

Village of Colfax
Planning Commission
Tuesday, August 27, 2019
5:30 p.m. at Village Hall
613 Main Street, Colfax, WI

Agenda

1. Call to Order
2. Roll Call
3. East View Development
 - Review Single-Family criteria
 - a. Materials and documentation
 - Multi-Family criteria
 - a. Values
 - b. TIF incentives?
 - c. Documentation
4. 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.*******

**APPLICATION TO PURCHASE A VILLAGE OWNED RESIDENTIAL LOT
IN THE EAST VIEW DEVELOPMENT**

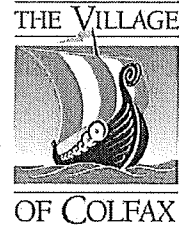
Colfax, Wisconsin

** MAY HAVE TO CHANGE
WORDING IF YOU ARE
LOOKING AT THIS AREA*

To All Prospective Home Builders and Home Owners:

Thank you for your interest in our East View Residential Lot Program. Through the Program, the Village is making six (6) residential lots available to qualified purchasers at no cost. The Village requires that the completed home and lot have an equalized assessed value of not less than \$175,000.

"completed home was equalized assessed value of \$160,000"
To be considered for a free lot, please provide the following information and return it to Lynn Niggemann, Village Administrator/Clerk/Treasurer.



Applicant Information

Name of Developer: _____

Address: _____

Phone Number: _____

Email Address: _____

Contact Person: _____

Property (see attached East View Final Plat)

Lot Number: _____

Parcel Number: _____

Description of Proposed Single Family Home

Number of Stories: _____

Exterior Materials: _____

Number of Car Garage: _____

Please provide an example (drawing, rendering or photo) of the home you are proposing to build.

You must provide a letter from your lender showing that you are pre-approved to build your planned home and attach it with this application.

**AGREEMENT FOR THE PURCHASE OF A VILLAGE OWNED RESIDENTIAL
MULTI FAMILY LOT
EAST VIEW DEVELOPMENT**

THIS AGREEMENT made and entered into this ____ day of ____, 201__, by and between _____, the "Developer", and the Village of Colfax, a Wisconsin municipal corporation, the "Village".

RECITALS

Developer desires to obtain a Village-owned residential multi-family lot for the purpose of constructing a single family dwelling (the "Project").

The Village seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements and providing various assurances the Project will be completed in accordance with the requirements of the Village Code of the Village of Colfax.

The applicable provisions of the Village Code require, among other things, that provisions be made for the connection to Village water, sanitary sewer, and stormwater utilities, the grading of public and private lands, erosion and storm water runoff control, and building setbacks.

The purpose of this Agreement includes, but is not limited to, the avoidance or harmful consequences of land development prior to satisfactory completion of the Project.

The Village will be injured in the event of the Developer's failure to fully and completely perform the requirements of this Agreement, even if construction has not yet been commenced. Accordingly, the parties agree that the Village may enforce the terms and provisions of the Agreement even if construction has not begun.

Developer agrees to develop the Property in accordance with this Agreement and any applicable regulations of any governmental entity with jurisdiction and/or any other applicable ordinances; specifically including application for the issuance of building permits by the Village in accordance with existing regulatory standards and if needed, WisDNR approval of the wetland delineation study. Do multi-family units need to be inspected differently? State? Etc?

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. The Developer is receiving a Village-owned residential multi-family lot at no cost, but the Developer becomes responsible for installing Village approved water, sanitary sewer and stormwater utilities extended from the utility mains to connect to Village utilities and undertaking the construction of a new single multi family residential dwelling on the property in the Village at the following described site:

leave "residential" ← add a " "
Multi-Family
I think anything over 2 units is inspected by the State.
- leave

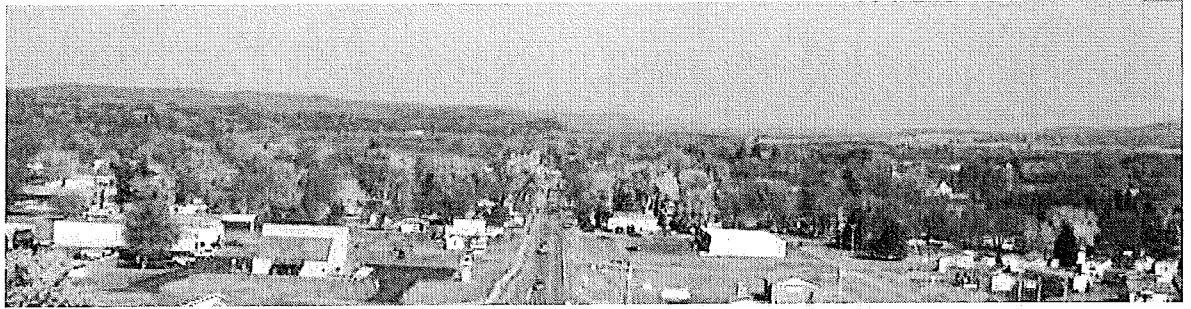
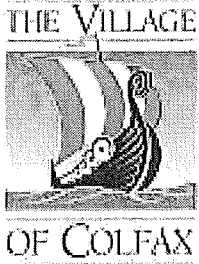
Legal description shown in Attachment 1.

- ~~2. As a part of the Project, the Village is designing and installing certain public improvements ("Village Improvements"), at its own expense. Those Village Improvements are:~~

~~The Village will provide municipal utilities (water, sanitary sewer, storm sewer) to the property right of way, curb and gutter, street reconstruction, and paving. However, it is the responsibility of the Developer, at the Developer's expense, to connect to municipal utilities, provide curb cuts, repair street and to grade the parcel to provide stormwater control as specified by the Village Board, Public Works Director, and/or Village Engineer.~~

3. As a part of the Project, the Developer will submit a properly completed application to purchase for a Village-owned parcel.
4. The Developer further agrees to provide proof of preapproval of mortgage financing in the form of a letter from the Developer's lender showing that the Developer is pre-approved for financing to build a single family residential dwelling.
5. The Developer must provide a retainage fee at the time of execution of this Agreement in the amount of \$2,500. The fee will be returned to the Developer when the Certificate of Occupancy is provided by the Village. In the event that the Developer does not provide a Certificate of Occupancy within twelve (12) months of the execution of this agreement, all such retainage fees held by the Village shall be forfeited by Developer to the Village.
6. The Developer agrees that they will commence and complete construction of the dwelling on the property and obtain Certificate of Occupancy within twelve (12) months of the execution of this Agreement. In the event that Developer does not commence and complete the construction as referenced above, Developer agrees to re-convey the Property to the Village upon written request of the Village at the expense of the Developer and at no cost to the Village.
7. The Developer guarantees that the minimum equalized assessed value of the land and improvements will be not less than ~~\$175,000~~ \$190,000 for an owner occupied 2 bedroom duplex, for income properties \$200,000 for a 2 bedroom duplex, \$380,000 for a 2 bedroom fourplex, \$625,000 for a 2 bedroom, 2.5 bath and 2 car garage (per unit) fourplex, \$750,000 for a 2 bedroom (per unit) eightplex. The Developer specifically guarantees the payment of any shortfall in anticipated real estate taxes generated by the property for ten (10) years if the actual equalized assessed value is less than the guaranteed equalized assessed value provided above.
8. The Developer guarantees the building materials for the exterior of the home shall be brick, natural stone, wood clapboard, wood shingle, fiber cement siding, or engineered wood siding. Vinyl siding, imitation brick, or metal siding is prohibited.

↳ the Village can change these requirements



FREE Residential Lots Available in The Friendliest Little Town in Wisconsin!

The Village of Colfax is pleased to announce the creation of the **East View Residential Community!**

The Village of Colfax **East View Residential Community** is the first phase of a residential concept located off Dunn Street on the east side of the Village of Colfax.

◆ The Village is providing six (6) single family residential lots, **free** to potential homeowners or homebuilders, on a first come, first served basis.

◆ All lots are between 14,400 sq. ft and 16,000 sq. ft. in area.

◆ All lots are zoned R-1 Single Family Residential and must be used for single family homes.

◆ The potential homeowner or homebuilder must complete construction of a single family Residential home within twelve (12) months of signing a Developers Agreement.

◆ The Village will provide municipal utilities to the lot.

◆ When completed, the lot and home must have a minimum equalized assessed value of \$175,000.

◆ For more information, please contact the Village of Colfax Clerk at 715-962-3311.



would like to update
this to allow twin homes
* Maybe show areas
available for twin
homes
on a
map.

Located along the Red Cedar River in Western Wisconsin, the Village of Colfax has much to offer! Excellent K-12 school district, local parks and recreation, great local businesses and industry provides an atmosphere that attracts friendly people and creates a pleasant environment to raise a family or just retire. Located on a State Highway within 20 miles of I-94, Menomonie and Eau Claire, the Village offers a small town atmosphere with easy access to large city amenities!

Thank you for your interest in our East View Residential Community !



Potential homeowners and homebuilders must fulfill the following:

Provide Proof of Pre-Approval: The Village will require a letter from your lender showing that you are pre-approved to build your planned home.

Sign a Developers Agreement: The Village will require a Developers Agreement specifying landscaping, home materials, assessed value, and other items to ensure a quality home and neighborhood.

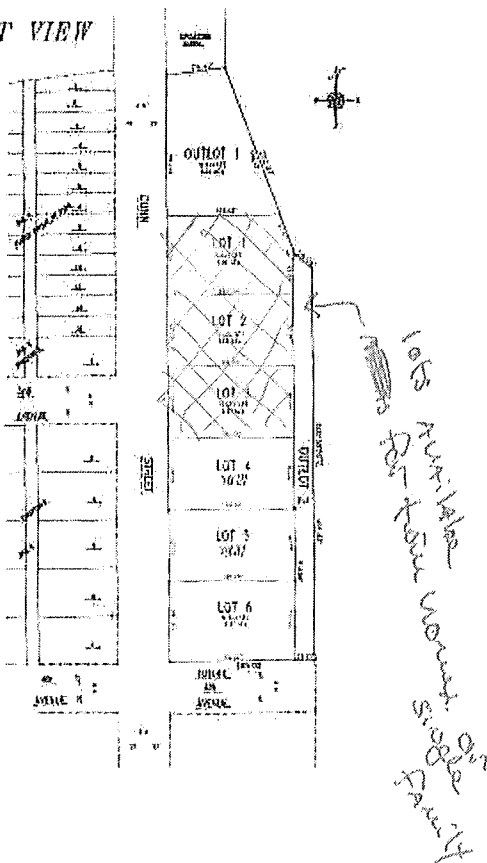
Provide a Retainage Fee: The Village will require a \$2,500 retainage fee. The retainage fee will be returned once a the Certificate of Occupancy is issued.

Complete Construction: Upon signing the Developers Agreement, you will have 12 months to build a home on your lot.

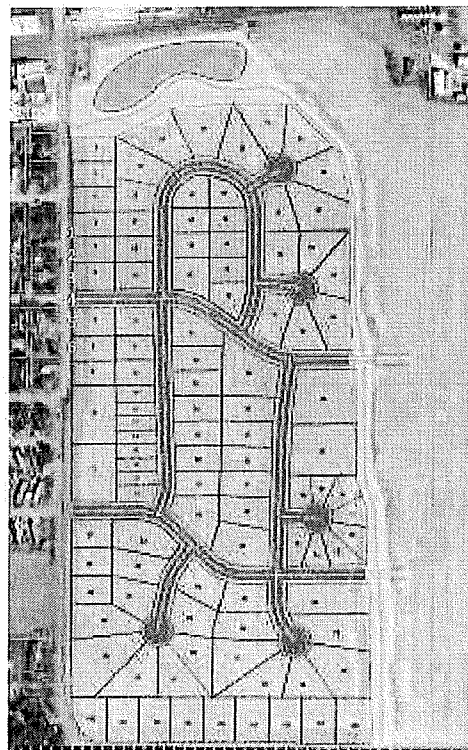
The Village of Colfax is excited about this program and the opportunities it presents to new homeowners and homebuilders.

We look forward to welcoming you into our community.

EAST VIEW



East View Residential Concept



Parcel #: 1725122812303300015

Valid as of 08/06/2019 10:00 PM

Alt. Parcel #:

CITY OF MENOMONIE
DUNN COUNTY,
WISCONSIN

Owner and Mailing Address: MARK W & KRISTEN T ZEMPEL 3959 NICHOLAS DR MENOMONIE WI 54751		Co-Owner(s):	
Districts:		Physical Property Address(es): * 3959 NICHOLAS DR	
Dist#	Description	Parcel History:	
0100	CHIPPEWA VALLEY TECH	Date	Doc #
3444	SCH D MENOMONIE AREA	Vol/Page	Type
Legal Description: LOT 65 WHISPER RIDGE NORTH		06/23/2017	622811 / WD
Acres: 0.200		09/06/2016	617425 / WD
		09/12/2014	604477 / WD
		07/16/2014	603426 9/14 PLAT
		<i>more...</i>	

Plat	Tract (S-T-R 40¼ 160¼ GL)	Block/Condo Bldg
* 0430-WHISPER RIDGE NORTH	30-28N-12W SW SW	LOT 65

2019 Valuations: Values Last Changed on 08/14/2018

Class and Description	Acres	Land	Improvement	Total
G1-RESIDENTIAL	0.198	13,400.00	164,400.00	177,800.00
Totals for 2019				
General Property	0.198	13,400.00	164,400.00	177,800.00
Woodland	0.000	0.00	0.00	0.00
Totals for 2018				
General Property	0.198	13,400.00	164,400.00	177,800.00
Woodland	0.000	0.00	0.00	0.00

2019 Taxes
Taxes have not yet been calculated.

Key

* -
Primary

*This is one unit of a
never twin home in Menomonee*

Parcel #: 1725122812303300013

Valid as of 08/06/2019 10:02 PM

Alt. Parcel #:

CITY OF MENOMONIE
DUNN COUNTY,
WISCONSIN

Owner and Mailing Address: WHISPER RIDGE TOWNHOMES, LLC 13167 COUNTY HWY OO CHIPPEWA FALLS WI 54729		Co-Owner(s):	
Districts:		Physical Property Address(es): * 3973 NICHOLAS DR	
Dist#	Description	Parcel History:	
0100	CHIPPEWA VALLEY TECH	Date	Doc #
3444	SCH D MENOMONIE AREA	09/12/2014	604477
		07/16/2014	603426
			Vol/Page
			/
			Type
			WD
			PLAT
Legal Description: LOT 63 WHISPER RIDGE NORTH		Acres: 0.440	

Plat	Tract (S-T-R 40% 160% GL)	Block/Condo Bldg
* 0430-WHISPER RIDGE NORTH	30-28N-12W SW SW	LOT 63

2019 Valuations: Values Last Changed on 07/26/2018

Class and Description	Acres	Land	Improvement	Total
G1-RESIDENTIAL	0.441	30,000.00	326,200.00	356,200.00
Totals for 2019				
General Property	0.441	30,000.00	326,200.00	356,200.00
Woodland	0.000	0.00	0.00	0.00
Totals for 2018				
General Property	0.441	30,000.00	326,200.00	356,200.00
Woodland	0.000	0.00	0.00	0.00

2019 Taxes

Taxes have not yet been calculated.

Key

* -
Primary

This is a new 3plex in Menomonie

Parcel #: 1725122813361200010

Valid as of 08/06/2019 10:06 PM

Alt. Parcel #: 251151201000

CITY OF MENOMONIE
DUNN COUNTY,
WISCONSIN

Owner and Mailing Address: MTDK ENTERPRISES LLC 1820 STOUT RD MENOMONIE WI 54751		Co-Owner(s):	
Districts:		Physical Property Address(es): * 2210 11TH AVE E	
Dist#	Description	Parcel History:	
0100	CHIPPEWA VALLEY TECH	Date	Doc #
3444	SCH D MENOMONIE AREA		Vol/Page
			Type
Legal Description: TOWER RIDGE 2ND ADDITION LOT 19		07/17/2019	636224 / 04
Acres: 0.370		07/17/2019	636226 / 04
		07/26/2007	542982 / MISC
Plat	Tract (S-T-R 40% 160% GL)	Block/Condo Bldg	
* 0376-TOWER RIDGE 2ND ADDITION	36-28N-13W NW NE	LOT 19	

2019 Valuations: Values Last Changed on 07/26/2018

Class and Description	Acres	Land	Improvement	Total
G2-COMMERCIAL	0.370	40,000.00	361,500.00	401,500.00
Totals for 2019				
General Property	0.370	40,000.00	361,500.00	401,500.00
Woodland	0.000	0.00	0.00	0.00
Totals for 2018				
General Property	0.370	40,000.00	361,500.00	401,500.00
Woodland	0.000	0.00	0.00	0.00

2019 Taxes

Taxes have not yet been calculated.

Key

* -
Primary

This is an "OK" 2-fplex in Menomonee, maybe 10 yrs. old

Parcel #: 1725122812303300007

Valid as of 08/06/2019 09:58 PM

Alt. Parcel #:

CITY OF MENOMONIE
DUNN COUNTY,
WISCONSIN

Owner and Mailing Address:

WHISPER RIDGE TOWNHOMES, LLC
13167 COUNTY HWY OO
CHIPPEWA FALLS WI 54729

Co-Owner(s):

Physical Property

Address(es):

* 2836 WHISPER CT

Districts:

Dist#	Description
0100	CHIPPEWA VALLEY TECH
3444	SCH D MENOMONIE AREA

Parcel History:

Date	Doc #	Vol/Page	Type
09/12/2014	804477	/	WD
07/16/2014	803426	9/14	PLAT

Legal Description: Acres: 0.960

LOT 57 WHISPER RIDGE NORTH

Plat	Tract (S-T-R 40% 160% GL)	Block/Condo Bldg
* 0430-WHISPER RIDGE NORTH	30-28N-12W SW SW	LOT 57

2019 Valuations:

Values Last Changed on
07/26/2018

Class and Description	Acres	Land	Improvement	Total
G2-COMMERCIAL	0.961	39,000.00	731,700.00	770,700.00

Totals for 2019

General Property	0.961	39,000.00	731,700.00	770,700.00
Woodland	0.000	0.00	0.00	0.00

Totals for 2018

General Property	0.961	39,000.00	731,700.00	770,700.00
Woodland	0.000	0.00	0.00	0.00

2019 Taxes

Taxes have not yet been calculated.

Key

* -
Primary

*This is a nice 8-plex
in Menomonee*