



Agenda Item Executive Summary

Item Name REVIEW OF FENCE EASEMENT AGREEMENT POLICY Committee or Board Committee

BUDGET IMPACT

Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

The Village's current policy requires fence easement agreements when residents wish to build directly along property lines. This has led to administrative challenges, including delays in permit approvals and complications when neighbors decline to sign the agreement.

The Village Building Official, who serves multiple jurisdictions, has observed that approximately 75% of the communities he works with allow fences to be built directly on the property line. However, some towns – such as Stillman Valley and Polo – require an 18-inch setback instead. He has not provided a recommendation to the Village Board on which approach to adopt, noting that both options carry advantages and drawbacks.

On one hand, allowing fences on the property line enables residents to fully utilize their property. On the other hand, it can lead to complications when property ownership changes. For example, if a new owner removes a fence that a neighbor relied on, it may result in disputes over access and maintenance.

Revisiting this policy aligns with one of the Village's Short-Term Routine Strategic Goals: Reduce Bureaucracy/Red Tape. Standardizing the setback requirement – whether at the line or offset – could simplify the permitting process and help reduce future conflicts between neighbors.

ATTACHMENTS (PLEASE LIST)

Ordinance 2018-13, Current Fence Easement Agreement

ACTION REQUESTED

- ☒ For Discussion Only
- ☐ Resolution
- ☐ Ordinance
- ☐ Motion:

MOTION:

Staff: Joseph Dienberg, Village Administrator Date: 5/21/25