloping roof with dormers
- Exposed rafters and beams



Cape Cod

- Square shape
- Steep pitched, gable roof
- Double dormers and windows, symmetrical
- 1—1 1/2 stories
- Central door with windows on each side



Farmhouse

- 1 1/2—2 stories
- Gable roof
- Few small windows
- Simple, vertical lines
- Functional porch



Tudor/European

- Decorative half-timbering
- Steeply pitched roof
- Mixed siding materials
- Elaborate entryway



Prairie

- Strong horizontal lines
- Broad, overhanging eaves
- Low pitched hip or flat roofs
- Rows of windows
- Wide use of natural materials (stone/brick)



Cottage Style

- Small asymmetrical home
- Stone or wood siding
- Steeply pitched roofs, often with clipped gables
- Picturesque dormers to add height variations
- Arched doors with decorative hardware



Gambrel/Dutch-Style/aka Barn style

- Distinct roof with flared eaves
- Siding often shingle, brick or stone
- Double hung or picture windows
- Decorative windows in gable end
- Bulky columns on porch



Colonial

- Decorative entrance way
- Centered front door, with a window above
- An equal number of windows on each side of the door (Symmetrical)
- Two story home with a central stairway



Four Square

- Boxy, cubic shape
- Large central dormer
- Full width front porch
- Pyramidal, hipped roof, often with wide eaves
- Double hung windows