

# Chapter Three

## Housing



### Issues

#### **Mixed Views on New Multi-family Housing**

There are currently mixed views on adding additional multi-family housing units in the Village. While these units offer an efficient way to support a rapidly increasing residential base, there are concerns about filling these units, and concerns about additional multi-family units disrupting the rural atmosphere of the Village.

#### **Land Availability Concerns**

There are concerns within the Village about the amount of land available for development. Expansion to the east and northeast of Pleasant Drive is not plausible without an additional lift station being added. The Village also has two mostly undeveloped residential subdivisions (Tower Woods and Park Vista), which are costly for the Village to maintain.

#### **Apartment Rent Costs**

There are concerns about the high rent costs in some of the newer apartment complexes and housing developments.

### Housing

**Goal:** The Village will provide desirable and obtainable housing options for those who live in and desire to live in Kronenwetter..

#### **Objectives:**

- Encourage the development of a variety of housing options and styles among those options (SWOT)
- Encourage affordable housing options (SWOT)
- Encourage infill development of existing neighborhoods
- Ensure multi-family housing units are constructed and designed so as to fit the characteristics of the surrounding area
- Consider further development and enforcement of property maintenance standards in order to maintain property values while staying flexible on new and growing issues as they develop.
- Utilize the Future Land Use Map to guide orderly and cost effective development of public infrastructure
- Seek to maintain low taxes with smart infrastructure planning and ensure adequate infrastructure and services are provided to all housing development (SWOT)
- Require developers to pay for new infrastructure that serves their development