

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 29, 2016**

➤ **AGENDA ITEM – 16-0142 (Tim Acklin)**

AN ORDINANCE to amend Subsection Section 115-343(6) of the Code of Ordinances of the City of La Crosse allowing Bed and Breakfast establishments in the R1-Single Family zoning district by a Conditional Use Permit.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

This Ordinance would permit Bed and Breakfast establishments in the R1-Single Family Zoning District by Conditional Use Permit (CUP). Currently they are only permitted by a CUP in all other residential zoning districts and the Public and Semi-Public zoning district. Bed and breakfast establishments are also subjected to the following requirements:

- a. An approved floor plan shall be kept on file with the Department of Planning and Development.*
- b. The owner shall reside on site. An owner shall be an individual with 25 percent or greater interest in the inn.*
- c. The use is considered a commercial activity and requires site plan approval by City Plan Commission.*
- d. Parking shall not be detrimental to nearby properties due to excess noise, odor, glare or other factors.*
- e. Nothing which contributes to the historic nature of the neighborhood in which the bed and breakfast inn is located may be removed to provide additional space for the inn or parking for the inn.*
- f. There shall be no other bed and breakfast inn within 400 feet of the property. This distance requirement may be reduced by the Common Council with a determination that public health, safety and welfare shall be preserved. The inn shall be located only in a historically significant structure.*
- g. There shall be no substantial modifications to the exterior appearance of the structure; however, fire escapes, entrances for persons with disabilities and other features may be added to protect public safety.*
- h. No interior modification shall be injurious to this historic character of the structure, including but not limited to, floors, woodwork, chair rails, stairways, fireplaces, windows, doors, cornices, festoons, molding, and light fixtures.*
- i. Breakfast shall be served on the premises only for guests and employees of the inn. Rooms may not be equipped with cooking facilities. No other meals shall be provided on the premises.*

- j. The bed and breakfast establishment shall provide a minimum of one parking space per bed and breakfast sleeping room and a minimum of two parking spaces for the use of the operator and family of the operator provided, however, the City Plan Commission may determine it sufficient for less parking spaces in extenuating circumstances so long as it is not detrimental to the neighborhood. Parking requirements must be met on the site of the bed and breakfast establishment dwelling and must comply with the off-street parking requirements in [section 115-393](#).*
- k. Signs shall conform to the requirements of [chapter 111](#).*
- l. The structure that is requested to be licensed shall be designated as a historic structure pursuant to the provisions of article II of [chapter 20](#).*
- m. The minimum size structure containing the bed and breakfast establishment shall be 2,000 square feet of normal residential space, exclusive of garages and storage sheds. Lavatories and bathing facilities shall be available to all persons staying at any bed and breakfast establishment.*

➤ **GENERAL LOCATION:**

City-Wide, but only those properties zoned R1-Single Family and have been historically designated.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

Staff does not feel that permitting Bed & Breakfast establishments in the R1-District by Conditional Use will have a detrimental effect to the City and its neighborhoods. Even though much of the City is zoned R1-Single Family there are still other requirements, as stated above, that would limit the number of properties that would actually be eligible to request a CUP. The intent of the amendment is to help protect the private investment that has been made over the last few decades into our larger, historic homes both in restoration, and the conversion from multi-unit structures to single family homes by allowing them to have another economic solution other than going back to multi-family structures. In addition, planning staff has received several inquiries over the last few years about possible bed and breakfasts establishments that were not eligible due its zoning. **This Ordinance is recommended for approval.**