

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

West Coast Development LLC

Owner of site (name and address):

West Coast Development LLC

Address of subject premises:

3102 Chestnut Pl. La Crosse, WI

Tax Parcel No.: 17-10315-626, 627,628,629 Four lots

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

Lots 3,4,5,to the waters edge &Lot 6 CSM 87 vol 20 Doc # 1819981 & part of vacated Chestnut Pl doc # 1827758

PDD/TND: ☒ General ☐ Specific ☐ General & Specific

Zoning District Classification: R - 6 and C - 2

Proposed Zoning Classification: PDD

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 consistent with the policies of the Comprehensive Plan? ☒ Yes ☐ No

Property is Presently Used For:

Vacant Land

Property is Proposed to be Used For:

Mixed use Residential and Commercial

Proposed Rezoning is Necessary Because (Detailed Answer):

Existing zoning is inadequate

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

Design and use will compliment and enhance the neighborhood.

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

Design and uses will comply

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 31st day of

August, ***2023***.

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)

608 317 9292

(telephone)

04/02/2026

(date)

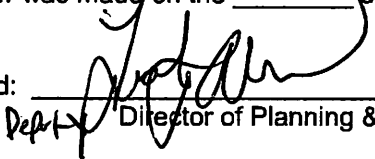
vanaelstyn.joe@gmail.com

(email)

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

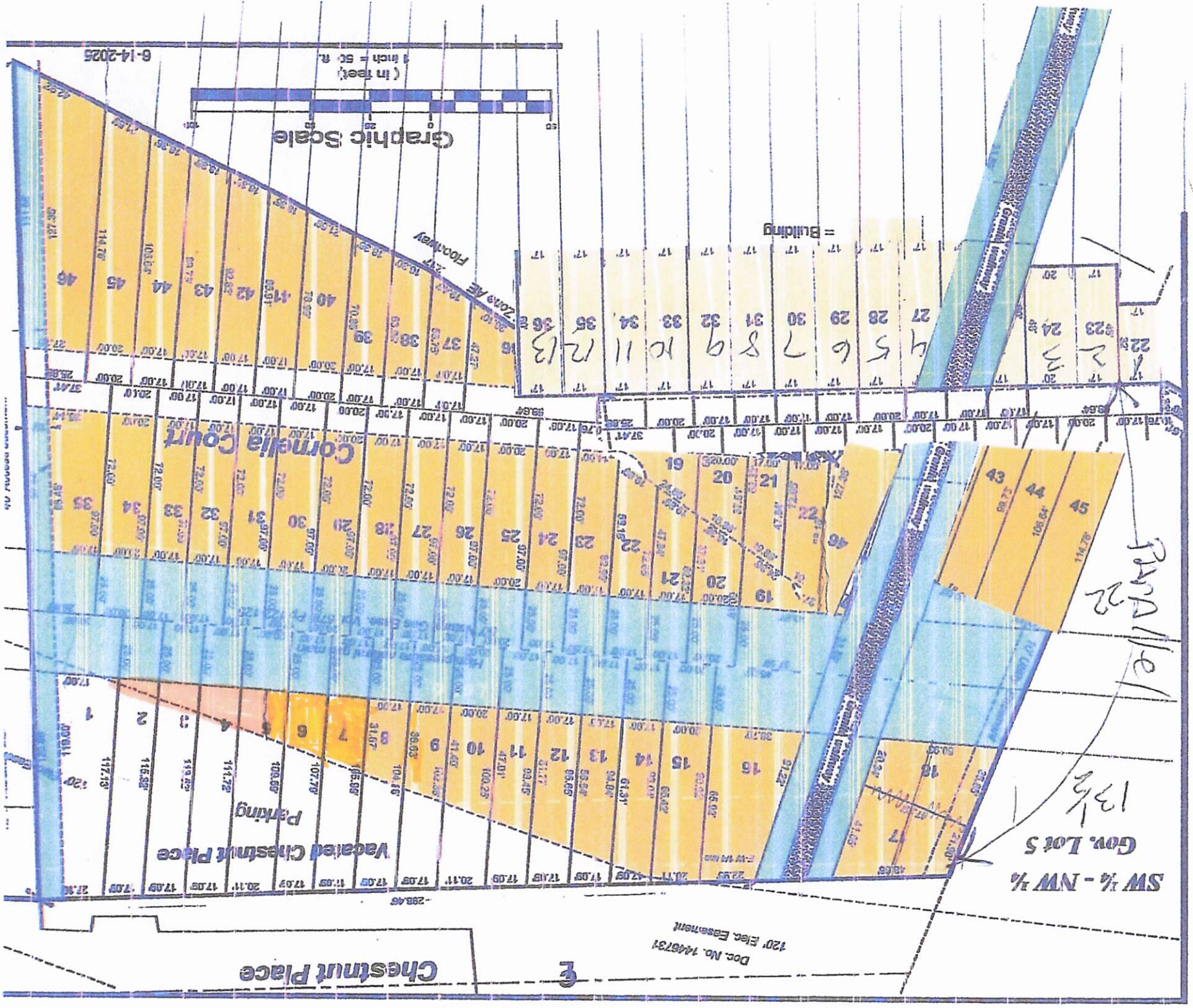
PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 9th day of April, 2024.

Signed: 
Deputy Director of Planning & Development

59
24
23
13

Phase 2



6-14-2025

Graphic Scale

(in feet)
1 inch = 50 ft.

= Building

Zone AE Floodway

Cornelia Court

Parking

Vacated Chestnut Place

Chestnut Place

SW 1/4 - NW 1/4
Gov. Lot 5

13 1/2

Ramp 11/21

Doc. No. 1446731
120' Elec. Easement

1/4 - NW 1/4
Gov. Lot 5

Doc. No. 1446731
120' Elec. Easement

Chestnut Place

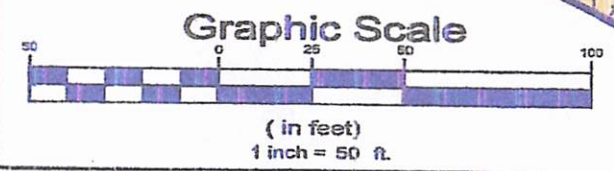
Vacated Chestnut Place
Parking

Cornelia Court

PHASE 1

Preliminary Plat - Small Lot Version
Chestnut Place Addition
 added in Gov. Lot 5 & SW 1/4 - NW 1/4, Section 15, T16N-R7W
 City of La Crosse, La Crosse County, Wis.
 Being part of Lot 3-6, CSM V. 20, P. 87
 & part of Vacated Chestnut Place

-  = Green space
-  = Pavement
-  = Building



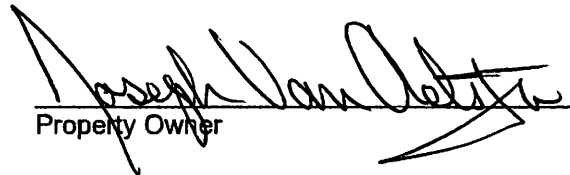
6-14-2025

AFFIDAVIT

STATE OF)
COUNTY OF) ss
)

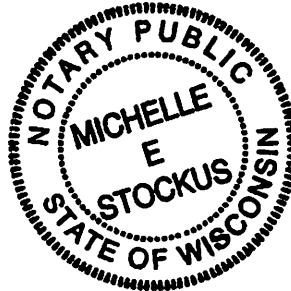
The undersigned, Stephen Trussoni, being duly sworn states:

1. That the undersigned is an adult resident of the City of Holmen, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 3102 Chestnut Pl.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.


Property Owner

Subscribed and sworn to before me this 2nd day of April, 2020.

Michelle E. Stockus
Notary Public
My Commission expires 10/28/2028



Legal Description of 3102 Chestnut Pl.

**Lots 3,4,5 and 6, being all of Lot 1, CSM, Vol. 18, Page 42, Document No. 1729106,
Government Lot 5, Section 15, T16N, R7W, City of La Crosse, La Crosse, Wisconsin.**

And

**Part of the SW ¼ of the NW ¼ and part of Government Lot 5, Section 15, T16N, R7W, City of
La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the West ¼
corner of said Section 15, thence S 83 degrees 12'36" E 234.94 feet to the northwesterly corner
of Lot 1, CSM, Vol. 18, Page 42, Document No. 1729106 and the point of beginning;
Thence N 88 degrees 10' 21" E 394.27 feet to the northeasterly corner thereof;
Thence N 01 degrees 49'06" W 35 feet;
Thence S 88 degrees 10' 21" W 378.81 feet;
Thence S 22 degrees 00' 41" W 38.27 feet to the point of beginning.
Subject to any other easements, covenants or restrictions of record.
Containing 13,529 sq. ft.**

- a) Purpose: To create a healthy, community based neighborhood of Missing-Middle housing directed at first time and senior buyers and tenants with an emphasis on connecting the site via new streets not highways, pedestrian ways and separate bike ways. The existing 50 foot gas line easement will be designed by a local credentialed landscape architect to contribute communal open space to the neighborhood
- b) Use: The primary use will be residential in the form of row housing / townhomes in groups of 4-6 units or more, followed by single story twindowns for seniors, and a sprinkling of single units
If demand dictates multi unit structures may be substituted. The frontage on Chestnut, currently commercial, would preferably be commercial on the first floor and residential above, but demand and current lending requirements may dictate only commercial use of the structures.
- c) Area: The total area is over 5 acres, the 1st phase south from Chestnut PI ROW to the existing floodway line is believed to be 2.22 acres.
- d) Other regulations: The most significant departure will possibly be the individual unit lot size being 17 feet wide for the narrow rowhouse and the use of private streets. According to the NNG easement, hard surfaced roads are not allowed over their easement. (our access is via a 40 foot easement along Pizza Ranch, previously approved by the City) We have designed a soft surface roadway extending west then north on the City Sewer easement, for emergency use. We had originally planned a kayak / canoe landing but the waterway is currently dangerous and needs attention before creating an attractive hazard. There is a natural small boat access adjacent to the site. It is where the drainage ditch from HWY 157 enters the La Crosse River.

e) (1) It is understood the prepetition meeting was done previously with Chris Meyer. The primary difference at this point is the eventual exit from the site will be west to Hawkins Rd / Darling Rd as opposed to north crossing the NNG easement. The primary focus is on providing workforce, affordable units to rent or buy. As determined by the market.

General Development Plan: The General Plan is laid out in the Comprehensive Plan of the City. The density discussed in the prepetition meeting was around 35 units. The Engineering firm we hired to do a preliminary H & H study believes with 90 - 95% probability that we can fill Westward from the existing eastern floodway line creating an additional 16- 21 lots in addition to the existing 36 - 38 lots. The existing 17 foot lots will handle the town house width. Combining two lots will handle one side of the typical Twindostyle which is 33 feet +/-

Municipal sewer and water are on site on both sides of the NNG easement. Final density will be determined by Type and engineering.

Initial density is estimated at 36 units per 2.22 acres or 16 units per acre for townhouses.

Full development would be 59 units per 5 acres or 12 units per acre.

If marketing determines greater demand for larger units the front could support 72 units of 400 Square feet per unit for 29,000 SF The area North of Cornelia Ct could support 60 units on 20,000 SF and the area South could support 36 units for a possible 168 units or 33 units per acre.

- a. 2. Value Initial value of 36 units at \$250,000 = about \$9,000,000 Nine Million.
168 units at \$100,000 = \$16,800,000. Land and improvements would add an additional Two and a half to Three Million. For a total of \$11,500,000 to \$20,000,000.

If a gas substation were located there the value would be ZERO.

3. Organizational structure, a home owners association will be established to maintain private road and parking, and open space.

4 Departures and waivers: as specified.

5.Date of commencement: ASAP

6. Sketches attached

7. Legal attached

8. The neighbors have all supported our concept.

9. We are attempting to see Chestnut Pl. renamed Doyle St. to honor Rep. Steve Doyle who has taken a stance with the DOT to see Chestnut Pl extended to Hauser St, as well as having the DOT Land sold for private and public use.

To the North of the site is Kwik Trip Day Care Center and the as yet unopened Medical Clinic. To their East is a Dental Office and Chiropractic and Medical offices. To our East is Pizza Ranch Restaurant. To our South is the La Crosse River and on the South Bank is 6 acres of DNR land acting as a buffer to the Mathy facility. To our West is Vacant Land of about 1,000 acres, Some is zoned Heavy Industrial. A portion is owned by Harters and is being filled, about 57 acres is owned by the DOT, and most of the balance is owned by the City.

The proposed extension of Onalaska's 12th Avenue is and was ridiculous because of the required fill necessary to obtain a workable slope, According to the Madison office of the DOT the existing Darling Rd is an active Street, That road and the extension to Hauser Rd should more than suffice to service the area initially. A diagonal Rd from Darling and Doyle to North of Gillette St would also help.

10. A Soils Inventory by Braun Intertec has been provided to the City.

11. Topo attached.

12. General Landscaping. All infected ash trees were removed except one healthy specimen. The border of Cottonwood trees along the river have prevented wet land vegetation; there are natural swales that provide surface water retention ponds. It is estimated that excavation along the river bank could increase the allowable fill while providing exit access for paddlers. The existing bank is about 5 feet high and prevents escape. The NNG easement will be professionally landscaped.

Doc. No. 1446731
120' Elec. Easement

Chestnut Place

1/4 - NW 1/4
Gov. Lot 5

Vacated Chestnut Place
Parking

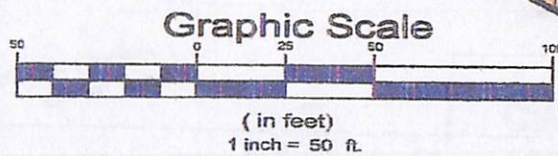
30' sewer 4 water easement
as per Vol. 756, P. 872

-  = Green space
-  = Pavement
-  = Building



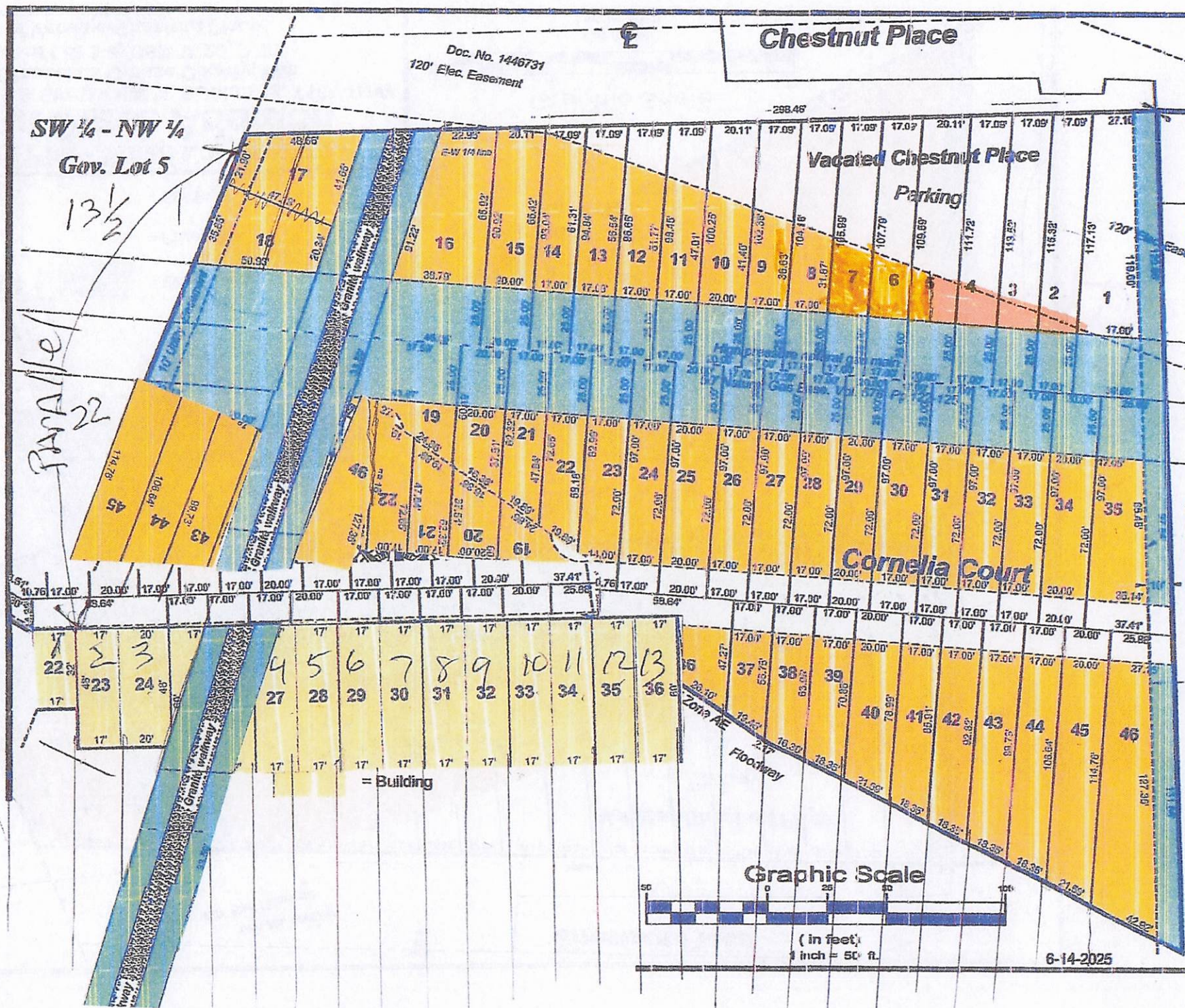
Preliminary Plat - Small Lot Version Chestnut Place Addition

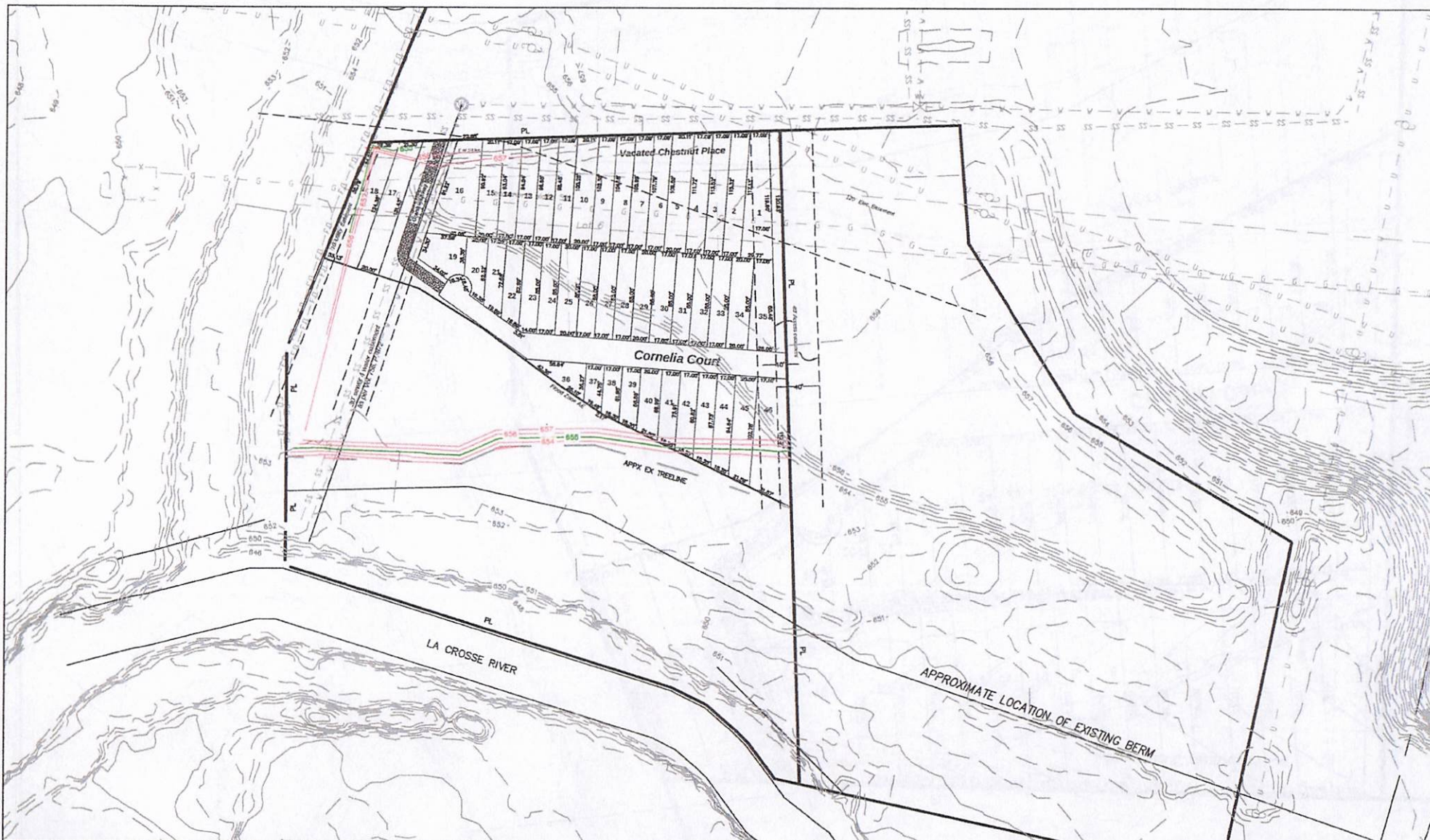
ed in Gov. Lot 5 & SW 1/4 - NW 1/4, Section 15, T16N-R7W
City of La Crosse, La Crosse County, Wis.
Being part of Lot 3-6, CSM V. 20, P. 87
& part of Vacated Chestnut Place



6-14-2025

PHASE 1

$$\begin{array}{r} 13 \\ 22 \\ 24 \\ \hline 59 \end{array}$$




	MAKEPEACE ENGINEERING	2845 MIDWEST CR #103 ONALASKA, WI 54650 608.881.6030	3102 CHESTNUT PL DEVELOPMENT WEST COAST DEVELOPMENT LLC CITY OF LA CROSSE LA CROSSE COUNTY, WI	12/11/2025	EXHIBIT B: PRELIMINARY GRADING PLAN	DATE	REV #	DESCR.	1
									1

22 Water Road
555 FR

