

Village of Colfax
Plan Commission- Public Hearing
Meeting Agenda
Thursday, November 5, 2015
6:00 p.m.
Village Hall, 613 Main Street, Colfax WI

1. Call to order
2. Roll call
3. Open Public Hearing – Proposed rezoning Part of Lots 11 & 12, Block 1, Paul Larson Addition, now known as Lots 1 and 2, CSM 4142 V.20 Pg. 82.
 - a. Public comments
 - b. Close Public Hearing
4. Public Appearances
5. Consideration and possible recommendation to the Village Board for approval.
 - a. Rezone from R-6 Zero lot Line Single Family Residential to R-1 New Single Family Residential District- Large Lot - Lots 1 and 2, CSM 4142, V.20 Pg. 82 Preliminary plat of East View
 - b. CSM approval to combine Lots 1 & 2, CSM 4142, V.20, Pg. 82 to be considered Lot 3 of a new CSM.
6. Adjourn

Any person who has a qualifying disability as defined by the American With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact: Lynn Niggemann, Village Administrator-Clerk-Treasurer, 613 Main Street, Colfax, WI (715) 962.3311 by 2:00 p.m. the Friday prior to the meeting so that any necessary arrangements can be made to accommodate each request.

It is possible that members of and possibly a quorum of members of the governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Village of Colfax

Box 417 - Colfax, Wisconsin 54730 - Phone 715-962-3311

Scott A. Gunnufson, President
Lynn M. Niggemann, Administrator-Clerk-Treasurer

REQUEST FOR REZONING

Date: 10-16-15

Name: Pam Arntson

Address: 608 Iverson Rd, Colfax, WI 54730

Phone: 715-962-3945 715-556-2436

PROPERTY OWNER IF DIFFERENT THAN ABOVE:

Rufledt Properties, LLC 17455 120th St, Bloomer, WI 54724

Location of property you are requesting to be rezoned (attach Map):

Iverson Rd - pt Lots 11 & 12, Paul Larson Addn.,

Being Part of NW NE; Now known as Lot 1 & 2 CSM

4142, Vol. 20 pg. 82.

EXACT LEGAL DESCRIPTION OF PROPERTY:

S16 T29 R11

Lot 1 + 2 CSM 4142, Vol. 20 pg. 82

CURRENT ZONING: R6

PROPOSED ZONING: R1

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

Single Family Home

NONREFUNDABLE FEE: \$25.00

RECEIPT # 15589

TO VILLAGE BOARD: _____

TO PLAN COMMISSION: _____

PUBLICATION DATES: 10/21/15

10/28/15

Pamela J. Arntson

Applicant's Signature

Village of Colfax

PO Box 417 - Colfax, Wisconsin 54730 – Phone 715-962-3311
Fax 715-962-2221

AMENDED PUBLIC HEARING REQUEST FOR REZONING

Please take notice that the *Plan Commission* of the Village of Colfax will hold a public hearing on November 5, 2015 at 6:00 p.m. at the Village Hall, 613 Main St., Colfax, WI to consider a change in zoning for the following properties.

PROPERTY OWNER: Rufledt Properties, LLC
PARCEL #17111-2-291116-120-0041

S16, T29, R11

PT. LOTS 11 & 12, PAUL LARSON ADDTN BEING PART NW NE; NOW KNOWN AS LOT 1
CSM 4142, VOL. 20, PG. 82

PROPERTY OWNER: Rufledt Properties, LLC
PARCEL #17111-2-291116-120-0042

S16, T29, R11

PT. LOTS 11 & 12, PAUL LARSON ADDTN BEING PART NW NE; NOW KNOWN AS LOT 2
CSM 4142, VOL. 20, PG. 82

This parcel is currently R-6 New Zero Lot Line Single Family Residential District. It is requested that the zoning be changed to R-1 New Single Family Residential District – Large Lot

Interested persons may attend the public hearing or written statements may be filed with the Village Clerk, P.O. Box 417, 613 Main St., Colfax, WI 54730 until 4:00 p.m. on November 5, 2015.

Lynn Niggemann, Village Administrator-Clerk-Treasurer

Published: October 21, 2015
October 28, 2015

Posted: Amended Notice Sheila Riemer: October 30, 2015

List of Public Hearing Notice Recipients
November 5, 2015 @ 6 p.m.
Village Hall, 613 Main Street

Iverson Rd - Arntson/Rufledt

Property Owners - 100' Buffer	Mail Address	City, State, Zip
Village of Colfax	PO Box 417	Colfax, WI 54730
Mark & Debrah Toycen	609 Iverson Rd.	Colfax, WI 54730
Rufledt Properties, LLC	17455 120th St.	Bloomer, WI 54724
Scott & Connie Eide	605 Iverson Rd.	Colfax, WI 54730
Steven, Randy & Paul Cook & Kathleen Larson	1202 Golfview Dr. NW	Menomonie, WI 54751
Pam Arntson	608 Iverson R.	Colfax, WI 54730



Standard Erosion Control Plan

for 1- & 2-Family Dwelling Construction Sites

According to Chapters Comm 20 & 21 of the Wisconsin Uniform Dwelling Code, soil erosion control information needs to be included on the plot plan which is submitted and approved prior to the issuance of building permits for 1- & 2-family dwelling units in those jurisdictions where the soil erosion control provisions of the Uniform Dwelling Code are enforced. This Standard Erosion Control Plan is provided to assist in meeting this requirement.

Instructions:

1. Complete this plan by filling in requested information, completing the site diagram and marking appropriate boxes on the inside of this form.
2. In completing the site diagram, give consideration to potential erosion that may occur before, during, and after grading. Water runoff patterns can change significantly as a site is reshaped.
3. Submit this plan at the time of building permit application.

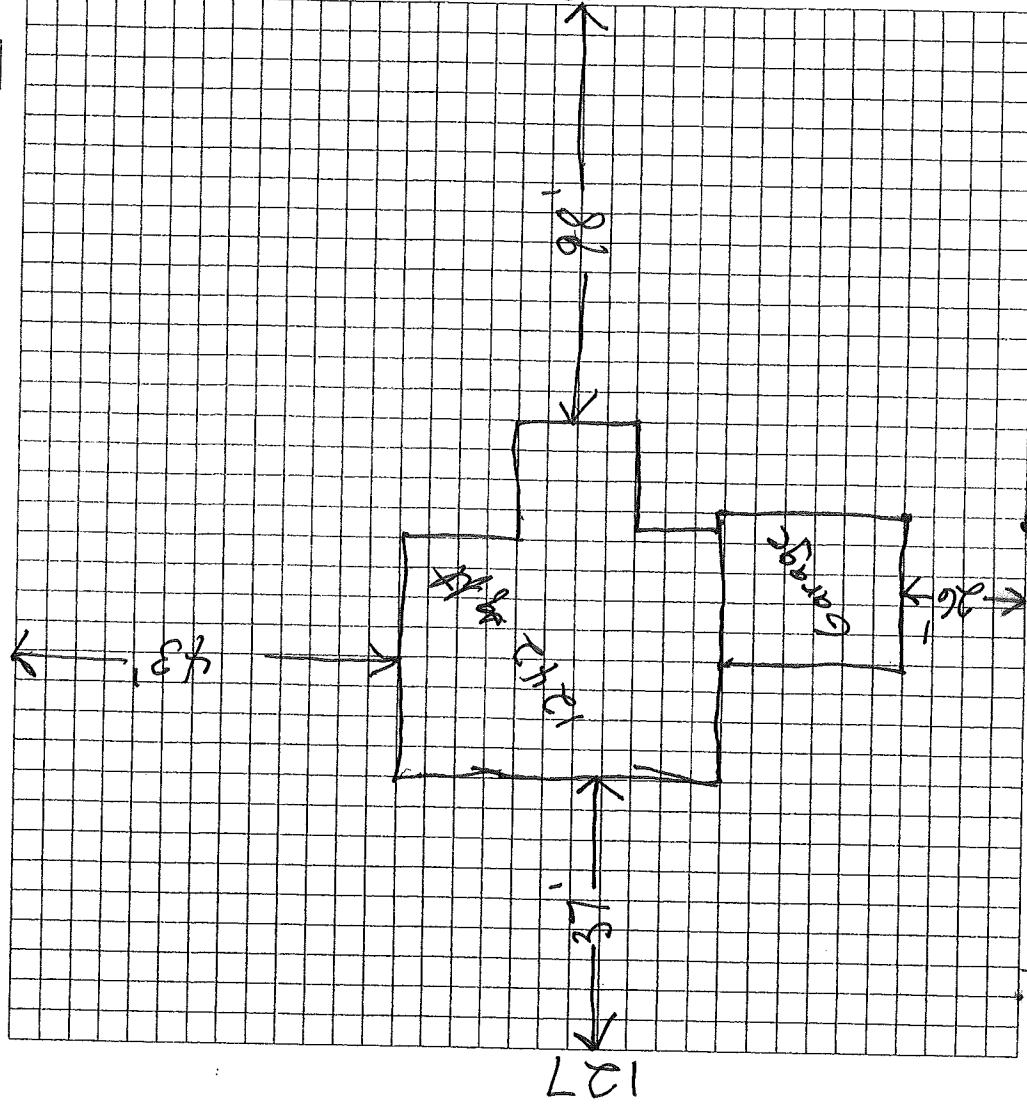
PROJECT LOCATION lot 3

BUILDER Lake Country Builders OWNER Pen Arntson

WORKSHEET COMPLETED BY DA DATE 10-27-15

SITE DIAGRAM

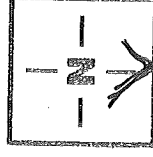
Scale: 1 inch = feet



EROSION CONTROL PLAN LEGEND

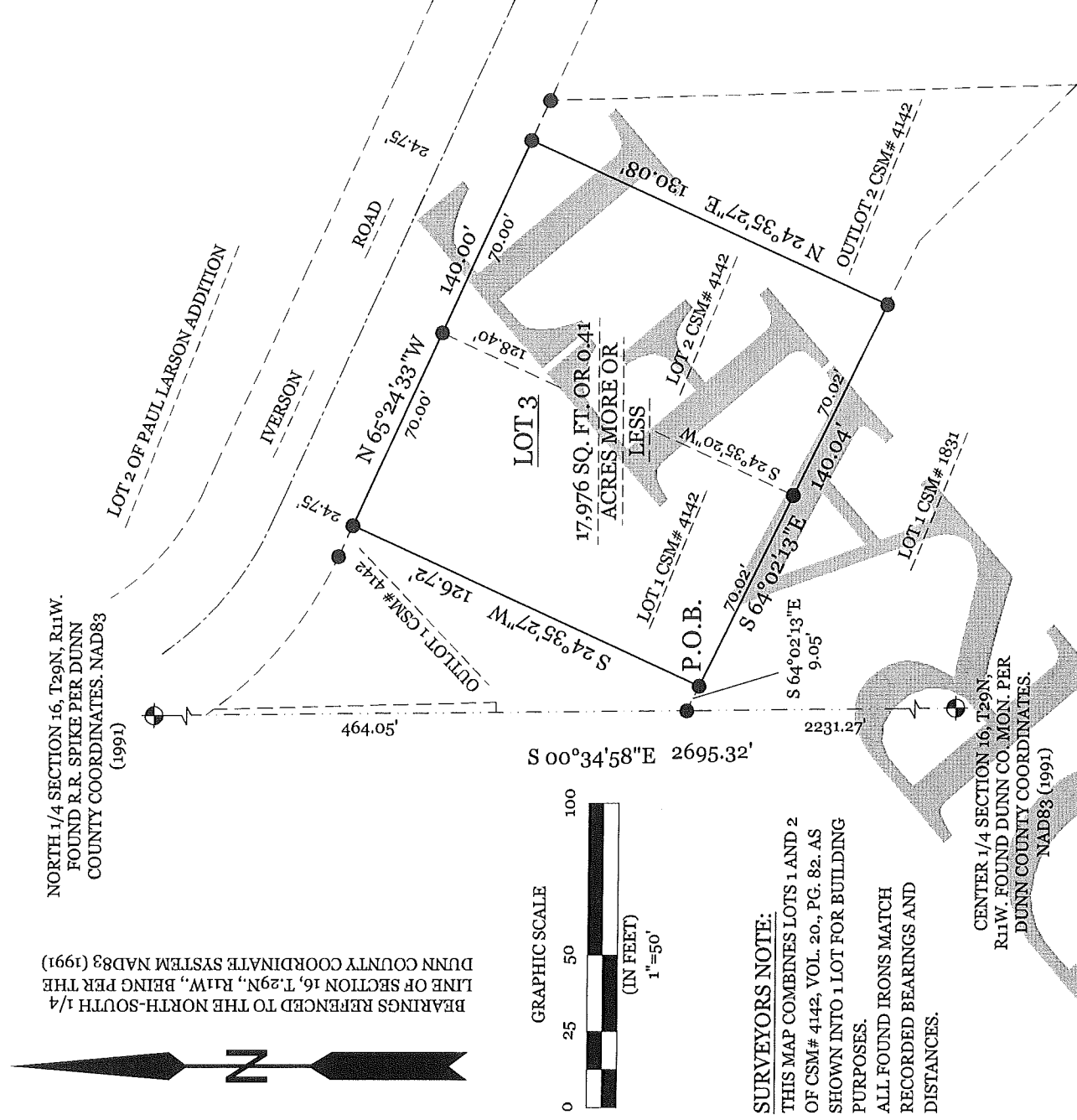
- PROPERTY LINE
- EXISTING DRAINAGE
- TEMPORARY DIVERSION
- FINISHED DRAINAGE
- LIMITS OF GRADING
- SILT FENCE
- STRAW BALES
- GRAVEL
- VEGETATION SPECIFICATION
- TREE PRESERVATION
- STOCKPILED SOIL

Please indicate north by completing the arrow.



CERTIFIED SURVEY MAP NO. ____.
VOLUME ____, PAGE ____.

LOTS 1 AND 2 OF CSM# 4142, VOL. 20., PG. 82.
PART OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 16, TOWN 29
NORTH, RANGE 11 WEST, VILLAGE OF COLFAX,
DUNN COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP NO. ____.
VOLUME ____, PAGE ____.

LOTS 1 AND 2 OF CSM# 4142, VOL. 20., PG. 82.
PART OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 16, TOWN 29
NORTH, RANGE 11 WEST, VILLAGE OF COLFAX,
DUNN COUNTY, WISCONSIN.

LOTS 1 AND 2 OF CSM# 4142, VOL. 20., PG. 82. PART OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 16, TOWN 29 NORTH, RANGE 11 WEST, VILLAGE OF
COLFAX, DUNN COUNTY, WISCONSIN.

Commencing at the North 1/4 Corner of said Section 16;
Thence S 00°34'58"E a distance of 464.05 feet to a Found 3/4" rebar;
Thence S 64°02'13"E a distance of 9.05 feet to a Found 3/4" rebar, also being the Point of Beginning;
Thence S 64°02'13"E a distance of 140.04 feet to a Found 3/4" rebar;
Thence N 24°35'27"E a distance of 130.08 feet to a Found 3/4" rebar on the southerly Right of way of "Iverson Road";
Thence N 65°24'33"W, along the Southerly Right of way of said Road, a distance of 140.00 feet to a Found 3/4" rebar;
Thence S 24°35'27"W a distance of 126.72 feet to the Point of Beginning.
Said parcel contains 17,976 Square Feet or 0.41 Acres, more or less. Parcel is subject to any and all other easements, reservations, restrictions, and conveyances of record.

SURVEYOR'S CERTIFICATE

I, Daniel J. Fedderly P.E., P.L.S., hereby certify: That I have Surveyed, Divided, and Mapped the above described parcel of land in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Dunn County Comprehensive Zoning Ordinance, and that Said Survey was done under the direction of Bradt Arntson and with this map being correct representation thereof.

Dated this ____ day of ____, 2015.

Daniel J. Fedderly P.E.; P.L.S. S-2360
D.J. Fedderly Management Consultant LLC

Approved by the Village of Colfax Board this ____ day of ____, 2015.

Scott Gunnufson
Village of Colfax President

Ordinance 2014-05

An Ordinance to Change the Zoning District Designation for a Parcel Described as Lots 11 & 12, Block 1 of Paul Larson Addition, Village of Colfax, Dunn County, Wisconsin from Single Family Residential Zoning District (R1) to New Zero Lot Line Single Family Residential District (R6) and Amending the Official Zoning Map

The Village of Colfax Board of Trustees do ordain as follows:

Section 1. That a property parcel described as Lots 11 & 12, Block 1 of Paul Larson Addition, Village of Colfax, Dunn County, Wisconsin be amended from Single Family Residential District (R1) to New Zero Lot Line Single Family Residential District (R6).

The Board further ordains as follows:

That the Village's Official Zoning Map which is required by the Village Code of Ordinances, be changed accordingly

Section 2. Except as amended, the zoning map of the Village of Colfax and the zoning ordinances is hereby reaffirmed.

Section 3. This ordinance shall take effect after its passage and publication as provided by law.

Section 4. Passed, approved and adopted by the Village of Colfax Board of Trustees, Dunn County, Wisconsin, on June 9, 2014.

Adopted – June 9, 2014
Published – June 18, 2014

Jackie L. Ponto
Administrator-Clerk-Treasurer

- 2014 - The property being discussed was a R1 and changed to a R6.
- 2015 - Land sale is in the process + the purchaser wants to build a single family home (R1).

JUNE 2014

CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 1700 AND ALL OF LOT
2, CERTIFIED SURVEY MAP NO. 3943. LOCATED IN PART OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART
OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST, VILLAGE OF
COLFAX, DUNN COUNTY, WISCONSIN

DESCRIPTION:

I, Ronald D. Jasperson, Professional Land Surveyor, hereby certify that I have surveyed, divided,
all of Lots 11 and 12, Paul Larson Addition, part of the Northwest Quarter of the Northeast
Quarter Section 16, Township 29 North, Range 11 West, Village of Colfax, Dunn County, Wisconsin,
more particularly described as follows:

Commencing at the North Quarter corner of said Section 16;

Thence S00°34'58"E 400.93 feet along the west line said Northeast Quarter to the point of
beginning;

Thence N89°25'02"E 3.34 feet to the southwest corner of Lot 12, Paul Larson Addition;

Thence N01°26'39"W 93.46 feet along the west line said Lot 12 to the south right of way line of
Iverson Road;

Thence 65.38 feet along the arc of a 130.67 foot radius curve, concave to the northeast the chord
of which bears S51°04'34"E 64.70 feet along the south right of way line of Iverson Road;

Thence S65°24'33"E 165.71 feet along the south right of way line of Iverson Road to the

northeast corner of Lot 11, Paul Larson Addition;

Thence S01°47'38"E 174.42 feet along the east line said Lot 11 to the north line of Lot 1, Certified
Survey Map #1831;

Thence N44°58'34"W 73.36 feet along the north line said Lot 1;

Thence N64°02'13"W 172.36 feet along the north line said Lot 1 to the west line of the NW/NE;

Thence N00°34'58"W 63.12 feet along the west line said NW/NE to the point of beginning.

Said parcel contains 29.773 square feet (0.68 acres), more or less. Parcel is also subject to any
and all other easements, reservations, restrictions and conveyances of record.

That I have made such survey, land division, and map at the direction of RE/MAX, Krag Blomberg.
That such map is a correct representation of the exterior boundaries of the land surveyed, and
the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the
Wisconsin State Statutes and the subdivision Regulations of the Village of Colfax in surveying,
dividing and mapping the same.

Dated this _____ day of _____, 2014.

Ronald D. Jasperson, P.L.S. #2564

VILLAGE OF COLFAX

DATE APPROVED: _____

JUNE 2014