



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

MINUTES

CITY OF MINERAL POINT BOARD OF APPEALS MEETING

Thursday, December 12, 2024, 6:00 PM

City Hall Community Room

CALL TO ORDER/ROLL CALL

Administrator Honer called the meeting to order at 6:00 pm.

David Engels	Present	Jeff Meyer	Present
Bill Grover	Present		
Steve Leger	Present		
Justin Potterton	Present		
Others Present: Administrator Honer, Clerk-Treasurer Skelding, Adam Crist, Tony Hook, Tammy Black, Tricia Sporle, Deane Judd, John Sharp			

APPROVAL OF MINUTES –SEPTEMBER 18, 2023 MEETING

Motion (Grover/Meyer) to approve September 18, 2023 minutes. Motion carried, all voting aye (5-0).

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 AND TNT REAL ESTATE, LLC AND ADAM CRIST (OWNER AND AGENT) FOR A PROPERTY LOCATED BETWEEN EAST LAKE ROAD AND US HWY 151 (PARCELS 251-1044.02 AND 251-1045.12), FOR A VARIANCE FROM SECTION 154.02 (D)(6)(d) OF THE MUNICIPAL CODE PERTAINING TO LOT FRONTAGE REQUIREMENTS.

Motion (Engels/Leger) to open concurrent Public Hearing at 6:03pm. Motion carried by roll call, all voting aye (5-0).

Deane Judd – 30 Jackson Street: He’s done a lot of work at the property. He would like to build a shouse, but the issue is steel siding. He would like to have steel siding. He stated the property is very hidden and very secluded. He wants it to look nice. There are 8 acres on the property.

Tricia Sporle – 910 High Street: Steel siding has come a long way. They are looking for a black color and would use the limestone rock that was saved from the burned house.

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

City Administrator | Matthew Honer | administrator@cityofmineralpointwi.gov

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Tammy Black – Stickley Morton Architects: Working with Tony Hook on the additions to Hooks Cheese. The canopy going over the top of the stair and ramp is too close to the sidewalk and road, which is the reason for the variance request.

Adam Crist – 4100 Weidenfeller Rd: Looking to subdivide the acreage he owns on East Lake Road and also re-zone from A-1 to R-2.

Administrator Honer read a letter from David Thomas, owner of 40 Jackson Street, to the Board of Appeals into the record, regarding the property located at 30 Jackson Street.

Motion (Leger/Meyer) to close concurrent Public Hearing at 6:13pm. Motion carried, all voting aye (5-0).

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.

Steve Leger finds the ordinance to be problematic as it is vague and general at the same time, which makes it difficult to sort out. The request is that the ordinance is unnecessarily burdensome. Leger has noticed that the ordinance addresses the neighborhood character and aesthetic. The argument that the property is remote, 8 acres, surrounded by woods, diminished views, and lack of neighbors, shows that a variance may be warranted.

David Engels stated this variance request caught him by surprise. The intent of the ordinance was to prevent people from putting pole barns in residential neighborhoods between houses. The intent of the ordinance was not to prevent people from using the products that the applicant is talking about using. He believes the ordinance needs to be reviewed and modified. In terms of the burden, the ordinance is burdensome. Engels has no issue with this request.

Bill Grover has concerns. He has been to the property when the former house was there. As long as the barrier of trees above the cliff is there, you don't see it. Otherwise, it's a long view across a good portion of the city up on that bluff. This issue came up at a former meeting with the assurance that no one would see the structure. Grover is not certain on wanting to change the ordinance.

Jeff Meyer doesn't believe you would know this was a sheet of steel. It looks like painted wood. As far as they've come with rolled steel is night and day.

John Sharp, neighbor of the property, has no objections to this request. The house is not visible from Jackson Street or Old Darlington Road.

Motion (Potterton/Engels) to approve 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. Motion carried by roll call, all voting aye (5-0).

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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.

The canopy will extend 11 feet from the north wall of the retail side.

There is currently a low slope roof that will be extended and supported with posts located just beyond the ramp. This will keep the ramp and porch dry and neither of those aspects will change.

Other businesses in the business district are allowed to have canopies on their properties.

Motion (Grover/Potterton) to approve 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 (I)(3)(b) of the Municipal Code pertaining to the street setback in the M-1 Light Industrial District. Motion carried by roll call, all voting aye (5-0).

VARIANCE NO. 2024 – BOA003 - REQUEST OF AEY HOLDINGS, LLC AND TNT REAL ESTATE, LLC AND ADAM CRIST (OWNER AND AGENT) FOR A PROPERTY LOCATED BETWEEN EAST LAKE ROAD AND US HWY 151 (PARCELS 251-1044.02 AND 251-1045.12), FOR A VARIANCE FROM SECTION 154.02 (D)(6)(d) OF THE MUNICIPAL CODE PERTAINING TO LOT FRONTAGE REQUIREMENTS.

Motion (Engels/Potterton) to approve the request of AEY Holdings, LLC and TNT Real Estate, LLC and Adam Crist (owner and agent) for a property located between East Lake Road and US Hwy 151 (Parcels 251-1044.02 and 251-1045.12), for a variance from section 154.02 (D)(6)(d) of the Municipal Code pertaining to lot frontage requirements. Motion carried by roll call, all voting aye (5-0).

ADJOURN

Motion (Potterton/Grover) to adjourn at 6:33 pm. Motion carried, all voting aye (5-0).

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