



REPORT TO Village Board

ITEM NAME:	§ 520-20. - Residential land use types.
MEETING DATE:	February 24, 2025
PRESENTING COMMITTEE:	Planning Commission
COMMITTEE CONTACT:	Chris Voll
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.

OBJECTIVES: Review and approve Ordinance Amendment NO.: 25-03.

RECOMMENDED ACTION: Review and approve Ordinance Amendment NO.: 25-03, to allow Zero-Lot-Line Residences in the Village of Kronenwetter.

ATTACHMENTS (describe briefly): ORDINANCE AMENDMENT NO.: 25-03, § 520-20. - Residential land use types.