

**Village of Colfax  
Planning Commission  
Meeting Agenda  
Thursday, June 14, 2018  
6:00 p.m.  
Village Hall, 613 Main Street, Colfax WI**

1. Call to order
2. Roll call
3. Public Appearances
4. Soo Park Parcel discussion
7. Any other items
8. 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.

## Plan Commission Minutes, September 6, 2017

On September 6, 2017, the Plan Commission meeting was called to order at 6:00 p.m. at Village Hall, 613 Main Street, Colfax, WI. In attendance: Nancy Hainstock, David Wolff, Dave Hovre, Jason Johnson and Mike Buchner. Excused: Village President Gary Stene. There is one vacancy. Others Present: Patrick Beilfuss with Cedar Corporation, Herb Sackalakas with the Colfax Railroad Museum, Public Works Director Rand Bates, Administrator-Clerk-Treasurer Lynn Niggemann and LeAnn Ralph with the Messenger.

**Public Appearances** – none.

A motion was made by Wolff and seconded by Hovre to elect Buchner as chair. All members voted yes and Buchner accepted.

### **Soo Park discussions –**

**Sealed Bid – minimum bid amount/Zoning** – Discussions occurred regarding the possibility of vacating part of Park Drive. The rules regarding vacating a public right of way require the municipality to give fifty percent of the vacated right of way to the adjoining property owners. The Municipality would be able to take title back on the property if the property owner agreed to quick claim deed it back to the Municipality.

Possibilities that are being considered for the Soo Park property include the Colfax Railroad Museum for a small train ride for children, CTL as a parking garage, Mark Ackerman and the possibility to market it as a multi-family residential land. Patrick has drawn up a garage approximately 62' by 170' which would potentially house twenty cars. This may be larger than CTL was planning, but that size of a building would fit in the space.

Herb has mentioned that the land that the Museum currently has south of the railroad tracks would be sufficient, but due to the sharper turns, the wear and tear on the wheels would be more. The Village also needs to confirm current zoning for the property at Main Street in regards to future commercial use. The Village has utilities that run relatively parallel to the tracks and whether there is a concern regarding any easements for public utilities on the property.

A third possibility would be multi-family housing. Currently, there has not been anyone that has expressed specific interest for that reason.

As the committee continued to discuss the property, they began to consider the possibility of trying to arrange the land to allow both the Colfax Railroad Museum and the CTL garage to fit if any adjoining property owners were interested in selling a lot or a portion of a lot. The Committee has requested Niggemann and/or Bates to approach current property owners to see if they are interested in selling any land so that the Village can attempt to work with both interested parties. There will be contact with CTL also to see if he still has interest.

### **East View Development**

**Phase one – sell ½ lots to interest parties/Value recommendation** – The Plan Commission has discussed the interest in selling a half lot with the free lot if an potential buyer has requested more land. The value of the half lot will need to be considered. The assessed value of a full lot 80' x 160' is \$14,900. The suggested sale value for a half lot is \$8,000. A motion was made by Hovre and seconded by Wolff to recommend to the Board to set a price for a half lot in the East View Development at \$8,000. Voting For: Hainstock, Wolff, Hovre, Johnson and Buchner. Voting Against: none. Motion carried.

The interested parties should be contacted to confirm interest so that it can be decided which lot to put the interested party into.

**Phase one – Twin Home – Lots 1-3** – The first three lot sizes will be looked at when interest is expressed.

**Phase two – Incentives for possible Developers** – A motion was made by Wolff and seconded by Hainstock to recommend to the Board to be open to incentives such as a Pay-as-You-Go TIF incentive or consider other suggestions on a case by case basis. Voting For: Hainstock, Wolff, Hovre, Johnson and Buchner. Voting Against: none. Motion carried. This type of incentive allows for the Village to get some utilities, roads or sidewalks installed without paying for it. The TIF incentives should be looked at by considering the tax value that the Village would acquire and the improvement reimbursement should not be greater than this value. The Village would reimburse the Developer for costs when a building is complete and the value shows up on the tax roll. Once the taxes are paid, the Developer would receive those funds back.

**Phase two – Developers Agreement details** – This will be considered at the time of interest.

**Old Nursing Home discussion/update** – Niggemann wanted to inform the Plan Commission of the offer which the Village Board is considering. The Colfax Health and Rehabilitation has offered the old nursing home building and land to the Village at no to little cost. The Village Board has agreed to do a cost analysis of the building to decide if the building is of interest to the Village. Other options that have been mentioned are that the Village takes over the facility, raze it and then there is approximately 4 acres of vacant land that can be marketed.

**Adjourn:** A motion was made by Wolff and seconded by Johnson to adjourn the Plan Commission meeting at 7:35 p.m.

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Mike Buchner, Chair

Attest: Lynn Niggemann  
Administrator-Clerk-Treasurer

617870

DUNN COUNTY, WI  
REGISTER OF DEEDS  
HEATHER M. KUHN

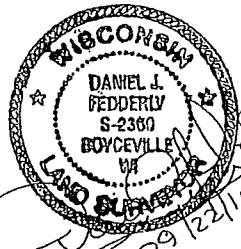
RECORDED ON  
09/23/2016 1:57 PM

CERTIFIED SURVEY MAP NO. 4284  
VOLUME 21 PAGE 54

REC FEE: 30.00  
PAGES: 2

CERTIFIED SURVEY MAP NUMBER 4284.  
VOLUME 21, PAGE 54.

SURVEY OF SOO PARK IN BLOCK 3 OF CLARKE'S REPLAT OF  
PARK ADDITION TO THE VILLAGE OF COLFAX IN SECTION  
16, TOWN 29 NORTH, RANGE 11 WEST, VILLAGE OF COLFAX,  
DUNN COUNTY, WISCONSIN.



Curve	Radius	Length	Delta	Degree	Chord	Chord Bearing	Forward Tangent	Back Tangent
C1	187.55'	260.03'	79°26'17"	30°22'58"	239.70'	S 80°04'02" W	N 19°13'27" E	S 60°12'50" E
C2	178.22'	132.58'	42°37'50"	32°08'54"	129.54'	S 61°39'33" W	N 82°58'17" E	N 19°13'27" E
C3	237.55'	329.35'	79°26'17"	24°07'11"	308.50'	S 80°04'02" W	N 19°13'27" E	S 60°12'50" E
C4	128.22'	91.64'	40°57'05"	44°41'14"	89.71'	N 66°49'26" E	N 63°24'33" E	N 19°13'27" E
C5	35.60'	68.66'	110°57'14"	160°57'37"	58.48'	N 65°20'01" E	S 60°12'50" E	S 00°51'07" E
C6	75.20'	87.11'	66°22'19"	76°51'28"	82.32'	S 44°29'33" W	N 78°00'42" E	N 12°38'24" E
C7	112.00'	72.11'	30°53'17"	51°09'25"	70.87'	N 78°35'04" W	S 60°12'50" E	N 82°38'17" E

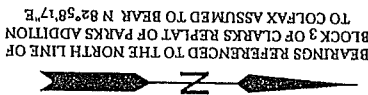
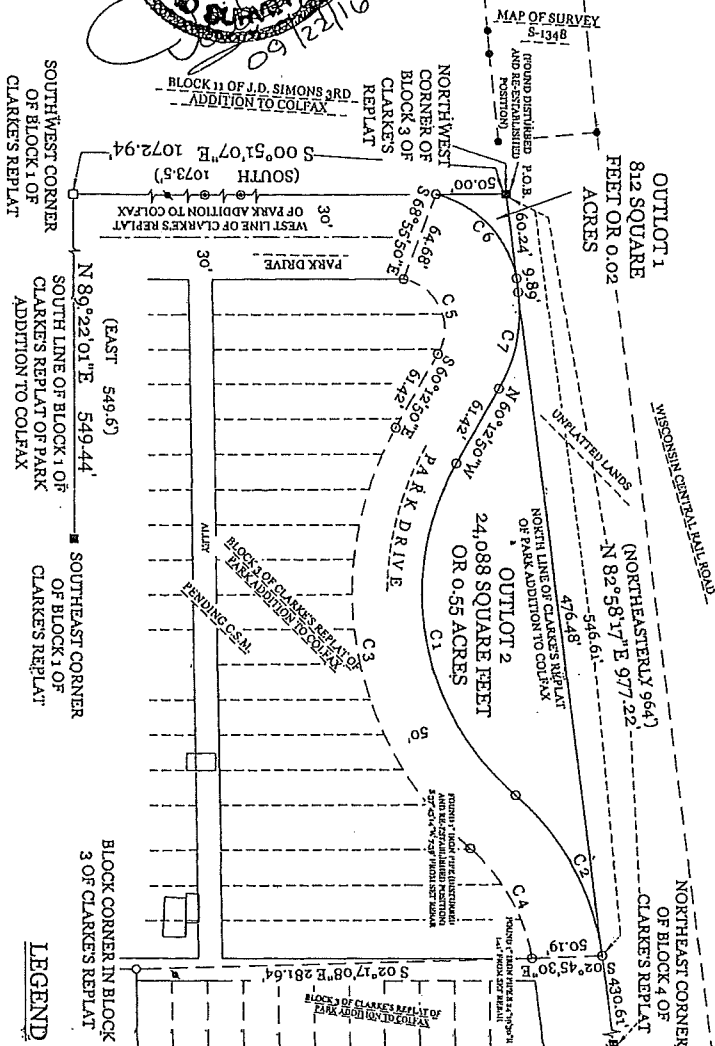
SURVEYORS NOTE:  
THIS MAP OF SURVEY IS INTENDED TO DEFINE THE PLATTED  
"SOO" PARK. ALL FIELD WORK WAS COMPLETED 8/2/2016

GRAPHIC SCALE



(IN FEET)

1" = 100'



BEARINGS REFERENCED TO THE NORTH LINE OF  
BLOCK 3 OF CLARKE'S REPLAT OF PARK ADDITION  
TO COLFAX ASSUMED TO BEAR N 82°58'17" E

LEGEND

- SET 3/4"x48" IRON REBAR (WEIGHING 1.50 LBS./FT.)
- SET P.K. NAIL
- FOUND 3/4" REBAR
- FOUND 2" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE IN CONCRETE
- RECORDED AS OUTSIDE DIAMETER
- O.D. NORTH/SOUTH/EAST/WEST POINT OF BEGINNING
- (XX XX)
- N/S/E/W
- P.O.B.

SHEET 1 OF 2 SHEETS

PAGE 54A

## **Colfax Railroad Museum**

### **Soo Line Park Proposal**

The Colfax Railroad Museum is interested in acquiring the land associated with the “Soo Line Park” located adjacent to the Museum’s land off of Main Street. Our intention would be to utilize the land as a park and events area, with a 7.5” gauge miniature ride on railroad running around the outside perimeter of the land. In addition, the Museum plans to install paved parking on the original wooden depot’s land and some of the property recently acquired from the Canadian National Railroad. The plan would be to connect to Park Drive so that vehicles leaving the site would not have to exit directly onto Main Street right beside the crossing gate.

We estimate that the opportunity for Museum visitors to enjoy a small train ride should increase the Museum’s visitor count by 4000 people per year. This would occur during our operating season of May 1 – October 30. A large proportion of the increase would be school groups and birthday party groups that would be hosted at the new events center that will be opening in the wooden depot. We estimate that the increased business in food sales and fuel sales within the Village should be in the range of \$20,000 per year. Our planned event center would also use the land for potential outdoor graduation parties and reenactment events. These activities would bring additional visitors to the Village.

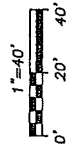
The Museum is requesting that the Colfax Board consider donating the land to the Museum. The property under consideration is irregular in shape and was intended as a park. The Museum would be maintaining that purpose, while providing an economic boost to the Village through development of property we already own. An additional consideration is that the land would no longer need to be maintained by the Village. As a donation, the land should qualify as an in kind donation for a CDBG block grant request the Museum plans to submit for the improvements for the site.

The enclosed site plan details the layout of the planned miniature train ride and the projected parking area to be improved.

If you have any questions, please feel free to contact the Museum’s chairman, Herbert Sakalaucks at 715-225-0688, [colfaxrr@wwt.net](mailto:colfaxrr@wwt.net), or at PO Box 383, Colfax WI 54730.

# MAP OF SURVEY

PART OF OUTLOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 4284, VOLUME 21, PAGE 54, PART OF PARK DRIVE, LOCATED PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST, VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN



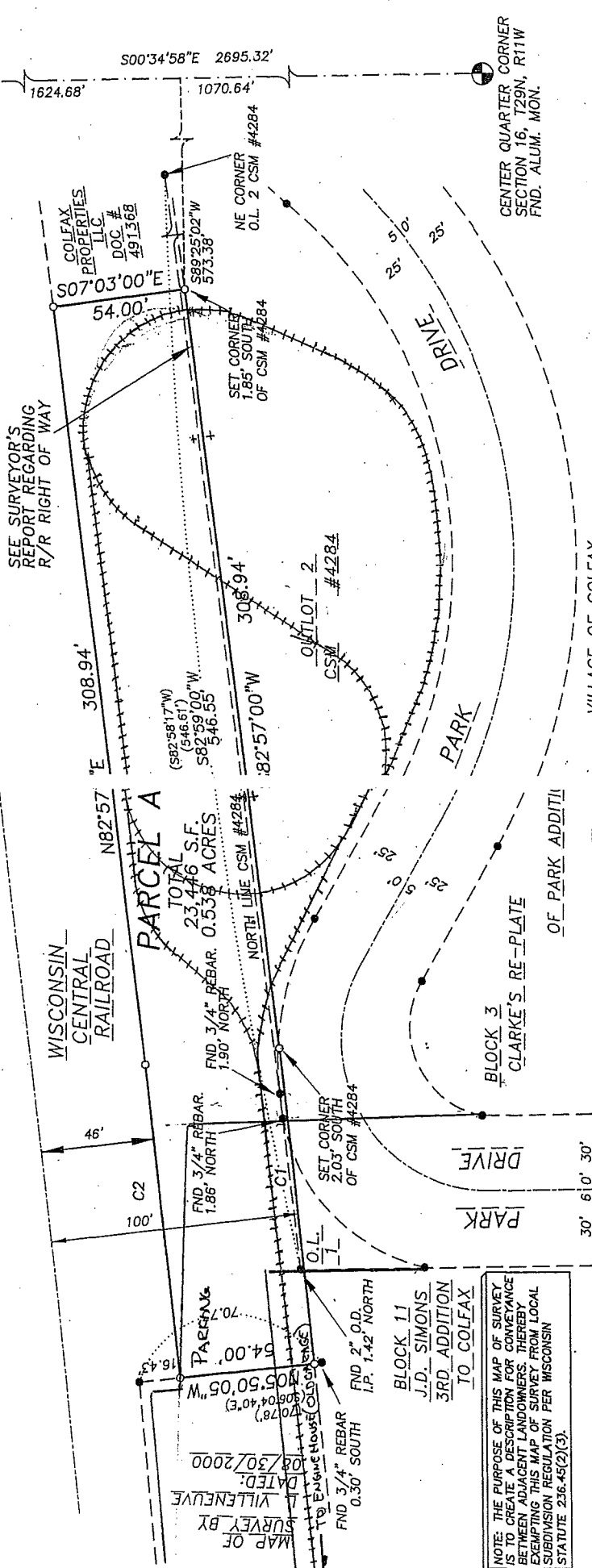
BEARINGS REFERENCED TO THE EAST LINE OF THE NORTHWEST QUARTER SECTION 16, T29N, R11W MEASURED AS S00°34'58"E (Wis. C DUNN COUNTY ZONE NAD 83 (91))

- LEGEND**
- ⊕ = GOVERNMENT CORNER AS NOTED
  - = SET 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS. PER LINEAR FOOT
  - = FOUND 3/4" IRON REBAR UNLESS OTHERWISE NOTED
  - ( ) = RECORDED AS BEARING/DISTANCE

PREPARED FOR:  
COLFAX RAILROAD MUSEUM, LLC  
N1115 670TH STREET  
WHEELER, WI 54772

PREPARED BY:  
RON JASPERSON  
NELSEN LAND SURVEYING  
392 RED CEDAR ST. SUITE 3B  
MENOMONIE, WI 54751

INTERLINE OF TRAVELED MAIN TRACK



NOTE: THE PURPOSE OF THIS MAP OF SURVEY IS TO CREATE A DESCRIPTION FOR CONFORMANCE BETWEEN ADJACENT LANDOWNERS. THEREBY EXEMPTING THIS MAP OF SURVEY FROM LOCAL SUBDIVISION REGULATION PER WISCONSIN STATUTE 236.45(2)(3).

**Fieldwork Completion Date:**  
October 25, 2016 (Proj #853-001)

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**Auth Consulting/associates**      **S&N Land Surveying**      **Nelsen Land Surveying**

**WISCONSIN**

RONALD D. JASPERSON  
S-22684  
DURAND  
WI

*Ronald D. Jasperson*  
11-11-2016

**CURVE DATA**

Curve	R	Δ	A	CB	CL	TAN IN	TAN OUT
C1	5885.00'	01°12'55"	125.81'	583°33'28"W	125.81'	S82°57'00"W	S84°09'55"W
C2	5831.00'	01°13'30"	125.00'	N83°33'45"E	124.66'	N84°10'30"E	N82°57'00"E