

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
January 30, 2017**

➤ **AGENDA ITEM - 17-0023 (Tim Acklin)**

AN ORDINANCE to amend Section 115-1 and create Section 115-343(6)n of the Code of Ordinances of the City of La Crosse allowing for the number of rooms for rent in bed and breakfast establishments be determined by a Conditional Use Permit.

➤ **ROUTING:** J&A Committee, Public Hearing 1/31/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

Currently, a bed and breakfast establishment is defined as *“any place of lodging in which the only meal served to guests is breakfast that provides four or fewer rooms for rent and is:*

- (1) The owner's personal residence; and*
- (2) Occupied by the owner at the time of rental.*

This Ordinance would delete the language that states it is limited to four or fewer rooms from the definition. It also adds language to the Conditional Use Permit review process for bed and breakfasts that any bed and breakfast establishment may have up to four rooms for rent and any additional rooms over four may be approved at the discretion of the Common Council. It also establishes criteria for the Common Council to review any requests to exceed four rooms for rent which include; total square footage of the primary structure, number of existing bedrooms, ability to meet the parking requirement, and overall impact it may have on the surrounding neighborhood.

➤ **GENERAL LOCATION:**

City-Wide, but only on those properties that meet the requirements stated in Section 115-343(6) of the Municipal Code.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

This Ordinance amendment would remove the “only four rooms or fewer for rent” restriction for prospective bed and breakfast establishments while still ensuring that the Common Council has final say over how many rooms can be rented out. This Ordinance amendment allows for the larger historic homes that have 10+ existing bedrooms in the City to potentially become more economically viable as a bed and breakfast where it may not be so as a single family home. **This Ordinance is recommended for approval.**