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, November 5, 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 September 3, 2026 Minutes.
3. Consideration of Brewery Creek Subdivision replat requested by the City of Mineral Point to correct minor errors in the original plat of Brewery Creek Subdivision. **Action:** Recommend Council Approval or Denial.
4. Adjourn.

Agenda Posted and Distributed: Wednesday, October 28, 2026.

Microsoft Teams meeting
Join: https://teams.microsoft.com/meet/250263778625170?p=ROTpHi4DtIAg62uPi8
Meeting ID: 250 263 778 625 170
Passcode: M8Ps2qN9

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

Mineral Point, Wisconsin

CITY OF MINERAL POINT

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

MINUTES

CITY OF MINERAL POINT PLAN COMMISSION MEETING
Thursday, September 3, 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	Absent
Keith Burrows	Absent	Maureen May-Grimm	Present
Alex Ramshur	Present	Jeff Meyer	Present
Tom Johnston	Present		
Others Present: Administrator Maggied, Clerk-Treasurer Skelding, Randy Fleming, Jacob Wedig, Peter Thies, Alicia Gilkes			

APPROVAL OF MINUTES – AUGUST 6, 2026 MEETING

Motion (May-Grimm/Ramshur) to approve August 6, 2026, minutes. Motion carried, all voting aye (5-0).

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.

Motion (May-Grimm/Ramshur) to open the public hearing at 5:32 p.m. Motion carried, all voting aye (5-0).

Administrator Maggied stated that the City is proposing amendments to the zoning ordinance to address childcare facilities in the C-2 Highway Commercial District and zero lot-line residential construction. He explained that the former Kwik Trip property is currently zoned in a manner that does not permit a childcare facility. The proposed amendment would allow childcare facilities as a permitted use within the C-2 Highway Commercial District.

Administrator Maggied also explained that Wedig Quality Homes is interested in developing a zero lot-line residential project. The City's current ordinance does not allow this type of construction. Allowing zero lot-line development would provide additional flexibility for residential development and homeownership, including condominium-style developments.

Alicia Gilkes spoke in support of the proposed amendment related to childcare facilities. She stated that efforts are being made to ensure the former Kwik Trip building can safely accommodate a childcare facility and noted that the location is convenient due to its proximity to the school. She explained that the facility

is being designed with safety in mind, including limiting the site to one entrance and exit and providing exits from the building into a fenced area.

Jacob Wedig spoke in support of allowing zero lot-line construction, stating that it would be a valuable tool for residential development and provide homeowners with additional flexibility.

Motion (May-Grimm/Ramshur) to close the public hearing at 5:36 p.m. Motion carried, all voting aye (5-0).

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.

Motion (May-Grimm/Meyer) to recommend Council approval 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. Motion carried, all voting aye (5-0).

CONSIDERATION OF A SITE PLAN PRESENTED BY PITTZ PREMIER PROPERTIES, LLC FOR A PROPOSED CHILDCARE FACILITY IN THE C-2 HIGHWAY COMMERCIAL DISTRICT AT 537 RIDGE STREET.

Alicia Gilkes presented the site plan for the proposed childcare facility at 537 Ridge Street. Gilkes stated that the proposed facility would include three classrooms and serve up to 39 children, ranging in age from six weeks to approximately 10-12 years old. The facility would provide childcare five days per week and include ADA-compliant bathrooms, a compliant kitchen, and two storage rooms.

Gilkes stated that the existing exterior footprint of the building would remain unchanged. A fenced outdoor play area of approximately 1,300 square feet is proposed, exceeding the approximately 800 square feet required for the anticipated number of children. The playground would be located to the right of the building and surrounded by approximately six-foot-tall white fencing to provide privacy. Gilkes stated that she has also been seeking donations to assist with the cost of shade structures and playground equipment.

The proposed traffic pattern would have parents enter the property from Ridge Street and exit onto Fair Street.

Gilkes explained that the childcare facility would be secured. Individuals would be able to enter the front vestibule to get out of inclement weather; however, access into the secured portion of the building would require being buzzed in.

The Committee discussed the need for additional protection around the outdoor play area and recommended that Gilkes have her architect evaluate options for increased security. Possible measures discussed included a curb, bollards, guardrail, or concrete barriers. The Committee indicated that the

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site plan should include some type of physical deterrent designed to prevent a vehicle from traveling over the curb and striking the fence surrounding the play area.

Motion (May-Grimm/Ramshur) to approve a site plan by Pittz Premier Properties, LLC, for a proposed childcare facility in the C-2 Highway Commercial District at 537 Ridge Street, adding some type of security barrier on the Ridge Street side of the building to avoid a vehicle from potentially taking down the play area fence. Motion carried, all voting aye (5-0).

CONSIDERATION OF A CSM REQUESTED BY RANDY FLEMING FOR PARCEL 251-0365 AT 44 JACKSON STREET.

Randy Fleming applied for a building permit in mid-July, and at that time, it was discovered that the City's overlay map did not align with the property boundaries. Fleming was advised to have the property surveyed to clarify the property lines.

Fleming will also be requesting a variance related to the property and will attend a future Board of Appeals meeting for consideration of that request.

Motion (May-Grimm/Meyer) to recommend Council approval of a CSM requested by Randy Fleming for parcel 251-0365 at 44 Jackson Street. Motion carried, all voting aye (5-0).

CONSIDERATION OF A CSM REQUESTED BY WEDIG QUALITY HOMES FOR A ZERO LOT-LINE DEVELOPMENT IN THE BREWERY CREEK SUBDIVISION.

The Commission reviewed a Certified Survey Map (CSM) requested by Wedig Quality Homes for a proposed zero lot-line development within the Brewery Creek Subdivision. The proposed project would implement the zero lot-line development provisions included in the newly amended zoning ordinance.

The Commission discussed the requirements that must be met for a zero lot-line development. These include certification by the Building Inspector that the shared wall, extending from the lowest level or basement to the underside of the roof sheathing along the common property line, has a minimum one-hour fire rating. Each dwelling unit must also have an independent sewer and water utility connection and separate meters, as verified by the Building Inspector or Water and Sewer Superintendent.

A recorded maintenance agreement must be provided addressing shared maintenance responsibilities for the common roof and wall and providing necessary easements for repairs. A CSM must be applied for and approved when an existing lot is being divided.

The maximum lot size for a residential building divided by a property line is 10,000 square feet, and a minimum 10-foot side yard setback is required on the non-shared side of the lot. All remaining development standards are the same as those applicable to single-family detached dwelling structures.

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Motion (May-Grimm/Ramshur) to recommend Council approval of a CSM requested by Wedig Quality Homes for a zero lot-line development in the Brewery Creek Subdivision. Motion carried, all voting aye (5-0).

CONSIDERATION OF A CONDITIONAL USE PERMIT APPLICATION FOR AN AT-HOME OCCUPATION AT 331 HARRIS STREET.

Commissioner May-Grimm stated that she had originally been inclined to recommend allowing a specific period of time for Thies to construct or obtain a separate structure for the business elsewhere. However, based on the length of time the property has remained out of compliance, she expressed concern that an additional timeline may not be honored.

Mayor Clark stated that he shared concerns he believed other residents and taxpayers in the residential neighborhood could have regarding the operation of the business at the property. He stated that, in his opinion, the business is not appropriate for a residential neighborhood and noted concerns regarding the presence of lawn mowers and the recently installed a carport in the front yard. He stated that he did not support allowing the business to continue at the property.

Thies expressed frustration that no one had approached him to ask about the circumstances surrounding the recently installed carport. He explained that the carport was installed to cover his girlfriend's vehicle while she is deployed. Thies stated that he has been actively working to find another location for his business and, as of the previous day, had an accepted offer on a commercial garage property in Dodgeville. He anticipates closing on the property on October 1 and requested additional time to relocate the business.

The Commission agreed to allow Thies 120 days to relocate the business from the Harris Street property. The Commission also requested that the carport be removed, as it is an unpermitted accessory structure. Thies agreed to remove the carport and stated that once the business is relocated, he will have sufficient space to store the vehicle in his existing garage.

With the anticipated October 1 closing on the Dodgeville property, the Commission indicated that the carport should be removed by October 10.

Motion (May-Grimm/Meyer) to approve a Conditional Use Permit for an at-home occupation at 331 Harris Street, to operate the business until January 1, 2027, and removal of the carport by October 10, 2026. Motion carried, all voting aye (5-0).

DISCUSSION AND CONSIDERATION OF A PRELIMINARY RESOLUTION TO VACATE AND DISCONTINUE PORTIONS OF BREWERY VIEW DRIVE, HILLCREST DRIVE, AND TOWNLINE COURT ABUTTING LOTS 2-3 OF BLOCK 1, LOT 8 OF BLOCK 2, AND THE NORTHERN AND WESTERN BOUNDARIES OF BREWERY CREEK SUBDIVISION.

Administrator Maggied explained that approximately 20 years ago, surveys within the Brewery Creek Subdivision were completed using incorrect survey pins, resulting in discrepancies with the platted

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boundaries. With the current development of additional lots within the subdivision, the City has an opportunity to correct these discrepancies.

The City Attorney and Delta 3 Engineering have been working through the process necessary to correct the affected boundaries. The preliminary resolution begins the formal process to vacate and discontinue the affected portions of Brewery View Drive, Hillcrest Drive, and Townline Court. The process is anticipated to be completed in November.

Property owners adjacent to the areas affected by the proposed vacation and discontinuance will be notified as required as the process moves forward.

Motion (Meyer/May-Grimm) to recommend Council approval of a preliminary resolution to vacate and discontinue portions of Brewery View Drive, Hillcrest Drive, and Townline Court abutting lots 2-3 of Block 1, lot 8 of Block 2, and the northern and western boundaries of Brewery Creek Subdivision. Motion carried, all voting aye (5-0).

ADJOURN

Motion (Ramshur/Meyer) to adjourn at 6:30 pm. Motion carried, all voting aye (5-0).

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RE-PLAT OF BREWERY CREEK SUBDIVISION

BEING A REPLAT OF BREWERY CREEK SUBDIVISION, LOCATED IN THE NW 1/4 OF THE NW 1/4, THE NE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, OF SECTION 32, T5N, R3E OF THE 4TH P.M. , CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NW1/4 OF SECTION 32, T5N,R3E, WISCONSIN COUNTY COORDINATE SYSTEM (NAD 83(2011)).

DELTA 3

SCALE: 1" = 60'

60' 0 60'

N1/4 COR SEC 32-T5N-R3E

1,147.78'

(N 89°25'36" W 174.40')
N89°32'02"E 174.63'

114.63'

POINT OF BEGINNING

LOT #20 BREWERY CREEK SUB. 1ST ADD.

UNPLATTED LANDS BY OTHERS

CITY OF MINERAL POINT
TOWN OF MINERAL POINT

TOWNLINE COURT

BLOCK 3, LOT #3
0.27 ACRES
11,565 S.F.

BLOCK 3, LOT #2
0.27 ACRES
11,712 S.F.

BLOCK 3, LOT #1
0.27 ACRES
11,650 S.F.

BLOCK 2, LOT #8
0.37 ACRES
15,903 S.F.

BLOCK 2, LOT #9
0.41 ACRES
17,893 S.F.

BLOCK 2, LOT #10
0.44 ACRES
19,348 S.F.

BLOCK 2, LOT #11
0.37 ACRES
16,102 S.F.

BLOCK 2, LOT #12
0.29 ACRES
12,784 S.F.

BLOCK 2, LOT #13
0.27 ACRES
11,724 S.F.

BLOCK 2, LOT #14
0.35 ACRES
15,449 S.F.

BLOCK 2, LOT #7
0.30 ACRES
12,989 S.F.

BLOCK 2, LOT #6
0.33 ACRES
14,570 S.F.

BLOCK 2, LOT #5
0.36 ACRES
15,764 S.F.

BLOCK 2, LOT #4
0.33 ACRES
14,170 S.F.

BLOCK 2, LOT #3
0.31 ACRES
13,513 S.F.

BLOCK 2, LOT #2
0.30 ACRES
12,861 S.F.

BLOCK 2, LOT #1
0.44 ACRES
19,218 S.F.

BLOCK 1, LOT #3
0.41 ACRES
17,656 S.F.

BLOCK 1, LOT #2
0.40 ACRES
17,617 S.F.

BLOCK 1, LOT #1
0.55 ACRES
23,916 S.F.

HILLCREST DRIVE

BREWERY VIEW DRIVE

ANTOINE STREET

NORTH LINE OF THE NW1/4 OF SEC 32-T5N-R3E

EAST LINE OF THE NW1/4 OF SEC 32-T5N-R3E

FENCE LINE

N89°32'02"E 174.63'
N0°26'15"W 42.91'
S89°41'48"W 115.98'
N0°48'01"E 157.66'
S89°41'48"W 118.25'
N0°18'12"W 120.00'
N0°18'12"W 143.88'
N0°26'15"W 42.88'
N79°08'28"E 159.02'
(S 80°10'50" W)
N79°08'28"E 159.02'
(N 80°13'50" E)
N0°48'01"E 96.93'
S15°42'08"E 151.08'
S15°53'32"E 141.48'
S42°02'25"E 144.32'
N37°13'04"E 199.61'
(S 38°15'05" W 199.61')
N37°13'04"E 199.61'
S42°46'10"E 122.09'
N24°53'45"W 139.34'
N31°29'39"W 121.69'
S47°36'48"W 549.82'
S26°29'44"E 104.34'
S26°43'16"E 109.16'
N30°26'10"W 106.03'
S62°16'59"W 210.86'
N27°43'02"W 114.34'
S55°09'45"W 577.32'
S55°09'45"W 530.20'
S55°09'45"W 252.28'
N0°29'42"W 155.43'
N1°01'03"E 153.84'
S1°01'19"W 153.14'
N0°57'40"W 147.13'
N0°11'10"W 303.36'
N89°22'15"E 151.11'
N89°22'15"E 60.00'
N0°37'45"W 60.00'
S89°30'18"W 147.01'
S89°30'18"W 147.15'
N54°48'50"E 0.98'
S89°41'48"W 115.98'
S89°41'48"W 118.25'
S0°30'04"E 278.65'
S0°30'04"E 278.65'
N0°30'04"W 2,682.84'
(S00°33'06"W)
EAST LINE OF THE NW1/4 OF SEC 32-T5N-R3E

(S 89°31'57"E)
S 89°31'42" E
2,663.24'
W1/4 COR SEC 32-T5N-R3E
CENTER SEC 32-T5N-R3E

NE1/4 - NW1/4
NW1/4 - NE1/4
SW1/4 - NE1/4
SE1/4 - NW1/4

UNPLATTED LANDS BY OTHERS

LOT #1 BREWERY CREEK SUB. 1ST ADD.
LOT #2 BREWERY CREEK SUB. 1ST ADD.
LOT #3 BREWERY CREEK SUB. 1ST ADD.
LOT #4 BREWERY CREEK SUB. 1ST ADD.
LOT #5 BREWERY CREEK SUB. 1ST ADD.
LOT #6 BREWERY CREEK SUB. 1ST ADD.
LOT #7 BREWERY CREEK SUB. 1ST ADD.
LOT #8 BREWERY CREEK SUB. 1ST ADD.
LOT #9 BREWERY CREEK SUB. 1ST ADD.
LOT #10 BREWERY CREEK SUB. 1ST ADD.
LOT #11 BREWERY CREEK SUB. 1ST ADD.
LOT #12 BREWERY CREEK SUB. 1ST ADD.
LOT #13 BREWERY CREEK SUB. 1ST ADD.
LOT #14 BREWERY CREEK SUB. 1ST ADD.
LOT #15 BREWERY CREEK SUB. 1ST ADD.
LOT #16 BREWERY CREEK SUB. 1ST ADD.
LOT #17 BREWERY CREEK SUB. 1ST ADD.
LOT #18 BREWERY CREEK SUB. 1ST ADD.
LOT #19 BREWERY CREEK SUB. 1ST ADD.

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19

LEGEND

- 3/4" X 18" REBAR SET- WT = 1.50 #/L.F.
- 1-1/4" X 18" REBAR SET- WT=4.30 #/L.F.
- 1-1/4" DIA. REBAR FOUND
- 3/4" DIA. REBAR FOUND
- EX. FENCELINE
- PROPERTY BOUNDARY LINE
- CORPORATE LIMITS
- SECTION LINE
- CENTER LINE ROAD
- ROW / PROPERTY LINES

LOT LINE
6' 6' 12' 12' 6' 6'
PLAT BOUNDARY
LOT LOT STREET
LOT LINE
UNLESS OTHERWISE NOTED ON MAP

UTILITY EASEMENT

*NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S.236.32, WIS. STATS. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF **PUBLIC BODIES** AND **PRIVATE PUBLIC UTILITIES** HAVING THE RIGHT TO SERVE THE AREA.*

NOTE

DISCONTINUANCE OF STREET RIGHT-OF-WAY WITHIN BREWERY CREEK SUBDIVISION COMPLETED ON 00/00/00 UNDER FINAL RESOLUTION # _____ RECORDED IN VOL_____ PAGE_____.

SURVEYOR'S CERTIFICATE

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

LOCATED IN BREWERY CREEK SUBDIVISION BEING IN PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-TWO (32), TOWN FIVE NORTH (T5N), RANGE THREE EAST (R3E) OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN, CONTAINING 9.20 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION THIRTY-TWO (32);

THENCE SOUTH 00°30'04" EAST 1,147.78 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHEAST CORNER OF LOT 20 OF BREWERY CREEK SUBDIVISION 1ST ADDITION AND THE POINT OF BEGINNING;

THENCE SOUTH 00°30'04" EAST 278.41 FEET TO THE NORTH RIGHT-OF-WAY OF ANTOINE STREET;

THENCE 306.24 FEET ALONG THE NORTH RIGHT-OF-WAY OF SAID ANTOINE STREET ON A CURVE TO THE LEFT CONTAINING A RADIUS OF 3,623.03 FEET, AN INTERIOR ANGLE OF 4°50'35", AND A CHORD BEARING AND DISTANCE OF S 68°33'22" W 306.15 FEET;

THENCE 150.31 FEET ALONG THE NORTH RIGHT-OF-WAY OF SAID ANTOINE STREET ON A CURVE TO THE LEFT CONTAINING A RADIUS OF 784.87 FEET, AN INTERIOR ANGLE OF 10°58'22", AND A CHORD BEARING AND DISTANCE OF S 60°38'55" W 150.08 FEET;

THENCE S 55°09'45" W 630.20 FEET ALONG THE NORTH RIGHT-OF-WAY OF SAID ANTOINE STREET;

THENCE N 00°11'10" W 303.36 FEET;

THENCE N 54°48'50" E 0.98 FEET;

THENCE N 00°57'40" W 147.13 FEET TO THE NORTHEAST CORNER OF LOT 49 OF SAID BREWERY CREEK SUBDIVISION 1ST ADDITION;

THENCE N 89°22'15" E 151.11 FEET ALONG THE SOUTH LINE OF SAID BREWERY CREEK SUBDIVISION 1ST ADDITION;

THENCE N 00°37'45" W 60.00 FEET TO THE SOUTHEAST CORNER OF LOT 43 OF SAID BREWERY CREEK SUBDIVISION 1ST ADDITION;

THENCE N 89°22'15" E 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 9 OF SAID BREWERY CREEK SUBDIVISION 1ST ADDITION;

THENCE 167.34 FEET ALONG THE SOUTH LINE OF SAID LOT 9 ON A CURVE TO THE LEFT CONTAINING A RADIUS OF 183.61 FEET, AN INTERIOR ANGLE OF 52°12'57", AND A CHORD BEARING AND DISTANCE OF N 63°13'43" E 161.61 FEET;

THENCE N 37°13'04" E 199.61 FEET ALONG THE SOUTH LINE SAID BREWERY CREEK SUBDIVISION 1ST ADDITION;

THENCE 207.95 FEET ALONG THE SOUTH LINE OF SAID BREWERY CREEK SUBDIVISION 1ST ADDITION ON A CURVE TO THE RIGHT CONTAINING A RADIUS OF 264.20 FEET, AN INTERIOR ANGLE OF 41°55'23", AND A CHORD BEARING AND DISTANCE OF N 58°10'46" E 233.34 FEET;

THENCE N 79°08'28" E 159.02 FEET ALONG THE SOUTH LINE SAID BREWERY CREEK SUBDIVISION 1ST ADDITION;

THENCE 119.35 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID BREWERY CREEK SUBDIVISION 1ST ADDITION ON A CURVE TO THE RIGHT CONTAINING A RADIUS OF 656.21 FEET, AN INTERIOR ANGLE OF 10°25'16", AND A CHORD BEARING AND DISTANCE OF N 84°21'06" E 119.19 FEET;

THENCE N 00°26'15" W 42.88 FEET ALONG THE EAST LINE OF LOT 1 OF SAID BREWERY CREEK SUBDIVISION 1ST ADDITION;

THENCE NORTH 89°32'02" EAST 174.63 ALONG THE SOUTH LINE OF LOT 20 OF SAID BREWERY CREEK SUBDIVISION 1ST ADDITION TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32 AND THE POINT OF BEGINNING.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF THE CITY OF MINERAL POINT. 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, Stats. AND THE SUBDIVISION REQUIREMENTS OF THE CITY OF MINERAL POINT. IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2026.

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

SECTION 32, CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN

NW 1/4 NE 1/4 SW 1/4 SE 1/4

LOCATION MAP
SCALE: 1" = 2000'

DELTA 3
PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEERING • ARCHITECTURE
GRANT WRITING • LAND DEVELOPMENT • PLANNING, & CAD SERVICES
879 SOUTH CHESTNUT STREET PHONE: (608) 348-5355
PLATTEVILLE, WISCONSIN 53818
696 JACKSON STREET PHONE: (563) 582-9003
DUBUQUE, IOWA

DATE: 10/31/2026

RE-PLAT OF
BREWERY CREEK SUBDIVISION

BEING A REPLAT OF BREWERY CREEK SUBDIVISION, LOCATED IN THE NW 1/4 OF THE NW 1/4, THE NE 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4, THE SE 1/4 OF THE NW 1/4, OF SECTION 32, T5N, R3E OF THE 4TH P.M. , CITY OF MINERAL POINT, IOWA COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

AS AUTHORIZED REPRESENTATIVE OF THE CITY OF MINERAL POINT, I HEREBY CERTIFY THAT WE, THE CITY COUNCIL, CAUSED THE LAND DESCRIBED ON THIS RE-PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE RE-PLAT. I ALSO CERTIFY THAT THIS FINAL PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MINERAL POINT, WISCONSIN DEPARTMENT OF ADMINISTRATION

WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS _____ DAY OF _____, 20___.

IN PRESENCE OF:

OWNER NAME:DANNY CLARK
(MAYOR, CITY OF MINERAL POINT)

OWNER SIGNATURE:_____

(OWNER'S NOTARY CERTIFICATE)

STATE OF WISCONSIN)

_____COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED_____ TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)_____
NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE OF CONSENT

AS AUTHORIZED REPRESENTATIVE OF WEDIG QUALITY HOMES LLC AND OWNER OF LOTS 2 & 3 OF BLOCK 1 OF BREWERY CREEK SUBDIVISION, I (WE) HEREBY CONSENT TO THIS PLAT BEING SURVEYED, DIVIDED, MAPPED, AN DEDICATED AS REPRESENTED ON THIS PLAT. I (WE) ALSO CONSENT THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.235.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MINERAL POINT AND DEPARTMENT OF ADMINISTRATION.

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

_____
PRINTED NAME (& TITLE)

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

_____
PRINTED NAME (& TITLE)
(OWNER'S NOTARY CERTIFICATE)
STATE OF WISCONSIN)
_____COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED_____ TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)_____
NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE OF CONSENT

AS OWNER OF LOT 1 OF BLOCK 2 OF BREWERY CREEK SUBDIVISION, I HEREBY CONSENT TO THIS PLAT BEING SURVEYED, DIVIDED, MAPPED, AN DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CONSENT THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MINERAL POINT AND DEPARTMENT OF ADMINISTRATION.

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

_____
KELLY K. CODY
(OWNER'S NOTARY CERTIFICATE)
STATE OF WISCONSIN)
_____COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED_____ TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)_____
NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

OWNER'S CERTIFICATE OF CONSENT

AS AUTHORIZED REPRESENTATIVE OF BREWERY CREEK RENTALS, LLC AND OWNER OF LOTS 2-4 & 8-14 OF BLOCK 2 OF BREWERY CREEK SUBDIVISION, I (WE) HEREBY CONSENT TO THIS PLAT BEING SURVEYED, DIVIDED, MAPPED, AN DEDICATED AS REPRESENTED ON THIS PLAT. I (WE) ALSO CONSENT THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MINERAL POINT AND DEPARTMENT OF ADMINISTRATION.

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

_____
PRINTED NAME (& TITLE)

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

_____
PRINTED NAME (& TITLE)
(OWNER'S NOTARY CERTIFICATE)
STATE OF WISCONSIN)
_____COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED_____ TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)_____
NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE OF CONSENT

AS FRACTIONAL OWNERS OF LOTS 5 & 6, OF BLOCK 2 OF BREWERY CREEK SUBDIVISION, WE HEREBY CONSENT TO THIS PLAT BEING SURVEYED, DIVIDED, MAPPED, AN DEDICATED AS REPRESENTED ON THIS PLAT. WE ALSO CONSENT THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MINERAL POINT AND DEPARTMENT OF ADMINISTRATION.

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

_____
MARK ALLEN MURPHY

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

_____
TERRY LYNN MURPHY
(OWNER'S NOTARY CERTIFICATE)
STATE OF WISCONSIN)
_____COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED_____ TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)_____
NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE OF CONSENT

AS FRACTIONAL OWNERS OF LOTS 5 & 6, OF BLOCK 2 OF BREWERY CREEK SUBDIVISION, WE HEREBY CONSENT TO THIS PLAT BEING SURVEYED, DIVIDED, MAPPED, AN DEDICATED AS REPRESENTED ON THIS PLAT. WE ALSO CONSENT THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MINERAL POINT AND DEPARTMENT OF ADMINISTRATION.

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

_____
MARK P. BISHOP

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

_____
JUDY C. BISHOP
(OWNER'S NOTARY CERTIFICATE)
STATE OF WISCONSIN)
_____COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED_____ TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)_____
NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE OF CONSENT

AS AUTHORIZED REPRESENTATIVE OF KACZMARSKI, FRANK LIVING TRUST AND OWNER OF LOT 7 OF BLOCK 2 OF BREWERY CREEK SUBDIVISION, I (WE) HEREBY CONSENT TO THIS PLAT BEING SURVEYED, DIVIDED, MAPPED, AN DEDICATED AS REPRESENTED ON THIS PLAT. I (WE) ALSO CONSENT THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MINERAL POINT AND DEPARTMENT OF ADMINISTRATION.

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

_____
PRINTED NAME (& TITLE)

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

_____
PRINTED NAME (& TITLE)
(OWNER'S NOTARY CERTIFICATE)
STATE OF WISCONSIN)
_____COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED_____ TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)_____
NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE OF CONSENT

AS FRACTIONAL OWNER OF LOTS 5 & 6, OF BLOCK 2 OF BREWERY CREEK SUBDIVISION, I HEREBY CONSENT TO THIS PLAT BEING SURVEYED, DIVIDED, MAPPED, AN DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CONSENT THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MINERAL POINT AND DEPARTMENT OF ADMINISTRATION.

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

_____
SUE T. HOWDLE
(OWNER'S NOTARY CERTIFICATE)
STATE OF WISCONSIN)
_____COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED_____ TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)_____
NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE OF CONSENT

AS FRACTIONAL OWNERS OF LOTS 5 & 6, OF BLOCK 2 OF BREWERY CREEK SUBDIVISION, WE HEREBY CONSENT TO THIS PLAT BEING SURVEYED, DIVIDED, MAPPED, AN DEDICATED AS REPRESENTED ON THIS PLAT. WE ALSO CONSENT THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MINERAL POINT AND DEPARTMENT OF ADMINISTRATION.

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

_____
LARRY M. BEINBORN

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

_____
JESSICA J. BEINBORN
(OWNER'S NOTARY CERTIFICATE)
STATE OF WISCONSIN)
_____COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED_____ TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)_____
NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE OF CONSENT

AS OWNERS OF LOT 1 OF BLOCK 3 OF BREWERY CREEK SUBDIVISION, WE HEREBY CONSENT TO THIS PLAT BEING SURVEYED, DIVIDED, MAPPED, AN DEDICATED AS REPRESENTED ON THIS PLAT. WE ALSO CONSENT THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MINERAL POINT AND DEPARTMENT OF ADMINISTRATION.

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

_____
RANDALL P. HOFFMAN

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

_____
LACEY M. HOFFMAN
(OWNER'S NOTARY CERTIFICATE)
STATE OF WISCONSIN)
_____COUNTY) SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED_____ TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)_____
NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____

CITY COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT BREWERY CREEK 1ST ADDITION, IN THE CITY OF MINERAL POINT, BY THE CITY OF MINERAL POINT IS HEREBY APPROVED BY THE CITY OF MINERAL POINT.

DATE:_____ SIGNED _____
(MAYOR, CITY OF MINERAL POINT)

PRINTED: _____
(MAYOR, CITY OF MINERAL POINT)

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE CITY OF MINERAL POINT.

DATE:_____ SIGNED _____
(CLERK/TREASURER)

TREASURERS' CERTIFICATE OF TAXES PAID

I, _____ BEING THE DULY ELECTED (APPOINTED), QUALIFIED AND ACTING TREASURER OF THE CITY OF MINERAL POINT, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 20___ AFFECTING THE LANDS INCLUDED IN THIS PLAT.

_____ _____
DATE CLERK/TREASURER

I, _____ BEING THE DULY ELECTED (APPOINTED), QUALIFIED AND ACTING TREASURER OF IOWA COUNTY, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 20___ AFFECTING THE LANDS INCLUDED IN THIS PLAT.

_____ _____
DATE TREASURER

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20_____ AT _____ O'CLOCK, ___.M. AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS ON PAGE (S) _____.

_____
REGISTER OF DEEDS

CURVE TABLE

CURVE	ARC	RADIUS	CHORD B.	CHORD L.	DELTA A.	LOCATION	TANGENT IN	TANGENT OUT
C1	306.24'	3,623.03'	S68°33'22"W	306.15'	4°50'35"	LOT 1 BLOCK 3 LOT 6,7 BLOCK 2	S70°58'40"W	S66°08'05"W
C2	125.91'	3,623.03'	S69°59'07"W	125.90'	1°59'28"	LOT 1 BLOCK 3		
C3	64.37'	3,623.03'	S68°28'17"W	64.37'	1°01'05"	R/W		
C4	103.04'	3,623.03'	S67°09'13"W	103.04'	1°37'46"	LOT 7 BLOCK 2		
C5	12.92'	3,623.03'	S66°14'13"W	12.92'	0°12'16"	LOT 6 BLOCK 2		
C6	150.31'	784.87'	S60°38'55"W	150.08'	10°58'21"	LOT 5,6 BLOCK 2	S66°08'05"W	S55°09'45"W
C7	88.57'	784.87	S63°00'24"W	88.53'	6°27'56"	LOT 6 BLOCK 2		
C8	61.74'	784.87	S57°15'56"W	61.73'	4°30'25"	LOT 5 BLOCK 2		
C9	167.34'	183.61'	N63°17'43"E	161.61'	52°12'57"	R/W	N89°24'11"E	N37°13'04"E
C10	207.95'	284.20'	N58°10'46"E	203.34'	41°55'23"	R/W	N37°13'04"E	N79°08'28"E
C11	119.35'	656.21'	N84°21'06"E	119.19'	10°25'16"	R/W	N79°08'28"E	N89°33'44"E
C12	221.95'	243.61'	N63°17'39"E	214.35'	52°11'54"	LOT 12,13,14 BLOCK 2	N89°23'43"E	N37°13'04"E
C13	93.04'	243.61'	N78°27'10"E	92.47'	21°52'47"	LOT 14 BLOCK 2		
C14	101.13'	243.61'	N55°36'52"E	100.40'	23°47'07"	LOT 13 BLOCK 2		
C15	27.78'	243.61'	N40°28'50"E	27.76'	6°32'00"	LOT 12 BLOCK 2		
C16	164.05'	224.20'	N58°10'46"E	160.41'	41°55'23"	LOT 10,11 BLOCK 2	N37°13'04"E	N79°08'28"E
C17	6.37'	224.20'	N38°01'55"E	6.37'	1°37'42"	LOT 11 BLOCK 2		
C18	157.66'	224.20'	N58°59'37"E	154.44'	40°17'41"	LOT 10 BLOCK 2		
C19	107.13'	596.21'	N84°17'19"E	106.99'	10°17'43"	LOT 8 BLOCK 2	N79°08'28"E	N89°26'10"E

DELTA 3
LAND USE CONSULTING
PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEERING • ARCHITECTURE
LAND SURVEYING • AND DEVELOPMENT • PLANNING & LAND SERVICES
675 SOUTH CHESTNUT STREET PHONE: (608) 348-5355
PLATTEVILLE, WISCONSIN 53818
896 JACKSON STREET PHONE: (563) 582-3005
DUBUQUE, IOWA 52003

DATE: 10/31/2026