

MINUTES

CITY OF MINERAL POINT EXTRATERRITORIAL ZONING PLAN COMMISSION MEETING

Tuesday, October 7, 2025 – 4:15 PM

City Hall Community Room

CALL TO ORDER/ROLL CALL

Meeting called to order by Administrator Honer at 4:15 PM.

Bob Oberhauser	Present		Jeff Meyer	Present
Chris Stephenson	Present		Brian Blanchette	Present
Pat Gilbert	Present		Matthew Poole	Excused
Others Present: Administrator Matthew Honer, Clerk-Treasurer Christy Skelding, Larry McNeill, Jeff Borchert, Teresa Nelson				

APPROVAL OF MINUTES – JULY 2, 2025 MEETING

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

PUBLIC HEARING - REQUEST OF JEFF BORCHERT REPRESENTING LUDDEN LAKE PROPERTIES, LLC, OWNER OF PROPERTY LOCATED AT 1350 W. LAKE RD IN THE EXTRATERRITORIAL ZONE TO REZONE TAX PARCELS 018-0979, 018-0981, 018-0976.03, 018-0978.02, AND 018-0988.A FROM A-1 EXCLUSIVE AGRICULTURAL USE DISTRICT TO RB-1 RECREATION BUSINESS DISTRICT, AND TAX PARCEL 018-0986.09 FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO RB-1 RECREATION BUSINESS DISTRICT. THE OWNER ALSO REQUESTS A CONDITIONAL USE PERMIT TO OPERATE A GOLF COURSE ON THE ABOVE-MENTIONED TAX PARCELS.

Motion (Oberhauser/Stephenson) to open the public hearing at 4:16 p.m. Motion carried, all voting aye (5-0).

Jeff Borchert – Building a new maintenance shed on the property and learned the property was not zoned correctly for a golf course.

Larry McNeill – 219 N. Iowa St. – Owns a four-acre parcel on W. Lake Road. He fully supports Mr. Borchert's request.

Teresa Nelson – would like to see business at the golf course and supports Mr. Borchert's request.

Motion (Oberhauser/Gilbert) to close the public hearing at 4:26 p.m. Motion carried, all voting aye (5-0).

CONSIDERATION OF REQUEST OF JEFF BORCHERT REPRESENTING LUDDEN LAKE PROPERTIES, LLC, OWNER OF PROPERTY LOCATED AT 1350 W. LAKE RD IN THE EXTRATERRITORIAL ZONE TO REZONE TAX PARCELS 018-0979, 018-0981, 018-0976.03, 018-0978.02, AND 018-0988.A FROM A-1 EXCLUSIVE AGRICULTURAL USE DISTRICT TO RB-1 RECREATION BUSINESS DISTRICT. THE OWNER ALSO REQUESTS CONSIDERATION OF A CONDITIONAL USE PERMIT TO OPERATE A GOLF COURSE ON THE ABOVE-MENTIONED TAX PARCELS.

There are no approved uses for the Recreational Business district, there are only conditional uses.

Oberhauser asked Borchert what his plans are for the property. Borchert would like to keep the original club house, remodel it, and open up the golf course. He has had discussions with a professional golfer who is moving to Dodgeville, who is interested in designing the course. He would like to add 3-4 more holes to make it a 12-hole golf course.

Blanchette stated that he has friends that live around Ludden Lake that asked if there is any consideration for the water quality of the lake. Borchert is currently working with the DNR and discussing dredging. Borchert also serves on the dam commission and is aware of the quality issues.

Motion (Oberhauser/Meyer) to approve the request of Jeff Borchert representing Ludden Lake Properties, LLC, owner of property located at 1350 W. Lake Rd in the Extraterritorial Zone to rezone tax parcels 018-0979, 018-0981, 018-0976.03, 018-0978.02, and 018-0988.A from A-1 Exclusive Agricultural use district to RB-1 Recreation Business District; and to approve a conditional use permit to operate a golf course on the above-

mentioned tax parcels. Motion carried by roll call, all voting aye (5-0).

ADJOURNMENT

Motion (Blanchette/Oberhauser) to adjourn 4:38 PM. Motion carried, all voting aye (5-0).

Matthew Honer, City Administrator

Approved: