

120 Vollrath Boulevard Variance Narrative – South Boundary Fence

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.