

Application of Bruce E. Banes and Brandon C. Rigger (Castle La Crosse LLC) for a Conditional Use Permit at 1419 Cass Street allowing a bed & breakfast in a single family district.

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that after a public hearing thereon held August 30, 2016, a conditional use permit is hereby granted to Bruce E. Banes and Brandon C. Rigger, such permit being for the premises known as 1419 Cass Street and is granted in accordance with the plans and application made herein and is conditioned upon the applicant fully complying with the terms and conditions of the application and all applicable City and State law.

BE IT FURTHER RESOLVED that said conditional use permit is conditioned upon the following:

1. If the property ceases to be used as a Bed and Breakfast establishment for more than one year, the CUP is rescinded and a new CUP will have to be applied for.
2. All proposed signage must comply with the City of La Crosse Sign Code.
3. If the adjacent property to the west would like additional screening of the parking area, the applicant must provide a six foot solid fence or other form of screening.
4. Must submit a parking plant of the site clearly depicting the proposed parking spaces with dimensions and include the width of the drive aisles. Plan must be approved by the Traffic Engineer.
5. Must provide six off-street parking spaces for guests. Must provide two off-street parking for the owners. Each space must be 8.5 ft x 17 ft.
6. Must submit a floor plan for each floor of the building depicting its proposed use.
7. Must provide adequate refuse and recycling containers for the property. If dumpsters are used, dumpster enclosure must be approved by the City Plan Commission.
8. Any proposed lighting must meet Municipal Code Section 103-330(8).
9. Property may only be used as a bed and breakfast only. No other special events that are advertised to the public may be held at this location. The building may not be rented out for private parties or receptions. Special events for the paying guests would be permitted. Any private events hosted by the owners would be permitted.
10. A 15 foot vision clearance must be maintained at the driveway off of Cass Street.
11. A one-year sunset shall be set on this permit.
12. The conditional use permit is issued to the applicants only and shall not be transferred to any successors or assigns.
13. Applicant needs to apply for a variance to install a 8-10 foot fence.
14. That this permit is limited to the use of six or fewer rooms to be used as bed and breakfast rentals.