



City of Abbotsford

PO Box 589, 203 N. First Street, Abbotsford, WI 54405

City Hall (715) 223-3444 Fax (715) 223-8891

AGENDA FOR PLAN COMMISSION

Wednesday, January 3, 2024, at 5:15 PM

**IN THE COUNCIL CHAMBERS OF THE ABBOTSFORD CITY HALL
203 NORTH FIRST STREET, ABBOTSFORD WI**

All items listed will be brought before the Abbotsford Plan Commission for discussion and possible approval.

1. Call meeting to order.
2. Roll call.
3. Pledge of Allegiance
4. Public Comments Pertaining to Agenda
5. Approve/Disapprove Minutes from September 6, 2023
6. Approve/Disapprove Rezoning Lots 1 & 2 of Certified Survey Map No. 3331 from A-1 Agricultural to R4 Multi-Family Residential.
7. Discuss/recommend convening to closed session pursuant to State Statute 19.85 (1) (e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session for the purpose of discussing potential land purchase/purchase price.
8. Convene to open session.
9. Discuss/recommend items if any from closed session.
10. Adjournment

Minutes from the September 6, 2023, Plan Commission Meeting in the Abbotsford City Hall Council Chambers.

Chairman M. Rachu called the Meeting to Order at 5:30 PM

Pledge of Allegiance – Held

Roll Call: Mason Rachu, Jim Weix, Paul Erikson, Jim Jakel, Scott Christensen, Sharon Archambo, Roger Weideman, Robin Beran

Others Present: Administrator Soyk, DPW Stuttgart

Approve/Disapprove Minutes from August 16, 2023- Motion to approve by *Weix/ Christensen. Unanimous.*

Comments by the Public- None

Approve/Disapprove Certified Survey Map- Motion to approve the Certified Survey Map with the agreement to purchase an additional 11 plus acres from Harold Christensen Jr. by *Weix/ Beran. Christensen Abstained. Motion Carried 7-0.*

Discuss/recommend TIF Incentive for Abbotsford Northside Apartments, LLC.- Administrator Soyk stated that the city could save \$3,000-\$4,000 by giving Abbotsford Northside Apartments, LLC a TIF incentive to purchase the 6 plus acres directly from Harold Christensen Jr. instead of the city purchasing the land and selling it to Abbotsford Northside Apartments, LLC. Motion to recommend a TIF Incentive for Abbotsford Northside Apartments, LLC in the amount of \$150,000 plus closing costs to purchase the 6 plus acres from Harold Christensen Jr. by *Weix/ Erickson. Unanimous.*

Discuss/Recommend Developer's Agreement with Abbotsford Northside Apartments, LLC.- Administrator Soyk stated that the developers agreement will need to be amending stating that Abbotsford Northside Apartments, LLC will purchase the land directly from Christensen with a TIF incentive from the City of Abbotsford. Motion to recommend approving the developer's agreement with Abbotsford Northside Apartments, LLC. with the pending changes by *Weix/ Beran. Unanimous.*

Next Meeting: Subject to the Call of the Chair- No meeting scheduled at this time.

Adjourn- Motion to Adjourn by *Rachu/ Erickson. The Plan Commission Adjourned at 5:42 PM.*

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Area 07/24/23 8:11

07/24/23, 8:11 AM

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Perimeter
711 yds



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HAROLD K
CHRISTENSEN
JR

ABBOTSFORD
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APTS LLC

STRAIGHT
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INVESTMENT
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NORTHSIDE
APTS LLC

CITY OF
ABBOTSFORD

KENT J
SCHILLING

LYLE E
KALLSTROM
SURVIVORS
TRUST

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PAULINE A
SCHIFERL

CHARLES
& LINDA

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CLIENT
CITY OF ABBOTSFORD
203 NORTH FIRST STREET
ABBOTSFORD, WI. 54405

CLARK COUNTY CERTIFIED SURVEY MAP # 3331

**PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 36,
TOWNSHIP 29 NORTH, RANGE 1 EAST, CITY OF ABBOTSFORD,
CLARK COUNTY, WISCONSIN.**

657211

MAP #: 3331

RECORDED 09/11/2023 03:00 PM

Mary A. Denk

REGISTER OF DEEDS OFFICE

CLARK COUNTY, WI

Rec Fee: 30.00

PAGES: 3

**The above recording information verifies
this document has been electronically
recorded and returned.**

Surveyor's Certificate:

I, Emily K. Pierce, professional land surveyor #S-2728, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Abbotsford, and under the direction of the City of Abbotsford, I have surveyed, divided and mapped this certified survey map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed to the best of my knowledge and belief; and that this land is part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 1 East, City of Abbotsford, Clark County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 36; thence N00°33'05"W, along the west line of the Northwest Quarter, a distance of 1318.77 feet to the north line of the Southwest Quarter of the Northwest Quarter; thence N88°23'18"E, along said north line, a distance of 633.81 feet to the POINT OF BEGINNING;

Thence continuing N88°23'18"E, along said north line, a distance of 678.00 feet to the east line of the Southwest Quarter of the Northwest Quarter;
thence S00°22'09"E, along said east line, a distance of 385.09 feet;
thence S88°23'24"W, a distance of 678.00 feet;
thence N00°22'09"W, a distance of 385.06 feet to the POINT OF BEGINNING.

Said parcel contains 261,023 Square feet, or 5.99 Acres, more or less.

Said described lands are subject to and together with any easements, restrictions, reservations, dedications, and rights-of-way of record.

Emily K Pierce 8/28/2023
MSA PROFESSIONAL SERVICES DATE
EMILY K. PIERCE
WISCONSIN PROFESSIONAL SURVEYOR, #S-2728



CLIENT

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203 NORTH FIRST STREET
ABBOTSFORD, WI. 54405

