



REPORT TO Village Board

ITEM NAME:	§ 520-20. - Residential land use types. (Zero-Lot-Line Residences)
MEETING DATE:	August 18, 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 reviewed the proposed changes and voted NOT to approve the amendments.

Motion by Eiden/Charneski to not approve proposed amendments to Chapter 520-Zoning, Article IV. – Land Use Descriptions and Standards. Motion carried by roll call vote 5:2. Voting yea- Eiden, Charneski, Coyle, Vedvik, Mortensen; Voting nay – Voll, Myszka

It was requested that the Plan Commission again consider the concept of Zero-Lot-Line Residences.

OBJECTIVES: Review and Discuss Zero-Lot-Line Residences

RECOMMENDED ACTION: Provide staff with direction.

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