



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

AGENDA

CITY OF MINERAL POINT PLAN COMMISSION MEETING

Thursday, August 6, 2026, 5:30 PM
City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of January 15, 2026 Minutes.
3. Public Hearing – petition of the Plan Commission to rezone parcels located on the 00 block of Shake Rag St. (Address numbers 15 – 38 Shake Rag St). - Parcel 251-0165, 15 Shake Rag St. from C-1 to R-2, Parcel 251-0166, 17 Shake Rag St. from C-1 to R-2, Parcel 251-0167, 25 Shake Rag St. from C-1 to R-2, Parcel 251-0168, City of Mineral Point Parking Lot from C-1 to R-2, Parcel 251-0168.A & 251-0169, 33 Shake Rag St. from C-1 to R-2, Parcel 251-0189, 37 Shake Rag St. from C-1 to R-2, Parcel 251-0190, 39 Shake Rag St. from C-1 to R-2, Parcel 251-0161, 26 Shake Rag St. from C-1 to R-2, Parcel 251-0162, 14 Shake Rag St. from C-1 to R-2, Parcel 251-1118, 38 Shake Rag St. From R-2 to C-1, Parcel 251-0192, 36 Shake Rag St. From R-2 to C-1. **Action:** Open public hearing/Hear testimony/Close public hearing.
4. Consideration of a petition of the Plan Commission to rezone parcels located on the 00 block of Shake Rag St. (Address numbers 15 – 38 Shake Rag St). - Parcel 251-0165, 15 Shake Rag St. from C-1 to R-2, Parcel 251-0166, 17 Shake Rag St. from C-1 to R-2, Parcel 251-0167, 25 Shake Rag St. from C-1 to R-2, Parcel 251-0168, City of Mineral Point Parking Lot from C-1 to R-2, Parcel 251-0168.A & 251-0169, 33 Shake Rag St. from C-1 to R-2, Parcel 251-0189, 37 Shake Rag St. from C-1 to R-2, Parcel 251-0190, 39 Shake Rag St. from C-1 to R-2, Parcel 251-0161, 26 Shake Rag St. from C-1 to R-2, Parcel 251-0162, 14 Shake Rag St. from C-1 to R-2, Parcel 251-1118, 38 Shake Rag St. From R-2 to C-1, Parcel 251-0192, 36 Shake Rag St. From R-2 to C-1.
5. Consideration of a Conditional Use Permit Application for an at home occupation at 333 Harris Street.
6. Consideration of a site plan for 36 Shake Rag St.
7. Consideration of a zoning ordinance revision to allow for zero-lot line construction.
8. Adjourn.

Agenda Posted and Distributed: Thursday, July 30, 2026.

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 | Troy Maggied | administrator@cityofmineralpointwi.gov

City Clerk-Treasurer | Christy Skelding | cityclerk@cityofmineralpointwi.gov



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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.

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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).

OFFICE OF THE CITY CLERK-TREASURER

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City Clerk-Treasurer | Christy Skelding | cityclerk@cityofmineralpointwi.gov

**NOTICE OF PUBLIC HEARING
CITY OF MINERAL POINT
PLAN COMMISSION**

**Thursday, August 6, 2026 5:30 p.m.
City Hall Community Room,
City of Mineral Point**

NOTICE IS HEREBY GIVEN that the City of Mineral Point Plan Commission will meet at the place, date and time indicated above to consider the petition of the Plan Commission to rezone parcels located on the 00 block of Shake Rag St. (Address numbers 15 – 38 Shake Rag St).

- Parcel 251-0165, 15 Shake Rag St. from C-1 to R-2.
- Parcel 251-0166, 17 Shake Rag St. from C-1 to R-2.
- Parcel 251-0167, 25 Shake Rag St. from C-1 to R-2.
- Parcel 251-0168, City of Mineral Point Parking Lot from C-1 to R-2.
- Parcel 251-0168.A & 251-0169, 33 Shake Rag St. from C-1 to R-2
- Parcel 251-0189, 37 Shake Rag St. from C-1 to R-2
- Parcel 251-0190, 39 Shake Rag St. from C-1 to R-2
- Parcel 251-0161, 26 Shake Rag St. from C-1 to R-2.
- Parcel 251-0162, 14 Shake Rag St. from C-1 to R-2.
- Parcel 251-1118, 38 Shake Rag St. From R-2 to C-1.
- Parcel 251-0192, 36 Shake Rag St. From R-2 to C-1.

All interested persons, their agents, or representatives may appear at said hearing and address the Plan Commission regarding this rezone request.

Published: July 23 and July 30, 2026
Christy Skelding
City Clerk/Treasurer

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Proof of Publication

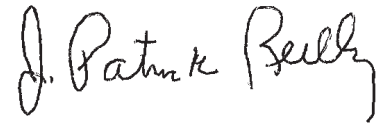
STATE OF WISCONSIN IOWA COUNTY – – – ss.

J. Patrick Reilly, being duly sworn, is the co-publisher of The Democrat Tribune, a weekly newspaper published at the City of Mineral Point, in the County of Iowa and State of Wisconsin; that the:

**NOTICE OF PUBLIC HEARING
CITY OF MINERAL POINT
PLAN COMMISSION
Thursday, August 6, 2026**

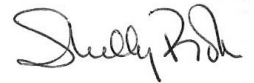
of which a copy is hereunto annexed and made a part hereof, was duly published in The Democrat Tribune once each week for two successive week(s). The publication date(s) were:
July 23, 30, 2026

Printer's Fees, \$85.33

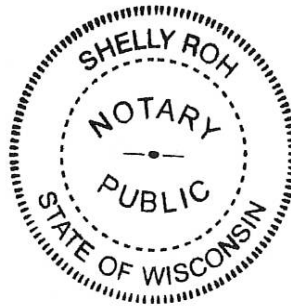


J. Patrick Reilly, Co-Publisher

Subscribed and sworn to before me on
July 30, 2026



Shelly Roh
Notary Public, Iowa County, Wisconsin
Commission Expires January 7, 2028





8/6/2026

Mineral Point, Wisconsin

☒ New Business ☐ Unfinished Business ☐ Reports
☐ Closed Session ☐ Ordinance/Resolution

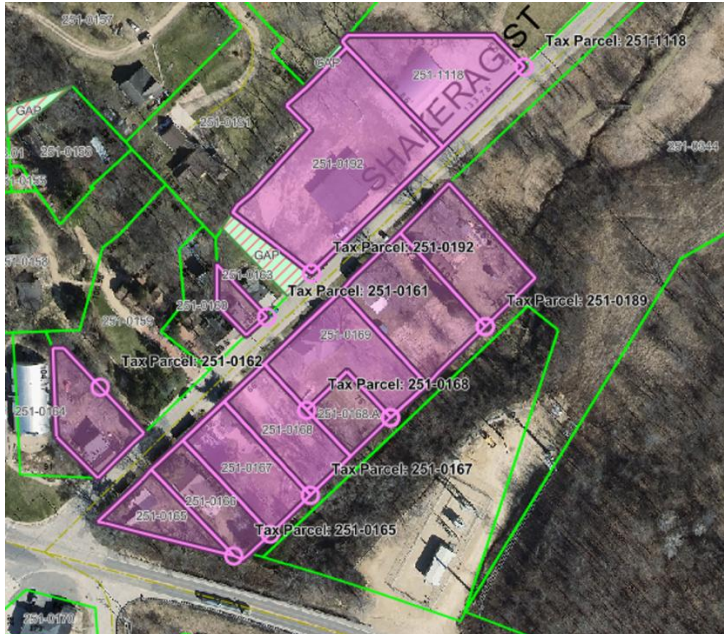
Meeting: Plan Commission

Department Reporting: Administration

Submitted by: Troy Maggied

Issue: Consideration of rezones for multiple properties on Shake Rag St.

BACKGROUND/ANALYSIS:



Review:

The parcels proposed for rezone are all currently zoned so as to be non-compliant with the zoning ordinance and their existing use. Various properties zoned R-2 are currently, or best suited for, commercial use. Various other properties zoned C-1 are currently residences.

The proposed rezone action is to make the zoning designation align with current uses.

RECOMMENDATION: Consider rezoning the parcels, either with conditions or without.

FISCAL IMPACT: None

ATTACHMENTS: None



8/6/2026

Mineral Point, Wisconsin

☒ New Business ☐ Unfinished Business ☐ Reports
☐ Closed Session ☐ Ordinance/Resolution

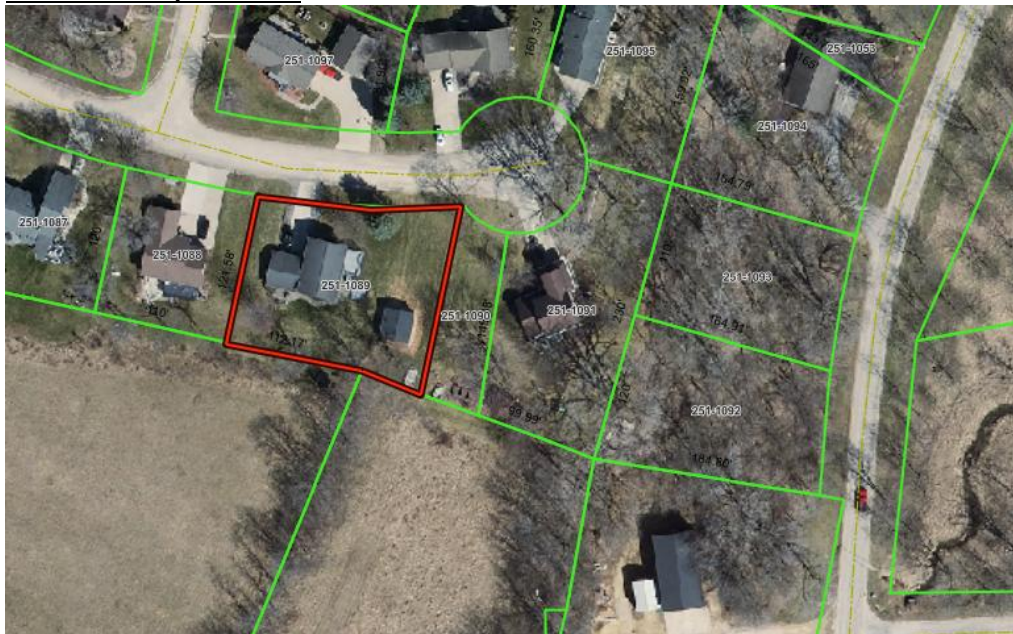
Meeting: Plan Commission

Department Reporting: Administration

Submitted by: Troy Maggied

Issue: Consideration of a Conditional Use Permit to operate a small firearms business at a private residence zoned R-2.

BACKGROUND/ANALYSIS:



Review:

The intention of the R-2 conditional use for home occupations is to ensure that neighboring properties are not impacted by the home-based businesses, and to support retail and business development to occur in the business district. The ordinance was created before e-commerce developed, and so does not address internet-based businesses run from residences.

The proposed CUP is for a home-based internet business. The business will supply used to assemble firearms for sale from the home. There will be no foot or automobile traffic. No noise or other impacts are anticipated. No impacts are anticipated to neighboring properties.

RECOMMENDATION: Recommend approving the CUP as proposed, with or without conditions as determined by the plan commission.

FISCAL IMPACT: None

ATTACHMENTS: Conditional use permit.



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Planning and Zoning Application

Municipality (Check One):

☒ City of Mineral Point

☐ Town of Mineral Point(ETZ)

Property Address:

333 Harris St. Mineral Point, WI 53565

Parcel #:

Lot Size:

.49 Acres

Property Owner:

Name:

Mike McVay
333 Harris St.
Mineral Point

Address:

Phone:

Email:

Agent:

Name:

Address:

Action Requested:

Administrative Review:

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

Planning Approval*:

- | | |
|---|--|
| ☐ Certified Survey Map (CSM): | Fee: \$300 |
| ☒ Conditional Use Permit: | \$100 \$400 NEW BUSINESS |
| ☐ 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.



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Project Description and Reason for Request:

Small firearms business, based @ home.
No foot traffic or store front yet. Basically, I
have assembling other peoples firearms for a
while. I'm just applying for an F.F.L. (Federal Firearms License)
so I can order firearms & parts direct.

Attachments:

Applicant Signatures:

Mike McVay Jr

Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received:

6/23/26

Fee Collected:

\$100



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Planning and Zoning Application

Municipality (Check One):

☒ City of Mineral Point

☐ Town of Mineral Point(ETZ)

Property Address:

36 Shakerag Street

Parcel #:

251-0192

Lot Size:

0.711 Acre

Current Property Owner:

Name:

Randall H Riemer

Address:

PO Box 310
Mineral Point, WI 53565

Phone:

Email:

[REDACTED]
[REDACTED]@[REDACTED].com

Proposed New Owners

Agent:

Name:

Tom Meiklejohn + Trista Holz

Address:

13 E First Street
Fond du Lac, WI 54935

Phone:

Email:

[REDACTED]
[REDACTED]

Action Requested:

<u>Administrative Review:</u>	<u>Fee:</u>	<u>Planning Approval*:</u>	<u>Fee:</u>
☐ New Build 1 & 2 Family Residential:	\$100	☐ Certified Survey Map (CSM):	\$300
☐ Residential Additions:	\$75	☐ Conditional Use Permit:	\$400
☐ Accessory Structure:	\$50	☒ Zoning Change Request:	\$500
☐ Commercial Zoning:	\$150	☐ Variance Request:	\$500
☐ Commercial Signage:	\$50	☐ Plat Review:	\$300
☐ Driveway:	\$50	☐ 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:

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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.



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Project Description and Reason for Request:

Current Zoning is R-2; Duplex Multifamily. We request the change to C-1; Commerical Use
with our proposed uses to be Retail, Gallery and Workshop / Storage areas on the First Level
and proposed remodeling / addition to the West for Small Apartment on the Second Level.
Future Additions noted on the attached drawing proposed Gallery/Workshop on the South side
of the building also along with possible garage addition on the North side of the building.

Attachments:

- Site Survey of Existing Parcel
 - Aerial Photo of Existing Parcel
 - Concept Sketch Layout of the Future Building Uses & Site Plan
-

Applicant Signatures:

Tom W Meiklejohn, III

Signature, Printed Name, Date

Trista Holz

Signature, Printed Name, Date

Date Received: _____

Fee Collected: _____



8/6/2026

Mineral Point, Wisconsin

☒ New Business ☐ Unfinished Business ☐ Reports ☐ Closed Session ☐ Ordinance/Resolution	Meeting: Plan Commission
Department Reporting: Administration	Submitted by: Troy Maggied

Issue: Consideration of Site Plans for 36 Shake Rag St.

BACKGROUND/ANALYSIS:



The Plan Commission shall consider the following when acting on a site plan:

1. The Appropriateness of the site plan and buildings in relation to the physical character of the site and usage of adjoining areas.
2. The layout of the site with regard to entrances and exits to public streets the arrangement and improvement of interior roadways the location, adequacy, and improvement of areas for parking and for loading and unloading; and shall, in this connection satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby.
3. The adequacy of the proposed water supply, drainage facilities, and sanitary and waste disposal.
4. The landscaping and appearance of the completed site. The Plan Commission may require that those portions of all front, rear, and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants, or grass lawns and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent or purposes of this section.

Review:

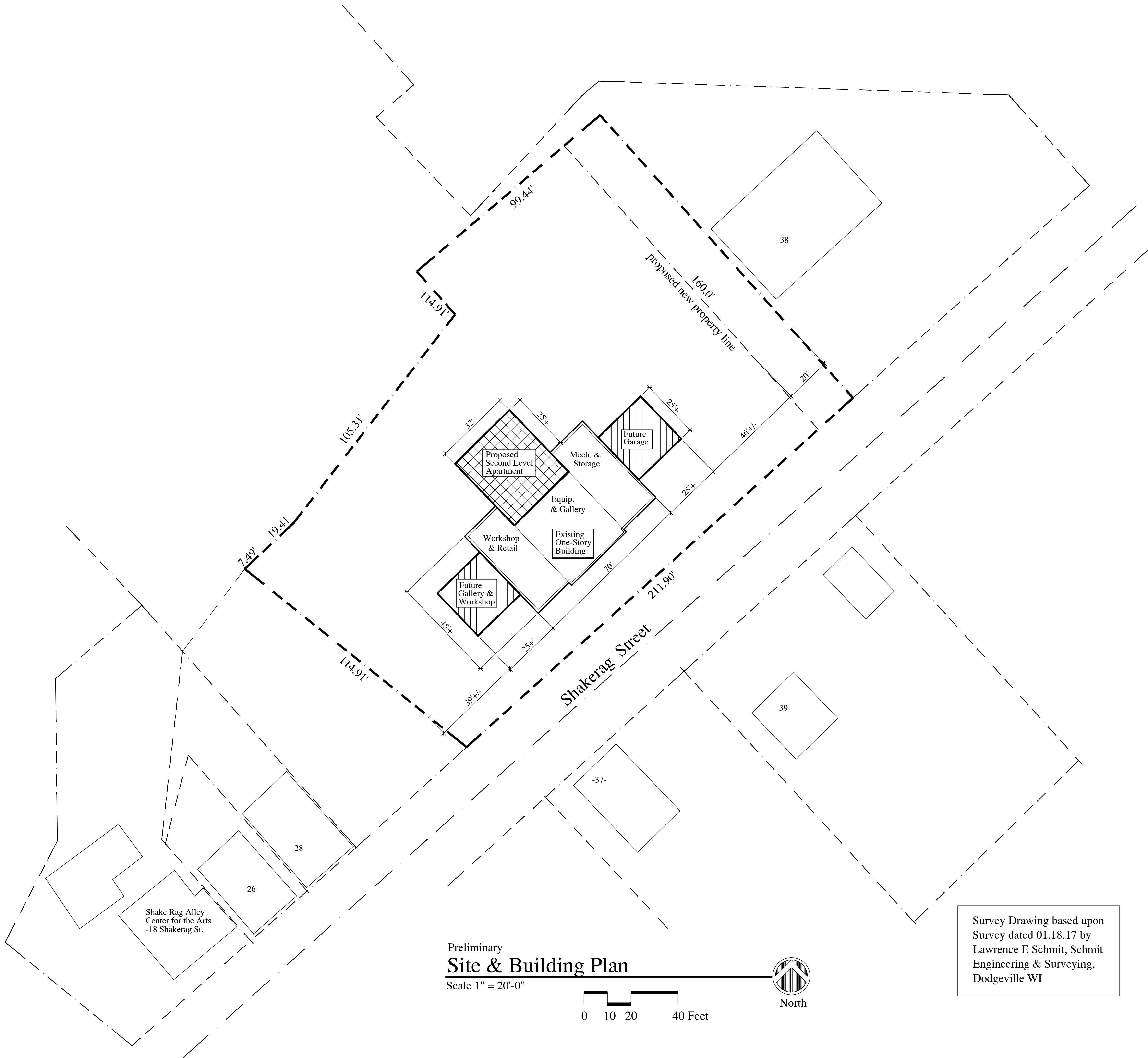
The parcel is zoned R-2, Two-Family Residential District, and the existing use does not conform to the R-2 zoning code. The R-2 zoning designation is a legacy designation. The proposed development will have a future residence on the second floor, as permitted by the C-1 zoning code. The proposed use and future additions meet the permitted uses and setback requirements of the C-1 zoning code.

The project will include creation of a driveway and off-street parking, reducing on-street parking demand or demand for the city lot.

RECOMMENDATION: Consider authorizing the Zoning Administrator's approval of the site plan, either with conditions or without.

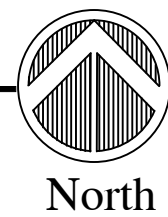
FISCAL IMPACT: The redevelopment is anticipated to create positive growth in property value and taxes.

ATTACHMENTS: Site Plan Application.



Preliminary
Site & Building Plan
Scale 1" = 20'-0"

0 10 20 40 Feet



Survey Drawing based upon
Survey dated 01.18.17 by
Lawrence E Schmit, Schmit
Engineering & Surveying,
Dodgeville WI

PRELIMINARY

Site & Building Layout for:

36 Shakerag Street

Mineral Point, WI 53565

Tom W Meiklejohn, III

A R C H I T E C T
13 East First Street
Fond du Lac, WI 54935
twm3arch@gmail.com

07.13.2026

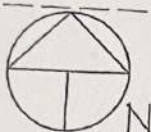
Preliminary



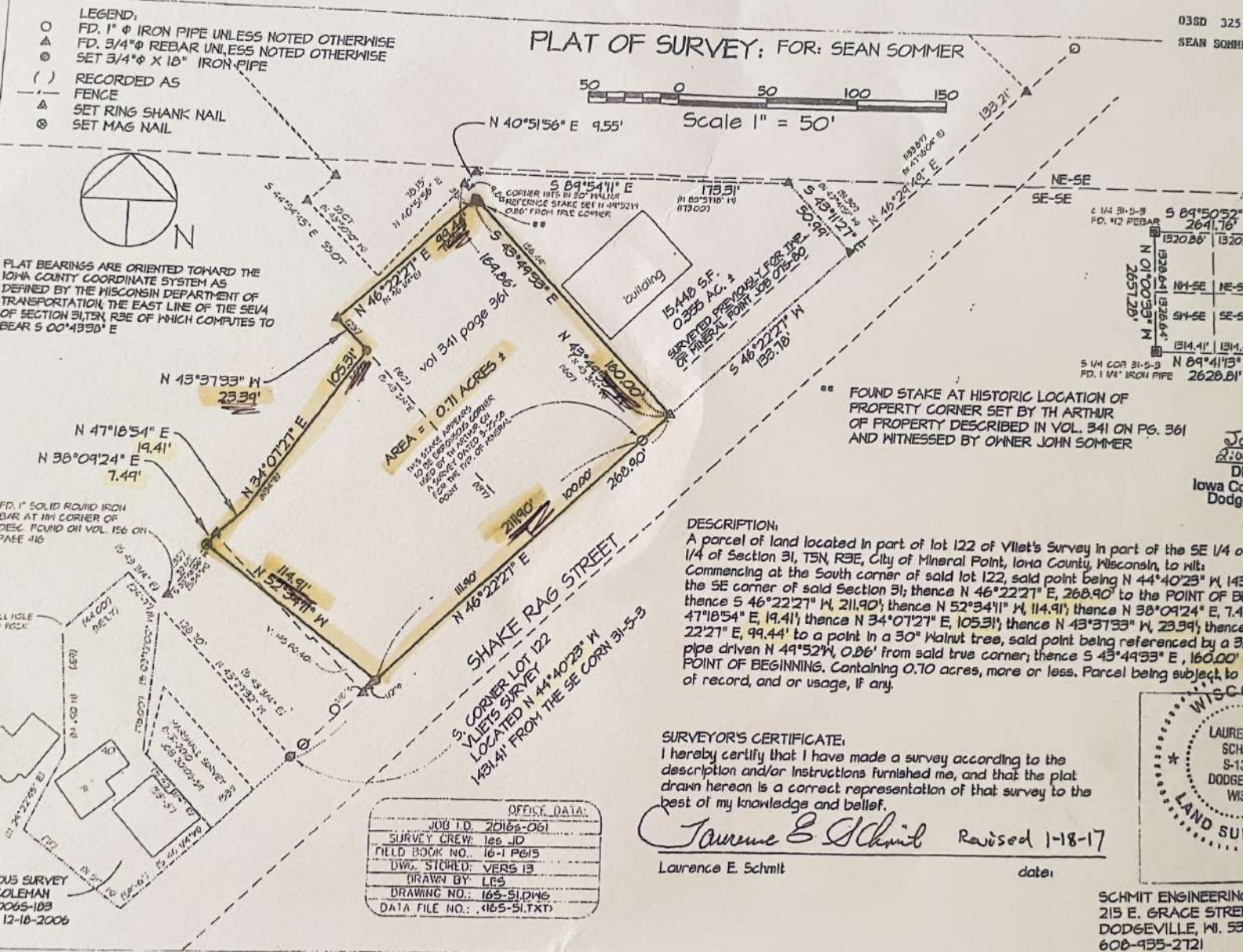
PLAT OF SURVEY: FOR: SEAN SOMMER

Scale 1" = 50'

- LEGEND:
- FD. 1" Φ IRON PIPE UNLESS NOTED OTHERWISE
 - △ FD. 3/4" Φ REBAR UNLESS NOTED OTHERWISE
 - SET 3/4" Φ X 18" IRON PIPE
 - () RECORDED AS FENCE
 - △ SET RING SHANK NAIL
 - SET MAG NAIL



PLAT BEARINGS ARE ORIENTED TOWARD THE IOWA COUNTY COORDINATE SYSTEM AS DEFINED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION, THE EAST LINE OF THE SE 1/4 OF SECTION 31, T5N, R3E OF WHICH COMPUTES TO BEAR S 00°43'30" E



OFFICE DATA	
JOB I.D.	2016s-061
SURVEY CREW	les JD
FIELD BOOK NO.	16-1 P615
DATE SIGNED	VERS 13
DRAWN BY	LES
DRAWING NO.	16S-51P616
DATA FILE NO.	.16S-51.TXT



Mineral Point, Wisconsin

08/06/2026

X New Business ☐ Unfinished Business ☐ Reports
☐ Closed Session ☐ Ordinance/Resolution

Meeting: Plan Commission

Department Reporting: Administration

Submitted by: Matthew Honer

ISSUE: Consideration of amending the zoning code for zero-lot line development.

BACKGROUND/ANALYSIS:

As discussed at the last Plan Commission meeting, the Plan Commission was in favor of amending the zoning code to allow for zero-setback developments within the R-2 district. The following is proposed to be added to the modifications and exceptions section of the zoning code. This part of the code was chosen to modify in order to avoid creating an unnecessary additional zoning designation or creating a problematic conditional use requirement.

154.05 Modifications and Exceptions

(H) *Residential Buildings divided by Property line.* In the R-2 District, zero-side yard setback developments are allowable in the instance where a property line divides an attached residential building under the following conditions:

1. The Building Inspector certifies the shared wall, from the lowest level/basement to the underside of the roof sheathing along the common property line is fire rated for 1 hour.
2. The Building Inspector or Water and Sewer Superintendent verifies each dwelling unit has its own independent sewer and water utility connection and meters.
3. A recorded maintenance agreement is provided that covers the shared maintenance of the common roof and wall and easements for repairs.
4. A Certified Survey Map is applied for and approved if splitting an existing lot.
5. The maximum size of a lot with a residential building split by a property line is 10,000 sq ft.
6. The side yard setback is at least 10' on the non-shared side of the lot.
7. Remaining standards shall be the same as those for single-family detached dwelling unit structures.

The purpose of this agenda item is to review the proposed language. If the language is finalized, the process will begin to amend the zoning code following a class 2 notice.

RECOMMENDATION: Review and make any changes to the proposed language.

FISCAL IMPACT:

ATTACHMENTS: