

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Partners for Community Development for a fence located at 1024 Weeden Creek Road. UR-12 Urban Residential 12 Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: June 12, 2024

MEETING DATE: June 25, 2024

APPLICANT PROPOSAL:

Partners for Community Development, represented by Konrad Koehler, is proposing to build a six-foot fence within their required street yard at 1024 Weeden Creek Road. The applicant states the following:

- Partners for Community Development is proposing to build a six-foot privacy fence along the entirety of the southern lot line of the Sunnyside Townhomes Development at 1024 Weeden Creek Rd. in the City of Sheboygan.
- The purpose of this fence is to control the issues of debris blowing from our property into the street and neighboring properties.
- This fence would be located approximately on the lot line on the southern edge of the property, and would extend the full length of the property with openings for both driveways.
- The fence will stop at least 10 feet short of the driveways on both sides to allow for the 10ft sight triangle.
- We hope that building this fence will alleviate issues for the neighbors, and improve our relationship with the community.

STAFF ANALYSIS:

The applicant is requesting an exception from Sec 105-945(c)(3)a that states that the maximum height of any fence, landscape wall, or decorative post shall be the following: Four feet when located within a required street yard on any property. The applicant is proposing a six-foot-tall fence within the required street yard.

The applicant is requesting an exception from Sec 105-945(c)(1)a that states that any fence within a street yard, including along property lines which intersect a right-of-way, shall be a maximum of 50 percent opaque. The applicant is proposing a solid fence within the required street yard.

This fence will help to alleviate the issues that the neighborhood has been having with garbage blowing through the properties.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

1. The applicant shall obtain the necessary building permit for the proposed fence.
2. 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, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, etc. (Applicant shall be in contact with building inspection, fire, police, etc.).
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. In no instance or manner shall any off-street parking or traffic circulation area be used as a storage area, except as provided for by section 105-931(c)
5. Absolutely no portion of the new site improvements shall cross the property lines.
6. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
7. 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.).
8. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use, architectural review, etc. reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments