

**Village of Colfax  
Plan Commission Public Hearing  
Meeting Agenda  
Monday, October 2, 2017  
7:00 p.m.  
Village Hall, 613 Main Street, Colfax WI**

1. Call to order
2. Roll call
3. Open Public Hearing – Proposed rezoning of 602 Evergreen Street, Colfax, WI, Parcel number 17111-2-291116-210-0092, Legal description: PT NE NW BEING A 72' X 168' PARCEL ABUTTING NORTH OF LOT 4 BLOCK 31 OF J.D. SIMONS THIRD ADDITIONA AND AS DESCRIBED WITHIN A WARRANTY DEED IN DOCUMENT 189632 from Public Use to Residential.
  - a. Public comments
  - b. Close Public Hearing
4. Public Appearances
5. Consideration and possible recommendation to the Village Board for approval.
  - a. 602 Evergreen Street, Colfax, WI, Parcel number 17111-2-291116-210-0092, Legal description: PT NE NW BEING A 72' X 168' PARCEL ABUTTING NORTH OF LOT 4 BLOCK 31 OF J.D. SIMONS THIRD ADDITIONA AND AS DESCRIBED WITHIN A WARRANTY DEED IN DOCUMENT 189632 from Public Use to Residential.
6. East View Development – Phase Two
  - a. Discussion of incentives
7. 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.

## Ordinance 2017-01

**An Ordinance to Change the Zoning District Designation for a Parcel Described as Pt NE NW Being a 72' x 168' parcel abutting north of Lot 4 Block 31 of J.D. Simons Third Addition and as described within a warranty deed in document 189632, Village of Colfax, Dunn County, Wisconsin from Public Use to Single Family Residential Zoning District (R1) Amending the Official Zoning Map, also currently known as 602 Evergreen Street, Village of Colfax, Dunn County, Wisconsin.**

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

**Section 1.** That a property parcel described Pt NE NW being a 72' x 168' parcel abutting north of Lot 4 Block 31 of J.D. Simons Third Addition and as described within a Warranty Deed in Document 189632 from Public Use to Single Family Residential District (R1).

The Board further ordains as follows:

That the Village's Official Zoning Map which is required by the Village Code of Ordinance's 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 October 9, 2017.

Village of Colfax

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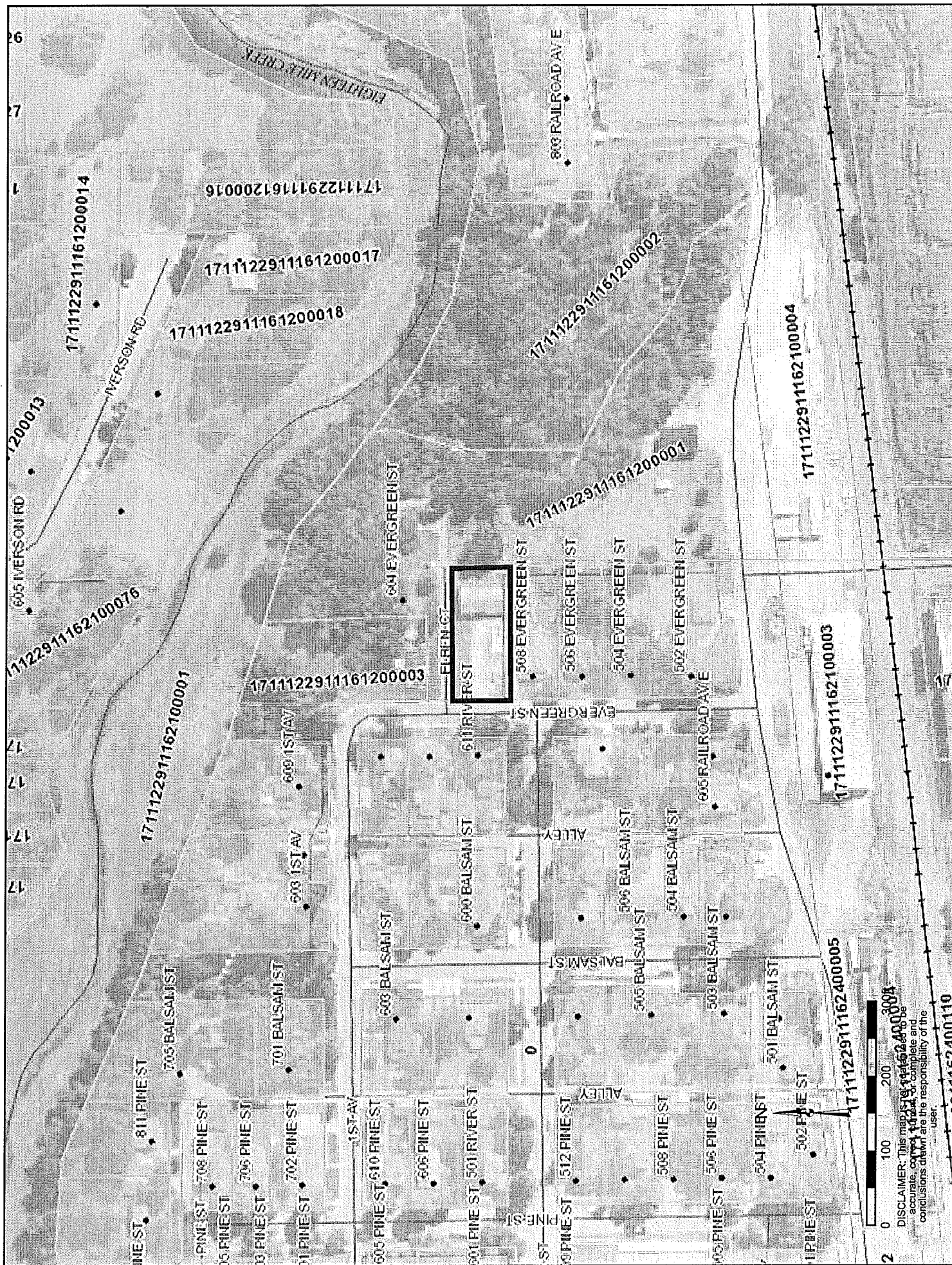
Gary Stene, President

ATTEST:

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Lynn M. Niggemann  
Administrator-Clerk-Treasurer

Adopted – October 9, 2017 (if approved)  
Published – October 18, 2017 (if approved)



**DISCLAIMER:** This map is not intended to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

**Village of Colfax**  
**Notice of Land Sale by Sealed Bid**  
**602 Evergreen Street**

Sealed bids will be opened on October 5<sup>th</sup>, 2017 at 10:00 a.m. at the Village of Colfax – Village Hall 613 Main Street, Colfax, WI. The bid information will be presented to the Village Board on Monday, October 9, 2017 at the Board meeting. Prior to the acceptance of any bid by the Village Board, the bid must first be referred to the Village of Colfax Plan Commission pursuant to Wis. Stat. § 62.23(5) for consideration and report.

The property to be sold is identified as parcel number 17111-2-291-116-210-0092, 602 Evergreen Street, Colfax, WI 54730. The current zoning of the property is Public Use, however the Plan Commission is scheduling a public hearing to change the zoning to Residential. The property previously contained the Village of Colfax Salt/Sand Shed. The shed and the cement slab have been removed in 2017. The property is being sold **“AS IS”** and in its present physical condition, with all faults and defects, known or unknown, and without warranties, express or implied. The Village Board has the **full right to reject any or all offers or bids**.

The Village is requesting a minimum bid of \$15,000 on this property. The sealed bid must include the following:

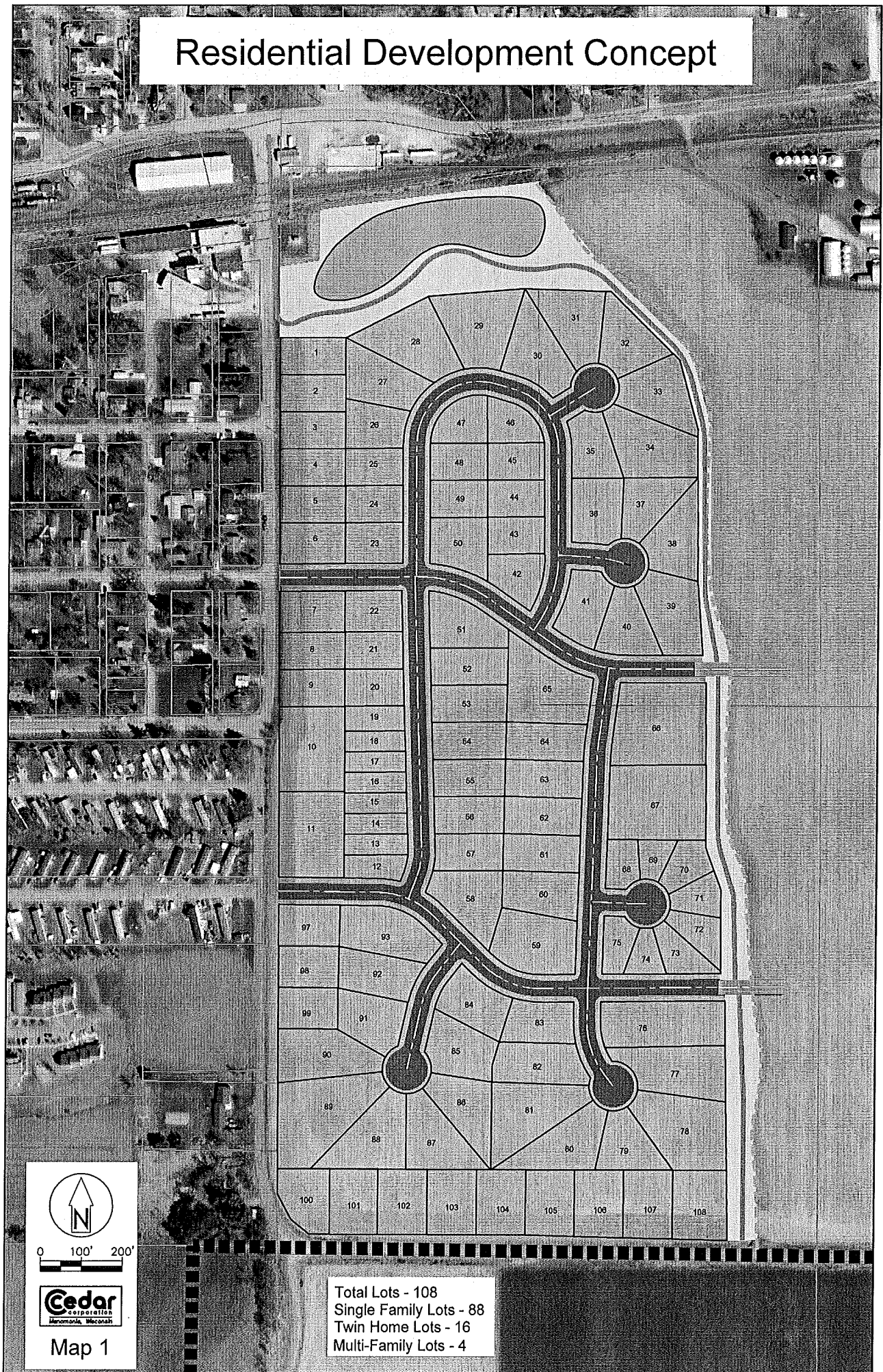
- \* Address of the property, 602 Evergreen Street Land Bid
- \* The amount of your bid
- \* Proof of financing from a financial institution or verification of an account balance from the bank (which will be kept confidential)
- \* The intended use of the property

Please keep in mind that the property and intended use of the property will be required to conform to current Village Ordinances. This includes, but is not limited to set back requirements, structure size, etc. There would be a zoning change required unless the intended use meets either the Residential or Public Use zoning criteria, whichever zoning district is in place. The bidder selected, if any, is responsible for applying for and obtaining, without limitation, any rezoning, variance or conditional use permit needed for the intended use, including paying all applicable fees. In the event that the bidder is unable to obtain the necessary approvals for the intended use, then the agreement between the Village and the bidder for the sale of the property may become null and void. Any questions regarding the use or circumstances should be discussed in advance with the Village Clerk, Lynn Niggemann, 715-962-3311.

Maps, legal description and property record are available on the Village of Colfax website, [www.villageofcolfaxwi.org](http://www.villageofcolfaxwi.org) or at the Village Clerk's office, 613 Main Street, Colfax, WI.

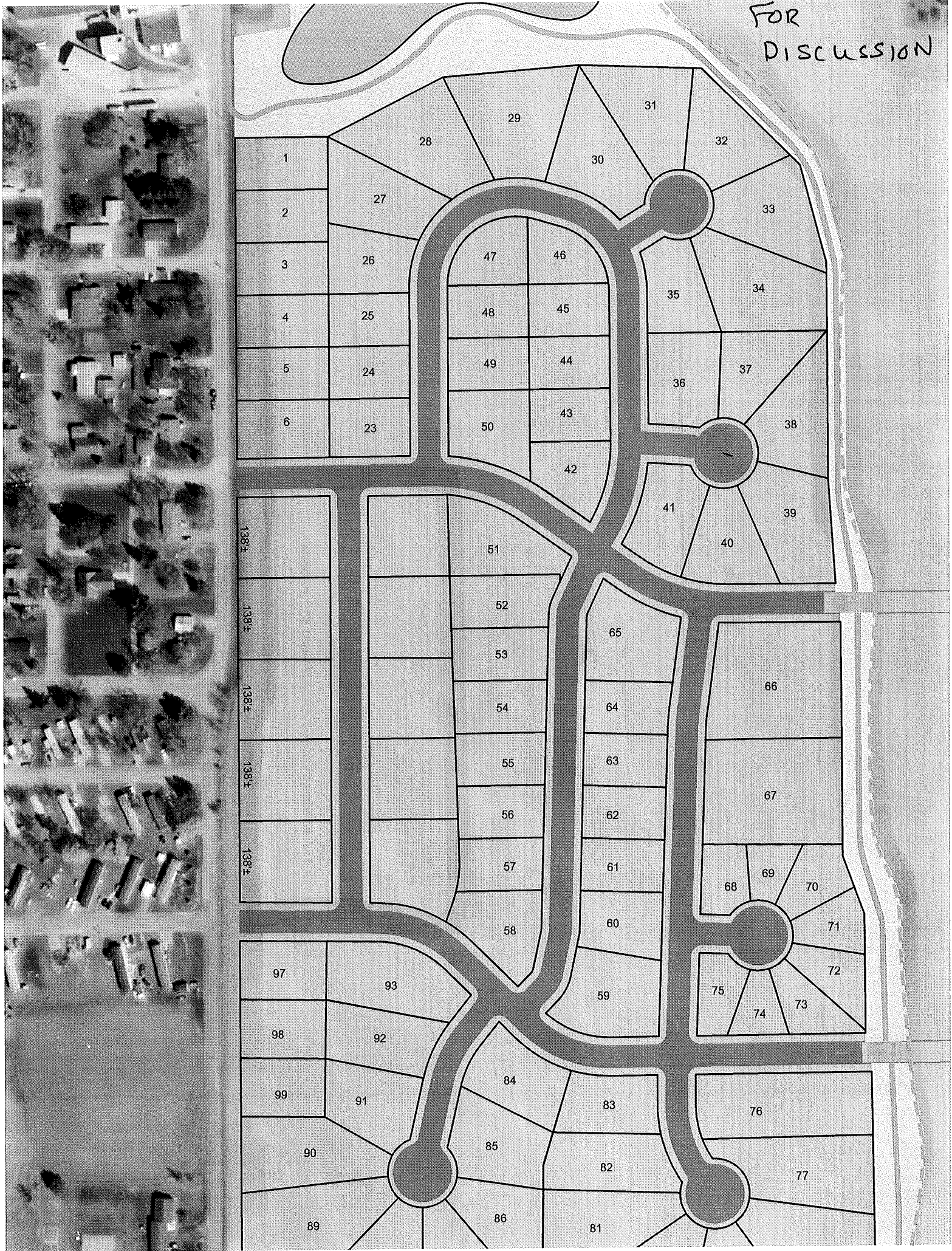


# Residential Development Concept





FOR  
DISCUSSION





*engineers | architects | planners | environmental specialists  
land surveyors | landscape architects | interior designers*

## **MEMO**

604 Wilson Avenue  
Menomonie, WI 54751  
715-235-9081  
800-472-7372  
FAX 715-235-2727

**DATE:** October 2, 2017  
**TO:** Colfax Village Board  
**FROM:** Patrick Beilfuss  
**REGARDING:** Residential Concept Requested Revisions

Colfax Village Board:

I was asked to provide a revised development concept based on an idea from a potential developer. Here are a few things to consider.

1. The development would create two blocks of housing with a road along the front and rear of the properties. This creates a redundancy of infrastructure. Would the Village assess these lots for street and utility work when done on each side? The Village would be creating more infrastructure than is practical.
2. The homes/duplexes on the new lots (138' wide) would have the rear yards facing Dunn Street. The existing home that was built faces Dunn Street. Is this the look you desire?
3. The Village and developer should look at the cost of installing utilities along Dunn Street and servicing the five new lots vs. adding the new infrastructure as proposed and servicing 10 lots.

Patrick Beilfuss, AICP

## Colfax Clerk Treasurer

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**From:** Shambeau, Gareth <ShambeauG@AyresAssociates.com>  
**Sent:** Monday, October 02, 2017 8:28 AM  
**To:** RANDY BATES  
**Cc:** Colfax Clerk Treasurer  
**Subject:** RE: East View Development

Rand,

We looked at this a little this morning and it can certainly work, but here are a couple of items of consideration:

1. Stormwater will need to be accounted for and designed for. The stormwater pond along with piping to and from the pond would likely need to be constructed for this amount of development prior to construction.
2. Who will be paying for what pieces of the project (street, water, sewer, storm)?
3. I have not reviewed your full comp. plan, but this development should be compared against the plan.
4. The lots on the west end with the new street would have their back yard facing towards Dunn. As long as there is no ordinance against this, this should be fine from an engineering perspective, but long term re-sale of the lots with street on both sides might not be preferred. Additionally the lots on the block to the north face Dunn, so this may look a little strange.
5. Likely you will need to continue multi-family housing in this entire block to the east extent of the development. Single family residential will likely not find building adjacent or across from multi-family desirable.
6. The platting of the development should probably be reworked for this developer and lots and drainage worked out. We would be more than happy to help out with this scope.

Hopefully this is helpful. I would be willing to attend tonight's meeting if that is something that would be helpful also! Please let me know if you would like me to be there.

Thanks,

**Gareth Shambeau, PE**

Civil Engineer

Office: 715.834.3161 • Direct: 715.831.7616 • Mobile: 715.977.1723

[ShambeauG@AyresAssociates.com](mailto:ShambeauG@AyresAssociates.com)

[www.AyresAssociates.com](http://www.AyresAssociates.com)

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**From:** RANDY BATES [<mailto:colfaxdpw@colfaxdpw.com>]  
**Sent:** Friday, September 29, 2017 1:55 PM  
**To:** Shambeau, Gareth <[ShambeauG@AyresAssociates.com](mailto:ShambeauG@AyresAssociates.com)>  
**Subject:** FW: East View Development

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**From:** Colfax Clerk Treasurer [<mailto:clerktreasurer@villageofcolfaxwi.org>]  
**Sent:** Friday, September 29, 2017 12:34 PM  
**To:** Mike Boyd  
**Subject:** East View Development

Rand~