

MINUTES

CITY OF MINERAL POINT PUBLIC HEALTH AND PROPERTY COMMITTEE MEETING

Thursday, March 26, 2026 – 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: Administrator Matthew Honer, Clerk-Treasurer Christy Skelding, Marlene Stubler, Scott Stubler, Matthew Payne, Christina Weitzel	

APPROVAL OF MINUTES – MARCH 5, 2025 MEETING

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

DISCUSSION AND POSSIBLE CONSIDERATION OF THE REQUEST OF THE OWNER OF 203 HIGH STREET FOR AN ENCROACHMENT UPON THE PUBLIC RIGHT-OF-WAY ON JAIL ALLEY.

Administrator Honer stated that the owners are looking to put the AC compressor that is currently on the shed, on the sidewalk next to the shed. All property files that they City has shows the property line is the building itself, not the shed, which is why the sidewalk is where it is.

Scott Stubler, owner of 203 High Street, presented the plan to move the A/C unit. The shed that the unit is currently sitting on is not in good shape. They are looking to repair the shed and move the A/C unit to the right side of the shed and placing it on the sidewalk.

Inside the shed, there is an egress door that goes to the basement in the building. The owners title shows the property is 117', but the building is actually 113.5'. They want to know where the other property is. Honer explained that most of the properties on the north side of High Street own 3' – 4' of sidewalk on High Street. The Stublers stated their insurance company said to not put the A/C unit on the roof of the building. Allendorf asks why it can't be attached to the side of the building.

They are decreasing the size of the shed on the right side and putting the ac unit there but the AC unit will be sited on an area that is not currently being encroached. The rendering showed a fence around the unit as well. Allendorf stated that he is not in favor of the AC unit on the sidewalk because it sets a bad precedent and he believes the shed is a safety concern, but he's not asking for them to remove the shed.

Stubler's stated they can put the AC compressor back on the roof, they just felt it would be a safety concern.

Honer recommend the Stubler's explore setting the AC compressor down into the shed, utilizing the same footprint of the existing encroachment while maintaining all of the existing uses.

Ramshur suggests they can make awnings strong enough to hold AC units like that. Stublers are worried about the building being sandstone and the vibration of the unit with the wind and weather too.

The committee expressed that if the proposal did not expand the existing foot-print it would be more likely to be acceptable.

Motion (Allendorf/Ramshur) to the request for an encroachment upon the public right-of-way on Jail Alley. Motion carried by roll call, all voting against the proposal (3-0).

DISCUSSION AND CONSIDERATION OF PROPOSAL BY BREWERY CREEK RENTALS, LLC FOR LOTS WITHIN THE BREWERY CREEK SUBDIVISION.

Josh Fowler from Brewery Creek Rentals proposed purchasing an additional 5 lots within the subdivision. These lots are likely to be suitable for duplexes as they are near bedrock and not suitable to the current favorable designs for single

family homes. Fowler is requesting a discount for purchasing multiple lots and a lesser penalty for the first year, if he is not able to build within the proposed time period.

McKeon expressed concern about discounting and changing requirements. The Committee discussed Fowler's proposal and determined that if the price per lot was \$37,500 for five lots, they could be ok with a lower penalty for one year.

Motion (McKeon/Ramshur) to recommend Honer take the discussed proposal back to Fowler. Motion carried, all voting aye (3-0).

DISCUSSION AND CONSIDERATION OF THE PUBLIC INFRASTRUCTURE EASEMENTS RELATED TO THE SOUTH AND COMMERCE STREETS RECONSTRUCTION PROJECT.

Does not have signed easements from Popolo, Gary Jenkins, Hans and Ann Larsen. Gary Jenkins' retaining wall is failing, and he is requesting that the city pay for half as part of the public infrastructure easement. Honer believes this is fair in this instance. Committee members agree.

Motion (Allendorf/McKeon) to recommend Council approval the Public Infrastructure Easements related to the South and Commerce Streets Reconstruction project. Motion carried, all voting aye (3-0).

ADJOURNMENT

Motion (McKeon/Allendorf) to adjourn the meeting at 6:24 PM. Motion carried, all voting aye (3-0).

Members of the Public Safety and Property Committee,

The proposed work at 203 High Street has presented challenges and sits at the intersection of your committee's authority and that of the Historic Preservation Commission. The proposal submitted to the Commission has not yet had formal review to avoid expending unnecessary time and resources until the encroachment question is resolved. That said, the project was discussed generally at our most recent meeting.

HVAC unit on the roof would unlikely receive approval from the Commission because it does not align with the Secretary of the Interior's Standards which guide our decision-making.

The question before you is whether the requested encroachment of approximately six inches is justified under the municipal code. I note this revision does not introduce additional encroachment toward Jail Alley and the uphill encroachment is minimal, but appropriately requires your review and approval.

In weighing that limited encroachment, I ask the Committee to consider the broader public interest, including the importance of visual character to the City.

Mineral Point's historic appearance is not incidental—it is a defining feature of our community and a key driver of tourism and economic activity. Maintaining that visual integrity, particularly at prominent entry points to the commercial district, is directly aligned with the intent of our preservation ordinances and the Secretary of the Interior's Standards.

The revised design results are a clear and meaningful improvement. It enhances the visual presentation of the building, reduces the visual prominence of mechanical equipment, and better preserves the historic character of the site. At the same time, it provides a practical public safety benefit by improving visibility of the stop sign at this location.

I recognize a concern about precedent setting. However, this is a fact-specific situation. The combination of site constraints, relationship to the public right-of-way, and safety considerations tied to stop sign visibility make this unlikely to serve as a broadly applicable standard for future requests.

The alternative to avoid encroachment—replacing the unit on the roof or attaching it to the side of the building—would be

less consistent with preservation standards and would have a greater negative visual impact. By contrast, the revised proposal avoids further Jail Alley encroachment and limits it uphill, away from the intersection of Chestnut Street and Jail Alley.

As a whole, this proposal is balanced and reasonable. The degree of encroachment is slight and outweighed by the public benefits: improved visual compatibility, protection of a key tourism asset, and enhanced safety.

I offer these comments to convey the Historic Preservation Commission's perspective and the constraints under which it operates, and I respectfully encourage the Committee to approve the request.