SPIES CONSTRUCTION LLC
2011 Liberty St.
LaCrosse, WI 54603

January 16, 2026

RE: River Point District – B-Lot 2

We would like to purchase Lot 2 to build 12 houses with 2 car garages and 6 condos with 2 car garages for a total of 18. Houses and condos to have approximately 1,100+ sq. ft., single story, 2 story, 2-4 bedrooms and 1-2 baths. All to have different curb appeals whether it be roof lines, colors, etc. We feel these would fill the middle housing gap and add color to the River Point District.

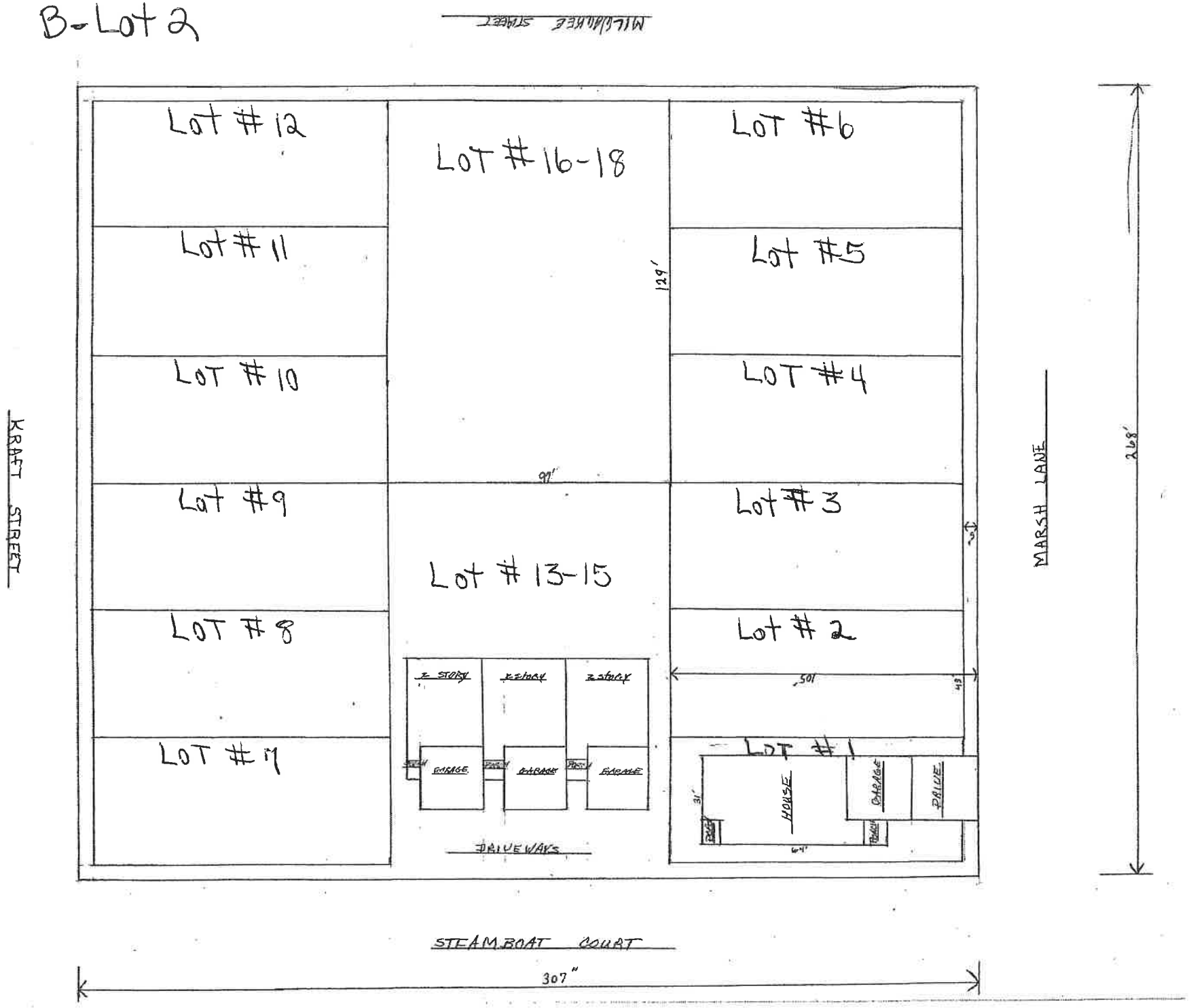
Our goal is to attract empty nesters, snow birds, seniors and familys.

We would like to keep condo/house prices around $350,000-$400,000.

I feel this would be a great area to build some single family houses---close to downtown for shopping, trails, bus line, etc

Houses/condos can be either owner occupied or rented.

RIVER POINT DISTRICT
B-Lot 2



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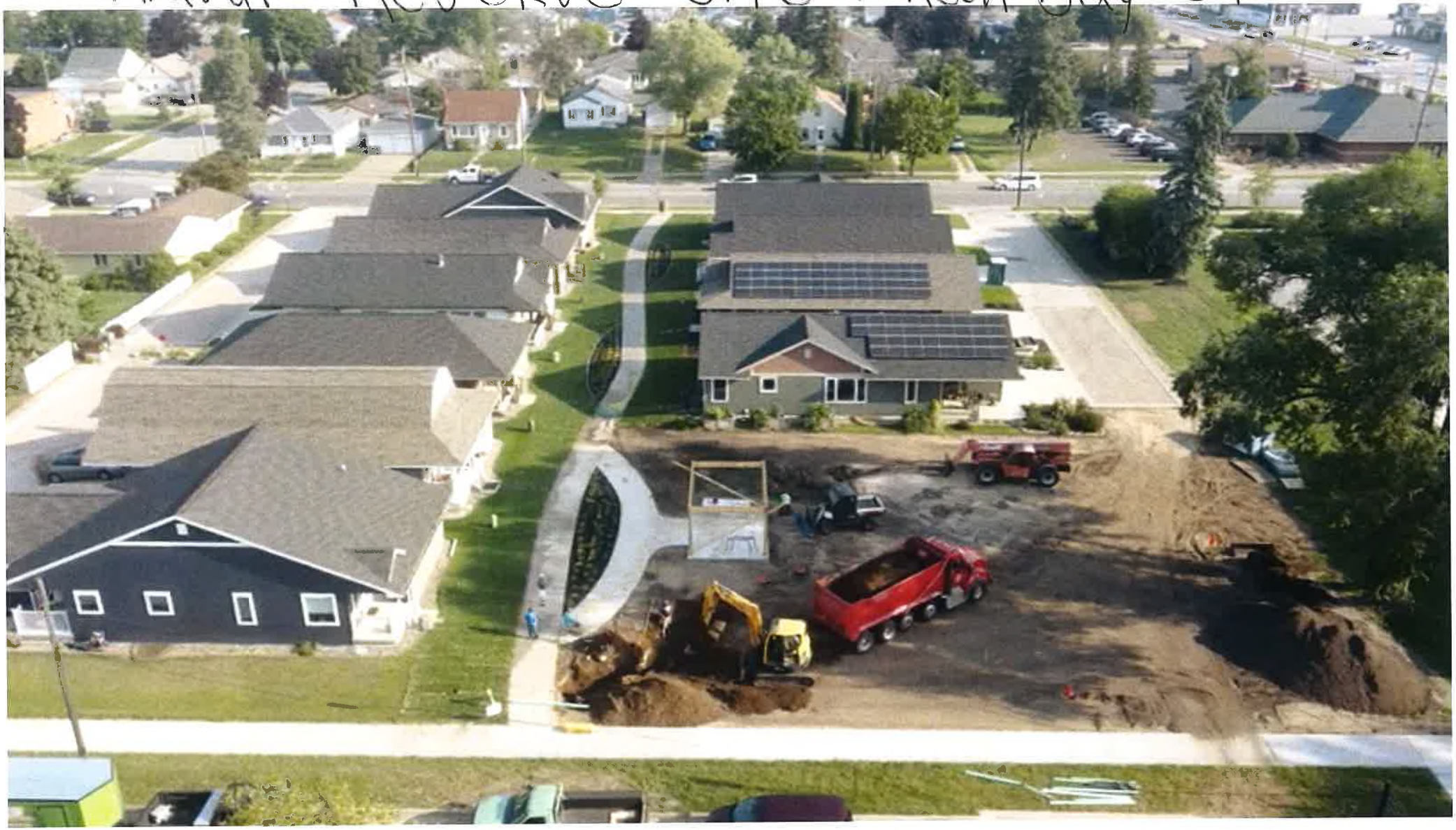
Naval Reserve site - Green Bay St



Former Naval reserve site on Green Bay St. in La Crosse
City accepted our plan – first pocket neighborhood in La Crosse
10 single family homes with full basements
All same footprint, different colors and roof lines
Wanted a more unique look
2-3 bedroom, 2-3 bath, approximately 1,800 sq/ft finished including basement
All pre-sold