



Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

AGENDA

CITY OF MINERAL POINT PUBLIC HEALTH & PROPERTY COMMITTEE MEETING

Friday, February 14, 2025, 3:30 pm
City Hall Community Room/ Virtually

1. Call to Order, Roll Call, and Confirmation of Compliance with Open Meetings Law.
2. Approval of January 23, 2025 minutes.
3. Discussion and possible consideration of proposals for the former City Garage at 114 Fountain St. by Jim and Julie Nadig.
4. Discussion and Consideration of a right-of-way abandonment between parcels 251-0796.A and 251-0797.
5. Adjourn.

[Join the meeting now](#), Meeting ID: 220 252 940 717, Passcode: 4Qr3nB7f

Dial in by phone, [+1 872-256-4172,,568622339#](#),

Phone conference ID: 568 622 339#

Agenda Posted and Distributed: Wednesday, February 12, 2025.

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OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

City Administrator | Matthew Honer | administrator@cityofmineralpointwi.gov

City Clerk-Treasurer | Christy Skelding | cityclerk@cityofmineralpointwi.gov

MINUTES

CITY OF MINERAL POINT PUBLIC HEALTH AND PROPERTY COMMITTEE MEETING

**Thursday, January 23, 2025 – 12:30 PM
City Hall Community Room and Virtually.**

CALL TO ORDER/ROLL

The meeting was called to order by Chair Galle at 12:32 PM.

Gary Galle	Present
Dean Martin	Present
Chuck Allendorf	Present (online)
Others Present: Mayor Danny Clark, Administrator Honer, Brian Blanchette.	

APPROVAL OF MINUTES – DECEMBER 20, 2024 MEETING

Motion (Allendorf//Galle) to approve the minutes. Motion carried, all voting aye (3-0).

DISCUSSION AND POSSIBLE CONSIDERATION OF PROPOSALS FOR THE FORMER CITY GARAGE AT 114 FOUNTAIN ST.

Galle stated he would like to see the committee not take any proposal off the table but rather identify which proposal they would like to pursue.

Martin stated liked the proposal from Jim and Julie Nadig of Stockton Hardware, Inc, and would consider the proposal from Brian Blanchette as a second option. Galle agrees with Martin and he likes that the majority of the building is being retained with the Stockton Hardware, Inc proposal. Galle would also like to pursue the proposal from Jim and Julie Nadig. Allendorf agreed.

Motion (Allendorf/Martin) to pursue Jim and Julie Nadig’s proposal. Motion carried, all voting aye (3-0).

ADJOURNMENT

Motion (Allendorf/Martin) to adjourn the meeting at 12:51 PM. Motion carried, all voting aye (3-0).

Matthew Honer, City Administrator

Approved:

January 15, 2025
Jim and Julie Nadig
Stockton Hardware Inc

Renovation Proposal of the Harker-Marr-Gordon Garage

Purpose

1. To bring a new hardware store in Mineral Point, contributing to the revitalization of Fountain Street and the downtown area.
2. To save the historic Harker, Marr & Gordon building (the “HMG Building”) by renovating the building in a historically sensitive manner, while allowing for its ongoing evolution.
3. Return the building to the Mineral Point’s property tax rolls.

Narrative

Stockton Hardware Inc. is proposing to establish a hardware store in the HMG building, which spans approximately 6,000 square feet. The project would require gutting the existing interior and constructing a 50' x 60' addition on the east side of the building. This addition will also address current issues with the retaining wall and basement access. If the building is transferred in a timely manner, construction is projected to begin in the spring and summer of 2025.

Stockton Hardware successfully completed a comparable project of similar scope and size in 2015 within six months. The company’s principal owner, Jim Nadig, is an experienced general contractor with a proven track record of managing such developments. The company’s principal manager and part-owner, Sarah VenHuizen, will lead store operations and embolden community ties.

The proposed hardware store will mirror the successful model of the Stockton location, catering to the everyday needs of homeowners, contractors, mechanics, farmers, and others. The design of the exterior will prioritize functionality, feasibility, and aesthetics. To create a cohesive structure that ties together the distinct elements of the dealership front, shop, and new addition, the initial design includes a pitched continuous roof (as shown in the provided renderings). This approach avoids the challenges and expenses associated with flat roofs.

The front of the HMG building will feature a Benjamin Moore paint store as a “store within a store” concept. Plans include opening up the windows, backlighting the glass blocks, and installing signs at the rounded corners to enhance visibility and appeal. The west side of the store will serve as the main entrance, prominently showcasing Ace Hardware branding. The east-side addition will allow for a walkout level that provides access to the expansive basement. A portion of the basement will be utilized for a breakroom and storage. Additional potential uses for the walkout level and basement space, such as a custom vehicle and motorsports business, have been discussed with Brian Blanchette to help draw further traffic to the area and make use of the vast basement space.

The initial project budget includes approximately \$600,000 in construction costs and \$200,000 for fixtures and equipment, excluding inventory. Stockton Hardware anticipates securing \$250,000 in loans and grants to support the investment, with a target debt load of approximately

\$500,000. Jim and Julie Nadig, as well as Stockton Hardware, are well-capitalized and have received preliminary funding approval from Apple River State Bank.

Stockton Hardware views this project as a long-term commitment to the Mineral Point community and is eager to move forward.

Requirements of Buyer

1. Structural Evaluation. At Buyer expense, an updated study of the structural integrity of the building will be performed within 30 days after acceptance of this proposal. The new evaluation will be based on Delta-3's City Garage Facility Report of October 19, 2011. The new evaluation will determine the extent of any additional damage over the last ten years and be used to determine the cost of repairs.

2. Building Codes. All work will be done to comply with all required Mineral Point and State zoning and building requirements.

3. Historic Designation. Should the City or any future owner want to apply for historical designation and/or historical preservation tax credits, work on the building will attempt to comply with the requirements of the state and federal historical renovation guidelines.

4. Funding. Proof of purchaser's ability to finance/fund the project will be provided to the City no later than the end of the due diligence period.

5. Assurance of Building Preservation. Development Agreement to include future owners' obligation to renovate and preserve the existing building and to guarantee the building will not be razed or demolished for a period of eight (8) years from the date of purchase, unless approved by the City Council.

6. Tax Exemption. Development Agreement to include a restriction on the sale, transfer or conveyance of the property in any manner that would render the property exempt from property taxation, unless approved by the City Council. Restriction in effect for a period of eight (8) years from the date of purchase.

7. Assessed Valuation Challenges. For a period of eight (8) years from the date of purchase, future owners shall not take any action at Open Book, Board of Review, or Circuit Court to reduce the total assessed valuation of the property to an amount lower than \$400,000.

8. Reimbursement of Fees. MOU to clarify that the City only agrees to reimburse City of Mineral Point permit fees. Any necessary fees imposed by County, State or Federal agencies must still be paid by the Buyer/Owner.

9. Estimated timeline. Among the undertakings of both parties during the due diligence period, a detailed timeline/project schedule will be agreed upon by the parties.

Proposed timeline

- February - Acceptance of Proposal, begin contracting and due diligence
- March/April - Structural study, due diligence, contracting
- May 1, 2025 or earlier - Close on the HMG building and begin construction

10. Issuance of Building Permits. The City agrees to issue a provisional/early-start building permit as soon as possible after the sale has closed for the purpose of certain preconstruction work, including but not limited to interior removals, floor repairs, building addition etc. This Proposal will be the basis for the application of this permit. If any local or state plan approvals are required for any of the work to be completed under the provisional/early-start permit or

subsequent building permits, said approvals will be secured before issuance of such permits. Any historic or building permits required by the City agreed to be reviewed in a timely manner and feedback provided within 10 business days or less from submittal.

Requirements of the City of Mineral Point

1. Confirm that all underground tanks have been removed from the property.
 2. Confirm that the municipal storm and sanitary sewers that service the building are open and functioning properly. Buyer will work with the city to facilitate this work.
 3. Sell the property to Stockton Hardware for \$1. The property shall include all that land located in tax parcels 251-0030 and 251-0029.
 4. Clean all its possessions, sand, debris, and junk from the main floor, basement and from the lot.
 5. Reimburse Buyer for all city fees related to the renovation of the HMG Building.
 6. With the Buyer as benefactor, attempt to secure a Community Development Investment grant in the amount of \$250,00 from the Wisconsin Economic Development Corporation to help fund the renovation of the HMG building.
 7. With the Buyer as a benefactor, offer loans from the City revolving loan fund with the potential and likelihood to be forgivable.
 8. Repair and replace any sidewalks needing attention on or neighboring the property to ensure walkability within 12 months of closing.
 9. Assist with EV or sustainability grants in the event the Buyer wishes to install EV charging or other sustainable/green energy projects.
 10. Agree to allow a car, truck, implement, trailer, and/or recreational vehicle dealer/rental/repair shop in the space with zoning and licensing approval.
-

Provisos

Buyer may choose not to proceed with the project if:

- Buyer determines from the structural evaluation and/or historic appearance requirements that the expenses to repair and restore the building will cause the project cost to exceed its \$600,000 budget.
- City will not agree to the requirements stated above.

Estimated Timeline

The Closing of the sale will be on or before June 1, 2025.

Parties will enter into a Memorandum of Understanding (MOU) upon City approval of the proposal. MOU to memorialize the responsibilities and undertakings of the parties during the due diligence period beginning February 15, 2025 and continuing to on or about March 15, 2025. MOU will be superseded by a Development Agreement, to be executed as part of closing on the sale of the property.

Submitted to City of Mineral Point, 1/15/2025
Jim and Julie Nadig
Stockton, IL 61001



Existing View from Northeast

**Former City Garage Redevelopment
114 Fountain St.
Mineral Point, WI**



Proposed View from Northeast

**Former City Garage Redevelopment
114 Fountain St.
Mineral Point, WI**



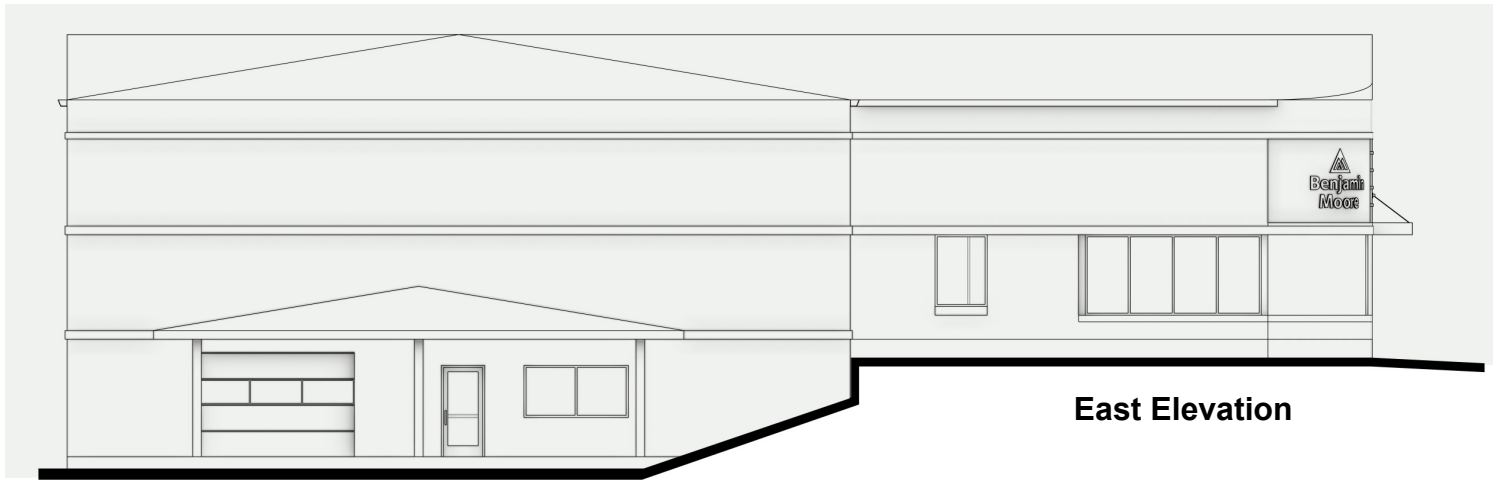
Existing View from Northwest

**Former City Garage Redevelopment
114 Fountain St.
Mineral Point, WI**

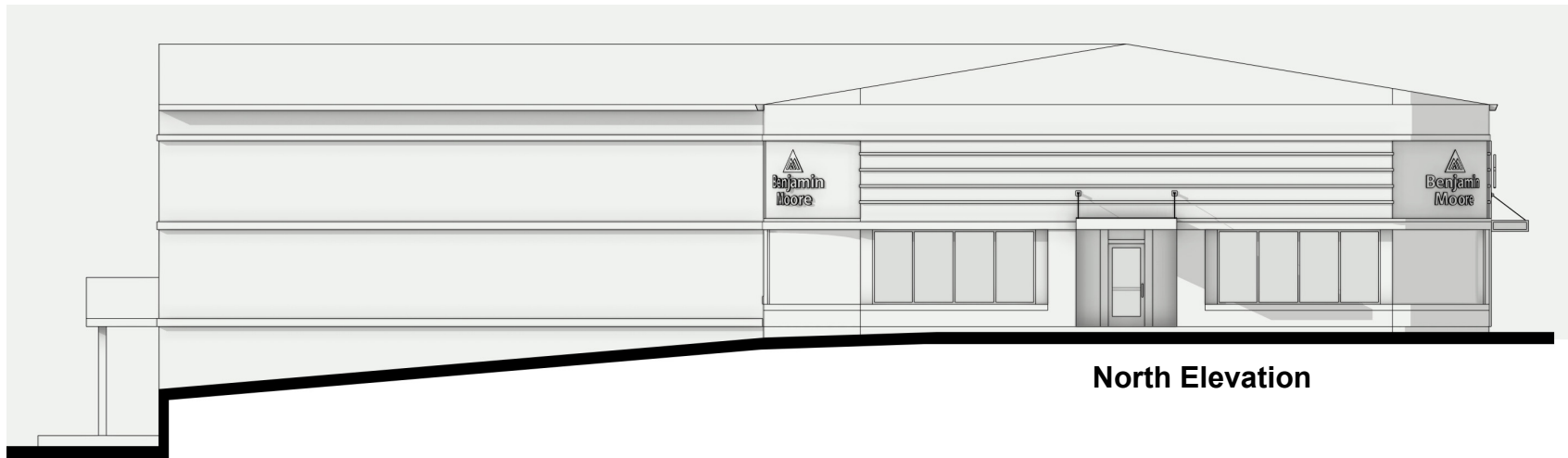


Proposed View from Northwest

Former City Garage Redevelopment
114 Fountain St.
Mineral Point, WI



East Elevation



North Elevation



West Elevation

Former City Garage Redevelopment
114 Fountain St.
Mineral Point, WI



Outlook

abandon right away

From d.aschliman@frontier.com <d.aschliman@frontier.com>

Date Fri 1/31/2025 8:11 AM

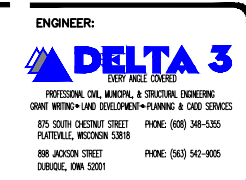
To Matthew Honer <administrator@cityofmineralpointwi.gov>

Matt

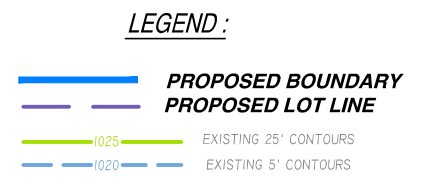
I would like to petition the City to abandon the R/W between lots 251-0796.A and 251-0797.

Thanks

David Aschliman



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[illegible]

PRELIMINARY	
PROJECT NUMBER	D22-022
SHEET SCALE	SEE BAR SCALE
DRAWN BY	CHAD COYIER
DATE ISSUED	OCT. 31, 2024
SHEET DESC.	ORE STREE LOTS

SHEET TITLE:

EXHIBIT