



## **Site Plan Requirements**

The purpose of a site plan is to illustrate existing property conditions and provide details of new construction planned. The items listed below comprise a checklist of information to be shown on a site plan. The sample site plan demonstrates the level of detail required for an acceptable drawing.

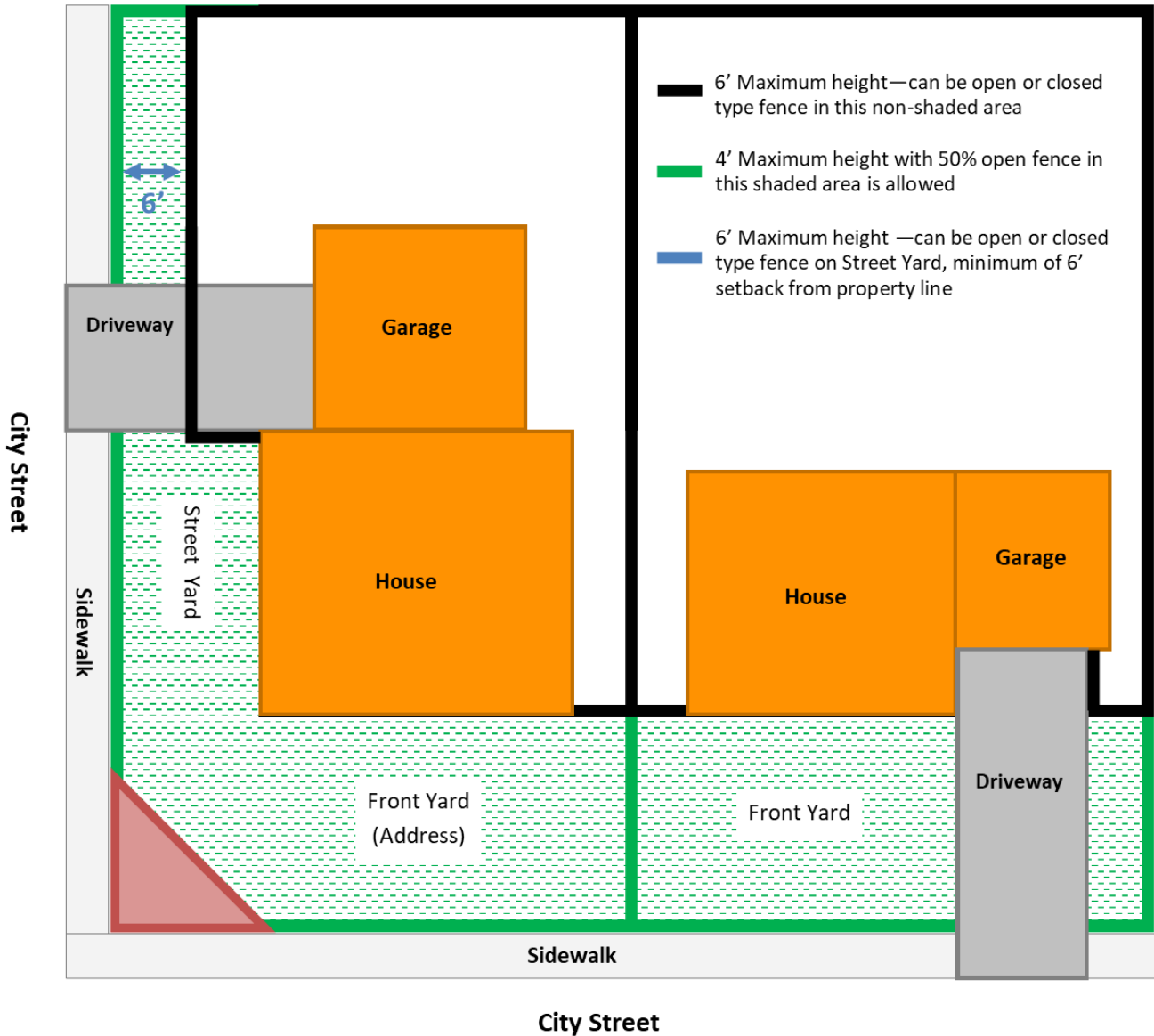
1. Indicate property address, north arrow and scale.
2. Delineate property boundaries and dimensions.
  - Resource: Fond du Lac County GIS website can be used to obtain an overview of the property to assist you. <https://gisweb.fdlco.wi.gov/fonddulacts/>
3. Show all existing structures.
4. Show the location and indicate the size of the proposed fence. Indicate setback measurements to lot lines. Indicate the distance between existing and proposed buildings.
5. Include details/photos of materials including fencing and posts.
6. Show location of overhead or underground power lines and underground gas lines. To locate utilities call Diggers Hotline at 1-800-242-8511 or call 811.

*Fences can be installed up to the property lines.*

*The City of Fond du Lac will not locate or verify property lines.  
It is the owner's responsibility to locate all property markers and install the fencing correctly.*

Revised 4.19.2024

# Sample Fence Site Plan



Vision Triangle—Fence not to exceed 3' in height with 50% open face. The minimum vision triangle is 20' along each sidewalk from the inside corner and connecting the points to form a triangle. Anything in the triangle must meet the measurements previously mentioned.

**Regulations per 720 of the Fond du Lac Zoning Code (see attached)**

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**§ 255-11 (9) Fence, general requirements.**

- (a) The requirements of this subsection apply to all fencing, landscape walls and decorative posts equal to, or exceeding, 24 inches in height, for all land uses and activities.
- (b) Materials and design. A fence should be constructed of material manufactured for such purpose, such as naturally decay-resistant and/or pressure-treated wood, vinyl, galvanized and/or coated chain link, or ornamental metal, such as wrought iron. The use of scrap lumber, plywood/OSB, wood or plastic snow fence, chicken wire, plastic material less than 1/2 inch thick, wood pallets or other unapproved materials is prohibited. Fence design should be compatible with the principal structure that occupies the property and consider the character, materials, color, and architectural detail of the principal structure.
  - [1] The use of chain-link fencing is prohibited for a single-family condominium development in the R-1 Zoning District and for residential development in the R-3 and R-4 Zoning Districts.
  - [2] Fence material not listed above will be subject to approval by the Community Development Department for a determination of suitability relative to the property and the character of the surrounding area.
- (c) Construction. Support posts should be installed according to the manufacturer's instructions. In the absence of such instructions, the following will apply:
  - [1] Post height four feet to five feet six inches should be anchored to a depth not less than 30 inches.
  - [2] Post height more than five feet six inches should be anchored to a depth not less than 40 inches.
- (d) Orientation. The "finished" side of a solid fence should be installed to face an adjacent or abutting property, street or alley. "Finished" means the side of a fence which does not contain any exposed supporting posts, brackets, or framing members.
- (e) Location. A fence may be placed up to a property line. No fence, or part thereof, including any post, supporting member, arbor or access gate, should be constructed on a lot line or extend past a lot line. No fence, or part thereof, may be sited in any wetland area, floodplain floodway, drainageway, regulated natural area, or other similar area.
- (f) Maintenance. All fences and posts should be maintained in a structurally sound manner and in good repair.
- (g) Permit required. See § 255-4.

**§ 255-11 (10) Fence, residential.**

- (a) Height, front yard. The maximum height of a fence, including all supporting posts and decorative elements, is four feet. The design of a fence within a required front yard should be at least fifty-percent open.
- (b) Height, side/rear yard. The maximum height of a fence, including all supporting posts and decorative elements, is six feet. Where a side yard and/or rear yard is adjacent to a nonresidential use or property zoned for a nonresidential use, a fence height up to 10 feet is allowed.
- (c) Height, street yard. The maximum height of a fence, including all supporting posts and decorative elements, is six feet, provided the fence does not extend beyond the rear wall of the primary structure, has a minimum right-of-way setback of six feet, and does not obstruct the vision clearance triangle between four feet and eight feet above the grade of the intersection of street centerlines.

**FENCE** – A structure providing enclosure or confinement or serving as a barrier, but not protecting against the elements (as distinguished from “building”).

**FENCE, OPEN** – A fence, including gates, which has, for each one-foot-wide segment extending over the entire length and height of the fence, 50% of the surface area in open spaces which afford a direct view through the fence.

**FENCE, SOLID** – A fence, including gates, constructed to screen an activity or land use.

**LOT LINE, FRONT** –The boundary of a lot which abuts a dedicated public or private street. Where a lot abuts two or more dedicated public or private streets, all lot lines facing a street shall be considered a front lot line. In the case of a land-locked lot, the front lot line shall be that lot line that faces the access to the lot.

**LOT LINE, INTERIOR** – A lot line which does not abut a street.

**LOT LINE, REAR** –That boundary of a lot which is opposite or most nearly parallel to the front lot line. In the case of an irregular or triangular shaped lot, the rear lot line is a line 10 feet in length within the lot lines, parallel to and at the maximum distance from the front lot line.

**FENCE, SIDE** – Any boundary of a lot which is not a front lot line or a rear lot line.