



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

Tuesday, October 7, 2025, 4:15 PM

City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of July 2, 2025 minutes.
3. 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. **Action:** Open Hearing, Close Hearing.
4. 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, and tax parcel 018-0986.09 from R-1 Single Family Residential 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. **Action:** Recommend Council Approval or Denial.
5. Adjourn.

Agenda Posted and Distributed: Wednesday, October 1, 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

Wednesday, July 2, 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	Excused		Jeff Meyer	Present
Chris Stephenson	Present		Brian Blanchette	Present
Pat Gilbert	Present		Matthew Poole	Present
Others Present: Administrator Matthew Honer, Clerk-Treasurer Christy Skelding, Mel Tibbits, Christina Weitzel				

APPROVAL OF MINUTES – MAY 5, 2025 MEETING

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

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.

The preliminary CSM shows the owners splitting the parcels into two lots. Lot #1 will remain zoned as A-1, and lot #2 will be rezoned to B-2, with a conditional use permit for storage units.

Motion (Meyer/Blanchette) to recommend Council approval 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. Motion carried, all voting aye (5-0).

CONSIDERATION OF A SITE PLAN PROPOSED FOR LOT #2 OF THE PREVIOUSLY PROPOSED CSM FOR THE CONSTRUCTION OF MINI-STORAGE WAREHOUSES.

Commissioners had a short discussion regarding the driveway. No other questions regarding the site plan.

Honer stated that one of the proposed buildings will be designated as a principal structure on the lot.

Motion (Meyer/Stephenson) to approve a site plan proposed for lot #2 of the previously proposed CSM for the construction of mini-storage warehouses. Motion carried, all voting aye (5-0).

ADJOURNMENT

Motion (Gilbert/Blanchette) to adjourn 4:14 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

NOTICE OF PUBLIC HEARING

MINERAL POINT EXTRATERRITORIAL ZONING PLANNING COMMISSION

Tuesday, October 7, 2025, 4:15 p.m.

City Hall Community Room, City of Mineral Point

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 Jeff Borchert representing Ludden Lake Properties LLC, owner of property located at 1350 W. Lake Rd in the Extraterritorial Zone. The owner requests rezoning 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.

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

Published: September 18, 2025 and September 25, 2025.

Christy Skelding
City Clerk/Treasurer

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.



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:

1350 W. Lake Rd.

Parcel #:

Lot Size:

Property Owner:

Name:

Jeff Borchert

Address:

1355 Hidden Valley Rd

Verona, WI 53593

Phone:

Email:

Agent:

Name:

Address:

Phone:

Email:

Action Requested:

Administrative Review:

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

Planning Approval*:

- | | <u>Fee:</u> |
|---|---------------------------|
| ☐ Certified Survey Map (CSM): | \$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.



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:

Rezone from A-1 to RB-1 for the creation/reopening of Ludden Lake Golf Course and associated businesses.

Attachments:

Map of properties to rezone.

Applicant Signatures:

Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received:

Fee Collected:



SW WI GIS

☐ = SURVEY By Delta 3
☐ = ROAD BOUNDARIES
☐ = WANT TO SURVEY / 3 ARMS

SCALE: 1" = 400'

Print Date: 7/7/2020

- A) LINE FROM C.H. H. Q. WEST LAKE ROAD
 B) LINE FROM WEST LAKE ROAD TO LAKE (LARRY'S HOUSE)
 C) HOLGERSON HOUSE LOT (ANNE'S HOUSE)

DISCLAIMER: No guarantee in the accuracy of the material contained here and is not responsible for any misuse or misrepresentation of this information or its derivatives.



Mineral Point, Wisconsin

10/7/2025

☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Extraterritorial Zoning Commission
Department Reporting: Administration	Submitted by: Matthew Honer
Issue: 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, and tax parcel 018-0986.09 from R-1 Single Family Residential 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.	
BACKGROUND/ANALYSIS: The owner is requesting the rezoning of land between County RD QQ and W. Lake Rd. to allow for the re-establishment of a commercial golf course. 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. This rezone is unique in that it has historically operated as a commercial golf course. When the ETZ was established, it was zoned as A-1, despite that not being the actual use. It operated as a golf course as an existing non-conforming use. Once the golf course stopped operating for the period of time that it did, it lost its non-conforming status and now needs to be rezoned to accommodate the use of a golf course. There are no approved uses in the RB-1 Recreation Business District; only uses require conditional approval. Golf Courses are allowed uses, and reasonable conditions can be placed on their approval. Zoning Administrator has no immediate concerns or recommended conditions for approval.	
RECOMMENDATION: Recommend Council approval of the Rezone and Conditional Use Permit	
FISCAL IMPACT: N/A	
ATTACHMENTS:	

