Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

AGENDA

CITY OF MINERAL POINT EXTRATERRITORIAL ZONING PLAN COMMISSION MEETING
Thursday, November 5, 2026, 6:30 PM
City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of June 18, 2026, minutes.
3. Public Hearing – Request of Butch Hensen representing Miller Road Holding Company, LLC, owner of property located at 1049 Miller Road, Mineral Point, WI in the Extraterritorial Zone (Tax Parcel: 018-1022.02), to rezone from A-1 Exclusive Agricultural Use District to AR-1 Agricultural Residential District. **Action:** Open Hearing, Close Hearing.
4. Consideration of the request of Butch Hensen representing Miller Road Holding Company, LLC, owner of property located at 1049 Miller Road, Mineral Point, WI in the Extraterritorial Zone (Tax Parcel: 018-1022.02), to rezone from A-1 Exclusive Agricultural Use District to AR-1 Agricultural Residential District and approval of a Certified Survey Map. **Action:** Recommend Council Approval or Denial of a Rezone and a CSM.
5. Approval of a Certified Survey map (CSM) and Site Plan request of DSB & KEM Properties, LLC, owner of property located at 630 County Road O, Mineral Point, WI in the Extraterritorial Zone (Tax Parcel: 018-1049). **Action:** Approve or deny the Site Plan and recommend Council Approval or Denial of the CSM.
6. Adjourn.

Agenda Posted and Distributed: Thursday, October, 29, 2026

Microsoft Teams meeting
Join: https://teams.microsoft.com/meet/2306555698187295?p=3c8o7ufXtWS31zvffg
Meeting ID: 230 655 569 818 729 5
Passcode: HD3RB3hD

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.

MINUTES

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

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

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

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

PUBLIC HEARING – REQUEST OF BLUE DAMSELS LLC, OWNER OF PROPERTY LOCATED AT 1345 STATE RD 23, MINERAL POINT, WI IN THE EXTRATERRITORIAL ZONE (TAX PARCEL: 018-0436.C), TO REZONE FROM A-1 EXCLUSIVE AGRICULTURAL USE DISTRICT TO B-2 HIGHWAY COMMERCIAL DISTRICT AND TO REQUEST A CONDITIONAL USE PERMIT FOR COMMERCIAL OPERATIONS.

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

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

AAW is located in 8 different counties throughout the state.

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

CONSIDERATION OF THE REQUEST OF BLUE DAMSELS LLC, OWNER OF PROPERTY LOCATED AT 1345 STATE RD 23, MINERAL POINT, WI IN THE EXTRATERRITORIAL ZONE (TAX PARCEL: 018-0436.C), TO REZONE FROM A-1 EXCLUSIVE AGRICULTURAL USE DISTRICT TO B-2 HIGHWAY COMMERCIAL DISTRICT AND TO REQUEST A CONDITIONAL USE PERMIT FOR COMMERCIAL OPERATIONS.

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

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

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

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

nonprofit's mission and services.

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

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

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

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

Motion (Oberhauser/Blanchette) to recommend Council approval of the request of Blue Damsels LLC, owner of property located at 1345 State Rd 23, Mineral Point, WI in the Extraterritorial Zone (Tax Parcel: 018-0436.C), from A-1 Exclusive Agricultural Use District to B-2 Highway Commercial District and the request for a Conditional Use Permit to include non-profit business, an education center, greenhouse – including retail, trailer parking and rental, and short-term lodging. Motion carried by roll call, all voting aye (6-0).

ADJOURNMENT

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

_____

Matthew Honer, City Administrator

Approved:

CITY OF MINERAL POINT

Mineral Point, Wisconsin

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: 1049 Miller Road, Mineral Point, WI 53565

Parcel #: 018-1022.02 & 1018-1021.02 Lot Size: 1,754,830 sq. ft. or 40.29 acres

Property Owner: Butch Hensen

Name: Miller Road Holding Company LLC
Address: 110 Baker Street, Waunakee, WI 53597
Phone: 608-438-6470
Email: hensenbuilders@tds.net

Agent:

Name: Neil Bortz, Williamson Surveying and Assoc. LLC
Address: 104A W. Main Street, Waunakee, WI 53597
Phone: 608-255-5705
Email: neil@williamsonsurveying.com

Action Requested:

Administrative Review:	Fee:	Planning Approval*:	Fee:
☐ 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:

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.

CITY OF MINERAL POINT

Mineral Point, Wisconsin

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

Project Description and Reason for Request:

Butch Hensen currently has two houses located on the same parcel and would like to create a two Lot Certified Survey Map putting each house on their own Lot. Lot 1 would be the larger Lot while Lot 2 would be the smaller Smaller lot with no road frontage. There will be a 66' wide Joint Driveway Easement coming off of Miller Road for access to both lots.

Attachments:

Preliminary Certified Survey Map
66' Joint Driveway Easement
Parcel "A" Remnant Land Exhibit Map

Applicant Signatures:

NEIL BORTZ 5-13-2026

Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received: _____ Fee Collected: _____

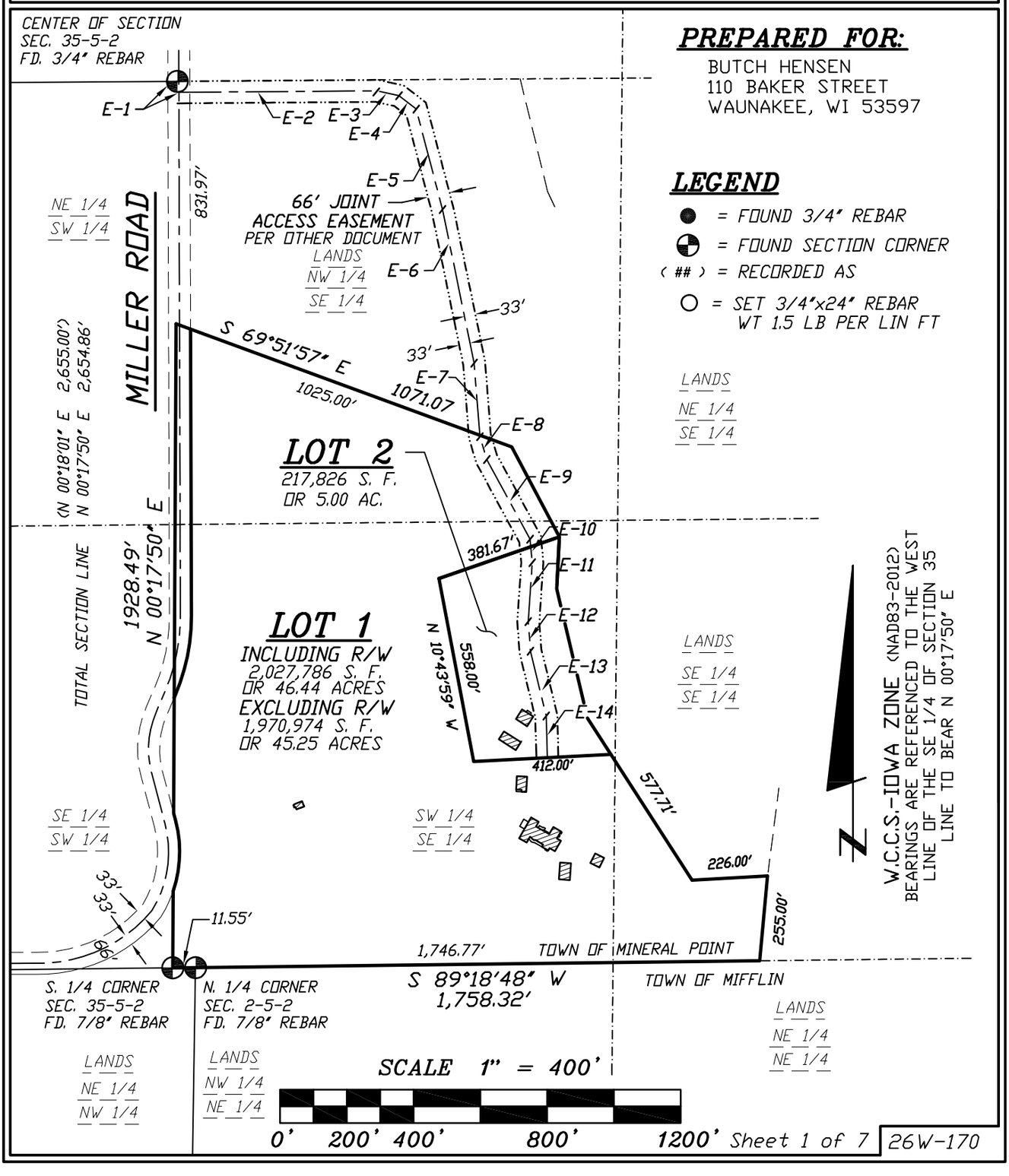
IOWA COUNTY CERTIFIED SURVEY MAP NO._____

VOLUME:_____

PAGES:_____ THROUGH_____

PREPARED BY:
WILLIAMSON SURVEYING AND ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
1-608-255-5705 WILLIAMSONSURVEYING.COM

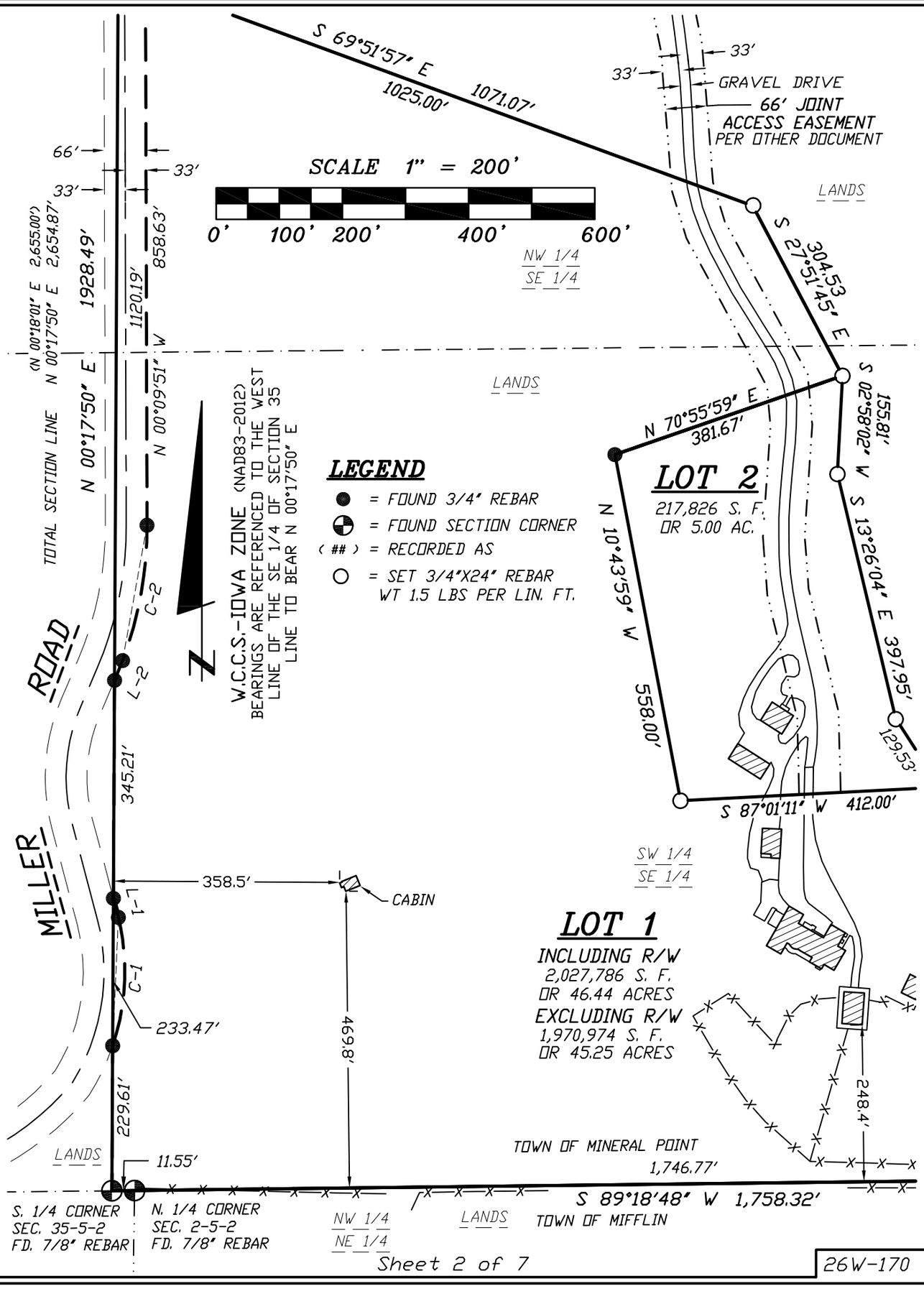
A parcel of land located in part of the Northwest, Southwest and Southeast 1/4's of the Southeast 1/4 of Section 35, T5N, R2E, Town of Mineral Point, Iowa County, Wisconsin.



IOWA COUNTY CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the Northwest, Southwest and Southeast 1/4's of the Southeast 1/4 of Section 35, T5N, R2E, Town of Mineral Point, Iowa County, Wisconsin.

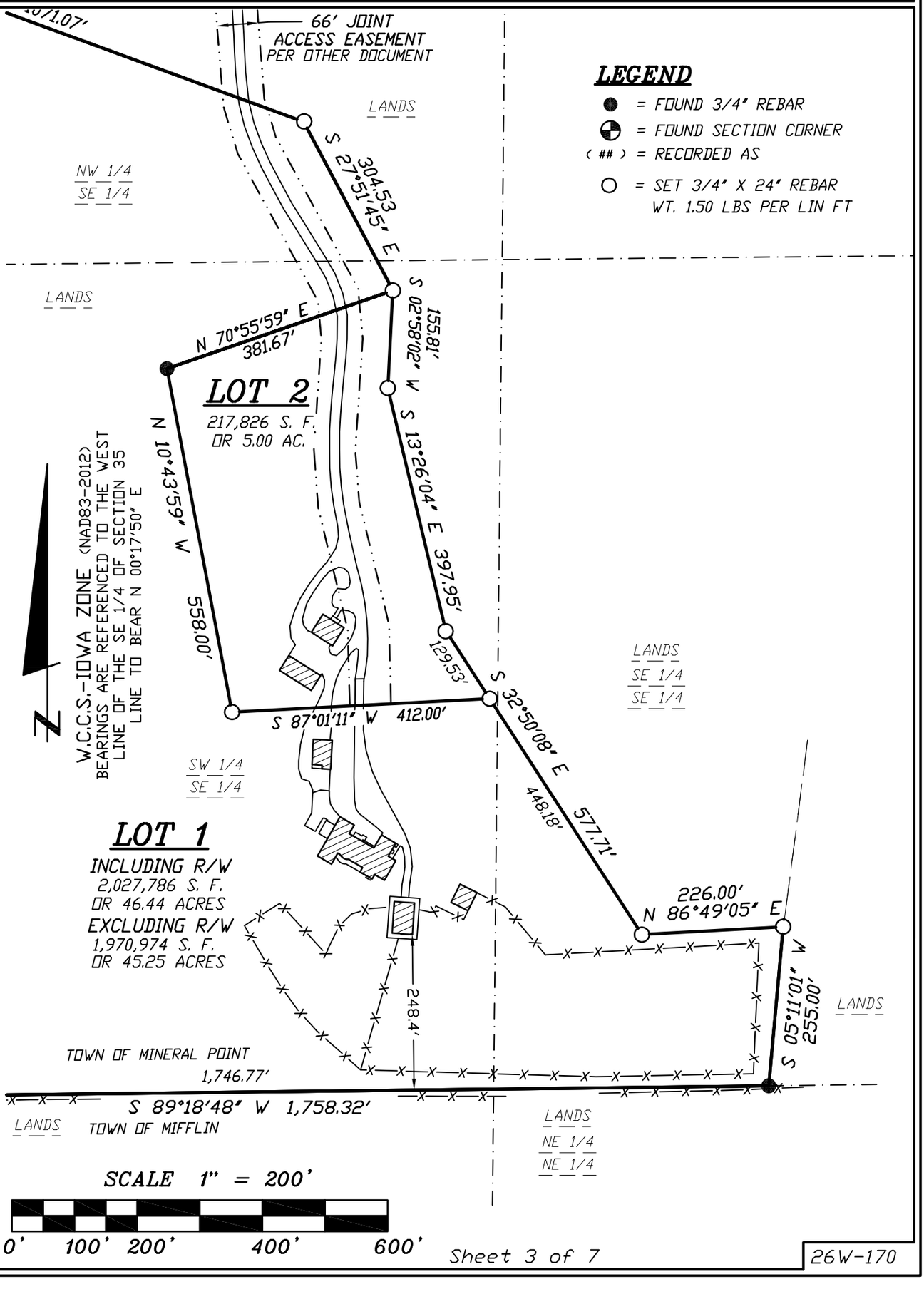


26W-170

IOWA COUNTY CERTIFIED SURVEY MAP

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A parcel of land located in part of the Northwest, Southwest and Southeast 1/4's of the Southeast 1/4 of Section 35, T5N, R2E, Town of Mineral Point, Iowa County, Wisconsin.



26W-170

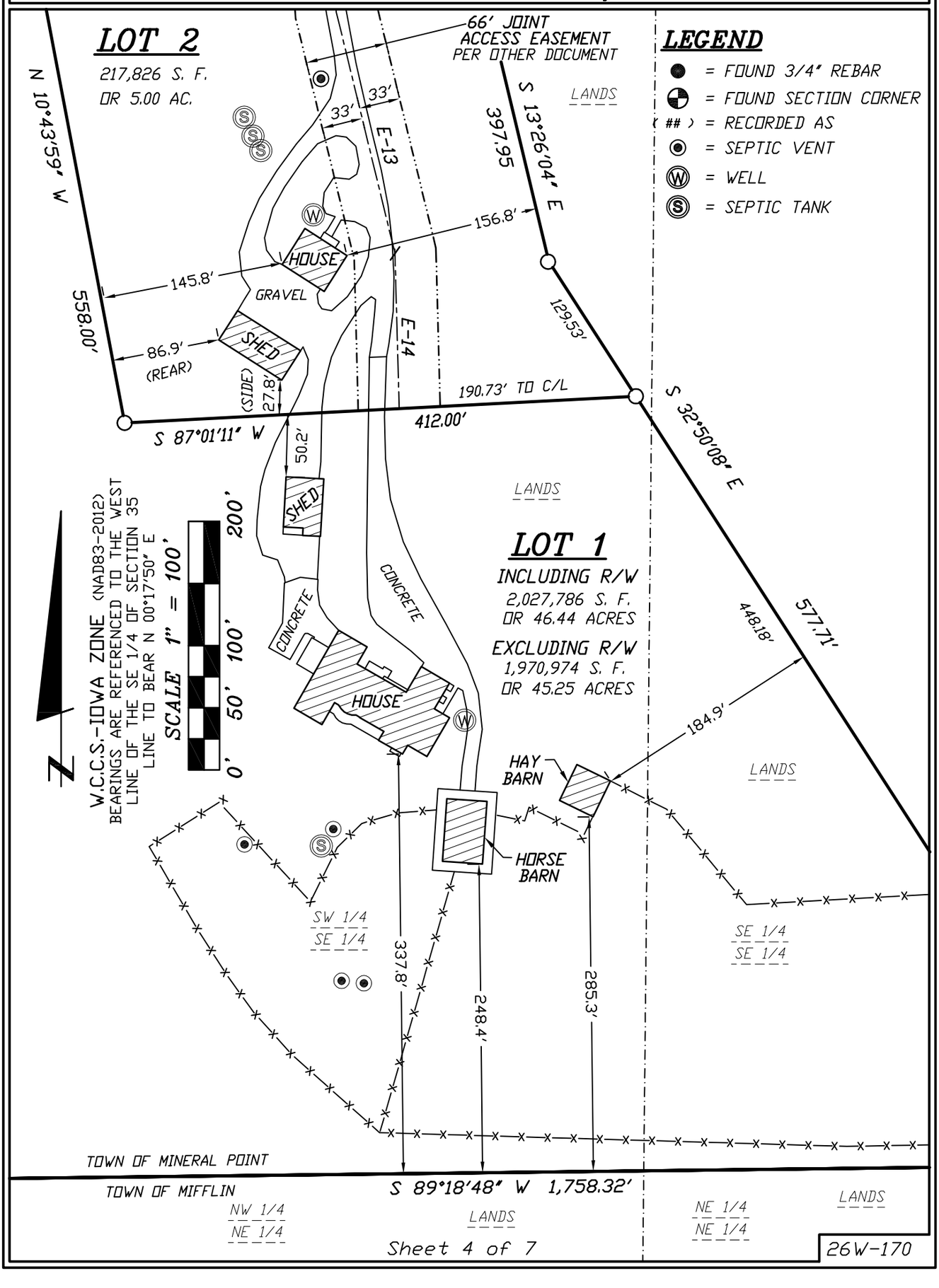
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A parcel of land located in part of the Northwest, Southwest and Southeast 1/4's of the Southeast 1/4 of Section 35, T5N, R2E, Town of Mineral Point, Iowa County, Wisconsin.



IOWA COUNTY CERTIFIED SURVEY MAP

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A parcel of land located in part of the Northwest, Southwest and Southeast 1/4's of the Southeast 1/4 of Section 35, T5N, R2E, Town of Mineral Point, Iowa County, Wisconsin.

EASEMENT TABLE:

E-#	BEARING	DIST.
E-1	S 00°17'50" W	33.00'
E-2	N 89°36'01" E	598.43'
E-3	S 77°34'38" E	67.13'
E-4	S 52°19'42" E	65.24'
E-5	S 14°40'38" E	311.12'
E-6	S 11°37'59" E	469.68'
E-7	S 04°29'04" E	220.81'
E-8	S 16°54'06" E	71.64'
E-9	S 28°30'58" E	271.21'
E-10	S 05°17'59" E	70.82'
E-11	S 03°53'02" W	176.87'
E-12	S 04°15'39" E	88.69'
E-14	S 13°40'17" E	199.94'
E-14	S 01°32'59" E	124.91'

EASEMENT TABLE:

L-#	BEARING	DIST.
L-1	N 14°49'23" W	23.19'
L-2	N 23°07'24" E	7.92'

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA	TANGENT BEARING
C-1	366.12'	N 01°56'19" E 211.18'	214.22'	33°31'25"	IN-N 18°42'02" E
					OUT-N 14°49'23" W
C-2	602.70'	N 11°28'46" E 243.28'	244.96'	23°17'15"	IN-N 23°07'24" E
					OUT-N 00°09'51" W

NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

3.) SECTION CORNER TIES HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD FOR THE SOUTH 1/4 CORNER AND CENTER OF SECTION 35, T5N, R2E.

IOWA COUNTY CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the Northwest, Southwest and Southeast 1/4's of the Southeast 1/4 of Section 35, T5N, R2E, Town of Mineral Point, Iowa County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Iowa County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the Northwest, Southwest and Southeast 1/4's of the Southeast 1/4 of Section 35, T5N, R2E, Town of Mineral Point, Iowa County, Wisconsin, more particularly described as follows:

Beginning at the South 1/4 Corner of said Section 35; thence N 00°17'50" E along the West line of the Southeast 1/4, 1,928.49 feet; thence S 69°51'57" E, 1071.07 feet; thence S 27°51'45" E, 304.53 feet; thence S 02°58'02" W, 155.81 feet; thence S 13°26'04" E, 397.95 feet; thence S 32°50'08" E, 577.71 feet; thence N 86°49'05" E, 226.00 feet; thence S 05°11'01" W, 255.00 feet to the south line of said Southeast 1/4; thence S 89°18'48" W along said south line, 1,758.32 feet to the point of beginning. This parcel contains 2,240,612 sq. ft. or 51..44 acres and is subject to a public road right of way over the westerly side thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

*Date*_____ _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is be submitted to the Iowa County and the City of Mineral Point for approval.

WITNESS the hand seal of said owners this _____day of_____,20___.

Miller Road Holding Company LLC

_____

Authorized Representative

STATE OF WISCONSIN)
_____ COUNTY)

Personally came before me this _____ day

of _____, 20___ the above named

_____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____*County, Wisconsin.*

My commission expires _____

_____
Notary Public

_____
Print Name

IOWA COUNTY CERTIFIED SURVEY MAP

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A parcel of land located in part of the Northwest, Southwest and Southeast 1/4's of the Southeast 1/4 of Section 35, T5N, R2E, Town of Mineral Point, Iowa County, Wisconsin.

IOWA COUNTY OFFICE OF PLANNING AND DEVELOPMENT APPROVAL

Resolved that this certified survey map is hereby acknowledged and approved by Iowa County on this _____day of _____, 20___.

_____
Scott Godfrey
Director

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Mineral Point on this _____day of _____, 20___.

_____
Sam Palzkill
Town Clerk

CITY OF MINERAL POINT APPROVAL

Resolved that this certified survey map in the Town of Mineral Point is hereby acknowledged and approved by the City of Mineral Point on this _____day of _____, 20___.

_____
Matthew Honer
City Administrator

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: 630 County Road O

Parcel #: 018 1049 Lot Size: 7.96

Property Owner:		**Agent:**	
Name:	DSB & KEM Properties LLC	Name:	Delta 3 Engineering
Address:	6625 Ramshorn Drive Deforest, WI 53532	Address:	875 S Chestnut Street Platteville, WI 53818
Phone:	Dan - 406-671-7701	Phone:	(608) 348-5355
Email:	Dan - dbowman57@yahoo.com	Email:	dreessenss@delta3eng.biz

Action Requested:

Administrative Review:	Fee:	Planning Approval*:	Fee:
☐ 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

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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.

CITY OF MINERAL POINT

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

Project Description and Reason for Request:

Draft Certified Survey Map: Create three separate parcels for the self-storage units, the contractor condo units, and the remaining parcel of land between these two building lots

Commercial Site Plan: Lot #3 includes contractor condo buildings (3) with parking lot, str

Lot #2 doesn't have any current plans but includes a storm pond.

Lot #1 includes storage units (2) with parking lot.

Attachments:

- Draft Certified Survey Map
- Commercial Site Plan
- Iowa County Sanitary Permit
- WisDSPS Permission to Start

Applicant Signatures:

Matt Martin Matt Martin 10/14/26

Signature, Printed Name, Date

Signature, Printed Name, Date

Date Received: _____ Fee Collected: _____

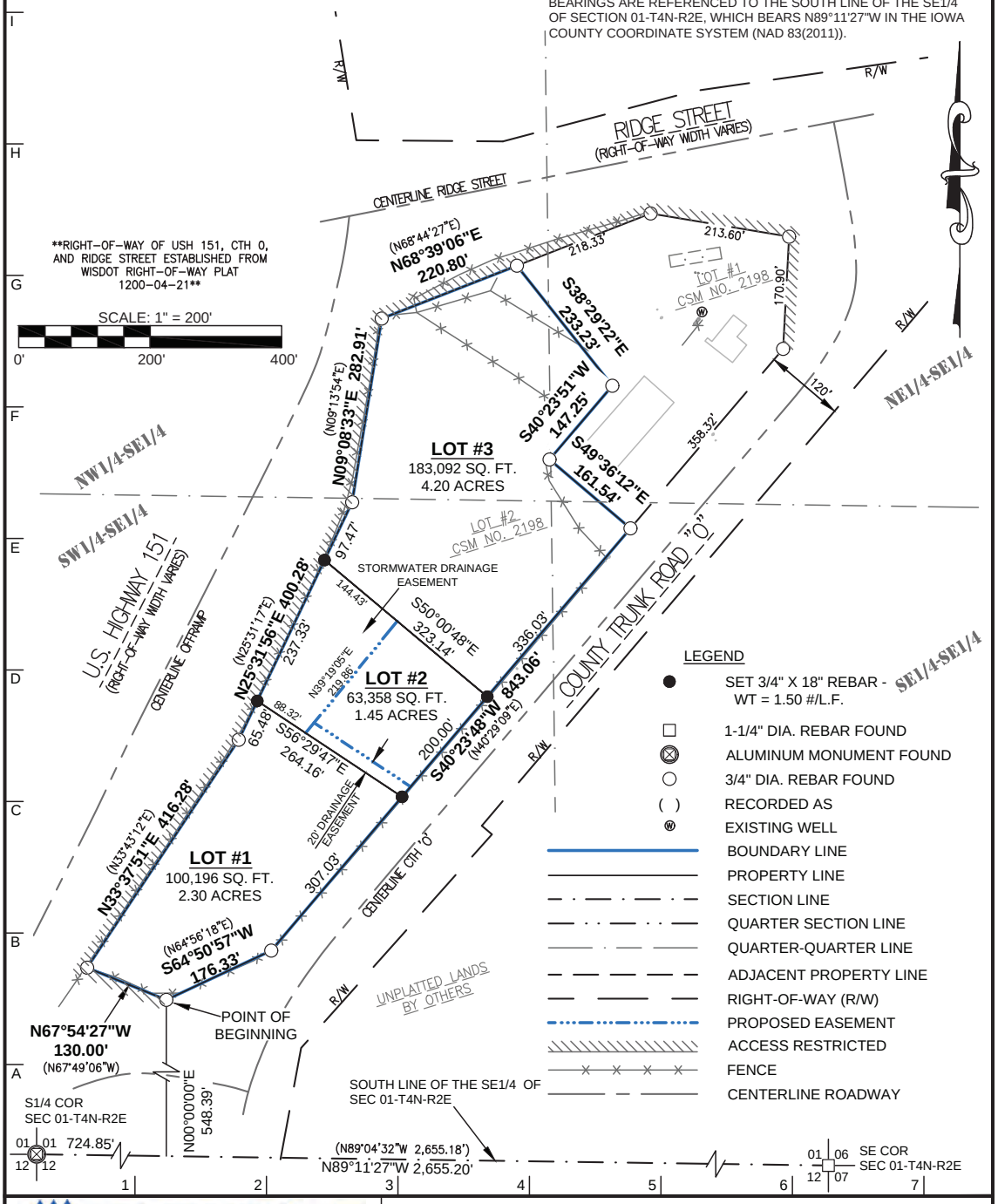
COUNTY SURVEY MAP NO. _____

CERTIFIED SURVEY MAP

A REPLAT OF LOT #2 OF CSM NO. 2198, BEING LOCATED IN THE NW1/4 OF THE SE1/4, THE NE1/4 OF THE SE1/4, THE SW1/4 OF THE SE1/4, AND THE SE1/4 OF THE SE1/4 OF SECTION 1, T4N, R2E, TOWN OF MINERAL POINT, IOWA COUNTY, WISCONSIN

FOR RECORDING PURPOSES

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE1/4 OF SECTION 01-T4N-R2E, WHICH BEARS N89°11'27"W IN THE IOWA COUNTY COORDINATE SYSTEM (NAD 83(2011)).



DELTA 3
PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES
875 SOUTH CHESTNUT STREET
PLATTEVILLE, WISCONSIN 53818
PHONE: (608) 348-5355

FOR: MATT MARTIN
LBP PROPERTIES LLC
5535 GREEN TEAL DRIVE
BILLINGS, MT 59106

DATE(S) OF FIELDWORK: 06/11/2025
FIELD CREW: A.L./T.H.
DRAWN BY: A.L.
REVIEWED BY: D. DREESSENS

DELTA 3 PROJECT NO.: D25-129

COUNTY SURVEY MAP NO. _____

CERTIFIED SURVEY MAP

A REPLAT OF LOT #2 OF CSM NO. 2198, BEING LOCATED IN THE NW1/4 OF THE SE1/4, THE NE1/4 OF THE SE1/4, THE SW1/4 OF THE SE1/4, AND THE SE1/4 OF THE SE1/4 OF SECTION 1, T4N, R2E, TOWN OF MINERAL POINT, IOWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, STANLEY J. KING, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THIS CERTIFIED SURVEY MAP, A REPLAT OF CERTIFIED SURVEY MAP NO. 2198 (DOCUMENT NO. 395050) BEING LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4), THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4), AND THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION ONE (1), TOWN FOUR NORTH (T4N), RANGE TWO EAST (R2E) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF MINERAL POINT, IOWA COUNTY, WISCONSIN, CONTAINING 7.96 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION ONE(1);
THENCE SOUTH 89°11'27" EAST 724.85 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION ONE (1);
THENCE NORTH 00°00'00" EAST 548.39 FEET TO THE WESTERLY RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY "O" AND THE POINT OF BEGINNING;
THENCE NORTH 67°54'27" WEST 130.00 FEET TO THE EASTERLY RIGHT-OF-WAY U.S. HIGHWAY "15";
THENCE NORTH 33°37'51" EAST 416.28 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY "151";
THENCE NORTH 25°31'56" EAST 400.28 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY "151";
THENCE NORTH 09°08'33" EAST 282.91 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF SAID U.S. HIGHWAY "151" TO THE SOUTHERLY RIGHT-OF-WAY OF RIDGE STREET;
THENCE NORTH 68°39'06" EAST 220.80 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID RIDGE STREET TO THE NORTHWEST CORNER OF LOT #1 OF SAID CERTIFIED SURVEY MAP NO. 2198;
THENCE SOUTH 38°29'22" EAST 233.23 FEET ALONG THE WEST LINE OF SAID LOT #1 OF CERTIFIED SURVEY MAP NO. 2198;
THENCE SOUTH 40°23'51" WEST 147.25 FEET ALONG THE WEST LINE OF SAID LOT #1 OF CERTIFIED SURVEY MAP NO. 2198;
THENCE SOUTH 49°36'12" EAST 161.54 FEET ALONG THE WEST LINE OF SAID LOT #1 OF CERTIFIED SURVEY MAP NO. 2198 TO THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY TRUNK HIGHWAY "O";
THENCE SOUTH 40°23'48" WEST 843.06 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY TRUNK HIGHWAY "O";
THENCE SOUTH 64°50'57" WEST 176.33 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY TRUNK HIGHWAY "O" TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF MATT MARTIN OF LBP PROPERTIES LLC.

THERE IS NO WARRANTY WITH RESPECT TO LOCAL ORDINANCES.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF s. 236.34, Stats. AND THE SUBDIVISION REQUIREMENTS OF THE CITY OF MINERAL POINT AND IOWA COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2026.

_____

STANLEY J. KING, S-2001
DELTA 3 ENGINEERING, INC.
875 S. CHESTNUT STREET
PLATTEVILLE, WI 53818
(608) 348-5355
KINGS@DELTA3ENG.BIZ

COUNTY SURVEY MAP NO. _____

CERTIFIED SURVEY MAP

A REPLAT OF LOT #2 OF CSM NO. 2198, BEING LOCATED IN THE NW1/4 OF THE SE1/4, THE NE1/4 OF THE SE1/4, THE SW1/4 OF THE SE1/4, AND THE SE1/4 OF THE SE1/4 OF SECTION 1, T4N, R2E, TOWN OF MINERAL POINT, IOWA COUNTY, WISCONSIN

J

OWNER'S CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF MINERAL POINT AND IOWA COUNTY FOR APPROVAL.

I

_____ DATED THIS _____ DAY OF _____, 20___.
SIGNATURE

_____
PRINTED NAME (& TITLE)

H

STATE OF WISCONSIN

_____COUNTY ss

G

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 20___, THE ABOVE NAMED

_____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)

F

_____ NOTARY PUBLIC, _____, WISCONSIN
(NOTARY NAME)

MY COMMISSION EXPIRES _____.

E

EXTRATERRITORIAL APPROVAL CERTIFICATE:

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF MINERAL, IS HEREBY APPROVED BY THE CITY OF MINERAL POINT THIS

_____ DAY OF _____, 20_____.

D

_____
SIGNATURE

_____
PRINTED NAME (AND TITLE)

C

IOWA COUNTY PLANNING AND ZONING COMMITTEE APPROVAL CERTIFICATE:

APPROVED FOR RECORDING BY THE IOWA COUNTY PLANNING AND ZONING THIS

_____ DAY OF_____, 20_____.

B

_____
SCOTT A. GODFREY, DIRECTOR

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20_____ AT _____ O'CLOCK, ___.M.

A

AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS ON PAGE (S) _____.

_____
TAXLOR CAMPBELL, REGISTER OF DEEDS

1 2 3 4 5 6 7

DELTA 3
PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES
875 SOUTH CHESTNUT STREET PHONE: (608) 348-5355
PLATTEVILLE, WISCONSIN 53818

FOR: MATT MARTIN
LBP PROPERTIES LLC
5535 GREEN TEAL DRIVE
BILLINGS, MT 59106

DATE(S) OF FIELDWORK: 06/11/2025
FIELD CREW: A.L./T.H.
DRAWN BY: A.L.
REVIEWED BY: D. DREESSENS

DELTA 3 PROJECT NO.: D25-129



ENGINEER:

DELTA 3

PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEERING
SURVEYING • PLANT WATER • PLANNING • GIS SERVICES

675 SOUTH CHESTNUT STREET
PLATTEVILLE, WISCONSIN 53818
PHONE: (608) 348-5555

806 JACKSON STREET
DUBUQUE, IOWA 52001
PHONE: (563) 542-9005

FOR QUESTIONS REGARDING THIS PROJECT, PLEASE CONTACT:

MR. DAN J. DREESSENS, P.E.
DELTA 3 ENGINEERING, INC.
TELEPHONE: (608) 348-5355

CONSENT STATEMENT

ALL RIGHTS RESERVED, AND NO REPRODUCTION WITHOUT CONSENT. ALL DRAWINGS, SPECS., REPORTS, DATA, AND OTHER DOCUMENTS CONTAINED ON THIS PLAN SHEET ARE CREATED BY AND FOR DELTA 3 ENGINEERING AND THEIR CLIENTS' USE. USE, REPRODUCTION, OR DISTRIBUTION OF ANY CONTENT HEREIN, IN ANY FORM, WHETHER PRINTED, ELECTRONIC, OR OTHERWISE, REQUIRES THE EXPLICIT WRITTEN PERMISSION OF THE OWNER.

MINERAL POINT DEVELOPEMENT

OWNER: DAN BOWMAN

REVISIONS:		
NO.	DATE	DESCRIPTION
AS-BUILT:		BY:
	-/-/---	XXX

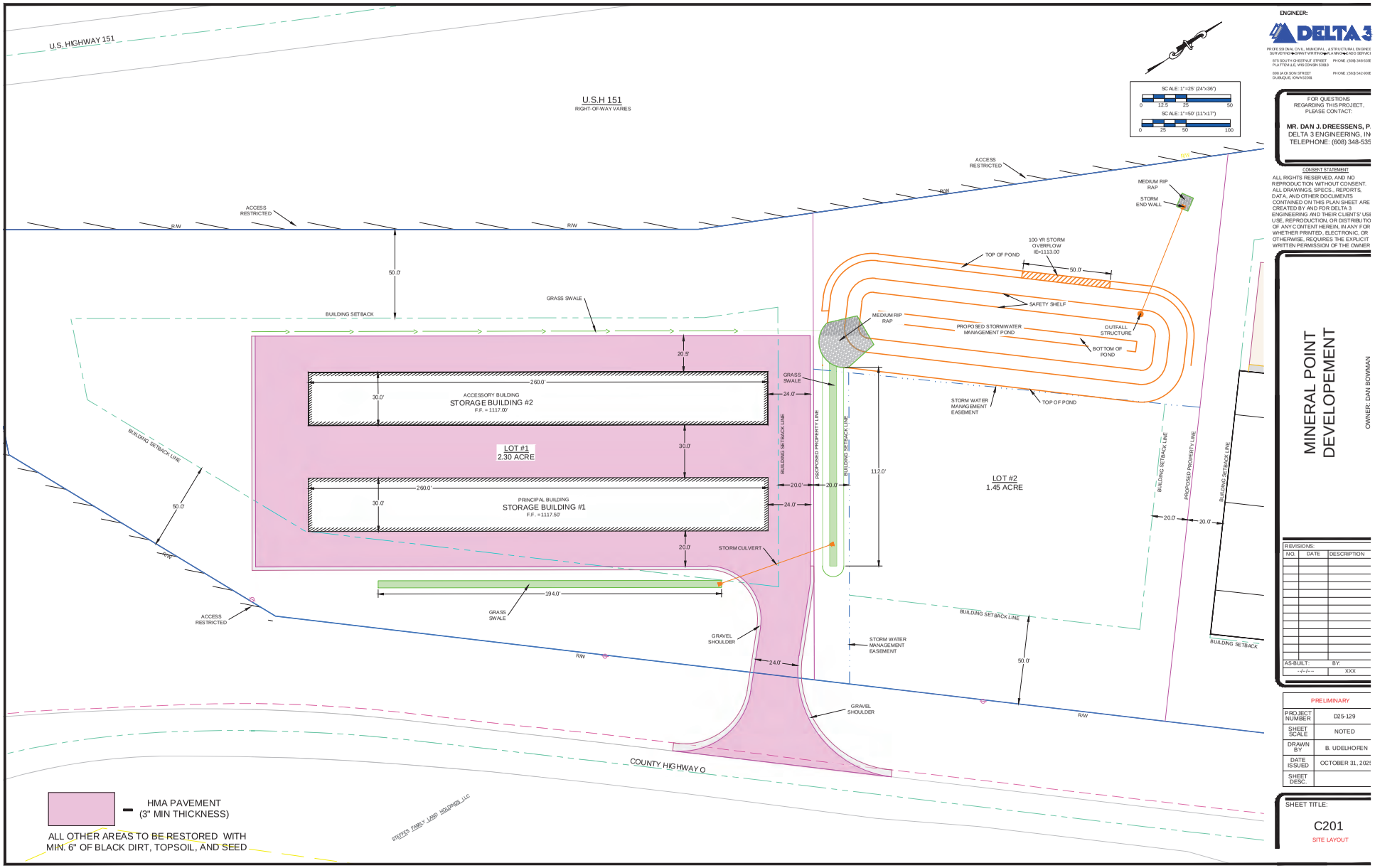
PRELIMINARY	
PROJECT NUMBER	D25-129
SHEET SCALE	NOTED
DRAWN BY	B. UDELHOFEN
DATE ISSUED	OCTOBER 31, 2025
SHEET DESC.	

SHEET TITLE:

C200

OVERALL LAYOUT

10/29/2025 8:22 AM SEAN DREESSENS D1_DWG 2024 PROPOSED – SITE.CTB C:\Users\Dreessens5\DC\ACCDocs\Delta 3 Engineering\D25-129 Mineral Point, Dev~\Project Files\CAD\A-Plan Sheets\Review Set\D25-129_Prop Alt.dwg



ENGINEER:

DELTA 3

PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEE
SURVEYING•GRANT WRITING•PLANNING•CADD SERVICI

975 SOUTH CHESTNUT STREET PHONE: (608) 348-535
PLATTEVILLE, WISCONSIN 53818

699 JACKSON STREET PHONE: (563) 542-900
DUBUQUE, IOWA 52001

FOR QUESTIONS REGARDING THIS PROJECT, PLEASE CONTACT:

MR. DAN J. DREESSENS, P.
DELTA 3 ENGINEERING, IN
TELEPHONE: (608) 348-535

CONSENT STATEMENT

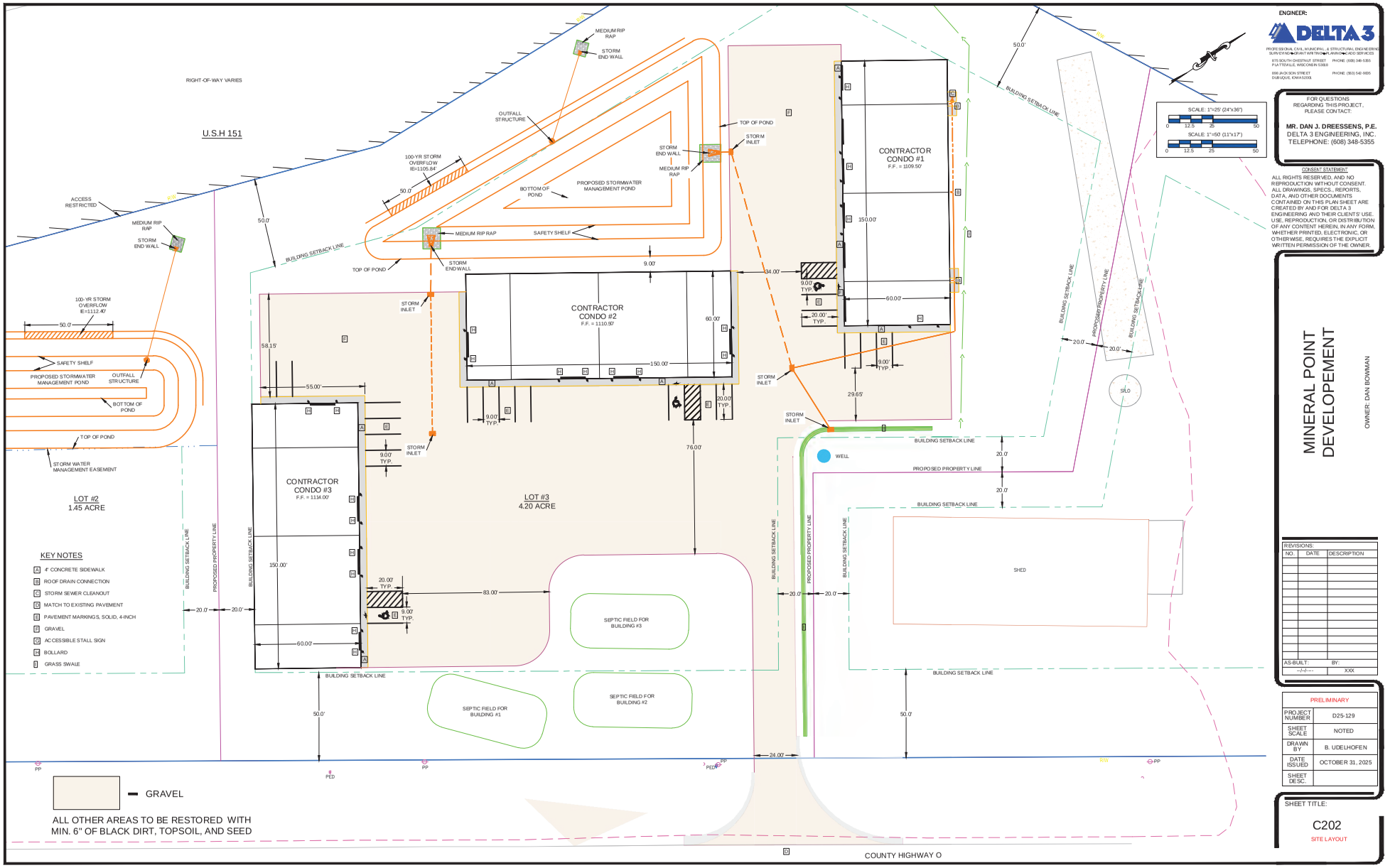
ALL RIGHTS RESERVED, AND NO REPRODUCTION WITHOUT CONSENT. ALL DRAWINGS, SPECS., REPORTS, DATA, AND OTHER DOCUMENTS CONTAINED ON THIS PLAN SHEET ARE CREATED BY AND FOR DELTA 3 ENGINEERING AND THEIR CLIENTS' USE. REPRODUCTION, OR DISTRIBUTIO OF ANY CONTENT HEREIN, IN ANY FOR WHETHER PRINTED, ELECTRONIC, OR OTHERWISE, REQUIRES THE EXPLICIT WRITTEN PERMISSION OF THE OWNER

MINERAL POINT DEVELOPEMENT

OWNER: DAN BOWMAN

REVISIONS:

NO.	DATE	DESCRIPTION



ENGINEER:

DELTA 3

PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEERING
SURVEYING • GRANT WRITING • PLANNING • CADD SERVICES

875 SOUTH CHESTNUT STREET, PLATTEVILLE, WISCONSIN 53818 — PHONE: (608) 348-5355

899 JACKSON STREET, DUBUQUE, IOWA 52001 — PHONE: (563) 542-9005

FOR QUESTIONS REGARDING THIS PROJECT, PLEASE CONTACT:

MR. DAN J. DREESSENS, P.E.
DELTA 3 ENGINEERING, INC.
TELEPHONE: (608) 348-5355

SCALE: 1"=25' (24"x36")
SCALE: 1"=50 (11"x17")

CONSENT STATEMENT

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MINERAL POINT DEVELOPEMENT

OWNER: DAN BOWMAN

REVISIONS:

NO.	DATE	DESCRIPTION
AS-BUILT:		BY:
	--/--/----	XXX

PRELIMINARY	
PROJECT NUMBER	D25-129
SHEET SCALE	NOTED
DRAWN BY	B. UDELHOFEN
DATE ISSUED	OCTOBER 31, 2025
SHEET DESC.	

SHEET TITLE:

C202

SITE LAYOUT

C:\Users\Dreessens\DC\ACCDocs\Delta 3 Engineering\D25-129 Mineral Point Dev--\Project Files\CAD\6-Plan Sheets\Review Set\D25-129_Prop Alt.dwg
01_DBD_2024 PROPOSED
SEAN DREESSENS
10/29/2025 9:22 AM

Iowa COUNTY NO. 664969

STATE SANITARY PERMIT

☐ TRANSFER/RENEWAL PREVIOUS NO. _____

OWNER LBP Properties LLC

PLUMBER John Olson LIC.# 230690
TOWN OF Mineral Point
SEC 1 ,T 4 N, R 2 E/W
AND/OR LOT _____ BLOCK _____
_____ SUBDIVISION

CHAPTER 145.135 (2) WISCONSIN STATUTES

(a) The purpose of the sanitary permit is to allow installation of the private sewage system described in the permit.
(b) The approval of the sanitary permit is based on regulations in force on the date of approval.
(c) The sanitary permit is valid and may be renewed for a specified period.
(d) Changed regulations will not impair the validity of a sanitary permit.
(e) Renewal of the sanitary permit will be based on regulations in force at the time renewal is sought, and that changed regulations may impede renewal.
(f) The sanitary permit is transferable.
History: 1977 c. 168; 1979 c. 34,221; 1981 c. 314

Note: If you wish to renew the permit, or transfer ownership of the permit, please contact the county authority.

Terry Leffelholz AUTHORIZED ISSUING OFFICER – DATE 9-11-2026
THIS PERMIT EXPIRES 9-11-2028 UNLESS RENEWED BEFORE THAT DATE

POST IN PLAIN VIEW

VISIBLE FROM THE ROAD FRONTING THE LOT DURING CONSTRUCTION

SBD-06499 (R11/20)

Wisconsin Department of Safety and Professional Services
Division of Industry Services
4822 Madison Yards Way
Madison, WI 53705

Phone: 608-266-2112
Web: http://dsps.wi.gov
Email: dsps@wisconsin.gov

Tony Evers, Governor
Dan Hereth, Secretary

October 23, 2025

JASON SCHWEITZER
DELTA 3 ENGINEERING INC
875 S CHESTNUT STREET
PLATTEVILLE WI 53818

Identification Numbers
Application No.: DIS-102545295 **Site ID No.**: SIT-152760
Please refer to all identification numbers in each correspondence with the Department.

PERMISSION TO START CONSTRUCTION

MUNICIPALITY:
CITY OF MINERAL POINT
IOWA COUNTY

SITE:
MINERAL POINT STORAGE UNIT #1 AND #2
674 COUNTY ROAD O
MINERAL POINT WI 53565

FOR:
674 COUNTY ROAD O

Object Type: Building
Building Name.: Mineral Point Storage **Unit #1**
Major Occupancy: S-1 - Storage Moderate-Hazard
Class of Construction: IIB - Metal Frame Unprotected Construction
Building Review Type: New
Plan Type: Full/Complete Building
Total Floor Area in Sq Ft: 7,800
Sprinklered Type: None
Occupancy: None
Allowable Area Determined By:
Structural Components Included in Review: Metal building
Alteration Level: None

Object Type: Building
Building Name.: Mineral Point Storage **Unit #2**
Major Occupancy: S-1 - Storage Moderate-Hazard
Class of Construction: IIB - Metal Frame Unprotected Construction
Building Review Type: New
Plan Type: Full/Complete Building
Total Floor Area in Sq Ft: 7,800
Sprinklered Type: None
Occupancy: None
Allowable Area Determined By:
Structural Components Included in Review: Metal building
Alteration Level: None

The Department of Safety and Professional Services has received construction plans for review for the subject project, submitted in accordance with the provisions of SPS 361.32, accompanied by the owner's request to begin construction work prior to departmental review and approval.

☒ Footings and Foundations

☐ In-Floor Hydronic Heating Systems

This letter will serve as the Department's permission to the local building officials to allow construction of the footings and foundations only, for the subject project prior to review and approval by this Department.

NO REVIEW OF THE SUBMITTED DOCUMENTS FOR CODE COMPLIANCE HAS BEEN UNDERTAKEN BY THE DEPARMENT AT THIS TIME.

In accordance with the provisions of the owner's signed request to begin construction prior to departmental review and approval, the owner will be required to make any changes after the plans have been reviewed, and to remove or replace non-code complying parts of the foundations and/or footings.

Prior to the start of construction, all applicable building permits should be obtained from the local authorities having jurisdiction in accordance with local laws and ordinances. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. For more information, visit the Department of Natural Resources (DNR) Wetlands Identification web page or contact a DNR service center.

LIMITATIONS

Footing and Foundation work shall be limited to excavation and construction of shallow foundations including floor slab or thickened edge slabs on ground, as put forth in IBC Chapter 18. In the case of post/frame construction this work will be permitted to include the installation of the primary vertical framing members and the temporary bracing of these members.

In-Floor Hydronic Heating System work shall be limited to the installation of in or under slab piping from a point 5 feet outside of the building perimeter to and including the manifold system, insulation, and that work necessary to provide for a system capable of being pressurized and tested prior to the pouring of the concrete slab.

DEPARTMENT CONDITIONS

1. Contact both the State Inspector and the local municipality PRIOR to the start of construction.
2. This plan has not been reviewed for compliance with fire code requirements. Contact the local Fire Department for further information.
3. If this project is in an unsewered area, a sanitary permit must be obtained prior to the issuance of a local building permit.
4. This permission is only for footing and foundation work. Construction of the remainder of the building shall not take place prior to the departmental review and conditional approval of the construction plans.
5. If this construction project will disturb one or more acres of land, a Water Resources Application for Project Permits (WRAPP) (previously known as the Notice of Intent) shall be filed with the DNR prior to any land-disturbing activities. More information regarding the DNR's permitting requirements for runoff management for construction sites can be found at the DNR's website: http://dnr.wi.gov/topic/stormwater/construction.
6. This Permission to Start does not include permission to install any underground plumbing, including sanitary/storm sewers or water, mains. All projects needing submittal per SPS Tables 382.20-1 and 2 must have complete plumbing plans, application, and fees submitted and approved prior to commencement of any plumbing work.
7. A copy of the plans that were submitted to our agency for which this Permission to Start was issued shall be kept on the jobsite with this letter.
8. **IBC 1809.4** - Exterior wall and column footings shall be at least 12 inches below grade and shall extend below the frost line of the locality. The designer is cautioned that the actual frost depths for that locality may extend deeper than the footing depths indicated on the submitted plans. Where applicable, the requirements of Section 1809.5 shall also be satisfied.
9. **IBC 1809.5** - Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods: 1) Extending below the frost line of the locality, and 2) Constructing in accordance with ASCE 32.

Inquiries concerning this correspondence may be made to me at the contact information listed below.

Sincerely,

Karla Parker
Division of Industry Services
karla.parker@wisconsin.gov

CC: THOMAS STEINER, DIS INSPECTOR, 608-235-0579, THOMAS.STEINER@WISCONSIN.GOV
CHRISTY SKELDING, MUNICIPAL CLERK, 608-987-2361, CITYCLERK@CITYOFMINERALPOINT.COM
MATT MARTIN,

Wisconsin Department of Safety and Professional Services
Division of Industry Services
4822 Madison Yards Way
Madison, WI 53705

Phone: 608-266-2112
Web: http://dsps.wi.gov
Email: dsps@wisconsin.gov

Tony Evers, Governor
Dan Hereth, Secretary

November 3, 2025

JASON SCHWEITZER
DELTA 3 ENGINEERING, INC.
875 S CHESTNUT STREET
PLATTEVILLE WI 53818

Identification Numbers
Application No.: DIS-102546720
Site ID No.: SIT-153152
Please refer to all identification numbers in each correspondence with the Department.

PERMISSION TO START CONSTRUCTION

MUNICIPALITY:
TOWN OF MINERAL POINT
IOWA COUNTY

SITE:
MINERAL POINT SHOP CONDO UNITS
674 COUNTY ROAD O
MINERAL POINT WI 53565

FOR:
674 COUNTY ROAD O

Object Type: Building
Building Name.: Mineral Point Shop Condo **Unit #1**
Major Occupancy: S-1 - Storage Moderate-Hazard
Class of Construction: IIB - Metal Frame Unprotected Construction
Building Review Type: New
Plan Type: Full/Complete Building
Total Floor Area in Sq Ft: 9,000
Sprinklered Type: None
Occupancy: None
Allowable Area Determined By:
Structural Components Included in Review: Metal building
Alteration Level: None

Object Type: Building
Building Name.: Mineral Point Shop Condo **Units #2**
Major Occupancy: S-1 - Storage Moderate-Hazard
Class of Construction: IIB - Metal Frame Unprotected Construction
Building Review Type: New
Plan Type: Full/Complete Building
Total Floor Area in Sq Ft: 9,000
Sprinklered Type: None
Occupancy: None
Allowable Area Determined By:
Structural Components Included in Review: Metal building
Alteration Level: None

The Department of Safety and Professional Services has received construction plans for review for the subject project, submitted in accordance with the provisions of SPS 361.32, accompanied by the owner's request to begin construction work prior to departmental review and approval.

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5. If this construction project will disturb one or more acres of land, a Water Resources Application for Project Permits (WRAPP) (previously known as the Notice of Intent) shall be filed with the DNR prior to any land-disturbing activities. More information regarding the DNR's permitting requirements for runoff management for construction sites can be found at the DNR's website: http://dnr.wi.gov/topic/stormwater/construction.
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Sincerely,

Karla Parker
Division of Industry Services
karla.parker@wisconsin.gov

CC: THOMAS STEINER, DIS INSPECTOR, 608-235-0579, THOMAS.STEINER@WISCONSIN.GOV
DEBI HEISNER, MUNICIPAL CLERK, 608-987-4417, MPTOWNCLERK@GMAIL.COM
MATT MARTIN,