



CITY OF MINERAL POINT

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

MINUTES

CITY OF MINERAL POINT PLAN COMMISSION MEETING Thursday, November 7, 2024, 6:30 PM City Hall Community Room

CALL TO ORDER/ROLL CALL

Mayor Clark called the meeting to order at 6:35 pm.

Danny Clark, Mayor	Present	Tim Freeman	Present
Keith Burrows	Present	Mo May-Grimm	Present – left 7:35
Gary Galle	Present		
Tom Johnston	Present – left 7:35		
Others Present: Administrator Honer, Clerk-Treasurer Skelding, Bart Nies, Jaclyn Essandoh			

APPROVAL OF MINUTES – September 19, 2024 MEETING

Motion (Galle/Burrows) to approve September 19, 2024 minutes. Motion carried, all voting aye (6-0).

DISCUSSION AND CONSIDERATION OF BREWERY CREEK LAND DEVELOPMENT CONCEPT PLANS

Bart Nies, Delta 3 Engineering, stated that Delta 3 met with the Goodweiler's to develop the property line. There were some issues with property ownership from the Goodweiler's and the property owners on the north side of Antoine Street, which has been cleaned up. Delta 3 also laid out the ATC electrical easements.

Delta 3 had provided a concept plan in the summer that showed a connectivity piece for Hillcrest Drive to come out onto Antoine Street, however the property owner does not want to sell 60' of property or give an easement.

There are three options:

Option #1 has 71 lots. The change here includes a dead-end cul-de-sac instead of running Hillcrest Drive out to Antoine Street. Lots 47, 48, and 49 will have the electrical easements going through them. This has the longest length of street. Phase 1 and phase 2 could be switched around in all three options.

Option #2 has 62 lots. The change shows that none of the lots would be under the ATC electrical easement. It includes less roadway in phase #3 and #4.

Option #3 has 62 lots. The ATC electrical easement crosses two lots; however, you could still build on those lots. Phase 3 has larger lots.

Administrator Honer believes the intention to put the sewer main at the bottom of the hill makes sense. In the long-term look, we want the sewer main at the bottom of the hill to be able to develop the other side of the valley.

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

City Administrator | Matthew Honer | administrator@cityofmineralpointwi.gov

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Honer would ask the Plan Commission to consider where Brewery Drive intersects with Townline Court, is to plan for a through-right to the East.

Bart is looking for which of the three options, or a combinations of the options, is the Plan Commission wanting to move forward with, and how should it be zoned.

Administrator Honer recommends pursuing this development.

May-Grimm's preference is option #2 and to hold off on phase 3 as long as possible. Burrows would like to try not to buy those 9 acres of land in phase #3.

Mayor Clark stated that this is the City's opportunity. If the city doesn't take advantage, nothing will happen.

Commissioners agree to pursue with the purchasing of the land for developing, with the option of first right of refusal for phase 3. Honer would like to take these options to the Goodweiler's to discuss with them, and come back to Delta 3 with the boundaries.

The phase 3 acreage was not included in the initial conversations. Outlot #2 needs to be included right away as it's the natural low area on that side of the hill.

Galle is okay with purchasing phase 3.

Commissioners agree to purchase all of the land, and have Delta 3 proceed with option #2, including outlot #2

Motion (May-Grimm/Freeman) to purchase within the purple border of option #2, first develop phases 1 and 2 initially, plus outlot #2; secondly develop phase 4 and lastly phase 3 if ever (May-Grimm/Freeman). Motion carried by roll call, all voting aye (6-0).

DISCUSSION OF FUTURE CHANGES TO THE ZONING CODE.

Administrator Honer sent out a "Zoning 101" from Southwest Wisconsin Regional Planning Commission to the Commission for review. Honer would like to receive more feedback prior to revising some zoning and asks for input as commissioners are able.

Commissioners would like to look into short-term rentals, accessory dwellings, and zero lot lines.

PRELIMINARY DISCUSSION OF ISSUES AND OPPORTUNITIES TO ADDRESS IN THE COMPREHENSIVE PLAN UPDATE

Jaclyn Essandoh from Southwest Regional Planning is present to discuss the comprehensive plan update.

The commission and Jaclyn discussed sending out surveys to gather input regarding the comprehensive plan. Alder Galle suggested to include the ETZ as well.

They would like to have three open houses, inviting residents to be able to ask questions regarding the plan.

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Alder Galle asked if a survey could be designed specifically for the 4-5 largest employers and survey both the employer and the employees.

Some of the issues that should be addressed are housing, what businesses is the city missing.

Southwest Regional Planning will plan to return to the Plan Commission in December.

The Plan Commission should be the foundation of the steering committee and invite key stakeholders in the community.

ADJOURN

Motion (Clark/Freeman) to adjourn at 8:27 pm. Motion carried, all voting aye (4-0).

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