



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

AGENDA

CITY OF MINERAL POINT EXTRATERRITORIAL ZONING BOARD OF APPEALS MEETING

Thursday, February 5, 2026, 4:15 PM

City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of March 31, 2025, minutes.
3. Public Hearing – Request of Donald Stoikes, owner of a property located at 4141 E Barreltown Rd., for a variance from Section 20.02(4)(c)(6)(d) of the Municipal Code pertaining to lot frontage requirements. The applicant proposes utilizing a driveway easement in place of public street frontage. **Action:** Open public hearing/hear testimony/close public hearing.
4. Consideration of the Request of Donald Stoikes, owner of a property located at 4141 E Barreltown Rd., for a variance from Section 20.02(4)(c)(6)(d) of the Municipal Code pertaining to lot frontage requirements. The applicant proposes utilizing a driveway easement in place of public street frontage. **Action:** Approve or deny the requested variance.
5. Adjourn.

Agenda Posted and Distributed: Tuesday, January 27, 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

DRAFT MINUTES

CITY OF MINERAL POINT EXTRATERRITORIAL ZONING BOARD OF APPEALS MEETING Monday, March 31, 2025 – 4:30 PM City Hall Community Room

CALL TO ORDER/ROLL CALL

Meeting called to order by Administrator Honer at 4:30 PM.

Kyle Carey	Present		Jeff Meyer	Present
Bill Grover	Present		Vacant	
Greg Eckels	Present			
Others Present: Administrator Matthew Honer, Clerk-Treasurer Christy Skelding, Tricia Johnson, Jacob Johnson				

APPROVAL OF MINUTES – MAY 6, 2021 MEETING

Motion (Grover/Meyer) to approve the minutes. Motion carried, all voting aye (4-0).

PUBLIC HEARING - REQUEST OF JACOB AND TRICIA JOHNSON, FOR PROPERTY LOCATED IN THE NW ¼ OF THE NE ¼ OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 3 EAST, FOR A VARIANCE FROM SECTION 20.02(4)(c)(6)(d) OF THE MUNICIPAL CODE PERTAINING TO LOT FRONTAGE REQUIREMENTS. THE APPLICANT PROPOSES UTILIZING A DRIVEWAY EASEMENT IN PLACE OF PUBLIC STREET FRONTAGE.

Motion (Eckels/Carey) to open the public hearing at 4:31 p.m. Motion carried by roll call, all voting aye (4-0).

Jacob and Tricia Johnson stated their proposed plans to the Commission. Having an easement on the East side of the property is a direct route to the buildable area of the land. There is currently an easement on the West side of the land, however building a road and shared driveway on this side of the property is very costly and not feasible.

Motion (Grover/Eckels) to close the public hearing at 4:36 p.m. Motion carried by roll call, all voting aye (4-0).

CONSIDERATION OF THE REQUEST OF JACOB AND TRICIA JOHNSON, FOR PROPERTY LOCATED IN THE NW ¼ OF THE NE ¼ OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 3 EAST, FOR A VARIANCE FROM SECTION 20.02(4)(c)(6)(d) OF THE MUNICIPAL CODE PERTAINING TO LOT FRONTAGE REQUIREMENTS. THE APPLICANT PROPOSES UTILIZING A DRIVEWAY EASEMENT IN PLACE OF PUBLIC STREET FRONTAGE.

When the Johnson's purchased the land, they knew the access route would be off of Barrelnown Road. As they got further into the process, they noticed this is not the best route. They discussed with an adjacent land owner to switch the access route from the west side of the property to the east side of the property. The Johnson's will have a 66' easement, which was approved by the township.

Motion (Grover/Eckels) to recommend Council approval of the request of Jacob and Tricia Johnson, for property located in the NW ¼ of the NE ¼ of Section 20, Township 5 North, Range 3 East, for a variance from section 20.02(4)(c)(6)(d) of the Municipal Code pertaining to lot frontage requirements. The applicant proposes utilizing a driveway easement in place of public street frontage. Motion carried, all voting aye (4-0).

ADJOURNMENT

Motion (Eckels/Meyer) to adjourn 4:44 PM. Motion carried, all voting aye (4-0).



Mineral Point, Wisconsin

City of Mineral Point

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

NOTICE OF PUBLIC HEARING

CITY OF MINERAL POINT EXTRA-TERRITORIAL ZONING COMMISSION BOARD OF APPEALS

Thursday, February 5, 2026 at 4:15 p.m.

City Hall – Community Room

NOTICE IS HEREBY GIVEN that the Mineral Point Extra Territorial Zone Board of Appeals will meet at the place, date, and time indicated above to consider the request of Donald Stoikes, owner of a property located at 4141 E Barreletown Rd., for a variance from Section 20.02(4)(c)(6)(d) of the Municipal Code pertaining to lot frontage requirements. The applicant proposes utilizing a driveway easement in place of public street frontage.

All interested persons, their agents, or representatives may appear at said hearing and address the Board of Appeals regarding this variance request.

Published: January 22, 2025

Christy Skelding
City Clerk/Treasurer

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.



Mineral Point, Wisconsin

02/5/2026

TOPIC: Request of Donald Stoikes, owner of a property located at 4141 E Barreltown Rd., for a variance from Section 20.02(4)(c)(6)(d) of the Municipal Code pertaining to lot frontage requirements. The applicant proposes utilizing a driveway easement in place of public street frontage.

☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Extraterritorial Zoning Board of Appeals
Department Reporting: Administration	Submitted by: Matthew Honer
Request: The applicant seeks to create three parcels without public road frontage.	
BACKGROUND: The applicant is requesting an Area Variance to provide relief from the restriction on required street frontage.	
ANALYSIS: The variance is not contrary to the public interest and such variance will be in general harmony with the purposes and intent of the Zoning Code. <u>Found.</u> <i>There appears to be nothing in this request that is contrary to the public interest.</i> The variance will not permit the establishment of use that is not permitted or permissible in the district. <u>Found.</u> <i>The variance does not create intentionally, or otherwise, an unpermitted use.</i> Special conditions and circumstances exist that are peculiar to the land, structures, or buildings involved and which do not apply to other lands, structures, or buildings in the same district. <u>Not Found.</u> The subdivision of the land has created parcels without reasonable access. The subdivision of land has created the issue and not the conditions of the land. The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. <u>Found.</u> <i>This variance is not uncommon within the City and the ETZ district. Additionally, other communities have moved past the required frontage. While the intention of the code is clearly concerning the need for emergency vehicle access and land access, the use of easements has been found to accomplish this.</i> The hardship is not shared generally by other land or buildings in the area. <u>Not Found.</u> The subdivision of the land has created parcels without reasonable access. The subdivision of land has created the issue and not the conditions of the land. The hardship results from the strict interpretation of this ordinance and is not the result of self-created or self-imposed circumstances. <u>Not Found.</u> The subdivision of the land has created parcels without reasonable access. The subdivision of land has created the issue and not the conditions of the land.	
RECOMMENDATION: Staff recommends approval. Ultimately, there could arise a situation where the intent and literal interpretation of the zoning code would create a situation where a residential parcel should be required to have public road frontage, but in previous variance requests, this has not occurred. This is a clear situation where the intent of the zoning code can be met with an easement, and the literal interpretation is unnecessarily burdensome.	



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

Planning and Zoning Application

Municipality (Check One):

☐ City of Mineral Point

☒ Town of Mineral Point(ETZ)

Property Address:

4141 E BARRELTOWN RD MINERAL POINT WI

Parcel #:

Lot Size:

53565

Property Owner:

Name:

Address:

Agent:

Name:

Address:

Phone:

Phone:

Email:

Action Requested:

Administrative Review:

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

Planning Approval*:

- | | |
|---|---------------------------|
| ☒ Certified Survey Map (CSM): | <u>Fee:</u> \$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.



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

Project Description and Reason for Request:

Attachments:

Applicant Signatures:

Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received:

12/11/2025

Fee Collected:

\$800.00 MH

CERTIFIED SURVEY MAP

Being part of the SE 1/4 of the SE 1/4 of Section 17,
T5N, R3E, Town of Mineral Point, Iowa County, Wisconsin
200 0 200 400 600

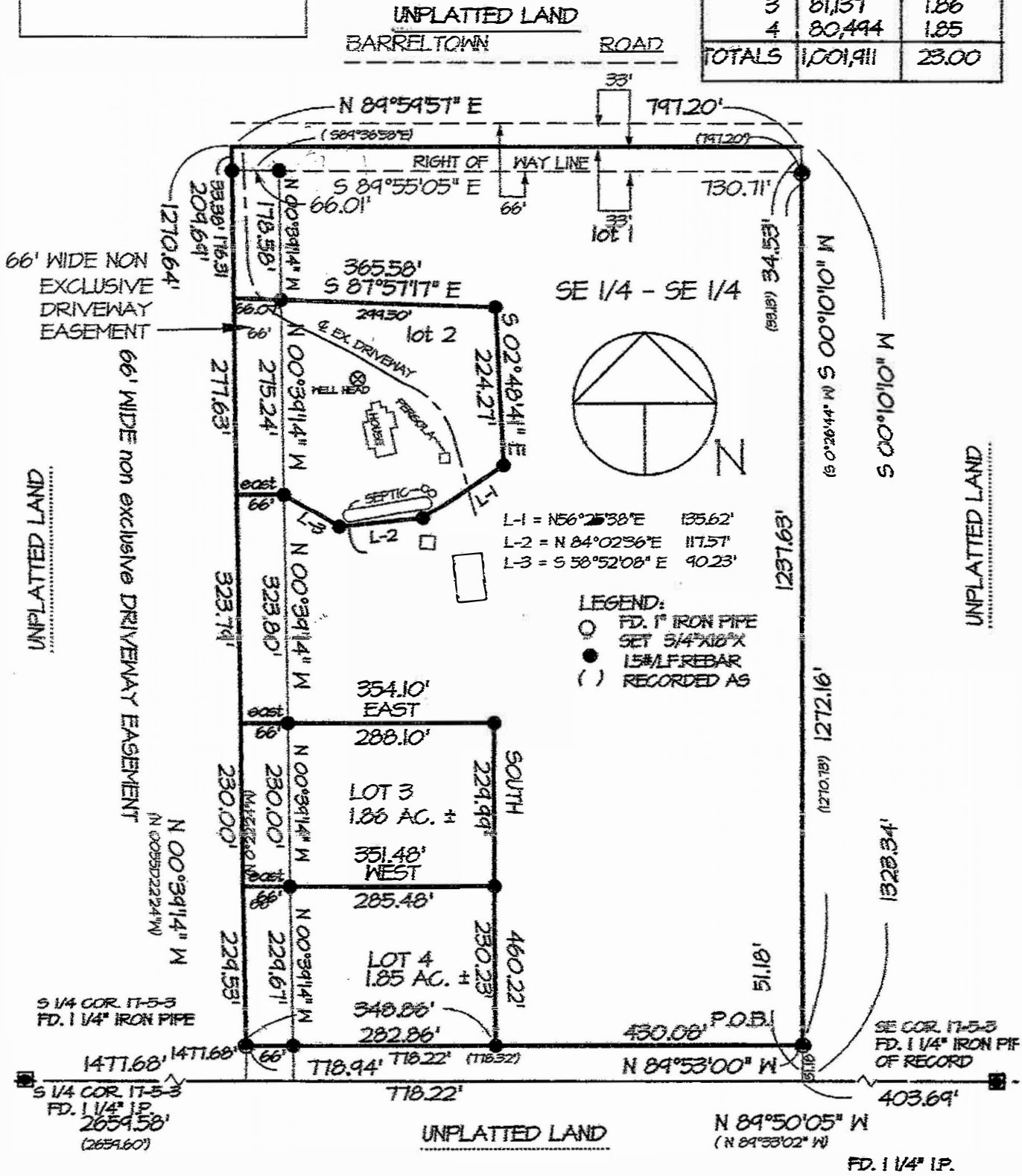
sheet 1 of 2

Scale 1" = 200'

Plat bearings are oriented toward the IOWA County
Coordinate system as defined by the Wisconsin
Department of Transportation, the South Line of the SE
1/4 of 17-5-3, which line was measured by GPS
observation to bear N 89°50'05" W

SUMMARY OF AREAS

LOT #	SQ. FT.	ACRES
1	733,809	16.85
2	106,471	2.44
3	81,137	1.86
4	80,494	1.85
TOTALS	1,001,911	23.00



CERTIFIED SURVEY MAP

Being part of the SE 1/4 of the SE 1/4 of Section 17, T5N, R3E, Town of Mineral Point, Iowa County, Wisconsin

I, Laurence E. Schmit, hereby certify that under the direction of Don Stolkes, I have made a survey, division, and map. Subject map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof, and I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in the dividing, mapping of the land which is described as

Being part of the SE 1/4 of the SE 1/4 of Section 17, T5N, R3E, Town of Mineral Point, Iowa County, Wisconsin, to wit:

Commencing at the SE corner of said Section 17; thence N 89° 50'05" W, 403.69' along the south line of the SE 1/4; thence N 00°10'10" E, 51.18' to the POINT OF BEGINNING; thence N 89° 53'00" W, 118.94'; thence N 00°39'14" W, 1270.64' to a point in the centerline of Barreltown Road; thence N 89°59'57" E, 797.20' to a point in the same; thence S 00°10'10" W, 1272.16' to the POINT OF BEGINNING. Parcel contains 1,001,911 square feet, or 23.00 acres, more or less, and is subject to an easement for Barreltown Road along the northerly side, and all lots benefit from and are subject to an access easement along the westerly 66' thereof, and are subject to other easements of record and/or usage, if any.

sheet 1 of 2

Laurence E. Schmit

date:

APPROVED FOR RECORDING BY: CITY OF MINERAL POINT

Danny Clark - Mayor

date:

Christy Skelding - Clerk

date:

APPROVED FOR RECORDING BY: IOWA COUNTY

SCOTT GODFREY, DIRECTOR OF PLANNING & DEVELOPMENT

OFFICE DATA:

JOB I.D.	2025s-121
SURVEY CREW:	JD
FIELD BOOK NO.:	25-2 PG. 8
DWG. STORED:	VERS 13
DRAWN BY:	LES
DRAWING NO.:	25S-121.DWG
DATA FILE NO.:	<25S-121.TXT>

SCHMIT ENGINEERING & SURVEYING
215 E. GRACE STREET
DODGEVILLE, WI. 53533
608-935-2121