



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

AGENDA

CITY OF MINERAL POINT EXTRATERRITORIAL ZONING PLAN COMMISSION MEETING

Monday, May 5, 2025, 4:00 PM

City Hall Community Room and Virtually

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of March 31, 2025 minutes.
3. Public Hearing – Request of Janice Carey and Cynthia Terrill, owner of property located at 674 Cty Rd O in the Extraterritorial Zone (Tax Parcels: 018-1047, 018-1049, 018-1052.02, and 018-1050), to rezone parcels from A-1 Exclusive Agricultural Use District to B-2 Highway Commercial District and to request a conditional use permit for mini-storage warehouses and contractor-condominium style buildings. **Action:** Open public hearing/hear testimony/close public hearing.
4. Consideration of Request of Janice Carey and Cynthia Terrill, owner of property located at 674 Cty Rd O in the Extraterritorial Zone (Tax Parcels: 018-1047, 018-1049, 018-1052.02, and 018-1050), to rezone parcels from A-1 Exclusive Agricultural Use District to B-2 Highway Commercial District. Action: Recommend Council Approval of Draft Ordinance.
5. Consideration of request of Janice Carey and Cynthia Terrill, owner of property located at 674 Cty Rd O in the Extraterritorial Zone (Tax Parcels: 018-1047, 018-1049, 018-1052.02, and 018-1050), for a conditional use permit for mini-storage warehouses and contractor-condominium style buildings. Action: Recommend Council Approval.
6. Adjourn.

Join the meeting now, Meeting ID: 256 233 218 089 7, Passcode: oy3am7wb

Dial in by phone, +1 872-256-4172,,421160561# , Phone conference ID: 421 160 561#

Agenda Posted and Distributed: Friday, May 2, 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, March 31, 2025 – 5:15 PM City Hall Community Room

CALL TO ORDER/ROLL CALL

Meeting called to order by Administrator Honer at 5:15 PM.

Bob Oberhauser	Present		Jeff Meyer	Present
Chris Stephenson	Present		Danny Clark	Excused
Pat Gilbert	Present		Mo May-Grimm	Excused
Others Present: Administrator Matthew Honer, Clerk-Treasurer Christy Skelding, Jacob Johnson, Tricia Johnson				

APPROVAL OF MINUTES – JULY 8, 2024 MEETING

Motion (Meyer/Oberhauser) to approve the minutes. Motion carried, all voting aye (4-0).

APPROVAL OF A PRELIMINARY CERTIFIED SURVEY MAP (CSM) REQUESTED BY JACOB AND TRICIA JOHNSON, FOR PROPERTY LOCATED IN THE NW ¼ OF THE NE ¼ OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 3.

Jacob and Tricia Johnson stated their proposed plans to the Commission. Having an easement on the East side of the property is a direct route to the buildable area of the land. There is currently an easement on the West side of the land, however building a road and shared driveway on this side of the property is very costly and not feasible.

This is a new CSM.

Motion (Oberhauser/Gilbert) to recommend Council approval of a preliminary Certified Survey Map (CSM) requested by Jacob and Tricia Johnson, for property located in the NW ¼ of the NE ¼ of Section 20, Township 5 North, Range 3. Motion carried by roll call, all voting aye (4-0).

APPROVAL OF A PRELIMINARY CERTIFIED SURVEY MAP (CSM) REQUESTED BY KURT WEDIG, FOR PROPERTY LOCATED ON LOTS 22, 23, 24, 25, AND 26 OF THE RIDGE POINT ESTATES SUBDIVISION, SE ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 EAST.

Administrator Honer stated that Wedig is taking five lots and creating four lots instead, and widening each of lots. Honer stated there were no issues from the zoning aspect.

Motion (Oberhauser/Stephenson) to recommend Council approval of the preliminary Certified Survey Map (CSM) requested by Kurt Wedig, for property located on lots 22, 23, 24, 25, and 26 of the Ridge Point Estates Subdivision, SE ¼ of the SE ¼ of Section 2, Township 4 North, Range 2 East. Motion carried by roll call, all voting aye (4-0).

ADJOURNMENT

Motion (Gilbert/Stephenson) to adjourn 5:28 PM. Motion carried, all voting aye (4-0).

Matthew Honer, City Administrator

Approved:



Mineral Point, Wisconsin

City of Mineral Point

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608-987-2361

NOTICE OF PUBLIC HEARING

MINERAL POINT EXTRATERRITORIAL ZONING PLANNING COMMISSION

Monday, May 5, 2025, 4:00 p.m.

City Hall Community Room

NOTICE IS HEREBY GIVEN that the City of Mineral Point Extraterritorial Zoning Planning Commission will meet at the place, date, and time indicated above to consider the request of Janice Carey and Cynthia Terrill, owner of property located at 674 Cty Rd O in the Extraterritorial Zone (Tax Parcels: 018-1047, 018-1049, 018-1052.02, and 018-1050), to rezone parcels from A-1 Exclusive Agricultural Use District to B-2 Highway Commercial District and to request a conditional use permit for mini-storage warehouses and contractor-condominium style buildings.

All interested persons, their agents, or representatives may appear at said hearing and address the ETZ Planning Commission regarding this application.

Published: April 17, 2025 and April 24, 2025.

Christy Skelding
City Clerk/Treasurer

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Planning and Zoning Application

Municipality (Check One):

☐ City of Mineral Point☒ Town of Mineral Point(ETZ)

Property Address:

674 Cty Rd 0 Mineral Point, WI 53565

Parcel #:

018-1047, 018-1049,
018-1052.02, 018-1050

Lot Size:

10.61 Acres

Property Owner:

Name:

**Janice Carey and
Cynthia Terrill**

Address:

**729 Church St
Mineral Point, WI**

Phone:

608.574.0630

Email:

mtibbits@frontier.com

Buyer

Agent:

Name:

Kevin Camp

Address:

Kevin - 720.775.7244
Dan - 406.671.7701
Matt - 406.855.0291

Phone:

Kevin - kevinecamp@icloud.com
Dan - dbowman57@yahoo.com
Matt - dtechconsult@hotmail.com

Email:

Action Requested:

<u>Administrative Review:</u>	<u>Fee:</u>	<u>Planning Approval*:</u>	<u>Fee:</u>
☐ New Build 1 & 2 Family Residential:	\$100	☐ Certified Survey Map (CSM):	\$300
☐ Residential Additions:	\$75	☒ Conditional Use Permit:	\$400
☐ Accessory Structure:	\$50	☒ Zoning Change Request:	\$500
☐ Commercial Zoning:	\$150	☐ Variance Request:	\$500
☐ Commercial Signage:	\$50	☐ Plat Review:	\$300
☐ Driveway:	\$50	☐ 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:

Currently the 10.61 acres is zoned A-1 and buyers are proposing to zone in B-2 Commercial in order to build a storage facility on the property

Attachments:

CSM proving that the last survey was as one parcel, even though the GIS shows four tax parcels it falls under one survey

Applicant Signatures:

Kevin Camp

Dan Bowman

Matthew Martin

Signature, Printed Name, Date

Kevin Camp

Dan Bowman

Matthew Martin

Signature, Printed Name, Date

03/27/2025

03/27/2025

03/27/2025

Date Received: _____

Fee Collected: _____

Hello,

The following will be a brief overview of the development plans for the lot our group plans to purchase in Mineral Point to support our zoning change request. In lieu of a full site plan, which is time consuming and costly I hope to provide our present concept for consideration.

Our plan is to separate the house on its own lot and break up the remainder of the 10+ acre Tract into two or three separate lots.

Phase 1 would include one 60' x 150' shop condo building that we would divide into 5 separate condo units, two 50' x 60' units and two 25' x 50' units. These units would feature high ceilings, plenty of shop space and one bathroom. This phase would also include one, 100' storage unit building consisting of 15-20 storage units. The shop condos would go on the northeast end of the property (shaded in red) and the storage units would go on the southwest end of the property (shaded in blue). We would then build towards the center based on market demand for each product. If it turns out that we have reached a maximum number of units for the market will bear, we would then subdivide the center tract and offer for sale.

We would design it in such a way that only one new approach would be requested to serve the entire development.

Building utilities, septic, lighting and other requirements would be addressed in collaboration with engineering and the other required agencies during the permitting process.

I have attached pictures and a rough site plan for review.

I appreciate your time and consideration in this matter.

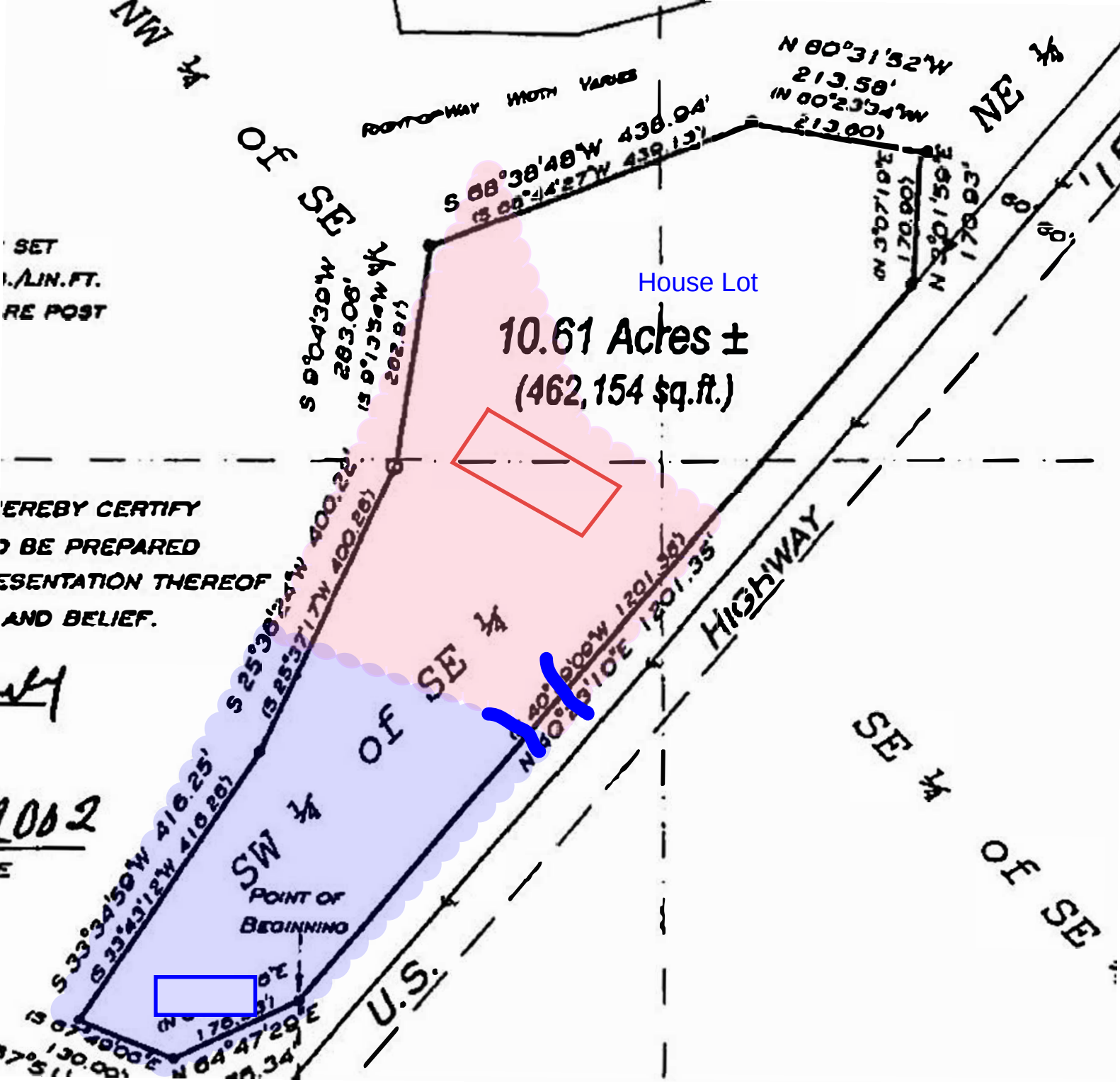
Regards,

Matt Martin

Last Best Place Properties

(406) 855-0291





SET
1/4 IN. FT.
RE POST

HEREBY CERTIFY
TO BE PREPARED
PRESENTATION THEREOF
AND BELIEF.

44

1002

E

17°51'11"E 130.00'

ORDINANCE NO. 2025-XX

ORDINANCE TO AMEND THE EXTRATERRITORIAL ZONING ORDINANCE AND MAP OF THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN

WHEREAS, the Common Council of the City of Mineral Point, Iowa County, Wisconsin, has determined it appropriate to consider a proposed amendment to the Extraterritorial Zoning Code and map; and

WHEREAS, the Extraterritorial Plan Commission of the City of Mineral Point did, on May 5, 2025, meet for the purpose of holding a public hearing and making a recommendation to the Common Council relating to said proposed amendment and has recommended to the Council that such amendment be adopted; and

WHEREAS, a notice of the public hearing on said proposed amendment was published in the Mineral Point Democrat Tribune on April 17 and 24, 2025, and sent to the Town Clerk of the Town of Mineral Point at least 10 days prior to said public hearing.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN, DO ORDAIN AS FOLLOWS:

Section 1. The Extraterritorial Zoning Code and map of the City of Mineral Point are hereby amended to reclassify for zoning purposes the following described parcels of land from A-1 Exclusive Agriculture Use District to B-2 Highway Commercial District.

A parcel of land (10.61 acres) being described as Pt of SE ¼ of the SE ¼. Located in Sec. 1, T4N, R2E. Town of Mineral Point, Iowa County, Wisconsin. Tax Parcel ID Nos. 018-1047, 018-1049, 018-1050, 018-1050, and 018-1052.02. **More fully described in the plat of survey attached as Appendix A to this Ordinance.**

Section 2. This ordinance shall take effect upon its passage and publication as required by law.

Adopted and approved this XX day of XXXX, 2025.

Danny Clark, Mayor

ATTEST:

Christy Skelding, City Clerk

Date Adopted: _____
Date Recorded: _____
Date Published: _____
Effective Date: _____

PLAT OF SURVEY FOR ROBERT CAREY

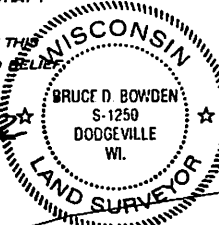
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 4 NORTH, RANGE 2 EAST,
TOWN OF MINERAL POINT, IOWA COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST 1/4; THENCE S 89°11'12" E ALONG THE SOUTH LINE THEREOF, 875.79'; THENCE N 0°48'48" E, 625.87' TO THE POINT OF BEGINNING; THENCE N 40°23'10" E, 1201.35'; THENCE N 3°01'59" E, 170.93'; THENCE N 80°31'52" W, 213.58'; THENCE S 68°38'48" W, 438.94'; THENCE S 9°04'39" W, 283.06' TO A NO. 6 REBAR; THENCE S 25°36'24" W, 400.22'; THENCE S 33°34'59" W, 416.25'; THENCE S 67°51'42" E, 129.95'; THENCE N 64°47'29" E, 176.34' TO THE POINT OF BEGINNING. PARCEL CONTAINS 10.61 ACRES (462,154 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND OR USAGE. ALL OTHER CORNER ARE MONUMENTED WITH DEPARTMENT OF TRANSPORTATION REBARs AND CAPS.

I, BRUCE D. BOWDEN, AGENT OF BOWDEN SURVEYING, LTD., DO HEREBY CERTIFY THAT I HAVE SURVEYED, DESCRIBED, MAPPED AND MONUMENTED THE PROPERTY SHOWN HEREON IN ACCORDANCE WITH THE INSTRUCTIONS OF MR. ROBERT CAREY AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Bruce D. Bowden
BRUCE D. BOWDEN, R.L.S. - 1250

June 10, 2002
DATE



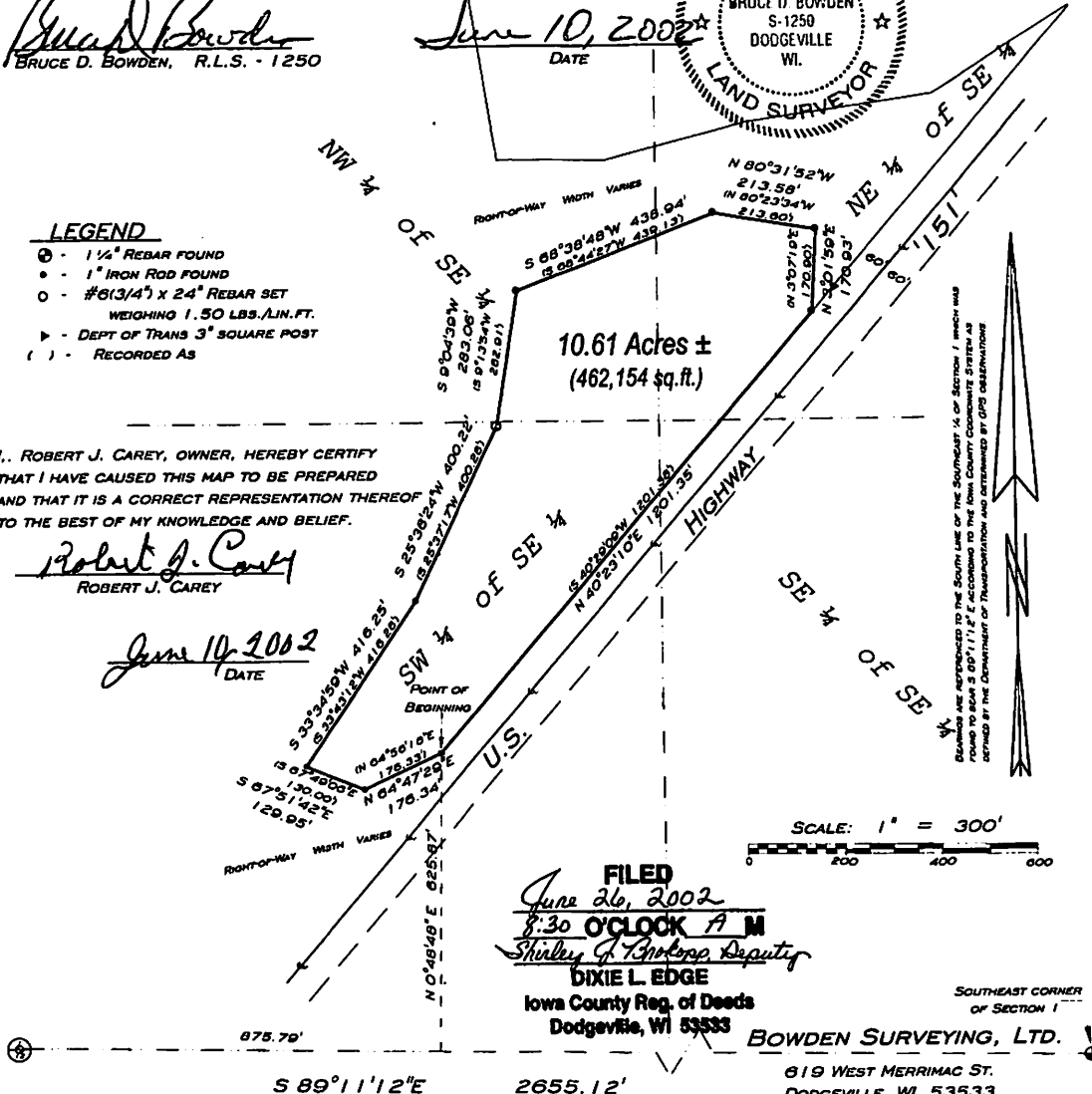
LEGEND

- ⊙ - 1 1/4" REBAR FOUND
- - 1" IRON ROD FOUND
- - #6(3/4") x 24" REBAR SET
- WEIGHING 1.50 LBS./LIN. FT.
- ▶ - DEPT OF TRANS 3" SQUARE POST
- () - RECORDED AS

I, ROBERT J. CAREY, OWNER, HEREBY CERTIFY THAT I HAVE CAUSED THIS MAP TO BE PREPARED AND THAT IT IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert J. Carey
ROBERT J. CAREY

June 10, 2002
DATE



FILED
June 26, 2002
8:30 O'CLOCK A.M.
Shirley J. Choksey, Deputy
DIXIE L. EDGE
Iowa County Reg. of Deeds
Dodgeville, WI 53533

BOWDEN SURVEYING, LTD.
619 WEST MERRIMAC ST.
DODGEVILLE, WI 53533
PHONE (608) 935-5513
21072-B



Mineral Point, Wisconsin

5/5/2025

☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Extraterritorial Zoning Commission
Department Reporting: Administration	Submitted by: Matthew Honer
Issue: request of Janice Carey and Cynthia Terrill, owner of property located at 674 Cty Rd O in the Extraterritorial Zone (Tax Parcels: 018-1047, 018-1049, 018-1052.02, and 018-1050), to rezone parcels from A-1 Exclusive Agricultural Use District to B-2 Highway Commercial District and to request a conditional use permit for mini-storage warehouses and contractor-condominium style buildings.	
BACKGROUND/ANALYSIS: The owner/prospective buyer is requesting the rezoning of land between County Highway O and US Hwy 151 from A-1 Exclusive Agriculture District to B-2 Highway Business District. B-2 has no allowable principal uses, but allows mini-storage warehouses with a conditional use permit. Planning and Zoning Review: The “standards for rezoning” of an A-1 district as listed in the zoning code identify that, “Decisions on petitions for rezoning land from A-1 Agriculture Preservation District shall be based on findings which consider the following: - Adequate Public facilities to serve the development are present or will be provided - Provision of these facilities will not be an unreasonable burden to local government. - The land is suitable for development - Development will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas - The potential for conflict with remaining agricultural uses in the area - The availability of alternative locations - The productivity of the agricultural lands involved - The location of the proposed district is to minimize the amount of agricultural land converted to nonagricultural uses, and - The proposed rezoning will be consistent with the goals and policies of the Iowa County Ag Plan and the Town of Mineral Point Land Use Plan.	
RECOMMENDATION: Recommend Council approval of the Rezone and Conditional Use Permit, on the condition that the following terms are met: - The buyer or seller must demonstrate the ability to locate the necessary utilities. Including soil tests and sanitary permits. - A formal site plan review is undertaken by the ETZ Commission that includes any proposed subdivision, preliminary engineering and planning documentation related to stormwater, information on lighting and signage, and general site plan for setbacks review.	
FISCAL IMPACT: BUDGET Potential for increased tax base, net-new construction, and water customers.	
ATTACHMENTS: Application and Application Materials, Draft Ordinance.	