

# SPIES CONSTRUCTION LLC

2011 Liberty St., LaCrosse, WI 54603  
(608)781-3797

Submitted  
3:30pm  
4/15/24

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 16<sup>th</sup> Street South, LaCrosse, WI

As far as 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 1<sup>st</sup> LaCrosse Promise house in the City, did the RFP on the 800 block of 6<sup>th</sup> 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 FULL BASEMENTS to have egress window for future expansion or storage, underground plumbing for future basement bath and 2 car garage. Houses will have a minimum of 1,200 sq. ft. on the main floor with option to add additional square footage in the basement. Houses will fit well into the neighborhood and enhance the neighborhood with some new single family houses. Each house will have up to approximately 4,200 square foot of green space. Entire yard will be sodded with rock/ wood chip edging around the house. They will have electric appliances with option for electric furnaces. All houses to be energy efficient.

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

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

Houses will have different color schemes and different roof lines not to look like cookie cutters. We will attempt to incorporate some of the same colors from the library into our houses.

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. - \$2,000,000 at current pricing. Cost breakdown estimation attached Exhibit B.

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

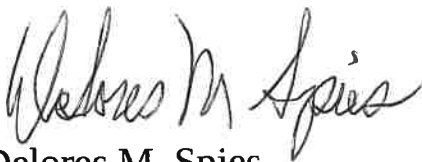
Schedule of major milestones---we completed the Naval Reserve three months ahead of schedule. Our plan is for a completion date of three years after closing on property and infrastructure is complete.

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.

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

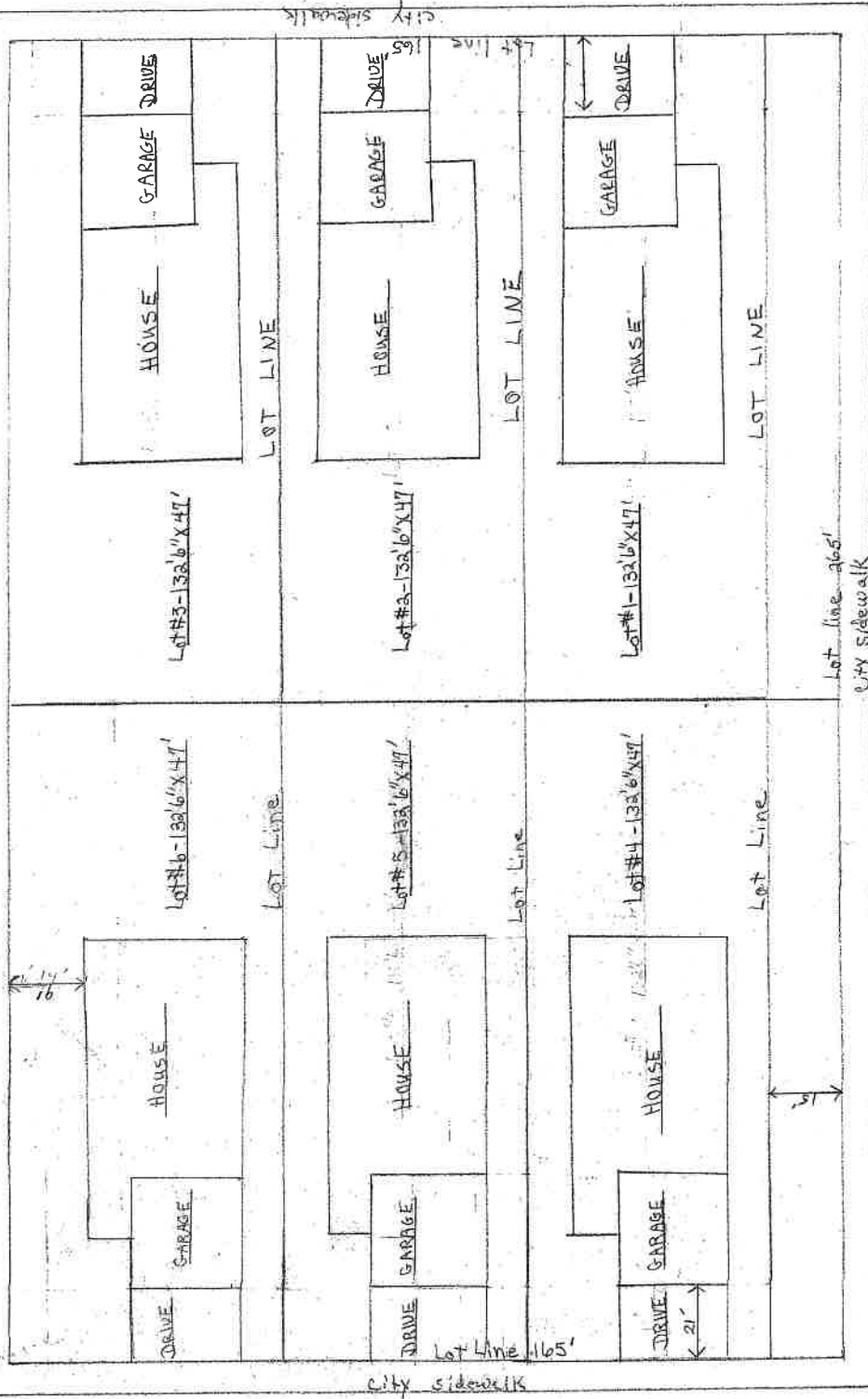
Also attached, are some photos of previously built houses in the City. Exhibit D some of which would fit perfect in that area.



Delores M. Spies  
Managing member

# EXHIBIT A

CITY PARK



16th Street

# SAMPLE

SPIES CONSTRUCTION LLC

**Exhibit B** Project Cost Breakdown

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

*William M. Spies*

Exhibit C

**FIRST NATIONAL BANK**  
Bangor • West Salem • Holmen • Mindoro • St. Joseph Ridge

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 16<sup>th</sup> 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

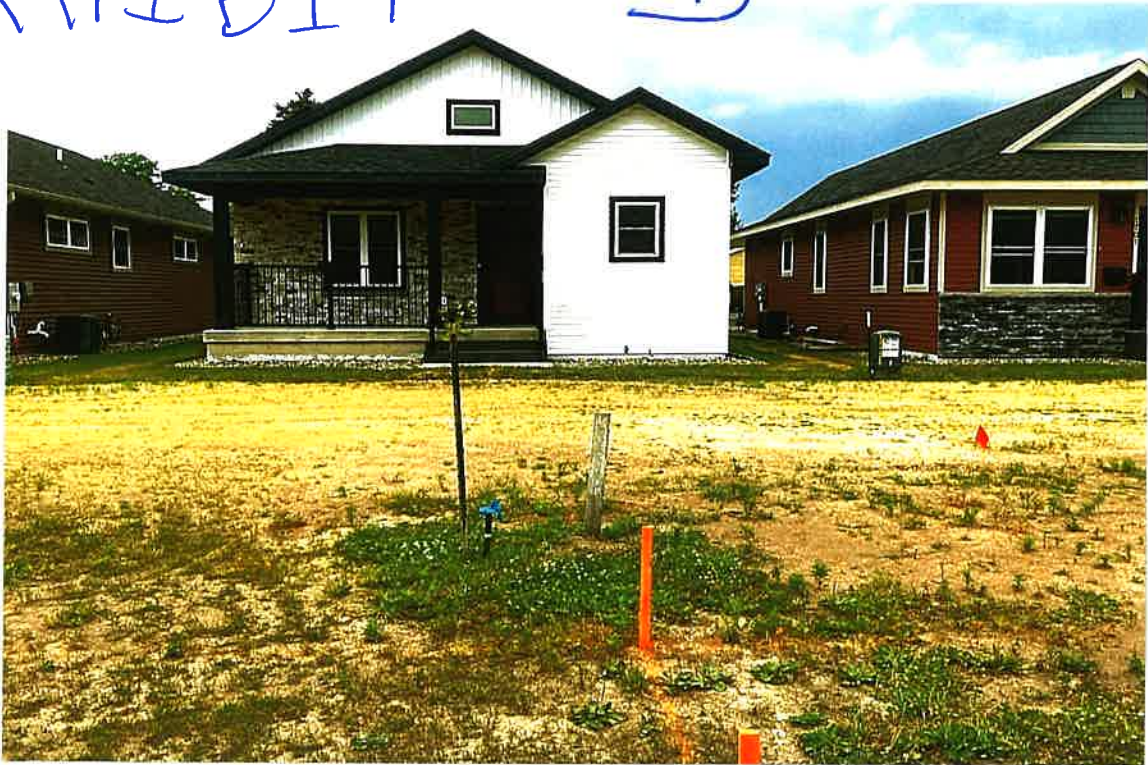
*William H. Bosshard*

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](http://www.fnbbangor.net)  
MEMBER FDIC  
EQUAL HOUSING LENDER

EXHIBIT D



SAMPLES

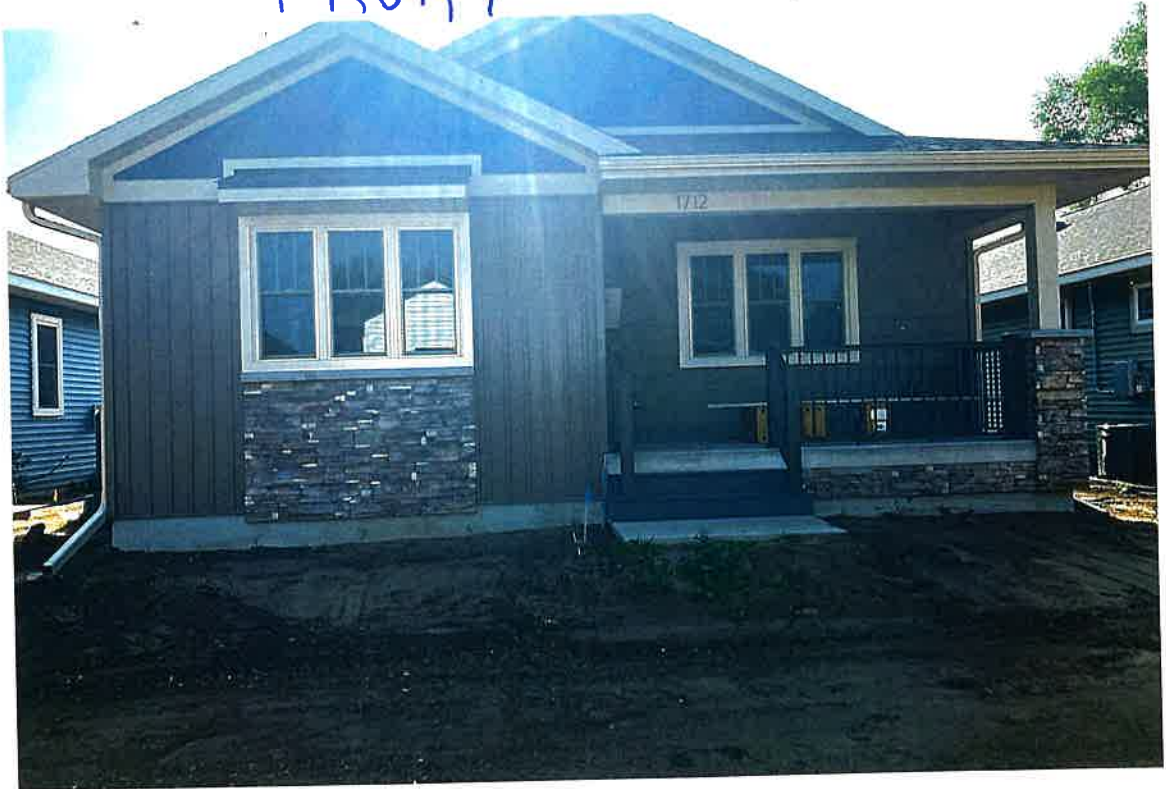


SAMPLES

BACK



FRONT



SAMPLES





SAMPLES