

Village of Colfax  
Planning Commission  
Monday, March 9<sup>th</sup>, 2020  
6:00 p.m. at Village Hall  
613 Main Street, Colfax, WI

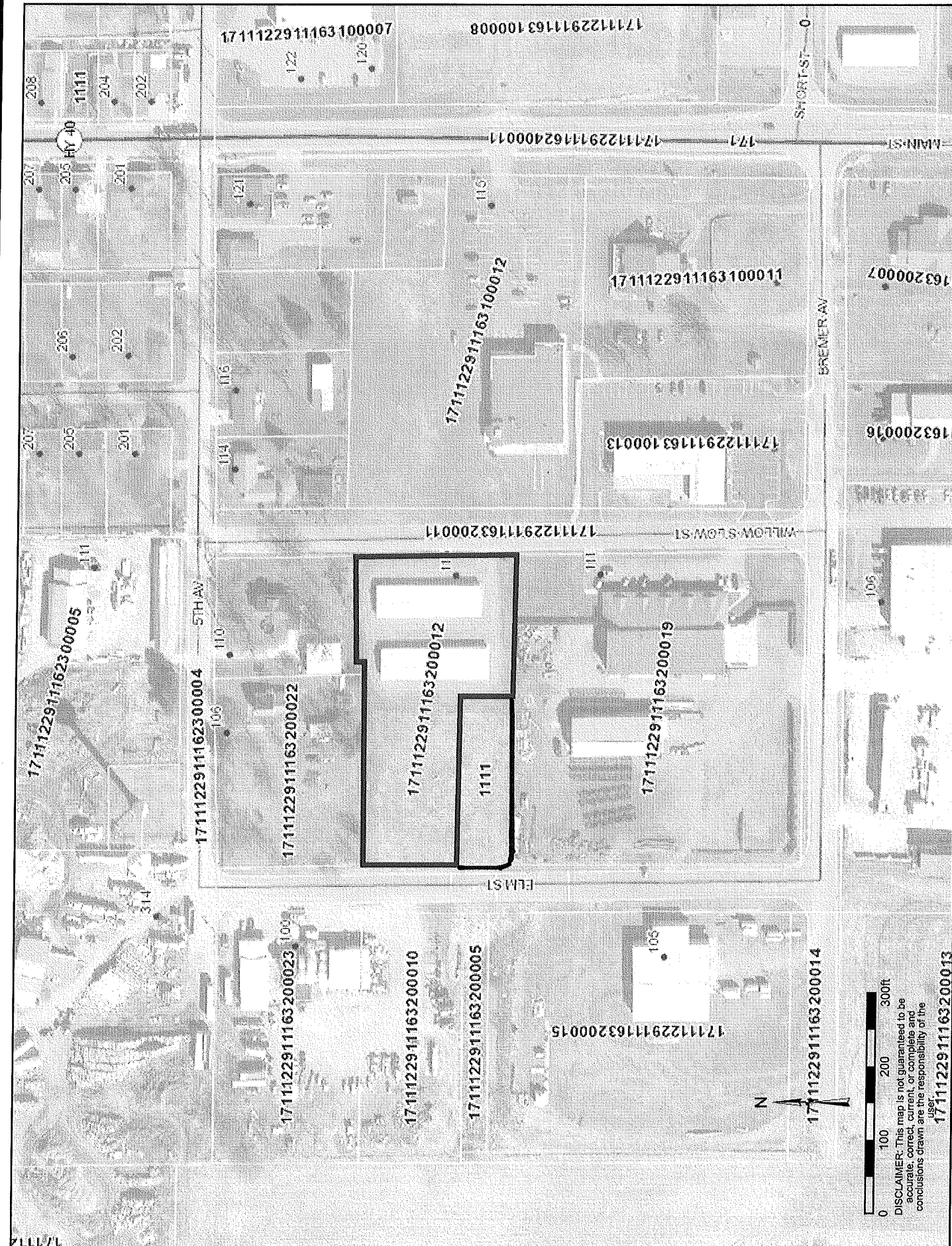
## Agenda

- 1) Call to Order
- 2) Roll Call
- 3) Certified Survey Map Review – 115 Willow Street - Possible Recommendation to the Village Board
- 4) Future Use Consideration – 115 Willow Street
- 5) 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.\*\*\*\*\***

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

17112291163200013

17112291162300004 5TH AV

17112291163200012  
1111

17112291163200019

17112291163200011 WILLOW ST

ELM ST

SHORT ST - 0

17112291162400011 MAIN ST

BREMER AV

1111 HY 40

208 204 202

207 205 201

206 202

207 205 201

121

17112291163100012

1711229116211171

17112291163100013

17163200007

17163200016

106

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110

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17112291163200010

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106

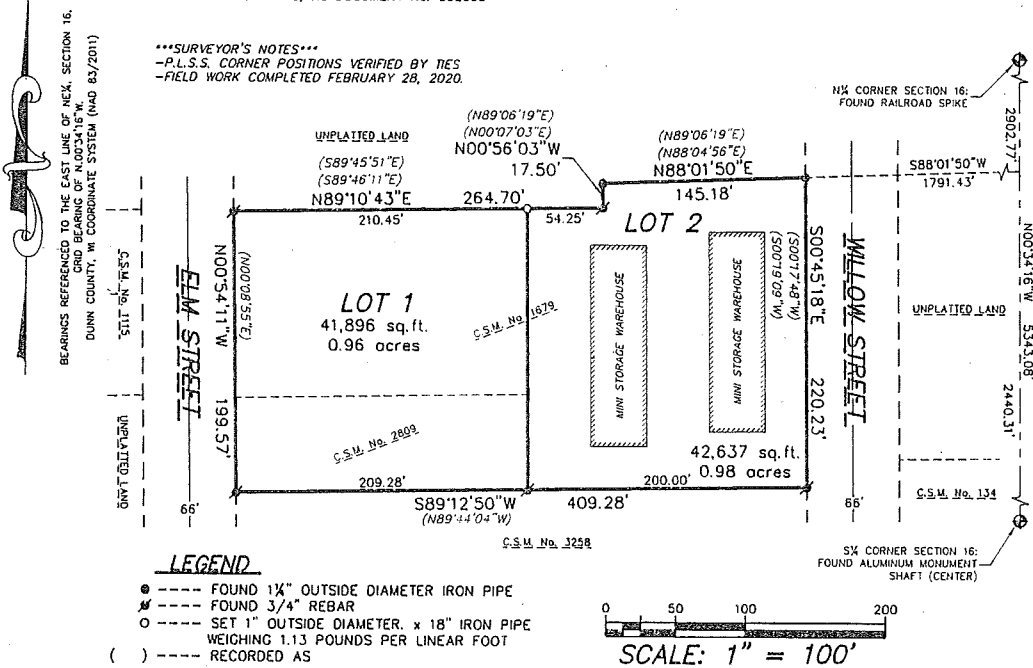
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171112

**CERTIFIED SURVEY MAP, No. \_\_\_\_\_**

THE NW¼ OF THE SW¼,  
SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST,  
VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN

BEING ALL OF LOT 1, CERTIFIED SURVEY MAP No. 1679, RECORDED IN VOLUME 7 OF CERTIFIED SURVEY MAPS ON PAGE 29, AS DOCUMENT No. 427822 AND ALL OF OUTLOT 1, CERTIFIED SURVEY MAP No. 2809, RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS, AS DOCUMENT No. 502095



**SURVEYOR'S CERTIFICATE:**

I, ERIC D. KNAUF, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:  
 THAT BY THE DIRECTION OF TAMARA NOWAK, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.  
 THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING PART OF THE NW¼ OF THE SW¼, SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST, VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF LOT 1, CERTIFIED SURVEY MAP No. 1679, RECORDED IN VOLUME 7 OF CERTIFIED SURVEY MAPS ON PAGE 29, AS DOCUMENT No. 427822, AND ALL OF OUTLOT 1, CERTIFIED SURVEY MAP No. 2809, RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS ON PAGE 159, AS DOCUMENT No. 502095 AND BEING SUBJECT TO EXISTING EASEMENTS.  
 THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE DIVISION OF IT.  
 THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-6 7 OF THE STATE OF WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF COLFAX, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

ERIC D. KNAUF, P.L.S. No. S-2884 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

**VILLAGE OF COLFAX CERTIFICATE**

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN, IS HEREBY APPROVED BY THE VILLAGE OF COLFAX BOARD.

VILLAGE OF COLFAX BOARD CHAIRMAN DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

VILLAGE OF COLFAX CLERK DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020



**American Land Surveying**  
 3028 HARTWOOD DRIVE  
 EAU CLAIRE, WI 54703  
 PHONE: (715)214-6508  
 CADD No. 20006

## **Lynn Niggemann**

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**From:** John Scharlau <john@pvpwi.com>  
**Sent:** Wednesday, March 4, 2020 2:25 PM  
**To:** Lynn Niggemann  
**Subject:** RE: Colfax land CSM  
**Attachments:** 20200304140313860.pdf

Lynn,

Attached is a sketch (not to scale) of a proposed building locating. This would be our preferred location and setting of the building. We will meet all setbacks that as required by ordinance.

The building will be approximately 50x100 with 16 foot sidewalls. There will be either 3 or 4 overhead doors as well as 2 service doors. One half of the building will be used for storage of materials used in our business such as appliances, flooring, skirting for homes and miscellaneous construction materials. It will also be used for keeping our equipment inside such as skid steers, mini excavator and other equipment. The other half will be a finished and heated shop that we will use for storing materials that can't be in freezing temperatures such as paint, drywall mud, glues, etc. Our service trucks (currently 4) will also be inside overnight as well.

I will plan to be at the meeting at 6PM on Monday if there are any other questions at that time.

thanks

John Scharlau

**Please note our new phone number and address:**

**New address is:**  
**301 Bremer Avenue**  
**Colfax, WI 54730**

**Phone is 715-226-6200**  
**Fax is 715-226-6202**

[www.pvpwi.com](http://www.pvpwi.com)  
office 715 226-6200  
fax 715 226-6202  
cell 715 495-0273



NOTICE: The information transmitted is only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking any action in reliance upon, this information by persons or entities other

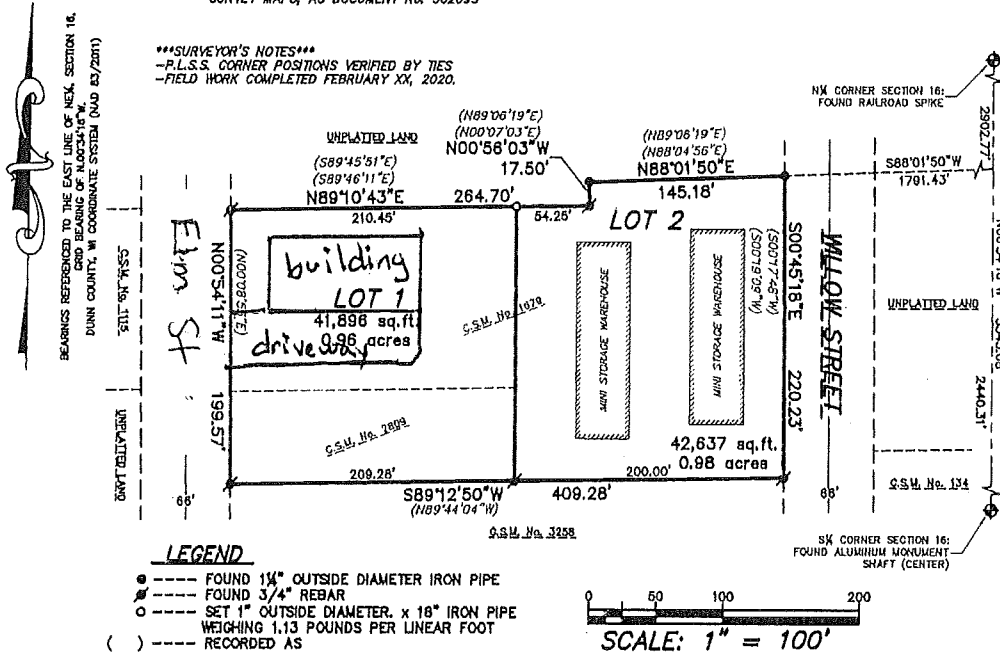
**DRAFT**

VOL. \_\_\_\_\_ OF CSM, PAGE \_\_\_\_\_

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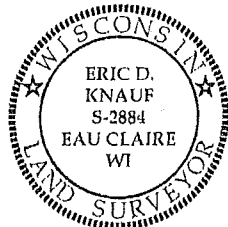
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