



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, July 3, 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 Plan Commission minutes from June 19, 2025.
3. 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. **Action:** Open public hearing/Hear testimony/Close public hearing.
4. 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. **Action:** Open public hearing/Hear testimony/Close public hearing.
5. Consideration of 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. **Action:** Recommend Council approval or denial of Ordinance 2025-12 to Amend the Zoning Code and Map of the City of Mineral Point.
6. 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. **Action:** Recommend Council approval or denial of Ordinance 2025-11 to Amend the Zoning Code and Map of the City of Mineral Point.
7. Adjournment.

Agenda Posted and Distributed: Monday, June 30, 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, 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

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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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NOTICE OF PUBLIC HEARING
CITY OF MINERAL POINT PLAN COMMISSION
Thursday, July 3, 6:30 p.m.
City Hall Community Room

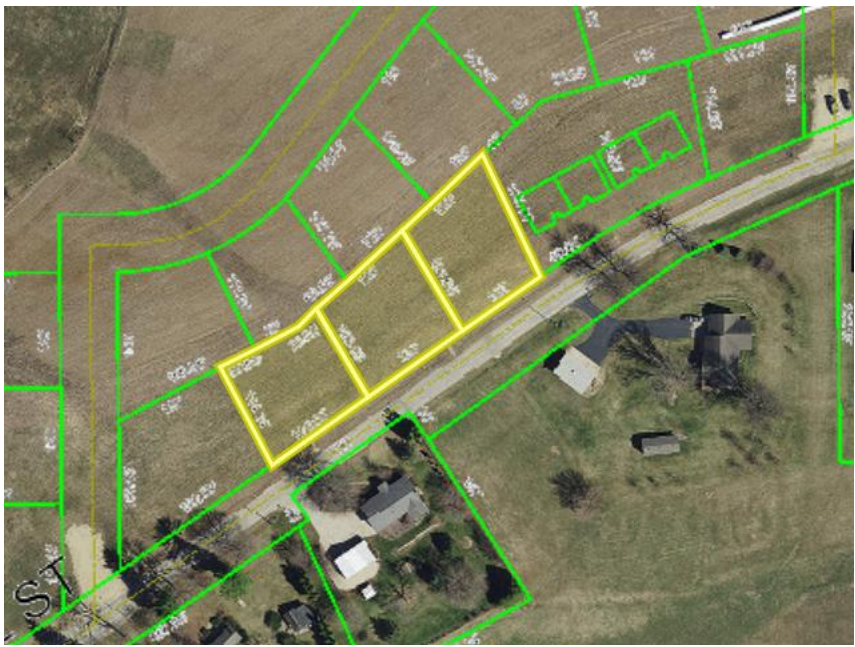
NOTICE IS HEREBY GIVEN that the City of Mineral Point Plan Commission will meet at the place, date and time indicated above to consider the request of Brewery Creek Rentals, LLC, owner of property located at 182 – 184- 186 Antoine St. (Parcels 251-1042.202, 251-1042.203, 251-1042.204), to rezone three parcels from R-2 - Two-Family Residential District to PUD – Planned Unit Development for the proposed construction of three duplexes.

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

Published: June 19 and 26, 2025

Christy Skelding
City Clerk/Treasurer

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Mineral Point, Wisconsin

7/3/2025

☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Plan Commission
Department Reporting: Administration	Submitted by: Matthew Honer
Issues: 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. 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.	
<u>BACKGROUND/ANALYSIS:</u> <i>R-2 to PUD:</i> The owner plans on building three duplexes, one on each lot. The owner's plans do not meet the rear and side yard setbacks. As proposed the builder intends all structures to be 30' from the right-of-way, consistent with the two duplexes to the east creating an orderly appearance on Antoine St. The proposal is to maintain all of the same zoning requirements of the code and the R-2 District, except changing the side yard setback to 10' rather than 12' and the rear yard setback to 18' rather than 30' <i>R-2 to R-3:</i> The lot owned by the City of Mineral Point is the largest lot fronting Antoine St. at 0.56 acres. The lot has the potential for a multi-family structure. Considering the demand for apartments, condos, and other lower-maintenance property options. The City desired to explore allowing the opportunity for up to four units at this location. Planning and Zoning Review: Concerns of density, the PUD rezone does not change the density of residential use. Each of the parcels could have a duplex built on them with their current zoning. The R-3 rezone does slightly increase density, considering that the parcel is only just less than twice the size of the other parcels. Allowing a multi-family property in this location allows the City to have greater control of site planning, including stormwater as a multi-family building is required to have a site plan review, while single and two-family residential structures are not. In both instances, the future land is residential.	
<u>RECOMMENDATION:</u> Approve or deny the rezone ordinances.	
<u>FISCAL IMPACT:</u> Property tax revenue.	
<u>ATTACHMENTS:</u> Application and planning materials	



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Planning and Zoning Application

Municipality (Check One):

☒ City of Mineral Point

☐ Town of Mineral Point(ETZ)

Property Address:

Antoine St Mineral point, wi lots

Parcel #:

251-1042-202

251-1042-203

251-1042-204

Lot Size:

120x106

Property Owner:

Name:

Brewery Creek
rentals, LLC

Address:

4949 County rd

Y2 Dodgeville, wi

Phone:

608-732-7776

Email:

Tesh@midwestroofing
Pros.com

Agent:

Name:

Address:

Phone:

Email:

Action Requested:

Administrative Review:

- | | Fee: |
|--|-------|
| ☐ New Build 1 & 2 Family Residential: | \$100 |
| ☐ Residential Additions: | \$75 |
| ☐ Accessory Structure: | \$50 |
| ☐ Commercial Zoning: | \$150 |
| ☐ Commercial Signage: | \$50 |
| ☐ Driveway: | \$50 |

Planning Approval*:

- | | Fee: |
|--|---------------------------|
| ☐ Certified Survey Map (CSM): | \$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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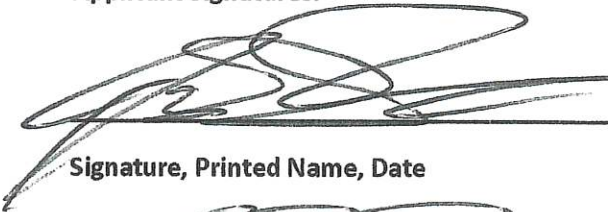
Project Description and Reason for Request:

Request to change zoning to a pud to keep all the same requirments of R2 zoning other than the setbacks being edited to my requirments. We will be changing the side/^{rear} yard setbacks but leaving the front yard setbacks as a R2

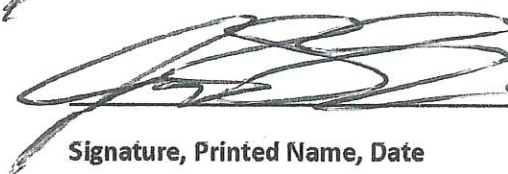
Attachments:

will have a preliminary
site plan next week

Applicant Signatures:



Signature, Printed Name, Date

 Josh Fowler 6/13/2025

Signature, Printed Name, Date

Date Received: _____

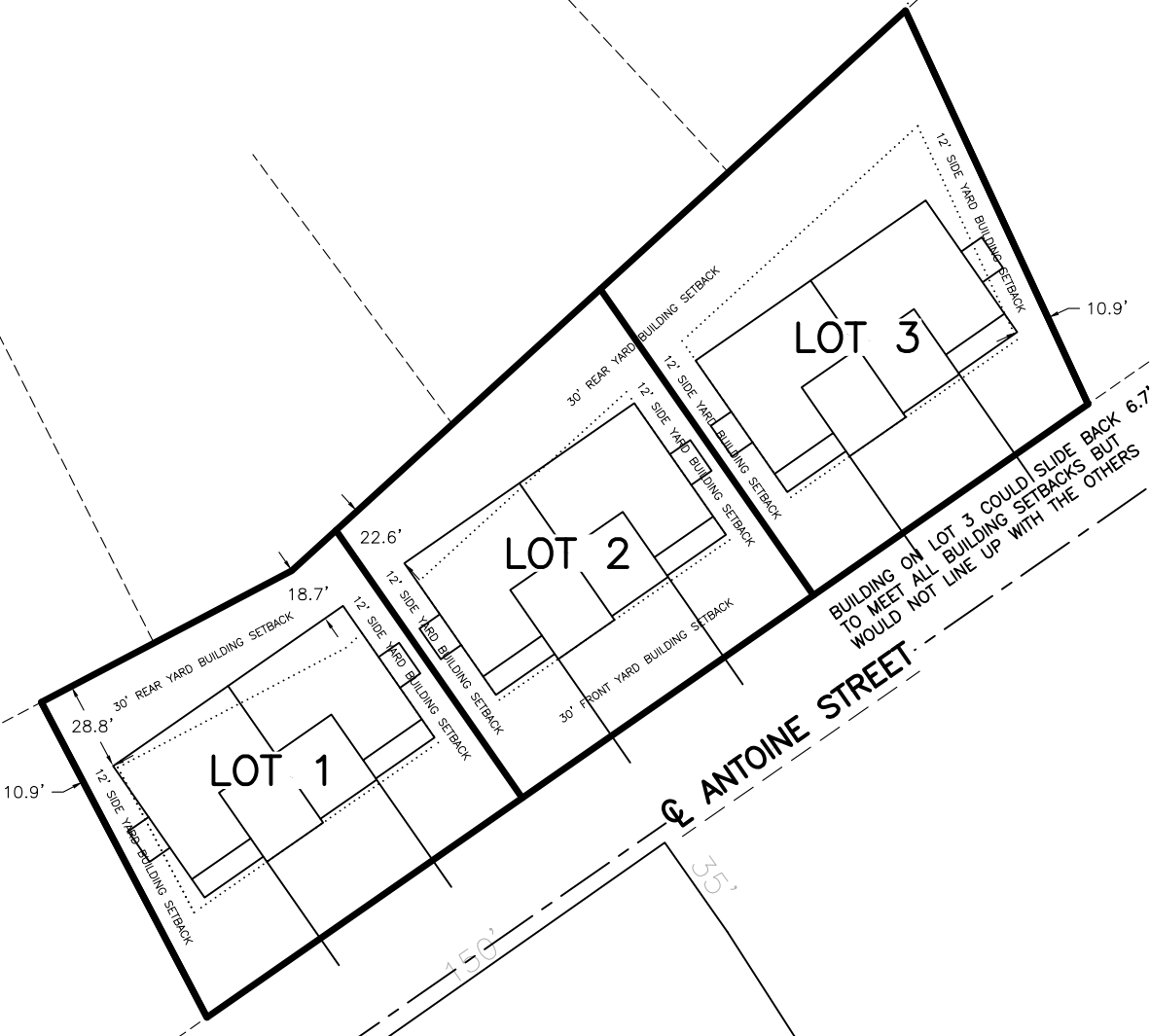
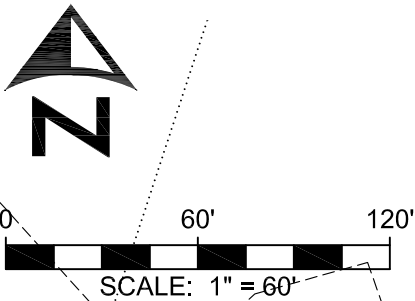
Fee Collected: _____

PRELIMINARY #1 5/20/2025

IOWA COUNTY CERTIFIED SURVEY MAP #

Being Lots 2, 3 & 4 of Block 2 of Brewery Creek Subdivision, recorded in Plat Cabinet A on Page 535, located in the SE 1/4 of the NW 1/4 of Section 32, T5N, R3E, City of Mineral Point, Iowa County, Wisconsin

FOR:
JOSH FOWLER



ANTOINE STREET

175

251-1036.A



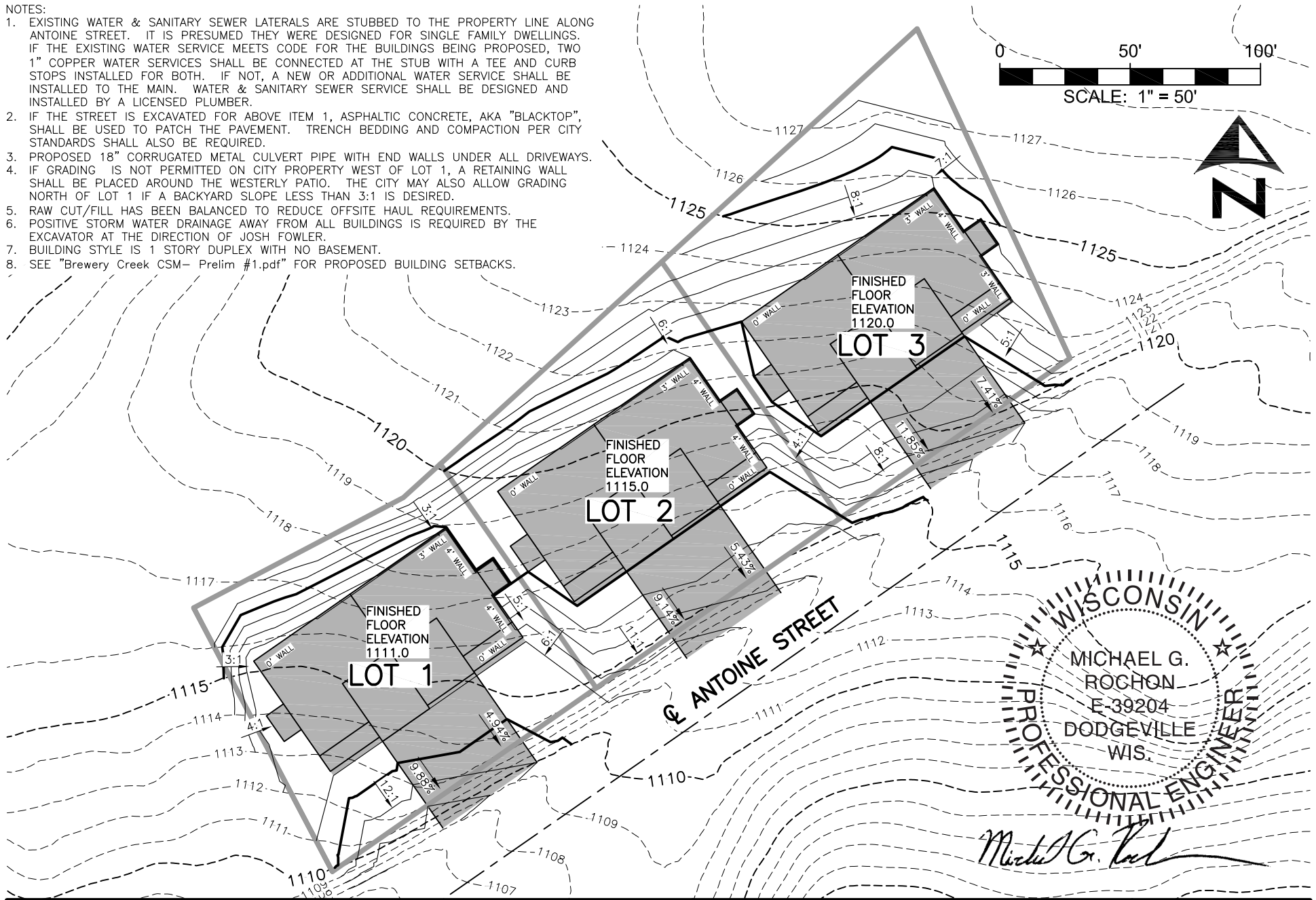
FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 1 OF 2
JOB ID: 2505191E
DRAWING BY MGR
FIELD WORK COMPLETED 6/1/2025

NOTES:

1. EXISTING WATER & SANITARY SEWER LATERALS ARE STUBBED TO THE PROPERTY LINE ALONG ANTOINE STREET. IT IS PRESUMED THEY WERE DESIGNED FOR SINGLE FAMILY DWELLINGS. IF THE EXISTING WATER SERVICE MEETS CODE FOR THE BUILDINGS BEING PROPOSED, TWO 1" COPPER WATER SERVICES SHALL BE CONNECTED AT THE STUB WITH A TEE AND CURB STOPS INSTALLED FOR BOTH. IF NOT, A NEW OR ADDITIONAL WATER SERVICE SHALL BE INSTALLED TO THE MAIN. WATER & SANITARY SEWER SERVICE SHALL BE DESIGNED AND INSTALLED BY A LICENSED PLUMBER.
2. IF THE STREET IS EXCAVATED FOR ABOVE ITEM 1, ASPHALTIC CONCRETE, AKA "BLACKTOP", SHALL BE USED TO PATCH THE PAVEMENT. TRENCH BEDDING AND COMPACTION PER CITY STANDARDS SHALL ALSO BE REQUIRED.
3. PROPOSED 18" CORRUGATED METAL CULVERT PIPE WITH END WALLS UNDER ALL DRIVEWAYS.
4. IF GRADING IS NOT PERMITTED ON CITY PROPERTY WEST OF LOT 1, A RETAINING WALL SHALL BE PLACED AROUND THE WESTERLY PATIO. THE CITY MAY ALSO ALLOW GRADING NORTH OF LOT 1 IF A BACKYARD SLOPE LESS THAN 3:1 IS DESIRED.
5. RAW CUT/FILL HAS BEEN BALANCED TO REDUCE OFFSITE HAUL REQUIREMENTS.
6. POSITIVE STORM WATER DRAINAGE AWAY FROM ALL BUILDINGS IS REQUIRED BY THE EXCAVATOR AT THE DIRECTION OF JOSH FOWLER.
7. BUILDING STYLE IS 1 STORY DUPLEX WITH NO BASEMENT.
8. SEE "Brewery Creek CSM- Prelim #1.pdf" FOR PROPOSED BUILDING SETBACKS.



WISCONSIN
 MICHAEL G. ROCHON
 E-39204
 DODGEVILLE
 WIS.
 PROFESSIONAL ENGINEER
Michael G. Rochon



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 ENGINEERING & SURVEYING

3462 Spring Valley Road
 Dodgeville, WI 53533
 608-935-0294
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FOWLER PUD GRADING PLAN - PRELIM #1
 Being Lots 2, 3 & 4 of Block 2 of Brewery Creek Subdivision
 CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN
 FOR: JOSH FOWLER DATE: 6/20/2025

SHEET 1 OF 1
 JOB ID: 2505191E
 DWG: MGR