

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

STEVE SCHLICHT - OWNER S&S FRAMING 729 LA CROSSE ST.

Owner of site (name and address):

MATTHEW VAN RIPER Bonnie Van Riper

Address of subject premises:

1017 - 1019 SOUTH 10th STREET, LA CROSSE

Tax Parcel No.:

17-50252-070

Legal Description (must be a recordable legal description; see Requirements):

SEE ATTACHED PAGE LABELED
LEGAL DESCRIPTION ADDENDUM

Zoning District Classification:

R-1 Single Family

Proposed Zoning Classification:

C-1 LOCAL BUSINESS

Is the property located in a floodway/floodplain zoning district?

☐ Yes ☒ No

Is the property/structure listed on the local register of historic places?

☐ Yes ☒ No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?

☒ Yes ☐ No

Is the Rezoning consistent with the policies of the Comprehensive Plan?

☒ Yes ☐ No

Property is Presently Used For:

TAILGATORS TAVERN WITH APARTMENT ABOVE

Property is Proposed to be Used For:

TAILGATORS TAVERN WITH APARTMENT ABOVE

Proposed Rezoning is Necessary Because (Detailed Answer):

THIS PROPERTY IS ALREADY A LOCAL BUSINESS
AND HAS BEEN FOR MANY YEARS

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

THIS PROPERTY HAS BEEN HERE FOR MANY YEARS
AND WILL CONTINUE TO OPERATE THE SAME

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

THE PLANS ARE TO ADD ON AN ADDITION FOR
MORE SEATING AND 1 HANDICAP BATHROOM AND
THE ZONING SHOULD ALREADY BE C-1 LOCAL
BUSINESS

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 22nd day of MAY, 2015.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



(signature)

608-385-2188

(telephone)

4-15-25

(date)

MattVanRiper@gmail.com

(email)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 15th day of May, 2025.

Signed: 

Director of Planning & Development

AFFIDAVIT

STATE OF)
COUNTY OF) ss
)

The undersigned, MATTHEW VAN RIPER, being duly sworn states:

1. That the undersigned is an adult resident of the City of LA CROSSE, State of WISCONSIN.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1017-1019 S. 10th ST
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

REZONING

[Signature]
Property Owner

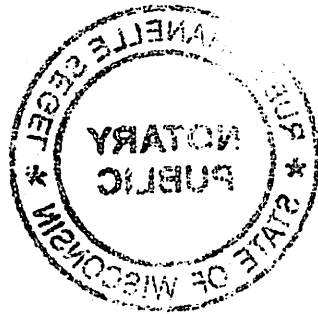
Subscribed and sworn to before me this 15th day of April, 2025

[Signature]
Notary Public
My Commission expires 06/17/2028



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State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Tailgators Properties LLP, a Wisconsin limited liability partnership

(“Grantor,” whether one or more),
and Bonnie Van Riper

(“Grantee,” whether one or more).
Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin (“Property”) (if more space is needed, please attach addendum):

****SEE ATTACHED LEGAL DESCRIPTION ADDENDUM**

1657045

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
06/01/2015 02:27PM
REC FEE: 30.00
TRANSFER FEE: 282.00
EXEMPT #:
PAGES: 2

#198
Recording Area

Name and Return Address

New Castle Title
750 N 3rd Street, Suite B
La Crosse, WI 54601

80743

17-50252-070

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: easements, restrictions & highway deeds of record, municipal & zoning ordinances & agreements entered into under them, recorded plat, building & use restrictions & covenants & except lands sold, taken or used for road or highway purposes.

Dated May 22, 2015

TAILGATORS PROPERTIES, LLP

By: Joseph S. Olson (SEAL)

By: Matthew Van Riper (SEAL)

By: Karen L. Olson (SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN

La Crosse

COUNTY

Dawn Faherty
Notary Public
State of Wisconsin

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

Personally came before me on May 22, 2015
the above-named Joseph S. Olson & Karen L. Olson & Matthew Van Riper
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Dawn Faherty
* Dawn Faherty

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3-10-18)

THIS INSTRUMENT DRAFTED BY:

Attorney Darla A. Krzoska
Bosshard Parke Ltd.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003
* Type name below signatures.

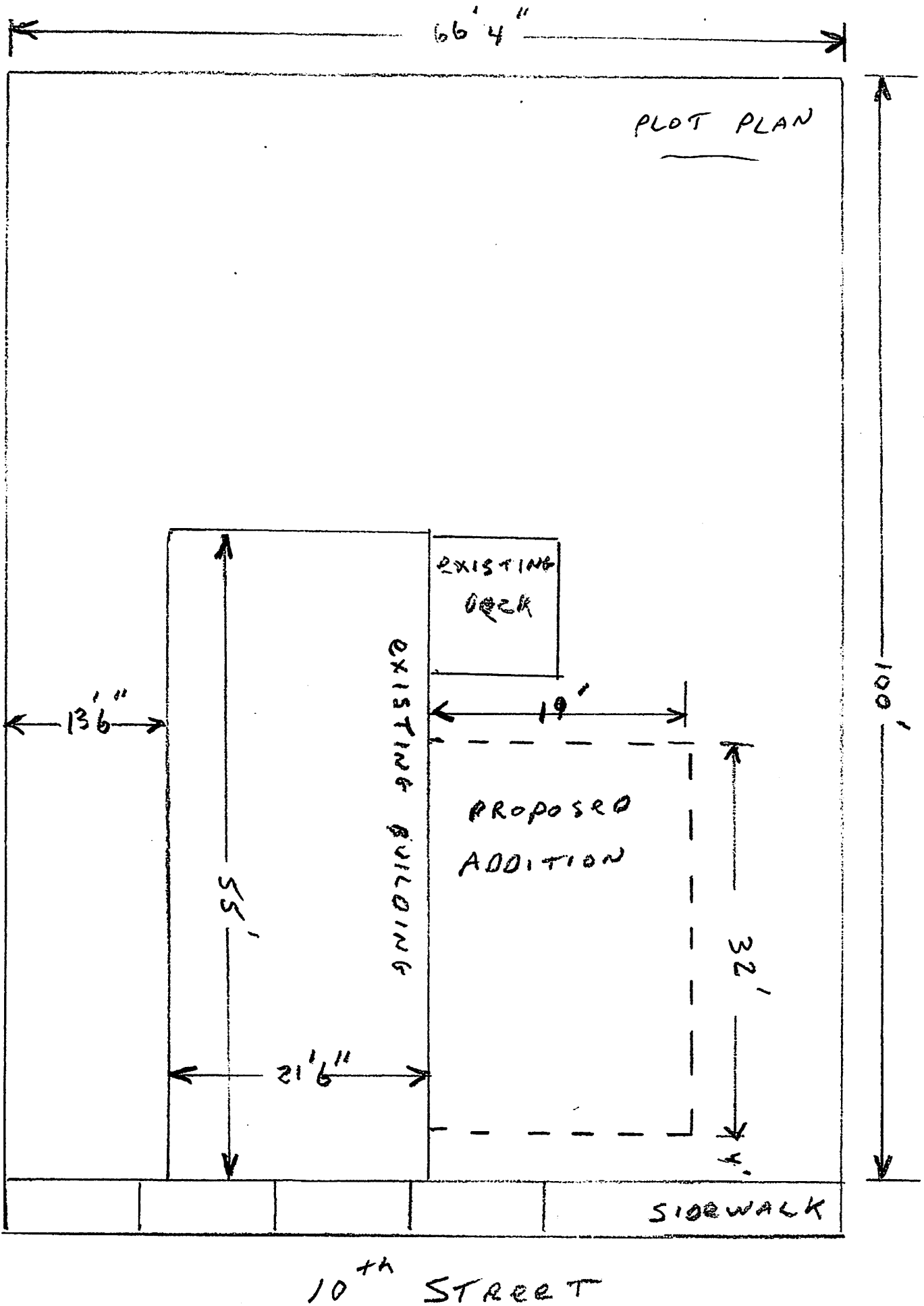
Legal Description Addendum

Primary Grantor:
TAILGATORS PROPERTIES, LLP

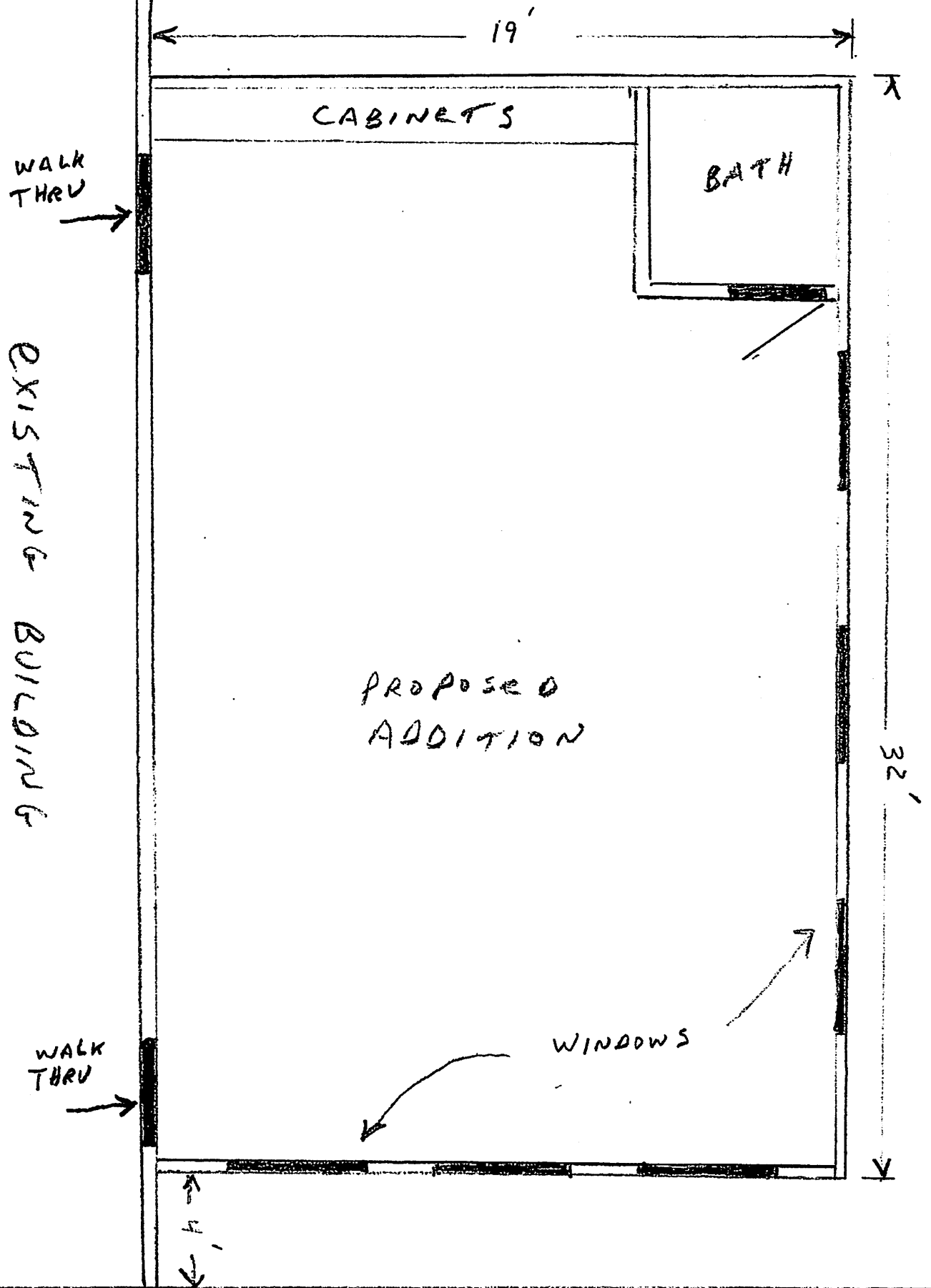
Primary Grantee:
VAN RIPER, Bonnie

Property Address:
1017 & 1019 10th Street South, La Crosse, Wisconsin

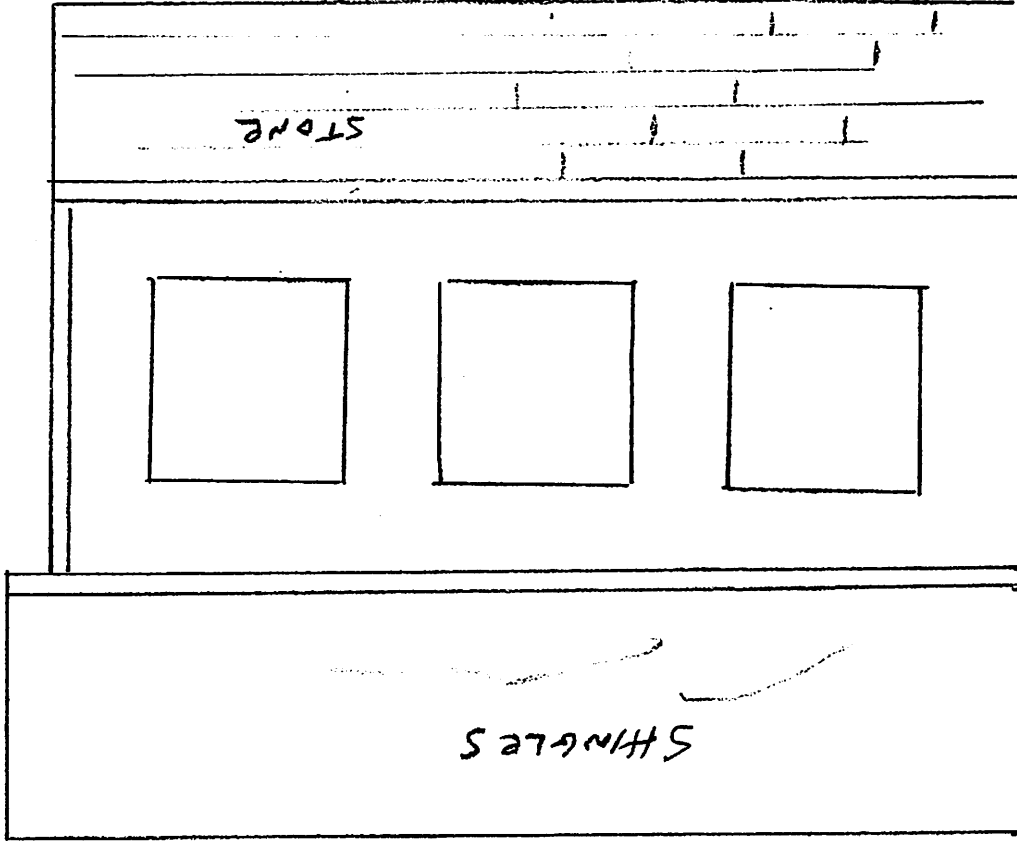
That part of the East 2 acres of the West 5 acres of the North 8 acres of the SE 1/4 of the SW 1/4 of Section 5, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northwest corner of Lot 6 in Block 1 of Simonton's Addition to La Crosse, on the East line of 10th Street and the point of beginning of this description: Thence East along the North line of said Lot 6 and Lot 5 in said Block 1 of Simonton's Addition, 100 feet, more or less, to the Northeast corner of said Lot 5; thence North parallel with the East line of said 10th Street, 66 1/3 feet, more or less, to the South line of an alley (the South line of said alley being 167 feet South of the South line of Jackson Street); thence West, along the South line of said alley, parallel with the North line of said Lots 5 and 6 of said Simonton's Addition, 100 feet, more or less, to the East line of 10th Street; thence South, along said East line 66 1/3 feet to the point of beginning.



FLOOR PLAN
 $\frac{1}{4}'' = 1'$



EXISTING
BUILDING



FRONT ELEVATION

SOUTH SIDE ELEVATION

