



Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

AMENDED AGENDA

CITY OF MINERAL POINT EXTRATERRITORIAL ZONING PLAN COMMISSION MEETING

Monday, March 31, 2025, 5:15 PM

City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of July 8, 2024 minutes.
3. Approval of a preliminary Certified Survey Map (CSM) requested Jacob and Tricia Johnson, for property located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 5 North, Range 3. **Action:** Approve or deny the requested certified survey map.
4. Approval of a preliminary Certified Survey Map (CSM) requested Kurt Wedig, for property located on lots 22, 23, 24, 25, and 26 of the Ridge Point Estates Subdivision, SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 4 North, Range 2 East. **Action:** Approve or deny the requested certified survey map.
5. Adjourn.

Agenda Posted and Distributed: Monday, March 17, 2025

Amended Agenda Posted and Distributed: Thursday, March 27, 2025

Reasonable accommodations for participation in this meeting by persons with disabilities, as defined by the Americans with Disabilities Act, will be made upon request and if feasible. Please contact the City Clerk's office (608-987-2361) at least 24 hours prior to the scheduled meeting so that necessary accommodations can be provided.

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

City Administrator | Matthew Honer | administrator@cityofmineralpointwi.gov

City Clerk-Treasurer | Christy Skelding | cityclerk@cityofmineralpointwi.gov

MINUTES

CITY OF MINERAL POINT EXTRATERRITORIAL ZONING PLAN COMMISSION MEETING

Monday, July 8, 2024 – 5:00 PM

City Hall Community Room

CALL TO ORDER/ROLL CALL

Meeting called to order by Chair Gary Sullivan at 5:01 PM.

Gary Sullivan	Present		Mike Bartnik	Present
Jim Heisner	Present		Danny Clark	Present (5:07pm)
Mo May-Grimm	Present			
Others Present: Administrator Matthew Honer, Clerk-Treasurer Christy Skelding, Dave Aschliman				

APPROVAL OF MINUTES – APRIL 4, 2024 MEETING

Motion (Heisner/May-Grimm) to approve the minutes. Motion carried, all voting aye (5-0).

PUBLIC HEARING #1 – REQUEST BY ASCHLIMAN FARMS, LLC, OWNER OF A PROPERTY ADJACENT TO RIDGE ROAD (TAX PARCEL NO. 018-0674 & 018-0676), TO REZONE ALL OR A PORTION OF THE PARCELS FROM A-1 EXCLUSIVE AGRICULTURAL USE DISTRICT TO AR-1 AGRICULTURAL RESIDENTIAL DISTRICT.

Motion (Heisner/May-Grimm) to open Public Hearing #1 at 5:02 pm. Motion carried, all voting aye (4-0).

Dave Aschliman provided background on the reasoning behind this meeting. He was told previously that as long as he had 40 acres, he didn't need to change any zoning, however, that was not correct. He is here to re-zone his parcel for building purposes.

Motion (May-Grimm/Heisner) to close Public Hearing #1 at 5:08pm. Motion carried, all voting aye (5-0).

APPROVAL OF A PRELIMINARY CERTIFIED SURVEY MAP (CSM) REQUESTED BY ASCHLIMAN FARMS, LLC, OWNER OF PROPERTY ADJACENT TO RIDGE ROAD (TAX PARCELS 018-0674 & 018-0676) IN THE EXTRATERRITORIAL ZONE.

Motion (May-Grimm/Heisner) to recommend Council approval of the preliminary Certified Survey Map (CSM) requested by Aschliman Farms, LLC, owner of property adjacent to Ridge Road (tax parcel 018-0676) in the Extraterritorial Zone. Motion carried, all voting aye (5-0).

CONSIDERATION OF THE REQUEST ASCHILMAN FARMS, LLC, OWNER OF PROPERTY ADJACENT TO RIDGE ROAD (TAX PARCELS: 018-0674 & 018-0676), TO REZONE ALL OR A PORTION OF THE PARCELS FROM A-1 AGRICULTURAL EXCLUSIVE AGRICULTURAL USE DISTRICT TO AR-1 AGRICULTURAL RESIDENTIAL DISTRICT.

The ordinance states that whenever you are rezoning from Exclusive Ag to anything else, you should have the discussion if public utilities should be present or not.

The City is not providing public services to this property, but if it were to be re-zoned at a later date, the City has the ability to do so.

There are two parcels listed on the agenda. At the time of application, Mr. Aschliman wasn't sure which parcel the residence would be on. Commissioners discussed the correct parcel to take action on, which is parcel 018-0676.

Motion (May-Grimm/Bartnik) to recommend Council approval of Aschliman Farms, LLC, owner of property adjacent to Ridge Road (Tax parcel: 018-0676, lot 1), to rezone all or a portion of the parcel from A-1 Exclusive Agricultural Use District to AR-1 Agricultural Residential District. Motion carried, all voting aye (5-0).

ADJOURNMENT

Motion (Heisner/May-Grimm) to adjourn 5:26 PM. Motion carried, all voting aye (5-0).

Matthew Honer, City Administrator

Approved:



Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

Planning and Zoning Application

Municipality (Check One):

☐ City of Mineral Point

☒ Town of Mineral Point(ETZ)

Property Address:

Parcel #:

Lot Size:

Property Owner:

Name:

Address:

Phone:

Email:

Agent:

Name:

Address:

Phone:

Email:

Jacob & Tricia Johnson
815 Ridge Street
Mineral Point, WI 53565
602-499-8418
JJJohnson1107@yahoo.com

Action Requested:

Administrative Review:

- | | |
|--|------------|
| ☐ New Build 1 & 2 Family Residential: | Fee: \$100 |
| ☐ Residential Additions: | \$75 |
| ☐ Accessory Structure: | \$50 |
| ☐ Commercial Zoning: | \$150 |
| ☐ Commercial Signage: | \$50 |
| ☐ Driveway: | \$50 |

Planning Approval*:

- | | |
|---|---------------------------|
| ☒ Certified Survey Map (CSM): | Fee: \$300 |
| ☐ Conditional Use Permit: | \$400 |
| ☐ Zoning Change Request: | \$500 |
| ☒ Variance Request: | \$500 |
| ☐ Plat Review: | \$300 |
| ☐ Commercial Site Plan Review: | Engineering Expense + 10% |
| ☐ Land Use Planning: | \$3,000 |

* Planning Approval Items require review and approval by the Plan Commission, the Board of Appeals, and/or the City Council.

Instructions:

1. All Zoning Permits Applications require a description of the project and a preliminary site plan map. The Zoning administrator may request additional items. Permit approval is subject to having the necessary information.
2. Certified Survey Maps and Zoning Changes require a Plat of Survey or preliminary CSM.
3. Variance Requests must be accompanied by the applicant's written statement explaining: 1) Why complying with the ordinance results in unnecessary hardship, (2) evidence the hardship is due to the unique conditions of the property, and (3) demonstrate the variance will not harm the public interest.



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Project Description and Reason for Request:

- We are requesting approval of our 4-lot CSM
- We are also requesting approval of a variance that will allow our lots to abut the road easement, in lieu of public road frontage. written statement attached.

Attachments:

- Preliminary CSM
- Variance request written statement

Applicant Signatures:

Jacob Johnson, Jacob Johnson, 2/20/2025

Signature, Printed Name, Date

Tricia Johnson, Tricia Johnson, 2/20/2025

Signature, Printed Name, Date

Date Received:

3-10-25

Fee Collected:

\$800⁰⁰

Dear Board Members,

The four property lots described on our CSM will be abutting an irrevocable easement of ingress and egress that abuts a public street (E. Barreldown). This 66 ft wide easement has the sole purpose of providing the four lots access to E. Barreldown Road via a private road that will be constructed. Because the lots technically abut the access easement and not a public road, we are requesting a variance to allow all four parcels to be created without direct public road frontage. Allowing the lots to abut the easement, in lieu of the frontage road.

Due to our lands challenging terrain, there is limited space in which homes can actually be built. The buildable space is limited to several acres located on the hilltop on the east side of the wooded ravine. The remainder of the land is wooded ravines, drastic slopes, a creek, etc., with little to no buildable space. The safest and most efficient way to access this buildable space on the east side of the ravine is via the access easement we have proposed on our CSM. We spent almost a year exhausting alternative options to access this site as well as exhausting options to build in other locations on the property. We consulted with the previous landowners, road & home builders, surveyors, etc. as we carefully examined every possible option. Our four lots, as proposed in the CSM, make the best use of the buildable space allowed by our land and the road/access easement coming from E. Barreldown as listed on the CSM provides the most direct, shortest, flattest, and safest route by a long shot. Every other route we examined required a much longer route across creeks, deep ravines, multiple slopes, and other rough terrain. Even if we found a way to manage the financial hardship of this or having to disrupt the woods and other natural beauty of the land, these routes would provide a hardship in terms of accessibility for emergency vehicles such as EMS and Fire, as well as school buses. In bad weather conditions, this would only prove to be more difficult. Previous owners of the land discovered this and ultimately sold it as they found it to be both financially and physically too challenging based on the prior access roads that were not feasible options. The proposed easement provides a viable option with the shortest, most direct, and flattest access route from E. Barreldown Road to the lot locations, which is why we are coming to you with our variance request. Essentially, due to the unique conditions of our land and the hardships noted above, the land will be unusable to us without the requested variance.

Thank you for your consideration,

Jacob and Tricia Johnson

3/7/2025

Being part of the NW 1/4 of the NE 1/4 of Section 20, T5N, R3E, Town of Mineral Point, Iowa County, Wisconsin

LEGEND:

-  REFERENCE POINT, NO MONUMENT SET
 3/4" X 18" X 1.5LB./LF.
 REBAR SET
 3/4" REBAR FOUND
 SECTION CORNER
 (MONUMENT AND ALL TIES FOUND)
 RECORDED AS
 () EXISTING FENCELINE [FL.]

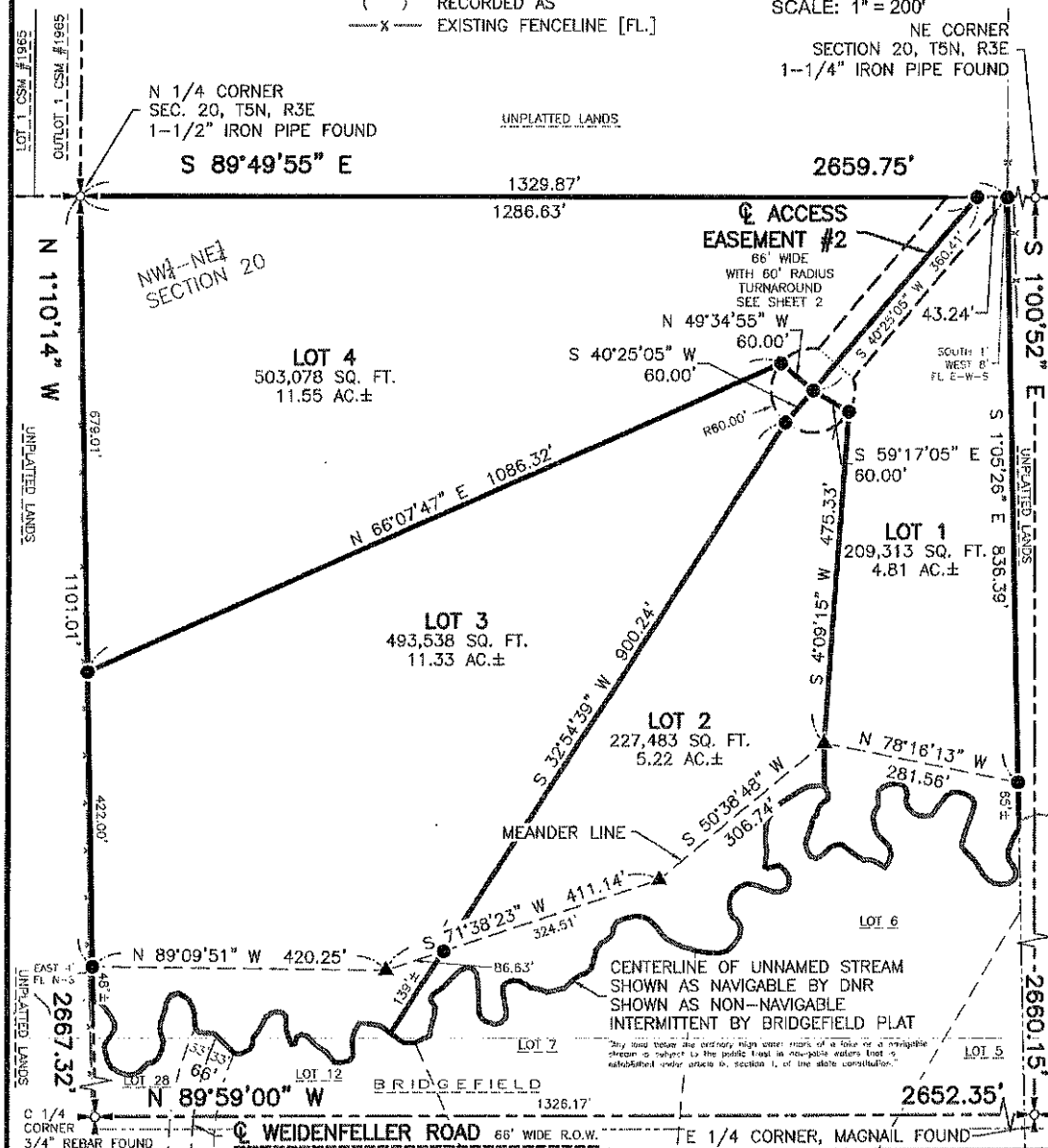


BEARINGS ARE REFERENCED
TO THE NORTH LINE OF THE
NE 1/4 OF SECTION 20,
T5N, R3E WHICH BEARS
S 89°49'55" E BASED ON
THE WISCONSIN COUNTY
COORDINATE SYSTEM, IOWA
COUNTY ZONE, NAD83(2011)

0 200' 400'

SCALE: 1" = 200'

NE CORNER
SECTION 20, T5N, R3E
1-1/4" IRON PIPE FOUND



HALVERSON LAND
SURVEYING

6381 COON ROCK ROAD
ARENA, WI 53503
(608) 753-2498

FOR: JACOB & TRICIA JOHNSON
815 RIDGE STREET
MINERAL POINT WI, 53565

SHEET 1 OF 3
JOB ID: 2403031C
FIELD WORK COMPLETED 3/17/2025

PRELIMINARY #10 3/7/2025

IOWA COUNTY CERTIFIED SURVEY MAP #

Being part of the NW 1/4 of the NE 1/4 of Section 20, T5N, R3E, Town of Mineral Point, Iowa County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, JOHN M. HALVERSON, professional land surveyor, hereby certify:
THAT under the direction of Jacob Johnson, I have surveyed, divided and mapped the following described parcel of land:

Being part of the NW 1/4 of the NE 1/4 of Section 20, T5N, R3E, Town of Mineral Point, Iowa County, Wisconsin, to wit:
BEGINNING at the N 1/4 corner of said Section 20;
thence S 89°49'55" E, 1329.87' along the north line of the NW 1/4 of the NE 1/4;
thence S 1°05'26" E, 836.39' along the east line of the NW 1/4 of the NE 1/4 to a meander point lying
thence N 1°05'26" W, 65' more or less from the centerline thread of an unnamed stream, also to the
beginning of a traverse along a meander line of said stream;
thence N 78°16'13" W, 281.56';
thence S 50°38'48" W, 306.74';
thence S 71°38'23" W, 411.14';
thence N 89°09'51" W, 420.25';
to a meander point lying thence N 1°10'14" W, 48' more or less from the centerline thread of said stream,
also to the end of said meander line traverse;
thence N 1°10'14" W, 1101.01' along the west line of the NW 1/4 of the NE 1/4 to the POINT OF BEGINNING;
meander area containing 1,306,056 square feet or 29.98 acres, more or less;
intending to include the area between said meander line and the centerline thread of unnamed stream,
said area totaling 1,433,412 square feet or 32.91 acres, more or less.
Parcel is subject to any easements of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

JOHN M. HALVERSON, S-1318 _____ Date

ZONE AR-1 SINGLE FAMILY [LOT 1-4]
WITHOUT PUBLIC WATER & SEWER
(a) Lot Width: Minimum 100'
(b) Lot Area: Min. 1 acre, 39.99 max
(c) Building Height, Residence: 50' max.
(d) Building Height, Accessory: 30'
(e) Street Yard setback: Min. 50'
(f) Rear Yard setback: Min. 40'
(g) Side Yard setback: Min. 10'
or height of building, whichever is greater

Owners:
Jacob and Tricia Johnson - Lot 4
815 Ridge Street, Mineral Point WI, 53565

Ryan and Shara Cook - Lot 3
14454 Thrush street NW, Andover, MN 55304

Doug and Vanessa Wellens - Lot 2
1858 Crown Drive, Oshkosh, WI 54904

Scott and Andrea Heckel - Lot 1
21282 Ilavista Way, Lakeville, MN 55044

CITY OF MINERAL POINT

The City of Mineral Point hereby accepts this CSM for recording.

Christy Skelding, Clerk/Treasurer _____ Date

Danny Clark, Mayor _____ Date

**APPROVED FOR RECORDING BY IOWA COUNTY
OFFICE OF PLANNING AND DEVELOPMENT**

**CERTIFICATE OF IOWA CO.
REGISTER OF DEEDS**

Received for recording this ____ day of _____, 2025 at ____ o'clock ____M, and recorded in Volume ____ of Certified Survey Maps, on Page(s) _____.

SCOTT GODFREY - DIRECTOR _____ Date

TAYLOR J CAMPBELL, IOWA CO. REGISTER OF DEEDS

**HALVERSON LAND
SURVEYING**

6381 COON ROCK ROAD
ARENA, WI 53503
(608) 753-2498

FOR: JACOB & TRICIA JOHNSON
815 RIDGE STREET
MINERAL POINT WI, 53565

SHEET 3 OF 3
JOB ID: 2403031C
FIELD WORK COMPLETED 3/17/2025



Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

Planning and Zoning Application

Municipality (Check One):

☐ City of Mineral Point

☒ Town of Mineral Point(ETZ)

Property Address:

Parcel #:

018-1068.22 - 018-1068.26 Lot Size:

Property Owner:

Name:

Address:

Phone:

Email:

Agent:

Name:

Address:

Phone:

Email:

Kurt Wedig
116 Valley View Rd
Mount Horeb, WI 53572
608-577-2150
Kjwedig@gmail.com

Action Requested:

Administrative Review:

- | | |
|--|------------|
| ☐ New Build 1 & 2 Family Residential: | Fee: \$100 |
| ☐ Residential Additions: | \$75 |
| ☐ Accessory Structure: | \$50 |
| ☐ Commercial Zoning: | \$150 |
| ☐ Commercial Signage: | \$50 |
| ☐ Driveway: | \$50 |

Planning Approval*:

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|---|---------------------------|
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| ☐ Land Use Planning: | \$3,000 |

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Mineral Point, Wisconsin

CITY OF MINERAL POINT

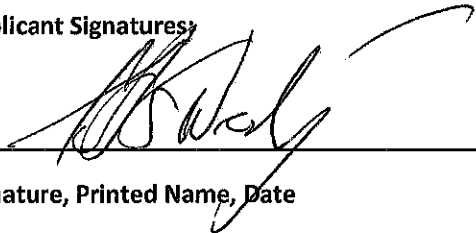
137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

Project Description and Reason for Request:

Widening lot sizes

Attachments:

Applicant Signatures:



Signature, Printed Name, Date

Kurt J Wedig

3-25-2025

Signature, Printed Name, Date

Date Received: _____

Fee Collected: _____

PRELIMINARY #4 3/7/2025

IOWA COUNTY CERTIFIED SURVEY MAP

Being Lots 22, 23, 24, 25, and 26 of Ridge Point Estates, located in the SE 1/4 of the SE 1/4 of Section 2, T4N, R2E, Town of Mineral Point, Iowa County, Wisconsin.

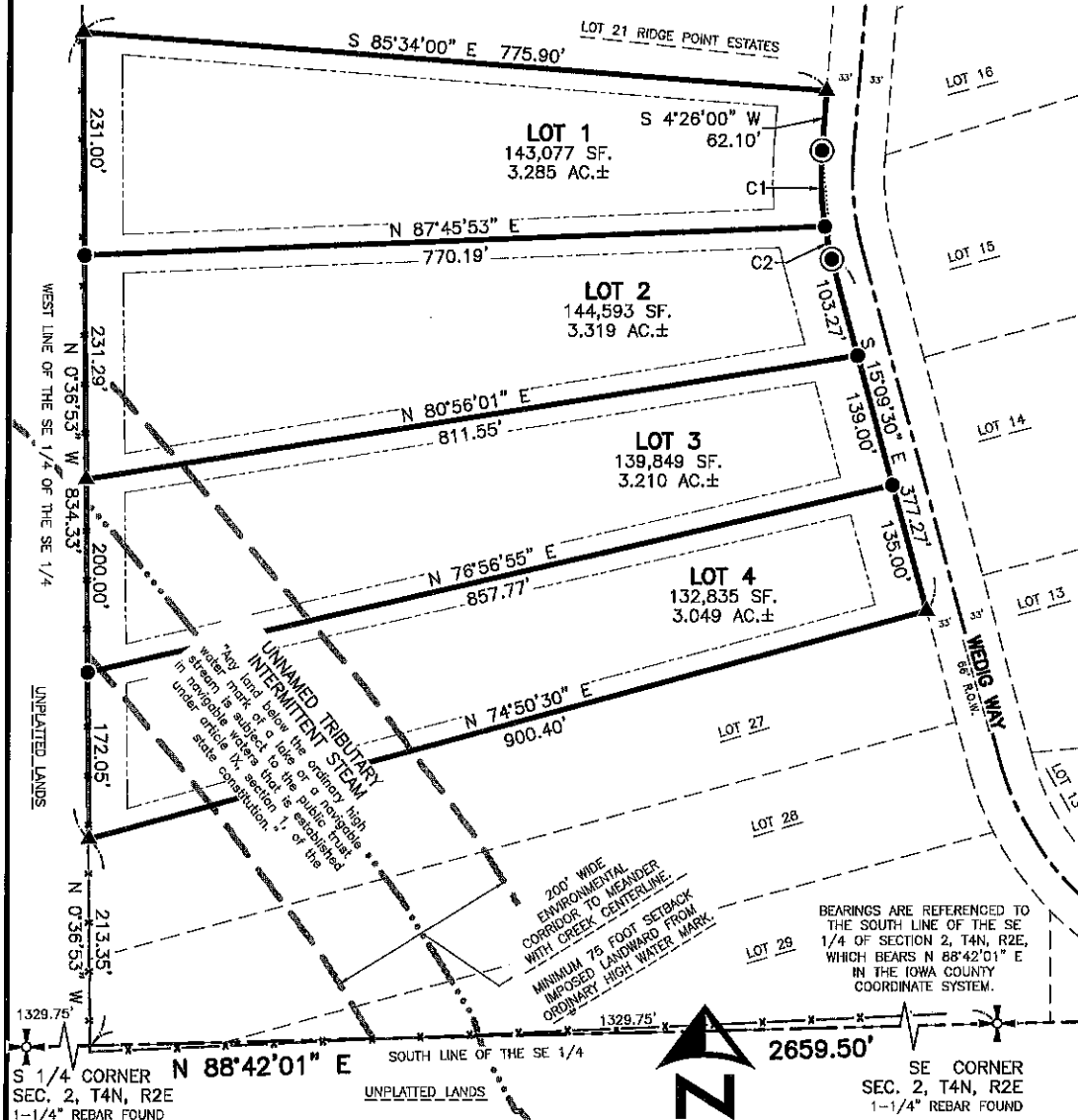
FOR:
KURT J & TAMMY M WEDIG
116 VALLEY VIEW ROAD
MOUNT HOREB, WI 53572

LEGEND:

- 3/4" X 18" X
1.5LB./LF. REBAR SET
- ⊙ 1-1/4" REBAR FOUND
- ▲ 3/4" REBAR FOUND
- X— EXISTING FENCELINE
- - - BUILDING SETBACK

ZONE R-2 SINGLE FAMILY [LOT 1-4]
WITHOUT PUBLIC WATER & SEWER
(a) Lot Width Minimum 100'
(b) Lot Area: Minimum 2 acre
(c) Street Yard setback: Min. 50'
(d) Rear Yard setback: Min. 40'
(e) Side Yard setback: Min. 20'

0 150' 300'
SCALE: 1" = 150'



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53535
608-935-0294 | www.fullcircleES.com

SHEET 1 OF 2
JOB ID: 0804213C
FIELD CREW: MGR
FIELD WORK COMPLETE 3/10/2025

PRELIMINARY #4 3/7/2025

IOWA COUNTY CERTIFIED SURVEY MAP

Being Lots 22, 23, 24, 25, and 26 of Ridge Point Estates, located in the SE 1/4 of the SE 1/4 of Section 2, T4N, R2E, Town of Mineral Point, Iowa County, Wisconsin.

OWNER:
KURT J & TAMMY M WEDIG
116 VALLEY VIEW ROAD
MOUNT HOREB, WI 53572

SURVEYOR'S CERTIFICATE:

I, Michael G. Rochon, professional land surveyor, hereby certify:

THAT under the direction of Kurt Wedig, I have surveyed, divided and mapped the following described parcel of land:

Being Lots 22, 23, 24, 25, and 26 of Ridge Point Estates, located in SE 1/4 of the SE 1/4 of Section 2, T4N, R2E, Town of Mineral Point, Iowa County, Wisconsin.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

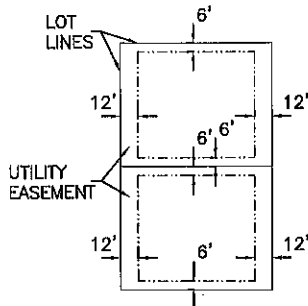
x/xx/2025

Michael G. Rochon, S-2767

Date

Curve Table							
#	Length	Radius	Delta	Chord Direction	Cd. Lg.	Tangent In	Tangent Out
C1	79.31'	333.00'	13°38'46"	S 2°23'23" E	79.12'	S 4°26'00" W	S 9°12'47" E
C2	34.55'	333.00'	5°56'44"	S 12°11'09" E	34.54'	S 9°12'47" E	S 15°09'30" E
C1+C2	113.86'	333.00'	19°35'30"	S 5°21'45" E	113.31'	S 4°26'00" W	S 15°09'30" E

EXISTING UTILITY EASEMENTS



ALL LOTS ARE SUBJECT TO A PUBLIC UTILITY EASEMENT OF 6' ON EACH SIDE OF ALL INTERIOR LOT LINES AND 12' ALONG EXTERIOR BOUNDARY AND STREET LINES.

PUBLIC UTILITY INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: TELEPHONE, POWER, GAS, CABLE TELEVISION AND STORM WATER.

CITY OF MINERAL POINT

The City of Mineral Point hereby accepts this CSM for recording.

Christy Skelding, Clerk/Treasurer _____ Date

Danny Clark, Mayor _____ Date

**APPROVED FOR RECORDING BY IOWA COUNTY
OFFICE OF PLANNING AND DEVELOPMENT**

CERTIFICATE OF IOWA CO. REGISTER OF DEEDS

Received for recording this ____ day of _____, 2025 at ____ o'clock ____ M, and recorded in Volume ____ of Certified Survey Maps, on Page(s) _____.

SCOTT GODFREY - DIRECTOR _____ Date

TAYLOR CAMPBELL, IOWA COUNTY REGISTER OF DEEDS



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533
608-935-0294 | www.fullcircleES.com

SHEET 2 OF 2
JOB ID: 0804213C
FIELD CREW: MGR