

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
April 8, 2009

Chairman Tom Muellner called the meeting of the Plan Commission to order at 7:00 p.m. Members present included, Chairman Muellner, Kevin Mataczynski, Lee Benes, Tom Steele, Laura McGucken, and Christine Nykiel. Dan Dziadosz and Michelle Peter were also present.

**MINUTES: Motion by Mr. Steele, seconded by Mr. Benes to approve the March 11, 2009 minutes. Motion carried.**

**PUBLIC HEARING: Henry J Frodl requesting a rezoning from Rural Agriculture to Estate Residential zoning; 6804 Red Bud Road; pcl# 34.192807.04.00; Dkt# 09-04.** Nathan Wincentzen of Riverside Land Surveying appeared representing the Frodl family and Norma Jean Frodl. The Frodl's would like to create a 5 or 6 acre parcel to allow for a reverse mortgage on this parcel piece.

Commission members discussed the compatibility of the surrounding land, granite pit areas and the direction they would like to see this area develop. The Commission was sympathetic with Frodl's needs to have the house rezoned, but did not believe that the area should be rezoned to estate residential due to the amount and extent of mining in the immediately adjacent parcels.

Jim Riehl, Town of Wausau Chairman, appeared to inform the Commission of the noise issues during active mining, and confirmed that they were under contract with Merverdan to mine the parcel for another nine years.

**Motion by Mrs. McGucken, seconded by Ms. Nykiel to recommend approval for the rezoning request of a 5 or 6 acre parcel from Rural Agriculture to Countryside Residential zoning. Motion carried.**

**CERTIFIED SURVEY MAP:** None

**NEW BUSINESS: Mr. Ryan Burnett requesting a private driveway approval for a rear parcel without frontage; 5105 South Mountain Road; Pcl# 34.202807.02.02; Dkt# 09-05.** Mr. Burnett stated he has an offer of purchase on this property if proper frontage could be obtained. He would swap land to obtain the necessary frontage requirement of 150' with a rear piece of property. He is able to access the land by an adjacent shared easement. He is seeking a private driveway through the easement with noted road reservation for future development.

Commission members discussed the concept plan but felt it lacked necessary detail to make an informed decision and requested Mr. Burnett and his surveyor meet with staff to work on details and return in two weeks.

**Motion by Mr. Steele, seconded by Mr. Mataczynski to table the private driveway request until details can be presented. Motion carried.**

**OLD BUSINESS: Discussion / revision on Zoning Code Non-Conforming Sections of RMMC 17.098 & 17.099.** Dan Dziadosz asked the members to study the revisions. It will be placed on the next agenda.

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**Discussion / revision of Zoning Code regarding special exceptions and conditional uses, Sections of RMMC 17.225 & 17.226.** Attorney Toner has not had time to review this section.

**CORRESPONDENCE and QUESTIONS:** Wausau Youth Baseball would like to erect a storage shed at Doepke Park.

**AJOURNMENT: Motion to adjourn by Mr. Steele seconded by Mrs. McGucken. Motion carried.**

Meeting concluded at 8:03 p.m.

Michelle Peter, Secretary

PC Mtg 4-8-09