

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 family's.

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

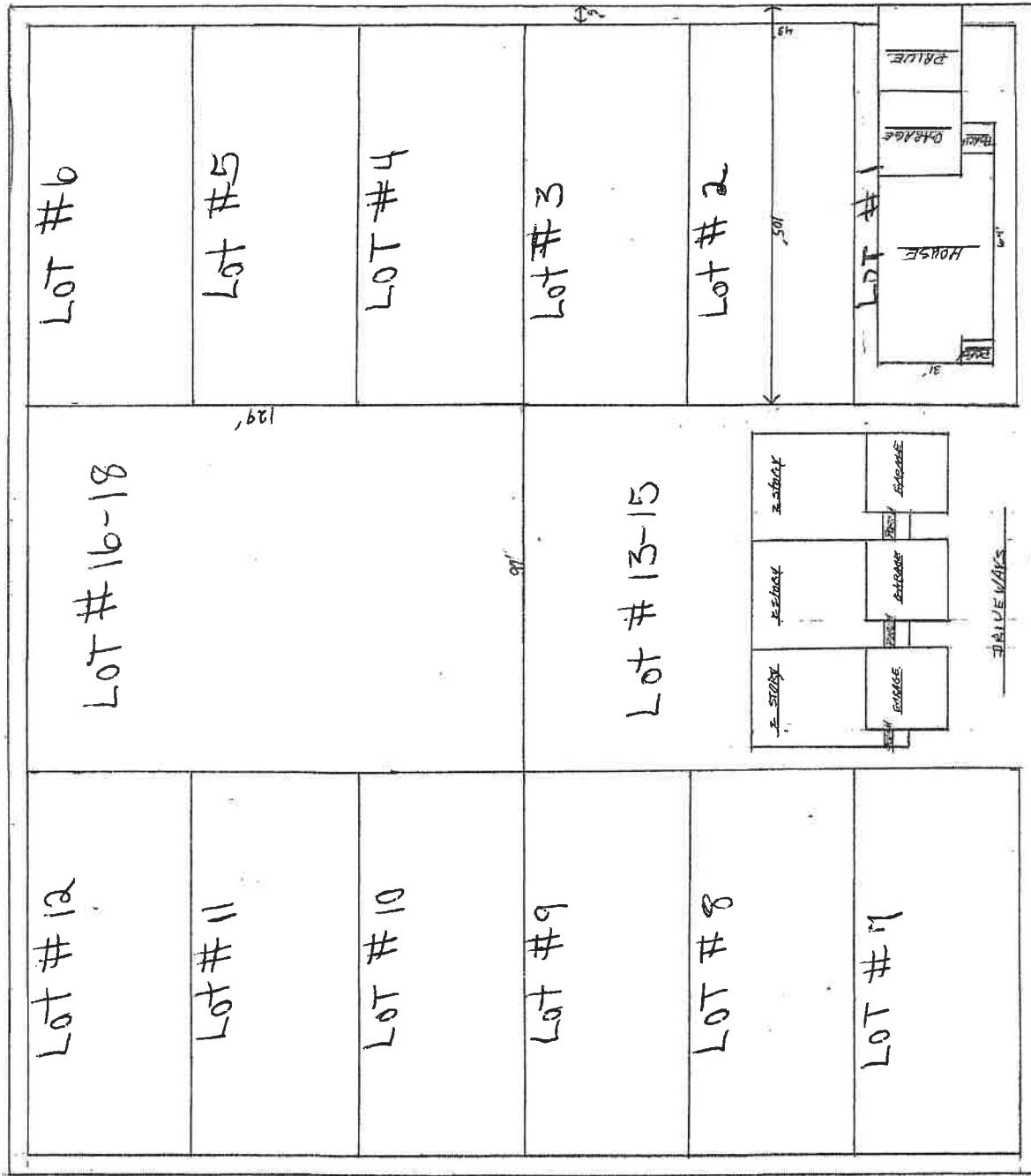
I feel this would be a great area to build some single family houses---close to downtown for shopping, trails, bus line, etc

Houses/condos can be either owner occupied or rented.

# RIVER POINT DISTRICT

B-Lot 2

MILLER LINE



KRAFT STREET

STEAM BOAT COURT

307"

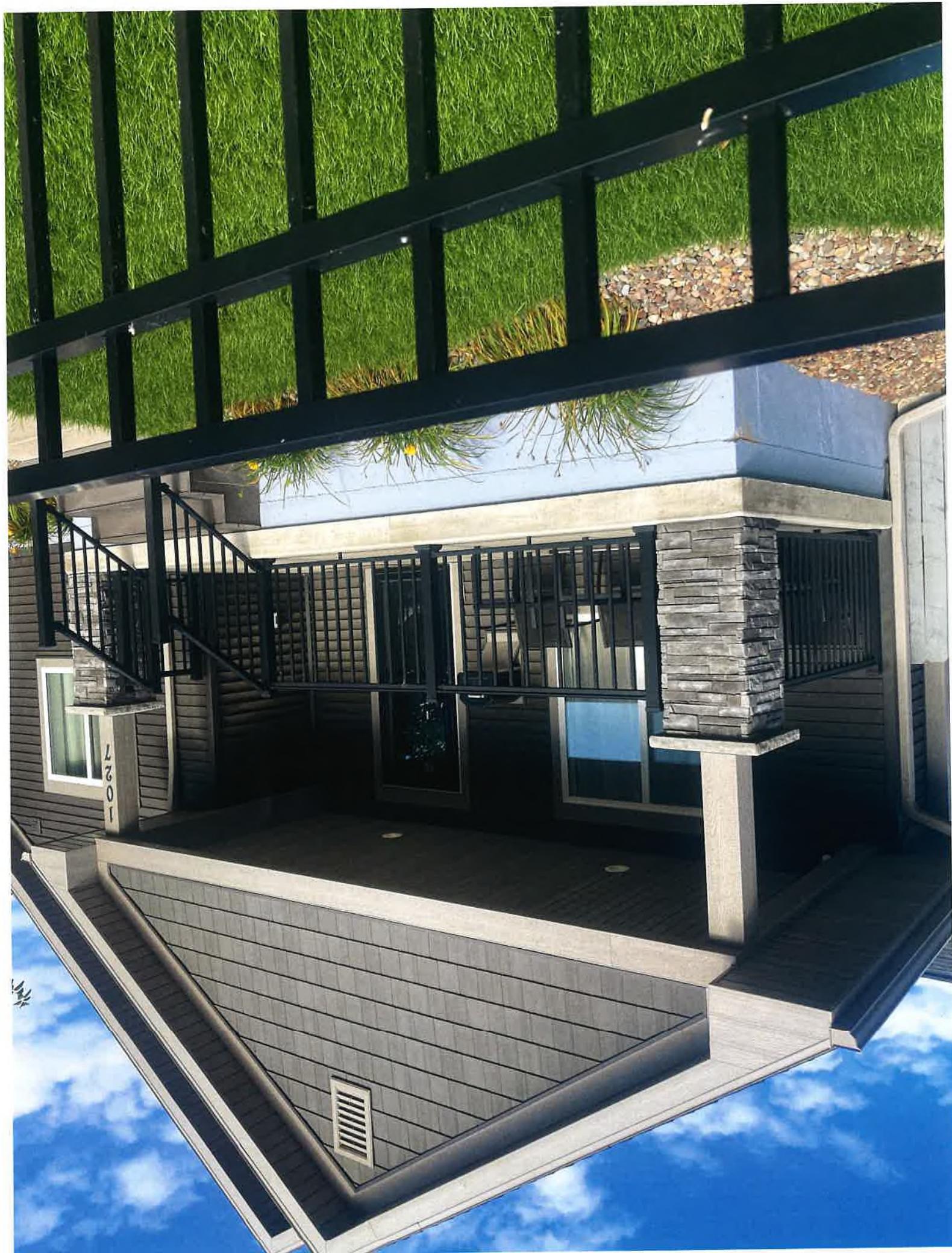
SAMPLE



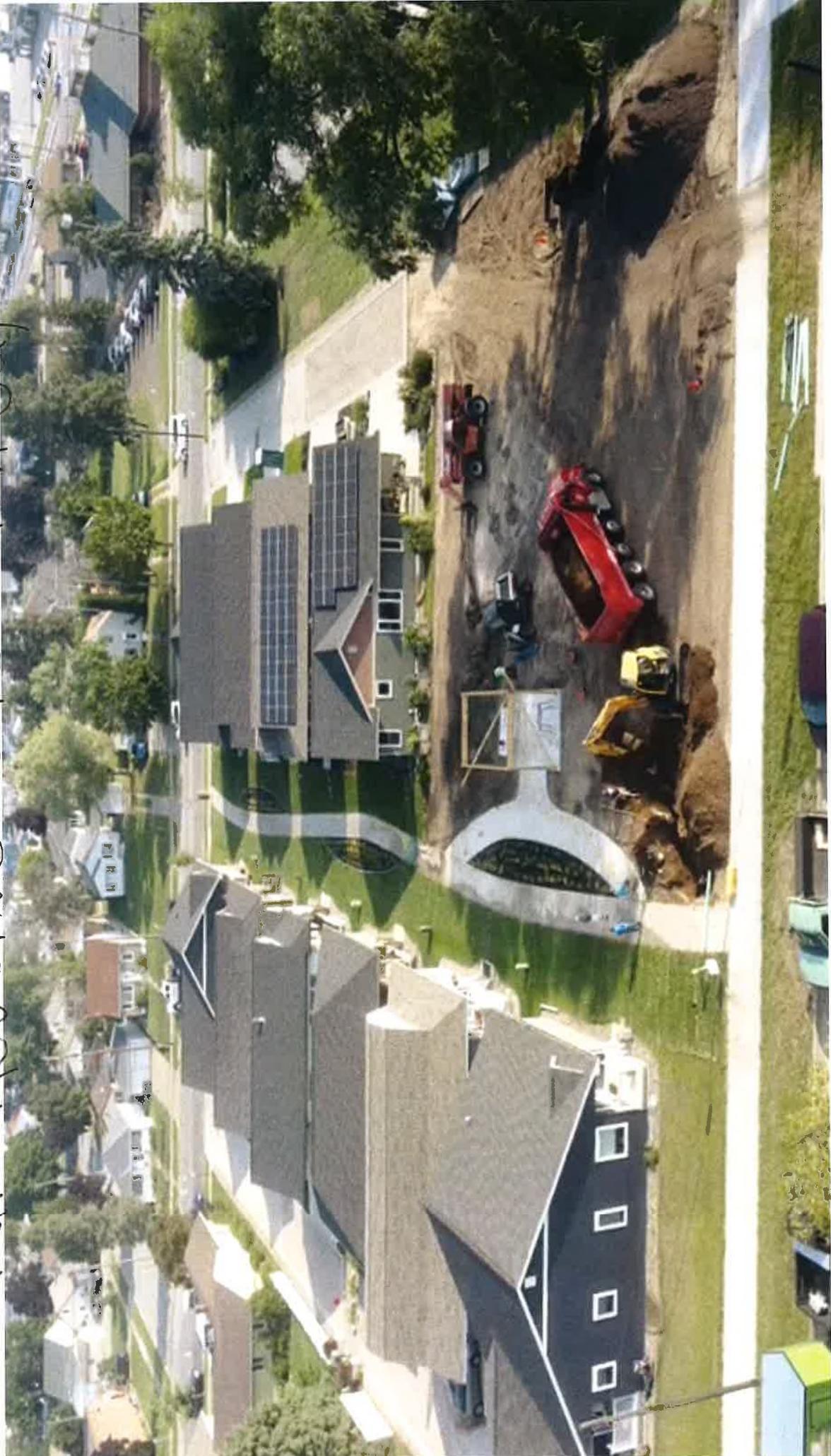
SALE

We use coc  
personalize





Naval Reserve Site - Green Bay 5+





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