



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

CALL TO ORDER/ROLL CALL

Mayor Clark called the meeting to order at 5:30 pm.

Danny Clark, Mayor	Present	Brian Blanchette	Present
Keith Burrows	Excused	Maureen May-Grimm	Present
Alex Ramshur	Present	Jeff Meyer	Excused
Tom Johnston	Present		
Others Present: Administrator Maggied, Administrative Advisor Honer, Clerk-Treasurer Skelding, Mike McVay, Steven Shaya, Marcia Shaya, Tom Merklejohn, Trista Holz, Randall Riemer, Shari Fisher, Kimberly Nichols, Daniel Calleri, Dan Schmitz, Benita Schmitz, John Spady			

APPROVAL OF MINUTES – JUNE 4, 2026 MEETING

May-Grimm stated that it is important to ensure the ADU and C-1 Business District items continue to move forward and are not overlooked during the process.

Motion (May-Grimm/Blanchette) to approve June 4, 2026, minutes. Motion carried, all voting aye (5-0).

PUBLIC HEARING – PETITION OF THE PLAN COMMISSION TO REZONE PARCELS LOCATED ON THE 00 BLOCK OF SHAKE RAG ST. (ADDRESS NUMBERS 14 – 39 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.

Motion (Blanchette/May-Grimm) to open the public hearing at 5:34 p.m. Motion carried, all voting aye (5-0).

Earlier this year, the Planning Commission identified locations where the existing zoning did not accurately reflect current land use and was unlikely to be appropriate in the future. The purpose of this petition is to amend the zoning map by rezoning those parcels to classifications that more accurately reflect their existing use and development.

OFFICE OF THE CITY CLERK-TREASURER

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Marcia Shaya, 25 Shakerag Street, asked whether rezoning property to residential would allow future development. She also asked whether a bed and breakfast would be permitted under the proposed zoning and was informed that it is an allowable use in both residential and commercial districts. Marcia expressed concern that increased commercial development could lead to additional traffic, particularly heavy trucks and trailers, causing vibrations that affect nearby older homes. She also questioned whether commercial development on the Shake Rag Alley side of the street could increase stormwater runoff into Brewery Creek.

Kimberly Nichols, 39 Shakerag Street, echoed concerns about a potential increase in traffic resulting from commercial development.

Shari Fisher, 15 Shakerag Street, noted concerns about current traffic from construction with heavy equipment but acknowledged that the issue was not directly related to the proposed zoning changes.

Randy Riemer, owner of 36 Shakerag Street, stated that industrial equipment frequently travels along Shakerag Street, creating traffic levels comparable to regular street traffic. He also expressed concerns regarding drainage issues in the area.

Administrative Advisor Honer clarified that the purpose of the proposed rezoning is to align the zoning classifications with the current and intended use of the properties.

Daniel Calleri, 39 Shakerag Street, asked what types of commercial uses would be permitted if the two commercial properties were rezoned from R-2 to C-1 and requested clarification on the limitations of the proposed commercial zoning.

Dan Schmitz, owner of 33 Shakerag Street, raised concerns about flooding in Brewery Creek. He reported that several large trees are lodged in the creek near Old Darlington Road, with additional dead trees located between Hwy 23 and Copper Street. He stated that these obstructions could restrict water flow during significant rainfall, increasing the risk of flooding. He noted that the affected land is owned by the State Historical Society and referenced previous flooding that resulted in approximately four feet of water in his basement.

Motion (Ramshur/Blanchette) to close the public hearing at 5:51 p.m. Motion carried, all voting aye (5-0).

Consideration of a petition of the Plan Commission to rezone parcels located on the 00 block of Shake Rag St. (Address numbers 14 – 39 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.

Honer reviewed the proposed rezoning on a parcel-by-parcel basis to allow Commissioners the opportunity to ask questions and discuss each property individually.

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15 Shakerag Street: Proposed to be rezoned from C-1 to R-2 (standard residential zoning). The property owner indicated no objections.

17 Shakerag Street: Proposed to be rezoned from C-1 to R-2.

25 Shakerag Street: Proposed to be rezoned from C-1 to R-2.

Parcels 251-0169 and 251-0168.A (33 Shakerag Street): Proposed to be rezoned from C-1 to R-2. The property owner had no concerns.

37 Shakerag Street: Proposed to be rezoned from C-1 to R-2.

39 Shakerag Street: Proposed to be rezoned from C-1 to R-2. The property owner had no objections.

14 Shakerag Street: Proposed to be rezoned from C-1 to R-2.

26 Shakerag Street: Proposed to be rezoned from C-1 to R-2.

Additional properties reviewed included: the former welding shop, which is currently zoned R-2; State-owned property, which is currently zoned R-2; and 36 Shakerag Street, which is proposed to be rezoned from R-2 to C-1.

The Commission discussed the proposed rezoning of the 38 Shakerag Street (Old Town Garage) from R-2 to C-1. The property includes a former township garage and an apartment. It was noted that the township garage was established as a permitted use under the existing R-2 zoning and that the apartment has historically been rented.

Honer questioned whether rezoning the property to C-1 would also eliminate the existing vehicle weight restriction. Members of the public expressed concerns about that possibility. Honer also noted that C-1 zoning generally does not permit residential use on the first floor and suggested leaving the property zoned R-2 if maintaining the residential apartment was a priority.

Mayor Clark stated that the property is well maintained and presents well. Commissioner May-Grimm recommended leaving the property zoned R-2. Commissioners Blanchette, Ramshur, and Clark agreed with maintaining the current zoning on the property.

Motion (May-Grimm/Ramshur) to recommend Council approval of a petition of the Plan Commission to rezone parcels located on the 00 block of Shake Rag St. (Address numbers 14 – 39 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 as written, and keeping parcel 251-0192, 36 Shakerag Street zoned as R-2. Motion carried by roll call, all voting aye (5-0).

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CONSIDERATION OF A CONDITIONAL USE PERMIT APPLICATION FOR AN AT HOME OCCUPATION AT 333 HARRIS STREET.

Applicant Mike McVay introduced himself, noting his 13 years of service in the U.S. Marine Corps and his experience in executive protection. He explained that he is a firearms enthusiast who has built custom firearms and is seeking approval to obtain a Conditional Use Permit while also applying for a Federal Firearms License (FFL).

McVay stated that he does not intend to operate a retail storefront or generate customer foot traffic at the proposed location. Instead, he plans to specialize in custom, veteran-focused firearms, including commemorative and memorial rifles that honor veterans, military units, and significant battles. He explained that some projects could also be used to raise funds for veterans' causes, such as cemetery and gravesite improvements.

Commissioner May-Grimm asked whether there was any potential for customer traffic in the future. McVay responded that there would be no storefront or customer foot traffic at his residence.

Commissioner May-Grimm also emphasized the importance of securely storing firearms. McVay stated that firearms would be secured using gun safes and chamber locks.

McVay added that he would like to provide firearms safety instruction at a location outside the city. He explained that obtaining an FFL would allow him to purchase serialized firearm receivers ("lowers"), perform transfers, and conduct sales in compliance with federal regulations. He noted that all transactions would be conducted directly through the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF), including required background checks.

Motion (May-Grimm/Blanchette) to recommend Council approval of a Conditional Use Permit for an at home occupation at 333 Harris Street, as long as there is no traffic or storefront ever. Motion carried by roll call, all voting aye (5-0).

CONSIDERATION OF A SITE PLAN FOR 36 SHAKE RAG STREET.

Tom Merklejohn stated that he has been in discussions with Randy Riemer regarding the potential purchase of 36 Shakerag Street. He explained that his partner, Trista Holz, is a glass artist, and he is an architect. The two currently own a building in downtown Fond du Lac and have spent the past two years searching for a community in which to relocate and establish their business.

Merklejohn described their vision for the property as a retail-oriented glass studio and gallery that would complement the existing arts district, similar in spirit to other businesses along Shakerag Alley. He noted that Holz teaches glass art workshops, and that the Shakerag Alley organization has expressed support for the concept and potential collaboration.

The proposal includes: A retail gallery and exhibition space for glass artwork; areas for workshops, client meetings, and wholesale operations; a small parking area at the front of the property; a future garage

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on the north side of the building; a studio apartment at the rear of the building as a future phase of the project.

Merklejohn and Holz presented photographs of the existing building along with conceptual drawings illustrating the proposed redevelopment.

Holz explained that they intend to operate all aspects of their glass business from the property. She also emphasized plans to improve the site's appearance through landscaping and stormwater management measures, including increased green space to better retain runoff and enhance compatibility with the surrounding neighborhood. She stated that the goal is to complement the existing artists and businesses along Shakerag Alley.

Commissioner Johnston asked for clarification regarding the proposed residential space. Merklejohn explained that the studio apartment would be located on the second floor at the rear of the building, with access both from the rear of the property and from within the building.

During the discussion, Randy Riemer and Tom Johnston noted that a previous lot line issue had been resolved.

Motion (May-Grimm/Ramshur) to approve the site plan as presented for 36 Shake Rag Street, conditional upon meeting the zoning dimensional standards. Motion carried by roll call, all voting aye (5-0).

CONSIDERATION OF A ZONING ORDINANCE REVISION TO ALLOW FOR ZERO-LOT LINE CONSTRUCTION.

Honer presented a follow-up to the Commission's previous discussion regarding zero-lot line development, setbacks, accessory dwelling units (ADUs), and potential updates to the commercial zoning districts. He noted that the discussion was prompted in part by interest from a prospective zero-lot line development applicant.

Honer explained that he worked with an attorney from Boardman Clark to prepare draft ordinance language for the Commission's review.

He stated that staff considered two alternative approaches: Creating a new zoning district for zero-lot line developments; and requiring a Conditional Use Permit (CUP). After review, staff concluded that neither option was ideal. Instead, the proposed approach is to incorporate a modification and exception into the existing zoning ordinance that would allow zero-lot line developments when specific conditions are met.

Key proposed requirements include:

- 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.

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- The Building Inspector or Water and Sewer Superintendent verifies each dwelling unit has its own independent sewer and water utility connection and meters.
- A recorded maintenance agreement is provided that covers the shared maintenance of the common roof and wall and easements for repairs.
- A Certified Survey Map (CSM) is applied for and approved if splitting an existing lot.
- The maximum size of a lot with a residential building split by a property line is 10,000 sq ft.
- The side yard setback is at least 10' on the non-shared side of the lot.
- Remaining standards shall be the same as those for single-family detached dwelling unit structures.

Commissioner Johnston expressed support for reviewing each proposal individually. He stated that he did not want the ordinance to create automatic approvals and felt each application should receive case-by-case consideration.

Commissioner Ramshur asked whether the proposed ordinance would apply citywide and whether approvals would still be required. Honer responded that the standards would apply throughout the city where permitted, but applicants would still be required to obtain approval of a Certified Survey Map (CSM) from the Plan Commission.

Commissioner May-Grimm suggested adding parking requirements specific to R-2 zoning and recommended that the ordinance require a site plan review by the Plan Commission as part of the CSM approval process. The Commission was generally supportive of incorporating these additional review provisions into the draft ordinance.

Motion (May-Grimm/Ramshur) to recommend Council approval of a Zoning Ordinance revision to allow for zero-lot line construction, while requiring review of a site plan by the Plan Commission. Motion carried, all voting aye (5-0).

Commissioner Johnston reminded the Commission of the public comments regarding downed and dead trees in Brewery Creek. He emphasized that the issue should be addressed due to concerns about debris obstructing the creek and increasing the risk of flooding.

ADJOURN

Motion (Blanchette/May-Grimm) to adjourn at 7:17 pm. Motion carried, all voting aye (5-0).

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