



CITY OF MINERAL POINT

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

AGENDA

CITY OF MINERAL POINT BOARD OF APPEALS MEETING

Thursday, December 12, 2024, 6:00 PM

City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of September 18, 2024 Minutes.
3. Public Hearing. **Action:** Open Public Hearing, Hear testimony, and close public hearing.

2024 – BOA001: Request of Deane Judd, owner of a property located at 30 Jackson Street (Parcel No. 251-0362.A), for a variance from Section 154.02(D)(6)(h) of the Municipal Code prohibiting the use of metal materials on the exterior of buildings in residential districts.

2024 – BOA002: Request of Anthony and Julie Hook, owners of a property located at 320 Commerce Street (Parcel No. 251-0119), for a variance from Section 154.04(I)(3)(b) of the Municipal Code pertaining to the street setback in the M-1 Light Industrial District.

2024 – BOA003: Request of AEY Holdings LLC, TNT Real Estate LLC, and Adam Crist (owner and agent), for property located between East Lake Road and US Highway 151 (Parcel Nos. 251-1045.12 and 1044.02), for a variance from Section 154.02(D)(6)(d) of the Municipal Code pertaining to lot frontage requirements.

4. Variance No. 2024 – BOA001 – Request of Deane Judd, owner of a property located at 30 Jackson Street (Parcel No. 251-0362.A), for a variance from Section 154.02(D)(6)(h) of the Municipal Code prohibiting the use of metal materials on the exterior of buildings in residential districts. **Action:** Approve or deny Variance.
5. Variance No. 2024 – BOA002 – Request of Anthony and Julie Hook, owners of a property located at 320 Commerce Street (Parcel No. 251-0119), for a variance from Section 154.04(I)(3)(b) of the Municipal Code pertaining to the street setback in the M-1 Light Industrial District. **Action:** Approve or deny Variance.
6. Variance No. 2024 – BOA003 – Request of AEY Holdings LLC, TNT Real Estate LLC, and Adam Crist (owner and agent), for property located between East Lake Road and US Highway 151 (Parcel Nos. 251-1045.12 and 1044.02), for a variance from Section 154.02(D)(6)(d) of the Municipal Code pertaining to lot frontage requirements. **Action:** Approve or deny Variance.
7. Adjourn.

Agenda Posted and Distributed: Friday, December 6, 2024

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 BOARD OF APPEALS MEETING

Monday, September 18, 2023 – 5:15 PM

City Hall Community Room

CALL TO ORDER/ROLL CALL

Meeting called to order by Administrator Honer at 5:17 PM.

Present: Commissioners Galle, Grover, McKeon.

Also Present: City Administrator Honer, Clerk-Treasurer Skelding, and other interested parties.

Absent/Excused: Commissioners Lauffer and Clark.

APPROVAL OF MINUTES – MAY 23, 2023 MEETING

Motion (Grover/McKeon) to approve the minutes. Motion carried on a vote of 3-0.

PUBLIC HEARING: REQUEST OF MATTHEW MCKINLEY, OWNER OF 310 9TH STREET (PARCEL 251-0370.28), FOR A VARIANCE FROM SECTION 154.047(D)(3)(c) OF THE MUNICIPAL CODE PERTAINING TO REAR YARD SETBACKS IN THE R-2 TWO-FAMILY RESIDENTIAL DISTRICT.

Motion (McKeon/Grover) to open the public hearing at 5:19 PM. Motion carried, all voting aye (3-0).

Matt McKinley – 310 9th St: The deck being proposed doesn't meet set back requirements, but is fairly close in line with the neighbors' deck.

Motion (Galle/McKeon) to close the public hearing at 5:21 PM. Motion carried, all voting aye (3-0).

VARIANCE NO. 2023-04 - REQUEST OF MATTHEW MCKINLEY, OWNER OF 310 9TH STREET (PARCEL 251-0370.28), FOR A VARIANCE FROM SECTION 154.047(D)(3)(c) OF THE MUNICIPAL CODE PERTAINING TO REAR YARD SETBACKS IN THE R-2 TWO-FAMILY RESIDENTIAL DISTRICT.

The Board received an application showing a proposed 16'x13' deck. Board members have not heard of any concerns.

Motion (Galle/McKeon) to grant Variance No. 2023-04 – Request of Matthew McKinley, owner of 310 9th Street (Parcel No. 251-0370.28), for a variance from section 154.04(D)(3)(c) of the municipal code pertaining to rear yard setbacks in the R-2 Two-Family residential district. Motion carried by roll call, all voting aye (3-0).

ADJOURNMENT

Motion (McKeon/Grover) to adjourn at 5:24 PM. Motion carried, all voting aye (3-0).

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
CITY OF MINERAL POINT BOARD OF APPEALS
Thursday, December 12, 2024, 6:00 p.m.
City Hall Community Room

NOTICE IS HEREBY GIVEN that the City of Mineral Point Board of Appeals will meet at the place, date, and time indicated above to consider the request of Deane Judd, owner of a property located at 30 Jackson Street (Parcel No. 251-0362.A), for a variance from Section 154.02(D)(6)(h) of the Municipal Code prohibiting the use of metal materials on the exterior of buildings in residential districts. The applicant proposes the construction of a single-family residential structure with metal siding.

All interested persons, their agents, or representatives may appear at said hearing and address the Board of Appeals regarding this variance request.

Published: November 28, 2024 and December 5, 2024

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.



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City Hall Community Room

NOTICE IS HEREBY GIVEN that the City of Mineral Point Board of Appeals will meet at the place, date, and time indicated above to consider the request of Anthony and Julie Hook, owners of a property located at 320 Commerce Street (Parcel No. 251-0119), for a variance from Section 154.04(1)(3)(b) of the Municipal Code pertaining to the street setback in the M-1 Light Industrial District. The applicant proposes the construction of an entrance canopy within the setback area.

All interested persons, their agents, or representatives may appear at said hearing and address the Board of Appeals regarding this variance request.

Published: November 28, 2024 and December 5, 2024

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.



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Thursday, December 12, 2024, 6:00 p.m.
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NOTICE IS HEREBY GIVEN that the City of Mineral Point Board of Appeals will meet at the place, date, and time indicated above to consider the request of AEY Holdings LLC, TNT Real Estate LLC, and Adam Crist (owner and agent), for property located between East Lake Road and US Highway 151 (Parcel Nos. 251-1045.12 and 1044.02), for a variance from Section 154.02(D)(6)(d) of the Municipal Code pertaining to lot frontage requirements. The applicant proposes utilizing a driveway easement in place of public street frontage.

All interested persons, their agents, or representatives may appear at said hearing and address the Board of Appeals regarding this variance request.

Published: November 28, 2024 and December 5, 2024

Christy Skelding
City Clerk/Treasurer

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Mineral Point, Wisconsin

12/12/2024

TOPIC: Request of Deane Judd, owner of a property located at 30 Jackson Street (Parcel No. 251-0362.A), for a variance from Section 154.02(D)(6)(h) of the Municipal Code prohibiting the use of metal materials on the exterior of buildings in residential districts.

☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Zoning Board of Appeals
Department Reporting: Administration	Submitted by: Matthew Honer
Request: The applicant seeks to build a house with metal siding at 30 Jackson St. The applicant seeks to build a "shouse," which is a primary structure with a large attached workshop space. Shouses are commonly constructed through metal post frame construction similar to a "pole shed." Examples: https://mortonbuildings.com/projects/shouse	
BACKGROUND: The applicant is requesting an Area Variance to provide relief from the restriction on metal siding in residential districts. Ordinance regarding metal siding is attached.	
ANALYSIS: The variance is not contrary to the public interest and such variance will be in general harmony with the purposes and intent of the Zoning Code. <u>Found.</u> While the intent of the Zoning Code(154.02(D)(6)(h)) is to prohibit metal siding in residential districts, I do not believe that the variance would be contrary to the public interest. In this instance, the public interest was the impact to surrounding property owners by the visual nature of a metal-sided building in a residential district. Currently, this property is not within near sight or proximity of neighboring properties. That may not always be the case. The variance will not permit the establishment of use that is not permitted or permissible in the district. <u>Found.</u> The variance is an area variance and not a use variance. The matter of a large workshop may be a future concern for operating a business, but metal siding does not involve any issue of use. Special conditions and circumstances exist that are peculiar to the land, structures, or buildings involved and which do not apply to other lands, structures, or buildings in the same district. <u>Not Found.</u> There is nothing peculiar or unique about the structure or land that would require metal siding. The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. <u>Not Found.</u> The literal interpretation of the Zoning Code does not allow metal siding on all structures within residential districts. The hardship is not shared generally by other land or buildings in the area. <u>Not Found.</u> No hardship is identified. Hardships are identified as a condition that would prohibit the land from being used in the manner it is zoned for. Hardships can also be identified as being unnecessarily burdensome in view of the ordinance, yet hardships need to identify what is unique about the land that creates the unnecessary burden.	

6. **The hardship results from the strict interpretation of this ordinance and is not the result of self-created or self-imposed circumstances. Not Found.** *The Zoning Administrator has not identified a hardship resulting from the unique conditions of the property. The applicant's stated hardship a result of the applicant's choice of housing design.*

RECOMMENDATION: Staff has not identified a hardship that would prevent the applicant from using the land as it is zoned. Considering the land has been used for residential uses in the past while being able to comply with the ordinance, would indicate that a hardship does not exist. If the Board desires to consider that compliance with the ordinance as unnecessarily burdensome in relation to the purpose of the ordinance, a hardship could be considered.



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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Planning and Zoning Application

Municipality (Check One):

☒ City of Mineral Point

☐ Town of Mineral Point(ETZ)

Property Address:

30 Jackson St.

Parcel #:

0362.A

Lot Size:

8 acres

Property Owner:

Name:

Deane Judd

Address:

6851 Dugway
Ridgeway, WI 53582

Phone:

608-279-0665

Email:

deanjudd.pumps
@yahoo.com

Agent:

Name:

Address:

Phone:

Email: tasporle@gmail.com

*Email both

Action Requested:

Administrative Review:

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

Planning Approval*:

- | | Fee: |
|---|---------------------------|
| ☐ 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.

PAID

NOV 15 2024 OK #1967

CITY OF MINERAL POINT
CLERK TREASURER



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:

- Shouse building at 30 Jackson St.
- Reason for request of variance is to allow the use of metal siding

Attachments:

Hardship Evidence
and Not Harming Public
Interest

Applicant Signatures:

Deane Judd

Deane Judd 11/15/24

Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received: _____

Fee Collected: _____

30 Jackson Street

Hardship:

Bluff location, more susceptible to natural elements than other city locations, isolation of lot and lack of structures as barriers to the elements, moisture and shade from 8 acres of woodlands, wildlife

Being on a bluff and isolated on 8 acres the structure will be more susceptible to the natural elements of wind, and precipitation. Being more exposed to the elements on the bluff it will also be more susceptible to mold and mildew. Metal siding is highly resistant to rot, mildew, and rust. Metal does not absorb moisture. It holds up especially well in northern climates where snow sleet, frost rain and wind have little effect on metal.

The building site being surrounded by 8 acres of woodlands and the vast amount of pine needles makes it more susceptible to insects, birds, and other wildlife. Insects don't like metal. So insect infestation is far less likely. Without insects as a food source at the building there will be less draw of birds to the structure. Birds have very little effect on metal because of its thickness and strength.

Steel siding by virtue of the materials thickness and strength resists damage from flying objects such as snow, sleet, frost, rain, birds, and tree debris falling branches which 30 Jackson Street is more susceptible to than other areas of the city.

With the environment in mind, steel siding is recyclable when removed. It is also made out of recyclable materials.

Steel siding at 30 Jackson Street will not cause undue hardship for community members, or the city as a whole, as it is not viewable from the road. The only way to view the residence will be if you have access to the private property. Residential steel siding has become an aesthetically pleasing and durable option that has a valid application at this particular location.

ORDINANCE NUMBER 789 A

AN ORDINANCE AMENDING THE MUNICIPAL CODE TO REGULATE THE USE OF METAL MATERIALS IN BUILDINGS IN RESIDENTIAL DISTRICTS

WHEREAS, the Plan Commission, at a public meeting held September 20, 2018, and continued October 4, 2018, considered regulations pertaining to regulating the use of metal materials in buildings in residential districts; and

WHEREAS, the Plan Commission recommends that the following restrictions be applied to buildings in residential districts:

Except for a building's roof, trim, fascia, soffits, gutters, and downspouts, no building, principal or accessory, attached or detached, shall be constructed or altered in a residential district using any metal material; and

WHEREAS, the Common Council has determined that the recommendation of the Plan Commission is in the best interests of the citizens of the City of Mineral Point;

NOW THEREFORE, the Common Council of the City of Mineral Point adopts the recommendation of the Plan Commission, and ordains that the Municipal Code of the City of Mineral Point be amended as follows:

Section 154.02(D)(3)(f) (*Restrictions*), is renumbered as Section 154.02(D)(6)(*Restrictions*); sub-sections 1. through 7. are renumbered as sub-sections a. through g., respectively; and sub-section 154.02(D)(6)(h) is added thereto, reading as follows:

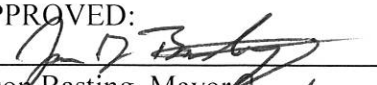
(h) Except for a building's roof, trim, fascia, soffits, gutters, and downspouts, no building, principal or accessory, attached or detached, shall be constructed or altered in a residential district using any metal material; and

Adopted at the regular meeting of the Common Council of the City of Mineral Point, held on October 8, 2018, at City Hall in the City of Mineral Point, Iowa County, Wisconsin.

This ordinance shall be in full force and effect upon passage and publication, as provided by law.

Dated this 8th day of October, 2018.

APPROVED:


Jason Basting, Mayor

ATTEST: 

Debi Heisner, Administrator/Clerk-Treasurer



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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608-987-2361

Planning and Zoning Application

Municipality (Check One):

☒ City of Mineral Point

☐ Town of Mineral Point(ETZ)

Property Address:

30 Jackson St.

Parcel #:

0362.A

Lot Size:

8 acres

Property Owner:

Name:

Deane Judd

Address:

6851 Dugway
Ridgeway, WI 53582

Phone:

608-279-0665

Email:

deanjudd.pumps
@yahoo.com

Agent:

Name:

Address:

Phone:

Email: tasporle@gmail.com

*Email both

Action Requested:

Administrative Review:

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

Planning Approval*:

- | | Fee: |
|---|---------------------------|
| ☐ 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 |

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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.

PAID

NOV 15 2024 OK #1967

CITY OF MINERAL POINT
CLERK TREASURER



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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- Shouse building at 30 Jackson St.
- Reason for request of variance is to allow the use of metal siding

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Hardship Evidence
and Not Harming Public
Interest

Applicant Signatures:

Deane Judd

Deane Judd 11/15/24

Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received:

Fee Collected:

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Steel siding by virtue of the materials thickness and strength resists damage from flying objects such as snow, sleet, frost, rain, birds, and tree debris falling branches which 30 Jackson Street is more susceptible to than other areas of the city.

With the environment in mind, steel siding is recyclable when removed. It is also made out of recyclable materials.

Steel siding at 30 Jackson Street will not cause undue hardship for community members, or the city as a whole, as it is not viewable from the road. The only way to view the residence will be if you have access to the private property. Residential steel siding has become an aesthetically pleasing and durable option that has a valid application at this particular location.



Mineral Point, Wisconsin

12/12/2024

TOPIC: Request of Anthony and Julie Hook, owners of a property located at 320 Commerce Street (Parcel No. 251-0119), for a variance from Section 154.04(l)(3)(b) of the Municipal Code pertaining to the street setback in the M-1 Light Industrial District. Action: Approve or deny Variance.

☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Zoning Board of Appeals
Department Reporting: Administration	Submitted by: Matthew Honer
Request: The applicant seeks to add a canopy to an existing entrance ramp to the retail frontage of their building.	
BACKGROUND: The applicant is requesting an Area Variance to provide relief from the restriction on street setbacks in the Light Industrial District.	
ANALYSIS: The variance is not contrary to the public interest and such variance will be in general harmony with the purposes and intent of the Zoning Code. <u>Found.</u> <i>The public interest to offer setbacks in industrial districts intends to lessen the impact to surrounding property owners of noise, fumes, etc. Considering the property is an existing non-conforming property, the addition of the Canopy does not create a further impact. Additionally, the property is surrounded by the Commercial district, and the entrance is to the retail area of the property.</i> The variance will not permit the establishment of use that is not permitted or permissible in the district. <u>Found.</u> <i>The variance does not create intentionally or otherwise an un-permitted use.</i> Special conditions and circumstances exist that are peculiar to the land, structures, or buildings involved and which do not apply to other lands, structures, or buildings in the same district. <u>Found.</u> <i>The buildings exist within the Historic District and are considered existing non-conforming.</i> The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. <u>Not Found.</u> <i>The literal interpretation of the Zoning Code does not allow the structure or canopy within the setback in the M-1 District.</i> The hardship is not shared generally by other land or buildings in the area. <u>Not Found.</u> <i>No hardship is identified. Hardships are identified as a condition that would prohibit the land from being used in the manner it is zoned for. Hardships can also be identified as being unnecessarily burdensome in view of the ordinance, yet hardships need to identify what is unique about the land that creates the unnecessary burden.</i> The hardship results from the strict interpretation of this ordinance and is not the result of self-created or self-imposed circumstances. <u>Not Found.</u> <i>The Zoning Administrator has not identified a hardship resulting from the unique conditions of the property.</i>	
RECOMMENDATION: Staff has not identified a hardship that would prevent the applicant from using the land as it is zoned yet considering the proposed extends over an existing non-conforming improvement would indicate that a variance should be granted as the entrance ramp was at one time permitted and strict interpretation of the zoning code in this instance would be inconsistent. Further considering that Business districts allow canopies into the setback areas and this business and structure are operating an allowed use retail space immediately adjacent to other commercial businesses may offer that compliance with the ordinance is unnecessarily burdensome in relation to the purpose of the ordinance.	



Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
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Planning and Zoning Application

Municipality (Check One):



City of Mineral Point

☐ Town of Mineral Point(ETZ)

Property Address:

320 Commerce Street

Parcel #:

Lot Size:

Property Owner:

Name:

Tony Hook

Address:

320 Commerce Street

Mineral Point

Phone:

608-987-3259

Email:

hookscheese@gmail.com

Agent:

Name:

Tammy Black

Address:

206 Bluff Street

Dubuque, IA 52001

Phone:

563-500-8435

Email:

tammy@stickleymorton.com

Action Requested:

Administrative Review:

- ☐ New Build 1 & 2 Family Residential:
- ☐ Residential Additions:
- ☐ Accessory Structure:
- ☒ Commercial Zoning:
- ☒ Commercial Signage:
- ☐ Driveway:

Fee:

\$100
\$75
\$50
\$150
\$50
\$50

Planning Approval*:

- ☐ Certified Survey Map (CSM):
- ☐ Conditional Use Permit:
- ☐ Zoning Change Request:
- ☒ Variance Request:
- ☐ Plat Review:
- ☐ Commercial Site Plan Review:
- ☐ Land Use Planning:

Fee:

\$300
\$400
\$500
\$500
\$300
Engineering Expense + 10%
\$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

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MINERAL POINT, WI 53565
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Project Description and Reason for Request:

Hook's Cheese is proposing two additions to the north as well as the addition of an entrance canopy over the existing wood entrance stairs/ramp. The additions include a 12' extension to the north end of the Truck Intake and a Cheese Cave addition (26'x16'-8") that will be constructed between the existing Truck Intake and the store entrance. The canopy will extend 11' from the north store wall. The existing blow-down separator will be moved between the new cheese cave and the existing wood landing at the store entrance and a stack/chimney will be added through the new canopy roof.

It is proposed that a new 8'x4' (32 sf) sign be installed on the east facade along Commerce Street. The lineal foot of the building frontage along Commerce Street is 46'-8", and the sign is allowed to be 3 s.f. per lineal foot equaling 140 s.f. The proposed sign meets this requirement.

A variance is requested to allow the entrance canopy to be constructed within the front yard setback.

Attachments:

Site Plan (Sheet A000)

Floor Plan (Sheet A101)

Exterior Elevations (Sheets A200, A201)

Colored perspective drawing

Dimensioned sign drawing

Applicant Signatures:

Anthony M. Hook, Anthony M. Hook, 10/29/24

Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received:

10/29/2024

Fee Collected:

\$700.00



November 21, 2024

City of Mineral Point
Planning and Zoning
137 High Street, Suite 1
Mineral Point, WI 53563

Re: Hook's Cheese Addition - Variance Request written statement

Dear Planning Commission,

The Hook's Cheese Company is proposing three small additions to the existing building. Per the Mineral Point Zoning Ordinance, M-1 Light Industrial District standards require setbacks on the front yard, rear yard and side yards. The existing building does not meet the required setbacks on the east, west, and south sides of the property due to its proximity to Commerce Street and Jail Alley. The proposed Hook's Cheese additions will be located to the north of the existing building, toward Doty Street. The building is located on a corner and the required setback will be met on the north side but will not be met on the east side of the property. The existing building abuts the property line on the east and the entrance canopy addition will be located within the required setback.

The purpose of the canopy addition is to provide cover over the entrance steps and ramp and clearly define the public entrance to the building. Due to the existing building location the canopy cannot be constructed to meet the required setbacks. This results in unnecessary hardship as the canopy design helps soften the visual of the additions from the street and has received approval from the Historic Preservation Commission. In addition, the canopy will improve the safety of the public as they enter the building during inclement weather. We believe the approval of the variance will not harm the public interest.

Sincerely,

A handwritten signature in blue ink that reads "Tammy Black". The signature is stylized with a large, looping "T" and a cursive "Black".

Tammy Black

Senior Project Architect
Stickley Morton Architects



Mineral Point, Wisconsin

12/12/2024

TOPIC: Request of AEY Holdings LLC, TNT Real Estate LLC, and Adam Crist (owner and agent), for property located between East Lake Road and US Highway 151 (Parcel Nos. 251-1045.12 and 1044.02), for a variance from Section 154.02(D)(6)(d) of the Municipal Code pertaining to lot frontage requirements. Action: Approve or deny Variance.

☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Zoning Board of Appeals
Department Reporting: Administration	Submitted by: Matthew Honer
Request: The applicant seeks to create a parcel without public road frontage.	
BACKGROUND: The applicant is requesting an Area Variance to provide relief from the restriction on required street frontage.	
ANALYSIS: The variance is not contrary to the public interest and such variance will be in general harmony with the purposes and intent of the Zoning Code. <u>Found.</u> <i>The topography of the situation prevents a safe driveway frontage for the proposed Parcel 2. The proposed easement appears to be in the public interest, by decreasing driveway intersections and offering a safe grade.</i> The variance will not permit the establishment of use that is not permitted or permissible in the district. <u>Found.</u> <i>The variance does not create intentionally, or otherwise, an un-permitted use.</i> Special conditions and circumstances exist that are peculiar to the land, structures, or buildings involved and which do not apply to other lands, structures, or buildings in the same district. <u>Not Found.</u> Ultimately the subdivision and rezoning of the land has created the issue and not the conditions of the land. The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. <u>Found.</u> <i>This variance is not uncommon within the City. Additionally, other communities have moved past the required frontage. While the intention of the code is clearly in relation to the need for emergency vehicle access and land access, the use of easements have been found to accomplish this.</i> The hardship is not shared generally by other land or buildings in the area. <u>Not Found.</u> Ultimately the subdivision and rezoning of the land has created the issue and not the conditions of the land. The hardship results from the strict interpretation of this ordinance and is not the result of self-created or self-imposed circumstances. <u>Not Found.</u> Ultimately the subdivision and rezoning of the land has created the issue and not the conditions of the land.	
RECOMMENDATION: Staff recommends approval. Ultimately, there could arise a situation where the intent and literal interpretation of the zoning code would create a situation where a residential parcel should be required to have public road frontage, but in previous variance requests, this has not occurred. This is an aspect of the zoning code that should likely be changed. This is a clear situation where the intent of the zoning code can be met with an easement and the literal interpretation is unnecessarily burdensome.	



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:

Parcel #:

251-1045.2

Lot Size:

251-1044.2

14 ACRES

Property Owner:

Name:

Adam CRIST

Address:

4100 WEIDENFELDER

Phone:

608-482-1229

Email:

Adam.CRIST@PeoplesCompany.com

Agent:

Name:

Address:

Phone:

Email:

Action Requested:

Administrative Review:

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

Planning Approval*:

- | | |
|---|---------------------------|
| ☐ Certified Survey Map (CSM): | Fee: \$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

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Project Description and Reason for Request:

See attached.

Attachments:

Map of Property

Applicant Signatures:

Adam G. Crist Adam G. Crist 11/22/2024

Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received:

11/22/2024

Fee Collected:

\$500.00

City of Mineral Point

Planning and Zoning Application

Parcel #: 251-1045.2 and 251-1044.2

Property Owner: Adam Crist

Project Description and Reason for Request:

1. Two of the proposed lots do not allow for driveways that would meet city ordinance due to the driveway slope percentage given current topography.
2. The slope percentage of the lots does not allow for a legal driveway. Additionally, one of these lots does not have street frontage.
3. We're proposing a shared driveway that would meet city ordinance of driveway slope percentage and would allow for safer access for residents and emergency vehicles.

12/3/2024

#

Being part of the SW, SE and NE 1/4's of the NE 1/4 of Section 36,
T5N, R2E, City of Mineral Point, Iowa County, Wisconsin, to wit:



**3462 Spring Valley Road
Dodgeville, WI 53533
608-935-0294
www.fullcircleES.com**

SHEET 1 OF 2
JOB ID: 2411151C
DRAWING BY MGR
FIELD WORK COMPLETED xx/xx/2024

IOWA COUNTY CERTIFIED SURVEY MAP #

Being part of the SW, SE and NE 1/4's of the NE 1/4 of
Section 36, T5N, R2E, City of Mineral Point, Iowa County,
Wisconsin, to wit:

FOR: ADAM CRIST
MINERAL POINT, WI 53565
SITE: 950 FOUNTAIN STREET, MINERAL POINT, WI

SURVEYOR'S CERTIFICATE:

I, Michael G Rochon, professional land surveyor, hereby certify:

THAT under the direction of Adam Crist, I have surveyed, divided and mapped the following described parcel of land:

Being part of the SW, SE and NE 1/4's of the NE 1/4 of Section 36, T5N, R2E, City of Mineral Point, Iowa County, Wisconsin, to wit:

Commencing at the NE corner of said Section 36;
thence S 89°18'18" W, 1307.14' along the north line of the NE 1/4;
thence S 0°00'50" W, 611.80' along the west line of the NE 1/4 of the NE 1/4 to the POINT OF BEGINNING and to the beginning of a traverse along southerly right of way of East Lake Road;
thence N 49°42'53" E, 13.11';
thence N 85°01'52" E, 367.53';
thence N 68°50'52" E, 118.00' to the end of said traverse to the beginning of a traverse along the westerly right of way of U.S. Highway 151;
thence S 11°43'02" W, 9.70';
thence S 85°33'45" E, 214.80';
thence S 13°18'07" W, 325.74';
thence S 22°09'15" W, 589.85';
thence S 31°06'01" W, 377.76';
thence S 42°06'07" W, 259.16';
thence S 87°40'26" W, 42.72' to the end of said traverse to the beginning of a curve, concave to the east, having a central angle of 28°00'31", a radius of 354.36', and whose long chord bears N 12°13'13" W, 171.51';
thence 173.23' along the arc of said curve and along the centerline of East Lake Road;
thence N 1°47'03" E, 439.68' along the centerline of East Lake Road;
thence N 89°11'48" E, 33.00' along the north line of the SW 1/4 of the NE 1/4;
thence N 0°00'50" E, 716.46' along the west line of the NE 1/4 of the NE 1/4 to the POINT OF BEGINNING;
containing 14.32 acres, more or less.
Parcel is subject to a public right of way easement for East Lake Road.
Parcel is subject to any easements of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

Michael G Rochon, Professional Land Surveyor, S-2767Date

CITY OF MINERAL POINT
The City of Mineral Point hereby accepts this
CSM for recording.

Christy Skelding, ClerkDate

Danny Clark, MayorDate

**CERTIFICATE OF IOWA CO.
REGISTER OF DEEDS**

Received for recording this ____ day of
_____, 2024 at ____ o'clock __M, and
recorded in Volume ____ of Certified Survey
Maps, on Page(s) _____.

TAYLOR J CAMPBELL, IOWA CO. REGISTER OF DEEDS



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road
Dodgeville, WI 53533
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SHEET 2 OF 2
JOB ID: 2411151C
DRAWING BY MGR
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