# City of Abbotsford

### **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
- 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 Stuttgen

**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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MSA Professional Services, Inc.

PROJECT NO	0768 <b>10</b> 71	CLIENT CITY OF ABBOTSFORD 203 NORTH FIRST STREET
DRAWN BY	EKP	
CHECK BY	BLT/CES	
FIELD WORK COMPLETED 08/18/2023 SHEET NO 1 of 3		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.

8/28/2023

MSA PROFESSIONAL SERVICES

nichy & Kerce

EMILY K. PIERCE

WISCONSIN PROFESSIONAL SURVEYOR, #S-2728

EMILY K.
PIERCE
S-2728
TOMAHAWK,
M
28-23

CLIENT

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



ENGINEERING | ARCHITECTURE | SURVEYING FUNDING | PLANNING | ENVIRONMENTAL 146 North Central Avenue, Suite 201 Marshfield, WI 54449 www.msa-ps.com

	PROJECT NO.	07681071	CLIENT:	
	DRAWN BY:	EKP	CITY OF ABBOTSFORD	
	CHECK BY:	BLT/CES		
	FIELD WORK COMPLETED:	08/18/2023	203 NORTH FIRST STREET ABBOTSFORD, WI, 54405	
	SHEET NO.	2 of 3		

CLARK COUNTY CERTIFIED SURVEY MAP # LANDS BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 36, TOWNSHIP 29 NORTH, RANGE 1 EAST, CITY OF ABBOTSFORD, CLARK COUNTY, WISCONSIN Sec. 36, T29N, R1E Survey Nail Found QUARTER Sec. 36, T29N, R1E CORNER *NORTHWEST* Survey Nail Found WEST CORNER N 00°33'05" W 2637.54' 1318.77 WEST LINE OF NW 1/4 1318.77 633.81′ of Shilling's Subdivision recorded in Doc. #630396 of the Clark of s.236.32 of Wisconsin Statutes. Existing easements shown hereon were created with the recording UTILITY EASEMENT RESTRICTION County Register of Deeds. See document for easement restrictions and private/public utilities having the right to serve the lots shown survey monument or obstruct vision along any lot or street line No utility pole, pedestal or cable shall be placed so as to distrub any Itility easements set forth herein are for the use of public bodies The unauthorized disturbance of a survey monument is a violation POB N 00°22'09" W 385.06 N 88°23'18" E 150.01 60 01 175.04' Easement 10' Utility 30' 1311.81 DEDICATED TO THE PUBLIC SWAMP BUCK DRIVE TING PIERCE S-2728

PIERCE S-2728

TOMAHAWK, Grio
W West

West

bears A

bears A 678.00 VORTH LINE OF SW - NW N 88°23'24" E N 88°23'24" E 118,650 Sq. Ft 101,693 Sq. Ft 2.724 Acres 2.335 Acres LOT -1--678.00' LOT -2-S 88°23'24" W 40,680 SQ.FT. 0.934 ACRES 678.00' 678.00' Bearings Clark County Grid NAD83(2011) West line - NW 1/4, bears N00°33'05"W 15' Drainage/Utility Easement 10' Utility 10' Utility Easement Easement LEGEND FOUND 1.25" IRON ROD GOV'T CORNER VERIFIED AS NOTED POINT OF BEGINNING RECORDED DIMENSIONS COMPUTED POSITION SET 0.75"X18" IRON ROD - 1.50 LBS/FT SEE USPLS MONUMENT RECORD Easement 10' Utility 60' NW 1/16 CORNER 150.04 175.04 60.01 EAST LINE OF SW - NW . S 00°22'09" E 385.09 10' Existing Utility 10' Existing Utility Easement Drainage/Utility Easement 15' Existing Easement 10' Existing Utility Easement



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PROJECT NO.	07681071		
DRAWN BY:	EKP		
CHECKED BY:	BLT/CES		
FIELD WORK COMPLETED:		08/18/2023	
SHEET NO.	3 OF 3		

CLARK COUNTY CERTIFIED SURVEY MAP # \_

LANDS BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 36, TOWNSHIP 29 NORTH, RANGE 1 EAST, CITY OF ABBOTSFORD, CLARK COUNTY, WISCONSIN

ABBOTSFORD, CLARK COUNTY, WISCONSIN
Owner's Certificate of Dedication:
As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I (we) also certify 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 Abbotsford  WITNESS the hand and seal of said owner(s) this
Owner's Notary Certificate:
STATE OF WISCONSIN)
COUNTY) SS
Personally came before me this
Common Council Approval Certificate
Resolved, that this Certified Survey in the City of Abbotsford is hereby approved by the common council.  Date 9-6-33  Approved James Weix, Mayor  Date 9-6-33  Signed Attest: City Clerk

EMILY K.
PIERCE
S-2728
TOMAHAWK,
WI
SURVE

CLIENT:

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