

Village of Colfax
Planning Commission
Monday, March 29th, 2021
6:00 p.m.

RESCUE SQUAD, 614C Railroad Ave., Colfax, WI

Meeting is also available by Zoom Meeting
<https://zoom.us/j/98970415305?pwd=Z1F3TmhXa1hraHIPMWZKbHVjZGE5dz09>
Meeting ID: 989 7041 5305 Passcode: z0QS4n
Any questions on logging into the meeting call or email
Lynn Niggemann 715-308-9986 or clerktreasurer@villageofcolfaxwi.org

Agenda

- 1) Call to Order
- 2) Roll Call
- 3) Public appearances
- 4) Open Public Hearing
 - a) Rezone request for 1009 University Avenue – Countrified Investments Inc.
 - i) B-2 Business District to R-5 Multiple Family District
- 5) Public Comments
- 6) Close Public Hearing
- 7) Discussion of public comments and consideration of zoning request
 - a) Approval or denial of the Re-Zone Request from B-2 to R-5
- 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 Administrator-Clerk-Treasurer's Office, 613 Main Street, Colfax, (715) 962-3311 by 2:00 p.m. the day prior to the meeting so that and 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: 3-9-21

Name: COUNTRIFIED INVESTMENTS LLC NICK SEMLING

Address: S8615 COUNTY RD F, EAU CLAIRE, WI 54701

Phone: 715-450-6011

PROPERTY OWNER IF DIFFERENT THAN ABOVE:

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

1009 UNIVERSITY AVE, COLFAX

EXACT LEGAL DESCRIPTION OF PROPERTY:

PT SE SE BEING PART OF LOT 2 CSM 4639 NOW KNOWN AS LOT 1 CSM 4652 VOL 23,

PAGE 92 OF SURVEYS RECORDED AS DOCUMENT NUMBER 645567. The lot is 0.6 acres.

CURRENT ZONING: B-2 Business District

PROPOSED ZONING: R-5 – Multiple Family Residential District

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

Proposing two Four-Plex units to be constructed during the spring of 2021.

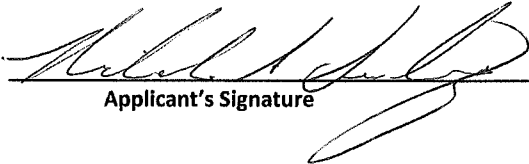
NONREFUNDABLE FEE: \$25.00

RECEIPT # pd ck 164262

TO VILLAGE BOARD: 4-12-2021

TO PLAN COMMISSION: 3-29-2021

PUBLICATION DATES: 3-17 + 3-24-2021


Applicant's Signature

COLFAX LOT



List for the Public Hearing Notices-1009 University Avenue

Property Owner	Property Location	Mailing Address
Abraham Hendricks	1000 University Avenue	same
Jeffrey Prince	1004 University Avenue	same
Clinton Best	1010 University Avenue	same
Iylah Morning	1014 University Avenue	same
Kari Marko	716 Sletton Street	same
James Peterson	712 Sletton Street	same
Alicia Young	706 Sletton Street	same
CESA II Head Start	704 Sletton Street	225 Ostermann Drive, Turtle Lake, WI 54889
Tyler Schultz & Tony Krueger	1005 University Avenue	1524 Frisbie Lane, Eau Claire, WI 54703
Samm Investments	1011 University Avenue & 1010 High	8231 163rd Street, Chippewa Falls, WI 54729
Lucas Ciszewski	2 Vacant lots on High Street	E9424 690th Ave, Elk Mound, WI 54739

Village of Colfax

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

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

TO:

DATE: March 12, 2021

RE: Request for Rezoning

Per Village ordinance we are required to notify you when a property owner within 100 feet of your property has requested a Zoning Hearing. Below is the explanation and hearing notice required and published in the March 17th, 2021 Colfax Messenger. If you have any further questions please don't hesitate to contact our office.

PUBLIC HEARING REQUEST FOR REZONING

Please take notice that the *Plan Commission* of the Village of Colfax will hold a public hearing on **Monday March 29th, 2021 at 6:00 p.m.** at the **Rescue Squad 614C Railroad Ave., Colfax, WI.**

The meeting will also be available by Zoom Meeting;

<https://zoom.us/j/98970415305?pwd=Z1F3TmhXa1hraHIPMWZKbHVjZGE5dz09>

Meeting ID: 989 7041 5305 Passcode: z0QS4n

The public meeting is a request for rezoning of the vacant parcel located at 1009 University Avenue: **Rezone from B-2 Business District to R-5 Multiple Family Resident District-**

PROPERTY OWNER: Countrified Investments LLC

PARCEL #17111-2-291109-440-0044

BRIEF LEGAL DESCRIPTION: PT SE SE BEING PART OF LOT 2 CSM 4639 NOW KNOWN AS LOT 1 CSM 4652 VOL 23, PAGE 92 OF SURVEYS RECORDED AS DOCUMENT NUMBER 645567. THE LOT IS 0.6 ACRES.

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 2 pm on Monday, March 29th, 2021.

Sincerely,

Lynn Niggemann
Village Administrator-Clerk-Treasurer