



136 North Monroe Street
Waterloo, Wisconsin 53594-1198

NOTICE OF A CITY OF WATERLOO PLAN COMMISSION PUBLIC MEETING

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and the news media that the following meeting will be held to consider the following:

MEETING: PLAN COMMISSION
DATE: Tuesday, May 26, 2026 **TIME: 6:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

- 1) CALL TO ORDER AND ROLL CALL
- 2) APPROVAL OF MEETING MINUTES: March 24, 2026
- 3) CITIZEN INPUT (3-Minute Time Limit)
- 4) OLD BUSINESS
- 5) NEW BUSINESS
 - a. Lush Blooms – Request to apply for home occupation permit. Discussion if flower business is considered under §385-10.2 Home occupations in residential districts
 - b. Goehl Rd (2) CSM Aluminis
 - c. Waterloo Utilities fence around water tower on Herron Ct
- 6) FUTURE AGENDA ITEMS & ANNOUNCEMENTS
- 7) ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

Members: Leisses, Quimby, Kuhl, Crosby, Chadwick, Empey & Renforth

Posted, Distributed & Emailed: 05/22/2026

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noted. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

City of Waterloo, Wisconsin
WATERLOO PLAN COMMISSION – Minutes March 24, 2026
[no digital copy]

PLAN COMMISSION REGULARLY SCHEDULED MEETING

- 1) CALL TO ORDER AND ROLL CALL Mayor Quimby called the regular meeting to order at 6:01 pm. Committee members present Quimby, Crosby, Leisses, C. Kuhl, Empey and Chadwick. Absent Renforth. Others in attendance K. Sellnow, J. Lang, Mark from Illimnus, C Yerges and Clerk Ritter.
- 2) APPROVAL OF MEETING MINUTES: January 27, 2026 Motion [Crosby/Empey] VOICE VOTE: Motion carried.
- 3) CITIZEN INPUT (3-Minute Time Limit)-none
- 4) OLD BUSINESS-none
- 5) NEW BUSINESS
 - a. Highland Terrace
 - i. Motion to accept a 36 ft. Right of Way, except for the cul-de-sac to be 3 ft from the edge. [Crosby/Leisses]
VOICE VOTE: Motion carried.
- 6) FUTURE AGENDA ITEMS & ANNOUNCEMENTS
- 7) ADJOURNMENT Motion [Kuhl/Leisses] VOICE VOTE: Motion Carried. 7:30 pm

Jeanne Ritter, Clerk/Deputy Treasurer

Denise Knutson

From: Heather Herron <herron.heather@hotmail.com>
Sent: Monday, May 25, 2026 7:27 PM
To: Denise Knutson
Subject: Home Occupation with Conditional Use Permit
Attachments: 1000022464.jpg; 1000022463.jpg

Attached to email is conditional use permit.

Heather Herron

102 Gregor Street,
Waterloo, WI, 53549
lushbloomsflowerfarm@gmail.com
608-695-6798

05/22/2026

Plan Commission

City of Waterloo
136 N Monroe St
Waterloo, WI 53594

Dear Members of the Plan Commission,

I am writing to formally apply for approval to operate a **Lush Blooms Flower Farm** from my residence located at 102 Gregor Street, Waterloo, WI. This business will be conducted as an owner-operator **home occupation under conditional use**, and I am committed to ensuring full compliance with the applicable zoning regulations.

Description of the Proposed Home Occupation

The business will provide home grown floral arrangements in the local area. I will operate this business solely as an individual owner-operator with no additional employees (other than myself or family members) and will utilize only the space within my home, attached garage as well as a small portion of my yard to grow flowers for the operation of the business (flower beds are located on the north side and east side of property). I also have a small flower stand at the east side of my lot for people to pick up the floral products. I will host floral arranging classes (that will not be on the property) at locations I am invited to host.

Compliance with Home Occupation Guidelines

I understand the requirements for a home occupation in Waterloo, and I affirm that my proposed floral business will comply with the following criteria:

1. **Business Location:**

The business will be conducted within the enclosed area of my dwelling unit, attached garage. I am proposing a condition use permit to have a garden to grow flowers on my property as well as a small flower stand on my property. The garden space will use a small portion of my property as I have 0.210 acres. Floral classes will not be on the property.

2. **Exterior Alterations:**

There will be no exterior alterations made to the structure, and no changes will be made to the character of the dwelling (besides a closet in the garage with a window AC unit to keep flowers cool. Permit sent out). I will ensure that no exterior evidence of the business, other than a compliant sign on a flower cart for customers to buy and flowers in garden visible.

3. **Storage of Materials and Equipment:**

Equipment related to the business will be stored indoors and will not be visible outside the dwelling or any structures on the premises.

4. **Impact on the Residential Neighborhood:**

My flower business will not create smoke, odor, glare, noise, dust, vibration, fire hazards, electrical interference, or any other nuisance that would disturb the average residential neighborhood. The flower cart will only be open on Tuesdays, Fridays-Sundays from 7am to 7pm-this is only seasonal (from April to Oct)

5. **Signage:**

I will use one sign to indicate the business, which will comply with the size limitation of three square feet and will not be illuminated.

6. **Use of Commercial Vehicles:**

I will only use my personal vehicle for business operations and will not employ any commercial vehicles beyond occasional delivery of materials or equipment.

7. **Business Type:**

The business is self serve (selling flowers on flower stand). Customers park in front of yard and walk on the walk way to my flower stand. As well as floral classes that are not on the property,

8. **Floor Area Occupancy:**

The business will occupy no more than 30% of the total floor area of my dwelling unit as well as outside. That being the attached garage, and a small desk located in master bedroom and work bench located in garage of our dwelling. A small amount of our outside property will be used to grow flowers as well as a flower cart to sell flowers.

9. **Employees:**

The business will not have any employees other than myself and immediate family members. No nonresident employees will be involved.

10. Excluded Activities:

The business will not involve motor vehicle repair or body work, as per the zoning regulations.

11. Animals:

No animals will be involved in the operation of the business.

12. Other Restrictions:

I understand that a home day care or any similar service is not a part of my business.

Conclusion

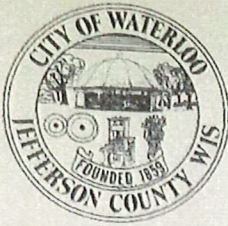
I believe my proposed floral business fully complies with the guidelines for a home occupation with a conditional permit under the zoning regulations in Waterloo. I respectfully request approval from the Plan Commission to proceed with my business.

If you require any additional information or documentation, please do not hesitate to contact me at 608.695.6798 or lushbloomsflowerfarm@gmail.com. I appreciate your consideration of my application and look forward to your response.

Thank you for your time and attention.

Sincerely,

Heather Herron



136 North Monroe Street
Waterloo, WI 53594
Phone: (920) 478-3025
Fax: (920) 478-2021
www.waterloowi.us

APPLICATION FOR CONDITIONAL USE PERMIT
(Review and Action by City Plan Commission/Common Council)

Number: _____ Date Filed: _____ Fee Paid: _____

Location of Property: 102 Gregor St, Waterloo WI 53594

Applicant: Heather Herron / Lush Blooms Flower Farm

Address: 102 Gregor St, Waterloo WI 53594 Telephone: 608.695.6798

Owner of Property: Heather and Joseph Herron

Address: 102 Gregor St, Waterloo WI 53594 Telephone: 608.695.6798

Contractor: NA

Address: NA Telephone: NA

Architect or Professional Engineer: NA

Address: NA Telephone: NA

Legal Description of Property: Single family on 9,147 sqft lot

Land Parcel Size: 0.210 Acres Present Use: Residential use Zoning District: R-2

Type of Existing Structure (if any): home with attached garage

Proposed Use of the Structure or Site: Selling home grown flowers Number of Employees: just myself no employee.

Terms of Municipal Code

Conditional Use Requested

385-10.2.

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)

growing flowers on property garden and selling flowers on flower cart on my property

ATTACH THE FOLLOWING:

1. Adjoining owners, all names and addresses of all abutting and opposite property owners within 200 feet.
2. Site Plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 5-22- 20 26

[Signature]
Signature of Applicant

§ 385-10.2. Home occupations in residential districts. [Added 7-2-2009 by Ord. No. 2009-09]

- A. Intent. It is the intent of this section to provide a means to accommodate a small home-based business without the necessity of a rezoning the land area from an R-1, R1-A, or R-2 District to a commercial district. Home occupations are economic activities permitted within any single-family detached residence which comply with the following requirements. Examples include the provision of personal and professional services. Once a home occupation has been approved, it may not be expanded or enlarged.
- B. Requirements. Any individual who desires to locate a home occupation within a dwelling located in one of the residential districts described in Subsection A, shall make written application to the Plan Commission for approval thereof. Said application shall contain complete and accurate description of the proposed home occupation; and such additional information as the Zoning Administrator and/or the Plan Commission may require. In determining whether or not to approve any requested home occupation, the Plan Commission shall be guided by the following criteria:
- (1) The home occupation shall be conducted only within the enclosed area of the dwelling unit or an attached garage.
 - (2) There shall be no exterior alterations of the structure which change the character thereof as a dwelling. There shall be no exterior evidence of the home occupation other than those signs permitted in the district.
 - (3) No storage or display of materials, goods, supplies, or equipment related to the operation of the home occupation shall be visible outside any structures located on the premises.
 - (4) No home occupation use shall create smoke, odor, glare, noise, dust, vibration, fire hazard, small electrical interference or any other nuisance not normally associated with the average residential use in the district.
 - (5) Only one sign may be used to indicate the type of home occupation. Such sign shall not be illuminated and shall not exceed three square feet.
 - (6) The home occupation shall not involve the use of commercial vehicles for more than occasional delivery of materials to or from the premises.
 - (7) Authorized home occupations are restricted to service-oriented businesses and the mass production of items or products or the sale of items or products on the premises is prohibited. Examples of service-oriented businesses include, but are not limited to, computer programming, accounting, law, insurance agencies and computer-based consulting and clerical services.
 - (8) Authorized home occupations shall not occupy more than 30% of the floor area of the dwelling in question.
 - (9) Persons employed in home occupations shall be limited to the resident, immediate family members, and no more than one nonresident employee.
 - (10) Under no circumstances shall a motor vehicle repair or body work business qualify as

an authorized home occupation.

(11) No animals shall be involved in any authorized home occupation.

(12) Home day care is an authorized home occupation so long as it does not involve more than seven children or require state licensing.

C. Conditional uses. Any proposed home occupation which does not satisfy the criteria established in Subsection B above may be authorized by the Plan Commission as a conditional use, subject to the requirements of § 385-21 and the following:

(1) The extent of the equipment or machinery used in the home occupation may be restricted by the Plan Commission.

(2) Sale or transfer of the subject property or the expansion of the approved home occupation shall cause the conditional use permit to terminate.

§ 385-10. R-2 Single-Family Residential District.

The R-2 District is intended to provide a quiet, pleasant and relatively spacious living area for single-family, two-family and multifamily dwellings protected from traffic hazards and intrusion. Further, it is intended that two-family and multifamily dwellings be dispersed throughout the district on a conditional use basis.

A. Permitted uses.

- (1) Uses permitted in the R-1 District.
- (2) Boardinghouses, up to four paying guests or boarders, including bed-and-breakfast establishments.

B. Conditional uses.

- (1) Conditional uses permitted in the R-1 District. [**Amended 3-15-2007 by Ord. No. 2007-05**]
- (2) Two-family dwellings.
- (3) Multifamily dwellings.
- (4) Funeral homes.
- (5) Public hospitals and rest homes.
- (6) Private clubs, fraternities and lodges, except those whose chief activity is customarily carried on as a business.
- (7) Additional garages or accessory building exceeding 144 square feet. [**Added by Ord. No. 95-11; amended 11-5-2009 by Ord. No. 2009-17**]
- (8) Zero lot line or common wall construction single-family dwelling. [**Added by Ord. No. 2-01**]

C. Lot, yard and building requirements. See also § 385-3 of this chapter.

- (1) Single-family dwellings. Same as for R-1 District.
- (2) Two-family dwellings.
 - (a) Lot frontage: minimum 100 feet.
 - (b) Lot area: minimum 12,000 square feet.
 - (c) Principal building:
 - [1] Front yard: minimum 30 feet.
 - [2] Side yards: minimum 15 feet.
 - [3] Rear yard: minimum 25 feet. [**Amended 9-3-2020 by Ord. No. 2020-08**]

- [4] Building height: maximum 35 feet.
- (d) Accessory building:
 - [1] Front yard: minimum 30 feet.
 - [2] Side yards: minimum five feet.
 - [3] Rear yard: minimum five feet.
 - [4] Building height: maximum 15 feet. Accessory buildings shall not exceed 15 feet in height as measured to the roof peak except in those cases where the existing home and at least two of the abutting property homes are two stories in height or more. In those cases the accessory building can be up to 25 feet in height. The maximum area in those cases shall be the "footprint" of the building, not the total floor area.
 - [5] Floor area per dwelling unit: minimum 900 square feet.
 - [6] Off-street parking: minimum two spaces per unit. (See also § 385-23 of this chapter.)
- (3) Multifamily dwellings.
 - (a) Lot frontage: minimum 100 feet.
 - (b) Lot area: minimum 12,000 square feet.
 - (c) Principal building:
 - [1] Front yard: minimum 30 feet.
 - [2] Side yards: minimum 15 feet.
 - [3] Rear yard: minimum 25 feet. **[Amended 9-3-2020 by Ord. No. 2020-08]**
 - [4] Building height: maximum 35 feet.
 - (d) Accessory building:
 - [1] Front yard: minimum 25 feet.
 - [2] Side yards: minimum five feet.
 - [3] Rear yard: minimum five feet.
 - [4] Building height: maximum 15 feet. Accessory buildings shall not exceed 15 feet in height as measured to the roof peak except in those cases where the existing home and at least two of the abutting property homes are two stories in height or more. In those cases the accessory building can be up to 25 feet in height. The maximum area in those cases shall be the "footprint" of the building, not the total floor area.
 - (e) Number of stories: maximum two.

- (f) Lot area per dwelling unit: minimum 3,600 square feet.
 - (g) Floor area per dwelling unit:
 - [1] One-bedroom unit: minimum 600 square feet.
 - [2] Two-bedroom unit: minimum 800 square feet.
 - [3] Three-bedroom unit: minimum 1,000 square feet.
 - (h) Off-street parking: 1 1/2 spaces per unit. See also § 385-23 of this chapter.
- (4) Zero lot line or common wall single-family units. **[Added by Ord. No. 2-01]**
- (a) Lot frontage: minimum 50 feet each unit.
 - (b) Lot area: minimum 6,000 square feet each unit.
 - (c) Principal building:
 - [1] Front yard: minimum 30 feet.
 - [2] Side yards: zero feet on one side and a minimum of 15 feet on the other side.
 - [3] Rear yard: minimum 25 feet. **[Amended 9-3-2020 by Ord. No. 2020-08]**
 - [4] Building height: maximum 35 feet.
 - (d) Accessory building:
 - [1] Front yard: minimum 30 feet.
 - [2] Side yards: minimum five feet.
 - [3] Rear yard: minimum five feet.
 - [4] Building height: maximum 15 feet. Accessory buildings shall not exceed 15 feet in height as measured to the peak except in those cases where the existing home and at least two of the abutting property homes are two stories in height or more. In those cases the accessory building can be up to 25 feet in height. The maximum area in those cases shall be the "footprint" of the building, not the total floor area.
 - [5] Floor area per dwelling unit: minimum 1,000 square feet.
 - [6] Off-street parking: minimum two spaces per unit. (See also § 385-23 of this chapter.)
- D. Zero lot line duplexes/common wall construction dwellings. **[Added by Ord. No. 2-01]**
- (1) The plans, specifications and construction of zero lot line duplexes shall require that the installation and the construction of sewer, water and other utility services be done in such a manner as to provide separate systems to each dwelling unit.

- (2) A minimum one-hour fire-rated wall shall separate living areas from the lowest floor level, including the basement, to the underside of the roof sheathing. Such basement wall, if any, shall be masonry.
- (3) When attached dwelling units are created, matters of mutual concern to the adjacent property owners due to construction, catastrophe and maintenance shall be guarded against by private covenant, deed restrictions and the approving authority.
- (4) Deed restrictions. Deed restrictions shall provide:
 - (a) Each side of the building shall be constructed at the same time and in such a way as to be harmonious with the other side so that the overall effect is aesthetically pleasing.
 - (b) Each side of the dwelling shall be provided with a minimum of two trees and foundation planting covering 1/2 of the street side of the unit. Lots shall be maintained equally with respect to lawn care and pruning of shrubs and trees.
 - (c) The dwelling shall be painted, stained or sided one color scheme and any subsequent repainting, staining or siding shall be one color scheme, or according to the plan established by these covenants. The covenants shall describe exterior property maintenance and what is or is not permitted.
 - (d) These covenants shall further discuss the housing of dogs, cats or other domesticated household pets.
 - (e) Violation of these covenants shall be handled by the signing parties.
 - (f) Copies of the deed restrictions and private covenants shall be placed on file in the Clerk-Treasurer's office and recorded by the office of the Register of Deeds for Jefferson County.
 - (g) Changes to covenants or deed restrictions shall require an amendment to the special use approval or conditional use permit required by this chapter.
 - (h) Each dwelling shall maintain a common wall which shall be a minimum one-hour fire wall running from the lowest floor level, including the basement, to the underside of the roof sheathing.
 - (i) No fences shall be permitted along the zero lot line in the front or rear yards.

§ 178-3. Exemptions.

A. The following shall be exempt from all provisions of this section:

- (1) Any person delivering newspapers, fuel, dairy products or bakery goods to regular customers on established routes.
- (2) Any person selling goods at wholesale to dealers in such goods.
- (3) Any farmer or truck gardener selling agricultural products of the farm or garden occupied or cultivated by such person.
- (4) Any permanent merchant or employee thereof who takes orders away from the established place of business for goods regularly offered for sale by such merchant within the county and who delivers such goods in his regular course of business.
- (5) Any person who has an established place of business where the goods being sold are offered for sale on a regular basis and in which the buyer has initiated contact with and specifically requested a home visit by said person.
- (6) Any person who has had, or represents a company which has had, a prior business transaction such as a prior sale or credit arrangement with a prospective customer.
- (7) Any person holding a sale required by statute or by order of any court and any person conducting a bona fide auction sale pursuant to law.

B. Charitable organizations registered with the Wisconsin Department of Regulation and Licensing, pursuant to § 440.41, Wis. Stats., shall be exempt from the requirements set forth in §§ 178-4A and C and 178-6 below if the organization has provided the individual representing it with credentials stating the name of the organization, the name of the representative and the purpose of the solicitation and provided, further, that said individuals complete an application on a form provided by the Clerk-Treasurer. A license operative for the dates provided to the Clerk-Treasurer shall be issued without charge upon compliance with the foregoing. The Clerk-Treasurer shall then forward the information and notice of the issuance of a license to the Chief of Police.

C. Any religious organization from which there is provided proof of tax-exempt status, pursuant to § 501(c)(3) of the United States Internal Revenue Code, shall be exempt from the requirements set forth in §§ 178-4A and C and 178-6 below. The provisions of Subsection B above shall be applicable to such organizations.

D. Veteran's license.

- (1) Any veteran who holds a special state license pursuant to § 440.51, Wis. Stats., shall be exempt from the provisions of §§ 178-4 and 178-6 below, provided that such veteran provides the Clerk-Treasurer with the following information:
 - (a) The veteran's name and permanent address.
 - (b) The nature of the sales or solicitations.
 - (c) Proposed dates and times of sales or solicitations.

- (2) The Clerk-Treasurer shall then forward the above information to the Chief of Police.

Denise Knutson

From: Jeni Quimby
Sent: Tuesday, May 26, 2026 10:57 AM
To: Denise Knutson
Subject: Fw: Home Occupation (Lush Blooms) – Written Materials
Attachments: Packet For Plan Commission.pdf

Also, please have this printed for the table as well.
Thank you!

From: Sara Dahlke <waterlooblooms@gmail.com>
Sent: Sunday, May 24, 2026 6:48 PM
To: Jeni Quimby <mayor@waterloowi.us>; Charles Kuhl <alderatlargea@waterloowi.us>; Sean Empey <empeysm@gmail.com>; kittymania8@gmail.com <kittymania8@gmail.com>; rlcrosbycmr@yahoo.com <rlcrosbycmr@yahoo.com>; bobrenforth@gmail.com <bobrenforth@gmail.com>; mleisses@kunkelengineering.com <mleisses@kunkelengineering.com>
Subject: Home Occupation (Lush Blooms) – Written Materials

Dear Members of the Plan Commission,
My name is Sara Dahlke. I first would like to apologize for sending this on such short notice over a Holiday weekend.
I plan on speaking at the upcoming Plan Commission meeting scheduled for 05/26/2026. With respect to the Plan Commission Members time, I am attaching written materials in advance of the upcoming hearing regarding the request for a home occupation permit at 102 Gregor Street (Lush Blooms Flower Farm).
I am providing the attached packet for your review prior to the meeting and materials are intended to assist in understanding how the location has an impact in relation to traffic safety and flow along with residential zoning compatibility concerns. Also, from a resident's perspective the activity appears to have been operating already as a small retail business, prior to the letter submitted by Heather Herron requesting a permit. I feel it may be relevant to understanding the intensity and the character of the use being requested.
Thank you for your time and consideration.
Sara Dahlke

Sara Dahlke
137 Grove St.
Waterloo, WI 53594
(608) 839-8060
sara2oz@yahoo.com

05/24/2026

City of Waterloo Plan Commission
136 N. Monroe St.
Waterloo, WI 53594

Dear Members of the Plan Commission:

I am writing regarding the request from Lush Blooms Flower Farm to apply for a home occupation permit to sell floral related products at 102 Gregor. St in Waterloo.

My name is Sara Dahlke, I have lived at 137 Grove St, which is about 2 blocks away from the applicant's residence of 102 Gregor St., since 2004. Over the years I have driven in this area at least twice a day in my daily commute when I worked in Madison and in most recent years to my retail business located in downtown Waterloo. This has given me first-hand opportunities to witness the nature of the operation along with the traffic activity of HWY 19 and HWY 89.

My primary concern is the location and positioning of the cart. The property at 102 Gregor St. has a side yard that borders E. Madison (HWY 19/HWY 89 Junction) that is marked with a yellow curb on the Madison St./HWY 19/HWY 89 side. The cart is positioned on that side yard, where State Hwy 89 and State Hwy 19 intersect, where traffic safety, movements and slowing are already concerning, especially with heavy traffic entering and exiting the adjacent Kwik Trip parking lot. (Exhibits Labeled 1-4)

In my observations, the placement of the cart creates additional distractions at an already confusing intersection. I personally have observed sudden braking, turning abruptly without signaling and lane deviation around the curve, while approaching the intersection area.

There have also been instances where I have seen cars at the stop sign on Gregor St. to turn onto Madison St. and cars from Madison St. signaling to turn onto Gregor at the same time but are unable to do so safely due to cars parked/standing just beyond the crosswalk of Gregor St. and the width of Gregor St. causing precarious traffic maneuvering. This has also been witnessed by another person who drives a school bus. (Letter attached, Exhibit Labeled 5)

Initially the product on the cart appeared to be seasonal flowers, which the applicant references growing on a small part of the property. However, a social media post made in October of 2025 stated that although the cart was closed for the growing season, holiday arrangements for Thanksgiving, Christmas, Valentine's Day, and other occasions would continue using flowers purchased from a wholesaler. Additional social media posts in April and May advertised candles and tea from outside sources being sold on the cart as well. (Exhibits Labeled 6-10)

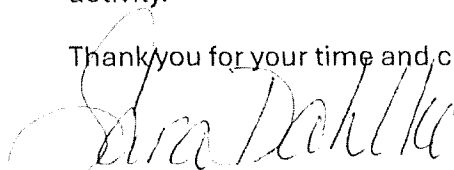
The applicant also references in her request, "The only site equipment to run the business would be a closet with an AC unit to keep flowers cool..."; however, on May 2, 2026 a Facebook post indicated a walk-in cooler was being built. A comment within that post detailed having to build a room, how the kits to convert a window air conditioner into a refrigerator were pricey but with some research, some inexpensive electronic components were sourced and the reality that a walk-in cooler was going to be built. (Exhibits Labeled 11-12)

Taken together, the reselling of wholesale flowers, outside of the Wisconsin growing season, along with additional retail products being promoted and sold makes this operation appear to be evolving into a roadside retail stand or retail operation from a residential property, rather than a limited incidental home occupation or a farmer or truck gardener selling agricultural products of the farm or garden occupied or cultivated by such person.

My concern is not someone growing flowers at home, I support small business, as I am a small business owner. My concern is with a visible roadside retail-style operation at the intersection of two state highways. My understanding is that state highway corridors and intersections are subject to stricter setbacks and safety considerations, which is a big part of why I am concerned about the placement of a visible roadside sales cart at this location.

I am also concerned the current set up appears broader than what the ordinance intended for a home occupation. I believe residential zoning standards and intersection safety need to be carefully considered. I respectfully ask the Plan Commission to determine if the above fits the definition of Home Occupation in The City of Waterloo Ordinances Chapter 385-2 and the criteria set forth in Chapter 385-10.2 for accommodating a small home-based business and whether this is an appropriate location for this type of roadside activity.

Thank you for your time and consideration.



Sara Dahlke

①



2



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4



5

To Members of Waterloo Planning Commission:

I am writing to respectfully express my concerns regarding the flower cart situated at the intersection of Madison St. and Gregor St.

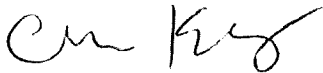
As a bus driver, I have witnessed numerous instances of distracted pedestrians and hazardous parking situations, especially by the crosswalk on Gregor and the narrowness of Gregor St.

The lack of parking spaces and the adjacent Kwik Trip having continuous traffic coming and going which at times is hazardous exacerbates the issue.

I kindly request the applicant finds a more suitable and safe location for the flower cart, as I am eager to support small businesses in a safe and responsible manner.

Thank you for your time,

Chrissy Klug

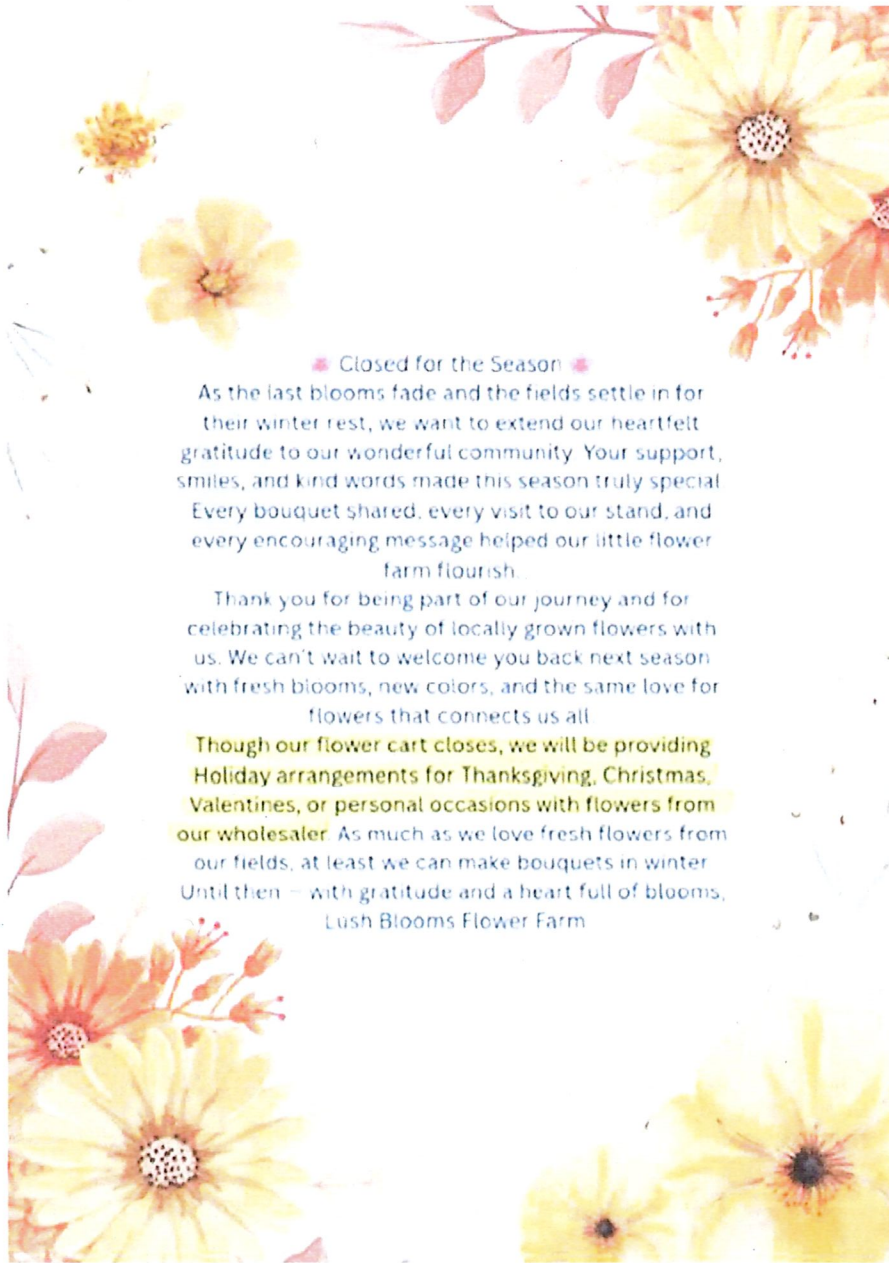


6



Lush Blooms Flower Farm · Follow

October 4, 2025



❖ Closed for the Season ❖

As the last blooms fade and the fields settle in for their winter rest, we want to extend our heartfelt gratitude to our wonderful community. Your support, smiles, and kind words made this season truly special. Every bouquet shared, every visit to our stand, and every encouraging message helped our little flower farm flourish.

Thank you for being part of our journey and for celebrating the beauty of locally grown flowers with us. We can't wait to welcome you back next season with fresh blooms, new colors, and the same love for flowers that connects us all.

Though our flower cart closes, we will be providing Holiday arrangements for Thanksgiving, Christmas, Valentines, or personal occasions with flowers from our wholesaler. As much as we love fresh flowers from our fields, at least we can make bouquets in winter. Until then – with gratitude and a heart full of blooms,
Lush Blooms Flower Farm

11

1 share

Like

Comment

Share

1



Lush Blooms Flower Farm · Follow

February 13 · 🌸

...

Forever Yours Bouquet- 4 left 🌹

Endless Love Bouquet- 6 left 🌹

Express your love this Valentine's Day with flowers. 🌸

Available for pickup at Paradiddle's Cafe from 6:30 AM - 2:30 PM on February 14th or at my location after 2:30 pm at 102 Gregor St, Waterloo. See less





Happy Valentine's Day

Contact Amy Desperito at amy@nflowers.com



Beloved	
UPC: 841866-12499	
Product Description	Stems
Rose Lavender	1
Cushion Lavender	2
Button Lavender	1
Alstro Pink	2
Carnation Purple	3
Stems 9	
Pack	15/QB
Price	\$10.40



Love Struck	
UPC: 841866-11699	
Product Description	Stems
Fuji White	2
Rose Red	1
Carnation Red	3
Alstro Red	1
Pick Koen Love You	1
Stems 9	
Pack	15/QB
Price	\$10.90



Love Story	
UPC: 841866-11698	
Product Description	Stems
Rose Red	2
Spider White	2
Carnation Hot Pink	2
Daisy Pink	4
Stems 10	
Pack	12/Qb
Price	\$14.05
Deco - Love Story red and Pink	



Glitter and Giggles	
UPC: 841866-12315	
Product Description	Stems
Rose AB Glitter	1
Asltro PK RD PR	1
Daisy White	2
Carnation HP RD PR	3
Stems 7	
Pack	20/QB
Price	\$8.30



Heartbeat	
UPC: 841866-12314	
Product Description	Stems
Carnation Red	3
Cushion White	3
Rose Hot Pink	1
Heart Pick Hot Pink Glitte	1
Stems 8	
Pack	15/QB
Price	\$9.70
AROO: Heart Fizz - HP	



All That Jazz	
UPC: 841866-12500	
Product Description	Stems
Rose Red	1
Button Lavender	2
Hypericum Red	1
Mini Carnation Hot Pink	1
Carnation Purple	2
Eryngium Blue	1
Stems 9	
Pack	15/QB
Price	\$10.90

Sunny Love	
UPC: 841866-11715	
Product Description	Stems
Sunflower Yellow	2
Rose Red	2
Pom Daisy Yellow	3
Alstro Red	3
Stems 10	
Pack	12/Qb
Price	\$14.80
Isabella Red	

9

Happy Valentine's Day

Contact Amy Desperito at amy@nflowers.com



Candlelight Bloom

UPC: 841866-12512

Product Description	Stems
Rose Red	3
Hydrangea Purple	1
Buttons Purple	2
Cushion Purple	2
Cocculus Green	2
Dianthu Purple	2
Carnation Purple	3
Ruscus AB PURPLE	1

Stems 16
 Pack 8/Qb
 Price \$23.80

Eternal Love

UPC: 841866-21858

Product Description	Stems
Rose Red	12
Alstroemeria Red	3
Hypericum Red	4
Ruscus Green	3

Stems 22
 Pack 10/Hb
 Price \$39.00

Koen: Org Celeb-Red

Cherry Bomb

UPC: 841866-12301

Product Description	Stems
Rose AB Pink Glitter	3
Rose Red	3
Dianthus Hot Pink	3
Carnation Red	3
Lepidium Green	2

Stems 14
 Pack 8/QB
 Price \$23.00

Deco: Glitzy Love - Hot pink

Enchantment

UPC: 841866-12309

Product Description	Stems
Lily Pink	1
Rose Red	6
Mini Carnation Pink	5
Ruscus Metallic red	3
Hydrangea Pink	2

Stems 17
 Pack 8/QB
 Price \$29.45

Deco: Sweetheart Rev. - Sheet



Renamed Forever Yours

Natural Flowers – All Rights Reserved

Please Contact Amy Deesperito at (305) 793-9302 or amy@nflowers.com
 Substitutions may be made for equal or greater. 7% Tariff Increase Included.

10



Lush Blooms Flower Farm

May 10 at 8:45 AM

🌸 SOLD OUT! 🌸

Flowers on the cart are reserved for pre-orders.

I do have tea, candles and dahlia plants left. See less



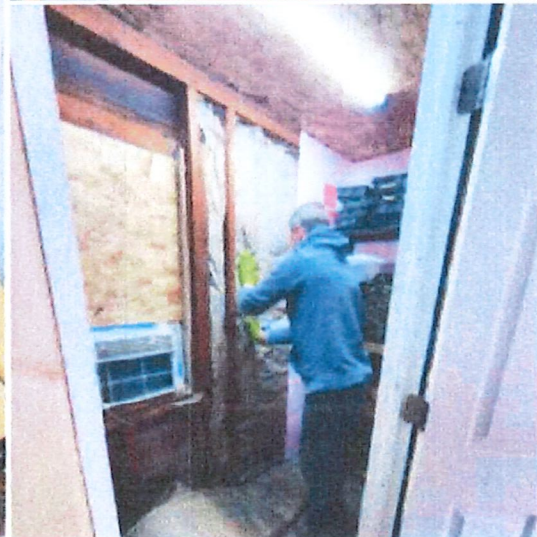
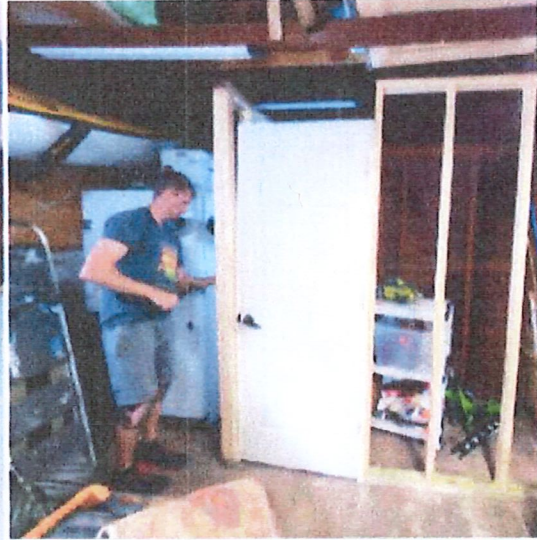
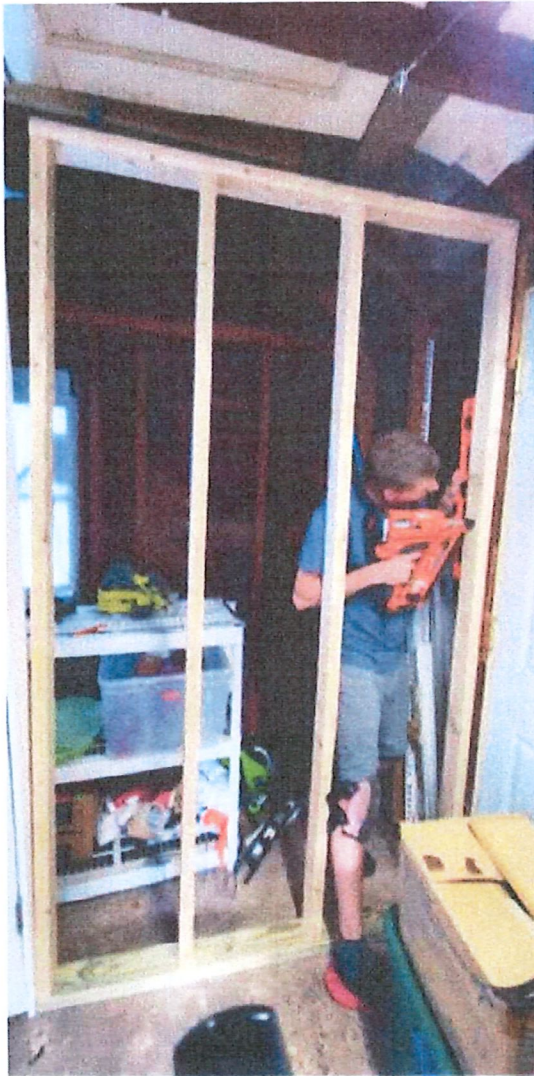
11



Lush Blooms Flower Farm with Joseph Herron

May 2 at 12:33 PM

Finally getting a walk in cooler for the flowers! Joe legit can build anything!!! So incredibly thankful for him! See less



12

Lush Blooms Flower Farm's Post



Peggy Hansen and 30 others

10 comments · 1 share

Like

Comment

Share

Most relevant ▾



Author

Lush Blooms Flower Farm

Should I do a quick tour of it when it's all done?? 🤔👉

Like · Reply



Brittany Colon replied · 2 Replies



Joseph Herron

It always starts with an idea. The share of an Instagram or Facebook post. A seed gets planted and Heather Herron knows that when the gears in my head start turning, it's only a matter of time before I decide I'm going to take on another DIY project.

This one was lofty. The kit to convert a window air conditioner into a refrigerator was pretty pricey, let alone having to build a room 😬 I did some research and sourced some inexpensive electronic components. The idea started turning into reality. The reality that I was about to make a walk-in cooler 🤩.

Like · Reply



Author

Lush Blooms Flower Farm

Joseph Herron any idea I have, you build it into something beyond incredible. I love your dedication and hard work. I appreciate you more than you even know!



Like · Reply · Edited



Like

Chapter 385. Zoning

§ 385-2. Definitions.

HOME OCCUPATION

A gainful occupation conducted by members of the family only within their place of residence, provided that no article is sold or offered for sale on the premises except such as is produced by such occupation, that no stock-in-trade is kept or sold, that no mechanical equipment is used other than such as is permissible for purely domestic purposes, that no sign other than one unlighted nameplate not more than four feet square is installed and that no person other than a member of the immediate family living on the premises is employed. Outdoor storage of raw materials or finished products is not allowed.

[Amended 3-15-2007 by Ord. No. 2007-05]

City of Waterloo, WI
Sunday, May 17, 2026

Chapter 385. Zoning

§ 385-10.2. Home occupations in residential districts.

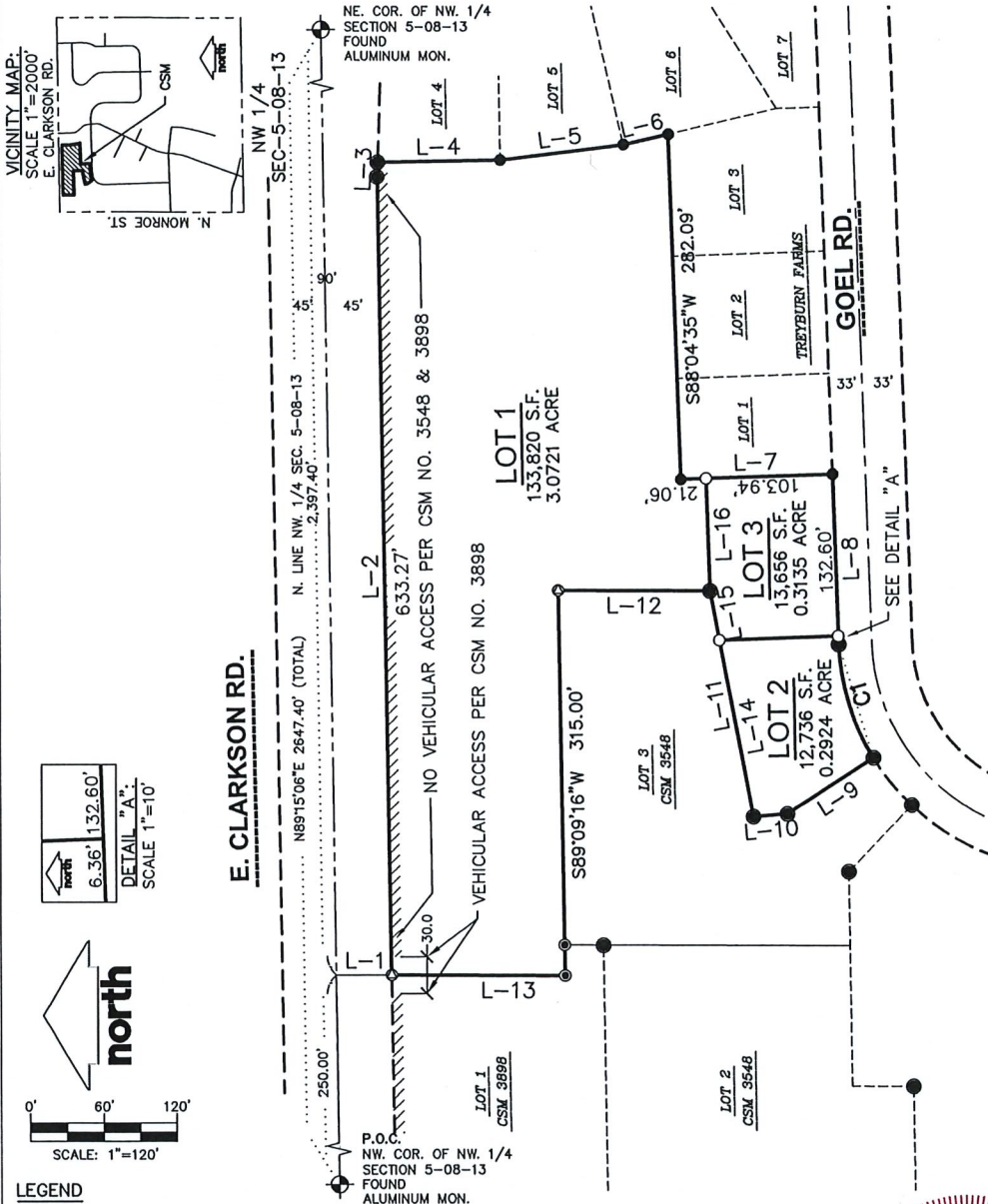
[Added 7-2-2009 by Ord. No. 2009-09]

- A. Intent. It is the intent of this section to provide a means to accommodate a small home-based business without the necessity of a rezoning the land area from an R-1, R1-A, or R-2 District to a commercial district. Home occupations are economic activities permitted within any single-family detached residence which comply with the following requirements. Examples include the provision of personal and professional services. Once a home occupation has been approved, it may not be expanded or enlarged.
- B. Requirements. Any individual who desires to locate a home occupation within a dwelling located in one of the residential districts described in Subsection A, shall make written application to the Plan Commission for approval thereof. Said application shall contain complete and accurate description of the proposed home occupation; and such additional information as the Zoning Administrator and/or the Plan Commission may require. In determining whether or not to approve any requested home occupation, the Plan Commission shall be guided by the following criteria:
- (1) The home occupation shall be conducted only within the enclosed area of the dwelling unit or an attached garage.
 - (2) There shall be no exterior alterations of the structure which change the character thereof as a dwelling. There shall be no exterior evidence of the home occupation other than those signs permitted in the district.
 - (3) No storage or display of materials, goods, supplies, or equipment related to the operation of the home occupation shall be visible outside any structures located on the premises.
 - (4) No home occupation use shall create smoke, odor, glare, noise, dust, vibration, fire hazard, small electrical interference or any other nuisance not normally associated with the average residential use in the district.
 - (5) Only one sign may be used to indicate the type of home occupation. Such sign shall not be illuminated and shall not exceed three square feet.
 - (6) The home occupation shall not involve the use of commercial vehicles for more than occasional delivery of materials to or from the premises.
 - (7) Authorized home occupations are restricted to service-oriented businesses and the mass production of items or products or the sale of items or products on the premises is prohibited. Examples of service-oriented businesses include, but are not limited to, computer programming, accounting, law, insurance agencies and computer-based consulting and clerical services.
 - (8) Authorized home occupations shall not occupy more than 30% of the floor area of the dwelling in question.
 - (9) Persons employed in home occupations shall be limited to the resident, immediate family members, and no more than one nonresident employee.

- (10) Under no circumstances shall a motor vehicle repair or body work business qualify as an authorized home occupation.
 - (11) No animals shall be involved in any authorized home occupation.
 - (12) Home day care is an authorized home occupation so long as it does not involve more than seven children or require state licensing.
- C. Conditional uses. Any proposed home occupation which does not satisfy the criteria established in Subsection **B** above may be authorized by the Plan Commission as a conditional use, subject to the requirements of § **385-21** and the following:
- (1) The extent of the equipment or machinery used in the home occupation may be restricted by the Plan Commission.
 - (2) Sale or transfer of the subject property or the expansion of the approved home occupation shall cause the conditional use permit to terminate.

CERTIFIED SURVEY MAP NO.

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3898 RECORDED AS DOCUMENT NO. 1030181, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, STATE OF WISCONSIN



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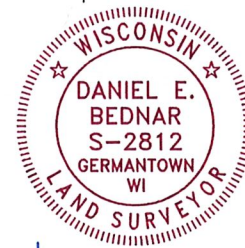
LEGEND

- GOVERNMENT CORNER
- 3/4" x 18" REBAR SET (1.13 LBS/LF)
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- MAG NAIL SET
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CHORD LINE
- PROPERTY LINE

NOTES

1. FIELD WORK PERFORMED ON MAY 7, 2026.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (2011), THE NORTH LINE OF THE NW QUARTER OF SECTION 5-08-13, BEARS N 89°15'06" E.
3. SEE SHEET 2 FOR EXISTING EASEMENTS AND BUILDINGS, SHEET 3 FOR LINE AND CURVE TABLE.

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR



Daniel E. Bednar
May 22, 2026

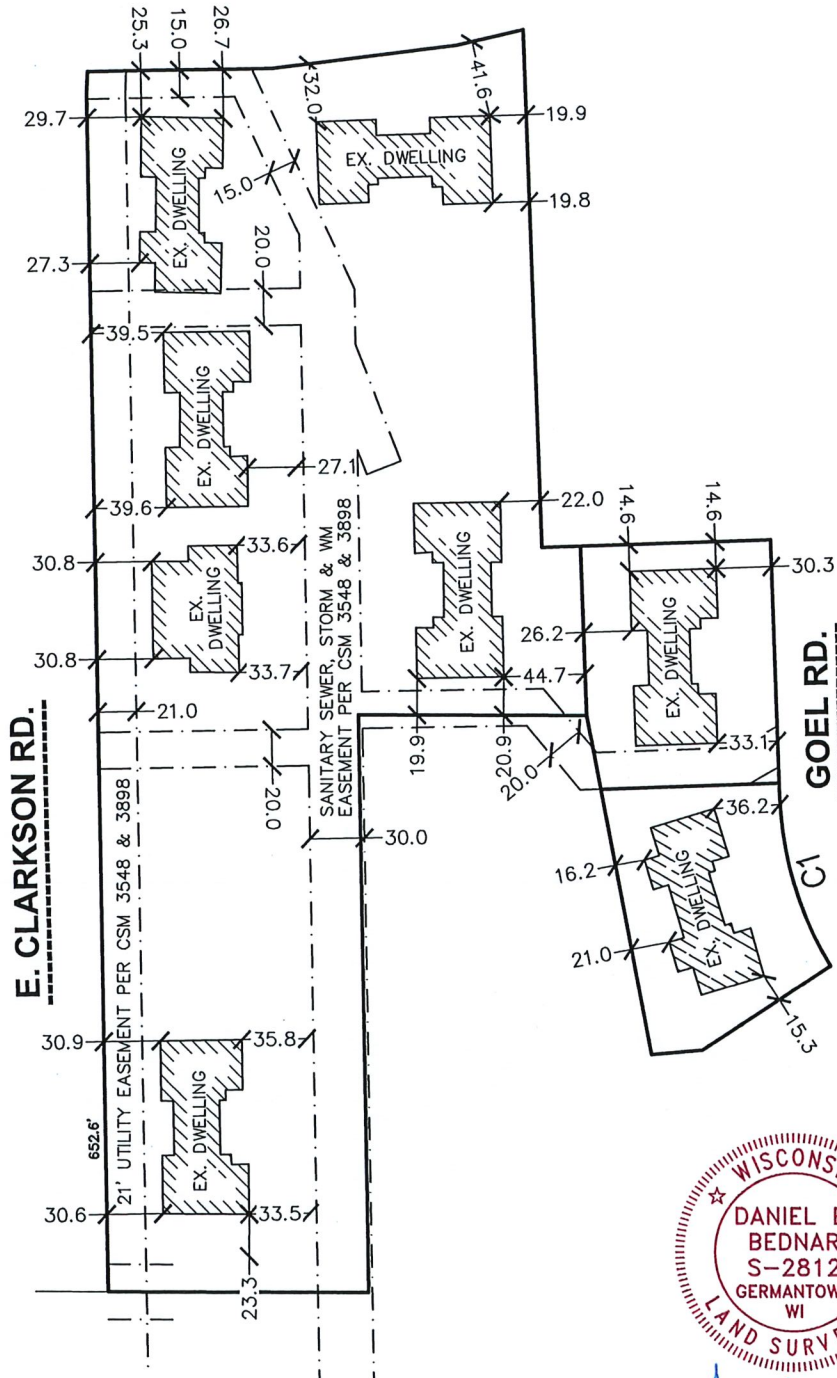
SURVEYED BY: MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: ILLUMINUS 2970 Chapel Valley Road Fitchburg, WI 53711	PROJECT NO: 25-16161	SURVEYED BY: NTS
		FIELDBOOK/PG: _____	DRAWN BY: NGC
		SHEET NO: 1 OF 6	

VOL. _____ PAGE _____
 DOC. NO. _____
 C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

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EXISTING EASEMENTS AND BUILDINGS



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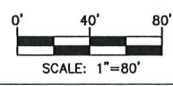


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SURVEYED BY: MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: ILLUMINUS 2970 Chapel Valley Rd Fitchburg, WI 53711	PROJECT NO: 25-16161	SURVEYED BY: NTS
		FIELDBOOK/PG:	DRAWN BY: NGC
		SHEET NO: 2 OF 6	



Daniel E. Bednar
May 22, 2026



CERTIFIED SURVEY MAP NO. _____

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PARCEL LINE AND CURVE TABLES

PARCEL CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT LENGTH
C1	191.01'	029°31'42"	S73°18'44"W	97.35'	98.44'	50.34

PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S0°12'27"W	45.97'
L-2	N89°09'16"E	652.65'
L-3	S87°58'59"E	12.08'
L-4	S0°55'27"E	101.10'
L-5	S7°01'12"E	102.09'
L-6	S13°11'09"E	37.52'
L-7	S1°55'25"E	125.01'
L-8	S88°04'35"W	138.98'
L-9	N32°56'21"W	84.00'
L-10	N5°03'40"W	28.00'
L-11	N79°15'48"E	188.00'
L-12	N0°12'27"E	125.00'
L-13	N0°12'27"E	143.00'
L-14	N79°15'48"E	147.06'
L-15	N79°15'48"E	40.94'
L-16	N88°04'35"E	92.15'

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Daniel E. Bednar

May 22, 2026

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

<p>SURVEYED BY:</p> <p><small>MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666</small></p>	<p>SURVEYED FOR:</p> <p>ILLUMINUS</p> <p>2970 Chapel Valley Rd. Fitchburg, WI 53711</p>	<p>PROJECT NO: 25-16161</p> <p>FIELDBOOK/PG: _____</p> <p>SHEET NO: 3 OF 6</p>	<p>SURVEYED BY: NTS</p> <p>DRAWN BY: NGC</p>
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CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3898 RECORDED AS DOCUMENT NO. 1030181, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, STATE OF WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3898 RECORDED AS DOCUMENT NO. 1030181, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, ALL IN TOWNSHIP 8 NORTH, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, STATE OF WISCONSIN.

SAID PARCEL CONTAINS 160,212 SQUARE FEET OR 3.6779 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

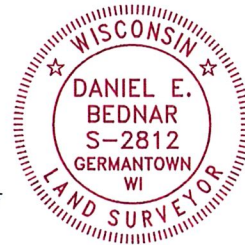
I, DANIEL E. BEDNAR, PROFESSIONAL LAND SURVEYOR S-2812, DO HEREBY CERTIFY THAT BY DIRECTION OF ILLUMINUS, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 380 OF THE SUBDIVISION REGULATIONS OF THE CITY OF WATERLOO, JEFFERSON COUNTY, STATE OF WISCONSIN.



May 22, 2026

DANIEL E. BEDNAR, S-2812
PROFESSIONAL LAND SURVEYOR


DATE



May 22, 2026

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THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: ILLUMINUS 2970 CHAPEL VALLEY ROAD FITCHBURG, WI 53711	PROJECT NO: <u>25-16161</u> FIELDBOOK/PG: _____ SHEET NO: <u>4 OF 6</u>	SURVEYED BY: <u>NTS</u> DRAWN BY: <u>NGC</u>
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VOL. _____ PAGE _____
 DOC. NO. _____
 C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER'S CERTIFICATE

ILLUMINUS, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF WATERLOO FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID [_____] HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2026.

[_____]

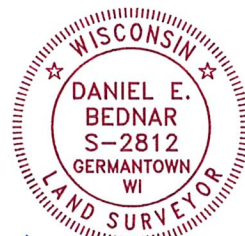
[_____] , MANAGING MEMBER

STATE OF WISCONSIN) SS
(JEFFERSON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, JEFFERSON COUNTY, WISCONSIN

MY COMMISSION EXPIRES



Daniel E. Bednar

May 22, 2026

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR

SURVEYED BY: MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WALUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: ILLUMINUS 2970 CHAPEL VALLEY ROAD FITCHBURG, WI 53711	PROJECT NO: 25-16161	SURVEYED BY: NTS	VOL. _____ PAGE _____	
		FIELDBOOK/PG: _____	DRAWN BY: NGC		DOC. NO. _____
		SHEET NO: 5 OF 6			C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

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CITY OF WATERLOO PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF WATERLOO PLAN COMMISSION ACTION OF _____, 2026.

JENIFER QUIMBY, MAYOR
CITY OF WATERLOO PLAN COMMISSION

DATE

CITY OF WATERLOO COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF WATERLOO COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF [_____].

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF WATERLOO ON THIS ____ DAY OF _____, 2026.

JENIFER QUIMBY, MAYOR
CITY OF WATERLOO

JEANNE RITTER, CITY CLERK
CITY OF WATERLOO

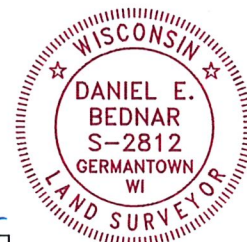
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SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: ILLUMINUS 2970 CHAPEL VALLEY ROAD FITCHBURG, WI 53711
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PROJECT NO: 25-16161
FIELDBOOK/PG: _____
SHEET NO: 6 OF 6

SURVEYED BY: NTS
DRAWN BY: NGC



VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

Quotation

Heiar Fencing, LLC

Farm Fencing-Chain Link-Vinyl
Wood Fencing-High Tensile Fencing -Woven Wire

N8218 Hwy 33
Beaver Dam, WI 53916
Phone: 920-219-4258
Cell: 920-210-0231

Date 5-6-2026
Quote # 07452

Attn: Barry Sorenson—Waterloo Utilities

Location of Work Site:
Waterloo Utilities
710 Herron Court
Waterloo, WI 53594

Prepared by: Blake Heiar

Quantity/Description—**Bid One**—Water Tower Enclosure

-Install 480 linear feet of 72" galvanized chain link fencing w 3 barb wire atop

- A.) Industrial grade materials—schedule 40 framework
- B.) Includes bottom wire and hog rings
- C.) Price per linear foot: \$28.00/ft (\$13,440.00)

-Install one double-drive chain link swing gate w necessary hardware

- A.) 1-12' Opening
- B.) Includes lockable latch and 180-degree bulldog hinges
- C.) Cost per gate leaf w necessary hardware: \$480.00 (\$960.00)

Total: \$14,400.00

(Labor & Materials)

Material List:

- 1.) 3"x11' Schedule 40 terminal post
- 2.) 2 3/8"x10' Schedule 40 line post
- 3.) 9-Gauge Galvanized Chain Link Fabric—Knuckle-Twist Selvage
- 4.) 1 5/8" CQ 20 Top Rail

If you have any questions or concerns with this quotation, please contact Blake Heiar at (920)-210-0231.

Thanks For Your Business!



§ 140-13. Fences and walls.

- A. Permit required. No person shall construct a fence in the City without first obtaining a permit from the Building Inspector.
- B. Application; fee. Application for a permit shall be filed with the Building Inspector on a form supplied by the Inspector, together with a sketch of the proposed fence and the payment of the required fee as provided in § 140-9 of this chapter.
- C. General requirements.
 - (1) Fences and walls in front yards. On any corner lot, no fence, wall or shrub shall be within the vision triangle prescribed in Chapter 385, Zoning, of this Code. Fences, walls or shrub plantings shall not be erected on any lot within 10 feet of the front property line in such a manner as to interfere with traffic visibility from a driveway. In no case shall a fence, wall or planting in a residential area exceed four feet in height in that part of a front yard which extends 25 feet back from the property line.
 - (2) Fences in side yards. No fence or wall, other than a retaining wall, along a side line of a lot shall be higher than six feet unless the adjoining lot is not in a residential district. Except as provided in Subsection C(1) above, no side yard fence or wall shall extend into the required street setback area.
 - (3) Fences in rear yards. Fences having a height of six feet or less may be located within the required rear yards in residential districts.
 - (4) Property line fences. Fences shall be erected in relation to the property line so as to be normally serviceable by the owner, unless the adjoining property owner consents, in writing, to the fence being erected on the property line.
 - (5) Dog pens and runs. Dog pens and runs shall be erected in the rear yard only and shall be located at least 20 feet from any property line.
- D. Prohibited fences. **[Added 4-23-2020 by Ord. No. 2020-01]**
 - (1) All fences, walls or barricades erected and maintained on property zoned residential, which are designed to cause bodily injury, including, but not limited to, barbed-wire fences, electric fences, razor fences and broken glass walls.
 - (2) Snow fences. Temporary plastic or similar material snow fences are only allowed in the City from November 1 to April 1.
 - (3) No one shall alter the ground elevation of any yard in order to circumvent the restrictions set forth in § 140-13.