



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, September 3, 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 August 6, 2026 Minutes.
3. Public Hearing – Amending and modifying section 154.04 (H) of the Mineral Point Zoning Ordinance to allow Childcare facilities as a permitted use in the C-2 Highway Commercial District, and section 154.05 to allow residential buildings to be divided by property lines, also known as zero-set back or zero lot-line construction. **Action:** Open public hearing/Hear testimony/Close public hearing.
4. Consideration of amendments and modifications to section 154.04 (H) of the Mineral Point Zoning Ordinance to allow Childcare facilities as a permitted use in the C-2 Highway Commercial District, and section 154.05 to allow residential buildings to be divided by property lines, also known as zero-set back or zero lot-line construction. **Action:** Recommend Council Approval or Denial.
5. Consideration of a site plan presented by Pittz Premier Properties, LLC for a proposed childcare facility in the C-1 Central Business District at 137 Ridge Street. **Action:** Authorize the Zoning Administrator's issuance of a zoning permit.
6. Consideration of a CSM requested by Randy Fleming for parcel 251-0365 at 44 Jackson St. **Action:** Recommend Council Approval or Denial.
7. Consideration of a CSM requested by Wedig Quality Homes for a zero lot-line development in the Brewery Creek subdivision. **Action:** Recommend Council Approval or Denial.
8. Consideration of a Conditional Use Permit Application for an at-home occupation at 331 Harris Street.
9. Discussion and consideration of a preliminary resolution to vacate and discontinue portions of Brewery View Dr., Hillcrest Dr., and Townline Ct. abutting Lots 2-3 of Block 1, Lot 8 of Block 2, and the northern and western boundaries of Brewery Creek Subdivision.
10. Adjourn.

Agenda Posted and Distributed: Tuesday, September 1, 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, 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.

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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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NOTICE OF PUBLIC HEARING
CITY OF MINERAL POINT
PLAN COMMISSION
Thursday, September 3, 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 an amendment to the Zoning Ordinance. The proposed amendment will add language to section 154.05 *Modifications and Exceptions* to allow residential buildings to be divided by property lines, also known as zero-set back or zero lot-line construction. The proposed amendment will also allow Childcare facilities as a permitted use to the C-2 Highway Commercial District.

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

Published: August 13 and 20, 2026

Christy Skelding
City Clerk/Treasurer

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.

Proof of Publication

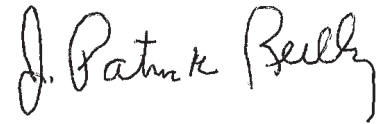
STATE OF WISCONSIN IOWA COUNTY — — ss.

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:

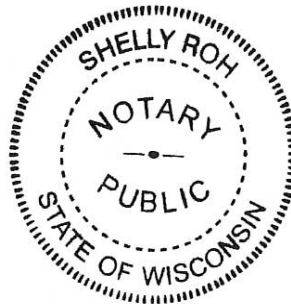
NOTICE OF PUBLIC HEARING
CITY OF MINERAL POINT
PLAN COMMISSION
Thursday, September 3, 2026

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:
August 13, 20, 2026

Printer's Fees, \$57.55



J. Patrick Reilly, Co-Publisher



Subscribed and sworn to before me on
August 20, 2026



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



Mineral Point, Wisconsin

09/03/2026

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

Meeting: Plan Commission

Department Reporting: Administration

Submitted by: Troy Maggied

ISSUE: Consideration of an ordinance amending the zoning code for zero-lot line development and to permit childcare facilities in the C-2 Highway Commercial District.

BACKGROUND/ANALYSIS:

The zero lot-line modification was presented at the August Plan Commission meeting and is intended to enable greater flexibility in the city's zoning ordinance. The inclusion of childcare facilities into the C-2 District is required in order to allow the proposed childcare facility to comply with the zoning ordinance. The Zoning Ordinance pre-dates the construction of the 4-lane highway and prohibited this use due to traffic volume. Construction of the 4-lane highway has reduced traffic on Ridge Street, making childcare an acceptable use in the C-2 District.

If approved, these changes will be sent to the city's legal counsel for inclusion in the ordinance update.

RECOMMENDATION: Recommend to Council for Approval.

FISCAL IMPACT: There is no direct fiscal impact to the city from this action, however, it will enable the zoning ordinance to be more flexible for development.

ATTACHMENTS: Ordinance 2026-05

ORDINANCE NO. 2026-05

ORDINANCE TO AMEND SECTION 154.04(H)(1) AND CREATE SECTION 154.05(H) THE ZONING CODE OF THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN, RELATED TO ALLOWING CHILDCARE FACILITIES AS A PERMITTED USE IN THE C-2 HIGHWAY DISTRICT AND ALLOWING ZERO-SIDE YARD SETBACK DEVELOPMENTS IN THE R-2 DISTRICT

WHEREAS, the Common Council of the City of Mineral Point, Iowa County, Wisconsin, has determined it appropriate to consider a proposed amendment to the Zoning Code related to zero-side yard setback developments in the R-2 District and childcare facilities in the C-2 District; and

WHEREAS, the Plan Commission of the City of Mineral Point did, on September 3, 2026, meet for the purpose of holding a public hearing and making a recommendation to the Common Council relating to said proposed amendment and has recommended to the Council that such amendment be adopted; and

WHEREAS, a notice of the public hearing on said proposed amendment was published in the Mineral Point Democrat Tribune on August 13 and August 20, 2026.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN, DO ORDAIN AS FOLLOWS:

Section 1. Section 154.04(H)(1) of the Municipal Code of the City of Mineral Point is hereby amended to read as follows:

“(1) *Permitted uses.* The following are all permitted uses in the C-2 District: agricultural services; automotive repair, services, and garages; bowling alleys, pool halls, handball and racquetball clubs; general building contractors; general contractors – heavy construction, lawn and garden services, miscellaneous repair services, motor freight transportation and warehousing; retail trade – building materials, lawn and garden supply, mobile home dealers, boat dealers, recreation and utility trailer dealers, and motor vehicle dealers; special trade contractors; wholesale trade-durable and non-durable goods; hotel and motel; restaurant; gas and service station; convenience stores; all group child care centers regulated by Wis. Admin. Code Ch. DCF 251.”

Section 2. Section 154.05(H) of the Municipal Code of the City of Mineral Point is hereby created to read as follows:

“(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.”

Section 3. This ordinance shall take effect upon its passage and publication as required by law.

Adopted and approved this ____ day of _____ 2026.

Danny Clark, Mayor

ATTEST:

Christy Skelding, City Clerk

Date Adopted: _____
Date Recorded: _____
Date Published: _____
Effective Date: _____



9/3/2026

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 Site Plan for 137 Ridge Street.

BACKGROUND/ANALYSIS: The proposed Driftless Roots Daycare requires a site plan in order to proceed with their development. They have been approved for a loan from the city's revolving loan fund, and the zoning ordinance is being revised to enable childcare facilities in the C-2 Highway Commercial District.



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 C-2, and the District is being modified to allow childcare facilities. No new construction is planned at the site. Existing land will be fenced off for an outdoor play area with direct access into the building.

The project will use existing driveways for pick-up and drop-off access. Adequate parking is provided, and nearly mirrors the parking that was present at the previous gas station.

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.



Mineral Point, Wisconsin

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Planning and Zoning Application

Municipality (Check One):



City of Mineral Point



Town of Mineral Point(ETZ)

Property Address:

137 Ridge St.

Parcel #:

125-0771.C and 125-0771.A

Lot Size:

.37 acres

Property Owner:

Name:

Pittz Premier Properties, LLC

Address:

333 Dodge St.

Mineral Point, WI 53565

Phone:

608-574-4428

Email:

alicia.gilkes@icloud.com

Agent:

Name:

Address:

Phone:

Email:

Action Requested:

Administrative Review:

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

Planning Approval*:

- | | <u>Fee:</u> |
|--|---------------------------|
| ☐ Certified Survey Map (CSM): | \$300 |
| ☐ Conditional Use Permit: | \$400 |
| ☐ 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.



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

Project Description and Reason for Request:

The site plan corresponds to the childcare facility proposed for the site.

Attachments:

Site Plan and building plan

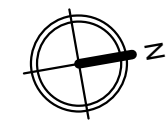
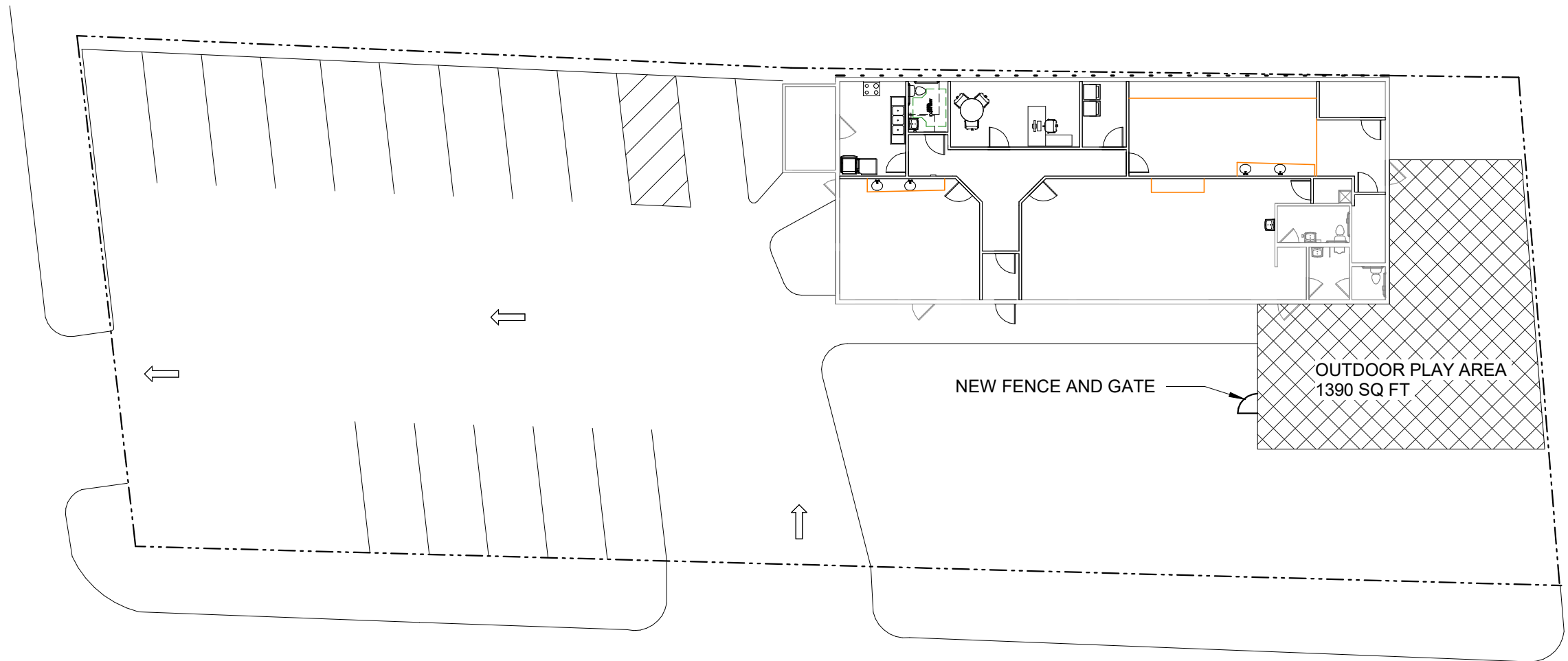
Applicant Signatures:

Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received:

Fee Collected:



2 SITE PLAN
SCALE: 1" = 20'-0"

WISCONSIN

KIMBERLY A. BELLMANN

13009-S

CUMIA CITY

WISCONSIN

ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DISCLOSED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHANGE. I AM A DAILY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.
KIMBERLY A. BELLMANN, A.I.A.
Printed or typed name:
Signature: _____ Date: 07/31/2026
License expires: 07/31/2028 Date issued: 07/24/2026
PAGES OR SHEETS COVERED BY THIS SEAL: AG1.0



Conditionally Approved
08-08-2026
Terry Smith

CODE PLAN LEGEND

ROOM TAG ROOM NUMBER ROOM NAME AREA (SF) - LOAD FACTOR - OCCUPANT LOAD EXITS REQUIRED	DOOR TAG DOOR NUMBER - FIRE RATING IN MINUTES (IF APPLICABLE) OCCUPANT LOAD (CLEARANCE REQUIRED) CLEARANCE PROVIDED SINGLE (SGL) OR DOUBLE (DBL) DOOR MULLION (M) SPRINKLED (S) OR NON-SPRINKLED (NS)
TRAVEL DISTANCE TAG EXIT ACCESS TRAVEL DISTANCE	EGRESS LOAD TAG EGRESS WIDTH PROVIDED (+ OCCUPANT LOAD FACTOR) MAXIMUM OCCUPANT LOAD THAT CAN BE SERVED
DIRECTIONAL EGRESS LOAD ASSIGNED OCCUPANT LOAD WITH DIRECTION OF TRAVEL	ABBREVIATIONS FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET & BLANKET FIRE EXTINGUISHER BLANKET OCCUPANT LOAD (ASSIGNED TO ELEMENT)

FIRE SEPARATION LEGEND

..... 1 HOUR FIRE PARTITION (45M DOORS, 45M WINDOW ASSEMBLY)

OCCUPANCY LOAD SCHEDULE						
NUMBER	NAME	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	NUMBER OF CHILDREN
100	VESTIBULE		39 SF	0		
101	CORRIDOR		224 SF	0		
102	18-36 MONTH	DAY CARE	361 SF	35	11	10
103	KITCHEN	KITCHEN-COMM.	143 SF	200	1	
104	COOLER ROOM		96 SF	0		
105	TOILET		46 SF	0		
106	OFFICE	BUSINESS	195 SF	150	2	
107	STORAGE	ACCESSORY	66 SF	300	1	
108	0-18 MONTH	DAY CARE	313 SF	35	9	8
109	ENTRY		100 SF	0		
110	MECH/ELEC	ACCESSORY	54 SF	300	1	
111	ST		52 SF	300	1	
112	3 YEAR +	DAY CARE	739 SF	35	22	20
113	ST		22 SF	300	1	
114	TOILET		60 SF	0		
115	TOILET		49 SF	0		
116	TOILET		25 SF	0		
			2584 SF		49	

CODE INFORMATION

PROJECT DESCRIPTION:
CHANGE OF USE FROM GAS STATION RETAIL TO CHILD CARE FACILITY.

APPLICABLE CODES:
2021 - INTERNATIONAL BUILDING CODE
2021 - INTERNATIONAL MECHANICAL CODE
2023 - UNIFORM PLUMBING CODE
2021 - INTERNATIONAL FUEL GAS CODE
2021 - INTERNATIONAL ENERGY CODE
2021 - INTERNATIONAL EXISTING BUILDING CODE
2023 - NATIONAL ELECTRICAL CODE
2021 - INTERNATIONAL FIRE CODE
2010 - ANA

CODES/REGULATIONS UTILIZED IN DESIGN:
WISCONSIN ADMINISTRATIVE CODE - DCF 251

OCCUPANCY TYPE (CHAPTER 3)
TYPE E - OCCUPANCY

BUILDING HEIGHTS AND AREAS (CHAPTER 5)
BASIC ALLOWABLE
9,500 GROSS SQ. FT.
20 - 0 - 0 HIGH ABOVE GRADE

PROPOSED BUILDING
2,395 GROSS SQ. FT.
1 STORY
12 - 3 HIGH ABOVE GRADE
BUILDING PERIMETER = 185 FEET
BUILDING FRONTAGE = 94 FEET
TYPE E OCCUPANCY = 11,300 SF

TYPES OF CONSTRUCTION (CHAPTER 6)
TYPE I - CONSTRUCTION

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)
PRIMARY STRUCTURAL FRAME 0 HOUR
BEARING WALLS
EXTERIOR 0 HOUR
INTERIOR 0 HOUR
NONBEARING WALLS AND PARTITIONS - EXTERIOR 0 HOUR
NONBEARING WALLS AND PARTITIONS - INTERIOR 0 HOUR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS 0 HOUR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS 0 HOUR

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 602)
X < 5 FT 1 HOUR
5 FT < X < 10 FT 1 HOUR
10 FT < X < 30 FT 0 HOUR
X > 30 FT 0 HOUR

FIRE AND SMOKE PROTECTION FEATURES (CHAPTER 7)
EXTERIOR OPENING REQUIREMENTS (TABLE 705.8)

FIRE PROTECTION SYSTEMS (CHAPTER 9)
FIRE ALARM NOT REQUIRED-NOT PROVIDED
FIRE ALARM CONTROL PANEL NOT REQUIRED-NOT PROVIDED
REMOTE ANNUNCIATOR PANEL NOT REQUIRED-NOT PROVIDED
SMOKE DETECTION REQUIRED-PROVIDED
HEAT DETECTION NOT REQUIRED-NOT PROVIDED
FIRE PUMP NOT REQUIRED-NOT PROVIDED
BACKUP POWER NOT REQUIRED-NOT PROVIDED
SUPPRESSION - STANDPIPES NOT REQUIRED-NOT PROVIDED
SUPPRESSION - AUTOMATIC SPRINKLER NOT REQUIRED-NOT PROVIDED
FIRE EXTINGUISHERS REQUIRED-PROVIDED PER NFPA 10
TYPE I COMMERCIAL HOOD NOT REQUIRED-NOT PROVIDED

MEANS OF EGRESS (CHAPTER 10)
1004 DESIGN OCCUPANT LOADS
TOTAL OCCUPANTS 49
1005.1 EGRESS WIDTH
MEANS OF EGRESS CAPACITY FACTOR = 0.2 INCH (1005.3.2)
1008 MEANS OF EGRESS ILLUMINATION
TO BE ILLUMINATED ALL TIMES (1008.2)
1009.1 ACCESSIBLE MEANS OF EGRESS
1 MOE = 1 REQUIRED
MORE THAN 2 MOE = NOT LESS THAN TWO REQUIRED
1010.1.1 WIDTH OF DOOR
MINIMUM CLEAR WIDTH OF 32 INCHES
1010.1.2.1 DOOR SWING
SWING IN THE DIRECTION OF EGRESS TRAVEL (50 OR MORE OCCUPANT LOAD)
1013.1 EXIT SIGNS
NO MORE THAN 100 FEET VIEWING DISTANCE
1013.5, 1013.6 EXIT SIGN ILLUMINATION
EXIT SIGNS SHOULD BE INTERNALLY OR EXTERNALLY ILLUMINATED
1017.2 EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
200 FEET WITH SPRINKLER
1020.2 MINIMUM CORRIDOR WIDTH (TABLE 1020.2)
ANY FACILITIES NOT LISTED BELOW
ACCESS TO AND UTILIZATION OF EQUIPMENT 44 INCHES
WITH AN OCCUPANT LOAD OF LESS THAN 50 24 INCHES
WITHIN A DWELLING UNIT 36 INCHES
IN GROUP E WITH A CORRIDOR HAVING AN OCCUPANT LOAD OF 100 OR MORE 72 INCHES
IN CORRIDORS AND AREAS SERVING STRETCHER TRAFFIC IN AMBULATORY CARE FACILITIES 72 INCHES
GROUP I-2 IN AREAS WHERE REQUIRED FOR BED MOVEMENT 96 INCHES
1020.4 DEAD ENDS
NO MORE THAN 20 FEET
1022 EXITS
AS SHOWN ON THE PLAN
1026.1 EXIT DISCHARGE
EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING

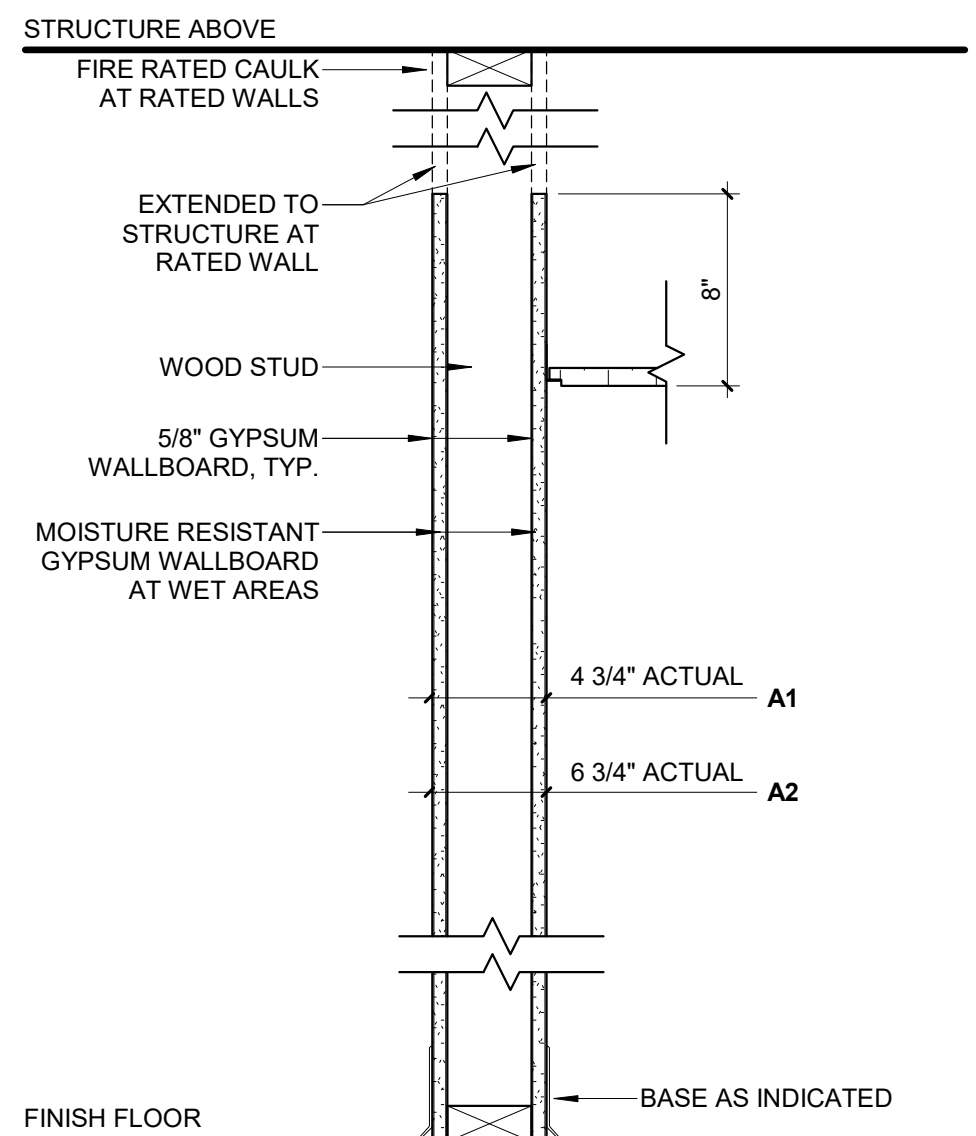
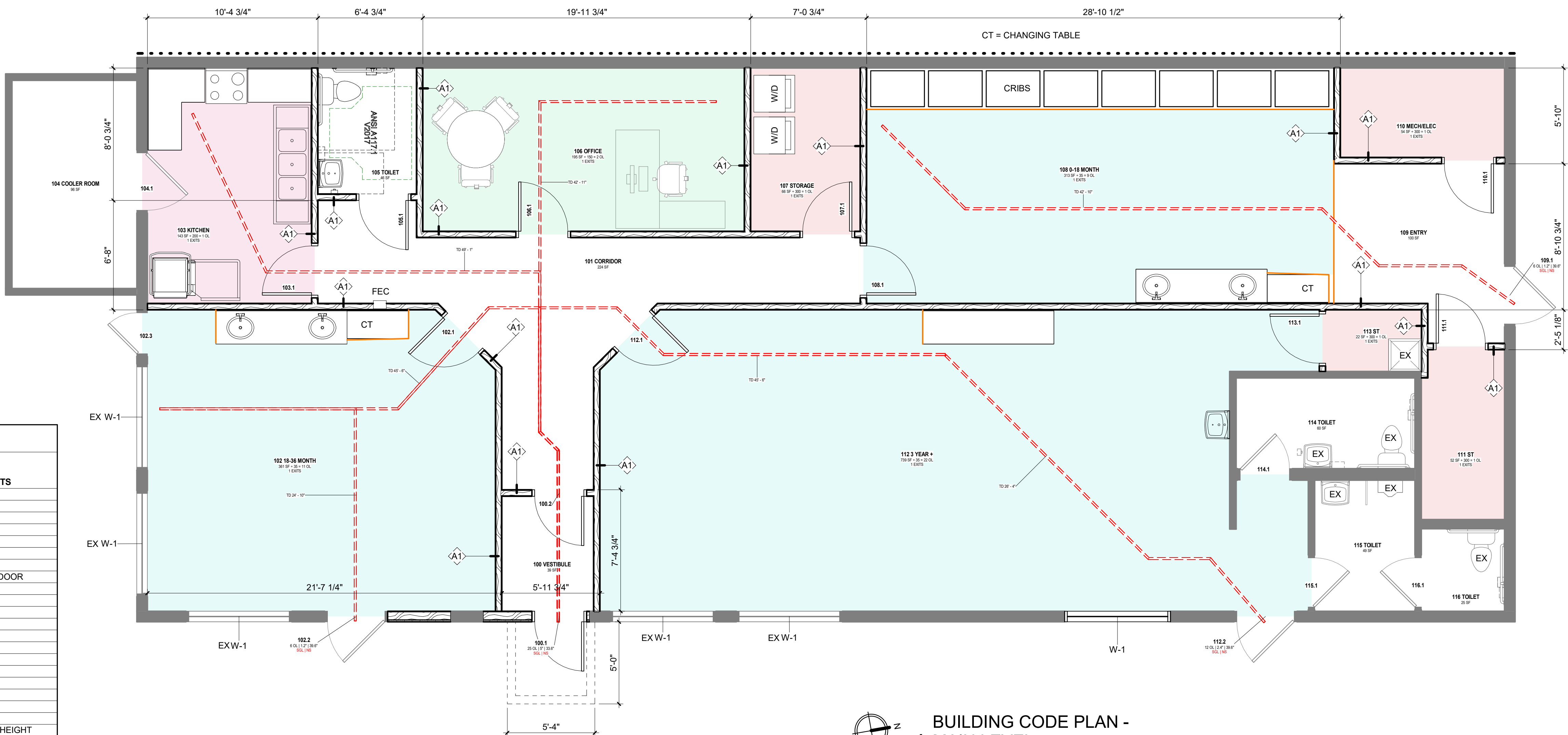
ROOF ASSEMBLIES AND ROOF TOP STRUCTURES (CHAPTER 15)
1505.1 FIRE CLASSIFICATION (TABLE 1505.1)
MINIMUM ROOF COVERING CLASSIFICATION C

PLUMBING SYSTEMS (CHAPTER 29)
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1)
WATER LAVATORIES DRINKING FOUNTAIN SINK
CLOSETS
REQUIRED 3 2 0 1
PROVIDED 3 8 0 1

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
15 PARKING SPACES
PARKING SPACES PROVIDED 15

DOOR SCHEDULE			
NUMBER	DOOR SIZE		COMMENTS
	WIDTH	HEIGHT	
100.1	3'-0"	7'-0"	
100.2	3'-0"	7'-0"	
102.1	3'-0"	7'-0"	
102.2	3'-6"	7'-0"	EXISTING
102.3	2'-6"	6'-8"	EXISTING
103.1	3'-0"	7'-0"	
104.1	3'-6"	7'-0"	EXISTING COOLER DOOR
105.1	3'-0"	7'-0"	
106.1	3'-0"	7'-0"	
107.1	3'-0"	7'-0"	
108.1	3'-0"	7'-0"	
109.1	3'-6"	7'-0"	EXISTING
110.1	3'-0"	7'-0"	
111.1	3'-0"	7'-0"	
112.1	3'-0"	7'-0"	
112.2	3'-6"	7'-0"	EXISTING
113.1	3'-0"	7'-0"	
114.1	3'-0"	6'-8"	EXISTING
115.1	3'-0"	6'-8"	EXISTING
116.1	3'-0"	6'-8"	EXISTING/PARTIAL HEIGHT

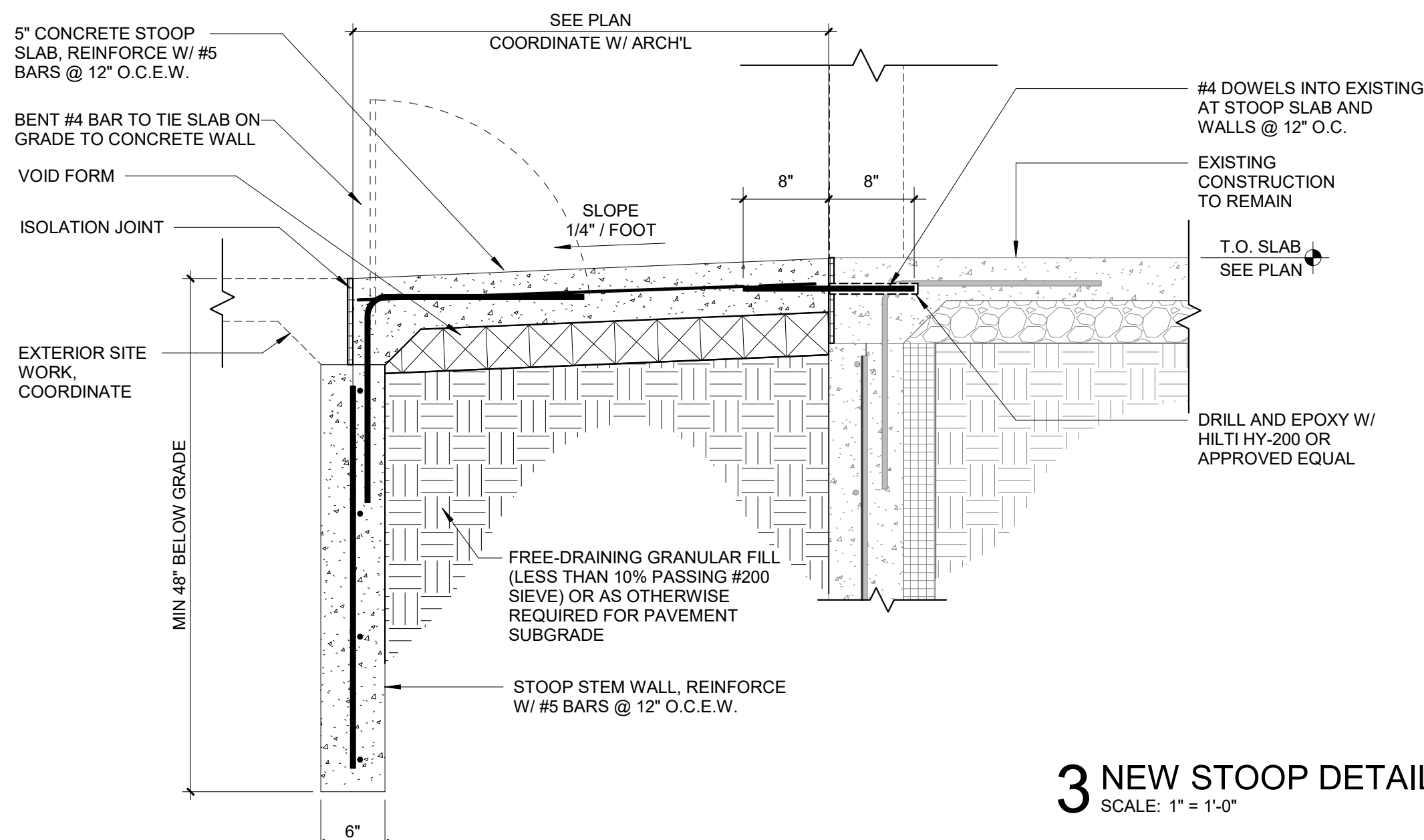
WINDOW SCHEDULE				
NUMBER	SIZE		HEAD HEIGHT	FRAME TYPE
	WIDTH	HEIGHT		
W-1	6'-5 1/2"	4'-0"	7'-0"	W-1



TYPE "A" GYPSUM WALLBOARD WALLS
A1 - 2X4 WOOD STUD WITH 1 LAYER 5/8" GYPSUM WALLBOARD ON EACH SIDE (4 3/4") (UL-U30S AT FIRE RATED WALL, 1HR)
NOTES FOR ALL TYPE "A" WALLS
USE MOISTURE RESISTANT GYPSUM WALLBOARD AND EXTERIOR TREATED STUD AT TOILETS AND OTHER WET AREAS.

WALL TYPES

SCALE: 1 1/2" = 1'-0" NOTE: REFER TO UL FIRE-RESISTANCE DESIGN FOR ADDITIONAL INFORMATION AT FIRE RATED WALLS



3 NEW STOOP DETAIL
SCALE: 1" = 1'-0"



Mineral Point, Wisconsin

09/03/2026

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

Meeting: Plan Commission

Department Reporting: Administration

Submitted by: Troy Maggied

ISSUE: Approval of a CSM, with potential follow-up action regarding a variance.

BACKGROUND/ANALYSIS:

Mr. Fleming intends to build a new garage on his property. The lot lines were unable to be confirmed, and so a CSM was created to determine lot lines and inform setbacks. The proposed garage, as currently designed, would require a variance, however that action is separate from the requested CSM approval.

The CSM may be approved independent of any proposed variance since it would also inform the location of future conforming structures.

RECOMMENDATION: Approve the CSM only, with no action or discussion on the potential variance.

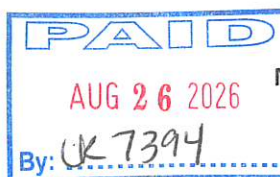
FISCAL IMPACT: None.

ATTACHMENTS: Fleming CSM



Mineral Point, Wisconsin

CITY OF MINERAL POINT



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

Planning and Zoning Application

Municipality (Check One):

☐ City of Mineral Point

☐ Town of Mineral Point(ETZ)

Property Address:

RANDY FLEMING

Parcel #:

Lot 257

Lot Size:

278 x 174

Property Owner:

Name:

Randy Fleming

Address:

44 Jackson

Phone:

608-574-5863

Email:

randy5519@gmail.com

Agent:

Name:

SAME

Address:

Phone:

Email:

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: | \$400 |
| ☐ Zoning Change Request: | \$500 |
| ☒ Variance Request: | \$500 |
| ☐ Plat Review: | \$300 |
| ☐ Commercial Site Plan Review: | Engineering Expense + 10% |
| ☐ Land Use Planning: | \$3,000 |

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Instructions:

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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.



Mineral Point, Wisconsin

CITY OF MINERAL POINT

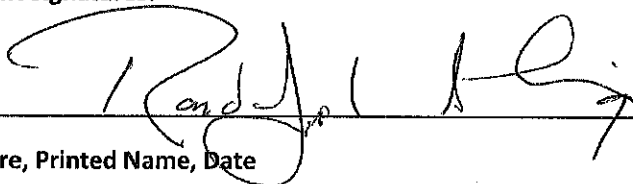
137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

Project Description and Reason for Request:

ATTACHED GARAGE ... REQUESTING A
VARIANCE TO BUILD WITHIN 16 FT OF
BACK YARD PROPERTY LINE.

Attachments:

Applicant Signatures:



Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received: _____

Fee Collected: _____

CERTIFIED SURVEY MAP

Being part of lot 257 of Harrison's Survey as located in part of the SE 1/4 of the NE 1/4 of Section 6, T4N, R3E, City of Mineral Point, Iowa County, Wisconsin

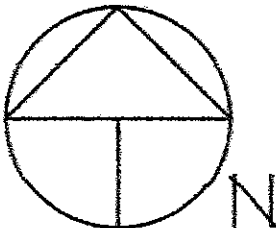
60 0 60 120 180



LEGEND:

Scale 1" = 60'

- Fd. 3/4" rebar Unless noted otherwise
● Set 3/4"x18"x1.5#/LF rebar
unless noted otherwise
*— fence
() recorded as

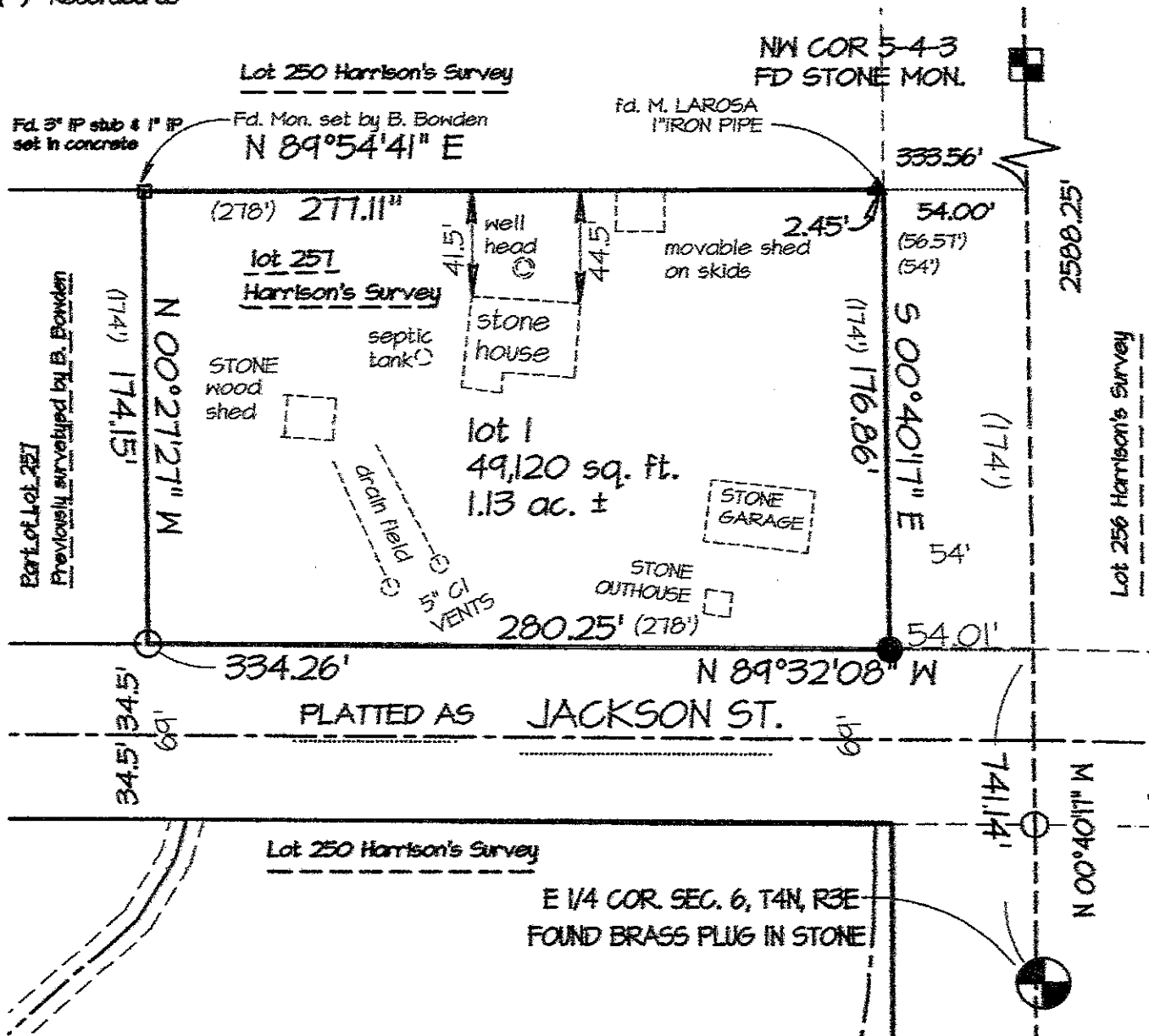


sheet 1 of 2

Flat bearings are oriented toward the Iowa County Coordinate system as defined by the Wisconsin Department of Transportation, the East Line of the NE 1/4 of 6-4-3, which line was measured by GPS observation to bear N 0°40'17" W

LEGEND:

- ▲ FOUND 1" IRON PIPE
 ○ FOUND 3/4" REBAR
 ● SET 3/4" X 18" X
 15 #1F REBAR
 () Recorded as



CERTIFIED SURVEY MAP

Being part of lot 257 of Harrison's Survey as located in part of the SE 1/4 of the NE 1/4 of Section 6, T4N, R3E, City of Mineral Point, Iowa County, Wisconsin

I, Laurence E. Schmit, Professional Land Surveyor hereby certify that under the direction of Randy Flemming, I have made a survey, division, and map. Subject map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof, and that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in the dividing, mapping of the land which is described as

Being part of lot 257 of Harrison's Survey as located in part of the SE 1/4 of the NE 1/4 of Section 6, T4N, R3E, City of Mineral Point, Iowa County, Wisconsin, to wit:

Commencing at the E 1/4 corner of said section 6; thence N 00° 40'11"E, 741.14' along the E. Line of the NE 1/4 to the north side of Jackson Street; thence N 89°32' 08" W, 54.01' to the SE corner of Lot 257 of Harrison's Survey, said point being the POINT OF BEGINNING; thence N 89°32'08" W, 280.25' to a found rebar; thence N 00°27'27" W, 174.15' to a found 3" Iron pipe post stub and 1" Iron pipe set in concrete; thence N 89°54'41" E, 277.11' to the West line of Elm Street, from said point, a 1- 1/4 " found Iron pipe lies S 89°54'41"W, 2.45'; thence S 00°40'11" E, 176.86' along Elm Street to the POINT OF BEGINNING. Containing 49,120 square feet, or 1.13 acres, more or less, and is subject to easements of record, and or usage, if any.

sheet 2 of 2

Laurence E. Schmit

date:

OFFICE DATA:	
JOB I.D.	2026s-054
SURVEY CREW:	JD
FIELD BOOK NO.:	26-1 pg5, 15-17
DWG. STORED:	vers 13
DRAWN BY:	les
DRAWING NO.:	26s-54.dwg
DATA FILE NO.:	<26s-054.txt>

SCHMIT ENGINEERING & SURVEYING
215 E. GRACE STREET
DODGEVILLE, WI. 53533
608-935-2721



Mineral Point, Wisconsin

09/03/2026

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

Meeting: Plan Commission

Department Reporting: Administration

Submitted by: Troy Maggied

ISSUE: Approval of a CSM for a new zero lot-line development in the Brewery Creek subdivision.

BACKGROUND/ANALYSIS:

Mr. Wedig plans to build multiple, zero-lot line residential units in the Brewery Creek subdivision. The CSM is required in order to permit this construction, and additional information related to the ordinance is also being submitted.

RECOMMENDATION: Recommend the CSM for Counsel approval if the zero lot-line ordinance amendment was recommended for approval.

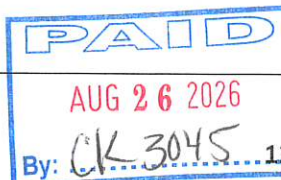
FISCAL IMPACT: No cost impact. Positive property tax and tax increment growth from new development.

ATTACHMENTS: Wedig CSM and related information pertaining to the zero lot-line development.



Mineral Point, Wisconsin

CITY OF MINERAL POINT



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

WQH = We'dig Quality Homes

Planning and Zoning Application

Municipality (Check One):

☒ City of Mineral Point

☐ Town of Mineral Point(ETZ)

Property Address:

204 A+B Brewery View Dr

Parcel #:

241-1042-103/0.42 Lot Size: 4/2 Acres

Property Owner:

Name:

WQH

Address:

P.O. Box 104
Barneveld, WI

Phone:

608.336.2303

Email:

jacobbwatg@gmail.com

Agent:

Name:

Address:

Phone:

Email:

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: | \$400 |
| ☐ Zoning Change Request: | \$500 |
| ☐ Variance Request: | \$500 |
| ☐ Plat Review: | \$300 |
| ☐ Commercial Site Plan Review: | Engineering Expense + 10% |
| ☐ Land Use Planning: | \$3,000 |

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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.



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

Project Description and Reason for Request:

Duplex
Condo's

Attachments:

Applicant Signatures:

D. Wedig

Signature, Printed Name, Date

Daniel Wedig

Signature, Printed Name, Date

D. Wedig 8-26-26

Date Received: _____

Fee Collected: _____

CERTIFIED SURVEY MAP NO.
 BEING A REPLAT OF LOTS 2 AND 3 OF BLOCK 1 OF
 BREWERY CREEK SUBDIVISION WHICH IS LOCATED
 IN THE SE 1/4 - NW 1/4 OF SECTION 32, T5N R3E, CITY
 OF MINERAL POINT, IOWA COUNTY, WISCONSIN

LOT 43
 BREWERY CREEK
 SUBDIVISION, 1ST ADDITION

Point of
 Beginning
 Lot 3, Block 1

The North line of Block 1 of Brewery Creek
 Subdivision bears S 89°22'15" W according to the
 Iowa County Coordinate System WISCONSIN NAD 83
 (2011) which was determined by G.P.S. observation.

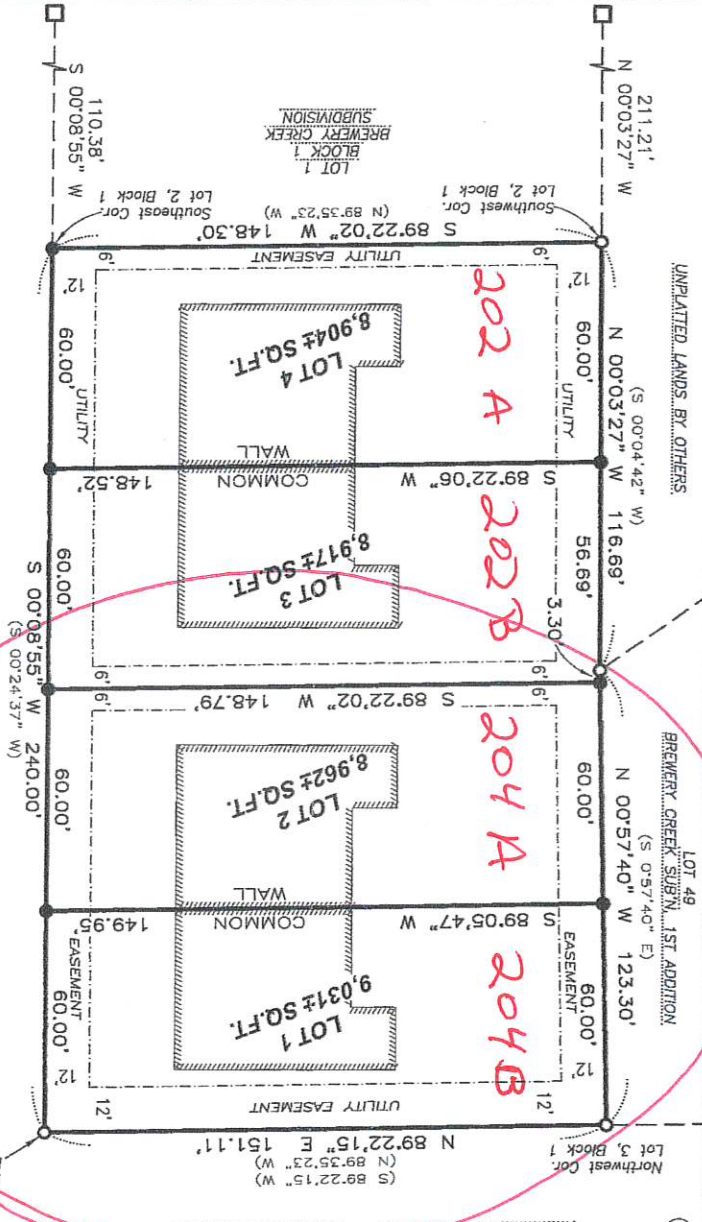
LOT 14
 BLOCK 2
 BREWERY CREEK
 SUBDIVISION

LEGEND
 () Recorded as
 with cap-wt=1.50 #/l.f.
 3/4" rebar found
 1.25" rebar found
 Boundary of Survey
 Section line
 Centerline
 Platted lot line
 Existing Utility Easement
 Existing Structure

SCALE 1" = 40'
 0 40 80

BREWERY VIEW DRIVE

HILLCREST DRIVE



DRAWN BY: AJ AUSTIN
 CREW CHIEF: SHANE AUSTIN

JOB NO: 255287
 H:\CRD\255287

Prepared for: WEDIG QUALITY HOMES
 Austin Surveying, LLC





Outlook

Re: I am sharing 'austinengr@yousq.net_20260729_091158' with you

From dan wedig <danwedig@gmail.com>**Date** Tue 8/25/2026 11:10 AM**To** Troy Maggied <administrator@cityofmineralpointwi.gov>

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. A letter from the inspector confirming this is shown on the prints, or that they are aware and will confirm after construction... THIS HAS BEEN CODE SINCE ROUGHLY THE 90'S.. BUT IF YOU WANT A INSPECTOR LETTER PLEASE LET ME KNOW...

The Building Inspector or Water and Sewer Superintendent verifies each dwelling unit has its own independent sewer and water utility connection and meters. I can work with Nate Fosbinder, our water superintendent on this. YES. BUT IN THE FUTURE I HOPE THE CITY IS NOT REQUIRING 2 SEPARATE TAPS ON THE MAIN..

3. A recorded maintenance agreement is provided that covers the shared maintenance of the common roof and wall and easements for repairs. THIS GETS GET RECORDED AT TIME OF CLOSING/SALE

4. A Certified Survey Map is applied for and approved if splitting an existing lot. Received

5. The maximum size of a lot with a residential building split by a property line is 10,000 sq ft. Received and confirmed on CSM

6. The side yard setback is at least 10' on the non-shared side of the lot. The CSM appears to meet this. Please confirm the distance between the house and the 6' utility easement.. YES.. WE HAVE PROPER CLEARANCE 16 FT

7. Remaining standards shall be the same as those for single-family detached dwelling unit structures. I can confirm this when I have the remaining information.



Mineral Point, Wisconsin

09/03/2026

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

Meeting: Plan Commission

Department Reporting: Administration

Submitted by: Troy Maggied

ISSUE: Request to operate a Small Engine Repair business as a home occupation at 331 Harris Street.

BACKGROUND/ANALYSIS:

Mr. Thies is requesting a conditional use permit to operate a small engine repair out of his home, currently zoned R2. As stated in the attached Final Notice of Zoning Violation, the operation violates the zoning ordinance, and a small engine repair business does not fall within any of the listed conditional uses in the zoning ordinance.



RECOMMENDATION: Recommend denying the CUP application for the reasons noted above.

FISCAL IMPACT: None.

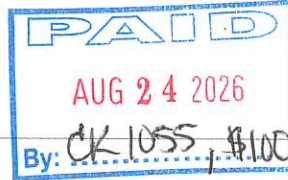
ATTACHMENTS: Conditional Use Permit and Final Notice of Zoning Violation



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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



Planning and Zoning Application

Municipality (Check One):

☒ City of Mineral Point

☐ Town of Mineral Point(ETZ)

Property Address:

331 Harris Street

Parcel #:

251-1088

Lot Size:

Property Owner:

Name:

Peter Thies

Address:

331 Harris St

Phone:

608-469-8625

Email:

thies88m@gmail.com

Agent:

Name:

Address:

Phone:

Email:

Action Requested:

Administrative Review:

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

Planning Approval*:

- | | <u>Fee:</u> |
|---|---------------------------|
| ☐ Certified Survey Map (CSM): | \$300 |
| ☒ Conditional Use Permit: | \$400 |
| ☐ 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.



Mineral Point, Wisconsin

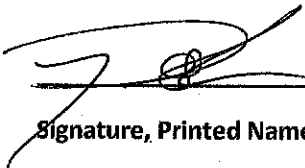
CITY OF MINERAL POINT

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

Project Description and Reason for Request:

Attachments:

Applicant Signatures:

 Thies, Peter S. 24 Aug 2026
Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received: _____

Fee Collected: _____

PISTON PETE'S SMALL ENGINE REPAIR LLC

Conditional Use Permit - Supporting Description

331 Harris Street, Mineral Point, WI 53565 | Parcel 251-1088

Request

Peter S. Thies requests a Conditional Use Permit to operate Piston Pete's Small Engine Repair LLC as a home occupation at 331 Harris Street. The business provides maintenance, diagnostics, and repair of small-engine and outdoor power equipment. Repair work is performed primarily within the existing garage.

Business Operation

- Piston Pete's Small Engine Repair LLC is an owner-operated, part-time business and is not the applicant's primary full-time employment.
- The business is operated on a limited basis around the applicant's full-time employment schedule. There are no employees reporting to the property, and customer drop-off and pickup is scheduled or coordinated in advance so that customer traffic remains limited and controlled.
- Owner-operated small-engine and outdoor-power-equipment repair business.
- Typical equipment includes lawn mowers, snowblowers, generators, chainsaws, trimmers, and similar equipment.
- Customer equipment is received and returned by scheduled or coordinated drop-off and pickup.
- Parts, tools, fluids, and repair materials are maintained in an orderly manner as part of the repair operation.
- The applicant is willing to comply with reasonable conditions established by the Plan Commission concerning hours, customer traffic, signage, and equipment storage.

Neighborhood Impact and Compliance

The intent is to continue the business in a manner that minimizes impacts on neighboring residential properties and preserves the residential character of the property. Customer equipment awaiting service or pickup will be stored inside when practicable. Any temporary outdoor storage would be kept orderly in a designated area and screened from neighboring properties to the extent practicable. The applicant is willing to work with City staff and the Plan Commission on reasonable operating conditions.

Reason for Request

The business began as a small owner-operated repair service and has grown. The applicant is requesting a Conditional Use Permit to establish a compliant path for continued operation as a home occupation. The applicant is also actively evaluating relocation of the business to an appropriately zoned commercial property as the business grows. Approval of this request would allow continued operation under defined conditions while maintaining appropriate standards for the surrounding residential neighborhood.

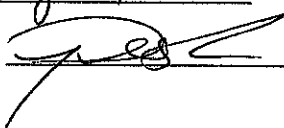
Requested Consideration

Approval of a Conditional Use Permit for Piston Pete's Small Engine Repair LLC as a home occupation, subject to reasonable conditions established by the City of Mineral Point Plan Commission.

Applicant: Peter S. Thies

Business: Piston Pete's Small Engine Repair LLC

Date: 24 Aug 2026

Signature: 



Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

FINAL NOTICE OF ZONING VIOLATION

August 11, 2026

PETER S THIES
331 HARRIS STREET
MINERAL POINT, WI 53565

Property Tax Parcel ID: 251-1088

Mr. Thies,

The zoning administrator has communicated with you on several occasions regarding the use of your residential property as a business including a letter dated October 6, 2025. Since then you have not applied for a conditional use permit or otherwise sought to bring your property into compliance with the City's Zoning Code. Recent complaints and a follow up inspection have identified that you have since built/installed an accessory structure on your property as part of the use of your property as a business. No application was received for the accessory structure. The following issues have been identified as violations of the zoning code:

1. The construction/installation of an accessory structure without a permit.
2. Use of your residential property as a small engine repair business.
 - a. Outdoor storage of items for parts or to be repaired.
 - b. Outdoor signage advertising your business.
 - c. Commercial traffic to include delivery and pick up of items to be repaired.

The operation of a small engine repair business in a residential district violates the City's Zoning Code (154.04(D)). Specifically, a small engine repair business is not a permitted use in the R-2 Residential District. Potentially, if an application is provided, the Plan Commission may consider granting a Conditional Use Permit for this use as a household occupation. Additional information regarding the City's zoning code can be found on the City's website under ordinances and resolutions.

The City is requesting that all commercial operations cease and the accessory structure is removed by September 7, 2026. Failure to comply by the stated deadline will result in a citation. After receiving the citation, if the issues continue for another month another citation will be sent. If after the second citation, the issues are not resolved, the City will begin sending citations on weekly basis until the issues are resolved.

If you have any questions, please give me a call.

Troy Maggied

administrator@cityofmineralpointwi.gov

608-987-0463

OFFICE OF THE CITY ADMINISTRATOR

Mayor – Danny Clark

Administrator | Troy Maggied | administrator@cityofmineralpointwi.gov

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