AGENDA
TOWN OF BREED
PLANNING COMMISSION MEETING
MONDAY JULY 1, 2024, 6:00 PM
TOWN OF BREED COMMUNITY CENTER
11155 STATE HIGHWAY 32
SURING, WI 54174

Call Meeting to Order
Pledge of Allegiance
Roll Call
Approve Agenda/Open Meeting Notice Statement
Approval of Minutes from May 29, 2024, Meeting

Review request from Rod Baldwin and Carow Land Surveying to rezone the parcel lines of the Carol Baldwin property 12422 N. Branch Road to include a shed on the property. Part of the shed currently is on Tim Mitchell's property.

Adjournment

If there is a quorum of any governmental body present at the meeting, the existence of a quorum shall not constitute a meeting, as no action of such body shall occur.

Posted on this 29th day of June 2024. Secretary Phillip Christenson

Town of Breed Planning Commission
Meeting Minutes from May 29, 2024

The meeting was called to order at 6:00 pm by Chairman Dick Geneske

Pledge of Allegiance was recited by all.

Roll Call: Chairman Dick Geneske, Secretary Phillip Christenson, Member Laurie Lucka, Member Dan Prouty, Member Chis Hellem
Guests: Steven Dings

A motion was made by Laurie Lucka and seconded by Dan Prouty to approve the agenda, motion carried.

The minutes from the May 14, 2024, Plan Commission meeting was reviewed. Laurie Lucka made a motion to accept the minutes as written seconded by Chris Hellem, motion carried.

Steven Dings is requesting the planning commission review his proposal to zone out a portion of his parcels 13633 and 13637 Tonka Lane to R-1 from Forest. He is looking at a new parcel no smaller than 22,000 square feet and must have 100 feet of frontage on Anderson Lake. The members of the commission reviewed Oconto County GSI maps and Wisconsin Department of Transportation documents. The parcels listed above fall along a private roadway which is not maintained by the town of breed. The members did an on-site review of the parcels and where the rezone is requested. After returning to the town hall there was further discussion.

Laurie Lucka made a motion to recommend to the town board the proposal of rezoning out a portion to R-1 with a minimum of 22,000 square feet and 100 feet of frontage on Anderson Lake seconded by Dick Geneske, motion carried.

Motion to Adjourn:
Motion made by Dick Geneske to adjourn the meeting, seconded by Laurie Lucka, motion carried.

Unapproved minutes by
Secretary Phillip Christenson

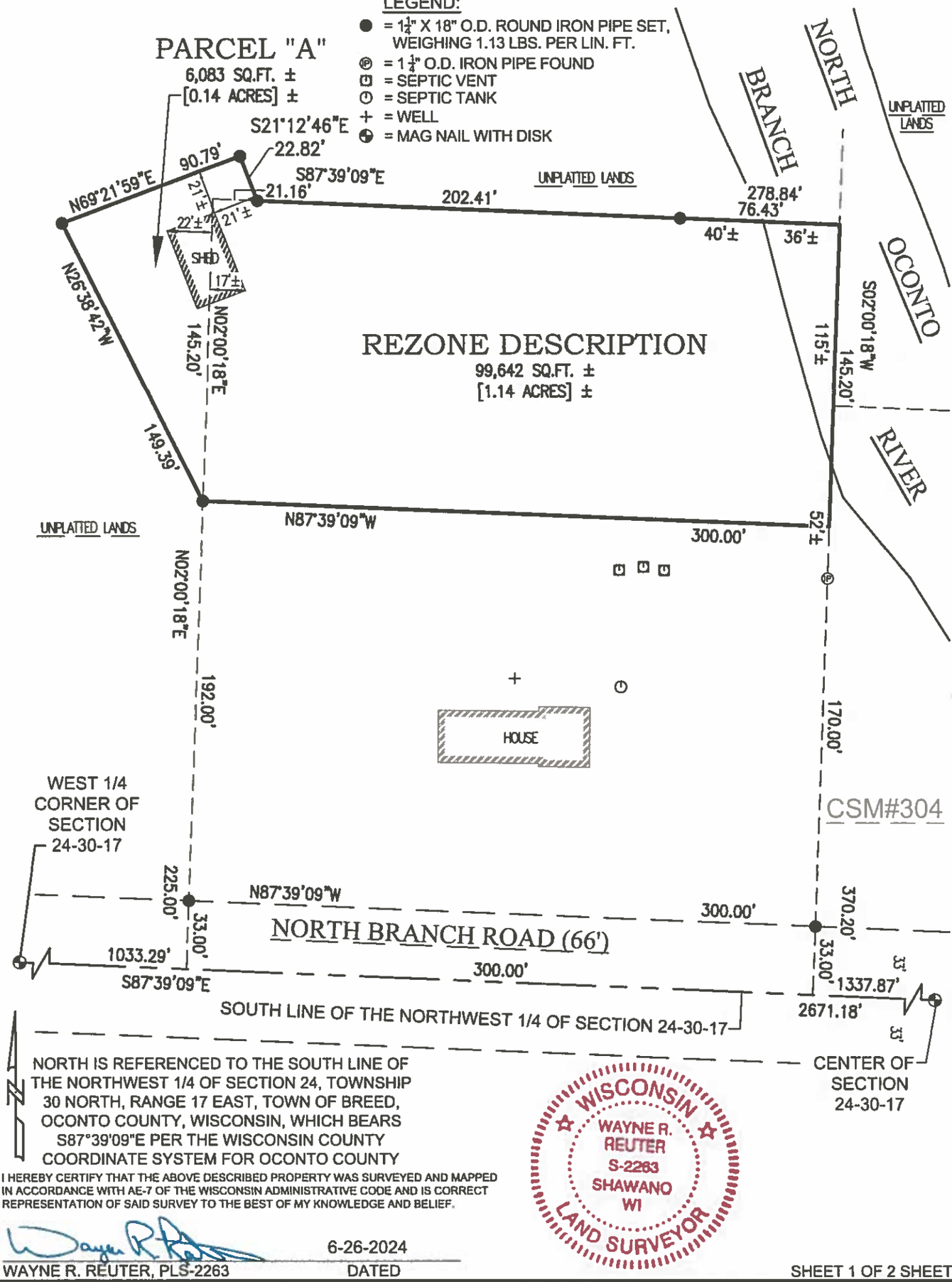
"PLAT OF SURVEY"

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 30 NORTH, RANGE 17 EAST, TOWN OF BREED, OCONTO COUNTY, WISCONSIN.

OWNER(S) OF RECORD:	DOCUMENT NO.(S):
CAROL J BALDWIN	513114
TIMOTHY P MITCHELL	486560
PARCEL NO.(S):	755527
010242401423E	
010242401023A	

NOTES:
- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH SHAWANO COUNTY.
- FIELD SURVEY WAS COMPLETED ON 6-7-2024.
- SECTION BREAKDOWN ON RECORD AT THE SHAWANO COUNTY SURVEYOR'S OFFICE.

LEGEND:
- = 1¼" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- (IP) = 1¼" O.D. IRON PIPE FOUND
- = SEPTIC VENT
- = SEPTIC TANK
- + = WELL
- = MAG NAIL WITH DISK



NORTH IS REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 30 NORTH, RANGE 17 EAST, TOWN OF BREED, OCONTO COUNTY, WISCONSIN, WHICH BEARS S87°39'09"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM FOR OCONTO COUNTY

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND MAPPED IN ACCORDANCE WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WISCONSIN WAYNE R. REUTER S-2263 SHAWANO WI LAND SURVEYOR

WAYNE R. REUTER, PLS-2263 — 6-26-2024 DATED

SHEET 1 OF 2 SHEETS

CAROW LAND SURVEYING & ENVIRONMENTAL

615 N. LYNNDALE DRIVE, APPLETON, WISCONSIN 54914
PHONE: (920)731-4168

N5841 STATE HIGHWAY 47-55, SHAWANO, WISCONSIN 54166
PHONE: (920)731-4168

SCALE	1" = 60'
DRAWN BY	WRT - BTL
PROJECT NO.	A2406.33

"PLAT OF SURVEY"

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 30 NORTH, RANGE 17 EAST, TOWN OF BREED, OCONTO COUNTY, WISCONSIN.

DESCRIPTION FOR REZONE:

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 30 NORTH, RANGE 17 EAST, TOWN OF BREED, OCONTO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE S87°39'09"E, 1033.29 FEET; THENCE N02°00'18"E, 225.00 FEET TO THE POINT OF BEGINNING; THENCE N26°38'42"W, 149.39 FEET; THENCE N69°21'59"E, 90.79 FEET; THENCE S21°12'46"E, 22.82 FEET; THENCE S87°39'09"E, 278.84 FEET; THENCE S02°00'18"W, 145.20 FEET; THENCE N87°39'09"W, 300.00 TO THE POINT OF BEGINNING. SAID PARCEL "A" CONTAINS 99,642 SQ.FT. OR 1.14 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL "A" LEGAL DESCRIPTION:

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 30 NORTH, RANGE 17 EAST, TOWN OF BREED, OCONTO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE S87°39'09"E, 1033.29 FEET; THENCE N02°00'18"E, 225.00 FEET TO THE POINT OF BEGINNING; THENCE N26°38'42"W, 149.39 FEET; THENCE N69°21'59"E, 90.79 FEET; THENCE S21°12'46"E, 22.82 FEET; THENCE N87°39'09"W, 21.16 FEET; THENCE S02°00'18"W, 145.20 FEET TO THE POINT OF BEGINNING. SAID PARCEL "A" CONTAINS 6,083 SQ.FT. OR 0.14 ACRE MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



6-26-24

WAYNE R. REUTER, PLS 2263 DATE
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDALE DRIVE, APPLETON, WI, 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2406.33 (BTL) DATED:6-26-2024

REALIGNMENT CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 30 NORTH, RANGE 17 EAST, TOWN OF BREED, OCONTO COUNTY, WISCONSIN.

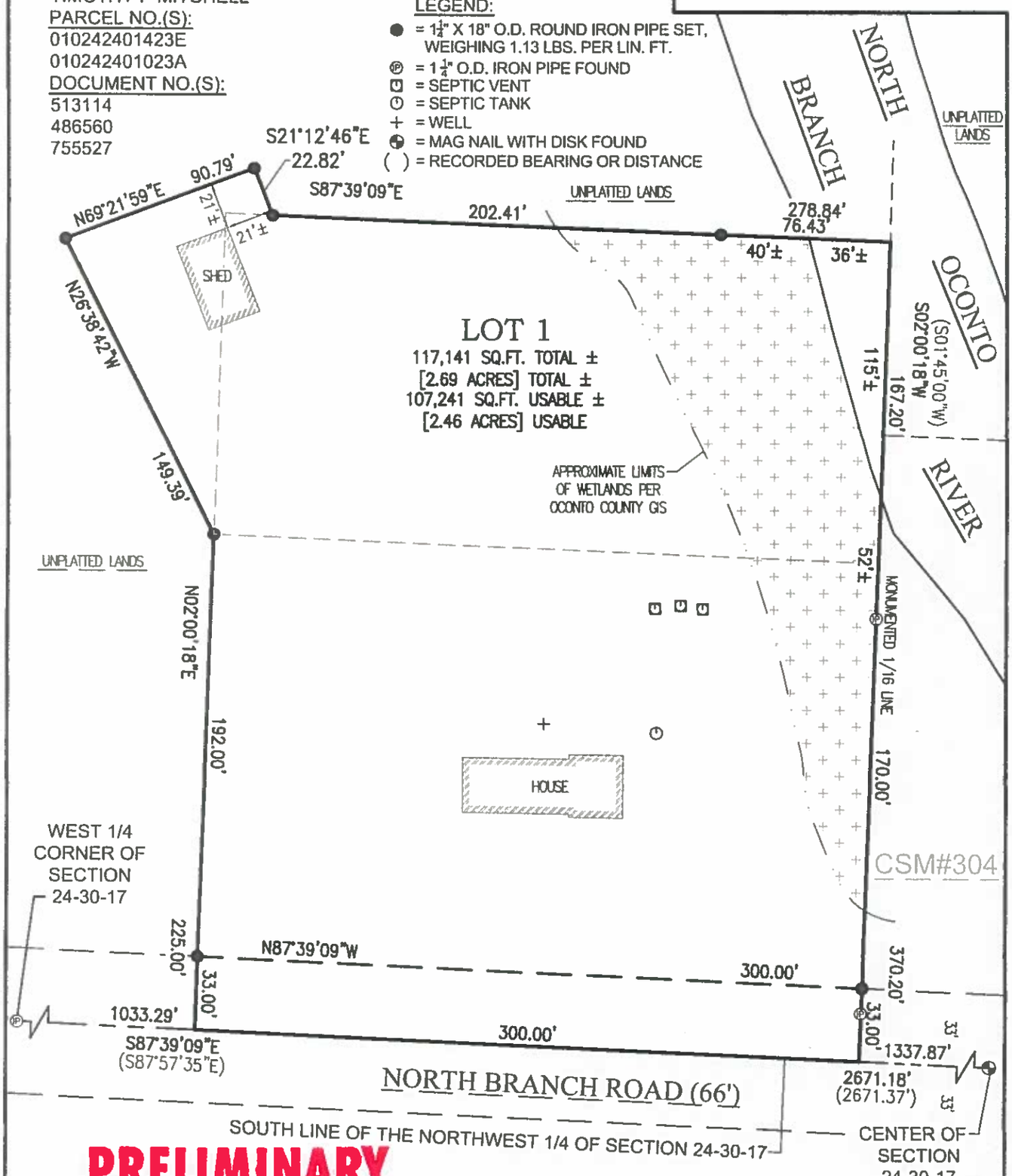
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OWNER(S) OF RECORD:
CAROL J BALDWIN
TIMOTHY P MITCHELL

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- = SEPTIC TANK
- + = WELL
- = MAG NAIL WITH DISK FOUND
- ( ) = RECORDED BEARING OR DISTANCE



PRELIMINARY

WAYNE R. REUTER, PLS-2263 DATED
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDALE DR., APPLETON, WI 54914
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
PHONE: (920)731-4168

A2406.33 DATED: 6-25-2024
DRAFTED BY: wrr - BTL

NORTH IS REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 30 NORTH, RANGE 17 EAST, TOWN OF BREED, OCONTO COUNTY, WISCONSIN, WHICH BEARS S87°39'09"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM FOR OCONTO COUNTY