



Mineral Point, Wisconsin

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, July 3, 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	Excused	Jeff Meyer	Present
Tom Johnston	Present		
Others Present: Administrator Honer, Clerk-Treasurer Skelding, Judi Ascher, Gary Tibbits			

APPROVAL OF MINUTES – JUNE 19, 2025 MEETING

Motion (May-Grimm/Meyer) to approve June 19, 2025 minutes. Motion carried, all voting aye (6-0).

PUBLIC HEARING – REQUEST OF BREWERY CREEK RENTALS, LLC, OWNER OF PROPERTY LOCATED AT 182, 184, AND 186 ANTOINE ST. (PARCELS 251-1042.202, 251-1042.203, 251-1042.204), TO REZONE THREE PARCELS FROM R-2 TWO-FAMILY RESIDENTIAL DISTRICT TO PUD – PLANNED UNIT DEVELOPMENT FOR THE PROPOSED CONSTRUCTION OF THREE DUPLEXES.

Motion (May-Grimm/Burrows) to open the public hearing at 6:32 p.m. Motion carried, all voting aye (6-0).

Gary Tibbits: Asked if this has anything to do with the covenants on the property. Administrator Honer stated that the city does not control any covenants.

Judi Ascher: When this development was proposed a long time ago, it was set up as single-family homes. It now seems like the lots are too small for the condos and duplexes. Honer stated that all of the lots were zoned as R-2, which allows duplexes.

Motion (Burrows/May-Grimm) to close the public hearing at 6:39 p.m. Motion carried, all voting aye (6-0).

PUBLIC HEARING – REQUEST OF THE CITY OF MINERAL POINT, OWNER OF PROPERTY LOCATED ADJACENT TO ANTOINE ST. (PARCELS 251-1042.101, LOT 1 BLOCK 1 OF BREWERY CREEK SUBDIVISION), TO REZONE FROM R-2 TWO-FAMILY RESIDENTIAL DISTRICT TO R-3 MULTI-FAMILY RESIDENTIAL.

Motion (May-Grimm/Burrows) to open the public hearing at 6:39 p.m. Motion carried, all voting aye (6-0).

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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Gary Tibbits: Asked if something is planned for this parcel. Mayor Clark stated he would like to see a four-plex on this lot.

Motion (Burrows/Freeman) to close the public hearing at 6:42 p.m. Motion carried, all voting aye (6-0).

CONSIDERATION OF THE REQUEST OF BREWERY CREEK RENTALS, LLC, OWNER OF PROPERTY LOCATED AT 182, 184, AND 186 ANTOINE ST. (PARCELS 251-1042.202, 251-1042.203, 251-1042.204), TO REZONE THREE PARCELS FROM R-2 TWO-FAMILY RESIDENTIAL DISTRICT TO PUD – PLANNED UNIT DEVELOPMENT FOR THE PROPOSED CONSTRUCTION OF THREE DUPLEXES.

Administrator Honer stated that the city is generally not in favor of PUD's. In this instance, this applicant is proposing to utilize R-2 zoning, with the exception of changing the side set backs from 12' to 10' and the rear setback from 30' to 18'.

Mayor Clark stated that the reasoning for this request is to make it uniform to the condos that are currently on Antoine Street.

There will be 24' between each structure, however the setback on the west and east ends of the outside structures will only be approximately 10'.

Changing the zoning of the parcels does not affect the covenants.

Commissioner Burrows' only concern was the steep drop-off in the rear yard of the west unit.

Commissioner Johnston asked if commissioners think having multi-unit buildings will deter any single-family homes. Other commissioners don't believe it will.

Gary Tibbits mentioned the fact that these proposed units only have a one car garage, with a shared driveway. Commissioners question where the extra vehicles will be parked, as parking is not allowed on Antoine Street.

Motion (May-Grimm/Freeman) to recommend Council approval of the request of Brewery Creek Rentals, LLC, owner of property located at 182, 184, and 186 Antoine St. (Parcels 251-1042.202, 251-1042.203, 251-1042.204), to rezone three parcels from R-2 - Two-Family Residential District to PUD – Planned Unit Development for the proposed construction of three duplexes. Motion carried by roll call, all voting aye (6-0).

CONSIDERATION OF REQUEST OF THE CITY OF MINERAL POINT, OWNER OF PROPERTY LOCATED ADJACENT TO ANTOINE ST. (PARCELS 251-1042.101, LOT 1 BLOCK 1 OF BREWERY CREEK SUBDIVISION), TO REZONE FROM R-2 TWO-FAMILY RESIDENTIAL DISTRICT TO R-3 MULTI-FAMILY RESIDENTIAL.

OFFICE OF THE CITY CLERK-TREASURER

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Honer stated that this was previously discussed and that the city would like to rezone this parcel in hopes to potentially have a four-plex built on this parcel. Anything over a single or two-family residential unit requires site plan approval by the Plan Commission.

Motion (Burrows/May-Grimm) to recommend Council approval of the request of the City of Mineral Point, owner of property located adjacent to Antoine St. (Parcels 251-1042.101, Lot 1 Block 1 of Brewery Creek Subdivision), to rezone from R-2 - Two-Family Residential District to R-3 Multi-Family Residential. Motion carried, all voting aye (6-0).

ADJOURN

Motion (Johnston/May-Grimm) to adjourn at 7:26 pm. Motion carried, all voting aye (6-0).

DRAFT

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