



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

AMENDED AGENDA

CITY OF MINERAL POINT EXTRATERRITORIAL ZONING PLAN COMMISSION MEETING

Thursday, June 18, 2026, 4:00 PM

City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of February 5, 2026, minutes.
3. Public Hearing – Request of Blue Damsels LLC, owner of property located at 1345 State Rd 23, Mineral Point, WI in the Extraterritorial Zone (Tax Parcel: 018-0436.C), to rezone from A-1 Exclusive Agricultural Use District to B-2 Highway Commercial District and to request a conditional use permit for commercial operations. **Action:** Open Hearing, Close Hearing.
4. Consideration of the request of Blue Damsels LLC, owner of property located at 1345 State Rd 23, Mineral Point, WI in the Extraterritorial Zone (Tax Parcel: 018-0436.C), to rezone from A-1 Exclusive Agricultural Use District to B-2 Highway Commercial District and to request a conditional use permit for commercial operations. **Action:** Recommend Council Approval or Denial of a Rezone and a Conditional Use Permit.
5. Adjourn.

Agenda Posted and Distributed: Tuesday, June 16, 2026

Amended Agenda Posted and Distributed: Wednesday, June 18, 2026

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/218981484208624?p=Zdp6jUgm5T3aLWCRxo>

Meeting ID: 218 981 484 208 624. **Passcode:** jV2vk67n

Dial in by phone [+1 872-256-4172](tel:+18722564172), [370493927#](tel:+1370493927)

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 EXTRATERRITORIAL ZONING PLAN COMMISSION MEETING
Thursday, February 5, 2026 – 4:30 PM
City Hall Community Room**

CALL TO ORDER/ROLL CALL

Meeting called to order by Administrator Honer at 4:31 PM.

Bob Oberhauser	Present		Jeff Meyer	Present
Chris Stephenson	Present		Brian Blanchette	Present
Pat Gilbert	Absent		Matthew Poole	Present
Others Present: Administrator Matthew Honer, Clerk-Treasurer Christy Skelding				

APPROVAL OF MINUTES – OCTOBER 7, 2025 MEETING

Motion (Meyer/Stephenson) to approve the minutes. Motion carried, all voting aye (5-0).

APPROVAL OF A PRELIMINARY CERTIFIED SURVEY MAP (CSM) REQUEST OF DONALD STOIKES, OWNER OF PROPERTY LOCATED AT 4141 E BARRELTOWN RD.

Administrator Honer stated that the property owner is interested in sectioning off different parts of his lot for the potential of future housing. He is proposing four parcels, with an approved variance to allow for the newly created lots to not need public road frontage, they will all have frontage along the proposed easement.

As the Zoning Administrator, Honer does not see any issues with this request.

Motion (Blanchette/Poole) to approve the Certified Survey Map (CSM) request of Donald Stoikes, owner of property located at 4141 E Barreldown Rd. Motion carried, all voting aye (5-0).

ADJOURNMENT

Motion (Blanchette/Poole) to adjourn 4:45 PM. Motion carried, all voting aye (5-0).

Matthew Honer, City Administrator

Approved:



6/18/2026

Mineral Point, Wisconsin

<input checked="" type="checkbox"/> New Business <input type="checkbox"/> Unfinished Business <input type="checkbox"/> Reports <input type="checkbox"/> Closed Session <input type="checkbox"/> Ordinance/Resolution	Meeting: Extraterritorial Zoning Commission
Department Reporting: Administration	Submitted by: Matthew Honer

Issue: Consideration of the request of Blue Damsels LLC, owner of property located at 1345 State Rd 23, Mineral Point, WI in the Extraterritorial Zone (Tax Parcel: 018-0436.C), to rezone from A-1 Exclusive Agricultural Use District to B-2 Highway Commercial District and to request a conditional use permit for commercial operations.

BACKGROUND/ANALYSIS:

Planning and Zoning Review:

The “standards for rezoning” of an A-1 district as listed in the zoning code identify that, “Decisions on petitions for rezoning land from A-1 Agriculture Preservation District shall be based on findings which consider the following:

- Adequate Public facilities to serve the development are present or will be provided
- Provision of these facilities will not be an unreasonable burden to local government.
- The land is suitable for development
- Development will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas
- The potential for conflict with remaining agricultural uses in the area
- The availability of alternative locations
- The productivity of the agricultural lands involved
- The location of the proposed district is to minimize the amount of agricultural land converted to nonagricultural uses, and
- The proposed rezoning will be consistent with the goals and policies of the Iowa County Ag Plan and the Town of Mineral Point Land Use Plan.

This property has had several commercial variations over the years. When ET Zoning started, many properties were brought into zoning as A-1, despite them clearly not being A-1 properties. Those properties are considered existing non-conforming. They can continue to utilize the use they had prior to becoming zoned A-1, but once the use changes to A-1 it cannot revert to the previous use.

This property is unlikely to transition to A-1 and its location along STH 23 will continue to make it an attractive commercial parcel.

There are no approved uses B-2 Highway Business District; only uses that require conditional approval. The combination of professional services and retail that are being proposed appear to meet the intent of uses allowed within the B-2 District.

RECOMMENDATION: Recommend Council approval of the Rezone and Conditional Use Permit

FISCAL IMPACT: N/A

ATTACHMENTS:





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Project Description and Reason for Request:

To zone the parcel correctly for Access Ability Wisconsin ~~to run its non-profit business operations, including but not limited to an education center and greenhouse. To allow signage to be placed at the entrance and trailer parking to be allowed on all parts of the property.~~

Attachments:

Note:

Matthew stated that he would waive the conditional use fee with the rezoning so the total is \$500 for both.

Applicant Signatures:

Monica Spaeni

Monica Spaeni

05/12/2026

Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received: _____

Fee Collected: _____



