

Village of Colfax
Planning Commission
April 27th, 2020
6:00 p.m.
Rescue Squad, 614C Railroad Ave. Colfax, WI

Meeting is also available by Zoom Meeting

<https://zoom.us/j/99511386589?pwd=djNqeVpzTzVqLlA1OFVhRFNSNm0dz09>

**The meeting waiting room will be available at 6:30 pm to test your connection.
Any questions on logging into the meeting call or email Don Knutson 715-962-3049
or dknutson@colfaxrescue.us**

Agenda

- 1) Call to Order
- 2) Roll Call
- 3) Public appearances
- 4) Open Public Hearing
 - a) Parcel 17111-2-291116-320-0022 (Anderson Bridges lot)
 - i. Subdivide into two parcels, house and garage and a vacant lot.
 - Draft of CSM
 - ii. Rezone from R-3 to B-2 Business District
 - b) CSM 4609, Lot 1, Volume 23, Page 49 (Scharlau lot)
 - i. Rezone approximately 30' x 210.45' section from B-2 Business District to M – Manufacturing.
- 5) Close Public Hearing
- 6) Discussion regarding Legal Description of Fifth Avenue – Possible Quick Claim Deed
- 7) Discussion of public comments and considerations of the requests for possible recommendation to the Village Board.
 - a) Subdivide parcel 17111-2-291116-320-0022 (Anderson Bridges lot).
 - b) Rezone part of Anderson Bridges lot from R-3 to B-2.
 - c) Rezone part of Scharlau lot from B-2 to M.
- 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

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

PUBLIC HEARING REQUEST FOR REZONING REQUEST FOR SUB DIVISION WITH A CSM

Please take notice that the *Plan Commission* of the Village of Colfax will hold a public hearing on Monday April 27th, 2020 at 6:00 p.m. at the Rescue Squad 614C Railroad Ave., Colfax, WI to consider a change in zoning for two parcels and a subdivision of the parcel:

Rezone from R-3 to B-2 Business District - Approximately 156' x 198' section of the parcel below:

PROPERTY OWNER: Anderson Bridges Realty LLC

PARCEL #171111-2-291116-320-0022

BRIEF LEGAL DESCRIPTION: METES AND BOUNDS: S16, T29N, R11W MW SW

Subdivision of parcel to include the section listed above approximately 156' x 198' and the section that includes the house and garage of approximately 100' x 198'. This house and garage will remain zoned R-3 – Existing Single Family.

Rezone from B-2 – Business District to M – Manufacturing

PROPERTY OWNER: Scharlau Investments LLC

PARCEL #: CSM 4609, Lot 1 Vol.23, Page 49

BRIEF LEGAL DESCRIPTION: Lot 1 of CSM 4609; exclude north 30' x 210.45'.

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 3:00 p.m. on Monday, April 27, 2020.

Lynn Niggemann, Village Administrator-Clerk-Treasurer

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: 4/10/2020

Name: Anderson Bridges Realty LLC

Address: 111 Willow St, Colfax, WI

Phone: _____

PROPERTY OWNER IF DIFFERENT THAN ABOVE:

Anderson Bridges Realty LLC

Location of property you are requesting to be rezoned (attach Map):
PT NW SW S 198' of N 316.75' of W 264' of E 906' Exc CMP 1679 1.2 acres

EXACT LEGAL DESCRIPTION OF PROPERTY:
MB-Metes and Bounds – S16,T29N,R11W,NW SW – PT NW SW S 198' OF N 316.75' OF W 264' OF E 906' EXC CMP 1679. 1.2 Acres.

CURRENT ZONING: R-3 Single Family Residential

PROPOSED ZONING: B-2 Business District

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

Previously owned Sleichart property has been purchased by Anderson Bridges; Parcel 17111-2-291116-320-0022.
Previously owned Stor-A-Way LLC has been purchased by Scharlau Investments LLC, Parcel 17111-2-291116-320-0012. This property had the CSM 4609 completed subdivide the storage units from the vacant portion of the lot.
Scharlau Investments and Anderson Bridges are working together to title land in a way that make most business for the two businesses. The rezone will reflect that land that will be titled in Scharlau Investments LLC to be zoned as B-2 Business District and the land that will be owned by Anderson Brides to be zoned M for Manufacturing. The house located on the Sleichart property will remained zoned at R-3 Existing Single Family Residential.

NONREFUNDABLE FEE: \$25.00

RECEIPT # OK 13395

TO VILLAGE BOARD: 04/27/2020

TO PLAN COMMISSION: 04/27/2020

PUBLICATION DATES: 04/15/2020



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: 4/10/2020

Name: John Scharlau DBA Scharlau Investments LLC

Address: 301 Bremer Ave., Colfax, WI

Phone: 715-226-6200

PROPERTY OWNER IF DIFFERENT THAN ABOVE:

Scharlau Investments LLC

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

CSM 4609, Lot 1, Vol 23, Page 49 Lot 1; exclude north approximate 30' x 210.45'. This will be identified on a new CSM.

EXACT LEGAL DESCRIPTION OF PROPERTY:

CSM 4609, Lot 1, Vol 23, Page 49 (attached)

CURRENT ZONING: B-2 Business District

PROPOSED ZONING: M - Manufacturing

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

Previously owned Sleichert property has been purchased by Anderson Bridges; Parcel 17111-2-291116-320-0022.

Previously owned Stor-A-Way LLC has been purchased by Scharlau Investments LLC, Parcel 17111-2-291116-320-0012. This property had the CSM 4609 completed; subdivide the storage units from the vacant portion of the lot.

Scharlau Investments and Anderson Bridges are working together to title land in a way that make most sense for the two businesses. The rezone will reflect that land that will be titled in Scharlau Investments LLC to be zoned as B-2 Business District and the land that will be owned by Anderson Bridges to be zoned M for Manufacturing. The house located on the Sleichert property will remained zoned at R-3 Existing Single Family Residential.

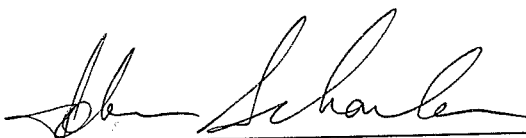
NONREFUNDABLE FEE: \$25.00

RECEIPT # CK 13394

TO VILLAGE BOARD: 4/27/2020

TO PLAN COMMISSION: 4/27/2020

PUBLICATION DATES: 4/15/2020


Applicant's Signature

5TH AVENUE

WILLOW STREET

R-3

B-2

LOT 3

R-3

LOT 2

From R-3
to B-2

B-2

LOT 1

From B-2
to M

ELM STREET

Anderson Bridge

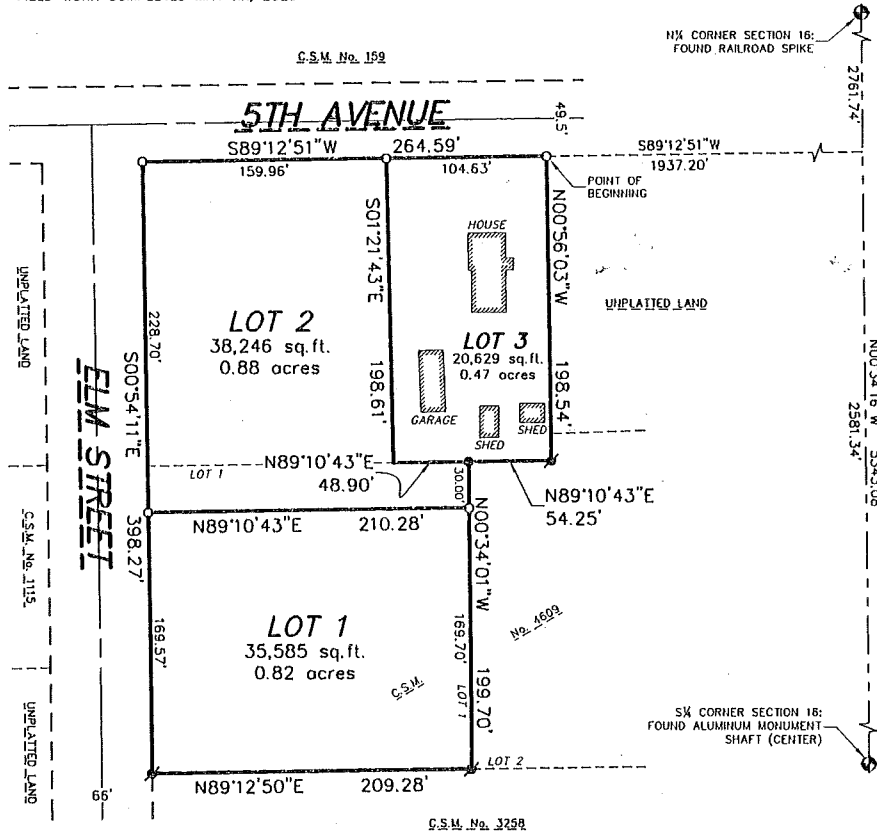
CERTIFIED SURVEY MAP, No. _____

PART OF THE SW¹/₄ OF THE NW¹/₄ AND
 PART OF THE NW¹/₄ OF THE OF THE SW¹/₄
 SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST,
 VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN

INCLUDING ALL OF LOT 1, CERTIFIED SURVEY MAP No. 4609, RECORDED IN VOLUME
 23 OF CERTIFIED SURVEY MAPS ON PAGE 29, AS DOCUMENT No. 640894

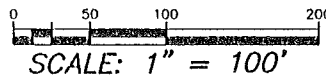
BEARINGS REFERENCED TO THE EAST LINE OF NE¹/₄ SECTION 16,
 GRID BEARING OF N40°34'16"W,
 DUNN COUNTY, IN COORDINATE SYSTEM (NAD 83/2011)

SURVEYOR'S NOTES
 -P.L.S.S. CORNER POSITIONS VERIFIED BY TIES
 -FIELD WORK COMPLETED MAY XX, 2020



LEGEND

- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- FND. 3/4" REBAR
- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE WEIGHING 1.13 POUNDS PER LINEAR FOOT



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.

DATED THIS _____ DAY OF _____, 2020
 VILLAGE OF COLFAX ADMINISTRATOR, CLERK, TREASURER

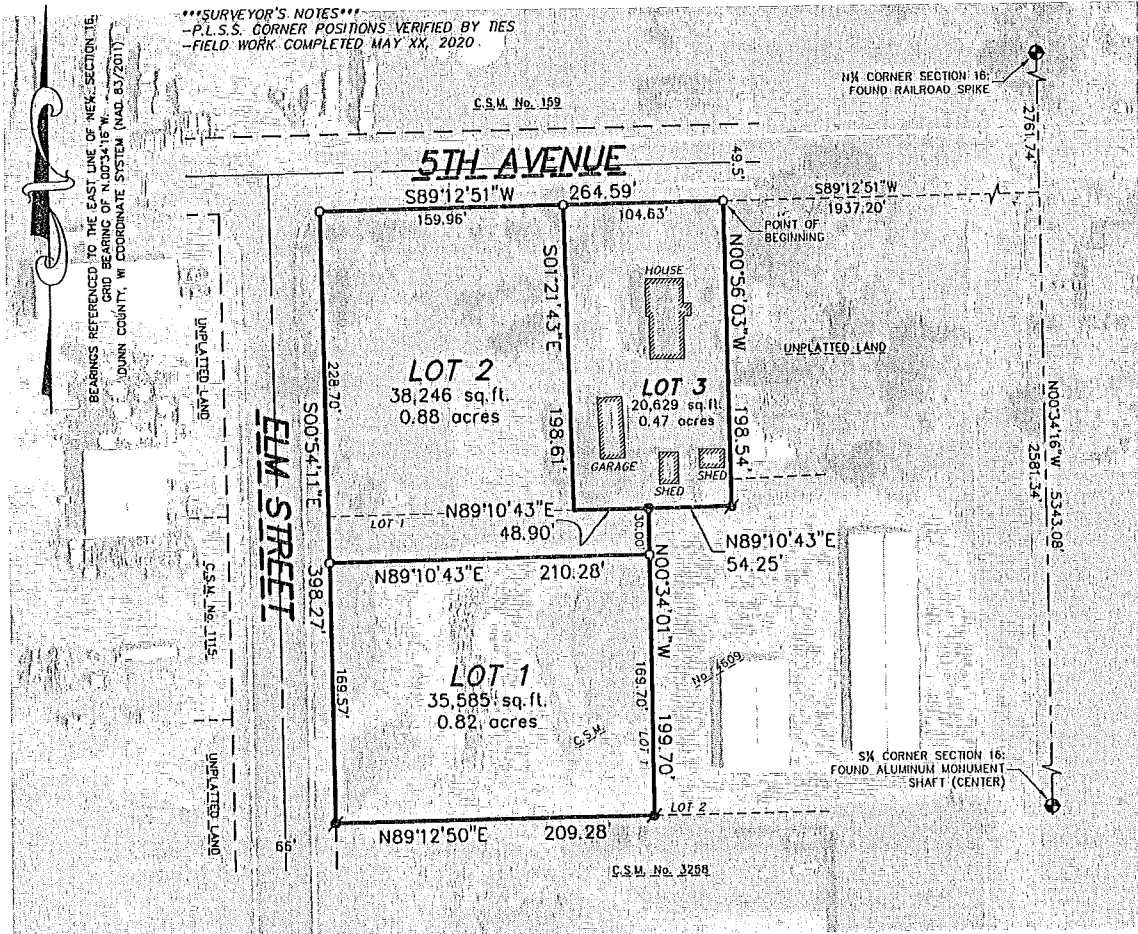


American Land Surveying
 3028 HARTWOOD DRIVE
 EAU CLAIRE, WI 54703
 PHONE: (715)214-6508
 CADD No. 20024

CERTIFIED SURVEY MAP, No. _____

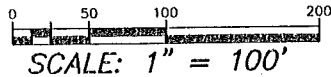
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VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN

INCLUDING ALL OF LOT 1, CERTIFIED SURVEY MAP No. 4609, RECORDED IN VOLUME
23 OF CERTIFIED SURVEY MAPS ON PAGE 29, AS DOCUMENT No. 640894



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VILLAGE OF COLFAX CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2020
VILLAGE OF COLFAX ADMINISTRATOR, CLERK, TREASURER

