



Mineral Point, Wisconsin

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, May 15, 2025, 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 March 20, 2025 Minutes.
3. Consideration of a preliminary subdivision plat for the 2nd addition to the Brewery Creek Subdivision. *Bart Nies, Delta 3 Engineering.*
4. Consideration of a preliminary CSM requested by Randolph and Cynthia Fleming for the subdivision of a parcel into three parcels at 141 Merry Christmas Ln.
5. Discussion of multi-family residential zoning locations.
6. Adjourn.

Agenda Posted and Distributed: Friday, May 9, 2025.

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, March 20, 2025, 6:30 PM City Hall Community Room

CALL TO ORDER/ROLL CALL

Mayor Clark called the meeting to order at 6:32 pm.

Danny Clark, Mayor	Present	Tim Freeman	Present
Keith Burrows	Excused	Mo May-Grimm	Present
Gary Galle	Present	Jeff Meyer	Present
Tom Johnston	Present		
Others Present: Administrator Honer, Clerk-Treasurer Skelding, Jim Nadig			

APPROVAL OF MINUTES – December 5, 2024 MEETING

Motion (Galle/Freeman) to approve December 5, 2024 minutes. Motion carried, all voting aye (6-0).

CONSIDERATION OF A SITE PLAN PRESENTED BY JIM NADIG AND SARAH VENHUIZEN OF STOCKTON HARDWARE LLC FOR THE PROPOSED ADDITION/RENOVATION OF 114 FOUNTAIN STREET.

Administrator Honer included the preliminary rendering and site plan in the meeting packet for the Commission's review. The first image was approved by the Historic Preservation Commission in February. We are still in the preliminary stages.

Commissioner May-Grimm questioned the parking with the proposed addition. There doesn't seem to be much parking. Nadig stated that there won't be much of a parking lot with the proposed addition. However, he is considering instead of a 60'x60' addition, to perhaps make it 40'x80' to provide more parking. Either way, he feels there would be enough parking.

Nadig discussed street access. There will be a semi coming in twice a week. The street is wide enough and there seems to be enough space for access.

In terms of signage, there would be paint signs on the front corners of the building, and a sign on the doorway, and there is a plan for a pylon sign as well. At a previous meeting, there was discussion on lighting pollution in the area. Nadig is willing to have the pylon sign on a timer.

Motion (May-Grimm/Freeman) to approve the authorization of a zoning permit for Jim Nadig and Sarah Venhuizen for the proposed addition/renovation of 114 Fountain Street. Motion carried, all voting aye (6-0).

ADJOURN

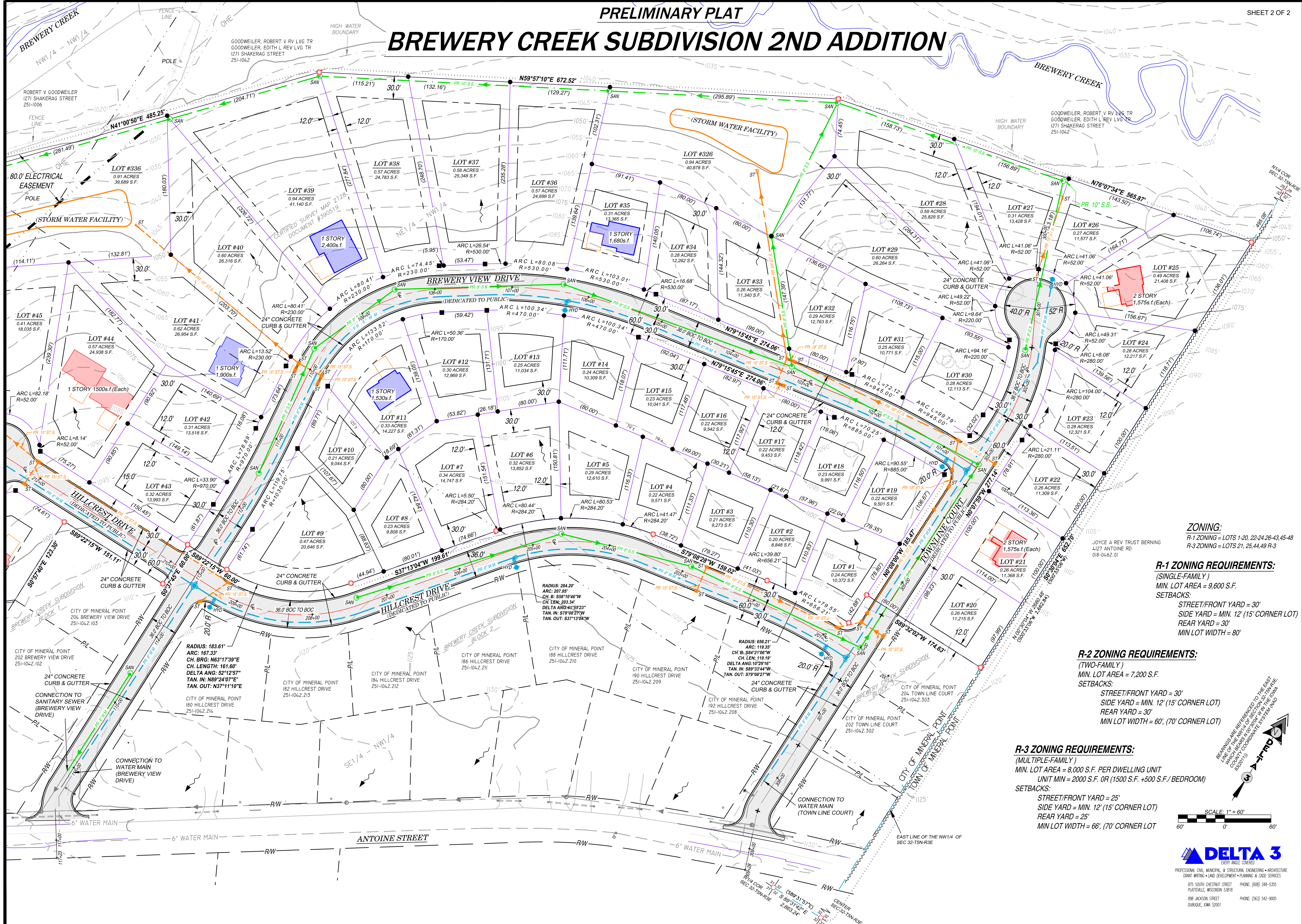
Motion (Freeman/Galle) to adjourn at 6:56 pm. Motion carried, all voting aye (6-0).

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

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PRELIMINARY PLAT
BREWERY CREEK SUBDIVISION 2ND ADDITION

SHEET 2 OF 2

ZONING:
R-1 ZONING = LOTS 1-20, 22-24, 26-43, 45-48
R-3 ZONING = LOTS 21, 25, 44, 49 R-3

R-1 ZONING REQUIREMENTS:
(SINGLE-FAMILY)
MIN. LOT AREA = 9,600 S.F.
SETBACKS:
STREET/FRONT YARD = 30'
SIDE YARD = MIN. 12' (15' CORNER LOT)
REAR YARD = 30'
MIN LOT WIDTH = 80'

R-2 ZONING REQUIREMENTS:
(TWO-FAMILY)
MIN. LOT AREA = 7,200 S.F.
SETBACKS:
STREET/FRONT YARD = 30'
SIDE YARD = MIN. 12' (15' CORNER LOT)
REAR YARD = 30'
MIN LOT WIDTH = 60', (70' CORNER LOT)

R-3 ZONING REQUIREMENTS:
(MULTIPLE-FAMILY)
MIN. LOT AREA = 8,000 S.F. PER DWELLING UNIT
UNIT MIN = 2000 S.F. OR (1500 S.F. + 500 S.F./ BEDROOM)
SETBACKS:
STREET/FRONT YARD = 25'
SIDE YARD = MIN. 12' (15' CORNER LOT)
REAR YARD = 25'
MIN LOT WIDTH = 66', (70' CORNER LOT)

DELTA 3
EVERY ANGLE COVERED
PROFESSIONAL CIVIL, MUNICIPAL & STRUCTURAL ENGINEERING-ARCHITECTURE
GRAPHIC WRITING • LAND DEVELOPMENT • PLANNING & CAD SERVICES
875 SOUTH CHESTNUT STREET PLATEAU, WISCONSIN 53181
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Planning and Zoning Application

Municipality (Check One):

☒ City of Mineral Point

☐ Town of Mineral Point(ETZ)

Property Address:

141, 143, 145, 147, 149, 151, 153, 155
MERRY XMAS Lane
Lot Size:

Parcel #:

Property Owner:

Name:

RANDY FLEMING

Address:

44 JACKSON ST.

Phone:

608-574-5863

Email:

randad5519@gmail.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:

Variance Request for a driveway easement
Csm to Divide the lots.

Attachments:

Applicant Signatures:

Signature, Printed Name, Date

Signature, Printed Name, Date

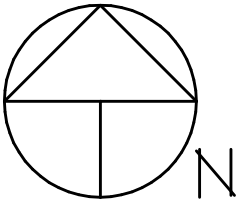
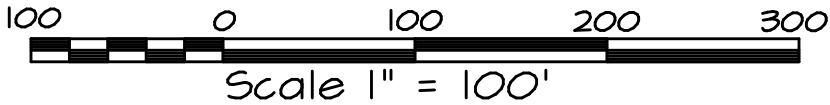
Date Received:

4-14-25

Fee Collected:

\$800.00

Being Lot 2 of CSM 1596 as recorded in document 350925,
part of Lot 209 of Harrison's Survey as located in Plat
Cabinet A on page 47, all as located in part of the SW 1/4
of the SW 1/4 of Section 32, T5N, R3E, City of Mineral Point,
Iowa County, Wisconsin



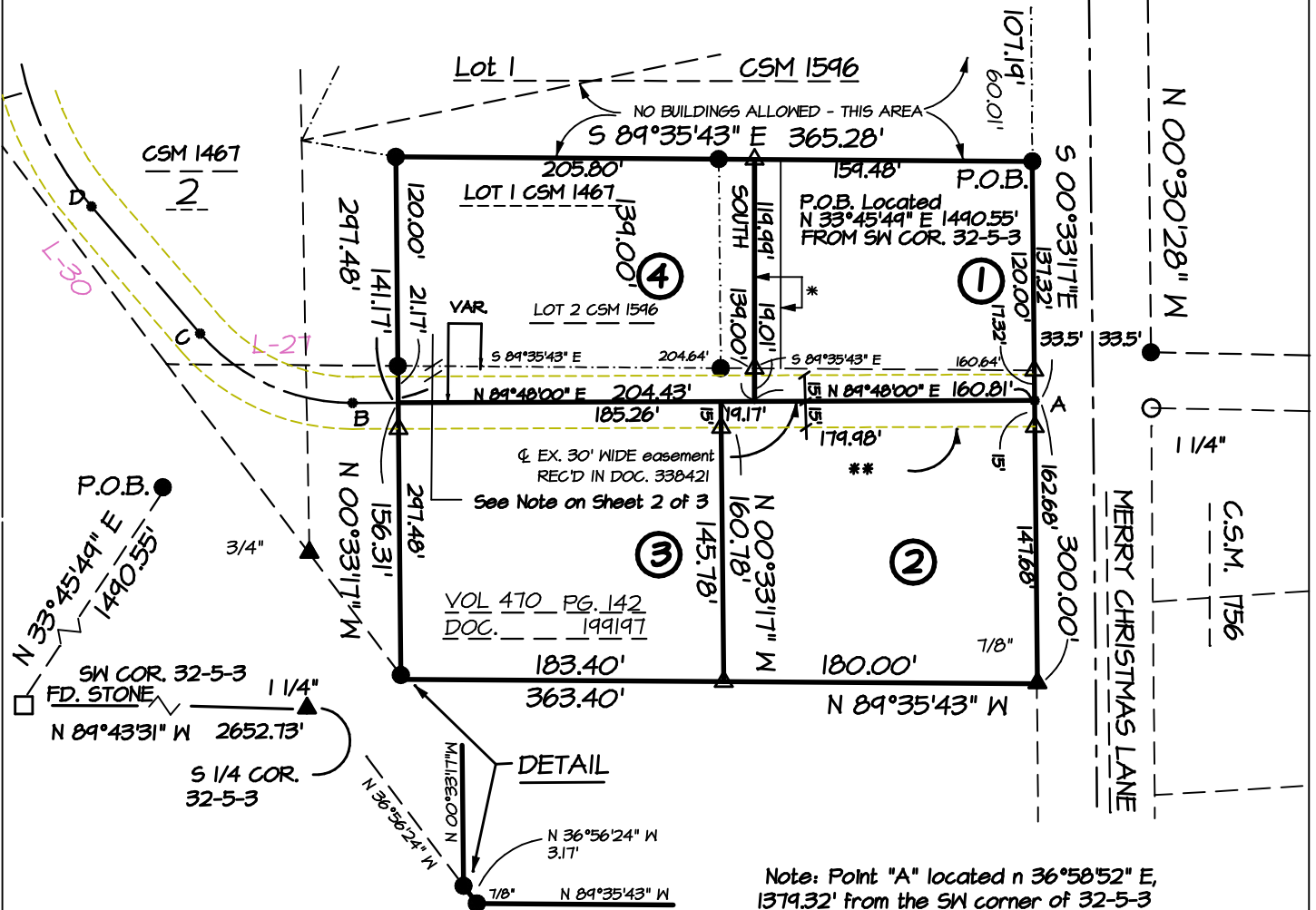
PLAT BEARINGS ARE ORIENTED TOWARD THE IOWA COUNTY
COORDINATE SYSTEM AS DEFINED BY THE WISCONSIN
DEPARTMENT OF TRANSPORTATION, THE SOUTH LINE OF THE
SW 1/4 OF SECTION 32, T5N, R3E OF WHICH WAS PREVIOUSLY
RECORDED TO BEAR N 89°43'31" W



LOT#	SQ. FT	ACRES ±
1	22,124	0.508
2	29,108	0.668
3	29,602	0.680
4	28,733	0.66
TOTAL	109,567	2.515

Δ SET 1"φ X18" X 1.68 #/LF IRON PIPE
 ○ FOUND IRON PIPE - DIAM. SHOWN
 ▲● FOUND 3/4" REBAR - U.O.N.
 () RECORDED AS

* lot 1 subject to a 15' wide access easement that benefits lot 4



IOWA CO. C.S.M. NO. _____

Being Lot 2 of CSM 1596 as recorded in document 350925, part of Lot 209 of Harrison's Survey as located in Plat Cabinet A on page 47, all as located in part of the SW 1/4 of the SW 1/4 of Section 32, T5N, R3E, City of Mineral Point, Iowa County, Wisconsin

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

Lot 2 of CSM 1596 as recorded in document 350925, part of Lot 209 of Harrison's Survey as located in Plat Cabinet A on page 47, all as located in part of the SW 1/4 of the SW 1/4 of Section 32, T5N, R3E, City of Mineral Point, Iowa County, Wisconsin, to wit:

Commencing at the SW corner of said Section 32; thence N 33°45'49" E, 1490.55' to the SE corner of lot 1 of CSM 1596, said point being the Point of Beginning; thence S 00°33'17" E, 300.00' along the westerly right of way line of Merry Christmas Lane; thence N 89°35'43" W, 363.40'; thence N 36°56'24" W, 3.17'; thence N 00°33'17" W, 297.48' to the NW corner of lot 2 of CSM 1596; thence S 89°35'43" E, 365.28' to the POINT OF BEGINNING. Containing 109,566 square feet, or 2.515 acres, more or less

SHEET 2 OF 2

Laurence E. Schmit

date:

APPROVED FOR RECORDING BY: City of Mineral Point

Danny Clark - Mayor

date:

Christy Skelding - Clerk Treasurer

date:

OFFICE DATA:

JOB I.D.	2025s-018
SURVEY CREW:	jd
FIELD BOOK NO.:	
DWG. STORED:	vers 13
DRAWN BY:	les
DRAWING NO.:	25s-18.dwg
DATA FILE NO.:	<25s-018.txt>

SCHMIT ENGINEERING & SURVEYING
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