

Agenda Item 26-0380 (Andrea Trane)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District and Special Residence District to the Planned Development District - General, allowing for a mixed use of residential and commercial at 3102 Chestnut Place and adjacent parcels 17-10315-626, 17-10315-627, and 17-10315-628.

General Location

3102 Chestnut Place (17-10315-629), and adjacent parcels 17-10315-626, 17-10315-627. Common Council district 2. Not in a neighborhood association. This is undeveloped property off Highway 16 near the existing Pizza Ranch and Kwik Trip daycare center.

Background Information

The applicant has submitted a PDD-General rezoning application for the proposed Chestnut Place Addition, which is a 5-acre Missing-Middle residential neighborhood designed to provide attainable housing for first-time buyers, seniors, and workforce households. The development emphasizes walkability, local street connectivity, separated bicycle and pedestrian routes, and high-quality community open space created through professional landscaping of the existing 50-foot Northern Natural Gas easement.

Housing types include narrow-lot townhomes, single-story senior “twindo” units, and scattered single homes, with the option for multi-unit structures depending on market demand. Commercial or mixed-use buildings are planned along the Chestnut Place frontage.

Phase I encompasses 2.22 acres and is expected to support approximately 36 units.

Phase 2 would require fill westward from the existing floodway. Total site build-out could range from 59 to 168 units depending on market preferences and unit size. Access to the site is provided via a previously approved 40-foot easement, with emergency access along the city sewer easement. A homeowner’s association will maintain private streets, parking, and open spaces.

Surrounding land uses include childcare, medical and dental offices, restaurant uses, the La Crosse River with DNR buffer lands to the south, and large tracts of vacant or industrial land to the west.

Recommendation of Other Boards and Commissions

Three of the parcels were rezoned from commercial to multi-family in 2023 via resolution 22-1467.

Consistency with Adopted Comprehensive Plan

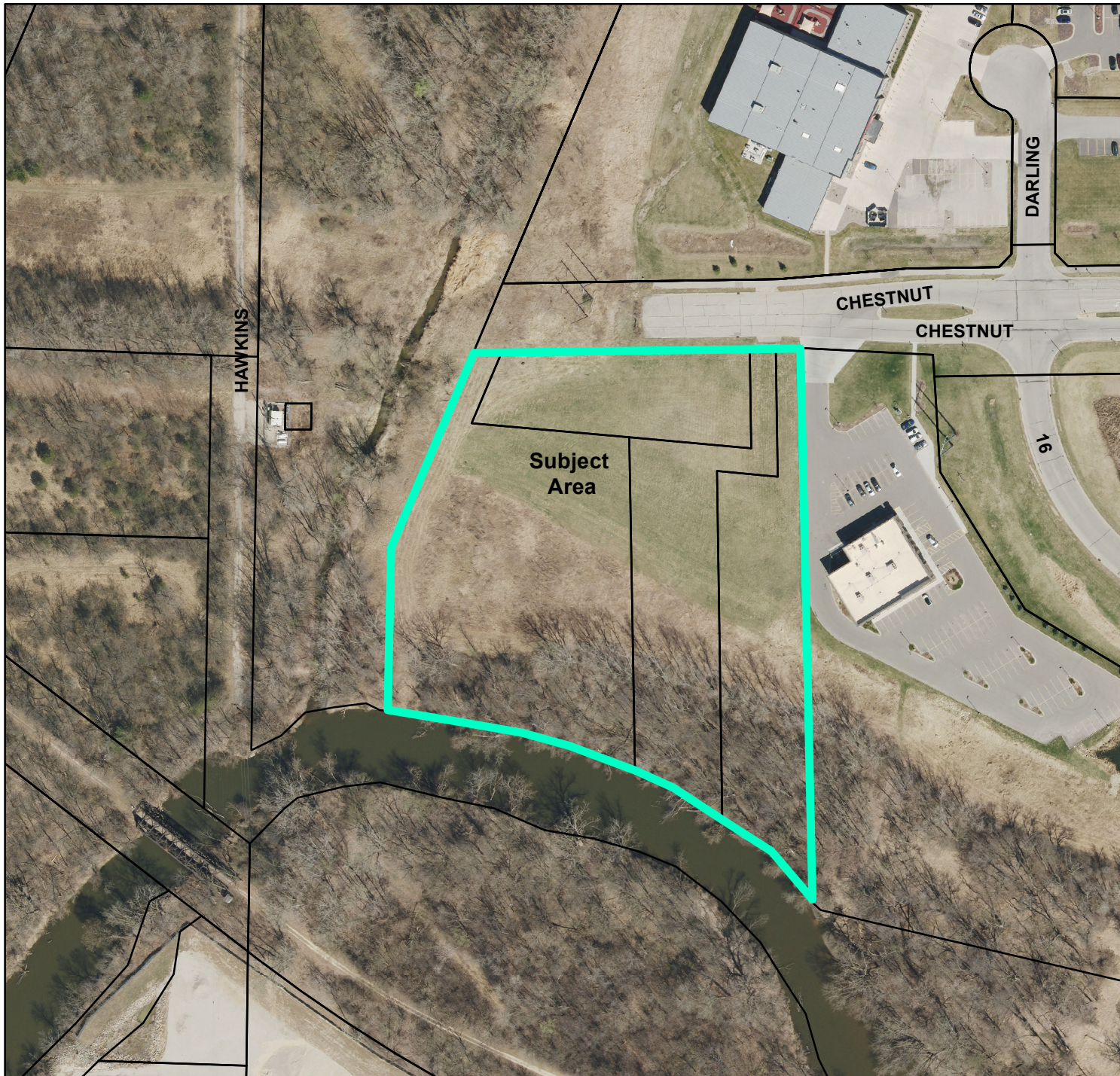
This area is part of C-4, Corridor La Crosse Marsh. Medium Density Residential and Commercial are allowable. The proposal appears aligned with goals supporting Missing-Middle housing, infill development, and mixed-use opportunities and the emphasis on walkability, multimodal access, and compact development supports modern land-use priorities.

Staff Recommendation

Staff recommend approval of the PDD-General rezoning with the recognition that additional information will be provided for PDD-Specific rezoning in the future including but not limited to:

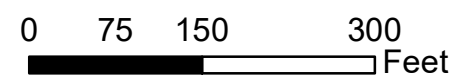
- Final engineering approval of fill placement, stormwater management, and floodway limits.
- Fire/EMS approval of emergency access route and turning radii.
- Draft documents for the establishment of a Homeowners Association for private streets, parking areas, and open space.
- Preliminary/final and/or condominium plat.
- Completion of the design review process, if applicable for commercial and multi-family.
- Approval from Northern Natural Gas for all improvements located within the easement.

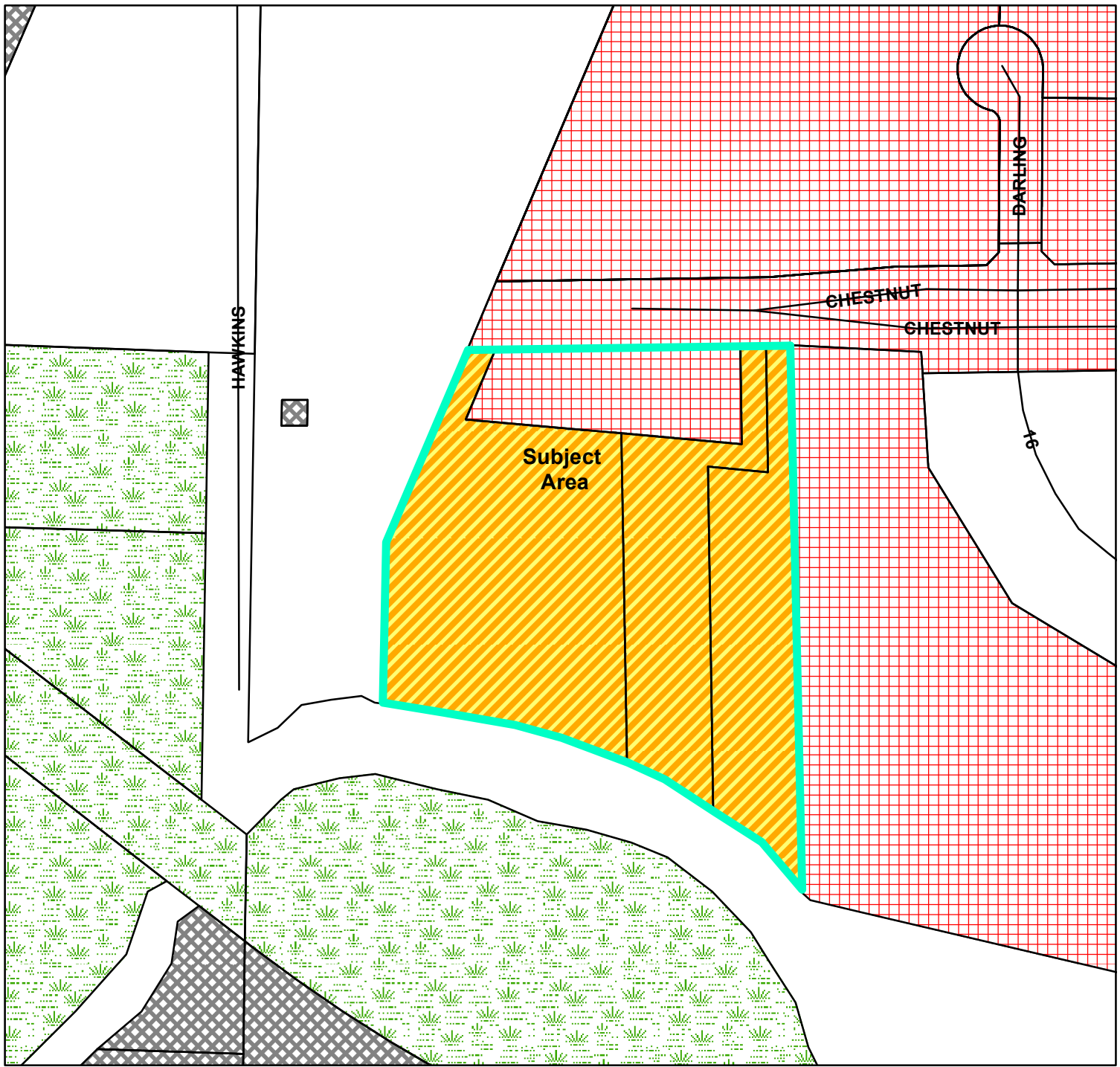
Routing J&A 5.05.26



BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





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