



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

Thursday, February 5, 2026, 4:30 PM

City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of October 7, 2025, minutes.
3. Approval of a preliminary Certified Survey Map (CSM) request of Donald Stoikes, owner of a property located at 4141 E Barreletown Rd. **Action:** Approve or deny the requested certified survey map.
4. Adjourn.

Agenda Posted and Distributed: Tuesday, January, 27, 2026

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

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:



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Planning and Zoning Application

Municipality (Check One):

☐ City of Mineral Point

☒ Town of Mineral Point(ETZ)

Property Address:

4141 E BARRELTOWN RD MINERAL POINT WI

Parcel #:

Lot Size:

53565

Property Owner:

Name:

Dora H. Stikes

Agent:

Name:

Address:

4141 E BARRELTOWN RD

Address:

Phone:

Phone:

Email:

Action Requested:

Administrative Review:

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

Planning Approval*:

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

Attachments:

Applicant Signatures:

Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received:

12/11/2025

Fee Collected:

\$800.00 MY

Being part of the SE 1/4 of the SE 1/4 of Section 17,
T5N, R3E, Town of Mineral Point, Iowa County, Wisconsin

sheet 1 of 2

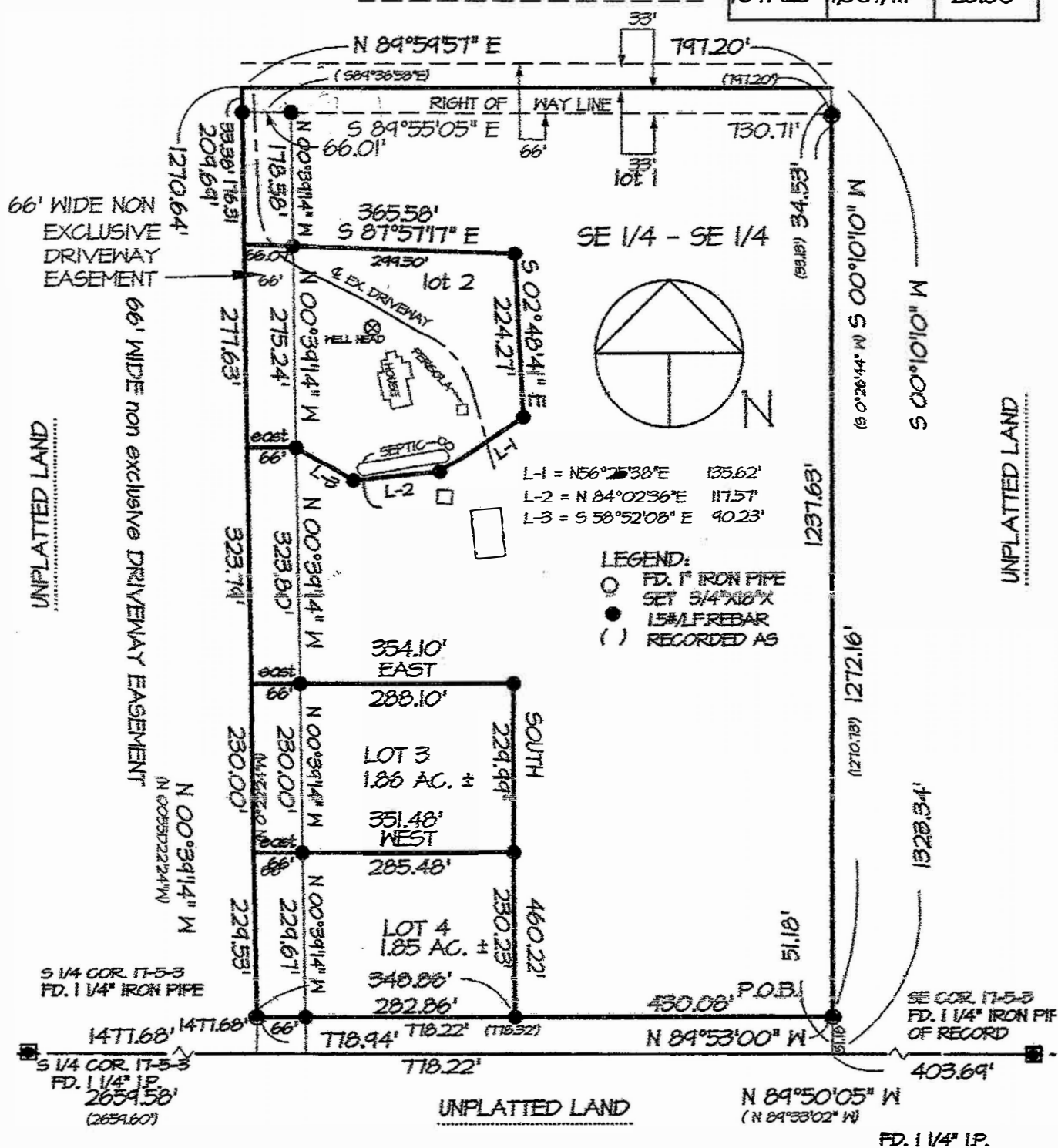
$$\text{Scale} = 200$$

Plat bearings are oriented toward the IOWA County Coordinate system as defined by the Wisconsin Department of Transportation, the South Line of the SE 1/4 of 17-5-3, which line was measured by GPS observation to bear N 89°50'05" W

SUMMARY OF AREAS

LOT #	SQ. FT.	ACRE±
1	733,809	16.85
2	106,471	2.44
3	81,137	1.86
4	80,494	1.85
TOTALS	1,001,911	23.00

UNPLATTED LAND
BARRELTOWN ROAD



CERTIFIED SURVEY MAP

Being part of the SE 1/4 of the SE 1/4 of Section 17, T5N, R3E, Town of Mineral Point, Iowa County, Wisconsin

I, Laurence E. Schmit, hereby certify that under the direction of Don Stolkes, I have made a survey, division, and map. Subject map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof, and I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in the dividing, mapping of the land which is described as

Being part of the SE 1/4 of the SE 1/4 of Section 17, T5N, R3E, Town of Mineral Point, Iowa County, Wisconsin, to wit:

Commencing at the SE corner of said Section 17; thence N 89° 50'05" W, 403.69' along the south line of the SE 1/4; thence N 00°10'10" E, 51.18' to the POINT OF BEGINNING; thence N 89° 53'00" W, 118.94'; thence N 00°39'14" W, 1270.64' to a point in the centerline of Barreltown Road; thence N 89°59'57" E, 797.20' to a point in the same; thence S 00°10'10" W, 1272.16' to the POINT OF BEGINNING. Parcel contains 1,001,911 square feet, or 23.00 acres, more or less, and is subject to an easement for Barreltown Road along the northerly side, and all lots benefit from and are subject to an access easement along the westerly 66' thereof, and are subject to other easements of record and/or usage, if any.

sheet 1 of 2

Laurence E. Schmit

date:

APPROVED FOR RECORDING BY: CITY OF MINERAL POINT

Danny Clark - Mayor

date:

Christy Skelding - Clerk

date:

APPROVED FOR RECORDING BY: IOWA COUNTY

SCOTT GODFREY, DIRECTOR OF PLANNING & DEVELOPMENT

OFFICE DATA:

JOB I.D.	2025s-121
SURVEY CREW:	JD
FIELD BOOK NO.:	25-2 PG. 8
DWG. STORED:	VERS 13
DRAWN BY:	LES
DRAWING NO.:	25S-121.DWG
DATA FILE NO.:	<25S-121.TXT>

SCHMIT ENGINEERING & SURVEYING
215 E. GRACE STREET
DODGEVILLE, WI. 53533
608-935-2121