

Date: 4/24/19

To: City of West Allis

From: WA Cheese & Sausage Shoppe

Subject: Written addendum for exceeding retail alcohol license

Response Greater Economic Impact

The addition of the new Beer Garden adjacent to West Allis Cheese & Sausage will even further solidify the intersection of 69th and Becher as a destination shopping and eating location. With the existing cheese shop, new butcher shop, new restaurant (Wild Roots) and the new beer garden the blocks between 68 and 69th street and Becher will become an attractive location for residents, non-residents, and tourists.

Response for Tax Base Improvement

The beer garden develop will provide additional dining capacity for both Wild Roots and West Allis Cheese & Sausage Shoppe. Not only will additional seating be available, but more people will frequent the two establishments via the beer garden.

When we purchased the cheese store in 2002 we had no employees fast forward to 2019 we now have 27 employees, a viable business that will continue to grow with the beer garden expansion in turn increasing sales revenues, employee head count resulting in more tax revenue.

Not only will the existing eye soar of a service station be improved significantly but I would also venture to say neighboring housing values would increase with a more robust retail offering and new businesses.

State Bar of Wisconsin Form 11-2003
LAND CONTRACT
(TO BE USED FOR NON-CONSUMER ACT TRANSACTIONS)

Document Number

Document Name

CONTRACT, by and between Teddy J. Kniprath Sr.

("Vendor," whether one or more), and Lutz Land Management, LLC

("Purchaser," whether one or more).

Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this Contract by Purchaser, the following real estate, together with the rents, profits, fixtures and other appurtenant interests ("Property"), in Milwaukee County, State of Wisconsin:

Property address: 6800 W. Becher Street, West Allis, WI 53219

Legal description to be provided.

Recording Area

Name and Return Address

Affeldt Law Offices
ROD Box 230

476-0105-000

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

This is a purchase money mortgage.
(is) (is not)

Purchaser agrees to purchase the Property and to pay to Vendor at S99 W15019 Keeley Court, Muskego, WI 53150

the sum of \$ 155,000.00 in the following manner:

(a) \$ 100,000.00* at the execution of this Contract; and

(b) the balance of \$ 55,000.00, together with interest from the date hereof on the balance outstanding from time to time at the rate of 6.00 % per annum until paid in full as follows:

Payable in 13 consecutive monthly installments of \$4,380.32 each, on the 28th day of each successive month, commencing on March 28, 2019.

*subject to normal and customary closing prorations

provided the entire outstanding balance shall be paid in full on or before April 28, 2020 ("Maturity Date"). Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal.

CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NO OPTION IS CHOSEN, OPTION A SHALL APPLY:

A. Any amount may be prepaid without premium or fee upon principal at any time.

B. Any amount may be prepaid without premium or fee upon principal at any time after _____.

C. There may be no prepayment of principal without written permission of Vendor.