



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, January 15, 2026, 5:30 PM
City Hall Community Room and online

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of Plan Commission minutes from October 10, 2025.
3. Consideration of a Certified Survey Map for 182, 184, and 186 Antoine St.
4. Discussion of Short-Term Rental regulation.
5. Adjournment.

Agenda Posted and Distributed: Thursday, January 8, 2026.

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, October 16, 2025, 6:30 PM
City Hall Community Room

CALL TO ORDER/ROLL CALL

Administrator Honer called the meeting to order at 6:30 pm.

Danny Clark, Mayor	Excused	Tim Freeman	Present
Keith Burrows	Present	Mo May-Grimm	Present
Alex Ramshur	Present	Jeff Meyer	Present
Tom Johnston	Excused		
Others Present: Administrator Honer, Clerk-Treasurer Skelding, Maggie Tucker			

APPROVAL OF MINUTES – OCTOBER 2, 2025 MEETING

Motion (Burrows/Meyer) to approve October 2, 2025, minutes. Motion carried, all voting aye (5-0).

CONSIDERATION OF SITE PLAN FOR 103 – 111 COMMERCE ST.

Maggie Tucker, property owner, presented the proposed site plan for 103-111 Commerce Street to the Commission. Tucker stated the plan is getting closer to finalization. Highlighted changes include adding parking in the courtyard area, removing the parking lot that was originally proposed on the east of the property, and installing a transformer and gear in the southeast corner of the property.

Motion (May-Grimm/Burrows) to authorize the Zoning Administrator to issue a zoning permit.

Motion carried, all voting aye (5-0).

ADJOURN

Motion (Meyer/Ramshur) to adjourn at 6:38 pm. Motion carried, all voting aye (5-0).

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Planning and Zoning Application

Municipality (Check One):



City of Mineral Point



Town of Mineral Point(ETZ)

Property Address:

182, 184, 186 Antoine St

Parcel #:

251-1042-202/203/204

Lot Size:

Lot 2: 12,576

Lot 3: 12,843 Lot 4: 15,269

Property Owner:

Name:

Brewery Creek

Address:

4949 County rd Y2
Dodgeville, WI 53533

Phone:

Email:

Agent:

Name:

Address:

Phone:

Email:

Action Requested:

Administrative Review:

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

Planning Approval*:

- | | <u>Fee:</u> |
|---|---------------------------|
| ☒ 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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CITY OF MINERAL POINT

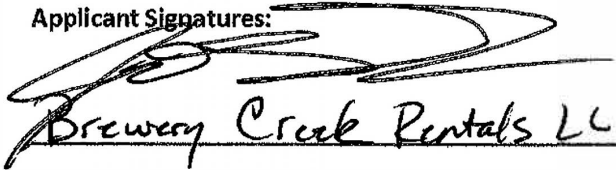
137 HIGH STREET, SUITE 1
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Project Description and Reason for Request:

3 duplexes going in requiring some interior lot
lines moved for future planning

Attachments:

Applicant Signatures:

 Brewery Creek Rentals LLC 12/22/25

Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received: _____

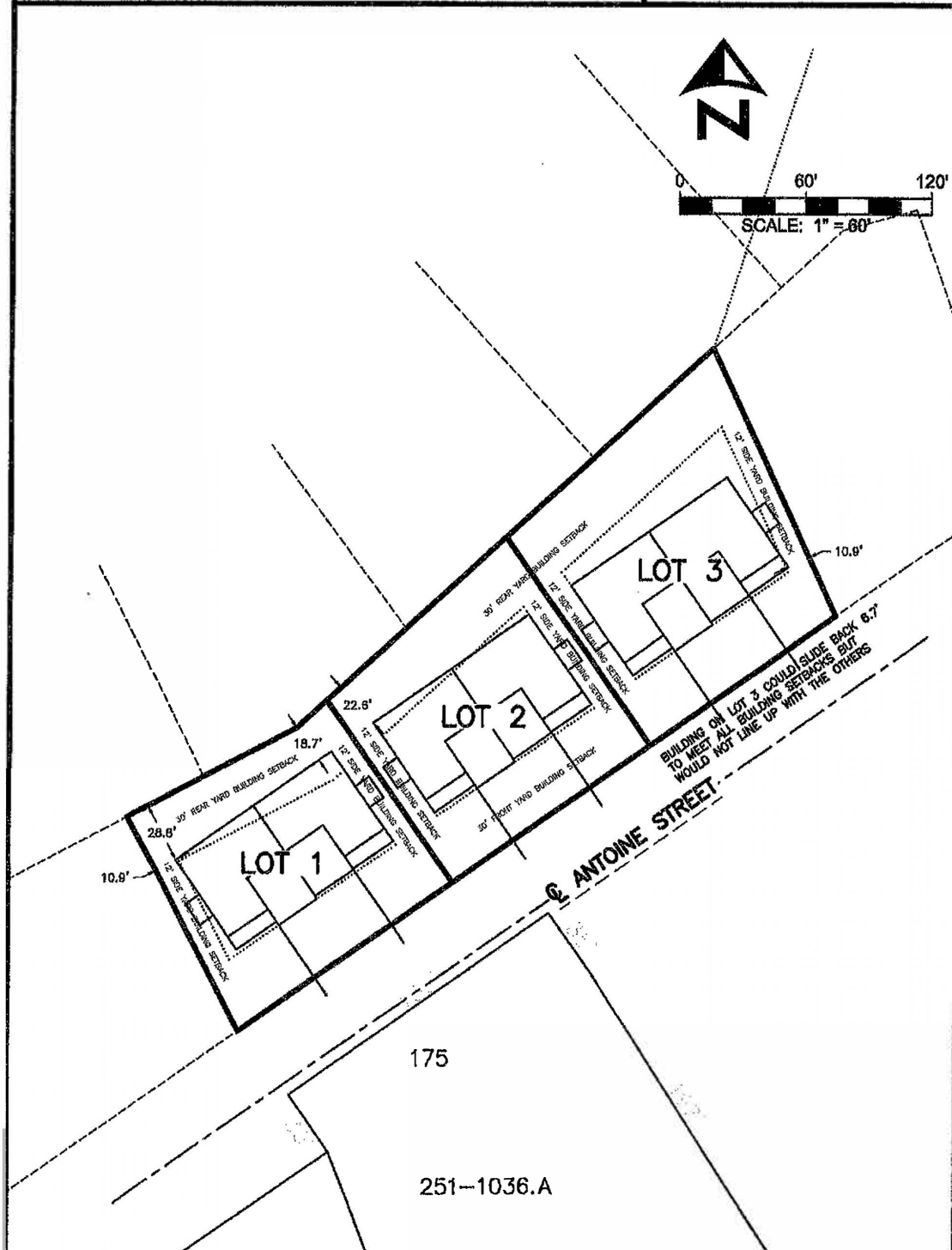
Fee Collected: _____

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, T6N, R3E, City of Mineral Point, Iowa County, Wisconsin

FOR:
JOSH FOWLER



FULLCIRCLE
ENGINEERING & SURVEYING

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

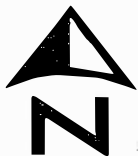
SHEET 1 OF 2
JOB ID: 2505191E
DRAWING BY MGR
FIELD WORK COMPLETED 6/1/2025

IOWA COUNTY CERTIFIED SURVEY MAP #

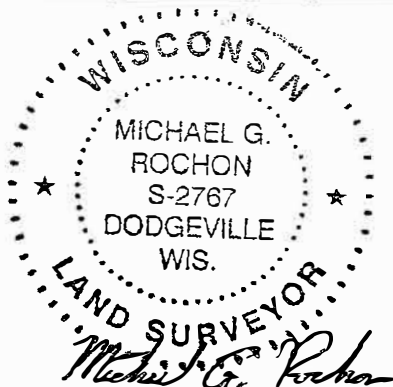
Being Lots 2, 3 & 4 of Block 2 of Brewery Creek Subdivision, recorded in Plat Cabinet A on Page 535, located in the SE 1/4 of the NW 1/4 of Section 32, T5N, R3E, City of Mineral Point, Iowa County, Wisconsin.

FOR:
JOSH FOWLER
CITY OF MINERAL POINT

BEARINGS ARE
REFERENCED TO THE
SOUTH LINE OF THE NW
1/4 OF SECTION 32
WHICH BEARS
S 89°31'37" E BASED
ON THE IOWA COUNTY
COORDINATE SYSTEM



0 60' 120'
SCALE: 1" = 60'



LEGEND:

- ⊗ REFERENCE POINT
- 3/4" x 18" REBAR SET
- ▲ 3/4" REBAR FOUND
- ✦ SECTION CORNER
ALL TIES VERIFIED
- () RECORDED AS

DATE SIGNED
12/4/2025

LOT 11 OF BLOCK 2
OF BREWERY
CREEK SUBDIVISION

LOT 5 OF BLOCK 2

LOT 12 OF BLOCK 2

LOT 3
0.35 AC.±
15,269 S.F.

LOT 2
0.29 AC.±
12,843 S.F.

LOT 1
0.29 AC.±
12,576 S.F.

LOT 14 OF BLOCK 2

LOT 1 OF BLOCK 2

EXISTING UNDERGROUND TELEPHONE MEASURED
FROM UTILITY MARKING FLAGS. THIS LINE WILL
BE REDRAWN ON THE FINAL MAP IF THE UTILITY
COMPANY MOVES IT.

ORIGINAL UTILITY LOCATION SHOWN ON BREWERY
CREEK SUBDIVISION FOR GTE DESCRIBED IN VOL.
261 PAGE 16 AND VOL. 233 PAGE 46, SHOWS
THIS APPROXIMATELY 5' NORTHWESTERLY OF
PROPERTY LINE. IT APPEARS TO HAVE BEEN
MOVED SINCE THEN.

UNPLATTED LAND

C 1/4 CORNER
S32, T5N, R3E
1-1/4" REBAR FOUND
3/4" REBAR AT FENCE CORNER THAT WAS USED
BY BREWERY CREEK SUBDIVISION WAS NOT USED.

2663.20'

W 1/4 CORNER
S32, T5N, R3E
3/4" REBAR FOUND
S 89°31'37" E

(S 89°32'22" E, 2663.38')
(S 89°31'57" E, 2663.24')
(S 89°32'21" E, 2663.30')
(S 89°32'22" E, 2663.38')



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SHEET 1 OF 2
JOB ID: 2505191E
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FIELD WORK COMPLETED 7/9/2025

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
CITY OF MINERAL POINT

SURVEYOR'S CERTIFICATE:

I, Michael G. Rochon, professional land surveyor, hereby certify:

THAT under the direction of Josh Fowler, I have surveyed, divided and mapped the following described parcel of land:

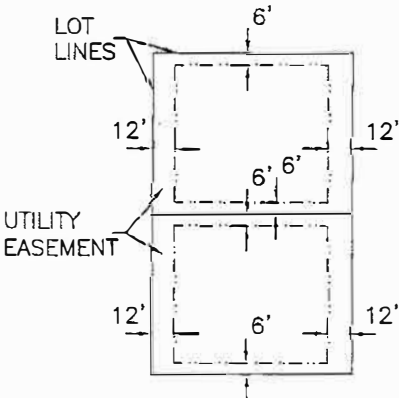
Being Lots 2, 3 & 4 of Block 2 of Brewery Creek Subdivision, recorded in Plat Cabinet A on Page 535, located in the SE 1/4 of the NW 1/4 of Section 32, T5N, R3E, City of Mineral Point, Iowa County, Wisconsin.
Parcel is subject to any easements of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

Michael G. Rochon 12/4/2025
Michael G. Rochon, S-2767 Date



TYPICAL UTILITY EASEMENTS



ALL LOTS ARE SUBJECT TO A PUBLIC UTILITY EASEMENT OF 6' ON EACH SIDE OF ALL LOT SIDE LINES AND 12' ALONG STREET AND BACK LINES.

PUBLIC UTILITY INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: TELEPHONE, POWER, GAS, FIBER, CABLE TELEVISION AND STORM WATER.

OWNER'S CERTIFICATE

As owner, the City of Mineral Point certifies that it caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

Christy Skelding Clerk/Treasurer Date

STATE OF WISCONSIN)
IOWA COUNTY) SS

Personally came before me this _____ day of _____, 2025, the named Christy Skelding, Clerk/Treasurer for City of Mineral Point to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC, _____, WI.
MY COMMISSION EXPIRES _____

CITY OF MINERAL POINT

The City of Mineral Point hereby accepts this CSM for recording.

Christy Skelding, Clerk/Treasurer Date

Danny Clark, Mayor Date

CERTIFICATE OF IOWA CO. REGISTER OF DEEDS

Received for recording this _____ day of _____, 2025 at _____ o'clock _____M, and recorded in Volume _____ of Certified Survey Maps, on Page(s) _____.

TAYLOR J CAMPBELL, IOWA CO. REGISTER OF DEEDS