



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

Wednesday, July 2, 2025, 4:00 PM

City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of May 5, 2025 minutes.
3. Consideration of a Certified Survey Map for property located at 674 Cty Rd O in the Extraterritorial Zone (Tax Parcels: 018-1047, 018-1049, 018-1052.02, and 018-1050), for the creation of two lots. **Action:** Recommend Council Approval or Denial.
4. Consideration of a site plan proposed for Lot #2 of the previously proposed CSM for the construction of mini-storage warehouses. Action: Commission Approval or Denial.
5. Adjourn.

Agenda Posted and Distributed: Monday, June 30, 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, May 5, 2025 – 4:00 PM

City Hall Community Room

CALL TO ORDER/ROLL CALL

Meeting called to order by Administrator Honer at 4:00 PM.

Bob Oberhauser	Present		Jeff Meyer	Present
Chris Stephenson	Present		Brian Blanchette	Present (4:01pm)
Pat Gilbert	Present		Matthew Poole	Present
Others Present: Administrator Matthew Honer, Clerk-Treasurer Christy Skelding, John Oberfoell, Robyn Oberfoell, Christina Weitzel, Maria Camp, Kevin Camp, Brenda Steffes, Scott Carey, Mel Carey Tibbits				

APPROVAL OF MINUTES – MARCH 31, 2025 MEETING

Motion (Oberhauser/Stephenson) to approve the minutes. Motion carried, all voting aye (5-0).

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.

Motion (Blanchette/Meyer) to open the public hearing at 4:03 p.m. Motion carried, all voting aye (6-0).

Kevin Camp, 6625 Ramshorn Dr., Deforest: Purchaser of the Property - Interested in getting the plat rezoned to put a storage business building and contractor-condominium.

Brenda Steffes, 565 Old Highway Rd: Would like a little more detail regarding the project. She would like to keep things in the area neat and tidy. She and her neighbors would like something that will be nice and be taken care of.

Robyn Oberfell, 649 Cty Rd O: Property is right across the road. She knows this company has built buildings before and they are well-kept buildings. No objections.

Motion (Meyer/Stephenson) to close the public hearing at 4:08 p.m. Motion carried, all voting aye (6-0).

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

The commission will discuss items 4 and 5 of the agenda together. Administrator Honer doesn't see anything that is a concern from the City's perspective. Honer's recommendation to the commission is to make their action contingent upon site plan approval. The zoning would not be approved by City Council until this commission approves the site plan.

Oberhauser believes this is a potentially needed thing, to have storage condos.

Plan Commission members asked questions to the potential buyer of the property and had discussions of the proposed plan and idea.

There is a renter currently living in the house on the parcel. If the zoning of the entire parcel gets changed, it would make the house not able to be lived in. The Commission discussed changing the zoning of 3 out of the 4 tax parcels, and leave the parcel with the house as is.

Honer recommends to rezone all parcels, except for parcel 018-1047.

Motion (Oberhauser/Blanchette) to recommend Council approval of the request of Janice Carey and Cynthia Terrill, owner of property located at 674 Cty Rd O in the Extraterritorial Zone (Tax Parcels: 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 recommend Council approval of a conditional use permit for mini-storage warehouses and contractor-condominium style buildings, contingent upon a site plan approval. Motion carried by roll call, all voting aye (6-0).

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.

Discussion and action were had under previous agenda item.

ADJOURNMENT

Motion (Oberhauser/Gilbert) to adjourn 4:45 PM. Motion carried, all voting aye (6-0).

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:

674 Cty Rd O, Mineral Point, WI 53565

Parcel #:

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

Lot Size:

10.61 acres

Property Owner:

Name:

Janice Carey and
Cynthia Terrill

Address:

729 Church Street
Mineral Point, WI

Phone:

608-574-0630

Email:

mtibbits@frontier.com

Agent:

Name:

Kevin Camp

Address:

Kevin - 720-775-7244
Dan - 406-671-7701
Matt - 406-855-0291

Phone:

Email:

Kevin: kevincamp@icloud.com
Dan: dbowman57@yahoo.com
Matt: dtechconsult@hotmail.com

Action Requested:

Administrative Review:		Fee:	Planning Approval*:		Fee:
☐	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:

Certified Survey Map: Create separate parcel for existing house and outbuilding, 2.72 acres, more or less.

Conditional Use Permit and Commercial Site Plan Review: for proposed storage units (2) located on the south 1/3 of the property, which will be Phase #1 of the entire property development. Phase #1 construction would begin late summer/early fall. (Phase #2, which will be located in the middle portion of the property will be submitted for Conditional Use Permit and Commercial Site Plan Review once developers have determined exactly what will be constructed, including need of sanitary system.) Phase #1 will include the construction of a storm water management pond that will meet the requirements of the WDNR and the City of Mineral Point.

Attachments:

Draft Certified Survey Map creating 2.72 acre parcel

Site plan for storage units: Overall property plan, storage unit layout plan, and storage unit grading plan.

Applicant Signatures:

Dan Bowman

Signature, Printed Name, Date

Dan Bowman

Dan Bowman

06/26/2025

Signature, Printed Name, Date

Date Received:

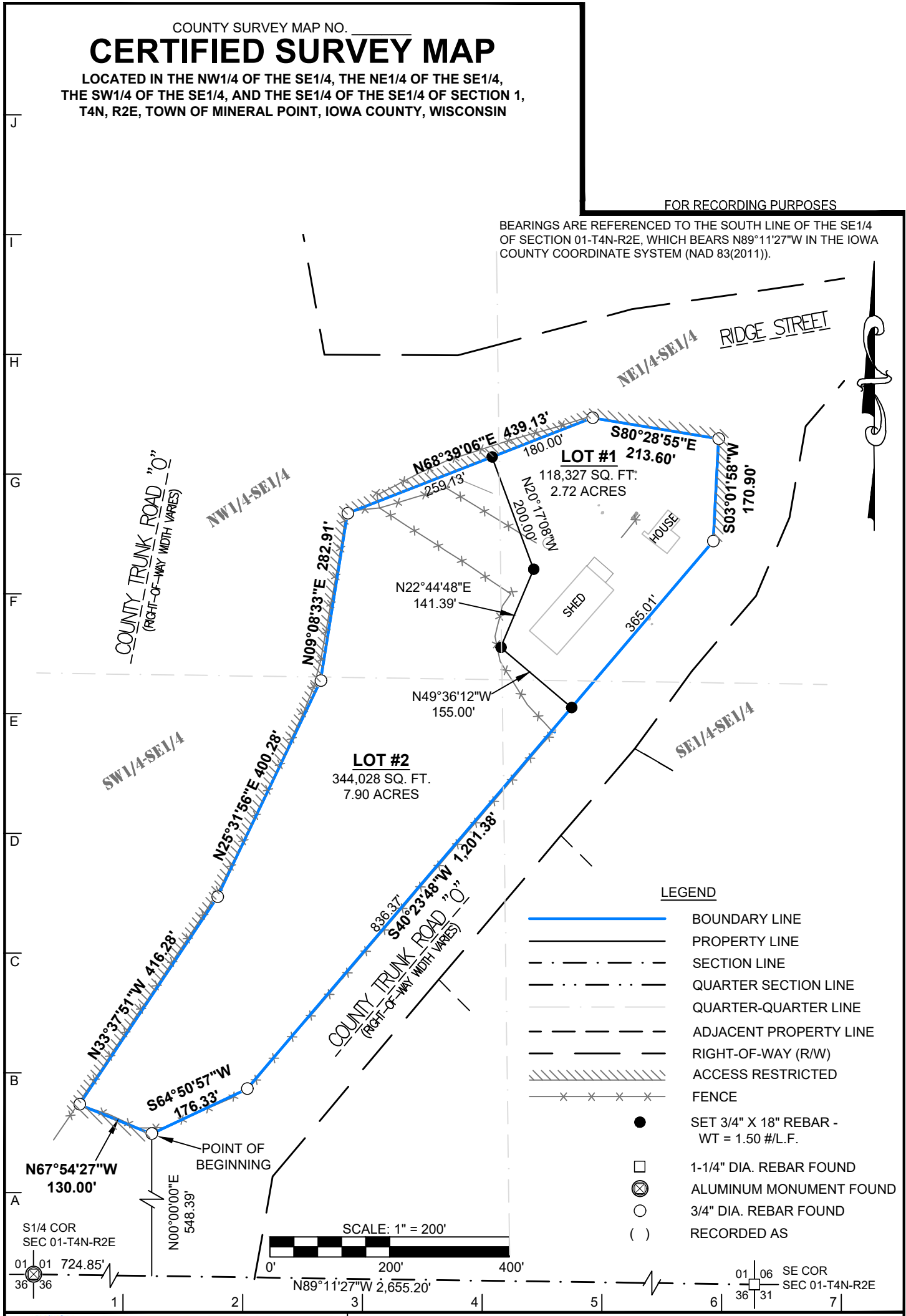
Fee Collected:

COUNTY SURVEY MAP NO. _____
CERTIFIED SURVEY MAP

LOCATED IN THE NW1/4 OF THE SE1/4, THE NE1/4 OF THE SE1/4,
THE SW1/4 OF THE SE1/4, AND THE SE1/4 OF THE SE1/4 OF SECTION 1,
T4N, R2E, TOWN OF MINERAL POINT, IOWA COUNTY, WISCONSIN

FOR RECORDING PURPOSES

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE1/4
OF SECTION 01-T4N-R2E, WHICH BEARS N89°11'27"W IN THE IOWA
COUNTY COORDINATE SYSTEM (NAD 83(2011)).



LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER-QUARTER LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY (R/W)
- ACCESS RESTRICTED
- FENCE
- SET 3/4" X 18" REBAR - WT = 1.50 #/L.F.
- 1-1/4" DIA. REBAR FOUND
- ALUMINUM MONUMENT FOUND
- 3/4" DIA. REBAR FOUND
- RECORDED AS

DELTA 3
PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES
875 SOUTH CHESTNUT STREET
PLATTEVILLE, WISCONSIN 53818
PHONE: (608) 348-5355

FOR: KEVIN CAMP
DATE(S) OF FIELDWORK: 06/11/2025
FIELD CREW: A.L./T.H.
DRAWN BY: A.L.
REVIEWED BY: D. DREESSENS
DELTA 3 PROJECT NO.: D25-129
SHEET 1 OF 3

J

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A

COUNTY SURVEY MAP NO. _____
CERTIFIED SURVEY MAP
LOCATED IN THE NW1/4 OF THE SE1/4, THE NE1/4 OF THE SE1/4,
THE SW1/4 OF THE SE1/4, AND THE SE1/4 OF THE SE1/4 OF SECTION 1,
T4N, R2E, TOWN OF MINERAL POINT, IOWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:
I, STANLEY J. KING, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THIS CERTIFIED SURVEY MAP, LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4), THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4), AND THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION ONE (1), TOWN FOUR NORTH (T4N), RANGE TWO EAST (R2D) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF MINERAL POINT, IOWA COUNTY, WISCONSIN, CONTAINING 10.61 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (W-S1/4) CORNER OF SAID SECTION ONE(1);

THENCE NORTH 89°11'27" WEST 724.85 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION ONE (1);

THENCE NORTH 00°00'00" EAST 548.39 FEET TO THE WESTERLY RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY "O" AND THE POINT OF BEGINNING;

THENCE NORTH 67°54'27" WEST 130.00 FEET TO THE EASTERLY RIGHT-OF-WAY U.S. HIGHWAY "15";

THENCE NORTH 33°37'51" WEST 416.28 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY "151";

THENCE NORTH 25°31'56" EAST 400.28 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY "151";

THENCE 09°08'33" EAST 282.91 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY "151" TO THE SOUTHERLY RIGHT-OF-WAY OF RIDGE STREET;

THENCE NORTH 68°39'06" EAST 439.13 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID RIDGE STREET;

THENCE SOUTH 80°28'55" EAST 213.60 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID RIDGE STREET TO THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY TRUNK HIGHWAY "G";

THENCE SOUTH 03°01'58" WEST 170.90 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY TRUNK HIGHWAY "G";

THENCE SOUTH 40°23'48" WEST 1,201.38 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY TRUNK HIGHWAY "G";

THENCE SOUTH 64°50'57" WEST 176.33 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY TRUNK HIGHWAY "G" TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF KEVIN CAMP.

THERE IS NO WARRANTY WITH RESPECT TO LOCAL ORDINANCES.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF s. 236.34, Stats. AND THE SUBDIVISION REQUIREMENTS OF THE CITY OF MINERAL POINT AND IOWA COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF, _____, 20_____.

STANLEY J. KING, S-2001
DELTA 3 ENGINEERING, INC.
875 S. CHESTNUT STREET
PLATTEVILLE, WI 53818
(608) 348-5355
KINGS@DELTA3ENG.BIZ



DELTA 3

PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES
875 SOUTH CHESTNUT STREET PHONE: (608) 348-5355
PLATTEVILLE, WISCONSIN 53818

FOR: KEVIN CAMP

DATE(S) OF FIELDWORK: 06/11/2025
FIELD CREW: A.L./T.H.
DRAWN BY: A.L.
REVIEWED BY: D. DREESSENS

J

OWNER'S CERTIFICATE:

1

H

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RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF MINERAL, IS HEREBY APPROVED
BY THE CITY OF MINERAL POINT THIS

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APPROVED FOR RECORDING BY THE IOWA COUNTY PLANNING AND ZONING THIS

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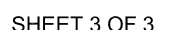
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RECEIVED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK, _____.M.

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OWNER: DAN BOWMAN

PRELIMINARY	
PROJECT NUMBER	D25-129
SHEET SCALE	NOTED
DRAWN BY	B. FERGUSON
DATE ISSUED	JUNE 26, 2025

OVERALL LAYOUT

U.S.H 151
RIGHT-OF-WAY VARIES

COUNTY HIGHWAY O



DELTA 3

PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEERING
SURVEYING • GRANT WRITING • PLANNING • CADD SERVICES

875 SOUTH CHESTNUT STREET
PLATTEVILLE, WISCONSIN 53181

PHONE: (608) 348-5355

888 JACKSON STREET
DUBUQUE, IOWA 52001

PHONE: (563) 542-9005

MR. DAN J. DREESSENS, P.E.
DELTA 3 ENGINEERING, INC.
TELEPHONE: (608) 348-5355

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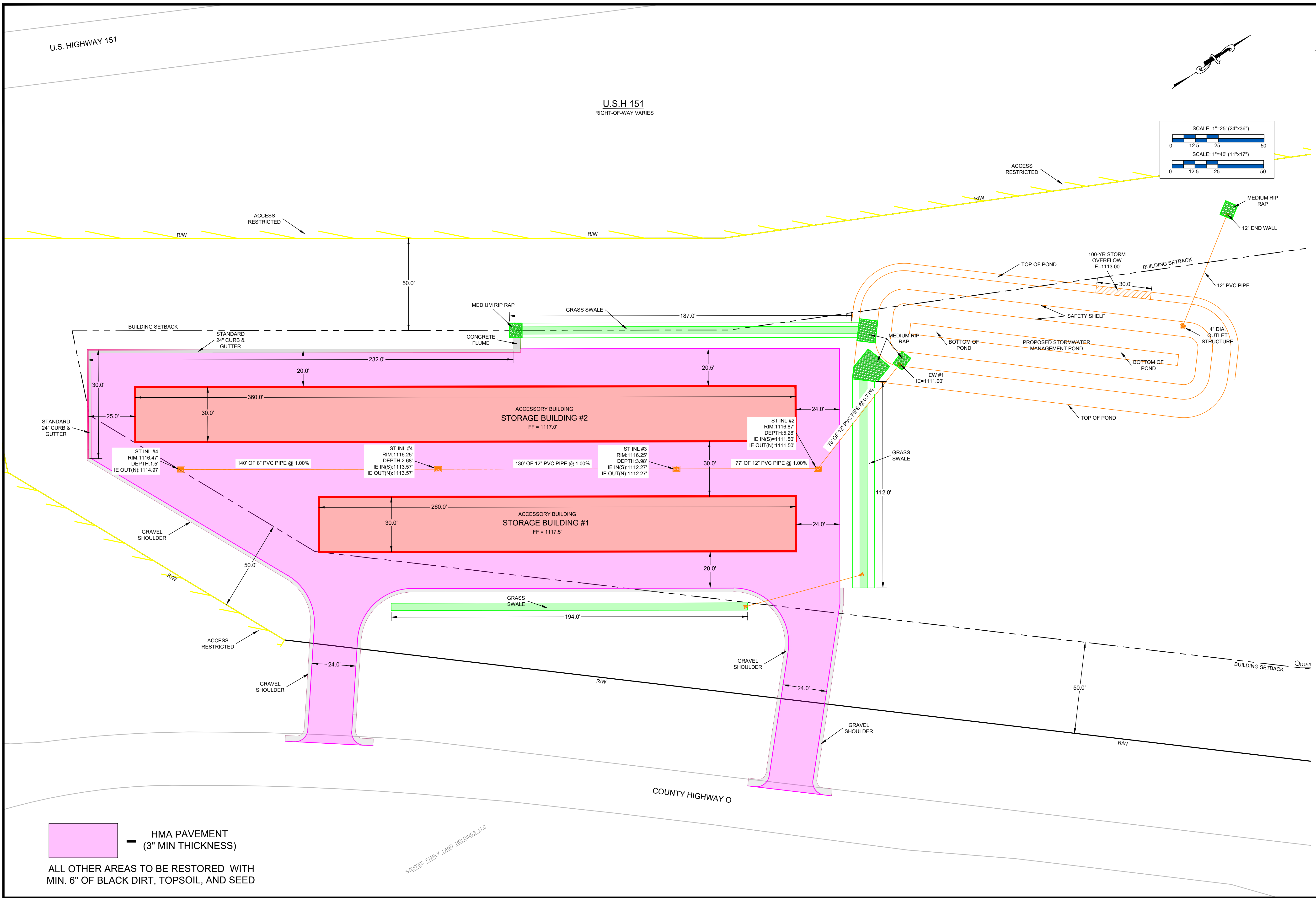
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PRELIMINARY	
PROJECT NUMBER	D25-129
SHEET SCALE	NOTED
DRAWN BY	B. FERGUSON
DATE ISSUED	JUNE 26, 2025

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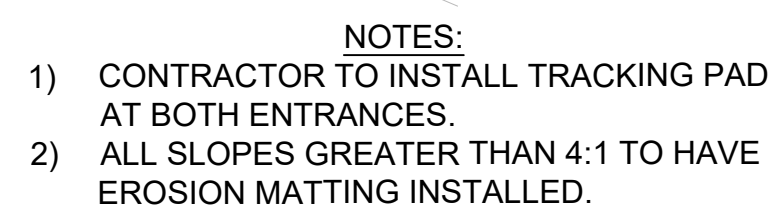
PROPOSED SITE LAYOUT



OWNER: DAN BOWMAN

PRELIMINARY	
PROJECT NUMBER	D25-129
SHEET SCALE	NOTED
DRAWN BY	B. FERGUSON
DATE ISSUED	JUNE 26, 2025

SITE GRADING



NOTES: