

MINUTES

CITY OF MINERAL POINT PUBLIC HEALTH AND PROPERTY COMMITTEE MEETING

Monday, September 8, 2025 – 5:30 PM

City Hall Community Room

CALL TO ORDER/ROLL

The meeting was called to order by Chair Allendorf at 5:30 PM.

Chuck Allendorf	Present
Steph McKeon	Present
Alex Ramshur	Present
Others Present: Mayor Danny Clark, Administrator Matthew Honer, Ulrich Sielaff, Josh Fowler	

APPROVAL OF MINUTES – AUGUST 4, 2025 MEETING

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

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

The Committee reviewed proposals from Eggers Enterprises, LLC, Brad's Construction, and Ulrich Sielaff and Janet Miller. The Committee noted that Eggers Enterprises and Brad's Construction both included purchase prices while the Sielaff and Miller proposal did not. Allendorf stated that he suspects that the anticipated equalized value of the Sielaff/Miller proposal will result in higher tax revenue for the City, which will cover the proposed purchase price in a few years. Allendorf stated that additionally, the efforts to improve the commercial area in downtown would benefit from the Ulrich/Sielaff proposal.

Motion (Allendorf/Ramshur) to pursue the Ulrich Sielaff and Janet Miller proposal, selling the property as is after a period of due diligence. Motion carried by roll call vote (2-1), McKeon voting no.

DISCUSSION AND CONSIDERATION OF AN OFFER TO PURCHASE AGREEMENT WITH BREWERY CREEK RENTALS, LLC.

Administrator Honer explained that Brewery Creek Rentals is proposing to purchase the seven lots on the north side of block two of the original subdivision; the lots will front the street to the north of Antoine St. Honer explained the Addendums to the agreement. Brewery Creek rentals intends to undertake a large project to move stormwater to the north side of the hill, rather than allowing it follow its current path towards Antoine St., because the offer to purchase requires that Brewery Creek Rentals get zoning approval, the company is looking to ensure that if the zoning approval is denied they will be compensated for the work they are doing to improve the lots.

Motion (McKeon/Allendorf) to recommend approval of the offer to purchase agreement. Motion carried by roll call, (3-0).

DISCUSSION AND CONSIDERATION OF PROPOSALS RECEIVED FOR THE SALE OF LOTS IN BREWERY CREEK SUBDIVISION, PHASE 1.

The Committee discussed the proposals for lot 101, which is on the corner of Antoine St. and Brewery View Dr. The committee discussed the additional expenses and planning that are required for anything more than a 2-unit building, as they require additional state review and approval. Josh Fowler from Brewery Creek Rentals explained that buildings with more than 2 units require more planning and are subject to longer zoning and planning review.

Motion (Allendorf/Ramshur) to sell lot 101 to Brewery Creek Rentals, LLC for \$47,000 with the tax penalty deferred until December 31, 2027. Motion carried by roll call, (3-0).

The Committee discussed the proposal received from Rina Salverson for lot 6 or lot 7.

Motion (Allendorf/McKeon) to sell Salverson their choice of lot 6 or lot 7 for \$30,000/lot and require the lot to be improved within a year of the construction-ready date. Motion carried by roll call, (3-0).

The Committee discussed the proposals received from Carey Carpentry LLC for lot 9 and an adjacent lot.

Motion (Allendorf/McKeon) to sell Carey Carpentry, LLC lots 9 and 8 for \$30,000/lot and require the lot to be improved within a year of the construction-ready date. Motion carried by roll call, (3-0).

The Committee discussed the proposals received from Wedig Quality Homes.

Motion (McKeon/Ramshur) to deny the proposal from Wedig Quality Homes, and to offer the lots with the same terms as the city initially proposed. Motion carried by roll call, (3-0).

DISCUSSION AND CONSIDERATION OF THE EXISTING SINGLE-FAMILY RESIDENCE LOCATED WITHIN SOLDIERS MEMORIAL PARK.

Honer discussed the history going back to 2022 regarding the property, explaining that a previous council acted to demolish the house, but no funding was dedicated. Over time, the property has not been a priority because of the high cost of demolition and the overall okay condition, not presenting any problems. The City received a proposal for a day care in the facility in 2025, and after some conversation, it was determined that it would not serve a childcare facility well in that location or in its current condition. During that discussion, the Property Committee recommended selling the property. Honer stated that before he started spending money to survey and sell the property, he wanted the Property Committee to be aware of the history of the house.

Motion (McKeon/Allendorf) to recommend that the City Council reconsider the demolition of the house and consider the sale of the house. Motion carried, (3-0).

ADJOURNMENT

Motion (McKeon/Allendorf) to adjourn the meeting at 6:45 PM. Motion carried, all voting aye (3-0).