



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, June 19, 2025, 6:30 PM
City Hall Community Room

CALL TO ORDER/ROLL CALL

Mayor Clark called the meeting to order at 6:30 pm.

Danny Clark, Mayor	Present	Tim Freeman	Present
Keith Burrows	Present	Mo May-Grimm	Present
Alex Ramshur	Present	Jeff Meyer	Excused
Tom Johnston	Present		
Others Present: Administrator Honer, Clerk-Treasurer Skelding, Chris Reynolds, Dick Poad, Dan Carey			

APPROVAL OF MINUTES – MAY 15, 2025 MEETING

Motion (Ramshur/Freeman) to approve May 15, 2025 minutes. Motion carried, all voting aye (6-0).

PUBLIC HEARING – REQUEST OF REBECCA CAREY, OWNER OF A PROPERTY LOCATED AT 206 MERRY CHRISTMAS LANE (PARCEL 251-037), TO REZONE 1.92 ACRES FROM A-1 AGRICULTURAL PRESERVATION DISTRICT TO R-2 TWO-FAMILY RESIDENTIAL DISTRICT.

Motion (Burrows/May-Grimm) to open the public hearing at 6:31 p.m. Motion carried by roll call, all voting aye (6-0).

Dick Poad – 411 Copper Street: Asked where the new house will be built on the parcel.

Dan Carey: The front of the house will face west, tucked back on the north side of the field. The intention is to place the house to be as least disruptive as possible.

Motion (May-Grimm/Ramshur) to close the public hearing. Motion carried, all voting aye (6-0).

CONSIDERATION OF A PRELIMINARY CSM REQUESTED BY REBECCA CAREY, OWNER OF A PROPERTY LOCATED AT 206 MERRY CHRISTMAS LANE (PARCEL 251-0347), FOR THE SUBDIVISION OF ONE PARCEL INTO TWO PARCELS.

The CSM is subdividing the 1.92 acres from the larger parcel. Administrator Honer stated that the resulting two parcels would comply with the zoning code, if the smaller parcel is rezoned as requested to R-2 Two-Family Residential District. The rezoning of the parcel complies with the City's future land use map.

Commissioner Johnston asked for clarification on a right-of-way to the field. Dan Carey will buy the 1.92 acres for residential purposes, and Rebecca Carey will continue to own the remainder of the parcel. The current access to the barn and field will remain.

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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Motion (May-Grimm/Ramshur) to recommend Council approval of a preliminary CSM requested by Rebecca Carey, owner of a property located at 206 Merry Christmas Lane (Parcel 251-0347), for the subdivision of one parcel into two parcels. Motion carried by roll call, all voting aye (6-0).

CONSIDERATION OF THE REQUEST OF REBECCA CAREY, OWNER OF A PROPERTY LOCATED AT 206 MERRY CHRISTMAS LANE (PARCEL 251-0347), TO REZONE 1.92 ACRES FROM A-1 AGRICULTURAL PRESERVATION DISTRICT TO R-2 TWO-FAMILY RESIDENTIAL DISTRICT.

Motion (May-Grimm/Freeman) to recommend Council approval of the request of Rebecca Carey, owner of a property located at 206 Merry Christmas Lane (Parcel 251-0347), to rezone 1.92 acres from A-1 Agricultural Preservation District to R-2 Two-Family Residential District. Motion carried by roll call, all voting aye (6-0).

PRELIMINARY CONSIDERATION OF THE REDEVELOPMENT OF 103-111 COMMERCE STREET.

The property owners are looking to redevelop this space to make better use of it. They are looking to make 5-6 commercial spaces and up to 8 residential spaces.

Initial discussions involved rezoning the area to a Planned Unit Development. However, the applicant and the zoning administrator agree that a conditional use permit is sufficient for residential use below the second floor as proposed in the rear of the development

Commissioner Johnston does not believe this should be a PUD. Commissioner Burrows would like to preserve retail space frontage on High and Commerce Streets, however, having residential space set back off the street frontage and not visible doesn't bother him. Mayor Clark believes that when presented with a project like this, we need to make this happen. Grimm would like to see how they will block the residential space from the commercial space.

Honer will recommend the property owners apply for a conditional use permit instead of a PUD.

DISCUSSION AND POSSIBLE CONSIDERATION OF ADDRESSING AN UNNAMED RIGHT-OF-WAY ADJACENT TO ANTOINE ST., A PORTION OF THE LIBERTY STREET RIGHT-OF-WAY, AND THE DOTY STREET RIGHT-OF-WAY.

The Commission reviewed the three proposed right-of-way issues individually.

Motion (Burrows/Grimm) to recommend abandonment of the Antoine Street right-of-way as presented. Motion carried, all voting aye (6-0).

Motion (Grimm/Burrows) to recommend abandonment of a portion of the Liberty Street right-of-way as presented. Motion carried, all voting aye (6-0).

Motion (Burrows/Grimm) to recommend a survey of Doty Street. Motion carried, all voting aye (6-0).

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DISCUSSION OF AMENDING THE ZONING CODE RELATED TO THE REQUIREMENT OF PUBLIC ROAD FRONTAGE.

Honer stated there have been a lot of variances recently that create lots without public street frontage, and this should be looked at by the Plan Commission. Current requirements are that all parcels must have public road frontage, but variances have been granted to allow driveway easements instead of public road frontage.

The Commission discussed the pros and cons of amending the zoning code. Grimm's concerns would be safety access and connecting to the public sewer.

ADJOURN

Motion (Burrows/Freeman) to adjourn at 7:38 pm. Motion carried, all voting aye (6-0).

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