

City of Abbotsford

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

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

**AGENDA FOR
ABBOTSFORD PLAN COMMISSION
TO BE HELD MONDAY JULY 9, 2018 7:00 A.M.
AT THE ABBOTSFORD COUNCIL CHAMBERS**

1. Call meeting to order
2. Roll Call: Don Medenwaldt, Jim Jakel, Cheryl Baker, Roger Weideman, Scott Christensen
3. Pledge of Allegiance
4. Discussion/Approve:
 - a. Schilling Sudivision-Peliminay Plat Review and Approval
 - i. With exemptions/variances
 - ii. Natural Gas easements-option of gas installation
 - b. Schilling Land Transfer -“sale/transfer to adjoiner” method
5. Adjournment

**City Council members may attend the above committee meeting for information gathering purposes. If a quorum of Council members should appear at this Committee meeting, a regular Council meeting may take place for the purpose of gathering information on an item listed on this Committee agenda. If such a meeting should occur, the date, time, and location of the Council meeting will be that of this Committee as listed on the Committee agenda.*

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to Clerk's Office at (715) 223-3444 with as much advance notice as possible.

July 5, 2018

Mr. Duane Gau, Interim Administrator
City of Abbotsford
203 North First Street, PO Box 589
Abbotsford, WI 54405

Re: Schilling Subdivision – Preliminary Plat Review and Approval

Dear Duane:

On behalf of the City of Abbotsford, MSA Professional Services, Inc. is submitting the attached “Schilling’s Subdivision” plat for preliminary review and approval. The following is a list of exemptions/variances needed to approve the proposed plat. The list is referenced to the City of Abbotsford’s current Chapter 14 Subdivision Ordinance.

1. Street requirements – Section 14-1-70
 - a. Dead end or Temporary dead end streets 14-1-70(i)(3)
 - Swampbuck Drive and North Fourth Avenue are proposed to be constructed to their intersection. The intersection itself will be the temporary dead end and will suffice the requirements of a turnaround.
 - After future construction of these roads is completed, another temporary dead end will need to be addressed either with easements or with future expansion of the subdivision itself.
 - b. Half Streets 14-1-70(p)
 - The East half of North Third Avenue was previously platted and dedicated as right of way (this did not meet the current ordinance which does not allow for the creation of half a right of way). The West half was not dedicated and is included in this plat to make it the full width of 66 feet.
 - c. Property lines at street intersections 14-1-70(q)(5)
 - This ordinance says the property lines at street intersections are to be rounded with a 25-foot minimum radius or greater, when required by the City Engineer.
 - While aesthetically pleasing, functionally this methodology takes away acreage and buildable space within the required setbacks. It was determined to not be applied to this plat for the reasons mentioned and to reduce the amount of effort to create, lay out, and survey the subdivision. In addition, there is still sufficient right-of-way available to construct sidewalks in the future based on the proposed layout.

146 N. Central Avenue
Suite 201
Marshfield, WI 54449

P (715) 384-2133
TF (877) 204-0572
F (715) 384-9787

www.msa-ps.com

- d. Street and Pedestrian Way Design Standards 14-1-70(t)(1)
 - Requires a minimum of 66-foot wide right of way.
 - We are proposing 60-foot wide right of ways for Swampbuck Drive and Porcupine Lane to allow for larger lots and to conform to the previously created right of way widths in the surrounding area.
 - Section 14-1-71(b)(2) allows for exception.
2. Blocks design standards – Section 14-1-72
 - a. Blocks Length and Arrangement 14-1-72(a)
 - Requires two (2) tiers/rows of lots for every block. Given the layout, shape and placement of existing roads this was not feasible. We are proposing single rows of lots along the north property line. Future expansion should include another road to the north, which allows a 2 tier/row setup.
 - Please keep in mind if a prospective buyer of the lots wishes to obtain a larger lot then created with this plat, they can simply combine lots with the aid of a Certified Survey Map.
3. Land and Parks Dedication - Section 14-1-81
 - Based on classifications of multi-family, single family, or mixed, the proposed plat will be considered mixed.
 - Outlot 1 is to be dedicated to the public for storm water detention.
 - Outlot 2 is more than double the recommended sizes for a park, and is proposed to be left as an outlot for the time being. The reason it is not dedicated on this plat is to keep options open for the City.
 - Although the outlots are City owned, when the decision is made to dedicate for park purposes, the City will still have to complete the formal dedication processes.
 - The proposed streets and stormwater outlot will be dedicated properly with this plat.

Sincerely,
MSA Professional Services, Inc.

A handwritten signature in blue ink that reads "Chad Besaw".

Chad Besaw, PLS

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Duane Gau

From: Chad Besaw <cbesaw@msa-ps.com>
Sent: Friday, July 6, 2018 10:58 AM
To: Duane Gau; 'Craig Stuttgen'
Cc: Todd Trader
Subject: Monday morning meeting agenda addition

Craig and Duane,

We just spoke with WE energies about the need for utility easements and instillation of future natural gas lines in the new subdivision. Would you like to add this to the agenda for Monday morning's meeting?

We spoke to Stephanie Pierce – gas sales representative of Marshfield – 715-424-6624

Notes from the conversation:

In regards to easement needs at Schilling's Subdivision.

WE Energies does not need any easements at this time.

However, the City may want Natural Gas installed during the construction of any other improvements.

The negative here would be:

- The City would need to pay for the installation of the gas line
 - Unless of course there is funding that could be used?

The positive would be:

- Every time someone hooked up to the gas main, the city would get money back.
- Natural Gas would make the properties more attractive.

Long story short, we do not need to worry about it at the moment, but it is an option for the city if they care to investigate further.

Thanks,
Chad



Chad Besaw, PLS | Project Surveyor

MSA Professional Services, Inc.

+1 (715) 304-0453



Lois Hagedorn

LOIS HAGEDORN, CLARK CO REGISTER OF DEEDS

CLARK COUNTY
CERTIFIED SURVEY MAP NO. 1810

Fee Amount: \$11.00

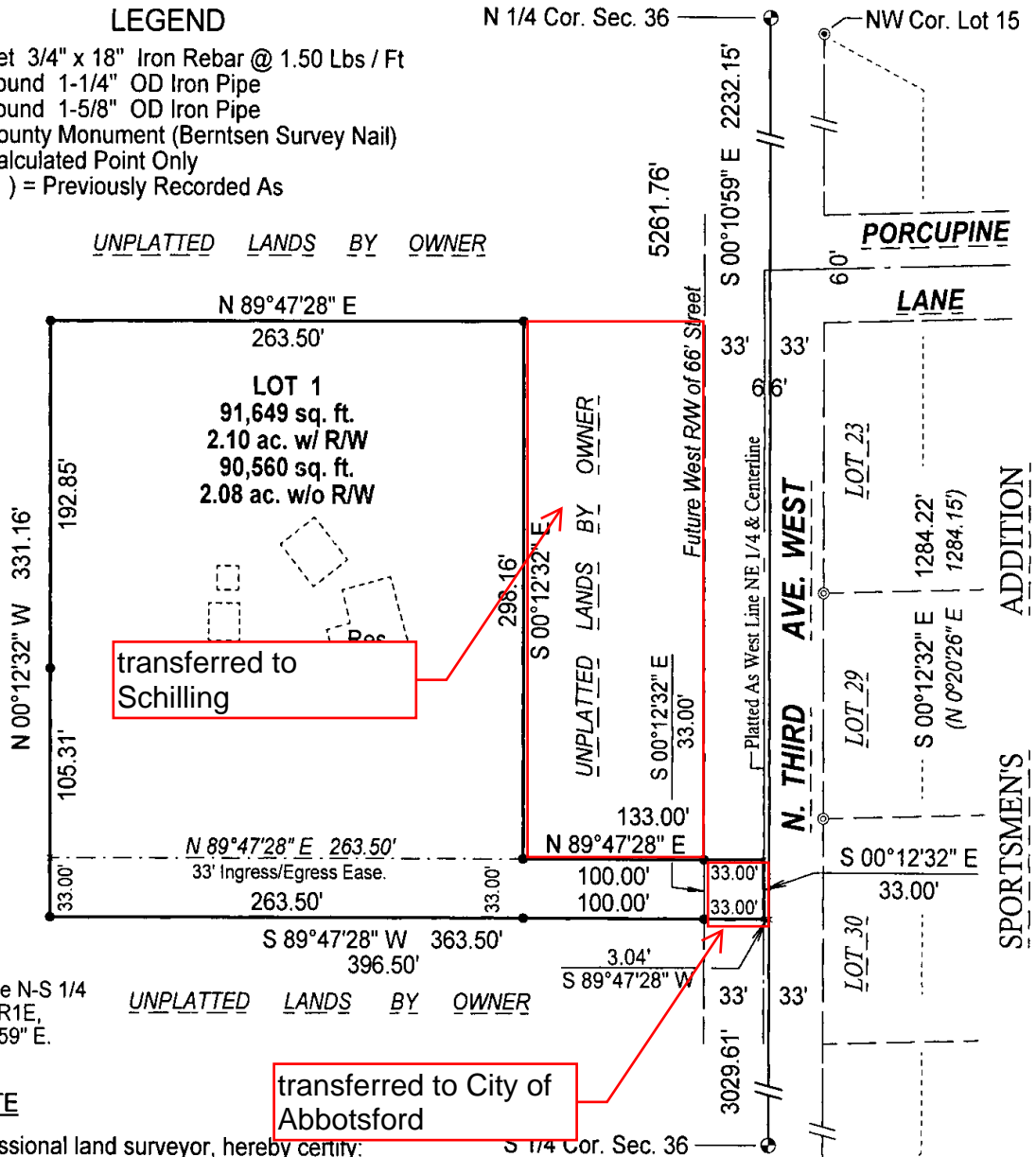
Being part of the SE 1/4 of the NW 1/4,
Section 36, T29N, R1E, City of Abbotsford,
Clark County, Wisconsin.

LEGEND

- --- Set 3/4" x 18" Iron Rebar @ 1.50 Lbs / Ft
- ⊙ --- Found 1-1/4" OD Iron Pipe
- ⊙ --- Found 1-5/8" OD Iron Pipe
- ⊙ --- County Monument (Berntsen Survey Nail)
- x --- Calculated Point Only
- () = Previously Recorded As

SCALE 1" = 100 FEET
0 50 100

UNPLATTED LANDS BY OWNER



Map bearings referenced to the N-S 1/4
line of Section 36, T29N, R1E,
assumed to bear S 00°10'59" E.

SURVEYOR'S CERTIFICATE

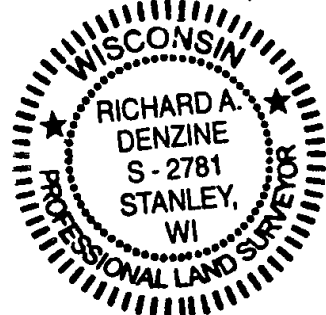
I, Richard A. Denzine, professional land surveyor, hereby certify:
That I have surveyed, divided and mapped part of the SE 1/4 of the NW 1/4,
Section 36, Township 29 North, Range 1 East, City of Abbotsford, Clark County, Wisconsin,
further described as follows: Commencing at the N 1/4 corner of said Section 36, thence S 00°10'59" E,
along the N-S 1/4 line of said Section 36, 2232.15 feet; thence S 89°47'28" W 3.04 feet to the platted
centerline of Third Avenue West and the point of beginning; thence continuing S 89°47'28" W 396.50 feet;
thence N 00°12'32" W 331.16 feet; thence N 89°47'28" E 263.50 feet; thence S 00°12'32" E 298.16 feet;
thence N 89°47'28" E 133.00 feet to said platted centerline; thence S 00°12'32" E, along said platted centerline, 33.00 feet
to the point of beginning. Parcel contains 91,649 square feet or 2.10 acres with R/W; or 90,560 square feet or 2.08 acres with-
out R/W. Owner reserves the rights of ingress and egress over the south 33 feet of Lot 1. That I have made this survey, land
division and map by the direction of Ervin A. Schilling, owner. That said map is a correct and accurate representation of the
exterior boundaries of the lands surveyed and the subdivision thereof made. That I have fully complied with the provisions
of Section 236.34 of the Wisconsin Statutes and the subdivision regulations of the
City of Abbotsford in surveying, dividing and mapping the same.

transferred to City of
Abbotsford

Richard A. Denzine Sept. 8, 2009

RICHARD A. DENZINE PLS # 2781

Denzine Surveying Inc.
315 N. Washington St.
P.O. Box 387
Thorp, WI 54771-0387
(715) - 669 - 3580





Parcel description to be transferred by sale/transfer to adjoiner from City of Abbotsford to Schilling –

Parcel Description:

A parcel of land located in the Southeast Quarter of the Northwest Quarter, of Section 36, Township 29 North, Range 1 East, City of Abbotsford, Clark County, Wisconsin, containing 0.68 acres of land described as follows;

Commencing at the North Quarter Corner of said Section 36; Thence along the North-South Quarter line S 00°10'59" E for a distance of 2199.15 feet; Thence S 89°47'28" W for a distance of 36.05 feet to the intersection of the North line of the Southeasterly portion of Clark County Certified Survey Map Number 1810 as recorded in Volume 878, Page 694 in Clark County Register of Deeds and the future West right of way line of North Third Avenue, being the Place of Beginning.

Thence along said North line, S 89° 47' 28" W for a distance of 100.00 feet to the Easterly line of said Certified Survey Map Number 1810;

Thence along said Easterly line, N 00° 12' 32" W for a distance of 298.16 feet to the Northeast corner of said Certified Survey Map Number 1810;

Thence along the Easterly extension of the North line of said Certified Survey Map Number 1810, N 89° 47' 28" E for a distance of 100.00 feet to the future West right of way line of North Third Avenue;

Thence along said West right of way line, S 00° 12' 32" E for a distance of 298.16 feet to the Place of Beginning. Together with and subject to any easements, restrictions, reservations, dedications, and rights-of-way of record.



Parcel description to be transferred by sale/transfer to adjoiner from Schilling to City of Abbotsford -

Parcel Description:

A parcel of land located in the Southeast Quarter of the Northwest Quarter, of Section 36, Township 29 North, Range 1 East, City of Abbotsford, Clark County, Wisconsin, containing 0.025 acres of land described as follows;

Commencing at the North Quarter Corner of said Section 36; Thence along the North-South Quarter line S 00°10'59" E for a distance of 2232.15 feet; Thence S 89°47'28" W for a distance of 3.04 feet to the platted West line of the Northeast Quarter and the platted Centerline of Third Avenue West, being the Southeast Corner of Clark County Certified Survey Map Number 1810 as recorded in Volume 878, Page 694 in Clark County Register of Deeds and the Place of Beginning;

Thence along the South line of said Certified Survey Map Number 1810, S 89° 47' 28" W for a distance of 33.00 feet to the future West right of way line of North Third Avenue;

Thence along said West right of way line, N 00° 12' 32" W for a distance of 33.00 feet to the North line of the Southeasterly portion of said Certified Survey Map Number 1810;

Thence along said North line, N 89° 47' 28" E for a distance of 33.00 feet to the platted West line of the Northeast Quarter and the platted Centerline of Third Avenue West;

Thence along said platted line S 00° 12' 32" E for a distance of 33.00 feet to the Place of Beginning.

Together with and subject to any easements, restrictions, reservations, dedications, and rights-of-way of record.