

SPIES CONSTRUCTION LLC

2011 Liberty St., LaCrosse, WI 54603

(608)781-3797

June 14, 2024

We Spies Construction LLC, are offering the City of LaCrosse \$50,000.00 for the former South Community Library tax parcel #17-50265-10 located at 1307 16th Street South, LaCrosse, WI

As far as the most recent projects similar in size and complexity---the Naval Reserve site which consisted of 10 single family houses. Other projects in the City, we were the first private contractor to partner with the City on purchasing and building on a City lot. We also built the 1st LaCrosse Promise house in the City, did the RFP on the 800 block of 6th St. which consisted of a twindo and 2 single family houses, built other houses on City purchased lots around the City.

Our plan is to tear down the existing library and build 6-single family craftsman style houses with option of single story, 1 1/2 story or 2 story with 2 car garage to fit in the neighborhood. FULL BASEMENT with egress window for another bedroom and stubbed for a full bath. Houses to be a minimum of 1,200 sq. ft. depending on the plan. Presold have the option to design their house. If they are to be spec. houses, they will have a minimum of two bedrooms with 1-2 baths. 1 1/2 story—2 bedrooms on main floor, full bath and 1 bedroom up with bathroom. Two story—1 bedroom on main floor with full bath, 2 bedrooms up with full bath. All houses to have 1st floor laundry. Also, there will be the option to do zero entry if preferred. Houses will have porches whether covered or enclosed.

Houses will fit well into the neighborhood and enhance the area with some new single family houses. Depending on size, each house will have approximately 4,200 sq. ft. of green space. Entire yard will be landscaped. They will have electric appliances with option for electric furnaces.

We are deviating from City setbacks and the attached Exhibit A is a sample of what we are proposing. We will do necessary plat and rezoning needed for our proposed sample plan. We are asking the City extend(at their cost) the sewer main on Park Ave. to 16th Street far enough for three houses to hook up to.

Final lot size to be determined when doing the plat.

Our goal is to leave as many trees as possible and reuse as much material of the building as possible(Habitat, etc.)

There will be no HOA---each homeowner will be responsible for their individual property with nothing shared.

Proposed budget for this project is roughly \$1,875,000.--\$2,500,000.+ at current pricing and depending on which floor plan and upgrades. Cost breakdown estimation attached Exhibit B

Sources of financing will be 1st National Bank Exhibit C attached with 20% private equity.

Schedule of major milestones---we completed the Naval Reserve project six months ahead of schedule. Our plan is for a completion date of three years after closing on property and infrastructure is complete.

A number of people are interested in buying new construction in the City and this would be a great central location in a great neighborhood. I get calls on a regular basis ready to sign contracts.

Contact information would be Delores Spies at Spies Construction LLC at (608)386-0845. I am the designer, coordinator and have been doing this for the last 40+ years. spies@centurytel.net

This is a great neighborhood to raise a family---close to schools and park out your back door. Our goal is to attract people of all ages.

Of all the proposals, ours would have the least amount of impact on traffic.

This project would not only add new single family housing, which is needed, it would also add to the tax base in the City.

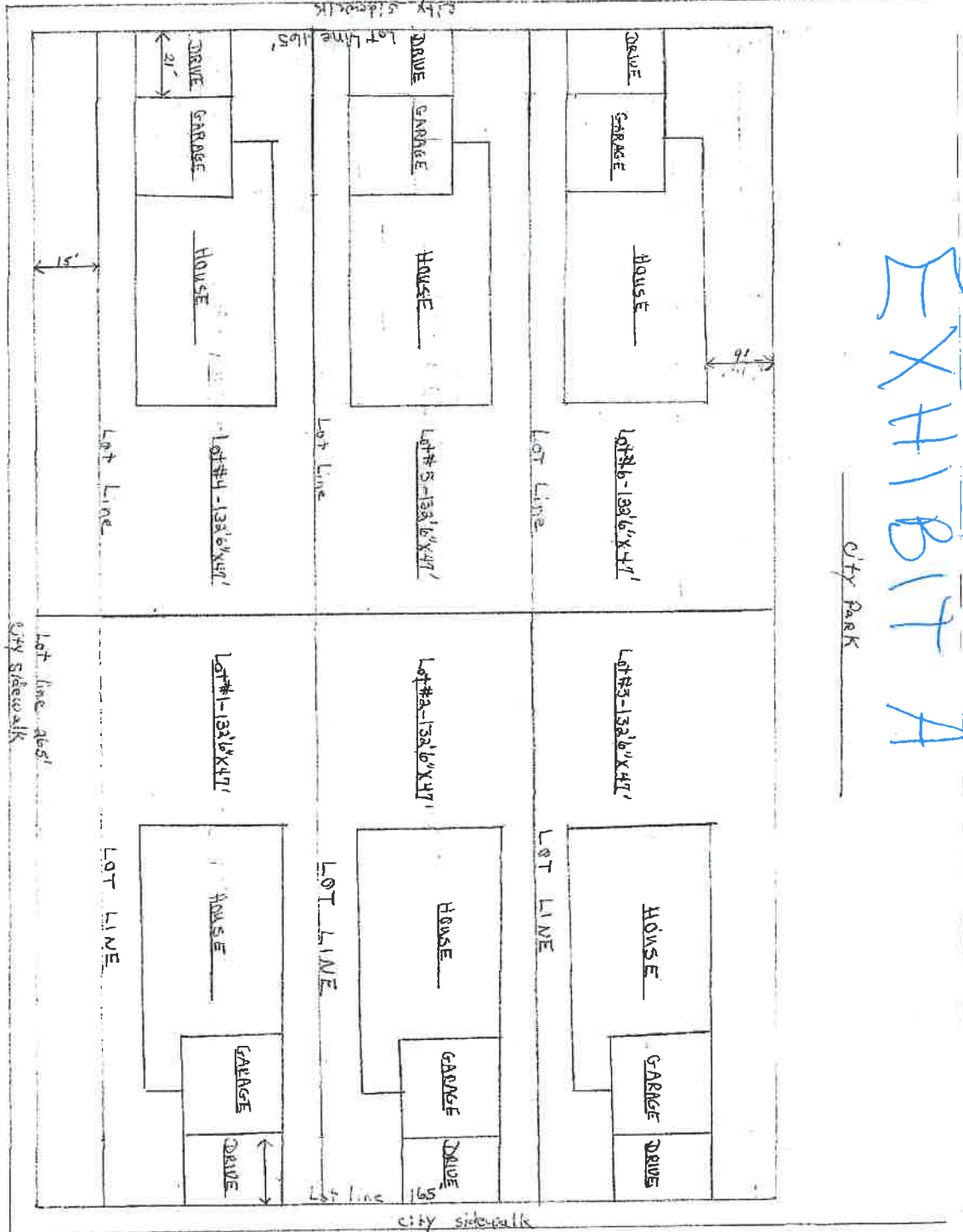
Some photos of previously built houses in the City, Exhibit D are attached which would fit perfect in that area.



Delores M. Spies
Spies Construction LLC
Managing member

EXHIBIT A

City Park



SAMPLE

167th Street

SPIES CONSTRUCTION LLC	

Exhibit B

Exhibit B Project Cost Breakdown

	Amount
Excavation Work -- Hess Exc.	\$ 4,000.00
Utility Installation Chad Viner	\$ 10,500.00 sewer & water
Concrete work (footings, foundation walls, basement floors, garage slabs, sidewalks, steps)	\$ 18,440.00 D & E concrete
Framing includes finish carpentry also	\$ 66,000.00 Spies Construction
Lumber Package, Interior Doors, Windows	\$ 59,000.00
Siding, Fascia, Soffit	\$ 4,000.00
Roofing, venting, gutters and downspouts	\$ 6,000.00
Insulation E & B	\$ 5,500.00
Cabinets, countertops, vanity tops,	\$ 10,500.00
Drywalls material/finish, painting	\$ 11,545.00 Lydon Drywall
Flooring	\$ 10,500.00
Heating and Air Conditioning -- Bagniefski	\$ 15,325.00
Plumbing - B & B Plumbing	\$ 10,940.00
Electrical and fixtures - Lydon Electric	\$ 15,785.00
Landscaping, earthworks Landcare	\$ 9,000.00
Contractor Overhead	\$ 16,392.00
Other Development costs such as architect, surveys, construction loan fees, permits, legal costs, developer fees	\$ 7,600.00
Closing Costs (title work, realtor fees)	\$ 1,500.00
Other costs, describe Lot: and demolition	\$ 30,000.00
Cost Per Unit (Total Cost)	\$312,527.00 at todays costs
Total Estimated Construction Costs - 6 houses	\$1,875,162.00

William M. Spies

SAMPLE
single story

Exhibit C



April 15, 2024

City of La Crosse
Dept. of Planning, Development & Assessment
400 La Crosse St.
La Crosse, WI 54601

Re: Spies Construction, LLC
Former South Community Library

Dear Folks,

Spies Construction, LLC has made an offer to purchase city-owned property at 1307 16th St. So. in La Crosse and has approached The First National Bank of Bangor to finance the construction of (6) single family dwellings at said location for resale. While the exact financing terms have not yet been established, I am pleased to confirm that Spies Construction, LLC has the capacity to finance this project with our bank.

If you should need any additional information please do not hesitate to contact me.

Sincerely,

THE FIRST NATIONAL BANK OF BANGOR

William H. Bosshard
President

WHB/jw

1798 Commercial St., PO Box 129
Bangor, WI 54614-0129
TEL 608-486-2386 FAX 608-486-4563
www.fnbbangor.net
MEMBER FDIC
EQUAL HOUSING LENDER

Exhibit D



2 bedrooms/
2 full baths
main floor

SAMPLE

1 bedroom
1 full bath
family room
basement

Exhibit D

2 bedrooms
1 1/2 bath floor

Basement
1 bedroom
full bath
& family room

SAMPLE



Exhibit 1

1712

1 bedroom }
1 full bath }
Main Floor

~~1~~ bedroom }
1 full bath }
Basement

SAMPLE



Exhibit

2 bedrooms /
2 full baths
main floor

SAMPLE

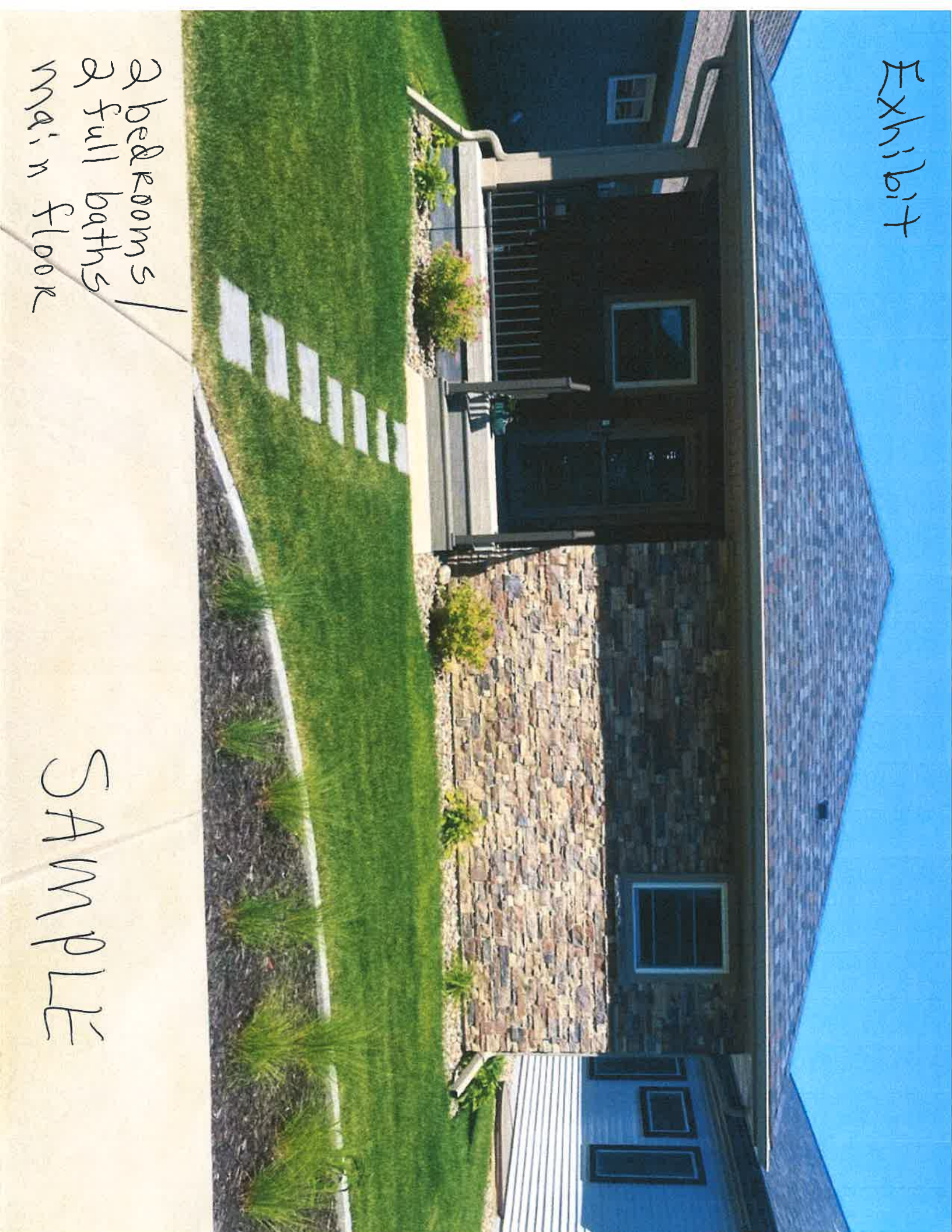


Exhibit D



2 bed rooms
1 full bath
Mdr's n floor

basement
full bath +
family room

SAWPILE

Exhibit D

2 bed room
1 bath
main floor
1 bedroom } up
1 bath }



3 bed room } main floor
2 bath }
SAMPLES



SAMPLE OF
COMPLETED
PROJECT