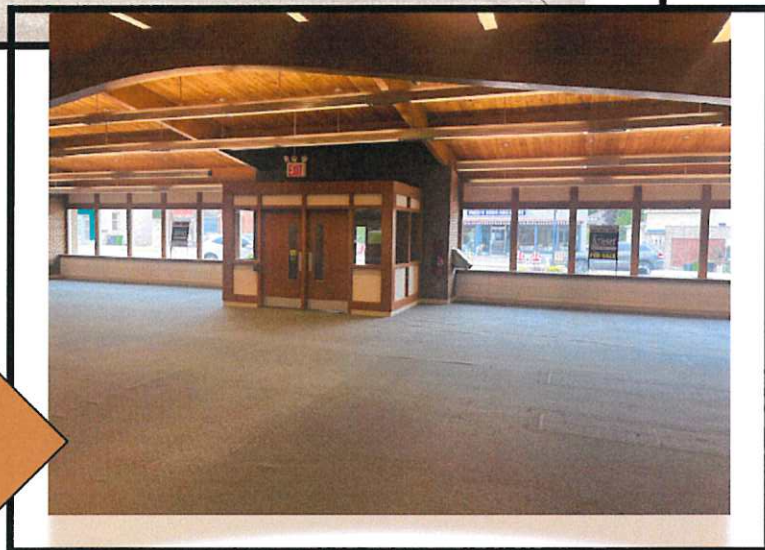


**FOR
SALE**

7,200+ sq ft Mayville B1 Commercial Property For Sale



Asking
\$249,900



Endless Potential for Office, Retail or Service Industry Use
111 N Main Street, City of Mayville - Dodge County

- 7200+ square feet
- Public Restrooms
- Handicap Accessible
- Former City Library
- Vaulted Ceiling
- Parking
- Neighbor to Major Gas Station
- 2021 Furnace/AC Updates



Jones Auction & Realty, LLC
Ph. (920) 261-6820 or Visit: JonesAuctionService.com



Stan Jones, CAI, WRA #993 Jones Auction & Realty, LLC 818 N Church St., Watertown, WI 53098

Property sells in its entirety and sells As Is, No Contingencies/Exceptions. Seller has the right to accept, reject or counter any offer. Inspections welcome but seller will not accept offer with any contingency. Brokers Welcome - Earn 1.5% Commission!



1997079 **Active** **Business/Comm** **Price:** **\$249,900**
111 N Main Street # **City** Mayville F27
Mayville WI 53050-1639 **County:** Dodge
Trade Name: **Units in Bldg:** 1

RE For Sale: Yes **Ann Rent/SqFt:** \$
Bus for Sale: No **Bldg Gross SqFt:** 7,290 *List Agent*
Lease Only: No **Net Leasable SqFt:** 0
Approx Bldg Dim: 90x81 **Onsite Parking:** Str/public
Year Built: 1968 *Other* **Parking Fees/Mo:** \$ 0
Street Frontage: 81 **# of Stories:** 1 **Click M for Map:** 
Documents (if any): 

Hwy 28 or Hwy 67 to N Main Street in the heart of Mayville

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	0	0		\$ 0	\$ 0.00	\$	0
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc: \$ 0 **Net Taxes:** \$ 0 / 2024 **Est. Acres:** 0.254 *Appraise*
Ann Op Exp: \$ 0 **Parcel #:** 25112162314041 **Lot Dim:**
Net Op Inc: \$ 0 **Year:** 0 **# Loading Docks:** **Zoning:** B1
Ceiling Hgt Min: 0 **Max:** 0 **Industrial Park:**

Included: Computer in the furnace room to control the furnace

Excluded: Owners personal property

Type	Retail, Office, Service, Restaurant/Supper Club, Tavern, Automotive, Grocery, Beauty/barber, Shopping center/StripMall	Building Parking	21-35 spaces, Onsite, Paved
Location	Business district, Free standing, Near Major Highway	Basement	Full
Present Use	All vacant	Licenses	None
Exterior	Wood, Brick	Sale Includes	N/A
Roofing	Composition, Rubber/membrane	Documents on File	Property Condition Report
Heating	Forced air, Central air	Lease Type	None
/Cooling		Tenant Pays	N/A
Fuel	Natural gas	Occupancy	Vacant
Water/Waste	Municipal water, Municipal sewer		
Features	Public rest rooms, Private Restrooms, Shared conference room, Private office(s)		

Located in the heart of downtown Mayville at 111 N. Main Street, this building has endless possibilities for office spaces, retail or service industry use. Bring your creative plans & design your space(s) in a growing, high traffic area. Features over 7200 sq. ft. that includes the main entry with vaulted ceiling, public restrooms, kitchenette, conference room, storage areas, and is handicap accessible. The exterior is wood and brick, with a good roof. The heating and air conditioning was updated in 2021 and is serviced by municipal sewer and water. The block basement has additional storage area. Parking includes both 4 street parking spaces in front of building and 30+/- municipal parking lot spaces directly behind the building with easy access to the building and maintained by the city.

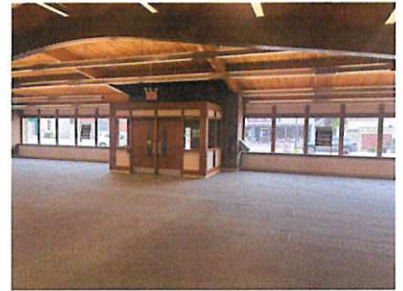
Sold Price: **Seller Concessions:** **Closing Date:**
This information provided courtesy of: Unified Jones Auction & Realty 04/09/2025 01:27 PM

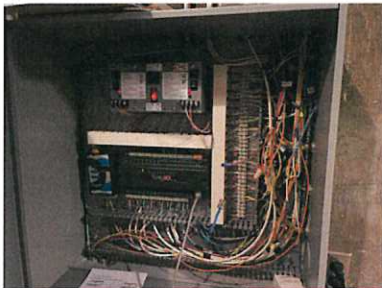
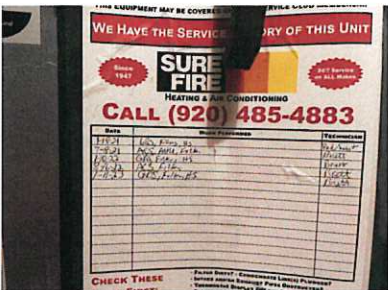
Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2025 SCWMLS



Stan Jones
Unified Jones Auction & Realty
Pref: 920-261-6820
jonesauc@gmail.com
www.jonesauctionservice.com







111 N Main Street



Page 4 of 4



REAL ESTATE CONDITION REPORT

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 111 N. Main St
IN THE _____
(CITY) (VILLAGE) (TOWN) OF Mayville, COUNTY OF _____
Dodge STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF 9 (MONTH) April (DAY), _____ (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|-------------------------------------|
| B1. Are you aware of defects in the roof?
Roof defects may include items such as leakage or significant problems with gutters or eaves. | ☐ | ☒ | ☐ |
| B2. Are you aware of defects in the electrical system?
Electrical defects may include items such as <i>defects in solar panels and systems</i> , electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring. | ☐ | ☒ | ☐ |
| B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)?
Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system. | ☐ | ☒ | ☐ |
| B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)?
Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors. | ☐ | ☒ | ☐ |
| B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property?
Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code. | ☐ | ☐ | ☒ |
| B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws?
NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101). | ☐ | ☒ | ☐ |
| B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?
Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation. | ☐ | ☒ | ☐ |
| B8. Are you aware of defects in any structure on the property?
Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation. | ☐ | ☒ | ☐ |
| B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?
Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale. | ☐ | ☒ | ☐ |
| B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system <i>or water treatment system</i> , or other items affixed to or closely associated with the property?
<i>Such items may include reverse osmosis systems, iron filters, or other filters.</i> | ☐ | ☒ | ☐ |
| B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions? | ☐ | ☒ | ☐ |
| B12. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

C. ENVIRONMENTAL

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| C1. Are you aware of the presence of unsafe levels of mold? | ☐ | ☒ | ☐ |
| C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property? NOTE: Specific | ☐ | ☒ | ☐ |

federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property? | ☐ | ☒ | ☐ |
| C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | ☐ | ☒ | ☐ |
| C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, <i>including infestations impacting trees</i> ? | ☐ | ☒ | ☐ |
| C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead? | ☐ | ☒ | ☐ |
| C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | ☐ | ☒ | ☐ |
| C8. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|---|--------------------------|--------------------------|-------------------------------------|
| D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?
Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety. | ☐ | ☐ | ☒ |
| D2. Are you aware of a joint well serving the property? | ☐ | ☐ | ☒ |
| D3. Are you aware of a defect related to a joint well serving the property? | ☐ | ☐ | ☒ |
| D4. Are you aware that a septic system or other private sanitary disposal system serves the property? | ☐ | ☐ | ☒ |
| D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?
Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles. | ☐ | ☐ | ☒ |
| D6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.) | ☐ | ☐ | ☒ |
| D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?
Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | ☐ | ☐ | ☒ |
| D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) | ☐ | ☐ | ☒ |
| D9. Are you aware of defects in an "LP" tank on the property? | ☐ | ☐ | ☒ |
| D10. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment?	☐	☒	☐
E2. Are you aware that remodeling was done that may increase the property's assessed value?	☐	☒	☐
E3. Are you aware of pending special assessments?	☐	☒	☐
E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	☐	☒	☐
E5. Are you aware of any proposed construction of a public project that may affect the use of the property?	☐	☒	☐
E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits?	☐	☒	☐
E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?	☐	☒	☐
E8. Explanation of "yes" responses _____			

F. LAND USE

	YES	NO	N/A
F1. Are you aware of the property being part of or subject to a subdivision homeowners' association, or other homeowners' association?	☐	☒	☐
F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?	☐	☒	☐
F3. Are you aware of any zoning code violations with respect to the property?	☐	☒	☐
F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area?	☐	☒	☐
F5. Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	☐	☒	☐
F6. Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	☐	☒	☐
F7. Are you aware of restrictive covenants or deed restrictions on the property?	☐	☒	☐
F8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?	☐	☒	☐
F8a. Are you aware of any private road agreements or shared driveway agreements relating to the property?	☐	☒	☐
F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?	☐	☒	☐
F10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.			
a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	☐	☒	☐
b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	☐	☒	☐

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | ☐ | ☒ | ☐ |
| F11. Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land.
Visit https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information. | ☐ | ☒ | ☐ |
| F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? | ☐ | ☒ | ☐ |
| F13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) | ☐ | ☒ | ☐ |
| F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?
Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. | ☐ | ☒ | ☐ |
| F15. Are you aware there is not legal access to the property? | ☐ | ☒ | ☐ |
| F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations. | ☐ | ☒ | ☐ |
| F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information. | ☐ | ☒ | ☐ |
| F18. Are you aware of a written agreement affecting riparian rights related to the property? | ☐ | ☒ | ☐ |
| F19. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?
Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway. | ☐ | ☒ | ☐ |
| F20. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information). | ☐ | ☒ | ☐ |
| F21. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

G. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years? | ☐ | ☒ | ☐ |
| G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district? | ☐ | ☒ | ☐ |
| G2a. Does the property currently have internet service?
If so, who is your provider? <u>Spectrum</u> | ☒ | ☐ | ☐ |
| G2b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?
Is the system or station affixed to the property? | ☐ | ☒ | ☐ |
| G2c. Does the property have accessibility features? If so, attach an Accessibility Features Report (see https://www.wra.org/Disabilities/). | ☒ | ☐ | ☒ |
| G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | ☐ | ☒ | ☐ |
| G3a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property? | ☐ | ☒ | ☐ |

- G4. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.)
Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.
- G5. Are you aware of other defects affecting the property?
Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.
- G6. The owner has owned the property for 8 months years.
- G7. The owner has lived in the property for _____ years.
- G8. Explanation of "yes" responses G2A Spectrum
G2C front and Rear Entrance is Handicap Accessible.

YES ☐ NO ☒ N/A ☐

☐ ☒ ☐

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner Tam Fletcher Agent T. Fletcher & Sons Inc Date 9 April 2025

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

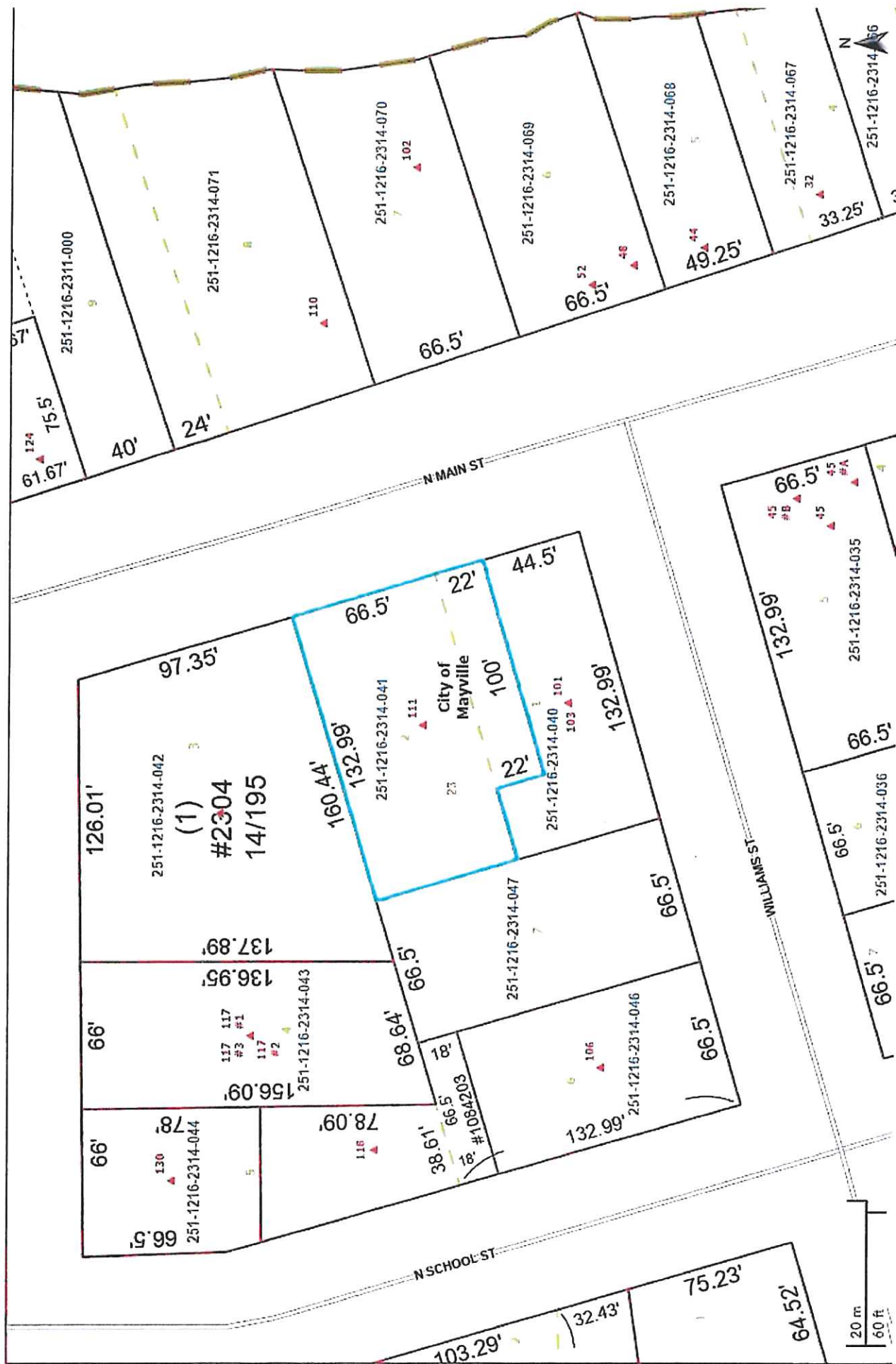
Prospective buyer _____ Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.







Full Report

Property Location : 111 N Main St

View: Full Report View ▼

Report Options

Print Report

Search Criteria

Search Results

Modify Search

Owner:

T Fletcher & Sons Inc
N8000 Whitetail Rd
Burnett, WI 53922

Taxed by: City Of Mayville

Taxkey # 25112162314041

Owner Occupied:

Property Address:

111 N Main St
Mayville, WI 53050-1639

ID Walk Down

ID Walk Up

Record 1 of 1 selected records

County: Dodge

Taxed by: City Of Mayville

Taxkey # 25112162314041

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2024	Exempt - Other				0.000-	0.254	0.845578799
2023	Exempt - Other				0.000-	0.254	0.911670470
2022	Exempt - Other				0.000-	0.254	0.988331433
2021	Exempt - Other				0.000-	0.254	0.803318292
2020	Exempt - Other				0.000-	0.254	0.823372828
2019	Exempt - Other				0.000-	0.254	0.864611053
2018	Exempt - Other				0.000-	0.254	0.926172696
2017	Exempt - Other				0.000-	0.254	0.984522149
2016	Exempt - Other				0.000-	0.254	1.006660289

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2024									0.845578799
2023									0.911670470
2022									0.988331433
2021									0.803318292
2020									0.823372828
2019									0.864611053
2018									0.926172696
2017									0.984522149
2016									1.006660289

Assessor

Building Square Feet :	Year Built :	Township : 12N
Bedrooms :	Year Remodeled :	Range : 16E
Full Baths :	Effective Year Built :	Section : 23
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :		Basement :
Exterior Wall :		Heat :
Exterior Condition :		Garage :
Land Use :		School District : 3367 Mayville
Zoning :		Historic Designation :

Legal Description

Lot 2 & Ely 100 Ft Of Nly 22 Ft Lot 1 Blk 4 Original Plat

Mayville Utilities

Date	Ref No	Jrnl Co	Description	Debit
1/20/2023	29-1	AP	ALLIANT ENERGY/WP&L	47.08--
1/20/2023	30-1	AP	ALLIANT ENERGY/WP&L	647.8
2/20/2023	54-1	AP	ALLIANT ENERGY/WP&L	45.23 --
2/20/2023	55-1	AP	ALLIANT ENERGY/WP&L	666.06
3/15/2023	543-1	AP	ALLIANT ENERGY/WP&L	47.18--
3/15/2023	544-1	AP	ALLIANT ENERGY/WP&L	676.6
4/20/2023	14-1	AP	ALLIANT ENERGY/WP&L	41.77--
4/20/2023	15-1	AP	ALLIANT ENERGY/WP&L	584.5
5/31/2023	57-1	AP	ALLIANT ENERGY/WP&L	714.34
5/31/2023	56-1	AP	ALLIANT ENERGY/WP&L	46.62 --
6/27/2023	496-1	AP	ALLIANT ENERGY/WP&L	44.86 --
6/27/2023	497-1	AP	ALLIANT ENERGY/WP&L	765.36
7/31/2023	31-1	AP	ALLIANT ENERGY/WP&L	40.48 --
7/31/2023	32-1	AP	ALLIANT ENERGY/WP&L	844.41
8/31/2023	52-1	AP	ALLIANT ENERGY/WP&L	42.97 --
8/31/2023	53-1	AP	ALLIANT ENERGY/WP&L	867.17
9/21/2023	55-1	AP	ALLIANT ENERGY/WP&L	42.39 --
9/21/2023	56-1	AP	ALLIANT ENERGY/WP&L	784.2
10/24/2023	59-1	AP	ALLIANT ENERGY/WP&L	45.62 --
10/24/2023	60-1	AP	ALLIANT ENERGY/WP&L	642.93
10/24/2023	4-1	AP	ALLIANT ENERGY/WP&L	1819.51--
11/29/2023	56-1	AP	ALLIANT ENERGY/WP&L	1633.27--
11/29/2023	53-1	AP	ALLIANT ENERGY/WP&L	694.98
12/20/2023	133-1	AP	ALLIANT ENERGY/WP&L	952.98 --
12/20/2023	135-1	AP	ALLIANT ENERGY/WP&L	1519.89
				\$14,258.2

Electric 2023

9408.25

Date	Ref No	Jrnl Co	Description	Debit
1/20/2023	31-1	AP	ALLIANT ENERGY/WP&L	865.7
2/20/2023	56-1	AP	ALLIANT ENERGY/WP&L	799.73
3/15/2023	545-1	AP	ALLIANT ENERGY/WP&L	561.66
4/20/2023	16-1	AP	ALLIANT ENERGY/WP&L	226.73
5/31/2023	58-1	AP	ALLIANT ENERGY/WP&L	134.03
6/27/2023	498-1	AP	ALLIANT ENERGY/WP&L	38.81
7/31/2023	33-1	AP	ALLIANT ENERGY/WP&L	16.99
8/31/2023	54-1	AP	ALLIANT ENERGY/WP&L	17.9
9/21/2023	57-1	AP	ALLIANT ENERGY/WP&L	14.16
10/24/2023	61-1	AP	ALLIANT ENERGY/WP&L	36.8
10/24/2023	5-1	AP	ALLIANT ENERGY/WP&L	85.15
11/29/2023	57-1	AP	ALLIANT ENERGY/WP&L	902.46
12/20/2023	136-1	AP	ALLIANT ENERGY/WP&L	1416.78
				\$5,116.9

Natural Gas 2023

Period	Charges	Due Date	Balance	Delinquent	Shutoff	Collection Code
01/31/2024	55.46	02/20/2024	55.46			
02/29/2024	31.82	03/20/2024	31.82			
03/31/2024	31.82	04/20/2024	31.82			
04/30/2024	31.82	05/20/2024	31.82			
05/31/2024	31.82	06/20/2024	31.82			
06/30/2024	36.58	07/20/2024	36.58			
07/31/2024	36.58	08/20/2024	36.58			
08/31/2024	.00	09/20/2024	36.58			
			0	0	0	0

City of Mayville, WI
Tuesday, June 18, 2024

Chapter 430. Zoning

Article V. Basic District Regulations

§ 430-40. B-1 Central Business District.

A. Intent. The B-1 Business District is intended to provide for orderly, appropriate regulations to ensure the compatibility of the diverse uses typical of the "downtown" area without inhibiting the potential for maximum development of commercial, cultural, entertainment, and other urban activities which contribute to its role as the "heart" of the City.

B. Principal uses. The principal uses are as follows:

Antique and collectors stores

Apparel repair

Automotive parts store

Bakeries

Banks, savings and loan associations, and other financial institutions

Barbershops

Bars and taverns

Beauty shops

Bookstores

Bowling alleys

Business offices ✕

Camera and photographic supply stores

Caterers

Clinics ✕

Clothing stores

Confectioneries

Delicatessens

Dental clinics ✕

Department stores

Drugstores

Fish markets

Florists

Fraternities

Fruit stores

Furniture stores

Furriers and fur apparel

Gift stores

Grocery stores
Hardware stores
Hobby and craft stores
Jewelry stores
Lodges
Meat markets
Music stores
Newspaper and magazine stores
Optical stores
Packaged beverage stores
Paint, glass and wallpaper stores
Pet shops
Photography and art studios
Professional offices ✕
Public utility offices
Radio and television stores
Restaurants
Secondhand stores
Self-service laundries and dry-cleaning establishments
Shoe repair stores
Shoe stores and leather goods stores
Soda fountains
Sporting goods stores
Stationery stores
Supermarkets
Theaters
Tobacco stores
Variety stores
Vegetable stores

C. Permitted accessory uses. Permitted accessory uses are as follows:
[Amended by Ord. No. 763-92]

- (1) Attached garages for storage of vehicles used in conjunction with the operation of the business or for the occupants of the premises.
- (2) Rental efficiency and one-bedroom apartments on a nonground level, provided that there shall be a minimum floor area of 400 square feet for an efficiency apartment, 500 square feet for a one-bedroom apartment, and 600 square feet for a two-bedroom apartment.

D. Conditional uses. Conditional uses are as follows: hotels; motels; medical clinics; dance halls; crematory services; gasoline service stations; automobile and truck rental services; automobile washing; veterinary clinics (provided that no service, including the boarding of animals, is offered outside of an enclosed building); utilities and essential services; new and used automobile agencies; aircraft and marine craft sales and the sale of tires, batteries and other automotive, marine and aircraft accessories; radio and television transmitting and receiving stations; detached garages for storage of vehicles used in conjunction with the operation of the business or for the occupants of the premises; and churches. Bus depots are permitted as conditional uses provided that all principal structures and uses are not less than 100 feet from any residential district lot line.
[Amended by Ord. No. 910-2000]

E. Lot area and width. Lot area and width requirements are as follows:

- (1) Minimum lot area: 4,000 square feet.
- (2) Minimum lot width: 40 feet.

F. Building height. Building height requirements are as follows: no building or parts of building shall exceed 45 feet in height.

G. Setbacks and yards. Setback and yard requirements are as follows:

- (1) No minimum setback shall be required.
- (2) No minimum side yard is required between structures and the lot line or between adjacent structures; however, where a side yard is provided, it shall be not less than eight feet in width.
- (3) There shall be a rear yard of not less than 25 feet.
- (4) Where Building Code requirements mandate setbacks greater than stipulated in this section, they shall apply.^[1]

[1] *Editor's Note: See Ch. 164, Building Construction.*

H. Site plans. Every builder of any building hereafter erected or structurally altered for use in the business district shall, before a building permit is issued, present detailed site plans pertaining to the proposed structures to the City Plan Commission, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or traffic congestion or otherwise endanger the public health or safety or substantially diminish or impair property values within the Central Business District.