

Agenda Item 23-0867 (Jenna Dinkel)

AN ORDINANCE to create Article XIX and to make various changes in Chapter 115 of the Code of Ordinances for the City of La Crosse regarding short term rentals.

General Location

Citywide.

Background Information

This spring, the Neighborhood Revitalization Commission (NRC) requested the Planning, Development, and Assessment Department draft an ordinance to establish a licensing system for short-term rentals. The Legal Department and Planning, Development and Assessment Department worked together to draft a short-term rental ordinance using the direction received by the NRC. The NRC discussed and revised the draft ordinance before moving it onto Council.

This item is coming to the City Plan Commission due to the edits to Chapter 115. This includes the removal of tourist rooming house and bed and breakfast as a conditional use permit and addition of bed and breakfasts as a permitted use in residential zoning districts.

Last month, the ordinance came to City Plan Commission and was referred for 30 days. Staff made clarifying amendments to Sec. 115-404 of the ordinance on October 30, 2023.

There were additional amendments made on November 9, 2023, modifying the short-term rental ordinance. The amendments made on November 9, 2023, do not impact what the City Plan Commission is reviewing as it pertains to this ordinance.

Recommendation of Other Boards and Commissions

The NRC discussed short-term rentals and the possibility of regulation during four of their meetings. Once the ordinance was drafted, the NRC reviewed and revised the draft ordinance during three meetings.

This item was recommended for a 30-day referral at the previous City Plan Commission meeting. Staff made clarifying amendments to Sec. 115-404 per the discussion at the previous meeting.

Consistency with Adopted Comprehensive Plan

The Comprehensive Plan addresses housing with three main objectives: increase affordable housing, foster greater housing diversity and create more housing opportunities for La Crosse residents (page 77-79). The short-term rental ordinance will give the city the opportunity to monitor the housing stock being used as short-term rentals and detect if it is having an impact on the city's housing goals.

Staff Recommendation

Staff recommends approval.

Routing J&A 12.5.2023