



REPORT TO Plan Commission

ITEM NAME:	Amendment of Chapter 520 of the General Code of Ordinances - § 520-20. - Residential land use types
MEETING DATE:	September 10, 2026
PRESENTING COMMITTEE:	Planning Commission
COMMITTEE CONTACT:	
STAFF CONTACT:	Nathan Sandwick
PREPARED BY:	Peter Wegner, updated in 2026 by Nathan Sandwick

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.

Updates: The Plan Commission and Village Board have discussed this potential ordinance change again in 2026, most recently on 8/17/2026 when the Plan Commission decided to bring it back up for a hearing and possible action. Allowing this new housing type may expand options for future development consistent with the following housing goal adopted Comprehensive Plan (page 44):

- Goal: The Village will provide desirable and obtainable housing options for those who live in and desire to live in Kronenwetter.
- a. Encourage the development of a variety of housing options and styles among those options (SWOT)
 - b. Encourage affordable housing options (SWOT)

Attached: Proposed revisions to “§ 520-20 - Residential land use types”, definitions, and notes to figures in the zoning code that specify lot dimensions and setback standards. Highlighted areas indicate changes to proposed language in light of Plan Commission discussion 8/17/2026. An observed contradiction in paragraph B(1) may alternatively be resolved by simply omitting the last sentence.

OBJECTIVES:

Convene Public Hearing on Proposed Ordinance Amendment.
Consider any appropriate revisions and recommend amendment to Village Board.

RECOMMENDED ACTION:

Recommend ordinance amendment to the Village Board to allow Zero-Lot-Line Residences.