MINUTES

CITY OF MINERAL POINT EXTRATERRITORIAL ZONING PLAN COMMISSION MEETING
Thursday, June 18, 2026 – 4:00 PM
City Hall Community Room

CALL TO ORDER/ROLL CALL
Meeting called to order by Administrator Honer at 4:00 PM.

Bob Oberhauser	Present		Jeff Meyer	Present (4:01 p.m.)
Chris Stephenson	Present		Brian Blanchette	Present
Pat Gilbert	Present (4:16 p.m.)		Matthew Poole	Present
Others Present: Administrator Matthew Honer, Clerk-Treasurer Christy Skelding, Monica Spaeni, Tracy Stagman, Christina Weitzel				

APPROVAL OF MINUTES – FEBRUARY 5, 2026 MEETING
Motion (Blanchette/Poole) to approve the minutes. Motion carried, all voting aye (4-0).

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.

Motion (Poole/Stephenson) to open the Public Hearing at 4:03 p.m. Motion carried by roll call, all voting aye (5-0).

The Buyers are hoping to complete the sale of this property and make it the headquarters for Access Ability Wisconsin. This is a non-profit organization. They have outdoor wheelchairs and trailers that are available for people to check out for people with disabilities to use as needed. There is a $50 deposit down, and if the equipment is returned in the same condition, or better, the customer will complete a survey and choose whether they want to donate the deposit or get a refund.

AAW is located in 8 different counties throughout the state.

Motion (Oberhauser/Meyer) to close the Public Hearing at 4:07 p.m. Motion carried, all voting aye (5-0).

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.

Discussion occurred regarding the proposed conditional use within the B-2 Business District. It was noted that the zoning code does not specifically define "commercial operation"; however, the intent of the B-2 Business District is clearly commercial in nature. While the proposed use is not specifically listed in the code, it is consistent with the purpose of the B-2 District.

Staff explained that the Conditional Use Permit process allows the governing body to define and regulate the specific activities permitted on the property. It was also noted that any future change in ownership would require review of the Conditional Use Permit. Additionally, all uses within the B-2 District require approval through the Conditional Use Permit process.

The body is considering approval of a Conditional Use Permit for a greenhouse operation, trailer parking, and related activities as outlined in the application materials.

A question was raised regarding the long-term vision for the greenhouse. The applicant stated that the greenhouse would initially be used for educational and therapeutic purposes. Over time, the organization hopes to expand operations and sell products at farmers markets and potentially on-site. Revenue generated would support the

nonprofit's mission and services.

It was recommended that the Conditional Use Permit specifically identify the proposed activities rather than broadly approving the property for "commercial purposes."

Discussion also addressed the existing house on the property. The applicant indicated that it may initially be used for storage, with the possibility of future renovation or demolition. The structure is not intended to serve as a residence.

The applicant stated that individuals would not be residing on the property long-term; however, short-term lodging may occur. It was clarified that the property would not operate as a group home. Committee members discussed identifying short-term lodging as an approved component of the Conditional Use Permit, noting that short-term stays are generally considered to be fewer than 30 days.

It was further noted that the B-2 District does not contain permitted uses by right; rather, uses are established through the Conditional Use Permit process and are subject to approval and conditions established by the governing body.

Motion (Oberhauser/Blanchette) to recommend Council approval 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), from A-1 Exclusive Agricultural Use District to B-2 Highway Commercial District and the request for a Conditional Use Permit to include non-profit business, an education center, greenhouse – including retail, trailer parking and rental, and short-term lodging. Motion carried by roll call, all voting aye (6-0).

ADJOURNMENT

Motion (Oberhauser/Poole) to adjourn 4:22 PM. Motion carried, all voting aye (6-0).

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Matthew Honer, City Administrator

Approved: