



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, August 21, 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	Absent	Mo May-Grimm	Present
Alex Ramshur	Present	Jeff Meyer	Present
Tom Johnston	Present (6:32 p.m.)		
Others Present: Administrator Honer, Clerk-Treasurer Skelding, Maggie Tucker			

APPROVAL OF MINUTES – JULY 3, 2025 MEETING

Motion (May-Grimm/Meyer) to approve July 3, 2025, minutes. Motion carried, all voting aye (5-0).

PUBLIC HEARING – REQUEST OF THE MINERAL HOUSE, LLC, OWNER OF 107-111 COMMERCE ST. (TAX PARCEL NO. 251-0184 & 251-0183), FOR A CONDITIONAL USE PERMIT AS REQUIRED IN SECTION 154.02(D)(7)(c) AND 154.04(G)(2)(i) OF THE MUNICIPAL CODE, TO ALLOW DWELLING UNITS BELOW THE SECOND FLOOR IN THE C-1 CENTRAL BUSINESS DISTRICT.

Motion (Meyer/May-Grimm) to open the public hearing at 6:32 p.m. Motion carried, all voting aye (5-0).

Administrator Honer stated Maggie Tucker attended a previous meeting of the Plan Commission and discussed her plans with them. Tucker is now requesting a Conditional Use Permit to allow residential units below the second floor. If approved, this Conditional Use Permit would stay with the property owner and the property until they sell the property. If a new owner wanted to keep the use the same, they would need to reapply for a Conditional Use Permit.

Maggie Tucker presented a proposed site plan. The redevelopment proposal involves 8 residential units and 4 commercial spaces.

Motion (May-Grimm/Ramshur) to close the public hearing at 6:37 p.m. Motion carried, all voting aye (6-0).

CONSIDERATION OF THE MINERAL HOUSE, LLC, OWNER OF 107-111 COMMERCE ST. (TAX PARCEL NO. 251-0184 & 251-0183), FOR A CONDITIONAL USE PERMIT AS REQUIRED IN SECTION 154.02(D)(7)(c) AND 154.04(G)(2)(i) OF THE MUNICIPAL CODE, TO ALLOW DWELLING UNITS BELOW THE SECOND FLOOR IN THE C-1 CENTRAL BUSINESS DISTRICT.

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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May-Grimm stated that requests for residential below the second floor have come before the Commission in the past but have been declined. Honer stated that the Commission has been consistent during his tenure in how they approach these requests. Honer stated that the Plan Commission has never approved a first-floor residential that fronts High or Commerce Street and has acted to protect spaces that are storefronts and to keep residential uses and appearances off the commercial street.

Maggie Tucker answered questions from the committee and explained where residential and commercial spaces will exist in the site plan.

Motion (May-Grimm/Freeman) to recommend Council approval of the request of The Mineral House, LLC, owner of 107-111 Commerce Street (Tax Parcel No. 251-0184 & 251-0183), for a Conditional Use Permit, with the condition that the residences are fully screened for privacy, to allow dwelling units below the second floor in the C-1 Central Business District. Motion carried by roll call, all voting aye (6-0).

CONSIDERATION OF CHANGES TO CHAPTER 154 OF THE MUNICIPAL ORDINANCE, THE CITY OF MINERAL POINT ZONING CODE.

Administrator Honer believes the current setbacks are not conducive to long-term sustainable development in the City because they do not allow more dense neighborhoods.

May-Grimm asked what the down side is with this. Honer says large lot have been attractive to property owners in the past, large houses and larger yards. Honer believes lowering the setbacks does not prohibit the creation of larger lots, it only allows the creation of smaller lots.

The commission had lengthy discussion regarding setbacks. Commission recommended the Zoning Administrator bring forward proposed changes to be considered.

Honer stated there are other issues in the zoning code that should be discussed such as allowing driveway easements in place of street frontage, defining mixed-use zoning, reviewing at home businesses, chicken ordinance, signage, and murals.

No action taken.

DISCUSSION OF ONGOING PROJECTS AND FUTURE MEETINGS.

None.

ADJOURN

Motion (May-Grimm/Freeman) to adjourn at 7:56 pm. Motion carried, all voting aye (6-0).

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