



CITY OF MINERAL POINT

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

AGENDA

CITY OF MINERAL POINT PLAN COMMISSION MEETING

Thursday, December 5, 2024, 6:30 PM
City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of November 7, 2024 Minutes.
3. Public Hearing – Request of Adam Crist, agent of AEY Holdings, LLC and TNT Real Estate, LLC and property owner of a property situated between East Lake Road and US Hwy 151 (Parcels 251-1044.02 and 251-1045.12), to rezone the property from A-1 Agricultural Preservation District to R-2 Two-Family Residential District. **Action:** Open public hearing/Hear testimony/Close public hearing.
4. Consideration of a preliminary Certified Survey Map (CSM) requested by Adam Crist, agent of AEY Holdings, LLC and TNT Real Estate, LLC and property owner of a property situated between East Lake Road and US Hwy 151 (Parcels 251-1044.02 and 251-1045.12), for the subdivision of tax parcels Parcels 251-1044.02 and 251-1045.12 from two parcels into four parcels. **Action:** Recommend Council approval or denial of the requested CSM.
5. Consideration of the request of Adam Crist, agent of AEY Holdings, LLC and TNT Real Estate, LLC, and property owner of a property situated between East Lake Road and US Hwy 151 (Parcels 251-1044.02 and 251-1045.12), to rezone the property from A-1 Agricultural Preservation District to R-2 Two-Family Residential District. **Action:** Recommend Council approval or denial of the Ordinance 2024-09 to Amend the Zoning Code and Map of the City of Mineral Point.
6. Consideration of a site plan presented by Tony Hook (Agent: Tammy Black) for the proposed addition/renovation of the manufacturing structure at 320 Commerce St. **Action:** Authorize or deny the Zoning Administrator's issuance of a zoning permit.
7. Consideration of a preliminary Certified Survey Map (CSM) requested by the City of Mineral Point for the subdivision of tax parcels 251-0996, 251-1039, and 251-1042 in preparation for the sale of the property. **Action:** Recommend Council approval or denial of the requested CSM.
8. Discussion and consideration of the Comprehensive Plan survey, steering committee, and public participation plan.
9. Adjourn.

Agenda Posted and Distributed: Monday, December 2, 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



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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

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Mineral Point, Wisconsin

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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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NOTICE OF PUBLIC HEARING
CITY OF MINERAL POINT PLAN COMMISSION
Thursday, December 5, 2023, 6:30 p.m.
City Hall Community Room

NOTICE IS HEREBY GIVEN that the City of Mineral Point Plan Commission will meet at the place, date and time indicated above to consider the request of Adam Crist, owner of a property situated between East Lake Road and US Hwy 151 (Parcels 251-1044.02 and 251-1045.12), to rezone the property from A-1 Agriculture Preservation District to R-2 Two-Family Residential District.

All interested persons, their agents, or representatives may appear at said hearing and address the Plan Commission regarding this rezone request.

Published: November 21, 2024 and November 28, 2023

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.

ORDINANCE NO. 2024-09

ORDINANCE TO AMEND THE ZONING CODE AND MAP OF THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN

WHEREAS, the Common Council of the City of Mineral Point, Iowa County, Wisconsin, has determined it appropriate to consider a proposed amendment to the Zoning Code and map of the City; and

WHEREAS, the Plan Commission of the City of Mineral Point did, on December 5, 2024, meet to hold a public hearing and make a recommendation to the Common Council relating to said proposed amendment and has recommended to the Council that such amendment be adopted; and

WHEREAS, a notice of the public hearing on said proposed amendment was published in the Mineral Point Democrat Tribune on November 21 and November 28, 2024.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN, DO ORDAIN AS FOLLOWS:

Section 1. The Zoning Code and map of the City of Mineral Point are hereby amended to reclassify for zoning purposes the following described parcel of land located between East Lake Road and US Hwy 151 from A-1 Agriculture Preservation District District to R-2 Two-Family Residential District classification:

A parcel of land (10.1 Acres) being part of NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 36, T5N, R2E. City of Mineral Point, Iowa County, WI. Tax Parcel ID No. 251-1044.02

And

A parcel of land (3.65 Acres) being part of SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 36, T5N, R2E. City of Mineral Point, Iowa County, WI. Tax Parcel ID No. 251-1045.12

Section 2. This ordinance shall take effect upon its passage and publication as required by law.

Adopted and approved this 10 day of December 2024.

Dan Clark, Mayor

ATTEST:

Christy Skelding, City Clerk

Date Adopted: _____

Date Recorded: _____

Date Published: _____

Effective Date: _____



Mineral Point, Wisconsin

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Planning and Zoning Application

Municipality (Check One):

☒ City of Mineral Point

☐ Town of Mineral Point(ETZ)

Property Address:

EAST LAKE ROAD

Parcel #:

251-1044,02
251-1045,12

Lot Size:

14.32± Acres

Property Owner:

Name:

Adam Crist

Address:

4100 WEIDENFELDER
RD, MP, 53565

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.



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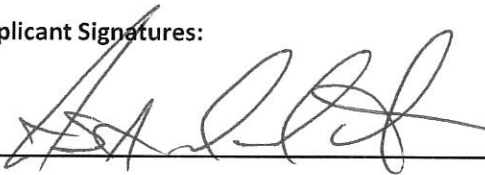
Project Description and Reason for Request:

Split Property into 4 Lots
Rezone Spruce to R-2

Attachments:

Boundary Line MAP

Applicant Signatures:

 Adam Christ Nov 18, 2024

Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received:

11/18/2024

Fee Collected:

\$800.00

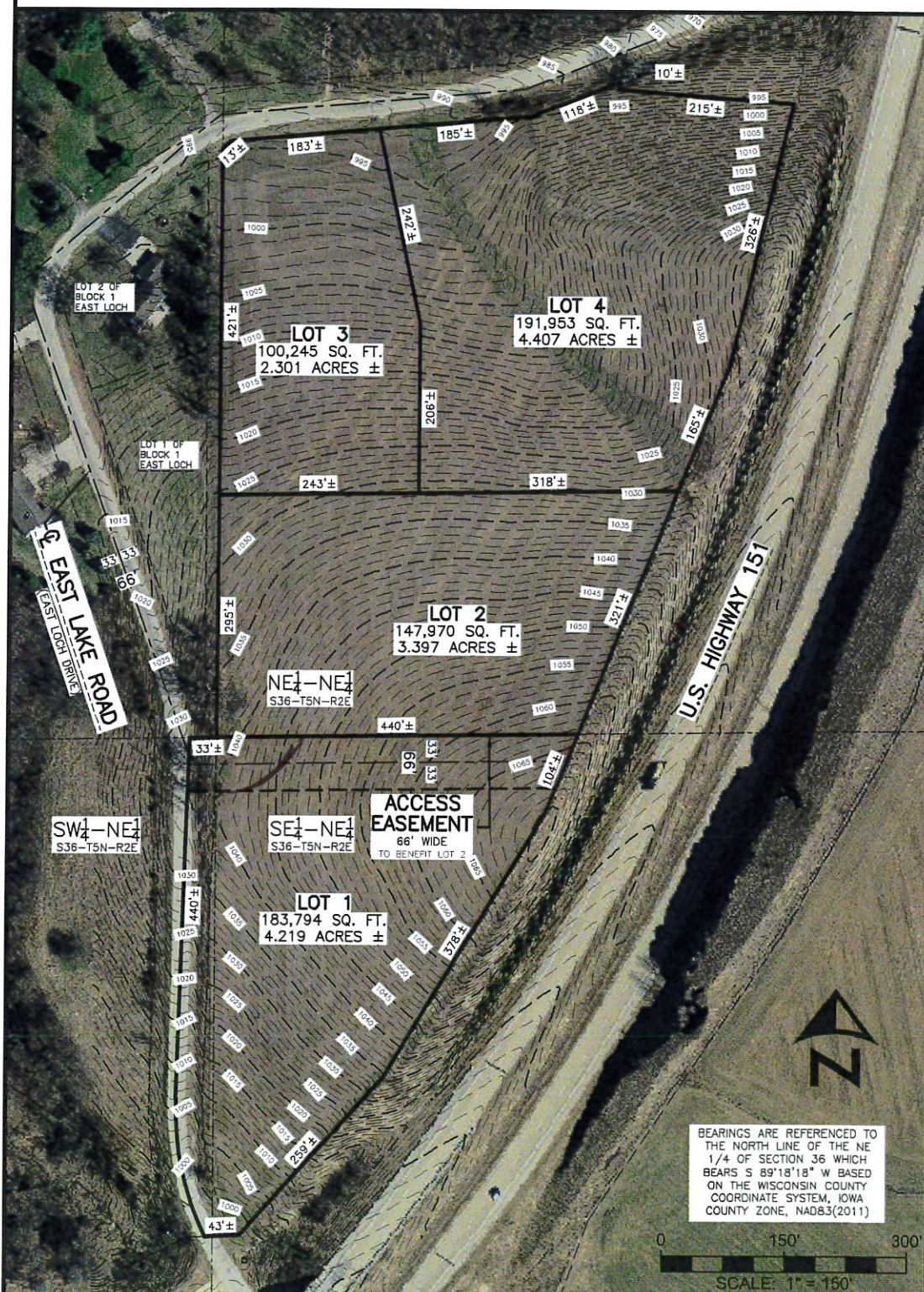
Driveway Fee
claimed

PRELIMINARY #1 11/15/2024

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:

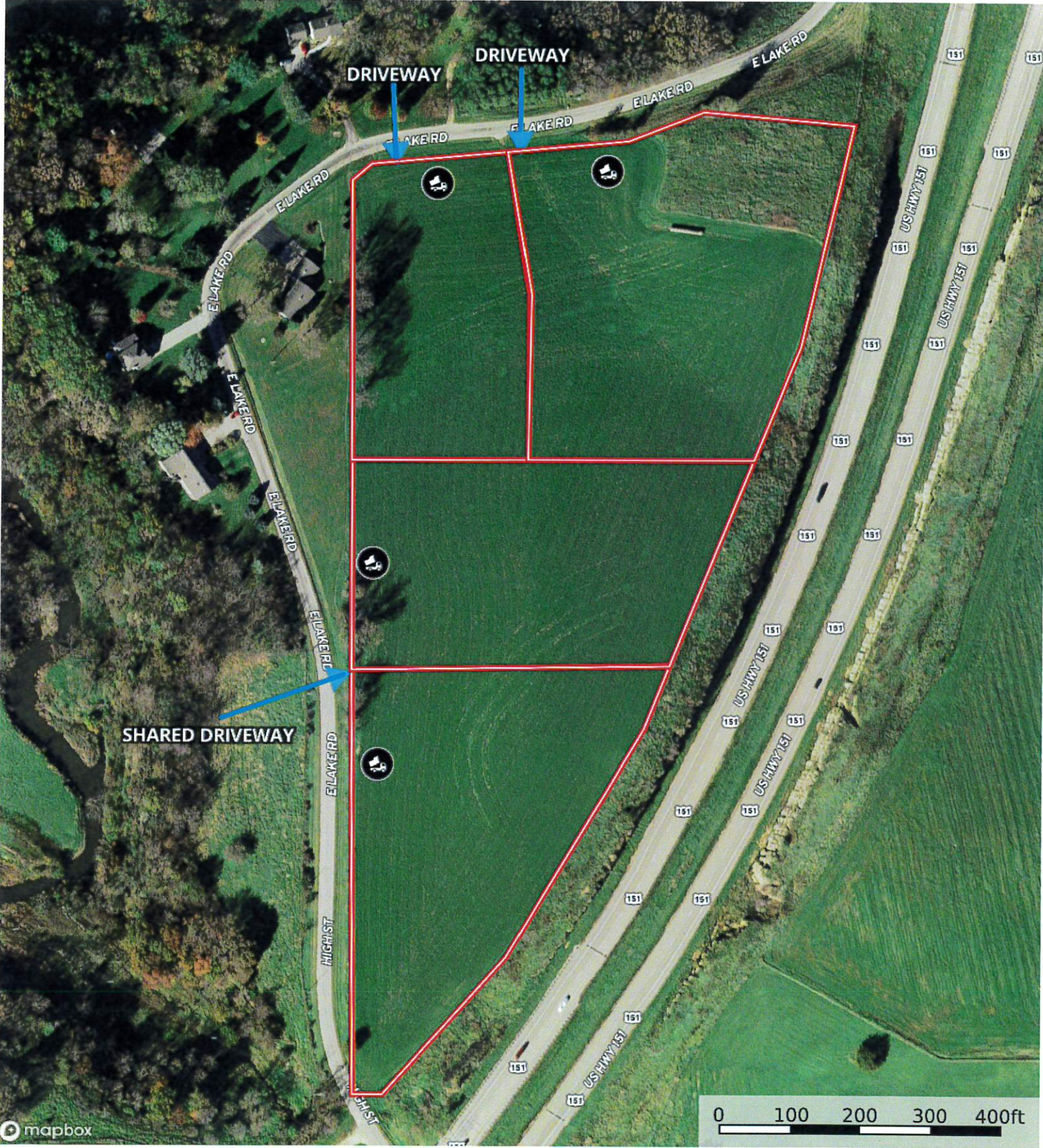
FOR: ADAM CRIST
MINERAL POINT, WI 53565
SITE: 950 FOUNTAIN STREET, MINERAL POINT, WI



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 1 OF 1
JOB ID: 2411151C
DRAWING BY MGR
FIELD WORK COMPLETED 09/14/2024



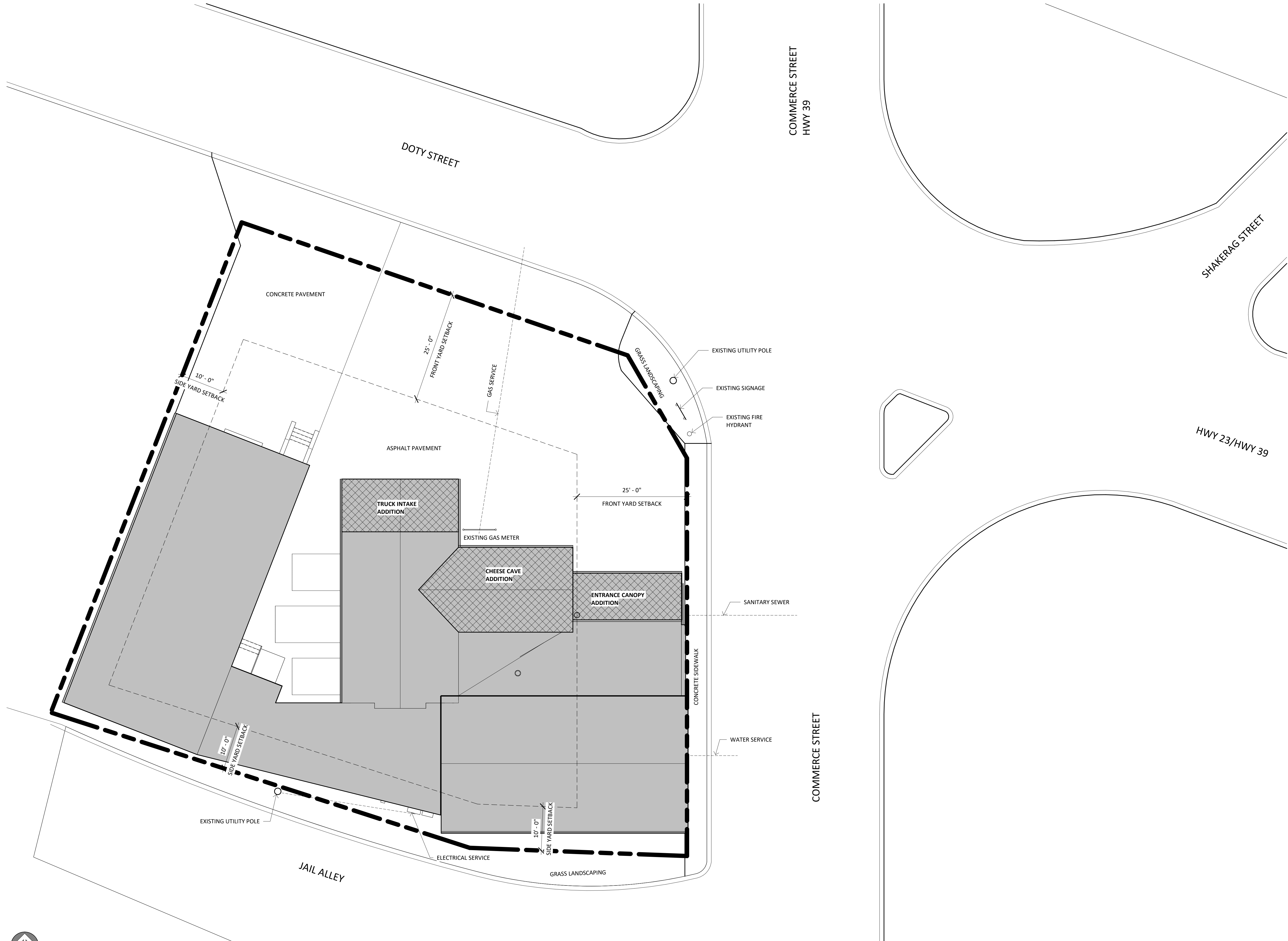
Perc Test → Driveway → Shared Driveway Boundary



12/5/2024

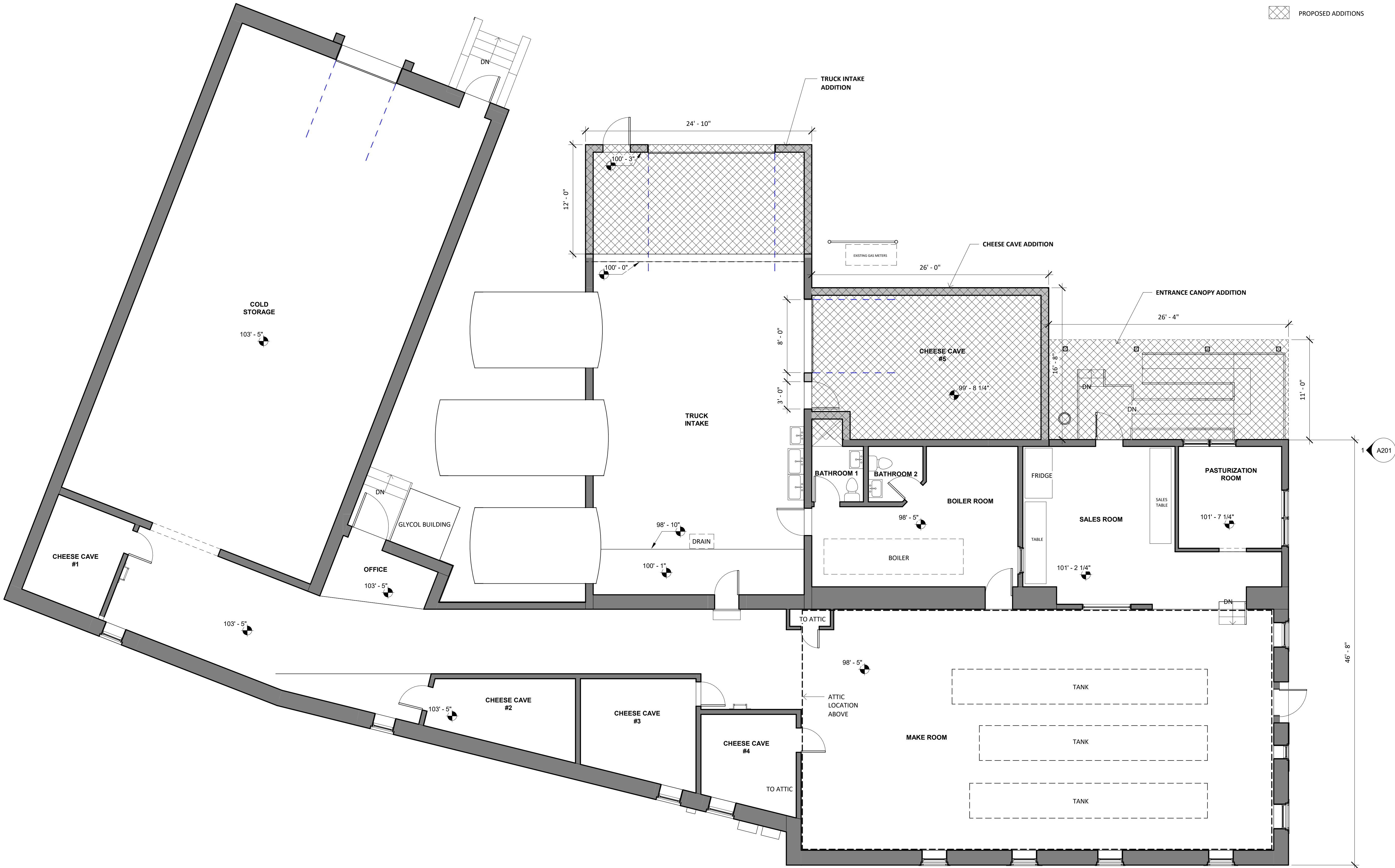
Mineral Point, Wisconsin

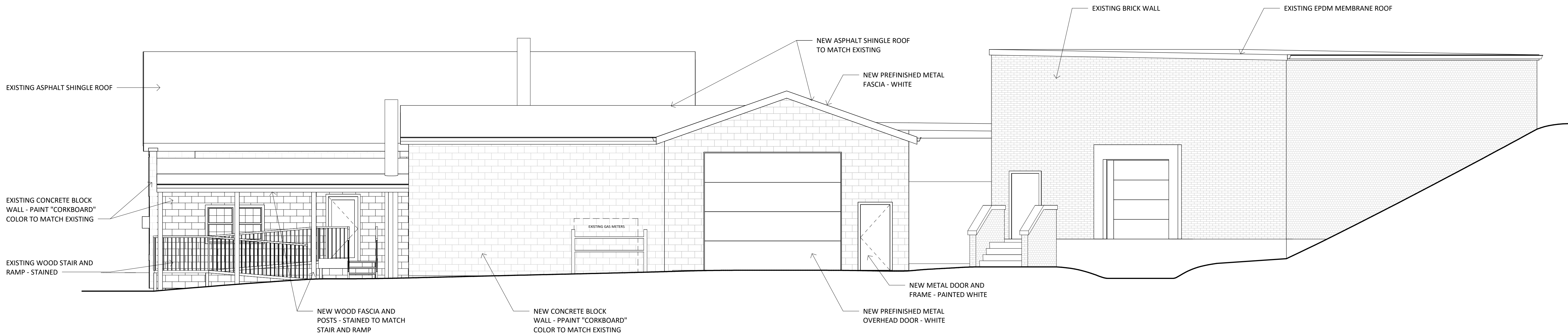
☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Plan Commission
Department Reporting: Administration	Submitted by: Matthew Honer
Issue: Consideration of a site plan presented by Tony Hook (Agent: Tammy Black) for the proposed addition/renovation of the manufacturing structure at 320 Commerce St. Action: Authorize or deny the Zoning Administrator's issuance of a zoning permit.	
BACKGROUND/ANALYSIS: Hook's Cheese is proposing two additions to the North. The proposal has gone through and been approved by the Historic Preservation Commission. The applicant is on the agenda for a Board of Appeals meeting on December 12 to review the requested variance. The Plan Commission shall consider the following when acting on a site plan: 1. The Appropriateness of the site plan and buildings in relation to the physical character of the site and usage of adjoining areas. 2. The layout of the site with regard to entrances and exits to public streets the arrangement and improvement of interior roadways the location, adequacy, and improvement of areas for parking and for loading and unloading; and shall, in this connection satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby. 3. The adequacy of the proposed water supply, drainage facilities, and sanitary and waste disposal. 4. The landscaping and appearance of the completed site. The Plan Commission may require that those portions of all front, rear, and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants, or grass lawns and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent or purposes of this section. Review: The structure is an existing non-conforming structure because it does not currently meet the required side and front yard setbacks of the M-1 District. Two of the Three proposed additions will meet the current zoning requirements by not encroaching on the setback requirements. The "entrance canopy" addition does not meet the setback requirements and the applicant will be requesting a variance from the setback requirements for it. The proposal appears to work to address issues with entrance and exits and potentially alleviate some of the traffic problems in this area. Nothing in the plans indicate any changes to water, sewer, or other utility service	
RECOMMENDATION: Authorize the Zoning Administrator's approval of the Site Plan as presented contingent upon the Board of Appeals Variance approval. If Board of Appeals denies the requested variance, request the applicant return with a revised site plan.	
FISCAL IMPACT: N/A	
ATTACHMENTS: Site Plan Materials.	



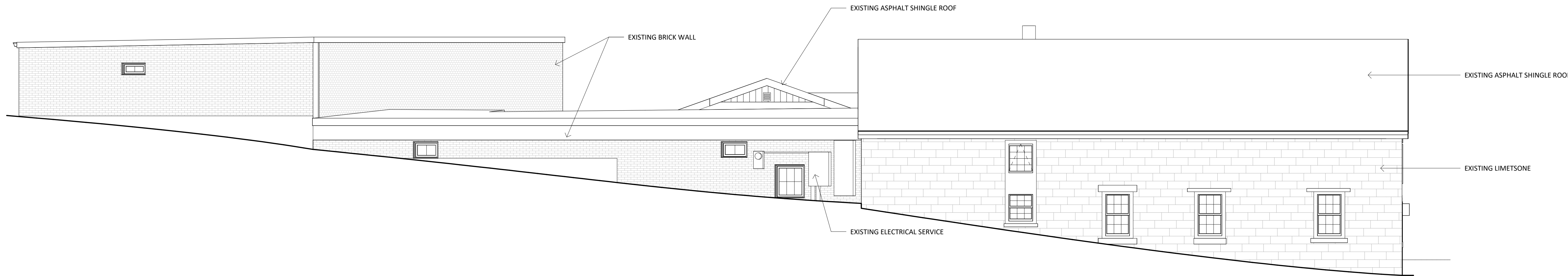
FLOOR PLAN GRAPHICS KEY

- EXISTING PARTITION
- NEW PARTITION
- PARTITION TO BE REMOVED
- OBJECT ABOVE
- PROPOSED ADDITIONS

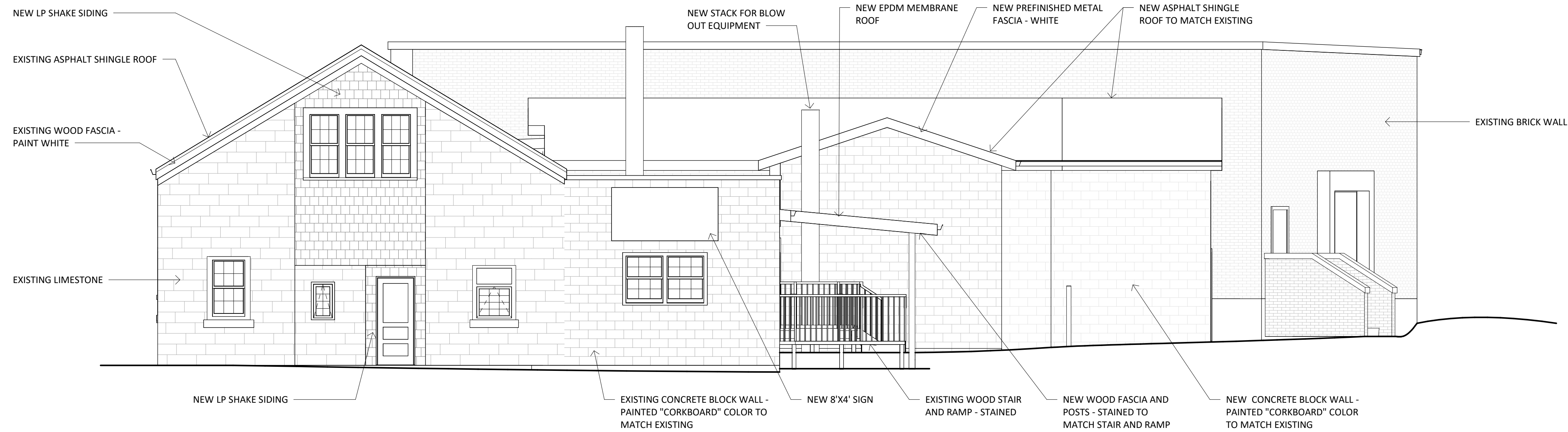




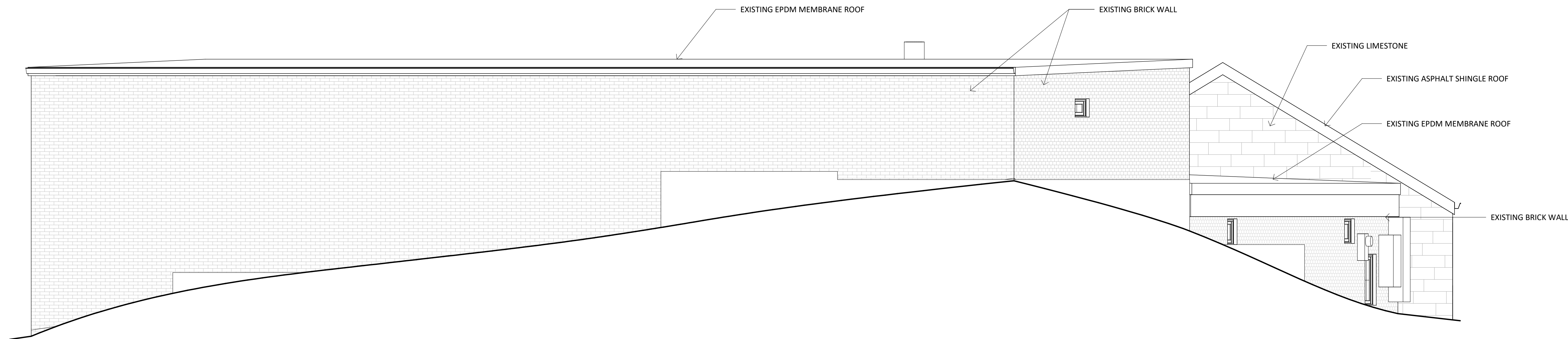
① NORTH ELEVATION
3/16" = 1'-0"



② NEW CONSTRUCTION SOUTH ELEVATION
3/16" = 1'-0"



① NEW CONSTRUCTION EAST ELEVATION
3/16" = 1'-0"



② NEW CONSTRUCTION WEST ELEVATION
1/4" = 1'-0"



NORTHEAST PERSPECTIVE VIEW

8' - 0"

4' - 0"

World Champion Cheese Makers
HOOK'S
CHEESE COMPANY, INC.



HOOK'S CHEESE BUILDING SIGN
COMMERCE STREET
10/25/2024

CERTIFIED SURVEY MAP

LOCATED IN PART OF STAVELEY'S ADDITION AND IN THE NW 1/4 OF THE NW 1/4, THE NE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, OF SECTION 32, T5N, R3E OF THE 4TH P.M., CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN

LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- ADJACENT PROPERTY LINE
- CENTER LINE OF ROADWAY
- RIGHT-OF-WAY (R/W)
- CORPORATE LIMITS LINE
- ORIGINAL BLOCK LINE

- SET 3/4" X 18" REBAR - WT = 1.50 #/L.F.
- 3/4" DIA. REBAR FOUND
- 1" DIA. IRON PIPE FOUND
- 1-1/4" DIA. REBAR FOUND
- QUIT CLAIM LOCATION (7 Total)
- RECORDED AS

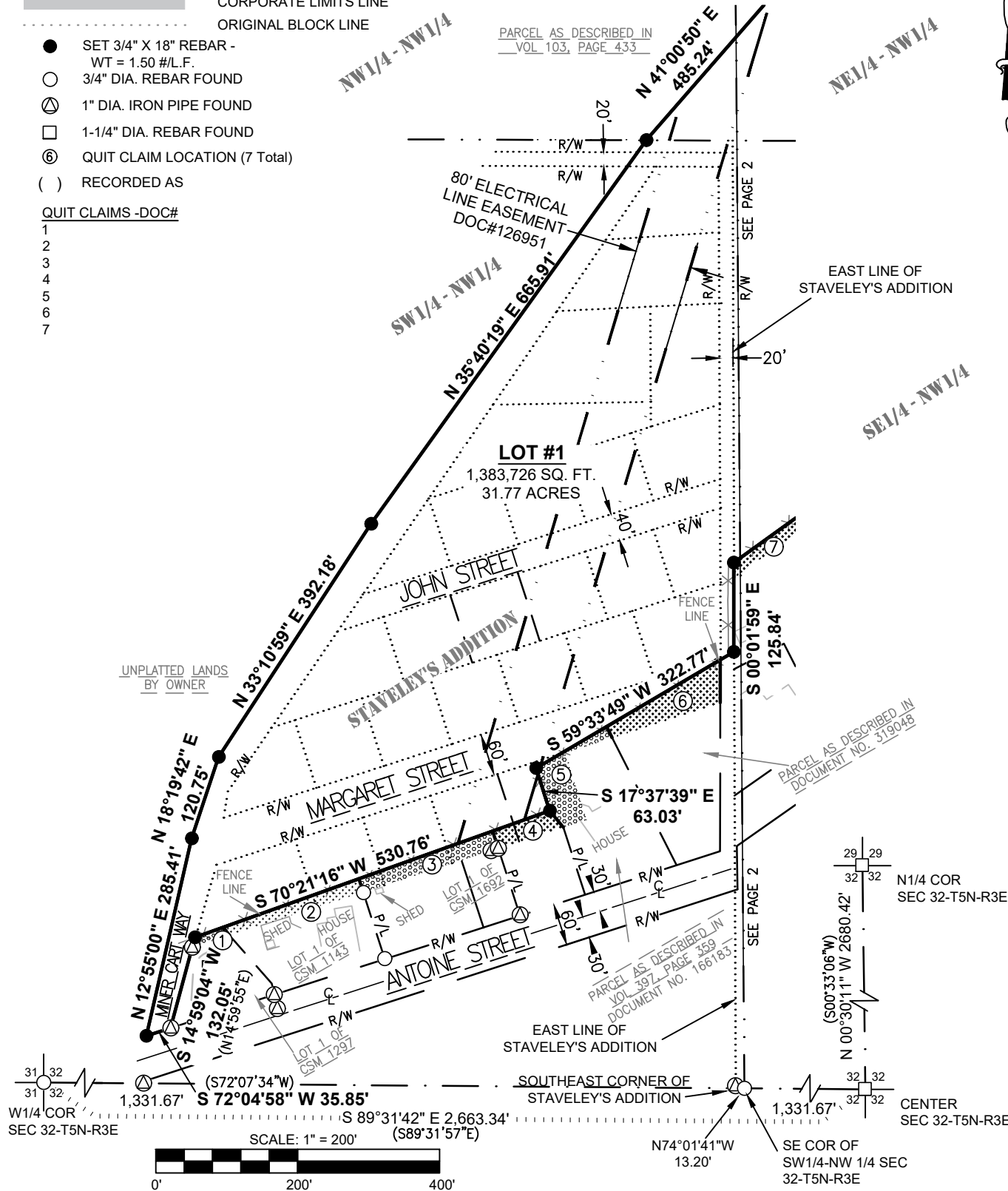
QUIT CLAIMS - DOC#

- 1
- 2
- 3
- 4
- 5
- 6
- 7

PRELIMINARY

FOR RECORDING PURPOSES

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NW1/4 OF SECTION 32-T5N-R3E, WHICH BEARS N 00°30'11" W IN THE IOWA COUNTY COORDINATE SYSTEM (NAD 83(2011)).



DELTA 3

PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES
875 SOUTH CHESTNUT STREET
PLATTEVILLE, WISCONSIN 53818

FOR: CITY OF MINERAL POINT
137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565

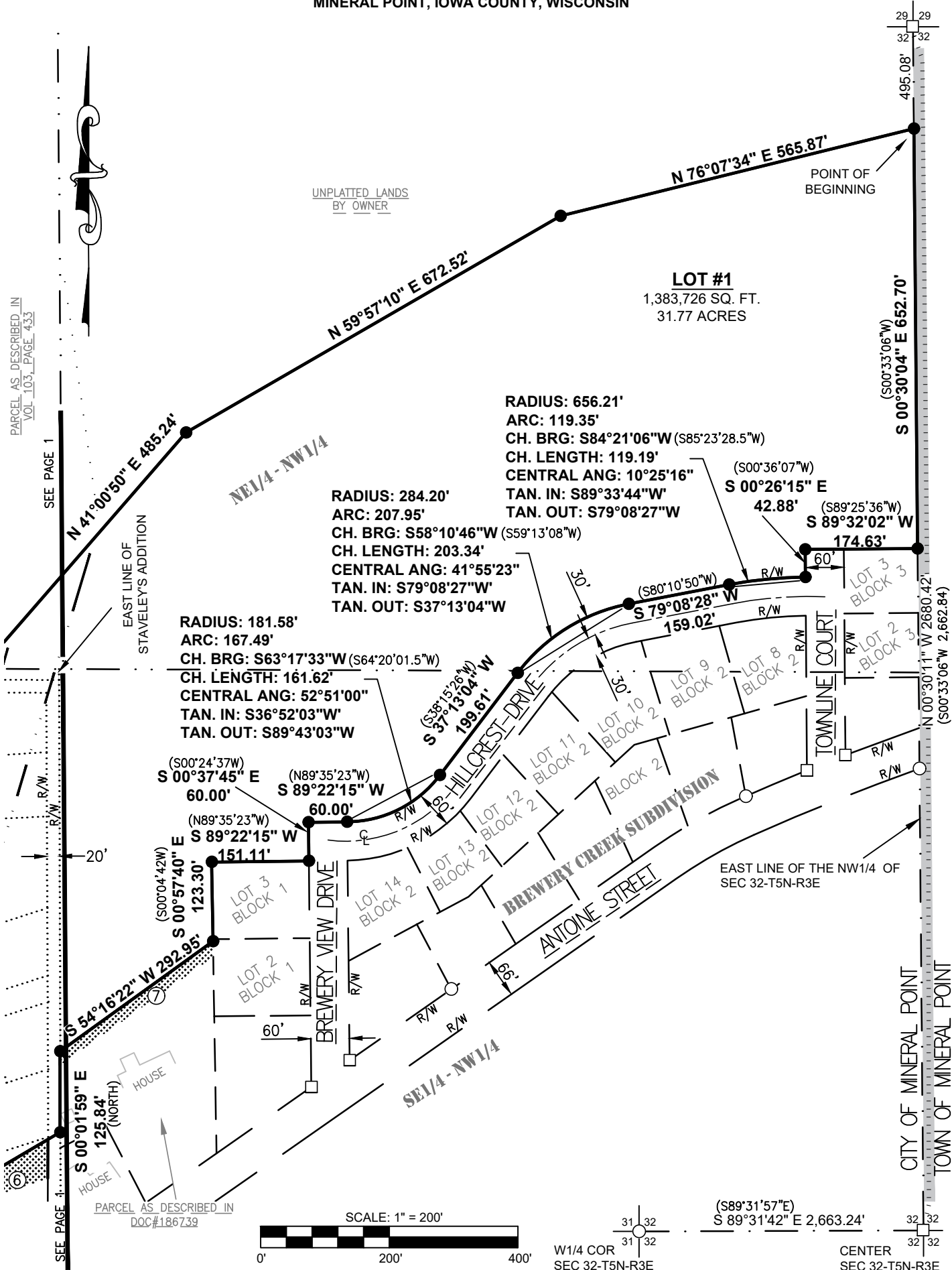
DATE(S) OF FIELDWORK: 07/26/2024, 08/20/2024
FIELD CREW: A. LOEFFELHOLZ
DRAWN BY: A. LOEFFELHOLZ
REVIEWED BY: S. KING, A. LOEFFELHOLZ

DELTA 3 PROJECT NO.: D24-103
DATA LOCATION: D24-103\CIVIL\CADD\CSM

COUNTY SURVEY MAP NO. _____
CERTIFIED SURVEY MAP

LOCATED IN PART OF STAVELEY'S ADDITION AND IN THE NW 1/4 OF THE NW 1/4, THE
NE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, OF
SECTION 32, T5N, R3E OF THE 4TH P.M., CITY OF
MINERAL POINT, IOWA COUNTY, WISCONSIN

N1/4 COR
SEC 32-T5N-R3E



DELTA 3
PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES
875 SOUTH CHESTNUT STREET
PLATTEVILLE, WISCONSIN 53818
PHONE: (608) 348-5355

FOR: CITY OF MINERAL POINT
137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565

DATE(S) OF FIELDWORK: 07/26/2024, 08/20/2024
FIELD CREW: A. LOEFFELHOLZ
DRAWN BY: A. LOEFFELHOLZ
REVIEWED BY: S. KING, A. LOEFFELHOLZ

DELTA 3 PROJECT NO.: D24-103
DATA LOCATION: D24-103\CIVIL\CAD\CSM

SHEET 2 OF 4

COUNTY SURVEY MAP NO. _____

CERTIFIED SURVEY MAP

LOCATED IN PART OF STAVELEY'S ADDITION AND IN THE NW 1/4 OF THE NW 1/4, THE
NE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, OF
SECTION 32, T5N, R3E OF THE 4TH P.M. , CITY OF
MINERAL POINT, IOWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:
I, STANLEY J. KING, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THIS CERTIFIED SURVEY MAP, LOCATED IN PART OF STAVELEY'S ADDITION AND IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4), THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4), THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4), AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-TWO (32), TOWN FIVE NORTH (T5N), RANGE THREE EAST (R3E) OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN, CONTAINING 31.77 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION THIRTY-TWO (32);

THENCE SOUTH 00°30'04" EAST 495.08 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE POINT OF BEGINNING;

THENCE SOUTH 00°30'04" EAST 652.70 FEET TO THE NORTHEAST CORNER OF LOT #3 OF BLOCK 3, BREWERY CREEK SUBDIVISION;
THENCE SOUTH 89°32'02" WEST 174.63 FEET ALONG THE NORTH LINE OF SAID LOT #3 TO THE WEST RIGHT-OF-WAY OF TOWNLINE COURT;
THENCE SOUTH 00°26'15" EAST 42.88 FEET ALONG THE WEST RIGHT-OF-WAY OF TOWNLINE COURT TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF HILLCREST DRIVE;

THENCE 119.35 FEET ALONG SAID NORTH RIGHT-OF-WAY ON AN ARC OF A CURVE CONCAVE TO THE LEFT CONTAINING A RADIUS OF 656.21 FEET, A CENTRAL ANGLE OF 10°25'16", AND A CHORD BEARING AND DISTANCE OF S 84°21'06" W 119.19 FEET;

THENCE SOUTH 79°08'28" WEST 159.02 FEET ALONG THE NORTH RIGHT-OF-WAY OF SAID HILLCREST DRIVE;

THENCE 207.95 FEET ALONG THE NORTH RIGHT-OF-WAY OF SAID HILLCREST DRIVE ON AN ARC OF A CURVE CONCAVE TO THE LEFT CONTAINING A RADIUS OF 284.20 FEET, A CENTRAL ANGLE OF 41°55'23", AND A CHORD BEARING AND DISTANCE OF S 58°10'46" W 203.34 FEET;

THENCE SOUTH 37°13'04" WEST 199.61 FEET ALONG THE NORTH RIGHT-OF-WAY OF SAID HILLCREST DRIVE;

THENCE 167.49 FEET ALONG THE NORTH RIGHT-OF-WAY OF SAID HILLCREST DRIVE ON AN ARC OF A CURVE CONCAVE TO THE RIGHT CONTAINING A RADIUS OF 181.58 FEET, A CENTRAL ANGLE OF 52°51'00", AND A CHORD BEARING AND DISTANCE OF S 63°17'33" W 161.62 FEET;

THENCE SOUTH 89°22'15" WEST 60.00 FEET ALONG THE NORTH RIGHT-OF-WAY OF SAID HILLCREST DRIVE TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF BREWERY VIEW DRIVE;

THENCE SOUTH 00° 37'45" EAST 60.00 FEET ALONG THE WEST RIGHT-OF-WAY OF SAID BREWERY VIEW DRIVE TO THE NORTHEAST CORNER OF LOT #3 OF BLOCK 1, BREWERY CREEK SUBDIVISION;

THENCE SOUTH 89°22'15" WEST 151.11 FEET TO THE NORTHWEST CORNER OF SAID LOT #3;

THENCE SOUTH 00°57'40" EAST 123.30 FEET ALONG THE WEST LINE OF SAID LOT #3;

THENCE SOUTH 54°16'22" WEST 292.95 FEET TO THE EAST LINE OF A RIGHT-OF-WAY AS PLATTED IN STAVELEY'S ADDITION TO MINERAL POINT;

THENCE SOUTH 00°01'59" EAST 125.84 FEET ALONG SAID EAST RIGHT-OF-WAY;

THENCE SOUTH 59°33'49" WEST 322.77 FEET;

THENCE SOUTH 17°37'39" EAST 63.03 FEET;

THENCE SOUTH 70°21'16" WEST 530.76 FEET TO THE EAST RIGHT OF WAY OF MINERS CART WAY AS PLATTED IN SAID STAVELEY'S ADDITION TO MINERAL POINT;

THENCE SOUTH 14°59'04" WEST 132.05 FEET ALONG SAID EAST RIGHT-OF-WAY OF MINERS CART WAY ALSO BEING THE WEST LINE OF LOT 1 OF CSM 1297 TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF ANTOINE STREET;

THENCE SOUTH 72°04'58" WEST 35.85 FEET ALONG THE NORTH RIGHT-OF-WAY OF ANTOINE STREET;

THENCE NORTH 12°55'00" EAST 285.41 FEET ALONG A FENCE TO A SET #6 REBAR;

THENCE NORTH 18°19'42" EAST 120.75 FEET ALONG A FENCE TO A SET #6 REBAR;

THENCE NORTH 33°10'59" EAST 392.18 FEET ALONG A FENCE TO A SET #6 REBAR;

THENCE NORTH 35°40'19" EAST 665.91 FEET TO A SET #6 REBAR;

THENCE NORTH 41°00'50" EAST 485.24 FEET TO A SET #6 REBAR;

THENCE NORTH 59°57'10" EAST 672.52 FEET TO A SET #6 REBAR;

THENCE NORTH 76°07'34" EAST 565.87 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 AND THE POINT OF BEGINNING BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF THE CITY OF MINERAL POINT.
THERE IS NO WARRANTY WITH RESPECT TO LOCAL ORDINANCES.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF s. 236.34, Stats. AND THE SUBDIVISION REQUIREMENTS OF THE CITY OF MINERAL POINT, IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF, _____, 20_____.

STANLEY J. KING, S-2001
DELTA 3 ENGINEERING, INC.
875 S. CHESTNUT STREET
PLATTEVILLE, WI 53818
(608) 348-5355
KINGS@DELTA3ENG.BIZ



PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES
875 SOUTH CHESTNUT STREET PHONE: (608) 348-5355
PLATTEVILLE, WISCONSIN 53818

FOR: CITY OF MINERAL POINT
137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565

DATE(S) OF FIELDWORK: 07/26/2024, 08/20/2024
FIELD CREW: A. LOEFFELHOLZ
DRAWN BY: A. LOEFFELHOLZ
REVIEWED BY: S. KING, A. LOEFFELHOLZ

DELTA 3 PROJECT NO.: D24-103
DATA LOCATION: D24-103\CIVIL\CADD\CSM

COUNTY SURVEY MAP NO. _____

CERTIFIED SURVEY MAP

LOCATED IN PART OF STAVELEY'S ADDITION AND IN THE NW 1/4 OF THE NW 1/4, THE
NE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, OF
SECTION 32, T5N, R3E OF THE 4TH P.M. , CITY OF
MINERAL POINT, IOWA COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

AS OWNER, I HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED
SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE
CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10
OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: MINERAL POINT
PLANNING COMMISSION, CITY OF MINERAL POINT COMMON COUNCIL.

WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS _____ DAY OF
_____, 20____.

IN PRESENCE OF:

OWNER NAME: ROBERT GOODWEILER

OWNER SIGNATURE: _____

(OWNER'S NOTARY CERTIFICATE)

STATE OF WISCONSIN)

_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF

_____, 20____, THE ABOVE NAMED

_____ TO ME KNOWN TO BE THE SAME PERSON WHO

EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____

NOTARY PUBLIC, _____,

WISCONSIN

MY COMMISSION EXPIRES _____

CITY COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, IN THE CITY OF MINERAL POINT, BY THE CITY OF
MINERAL POINT IS HEREBY APPROVED BY THE CITY OF CITY OF MINERAL POINT.

DATE: _____ SIGNED _____

(MAYOR)

PRINTED: _____

(MAYOR)

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON
COUNCIL OF THE CITY OF MINERAL POINT.

DATE: _____ SIGNED _____

(CLERK/TREASURER)

IOWA COUNTY PLANNING AND ZONING COMMITTEE APPROVAL CERTIFICATE:

APPROVED FOR RECORDING BY THE IOWA COUNTY PLANNING AND ZONING COMMITTEE THIS

_____ DAY OF _____, 20_____.

SCOTT A. GODFREY, DIRECTOR

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20_____ AT _____ O'CLOCK, _____.M.

AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS ON PAGE (S) _____.

TAYLOR CAMPBELL - REGISTER OF DEEDS



PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES
875 SOUTH CHESTNUT STREET PHONE: (608) 348-5355
PLATTEVILLE, WISCONSIN 53818

FOR: CITY OF MINERAL POINT
137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565

DELTA 3 PROJECT NO.: D24-103
DATA LOCATION: D24-103\CIVIL\CADD\CSM

DATE(S) OF FIELDWORK: 07/26/2024, 08/20/2024
FIELD CREW: A. LOEFFELHOLZ
DRAWN BY: A. LOEFFELHOLZ, C.COYIER
REVIEWED BY: S. KING, A. LOEFFELHOLZ

Public Participation Plan – 2025 Mineral Point Comprehensive Plan Update

The update to Mineral Point's Comprehensive Plan will guide the next ten years of the City's development. Public Participation is integral to inform the issues and opportunities of the community and to create goals, strategies, and actions for inclusion in the Comprehensive Plan update. A variety of input options will be available during the process to ensure a broad base of opportunities for residents, business owners, and other stakeholders to provide input. Measures will be taken to ensure public participation follows all federal, state, and local guidelines and rules related to public gatherings and interactions. The following is a plan for providing opportunities to Mineral Point residents to participate in the update of the Comprehensive Plan.

The City will utilize a Steering Committee to work with Southwestern Wisconsin Regional Planning Commission. The Steering Committee will consist of diverse members of the community with knowledge of existing challenges and opportunities. The Steering Committee will have the responsibility of steering SWWRPC's public outreach methods, reviewing data and community input, making suggestions for goals and strategies, and taking the lead on implementing the plan once complete.

The City of Mineral Point and the Southwestern Wisconsin Regional Planning Commission will provide the following opportunities to all residents and other interested parties for public participation in the update of the Comprehensive Plan:

- **Public meetings** - Three meetings for public participation are scheduled. The focus of each meeting will be on a different set of topics important to the City. Each of the discussions will take place in the late afternoon to evenings and will encourage community discussions around a variety of topics to inform the final plan and future vision of Mineral Point.
- **Online Survey** - An online survey will be available to all residents and stakeholders. Information on access to the survey will be distributed to residents with their utility or tax bills and through social media.
- **Steering Committee and One-on-One conversations** - To supplement public input, the Steering Committee will review public input and provide clarity on issues. Additionally, one-on-one conversations with key individuals in the community will provide additional information on issues and opportunities.

- **Public Notice** - A class 1 public notice will be published 30 days prior to holding a public hearing to hear comments regarding the Draft Comprehensive Plan. At that time, a notice will also be sent to the following individuals: any operator who has obtained a permit to mine non-metallic resources, any person who has registered a marketable nonmetallic mineral deposit, any property owner or leaseholder who has an interest in non-metallic resources, and any other person who has requested an individual notice.

During the course of the Comprehensive Plan, the City shall maintain a list of individuals who wish to be informed of the update to the Comprehensive Plan.

During the 30-day notice, a draft of the plan will be made available for review at City Hall and the local library, as well as online.

- **Public Hearing** - A public hearing shall be held for residents and stakeholders to comment on the Draft Comprehensive Plan. Following the public hearing of the Comprehensive Plan, the Planning Commission shall make a resolution to recommend to the City Council the adoption of the plan. The City Council shall adopt an ordinance to adopt the Comprehensive Plan as recommended by the Planning Commission.

In addition to the options for public input provided in the previous items, this plan highlights the procedures to adopt the updated Comprehensive Plan.

- The Steering Committee shall review the Draft Comprehensive Plan and recommend edits and modifications.
- The Planning Commission shall review the Plan and recommend, by a majority vote, a resolution recommending that the City Council pass an ordinance to adopt the Draft Comprehensive Plan as required under Wis. Stat. 66.1001(4)(b). The Planning Commission may recommend edits and modifications to the Draft Comprehensive Plan.
- The City Council, by a majority vote, shall enact an ordinance as required under Wis. Stat. 66.1001 (4) (c) adopting the Comprehensive Plan. The City Council may, at its discretion approve modifications to the Draft Comprehensive Plan, as reviewed by the Planning Commission.
- Prior to adopting the Comprehensive Plan, the City Council or the Planning Commission shall hold a Public Hearing on the Draft Comprehensive Plan, as stated in Wis. Stat. 66.1001(4) (d). The hearing must be preceded by a Class 1 notice under ch.985.

- The City shall make a hard copy of the Draft Comprehensive Plan available for review by the public at City Hall and Library, during normal business hours. The plan shall also be available online.
- At least 30 days before the public hearing is held the City shall provide written notice to all of the following, as stated in Wis. Stat. 66.1001 (4)(e) and (f):
 - An operator who has obtained, or made application for, a permit that is described under s. 295.12(3)d, within the City.
 - A person who has a marketable nonmetallic mineral deposit under s. 295.20 within the City.
 - Any other property owner or leaseholder within the City who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the City provide the property owner or leaseholder notice of the hearing.
 - Any person who has submitted a request to receive notice of any proposed ordinance that affects the allowable use of property owned by the person in the City.
- An electronic copy of the Draft Comprehensive Plan, or notification on how to view/download a copy of the plan, will be disseminated to neighboring jurisdictions and appropriate governments, as stated in Wis. Stat. 66.1001 (4) (b), providing an opportunity to submit written comments. A copy, or notification on how to view/download a copy of the Draft Comprehensive Plan will be sent to:
 - The Clerk of the following local governmental units:
 - Iowa County
 - Town of Mineral Point
 - Administrator of the Mineral Point School District
 - Executive Director of the Southwestern Wisconsin Regional Planning Commission.
- Any written comments submitted to the City by the above-mentioned local government units, property owners, or members of the public, will be read into the minutes during the Public Hearing, evaluated, and incorporated as determined by City Council into the Comprehensive Plan. A summary of comments and subsequent action will be provided upon request.
- An electronic copy, or notifications on how to view/download a copy, of the adopted plan and ordinance will be provided to the above-mentioned local government units and the Wisconsin Department of Administration as stated in Wis. Stat. 66.1001 (4)(c).



20 S. Court St.
Platteville WI 53818
p: 608.342.1636 • f: 608.342.1220
e: info@swwrpc.org
www.swwrpc.org

If any community member, property owner, or representative of the local government units mentioned above have questions regarding public participation or the Comprehensive Plan, they can contact Alyssa Schaeffer at SWWRPC, 608-348-5055 and a.schaeffer@swwrpc.org.

Vote: Yes_____ No_____

Adopted this __ day of December, 2024.

Attest:

Danny Clark, Mayor

Christy Skelding, City Clerk/Treasurer

Mineral Point Comprehensive Plan Survey Draft

The City of Mineral Point is updating its comprehensive plan—a roadmap for guiding our community's growth and development over the next 20 years. This plan will reflect our shared vision for the future, addressing key topics such as housing, transportation, economic development, recreation, and quality of life.

Your voice is essential! This survey is an opportunity for you to share your insights, priorities, and ideas. By participating, you'll help shape the policies and projects that will define Mineral Point's future. The survey will take about 10 minutes to complete.

1. Please mark all that apply:

- ☐ I live in the City of Mineral Point
- ☐ My children attend school in Mineral Point
- ☐ I visit Mineral Point for recreation, shopping, etc.
- ☐ I work in Mineral Point
- ☐ I own a business in Mineral Point
- ☐ I own property in Mineral Point
- ☐ Other (please specify)

2. What are Mineral Point's greatest assets?

- ☐ [Short answer]

3. What future opportunities do you see for Mineral Point?

- ☐ [Short answer]

4. How satisfied are you with the following aspects of Mineral Point?

- ☐ Attractiveness
- ☐ Business upkeep and investment
- ☐ City communication
- ☐ City services/infrastructure
- ☐ Diversity of businesses
- ☐ Friendly and inclusive atmosphere
- ☐ Future outlook
- ☐ Leadership
- ☐ Safety
- ☐ Sense of community
- ☐ Visitor lodging availability
- ☐ Walkability

5. Where would you like Mineral Point to improve?

- Arts and culture venues
- Business attraction
- Community and family events
- Infrastructure
- Parks and recreation
- School district
- Tourism
- Other (please specify)

6. What are your greatest concerns for your community over the next 10 years?

Please select three (3).

- Aging population
- Childcare
- Climate change
- Declining population
- Financial solvency
- Infrastructure quality
- Lack of vital services
- Local government response and accountability
- School enrollment & educational quality
- Other (please specify)

7. What factors influence your decision to live in Mineral Point?

- Affordable cost of living
- Availability of amenities and services
- Close-knit community feel
- Cultural and historical attractions
- Employment opportunities
- I'm from here
- Natural beauty and outdoor activities
- Proximity to family and friends
- Proximity to larger communities (Dubuque, Madison, etc.)
- Quality of local schools
- Quiet, rural lifestyle
- Safety and low crime rate
- Other (please specify)

8. What factors influence your decision to visit Mineral Point?

- ☐ A specific business
- ☐ Availability of art studios
- ☐ Dining options
- ☐ Historical and cultural attractions
- ☐ I have friends or family that live in Mineral Point
- ☐ Local festivals
- ☐ Local shopping options
- ☐ Outdoor recreation
- ☐ Small town charm/ambiance
- ☐ Other (please specify): _____

9. What types of businesses would you like to see in Mineral Point?

- ☐ Art galleries/studios
- ☐ Entertainment venues (theaters, live musics, etc.)
- ☐ Health and wellness services (gyms, spas, etc.)
- ☐ Outdoor recreation shops
- ☐ Restaurants/Cafes
- ☐ Retail shops (clothing, gifts, etc.)
- ☐ Specialty food stores (farmers markets, bakeries, etc.)
- ☐ Other (please specify): _____

10. What types of new housing should be considered in Mineral Point?

- ☐ Apartments
- ☐ Condominiums
- ☐ Senior living
- ☐ Single family homes
- ☐ Small homes
- ☐ All of the above
- ☐ I'm not sure

11. On average, how often have you visited a Mineral Point park in the past 12 months?

- ☐ Daily
- ☐ Weekly
- ☐ Monthly
- ☐ Every 6 months

- Once
- Never

12. Overall, how would you rate the existing parks and recreational facilities in terms of quality?

- Excellent
- Good
- Acceptable
- Needs improvement
- Unacceptable
- Do not visit

13. What other parks, recreation, community facilities, or activities improvements would you like to see in the city?

- [short answer]

14. Please select a location where you feel unsafe while walking or biking in Mineral Point

- [Interactive map]

15. How safe do you feel while walking and biking in Mineral Point?

- Very safe
- Safe
- Somewhat safe
- Somewhat unsafe
- Unsafe
- Very unsafe
- I do not walk or bike in Mineral Point.

16. On a scale of 1-5, how would you rate Mineral Point's preparedness in facing challenges?

- 1 not prepared
- 2
- 3
- 4
- 5 Very prepared
- Optional comment: _____

17. How important do you think community resilience is for the future of Mineral Point? Resilience is defined as: the ability to “bounce forward” from disasters and shocks.

- ☐ 1 Not important
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 Very important

18. Imagine Mineral Point in 10 years. Do you agree or disagree with the following?

- ☐ The city will focus on attracting visitors and tourists.
- ☐ The number of homes for seasonal, recreational, and vacation purposes will increase.
- ☐ The city will be a new housing destination for retirees.
- ☐ The city will focus on attracting additional industry.
- ☐ The city will focus on attracting young families.
- ☐ The city will remain largely unchanged.

19. Who would you like to see lead change in Mineral Point?

- ☐ Business owners and entrepreneurs
- ☐ Government
- ☐ Individuals
- ☐ Non-profits and citizen groups
- ☐ Religious institutions
- ☐ Younger people and families
- ☐ Other (please specify)

20. How often have you volunteered in Mineral Point in the past 12 months?

- ☐ Weekly
- ☐ Biweekly
- ☐ Monthly
- ☐ Biannually
- ☐ Annually
- ☐ I have not volunteered in the community in the past

21. What do you want to do to help improve Mineral Point?

- ☐ [Short answer]

22. What is your age?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+
- Prefer not to answer

23. Select one or more of the following that identify your race:

- Asian
- Black or African American
- Hispanic or Latino
- Middle Eastern or North African
- Native American or Alaska Native
- Native Hawaiian or Other Pacific Islander
- White
- Two or More Races
- Prefer Not to Answer
- Other (Please specify): _____

24. If you would like to stay informed of community meetings related to planning in Mineral Point, please share your email address. We appreciate your participation and look forward to your valuable feedback.

- [Short answer]



SOUTHWESTERN WISCONSIN
REGIONAL PLANNING
COMMISSION

MINERAL POINT COMMUNITY SURVEY



Mineral Point, Wisconsin

Take a brief survey to help
update the city's
comprehensive plan. Your
feedback will be used to
guide Mineral Point's future!

Please complete by 1/17/25



Take the Survey!



Link provided below:
<https://arcg.is/n8jLy0>



Contact Alyssa Schaeffer at a.schaeffer@swwrpc.org with any questions.