VILLAGE OF KRONENWETTER
Marathon County, Wisconsin
An Ordinance Amending the Code of the Village of Kronenwetter
ORDINANCE NO.: 26-XX
Chapter 520 - ZONING
Amending ARTICLE IV. - LAND USE DESCRIPTIONS AND STANDARDS,
§ 520-20. - Residential land use types;
ARTICLE XVI. – DEFINITIONS,
§ 520-138. – Definitions;
ATTACHMENT 3 - RURAL LOT DIMENSIONS;
ATTACHMENT 4 - RURAL SETBACK STANDARDS

WHEREAS, the Village of Kronenwetter Plan Commission has recommended that the Village Board amend the zoning code to allow and clarify standards for zero lot line structures.

NOW, THEREFORE, BE ORDAINED by the Village of Kronenwetter Village Board, as follows:

Proposed Amendments to Chapter 520 – ZONING

Amending ARTICLE IV. - LAND USE DESCRIPTIONS AND STANDARDS

§ 520-20. - Residential land use types.

[Revise paragraph B as follows:]

B. Two-family residence.

(1) A two-family residence is a single structure containing two separate dwelling units, each unit having a private individual exterior access, and with no shared internal access within the building. Two-family residences can be constructed as attached side-by-side units each with a ground floor and roof (duplex), or as a two-story structure with one unit above the other (flats). Where side by side, both dwelling units must share the same lot, or meet the definition and standards of a "zero lot line" structure.

(2) Performance standards:

(a) Each two-family residence constructed after June 20, 2016, shall meet the performance standards in subsection A(2)(a) through (f) above, except where otherwise allowed by conditional use permit.

(b) The structure must be in compliance with the Wisconsin Uniform Dwelling Code (UDC).

(c) Where side by side, a building-code-required, fire-rated wall must separate the two dwelling units from the lowest level to flush against the underside of the roof.

(d) Individual sanitary sewer and public water laterals and utility meters are required for each dwelling unit.

(e) The minimum gross floor area of each dwelling unit shall be 700 square feet, exclusive of attached garages, carports, and open decks/porches.

(f) Each unit within each new two-family residence shall be served by a separate driveway, or minimum driveway width for any shared driveway shall be not less than 30 feet at the front lot line.

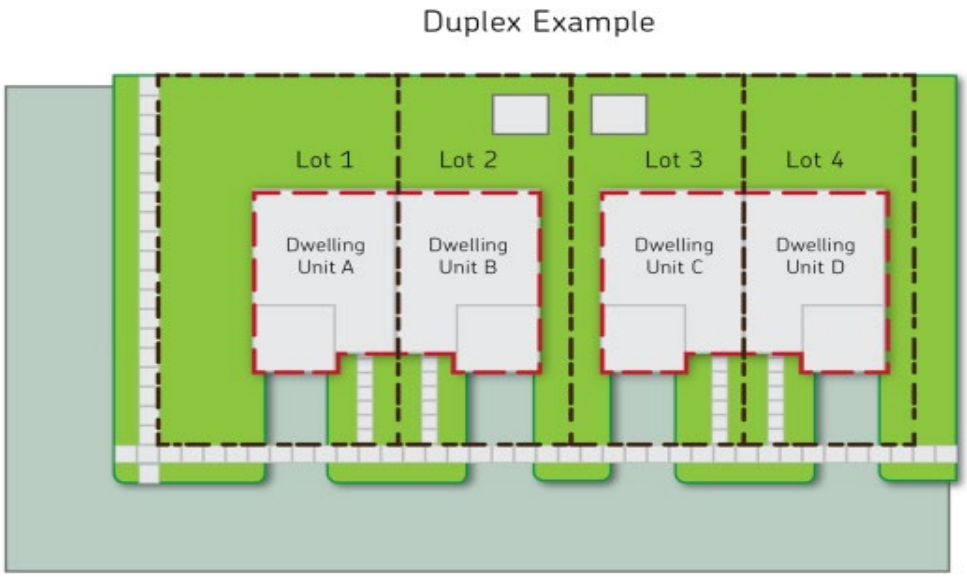
(g) Minimum required off-street parking: two outdoor spaces per dwelling unit, such as in a driveway, plus spaces in garage(s). All motor vehicles shall be parked on a hard surface as defined in section 520-138, or on a graveled surface if such surface was legally established before January 1, 2015.

(h) Zero Lot Line Structures (see Figure 520-20C). For buildings containing two separate dwelling units constructed side-by-side, with each unit located on a separate lot, having a private individual exterior access, and no shared internal access within the building, the following additional standards shall apply:

1. The duplex shall meet the front, side, and rear setbacks required for the applicable zoning district, except that the shared wall shall have no minimum setback requirement.

2. The builder shall provide, with the zoning permit or building permit application, an agreement or covenant specifying maintenance standards for the common wall, maintenance and replacement standards for exterior surfaces of the building to maintain a neat and harmonious appearance over time, maintenance standards for any other common features, and restrictions against construction of detached single family residences on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed. Such agreement or covenant shall also indicate how it may amended or otherwise altered. Such agreement shall be subject to Zoning Administrator approval, and then recorded by the builder against all affected properties prior to occupancy of the dwelling as a zero-lot line structure.

Figure 520-20C: Example of Zero Lot Line Structure



[Remaining subparagraphs will remain unchanged, yet re-enumerated with the addition of a new h. What was h becomes i, what was i becomes j.]

Amending ARTICLE XVI. – DEFINITIONS

§ 520-138. – Definitions

[Add:]

Zero Lot Line Structure: A structure that is built over the property line, where walls separating occupancy units follow lot lines, such as a zero-lot line duplex.

ATTACHMENT 3 - RURAL LOT DIMENSIONS

[Add among notes:]

(b) For zero lot line structures, each lot shall have a minimum lot area of 10,000 square feet per unit and must be of at least 40 feet in width within two family residential zoning districts.

[Remaining notes remain unchanged, yet re-enumerated with the addition of a new b. What was b becomes c, what was c becomes d, etc… Superscripts in the charts referring to notes are also updated accordingly]

ATTACHMENT 4 - RURAL SETBACK STANDARDS

[Notes a-d, f, and g remain unchanged. Revise note (e) as follows:]

(e) Single-family detached residences shall comply with the requirements for the SF District. No interior side yard setbacks for zero lot line structures.

PASSED and ADOPTED this 28th day of September 2026

By: _____

Dan Joling, Village President

(SEAL)

ATTEST:

_____

Village Clerk

PASSED and ADOPTED this 28th day of September 2026

By: _____
Dan Joling, Village President

(SEAL)

ATTEST:

_____
Village Clerk