

CHECK REQUEST Week of 4/29/2021

Project 1641-02-22
City of La Crosse, South Avenue
USH 14- Green Bay St to Ward Ave
La Crosse County, La Crosse, WI

Mail the checks to:
Angela Kneip
WisDOT RE
2101 Wright St., Madison, WI 53704

27	\$29,094.25	Historic Gund Brewery Lofts, LLC 200 Main Street N Oregon, WI 53575	Deed
Total	\$29,094.25		

Submitted by Angela Kneip WisDOT Date 4/23/2021

CLOSING STATEMENT

City of La Crosse

RE1617 10/2018 Ch. 84 Wis. Stats.

Transferor / Property owner name and address		Transferee	
Historic Gund Brewery Lofts, LLC 200 Main Street N, Oregon, WI 53575		City of La Crosse	
		Due Property Owner	Deductions
Agreed upon purchase price		\$26,400.00	XXXXXXXX
1st mortgage release Amount \$ <u>0.00</u>		\$	\$0.00
2nd mortgage release Amount \$ <u>0.00</u>		\$	\$0.00
Land contract payment Amount \$ <u>0.00</u>		\$	\$0.00
Tax proration for year <u>2021</u> , prorated from <u>05/10/2021</u> to <u>12/31/2021</u> Last year's tax \$ <u>64,409.35</u> (attach Form RE1616)		\$2,694.25	\$0.00
Delinquent taxes for years		\$	\$0.00
Special assessments unpaid, delinquent and future (Form RE1616)		\$	\$0.00
Estimated water and/or sewer service charges		\$	\$0.00
Rent prorated, if tenant occupied		\$	\$0.00
LP <u>0.000</u> gals./ \$ <u>0.00</u> Fuel oil <u>0.000</u> gals./ \$ <u>0.00</u>		\$	\$0.00
Retention of improvements - list (if none, so state)		\$ <u>0.00</u>	\$0.00
		\$ <u>0.00</u>	\$0.00
Other:		\$0.00	\$0.00
TOTAL DUE		\$29,094.25	\$0.00
Less deductions		\$0.00	XXXXXXXX
Balance due property owner		\$29,094.25	XXXXXXXX
1st installment		\$0.00	
2nd installment		\$0.00	
3rd installment		\$0.00	
Total settlement due property owner		\$29,094.25	

This statement is accepted as correct.

Signature Date

Closing Agent (Angela M Kneip) Date

Signature Date

Signature Date



Project ID
1641-02-22

County
La Crosse

Parcel No.
27

**Transaction Over \$600
IRS 1099-S Purposes**

OWNER NAME	SOCIAL SECURITY NUMBER OR FEDERAL EMPLOYER IDENTIFICATION NUMBER	ALLOCATED COMPENSATION
Historic Gund Brewery Lofts, LLC	XXXX-XX-XX	\$23,616.00
Total compensation attributable to real estate		\$23,616.00

DISPOSITION OF REAL ESTATE TAXES

City of La Crosse

RE1616 04/2020

Attach this form to each copy of Closing Statement, Deed or Award, but do not record.

Owner name Historic Gund Brewery Lofts, LLC	Total tax \$ 64,409.35
Tax key 17-50282-010	Assessed land value \$ 923,000.00
Taxing unit (city, town, village) City of La Crosse	Assessed improvements value \$ 1,595,000.00
County La Crosse	Total assessed value \$ 2,518,000.00
Conveyance date 05/10/2021	Mill (tax) rate (carry to 5 places) \$ 0.25600 per \$ of assessed value

Note: In all cases, use previous year or current year amounts (if available)

Mill Rate:	Total tax ÷ Total assessed value \$ 64,409.35 / 2,518,000.00	=	Mill rate (carry to 5 places) \$ 0.25600
A. Total Acquisition			
	Total tax ÷ 365 \$ /365	x	Days elapsed from January 1 st to conveyance date days
		=	Owner's share tax \$ *
			* Transfer amount to Closing Statement as deduction from purchase price
<input checked="" type="checkbox"/>	B. Partial Acquisition		
Tax on Land Acquired			
Step #1 - Land assessment \$ 923,000.00	x	Mill rate (carry to 5 places) \$ 0.25600	= Land tax \$ 236288
Step #2 - Acquisition area ÷ Total property area (both from appraisal) 0.0880 / 4.97	=	% of land acquired (carry to 3 places) 1.771 %	
Step #3 - Land tax \$ 236288	x	% of land acquired 1.771 %	= Land prorated tax \$ 4184.66
Tax on Improvements (Buildings, etc.) Acquired			
Step #1 - Value of improvements acquired ÷ Value of all improvements (both from appraisal) \$ 0 / 0	=	% of improvement value acquired (carry to 3 places) 0.000 %	
Step #2 - Assessed value of all improvements \$ 1,595,000.00	x	Mill rate \$ 0.25600	= Improvements tax \$ 40800.10
Step #3 - Improvements tax \$ 40800.10	x	% of improvement value acquired 0.000 %	= Improvements prorated tax \$ 0
Taxes to be Prorated			
Land \$ 4184.66	+	Improvements \$ 0	= Total prorated tax \$ 4184.66
Agency's Prorated Tax			
Days remaining from conveyance date to year end ÷ 365 235/365	x	Total prorated tax \$ 4184.66	= Agency's Prorated Share \$ 2694.25 **
			** Transfer amount to Closing Statement as addition to purchase price

Project ID 1641-02-22

Parcel No. 27

**STATE OF WISCONSIN
PROPERTY TAX BILL
La Crosse County
City of LaCrosse**

**2020 Real Estate
Bill Number 14415**



Correspondence should refer to Tax Parcel 17-50282-10

IMPORTANT: See reverse side for important information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

08-15 N-07 Acres 4.970 Document No 1460857
2130 SOUTH AVE
PRT S1/2-NW COM CENTER SEC 8 N47D17MW ALG C/L SOUTH
AVE 496FT W 180.39FT TO POB W 61 3FT N53D46M39SW
302.52FT N 35D27MW 127.59FT N89D5ME 74

HISTORIC GUND BREWERY LOFTS LLC
200 MAIN ST N
OREGON WI 53575

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value
923,000	1,595,000	2,518,000	0	86.7962042	0.025607710
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by	Rate (Does NOT reflect credit)
1,063,400	1,837,600	2,901,000	0	school levy tax credit	A Star in this box means unpaid prior year taxes
				4,787.34	
Net Property Tax					64,409.35

2019	2020	2019	2020	% Tax	Change
Est. State Aids	Est. State Aids	Net Tax	Net Tax		
Allocated Tax Dist	Allocated Tax Dist				
STATE OF WISCONSIN	0.00	0.00	0.00	0.00	0.00
La Crosse County	2,076,766.00	2,067,428.00	9,217.11	9,502.17	3.10
Local Municipality	13,244,804.00	13,079,005.00	26,154.20	26,751.02	2.30
LA CROSSE SCHOOL	33,615,214.00	34,257,824.00	25,259.71	24,166.60	-4.30
WTC	4,125,012.00	3,811,393.00	3,954.88	4,060.42	2.70
		Total	64,585.90	64,480.21	-0.20
		First Dollar Credit	78.25	70.86	-9.40
		Lottery Credit	0.00	0.00	0.00
		Net Property Tax	64,507.65	64,409.35	-0.20

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Applied to Property	Year Increase Ends
LACROSSESCHOOLRF464	\$3,172,502.04	\$2,136.56	2024
3			

On or prior to 07/31/21
Make Check Payable to:
Treasurer Office
PO BOX 2408
LA CROSSE WI 54602-2408

Total Due For Full Payment	
Pay By 01/31/21	64,409.35
Instalment Options	
DUE DATE	AMOUNT
01/31/21	16,102.33
03/31/21	16,102.34
05/31/21	16,102.34
07/31/21	16,102.34

WARNING: If not paid by due dates, instalment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time. See reverse.

To receive receipt, enclose a self-addressed stamped envelope
All payments can be seen at www.lacrossecounty.org

REMIT THIS WITH PAYMENT

2020 Real Estate Bill Number 14415

**Correspondence should refer to number
Tax Parcel 17-50282-10**

City of LaCrosse
2130 SOUTH AVE
PRT S1/2-NW COM CENTER SEC 8

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/21	16,102.33
03/31/21	16,102.34
05/31/21	16,102.34
07/31/21	16,102.34

HISTORIC GUND BREWERY LOFTS LLC
200 MAIN ST N
OREGON WI 53575



Street Address	City(Postal)
2130 SOUTH AVE	LA CROSSE
2130 SOUTH AVE	LA CROSSE
2130 SOUTH AVE	LA CROSSE
2130 SOUTH AVE	LA CROSSE
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2130 SOUTH AVE	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
HISTORIC GUND BREWERY LOFTS LLC	Owner	200 MAIN ST N	OREGON	WI	53575

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
5	Book 5	N
0034	La Crosse TIF 14	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9	
2012 + VOTING WARDS	2012+ Ward 16	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 14415
 Billed To:
 HISTORIC GUND BREWERY LOFTS LLC

200 MAIN ST N
 OREGON WI 53575

Total Tax:	64409.35	
Payments Sch.		
1-31-2021		16102.33
3-31-2021		16102.34
5-31-2021		16102.34
7-31-2021		16102.34

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.867962042
Assessed:	923000	1595000	2518000	Mill Rate	0.025607710
Fair Market:	1063400	1837600	2901000	School Credit:	4787.34
Taxing Jurisdiction:			2019 Net Tax	2020 Net Tax	% of Change
STATE OF WISCONSIN			\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 9217.1100	\$ 9502.1700	3.1000
Local Municipality			\$ 26154.2000	\$ 26751.0200	2.3000
LA CROSSE SCHOOL			\$ 25259.7100	\$ 24166.6000	-4.3000
WTC			\$ 3954.8800	\$ 4060.4200	2.7000
			Credits:		
				First Dollar Credit:	70.86
				Lottery Credit:	0.00
			Additional Charges:		
				Special Assessment:	0.00
				Special Charges:	0.00
				Special Delinquent:	0.00
				Managed Forest:	0.00
				Private Forest:	0.00
				Total Woodlands:	0.00
				Grand Total:	64409.35

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/21/2021	869297	0	\$ 64409.35	1/2021
			Totals:	\$ 64409.35	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2020	4.970	923000	1595000	2518000	4/24/2008

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
823	604	1011619	7/20/1988	Warranty Deed
841	54	1021483	4/18/1989	Warranty Deed
849	307	1026120	8/14/1989	Warranty Deed
0	0	1339339	1/16/2003	Quit Claim Deed
0	0	1339340	1/16/2003	Quit Claim Deed
0	0	1460857	10/20/2006	Warranty Deed
0	0	1460856	10/20/2006	HT110

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
 Property Address: 2130 SOUTH AVE

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
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History Information:

Parent Parcel(s)

Special Assessment

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.

WARRANTY DEED

Exempt from fee [s. 77.25(2r) Wis. Stats.]
RE1560 05/2020

THIS DEED, made by **Historic Gund Brewery Lofts, LLC, a Wisconsin limited liability company** GRANTOR, conveys and warrants the property described below to the **City of La Crosse, GRANTEE**, for the sum of **Twenty-Six Thousand Four Hundred and 00/100 Dollars (\$26,400.00)**.

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: **U.S. Bank National Association**

This is not homestead property.

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them; recorded easements for the distribution of utility and municipal services; recorded building and use restrictions and covenants; all other matters of record; taxes for 2021 and subsequent years none yet due and payable; and any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the property and that are not shown in the public records.

In executing this document, the undersigned affirms that he is the president of Gorman Holdings, Inc., the managing member of Historic Gund Brewery Lofts, LLC, a limited liability company under the laws of Wisconsin, and is duly authorized by the company to execute this document.

Historic Gund Brewery Lofts, LLC
By: Gorman Holdings, Inc. Managing Member

By: [Signature] 2/18/21
Signature Date
Gary J. Gorman, President
Print Name

Signature Date

Print Name

Signature Date

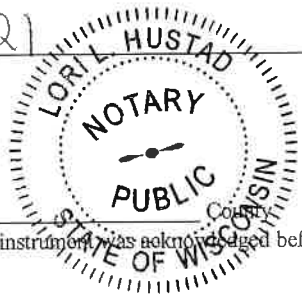
Print Name

Signature Date

Print Name

This space is reserved for recording data
Return to
Wisconsin Department of Transportation
3550 Mormon Coulee Road
La Crosse, WI 54601
Parcel Identification Number/Tax Key Number
17-50282-010

2/18/21
Date
State of Wisconsin
Dane County)
On the above date, this instrument was acknowledged before me by the)
named person(s).)
The signer was: Physically in my presence. OR
 In my presence involving the use of communication technology.
[Signature]
Signature, Notary Public, State of Wisconsin
Lori L. Hustad
Print Name, Notary Public, State of Wisconsin
3/29/24
Date Commission Expires



LEGAL DESCRIPTION

Parcel 27 of Transportation Project Plat 1641-02-22 – 4.01 recorded in volume TPP CAB of Transportation Project Plats, Page 96A, as Document No.1730123, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 27 consist of:

FEE simple

Temporary limited easement.

Parcel 27 of Transportation Project Plat 1641-02-22 – 4.02 Amendment No. 1 recorded in volume TPP CAB of Transportation Project Plats, Page 105B, as Document No.1737923, recorded in La Crosse County, Wisconsin.

Property interests and rights of said Parcel 27 consist of:

FEE simple

Temporary limited easement

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2018 s. 84.09 Wis. Stats.


Copies to: project engineer and owner

Owner Name(s) Historic Gund Brewery Lofts, LLC	Property Address 2130 South Avenue La Crosse, WI 54601	Area code - phone Home: Cell: Work: (608) 835-5502
	Mailing Address 200 Main Street N, Oregon, WI 53575	
Tenant, if any	Property Address 2130 South Avenue La Crosse, WI 54601	Area code - phone Home: Cell: Work:
	Mailing Address	

- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

Commitments made (fences, driveways, trees, drainage or other items):
Existing monument sign located on property to remain undisturbed

Other matters of interest and owner concerns:

	2/18/21		3/16/2021
Property Owner Signature	Date	Negotiator Signature	Date
Property Owner Signature	Date	Angela M Kneip	Print Negotiator Name

Commitments Approved:

Craig Fisher

Digitally signed by Craig Fisher
Date: 2021.03.17 07:59:51 -05'00'

Approving Authority Signature and Title

Date

Print Approving Authority Name



Q J B O O S B 9

Project ID
1641-02-22

County
La Crosse

Parcel No.
27

Kneip, Angela M - DOT

From: Frank Pitsoulakis <FPitsoulakis@reinhardtlaw.com>
Sent: Thursday, February 18, 2021 9:13 AM
To: Kneip, Angela M - DOT
Subject: FW: Gund

Angie,

Please see below

From: Zemansky, Kristin M <kristin.zemansky@usbank.com>
Sent: Tuesday, February 02, 2021 10:49 AM
To: Kyle Culotta <kculotta@gormanusa.com>; Picinich, Michael A <michael.picinich@usbank.com>
Cc: Frank Pitsoulakis <FPitsoulakis@reinhardtlaw.com>
Subject: [EXTERNAL] RE: Gund

Yes, this is the case and approved.

Kristin Zemansky
Senior Asset Manager – Debt & Equity
Affordable Housing
p. 404.326.1546 | kristin.zemansky@usbank.com

Tax Credit Investments | Community Lending | Syndications

From: Kyle Culotta <kculotta@gormanusa.com>
Sent: Friday, January 29, 2021 9:36 AM
To: Zemansky, Kristin M <kristin.zemansky@usbank.com>; Picinich, Michael A <michael.picinich@usbank.com>
Cc: Frank Pitsoulakis <fpitsoulakis@reinhardtlaw.com>
Subject: [EXTERNAL] FW: Gund

Kristin,

I hope all is well. We are proceeding with the small partial parcel sale to DOT. In your attached email back on 11/2/2020 you stated that we would be able to retain the proceeds from the sale and not pay down the loan (avoiding any prepayment issue). Will you please confirm this is still the case and is fully approved on your end?

Thank you,

Kyle Culotta
Director of Asset Management



P 608-291-2309
C 608-573-1193

E kculotta@gormanusa.com
200 N Main Street | Oregon, WI 53575