

CITY OF DODGEVILLE

CONDITIONAL USE PERMIT APPLICATION

Applicant: Cindys Red Wagon

Address: 1206 N Bequette St. Dodgeville WI

Phone number: 6085747338 Email address: reynolds livestock@hotmail.com

Owner of Land if other than applicant:

Name: Cindy / John Reynolds

Address: 3725 Reynolds Rd

Phone number:  Email address:

Names of architect, professional engineer, or contractor if any:

NONE  
Seasonal greenhouses) will remove at end of season.

Names and addresses of opposite and abutting property owners of record:

<u>C+C Realestate LLC</u>	
<u>Toy Box 1209 LLC</u>	
<u>Hanna Realestate III LLC</u>	

Street Address of property: 1206 N Bequette St. Parcel # 2161132.A  
2161132.E  
2161142.

Current use of property: Marketing flowers Plants and Produce

Type of Structure: greenhouse(s)

Proposed operation or use of structure or site:  
same as above just need proper storage for plants.

Number of employees if any: 2

Zoning district of proposed site: ???

Attach a plot plan showing the location of the proposed building with respect to adjoining streets, alleys, lot lines, and other buildings, if any. Also, building size and height, lot size and proposed provisions for off street parking.

Attach a copy of the legal description of the property or fill in here:

Date of Application: 7.8.25

Application Fee **\$500**

Applicant Signature: Cynthia L Reynolds

**Applicant or an agent for applicant must appear at the hearing**

## EXHIBIT "A"

### PARCEL I:

That part of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 6 North, Range 3 East, in the City of Dodgeville, Iowa County, Wisconsin, described as commencing 320 feet 3 inches South and 29.7 feet West of the Northeast corner of said Section 28; thence South 200 feet; thence West 130 feet; thence North 200 feet; thence East 130 feet to the place of beginning.

Also that part of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 6 North, Range 3 East, in the City of Dodgeville, Iowa County, Wisconsin, to wit: Commencing at the Northeast corner of said Section 28; thence South 89 degrees 18 minutes 03 seconds West, 29.70 feet; thence South 1 degree 17 minutes, 37 seconds East, 320.14 feet; thence North 89 degrees 30 minutes 50 seconds West, 124.08 feet; thence South 88 degrees 47 minutes 00 seconds West, 5.92 feet; thence South 1 degree 17 minutes 37 seconds East, 0.33 feet to the point of beginning; thence South 1 degree 17 minutes 37 seconds East, 99.49 feet; thence North 89 degrees 30 minutes 50 seconds West, 20.00 feet; thence North 1 degree 17 minutes 37 seconds West, 99.32 feet; thence North 90 degrees 00 minutes 00 seconds East, 20.00 feet to the point of beginning.

EXCEPT those parts conveyed to the State of Wisconsin recorded in Volume 359 of Records, Page 41, as Document No. 149317 (legally described as follows: Commencing at the North 1/4 corner of Section 28, T6N, R3E, in the City of Dodgeville, Iowa County, Wisconsin; thence S0°08'54"E, 365.94 feet; thence S61°09'59"E, 672.43 feet; thence S89°00'54"E, 568.20 feet to the point of beginning; thence S0°59'06"W, 110.00 feet; thence S89°00'54"E, 592.66 feet; thence N87°05'20"E, 487.13 feet; thence N77°42'29"E, 117.13 feet; thence S89°00'54"E, 151.00 feet; thence N0°59'06"E, 140.00 feet; thence N89°00'54"W, 1,177.00 feet; thence N82°10'19"W, 167.86 feet; thence S0°59'06"W, 110.00 feet to the point of beginning); and as recorded in Volume 527 of Records, Page 189, as Document No. 223097 (legally described as follows: Commencing at the Northeast corner of Section 28, T6N, R3E, Iowa County, Wisconsin; thence N70°43'43"W, 38.94 feet; thence S46°08'56"W, 18.16 feet; thence S18°19'36"E, 69.69 feet; thence S00°08'54"W, 114.91 feet; thence S89°28'05"E, 1.61 feet to the point of beginning; thence S31°40'34"E, 143.32 feet; thence S08°34'52"E, 59.87 feet; thence S04°28'20"E, 87.81 feet; thence S00°47'22"E, 131.30 feet; thence S18°45'23"E, 35.99 feet; thence S69°12'18"E, 64.51 feet; thence S22°25'13"W, 148.13 feet; thence N41°08'57"W, 212.90 feet; thence N31°15'09"E, 43.11 feet; thence N02°24'14"E, 128.52 feet; thence N00°52'52"E, 131.92 feet; thence S89°27'09"E, 2.25 feet; thence N00°04'34"W, 136.46 feet to the point of beginning).

AND FURTHER EXCEPTING: EXCEPT those parts conveyed to the State of Wisconsin recorded in Volume 344 of Records, Page 634, as Document No. 138595 (legally described as follows: Commencing at the Northeast corner of Section 28, T6N, R3E, in the City of Dodgeville, Iowa County, Wisconsin; thence S89°23'24"E, 3.21 feet; thence S0°00'47"E, 427.64 feet to the point of beginning; thence S89°59'13"W, 30.0 feet; thence S3°48'04"W, 150.33 feet; thence S31°22'33"W, 43.22 feet; thence N89°00'54"W, 119.00 feet; thence S0°59'06"W, 140.00 feet; thence S89°00'54"E, 99.00 feet; thence S31°28'13"E, 86.13 feet; thence N89°59'13"E, 40.00 feet; thence N0°00'47"W, 400.00 feet to the point of beginning); and as recorded in Volume 335 of Records, Page 359, as Document No. 138880 (legally described as follows: Commencing at the Northeast corner of Section 28, T6N, R3E, in the City of Dodgeville, Iowa County, Wisconsin; thence S89°23'24"E, 3.21 feet; thence S0°00'47"E, 427.64 feet; thence S89°59'13"W, 30.00 feet to the point of beginning; thence S0°00'47"E, 92.65 feet; thence S89°59'13"W, 6.18 feet; thence N3°48'04"E, 92.98 feet to the point of beginning); and as recorded in Volume 524 of Records, Page 811, as Document No. 222068 (legally described as follows: Commencing at the Northeast corner of Section 28, T6N, R3E, Iowa County, Wisconsin; thence N70°43'43"W, 38.94 feet; thence S46°08'56"W, 18.16 feet; thence S18°19'36"E, 69.69 feet; thence S00°08'54"W, 114.91 feet; thence S89°28'05"E, 1.61 feet to the point of beginning; thence S31°40'34"E, 143.32 feet; thence S08°34'52"E, 59.87 feet; thence S04°28'20"E, 87.81 feet; thence S00°47'22"E, 131.30 feet; thence S18°45'23"E, 35.99 feet; thence S69°12'18"E, 64.51 feet; thence S22°25'13"W, 148.13 feet; thence N41°08'57"W, 212.90 feet; thence N31°15'09"E, 43.11 feet; thence N02°24'14"E, 128.52 feet; thence N00°52'52"E, 131.92 feet; thence S89°27'09"E, 2.25 feet; thence N00°04'34"W, 136.46 feet to the point of beginning).

### PARCEL II:

A tract of land located in the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 6 North, Range 3 East, in the City of Dodgeville, Iowa County, Wisconsin, described as beginning at a point in the West line of North Bequette Street in said City of Dodgeville, which point is 29.7 feet West and 520 feet 3 inches South of the Northeast corner of said forty acres; thence South on the West line of North Bequette Street 194 feet and 9 inches; thence West 150 feet; thence North 194 feet and 9 inches; thence East 150 feet to the West line of North Bequette Street and the place of beginning.

EXCEPT those parts conveyed to the State of Wisconsin recorded in Volume 344 of Records, Page 634, as Document

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

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FORM NO. 1-2003

\*Type name below signatures

No. 138595 (legally described as follows: Commencing at the Northeast corner of Section 28, T6N, R3E, in the City of Dodgeville, Iowa County, Wisconsin; thence S89°23'24"E, 3.21 feet; thence S0°00'47"E, 427.64 feet to the point of beginning; thence S89°59'13"W, 30.0 feet; thence S3°48'04"W, 150.33 feet; thence S31°22'33"W, 43.22 feet; thence N89°00'54"W, 119.00 feet; thence S0°59'06"W, 140.00 feet; thence S89°00'54"E, 99.00 feet; thence S31°28'13"E, 86.13 feet; thence N89°59'13"E, 40.00 feet; thence N0°00'47"W, 400.00 feet to the point of beginning); and as recorded in Volume 335 of Records, Page 359, as Document No. 138880 (legally described as follows: Commencing at the Northeast corner of Section 28, T6N, R3E, in the City of Dodgeville, Iowa County, Wisconsin; thence S89°23'24"E, 3.21 feet; thence S0°00'47"E, 427.64 feet; thence S89°59'13"W, 30.00 feet to the point of beginning; thence S0°00'47"E, 92.65 feet; thence S89°59'13"W, 6.18 feet; thence N3°48'04"E, 92.98 feet to the point of beginning); and as recorded in Volume 337 of Records, Page 728, as Document No. 140069 (legally described as follows: Commencing at the North 1/4 corner of Section 28, T6N, R3E, in the City of Dodgeville, Iowa County, Wisconsin; thence S0°08'54"E, 365.94 feet; thence S61°09'59"E, 672.43 feet; thence S89°00'54"E, 734.86 feet to the point of beginning; thence S0°59'06"W, 110.00 feet; thence S89°00'54"E, 426.00 feet; thence N87°05'20"E, 487.13 feet; thence N0°59'06"E, 166.90 feet; thence S89°00'54"W, 912.00 feet; thence S0°59'06"W, 90.00 feet to the point of beginning); and as recorded in Volume 524 of Records, Page 811, as Document No. 222068 (legally described as follows: Commencing at the Northeast corner of Section 28, T6N, R3E, Iowa County, Wisconsin; thence N70°43'43"W, 38.94 feet; thence S46°08'56"W, 18.16 feet; thence S18°19'36"E, 69.69 feet; thence S00°08'54"W, 114.91 feet; thence S89°28'05"E, 1.61 feet to the point of beginning; thence S31°40'34"E, 143.32 feet; thence S08°34'52"E, 59.87 feet; thence S04°28'20"E, 87.81 feet; thence S00°47'22"E, 131.30 feet; thence S18°45'23"E, 35.99 feet; thence S69°12'18"E, 64.51 feet; thence S22°25'13"W, 148.13 feet; thence N41°08'57"W, 212.90 feet; thence N31°15'09"E, 43.11 feet; thence N02°24'14"E, 128.52 feet; thence N00°52'52"E, 131.92 feet; thence S89°27'09"E, 2.25 feet; thence N00°04'34"W, 136.46 feet to the point of beginning).

**PARCEL III:**

Lot Four (4) of Certified Survey Map No. 294, recorded in Volume 2 of Certified Surveys, Page 13, as Document No. 158580. (Being located in the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 6 North, Range 3 East, in the City of Dodgeville, Iowa County, Wisconsin).

(Signatures may be authenticated or acknowledged, Both are not necessary.)

**NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.**

**WARRANTY DEED**

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FORM NO. 1-2003

\*Type name below signatures



FOR SALE

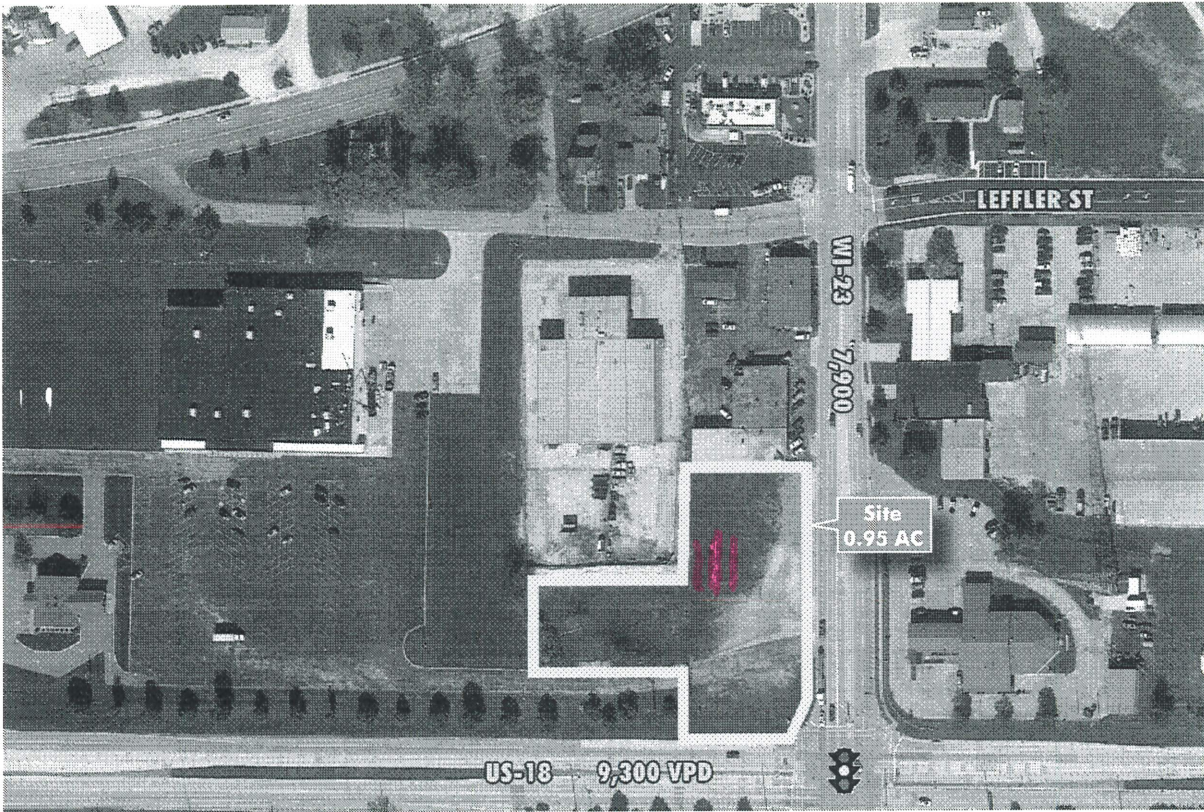
# VACANT LAND

1206 N BEQUETTE ST, DODGEVILLE, WI 53533

RETAIL



LOW-FLIGHT AERIAL



## ESTIMATED DEMOGRAPHICS

marked area of greenhouse(s)

YEAR: 2021

	1 Mile	3 Miles	5 Miles
Population	3,167	5,691	6,468
Daytime Population	5,693	7,861	8,470
Avg HH Income	\$80,317	\$81,007	\$81,245

## TRAFFIC COUNTS

US-18	9,300 VPD
WI-23/N Bequette St	7,900 VPD

## CONTACT US

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