



REPORT TO Village Board

ITEM NAME:	§ 520-20. - Residential land use types. (Zero-Lot-Line Residences)
MEETING DATE:	September 8, 2025
PRESENTING COMMITTEE:	Planning Commission
COMMITTEE CONTACT:	Dave Baker
STAFF CONTACT:	Pete Wegner
PREPARED BY:	Peter Wegner

ISSUE: Staff received inquiries regarding the concept of Zero-Lot-Line Residences. A zero-lot-line residence is a piece of residential real estate in which the structure comes up to, or very near to, the edge of the property line. Some of the advantages are they cost less than homes with larger lots. They offer greater privacy than a condo since they share less or no walls. They maximize the use of available space and reduce maintenance responsibilities. Being in close proximity or sharing a common wall with your neighbors gives a sense of community, as residents are more likely to interact and develop closer relationships.

On 10/21/2024, the Planning Commission reviewed example language and diagrams from other municipalities. As a result, Staff was directed to draft ordinance language. On 1/20/2025, the Planning Commission reviewed proposed language and directed staff to schedule a public hearing. On 2/17/2025, the Planning Commission held a public hearing and directed staff to forward an ordinance amendment to the Village Board for review and approval. On 2/24/2025, the Village Board considered Ordinance Amendment NO.: 25-03. The Amendment failed 5:2. On 8/18/2025, the Plan Commission again discussed Zero-Lot-Line Residences. As a result, the Plan Commission directed staff to place this item on the Village Board Agenda for discussion and possible action.

OBJECTIVES: Review Zero-Lot-Line Residences language.

RECOMMENDED ACTION: Direct staff how to proceed.

ATTACHMENTS (describe briefly): Proposed ordinance language previously presented to the PC and VB 520-20 - Residential land use types.