



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

Tuesday, October 21, 2025, 5:15 pm

City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with Open Meetings Law.
2. Approval of September 8, 2025, minutes.
3. Discussion and consideration of City Hall and Library HVAC Controls.
4. Discussion and consideration of the offer received for tax parcel 251-0871.A on Commerce Street.
5. Discussion and consideration of a Historic Preservation Conservation Easement for the Mineral Point Opera House.
6. Discussion and consideration regarding the sale of lots in Brewery Creek Subdivision.
7. Adjourn.

Agenda Posted and Distributed: Wednesday, October 15, 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

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).

HISTORIC PRESERVATION CONSERVATION EASEMENT
Wisconsin Historical Society for a Save America's Treasures Grant to a Historic Subject
Property

The City of Mineral Point (hereafter, OWNER), in consideration of the sum of \$100,000.00 received in grant-in-aid financial assistance from the National Park Service of the United States Department of the Interior, the Grantor hereby conveys an easement specifically to the Wisconsin Historical Society (hereafter, SOCIETY), an agency of the State of Wisconsin, and any successor to said state agency and to the public generally for the purpose of assuring preservation of the **Mineral Point Opera House** (hereafter, PROPERTY), and that the real estate described herein and any improvements thereon will be subject to certain covenants, restrictions and provisions as hereinafter described, which will be real and binding on the heirs, successors, assignees of the OWNER, and on any subsequent purchasers, and will be considered as running with the land for a **period of 10 years from the date of the recording of this instrument**. The PROPERTY is located in the City of Mineral Point, County of Iowa, Wisconsin. The PROPERTY is listed in the National and State Registers of Historic Places as a contributing building to the Mineral Point Historic District as the **Mineral Point Opera House** and is more fully described as:

- a. Part of Lot 53, Vliet's Survey, City of Mineral Point, Iowa County, Wisconsin, beginning at the Southeast corner of said lot, thence along Vine Street N 19° E 117 feet, thence N 71° W along Jail Alley 303 4/12 feet, thence S 19° W 117 feet, thence S 71° E 303 4/12 feet to the place of beginning; EXCEPT that part described as beginning at a point 278 4/12 feet North 71° W of the Southeast corner of said lot, thence North 19° East 117 feet, thence North 71° West along Jail Alley 25 feet, thence South 19° West 117 feet, thence South 71° East 25 feet to the place of beginning.
See Attachment A: Site Map

Unless otherwise indicated, all authorizations or written actions of the SOCIETY stipulated herein must be executed in writing by the Director of the SOCIETY or by the State Historic Preservation Officer designated under Wisconsin Statutes, and all notifications to the SOCIETY must be to the Director of the SOCIETY or to the State Historic Preservation Officer.

The OWNER agrees to protect, preserve, and maintain all historic features of the PROPERTY.

The OWNER hereby conveys to the SOCIETY the following:

- 1) The OWNER agrees to assume the cost of continued maintenance and repair of the PROPERTY in accordance with the recommended approaches in the Secretary of the Interior's standards for rehabilitation and associated guidelines, or substantially similar standards of the SOCIETY, so as to preserve the architectural and historical integrity of the features, materials, appearance, workmanship, and environment in order to protect and enhance those qualities that made the property eligible for listing in the National Register and (/or) the State Register.
- 2) The OWNER agrees that any alterations that may affect the architectural or historical integrity of the PROPERTY must have the prior written approval of the SOCIETY. The OWNER shall neither construct, demolish, alter, nor remodel any portion of the PROPERTY, including any structures, buildings, or objects thereon that are not named herein as specific exclusions. The OWNER shall not construct any new building or structure on or move any existing building or structure to the PROPERTY, nor erect fences or signs on the PROPERTY, nor disturb the ground surface of the PROPERTY, without the express written approval of the SOCIETY.
- 3) The OWNER agrees to notify the SOCIETY in writing of any proposed actions to be undertaken by the OWNER, or any other party known to the OWNER, that may affect the architectural or historical integrity of the PROPERTY. The OWNER furthermore agrees that the SOCIETY will be allowed 30 days to respond with a written approval or refusal of such proposed actions, except that the SOCIETY may extend this period up to an additional 60 days upon written notice to the OWNER. In the event of refusal, the OWNER may request a written statement of the reasons for refusal.
- 4) The OWNER agrees to notify the SOCIETY in writing of any substantial damage to the property by accidental, natural, or deliberate causes within 30 days of the date on which the damage was incurred. The OWNER further agrees that no repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the PROPERTY and to protect public safety, shall be undertaken by the OWNER without prior written approval of the work by the SOCIETY, in accordance with paragraph (3) above.
- 5) The OWNER agrees to give access to the interior and exterior of the premises to the SOCIETY, its personal representatives, successors, or assigns for purposes of monitoring the OWNER's compliance with this historic preservation conservation easement upon reasonable verbal or written notice. Nothing in this instrument shall require the SOCIETY to conduct regular or irregular on-site inspections of the PROPERTY.

- 6) The OWNER agrees that the failure of the SOCIETY to exercise any right or remedy granted under this instrument, or to conduct on-site inspections of the PROPERTY, shall not have the effect of waiving or limiting the exercise of any right or remedy or the use of such right or remedy at any other time.
- 7) The OWNER agrees to insert the covenants, restrictions and provisions contained herein, either verbatim or by express reference, in any deed or other legal instrument by which the OWNER divests itself of either the fee simple title or any lesser estate in the PROPERTY.
- 8) The OWNER agrees that, in the event of a violation of this historic preservation conservation easement, and in addition to any remedy now or hereafter provided by law, the SOCIETY may, following reasonable notice to the OWNER, institute suit to enjoin said violation or to require specific performance and/or the restoration of those portions of the PROPERTY that were affected.
- 9) The OWNER agrees that it shall indemnify and hold the SOCIETY and its successors and assigns harmless for any liability, costs, attorney's fees, judgments, or expenses to the SOCIETY, or any officer, employee, agent, or independent contractor of the SOCIETY, resulting from actions or claims of any nature by third parties arising from defaults under this historic preservation conservation easement by the OWNER, or arising out of the conveyance of, possession of, or exercise rights under this historic preservation conservation easement, excepting any such matters arising sole from the negligence of the SOCIETY, and that it shall not be considered negligence on the part of the SOCIETY should the SOCIETY conduct neither regular nor irregular on-site inspections of the PROPERTY.
- 10) The OWNER agrees that the SOCIETY may, at its discretion, without prior notice to the OWNER, convey and assign all or part of the SOCIETY's rights and responsibilities contained herein to a third party.
- 11) The OWNER agrees that the SOCIETY, at its discretion, shall have the right to install a plaque of suitable design at a point easily visible by the public, from a public way, which plaque shall give information regarding the property determined appropriate by the SOCIETY and that the PROPERTY is subject to a preservation conservation easement held by the SOCIETY. The OWNER shall take reasonable measures for the duration of the term of this preservation conservation easement to protect and maintain the visibility of any such plaque as may be installed.
- 12) The OWNER agrees that he (or she or it) shall generate Baseline Documentation for the PROPERTY to the standards established by the SOCIETY for such work.

This historic preservation conservation easement may be amended or released by the OWNER and the director of the SOCIETY, in writing, and such amendment or release shall become effective upon its recordation by the OWNER at the Register of Deeds in the County in which the PROPERTY is located.

The covenants, restrictions and provisions contained herein are enforceable by the SOCIETY by an action in the Circuit Court of Dane County, Wisconsin, or any other court of competent jurisdiction.

Signed:

Date: _____
Matthew Honer, Administrator, City of Mineral Point, OWNER

STATE OF WISCONSIN
COUNTY OF IOWA

The above _____ personally came before me, attested to and signed this document on this _____ day of _____, 201X.

Notary Public, State of Wisconsin
My commission is permanent/expires_____.

Signed:

Date: _____
Tricia Canaday, SHPO
Wisconsin Historical Society

STATE OF WISCONSIN
COUNTY OF DANE

The above >>>> personally came before me, attested to and signed this document on this _____ day of _____, 201X.

Notary Public, State of Wisconsin
My commission is permanent/expires_____.

Mineral Point Opera House
Easement Attachment A

