CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Specific Implementation Plan Amendment by Rachel Kohler to construct a 6' fence within the designated street yard setback located at 2125 N 3rd St. PUD Planned Unit Development Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: September 17, 2026 **MEETING DATE:** November 24, 2026

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

On August 8th, 2026, the Plan Commission reviewed and approved the application for an SIP amendment to install a fence in the street yard at 2125 N 3rd St. Staff discovered that an additional notice was needed to ensure full compliance with all applicable procedures. Today the Plan Commission will be re-reviewing the amendment to the SIP after a fully noticed public hearing is held.

The applicant states the following about the amendment to the project:

- The requested fence height and density responds to unique, site-specific conditions at 120 Vollrath Boulevard.
- Unlike a typical Sheboygan residential property, this parcel adjoins heavily used Vollrath Park and its property line extends all the way to the Lake Michigan water's edge.
- In addition, the parcel now contains multiple buildings that could convey a residential neighborhood adding further confusion for the public. This unusual configuration can create understandable confusion for members of the public about where the park and public waterfront end and private residential property begins.
- That ambiguity is compounded by the intensity of nearby public activity, including the disc golf course, Monday food-truck gatherings, general park use, and people moving along the lakeside.
- The property has also historically experienced members of the public entering or traversing the lakeside portion of the site.

- A more substantial fence is therefore needed to create an obvious, respectful separation between public recreational space and private residential property, improving security and reducing inadvertent entry.
- The park and open-space setting also creates significant exposure to deer and other wildlife. A standard four-foot, substantially open fence provides limited deterrence, while the proposed taller fence would provide a materially more effective barrier and help protect the landscape.
- The requested relief is not primarily about privacy. It is intended to address the property's unusual waterfront boundary and multiple building configuration, adjacency to a heavily used public park, wildlife exposure, and the resulting need for clear public/private separation.
- Additionally, substantial landscaping would be planted in front of the fence to create an attractive border while ensuring safety sightlines are protected.
- The fence can accomplish these purposes while remaining compatible with the Vollrath Boulevard streetscape aims and the public interest.

ACTION REQUESTED:

If the Plan Commission motions to recommend the Common Council approve the proposed amended Specific Implementation Plan, the following conditions are recommended:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All areas used for parking/maneuvering of vehicles shall be paved.
6. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
7. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
8. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
9. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
10. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
11. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, art, etc.
12. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).

13. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department.

If there are any amendments to the approved SIP the applicant will have to submit an amended SIP for review that accurately reflects any and all proposed changes.

ATTACHMENTS:

Amended Specific Implementation Plan and required attachments.