



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

MINUTES

CITY OF MINERAL POINT PLAN COMMISSION MEETING

Thursday, June 4, 2026, 5:00 PM

City Hall Community Room

CALL TO ORDER/ROLL CALL

Administrator Honer called the meeting to order at 5:06 pm.

Danny Clark, Mayor	Present	Brian Blanchette	Present (left at 6:49)
Keith Burrows	Present	Mo May-Grimm	Present (left at 6:35 p.m.)
Alex Ramshur	Present	Jeff Meyer	Present
Tom Johnston	Present		
Others Present: Administrator Honer, Clerk-Treasurer Skelding, Maggie Tucker			

APPROVAL OF MINUTES – JANUARY 15, 2026 MEETING

Motion (Ramshur/May-Grimm) to approve January 15, 2026, minutes. Motion carried, all voting aye (7-0).

CONSIDERATION OF A PRELIMINARY CSM REQUESTED BY MAGGIE TUCKER FOR THE COMBINATION OF PARCELS 251-0349, 251-0186, 251-0185, 251-0184, AND 251-0183 AT 103-111 COMMERCE STREET.

Property owner, Maggie Tucker, stated that this property currently has five different parcels. It was always a concept to combine at least four of them. There are some constraints on where the transformer can be placed, and Alliant has requested a certain placement for the gas meter. The only area large enough for the pad needed for the transformer is located behind 103 Commerce Street.

Functionally, the property is being developed as one, with the courtyard being the center access for the building.

The committee discussed the CSM, and the City has no issues with the proposed CSM.

Motion (Burrows/May-Grimm) to recommend Council approval of a Certified Survey Map for requested by Maggie Tucker for the combination of parcels 251-0349, 251-0186, 251-0185, 251-0184, and 251-0183 at 103-111 Commerce Street. Motion carried by roll call, all voting aye (7-0).

CONSIDERATION OF A PRELIMINARY CSM REQUESTED BY RANDY FLEMING FOR ADJUSTMENT OF A LOT LINE BETWEEN THE TAX PARCELS 251-0342.15 AND 251-0342.14 AT 141 AND 145 MERRY CHRISTMAS LANE AND THE COMBINING OF PARCEL 251-0342.0L1 AND 251-0342.15.

On this CSM, the changes will provide lot #2 on the CSM with a larger parcel, and also combine the out lot with lot #1. Both lots will get larger to the west.

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

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Motion (May-Grimm/Burrows) to recommend Council approval of a preliminary CSM requested by Randy Fleming for adjustment of a lot line between the tax parcels 251-342.15 and 251.0342.14 at 141 and 145 Merry Christmas Lane and the combining of parcel 251-0342.OL1 and 251-0342.15. Motion carried, all voting aye, with Mayor Clark abstaining (6-0-1).

DISCUSSION OF REVISING RESIDENTIAL ZONING ORDINANCES.

Administrator Honer presented information regarding zero lot line development, which would eliminate side yard setbacks between adjoining residential properties. There is increasing demand for this type of development, particularly in the Brewery Creek Subdivision. To date, zero lot line developments have only been permitted through the Planned Unit Development (PUD) process.

Honer stated that allowing zero lot line development could provide additional housing opportunities and asked the Commission to consider whether it should be permitted as a conditional use within the R-2 Residential District, established as a permitted use by right, or created as a separate zoning classification. Honer will consult with the City Attorney regarding the available options.

Commission members discussed the proposal. Commissioner Blanchette expressed support for zero lot line development as a tool to encourage residential growth but voiced concern that allowing too many of these developments in new subdivisions could discourage higher-end residential construction. Commissioner Burrows favored allowing zero lot line development as a conditional use to ensure Planning Commission oversight. Commissioner Johnston stated that he was not in favor of zero lot line development.

Revised setbacks

Administrator Honer proposed reducing required residential setbacks to allow for more efficient subdivision development. He explained that the current setback requirements increase infrastructure costs by requiring approximately 90 feet of frontage for each residential lot.

Proposed setback revisions include changing the front setback to 25 feet, rear setback to 25 feet, and side yard setback to 10 feet (15 feet corner) in the R1-Residential District and R-2 Residential District, and changing the minimum lot width in the R-2 Residential District to 50 feet with a minimum lot area of 6500 square feet.

The Commission generally supported the proposed setback revisions and recommended modifying the proposed R-3 Residential District rear yard setback to 20 feet.

Accessory Dwelling Units

Administrator Honer noted that the Planning Commission had previously discussed the issue of Accessory Dwelling Units (ADUs) and was generally not in favor of permitting ADUs, largely due to concerns that they were not consistent with the character of the community.

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Commissioner May-Grimm expressed support for allowing ADUs. Administrator Honer stated that he would consult with the City Attorney and research potential regulatory standards and restrictions that could address the Commission's previous concerns while allowing ADUs under defined circumstances.

C-1 Business District

The Commission reviewed proposed revisions to the C-1 Business District regulations.

Commission May-Grimm commented that the current language in Item # 2 is overly restrictive. Commissioner Meyer noted that the ordinance should be updated to better reflect modern business practices, including online sales. Commissioner Blanchette requested that the ordinance specifically address art studios, clarifying that studios should be permitted even if products are not sold exclusively on-site. The Commission discussed language that would allow businesses where at least a portion of the goods produced are sold on the premises.

The Commission also discussed encouraging active commercial uses within the downtown district by requiring retail or service-oriented spaces that generate customer traffic, rather than allowing buildings to function solely as private office space. The Commission agreed that additional discussion on this topic would take place at a future meeting.

C-2 Commercial District

Administrator Honer recommended adding commercial childcare facilities as a permitted or conditional use within the C-2 Commercial District. He explained that the current zoning ordinance provides virtually no locations where a commercial daycare could operate. Under the existing regulations, the only property capable of accommodating such a use is the Sienna Crest property on Copper Street due to its lot size.

Administrator Honer also noted that self-storage facilities are not currently listed as an allowable use within the C-2 Commercial District, and the Commission discussed adding them as part of the ordinance revisions.

DISCUSSION OF REZONING NON-CONFORMING PARCELS.

Administrator Honer informed the Commission that, beginning around 2018, several zoning map amendments were approved but were never formally adopted by ordinance. As a result, the Planning Commission has the authority to review and correct those inconsistencies.

Honer highlighted several areas where the current zoning designation does not reflect the existing land use.

The Commission reviewed the properties located on the east side of Shakerag Street, across from Shakerag Alley. Although these properties are currently zoned commercial, they are developed and

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used as residential properties. The Commission supported changing the zoning designation to residential to better reflect the existing use.

The Commission also discussed the properties located between Doty Street and Clowney Street along the length of Clowney Street. These properties are currently zoned R-3 Residential but are also located within the Historic District. Administrator Honer recommended rezoning these properties to R-2 Residential. He noted that the same situation exists for properties on the south side of High Street, the east side of Iowa Street, and the north side of Fountain Street, which are also currently zoned R-3.

During the discussion, the Commission considered properties that may have mixed uses, such as buildings that function as an art studio during events like Gallery Night while also being used as short-term rentals at other times. The Commission acknowledged that these situations present challenges under the current zoning regulations and determined that additional discussion is needed before making changes.

At this time, the Commission did not recommend changing the zoning classifications for those mixed-use properties and agreed it may be appropriate to leave them within the C-1 Central Business District until further review can be completed.

ADJOURN

Motion (Ramshur/Burrows) to adjourn at 7:03 pm. Motion carried, all voting aye (5-0).

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