

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

➤ **AGENDA ITEM – 16-0172 (Lewis Kuhlman)**

Application of RLR Properties of La Crosse for a Conditional Use Permit at 143-149 8th St. S. allowing for the operation of a bed and breakfast.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant plans to turn the Cargill-Pettibone House, depicted on attached **MAP PC16-0172**, into a bed and breakfast. Its four apartments have been vacant for eleven years. Applicant is restoring the house to its 1900's character with four bedrooms and bathrooms on the second floor. Applicant requests a waiver for parking due to lot size limitations. There will be no signs and an owner-operator on site.

➤ **GENERAL LOCATION:**

The northeast corner of King St. and 8th St.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This application and waiver request would be consistent with the adopted Comprehensive Plan. While a bed and breakfast does not necessarily fit in with the Downtown land use description, this building would align with all Neighborhood Stabilization Objectives under Land Use and Heritage Preservation Objectives.

➤ **PLANNING RECOMMENDATION:**

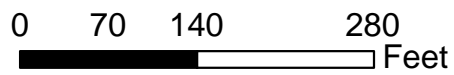
Planning staff recommends approval of the CUP and waiver of parking requirements with the following conditions:

- 1) All requirements, except for off-street parking, stated in Sec. 115-343(6) of the Municipal Code must be met.**
- 2) If the property ceases to be used as a Bed and Breakfast for more than 12 months this Conditional Use Permit is rescinded.**



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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