

Village of Colfax  
Planning Commission  
Wednesday, October 14<sup>th</sup>, 2020  
6:30 p.m.

Village Hall, 613 Main Street, Colfax, WI

Meeting is also available by Zoom Meeting

<https://zoom.us/j/95877113752?pwd=RHg4MkhLcUhSYUdJRWNuWWZyN3BOU09>

Meeting ID: 958 7711 3752      Passcode: ECKq7L

Any questions on logging into the meeting call or email

Lynn Niggemann 715-308-9986 or [clerktreasurer@villageofcolfaxwi.org](mailto:clerktreasurer@villageofcolfaxwi.org)

## Agenda

- 1) Call to Order
- 2) Roll Call
- 3) Public appearances
- 4) Open Public Hearing
  - a) Rezone Lots 2 and 3 of CSM 4652, Vol. 23, page 79, SE ¼ of SE 1/4 , S9, T29N, R11W, Village of Colfax, WI from B-2 Business District to R-4 Two family Residential District
- 5) Close Public Hearing
- 6) Discussion of public comments and considerations of the requests for possible recommendation to the Village Board.
  - a) Rezone Lots 2 & 3 of CSM 4652, Vol. 23, page 79 from B-2 to R-4
- 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 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: 9-23-20

Name: Jim Scheffler

Address: 1823 Susan Dr. Eau Claire WI 54601

Phone: 715-308-3010

PROPERTY OWNER IF DIFFERENT THAN ABOVE:

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

1002 High St. / 1004 High St.

EXACT LEGAL DESCRIPTION OF PROPERTY:

LOTS 2 & 3 of CSM 4652

Vol 23, pg 79, SE 1/4 of SE 1/4, Sec 9, T 29N, R 11W, V of Colfax

CURRENT ZONING: B-2 - Business District / Commercial

PROPOSED ZONING: R-4; Two Family Residential District

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

Duplexes

NONREFUNDABLE FEE: \$25.00

RECEIPT # CK 1847

TO VILLAGE BOARD: 10-26-20

TO PLAN COMMISSION: 10-14-20

PUBLICATION DATES: 9-30 & 10-7

  
Applicant's Signature

**PUBLIC NOTICE  
REZONE PUBLIC HEARING  
OCTOBER 14, 2020 at 6:30 PM**

Notice is hereby given that a public hearing of the Plan Commission will be held on **October 14<sup>th</sup> at 6:30 p.m.** in the Village Hall, 613 Main Street, Colfax WI for the purpose of accepting oral and written testimony regarding a proposed zoning change from B-2 Business District to R-4 Two Family Residential District. The Legal description is: SE ¼ of SE ¼, S9, T29N, R11W, Village of Colfax, Lots 2 and 3 of Certified Survey Map 4652, Vol 23 page 79.

Anyone wishing to submit comments regarding the above action will have the opportunity to be heard by the Plan Commission at said time.

Lynn Niggemann  
Administrator-Clerk-Treasurer

List of property owners that received notice of Public Hearing

Allen Riste  
1009 High Street  
Colfax, WI 54730

Samm Investments-colfax LLC  
8231 163<sup>rd</sup> St  
Chippewa Falls, WI 54729

Tyler Schultz  
1524 Frisbie Lane  
Eau Claire, WI 54703

Cooperative Ed Serv Agency  
2225 Osterman Dr.  
Turtle Lake, WI 54889

Alicia M Young  
706 Sletten St  
Colfax, WI 54730

James Peterson  
712 Sletten Street  
Colfax, WI 54730

Kari Marko  
716 Sletten Street  
Colfax, WI 54730

George & Barbara Entzminger  
1003 High Street  
Colfax, WI 54730

Leon & Heather Foyt  
1001 High Street  
Colfax, WI 54730

# Village of Colfax

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

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

TO: Village of Colfax  
PO Box 417  
Colfax, WI 54751

DATE: September 24, 2020

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 Rezoning Hearing. Below is the explanation and hearing notice required and published September 30 & October 7<sup>th</sup>, 2020 in the 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 Planning Commission of the Village of Colfax will hold a public hearing on **October 14, 2020 at 6:30 p.m.** at the Village Hall, 613 Main St., Colfax, WI to consider a change in zoning for the following property.

**PROPERTY OWNER: Jim Scheffler**

**LEGAL DESCRIPTION:**

SE ¼ OF THE SE ¼, S9, T29N, R11W

Lots 2 and 3 of the Certified Survey Map 4652, Vol. 23, page 79.

This parcel is currently B-2 Business District. It is requested that the zoning be changed to R-4 Two-Family Residential District.

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 4:00 p.m. on October 7<sup>th</sup>, 2020.

Lynn Niggemann  
Village Administrator-Clerk-Treasurer

Published: September 30, 2020  
October 7<sup>th</sup>, 2020

645567

DUNN COUNTY, WI  
REGISTER OF DEEDS  
HEATHER M. KUHN

RECORDED ON  
09/15/2020 04:13 PM  
CERTIFIED SURVEY MAP NO. 4652  
VOLUME 23 PAGE 92

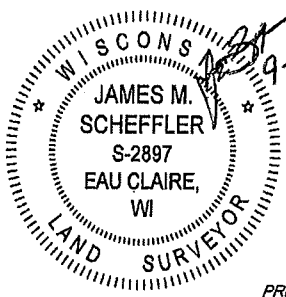
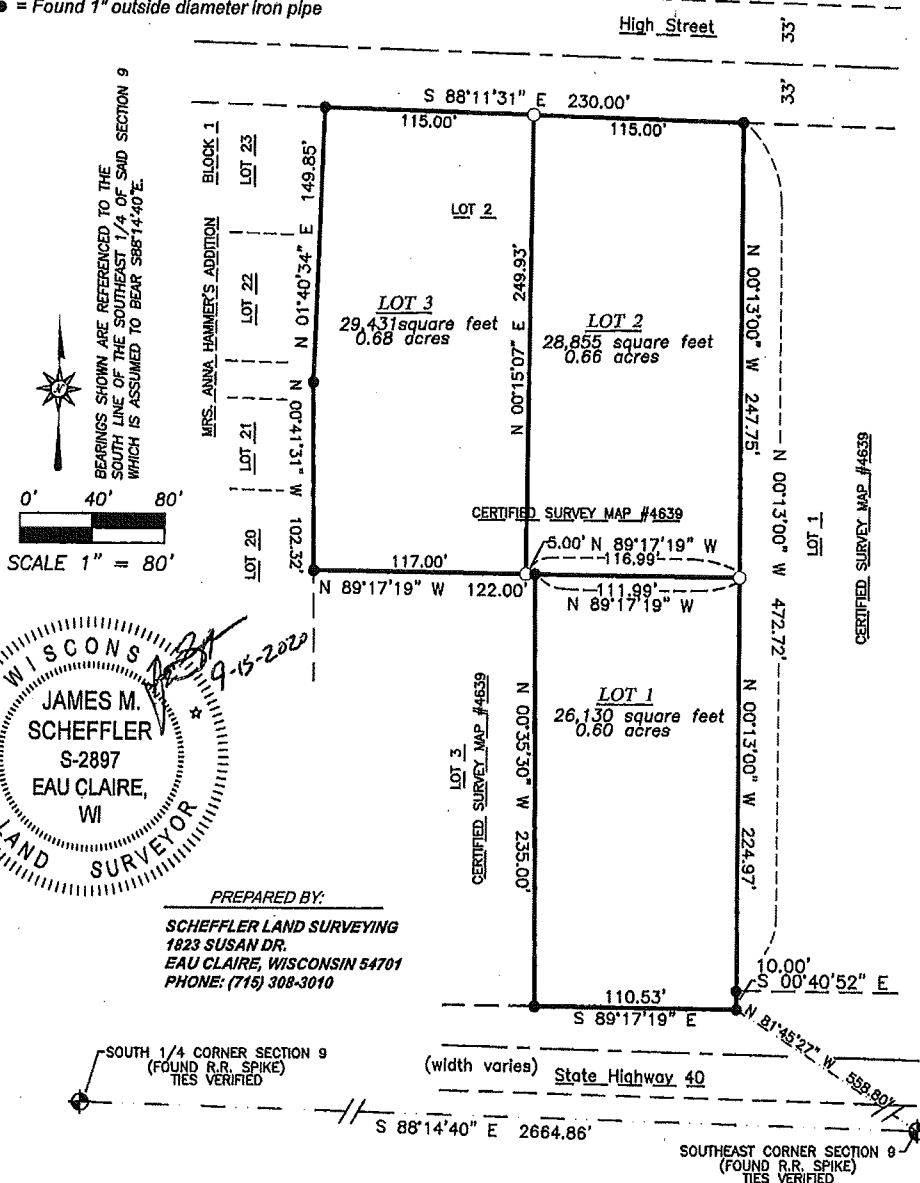
CERTIFIED SURVEY MAP NUMBER 4652

All of Lot 2 of Certified Survey Map Number 4639  
Recorded in Volume 23 on Page 79,  
Located in the Southeast 1/4 of the Southeast 1/4, Section 9  
Town 29 North, Range 11 West, Village of Colfax, Dunn County, Wisconsin.

REC FEE: 30.00  
PAGES: 2

**LEGEND**

- = Set 1" outside diameter X 18" iron pipe weighing 1.13 pounds per linear foot
- = Found 1" outside diameter iron pipe



PREPARED BY:  
SCHEFFLER LAND SURVEYING  
1823 SUSAN DR.  
EAU CLAIRE, WISCONSIN 54701  
PHONE: (715) 308-3010

FIELD WORK COMPLETED ON 9-15-2020

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CERTIFIED SURVEY MAP NUMBER 4652

All of Lot 2 of Certified Survey Map Number 4639  
Recorded in Volume 23 on Page 79,  
Located in the Southeast 1/4 of the Southeast 1/4, Section 9  
Town 29 North, Range 11 West, Village of Colfax, Dunn County, Wisconsin.

**SURVEYOR'S CERTIFICATE:**

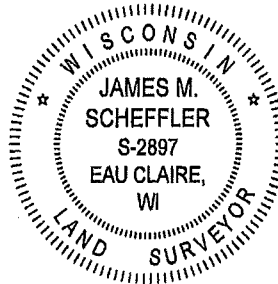
I, James M. Scheffler, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Tony Mosel, I have surveyed part of the Southeast 1/4 of the Southeast 1/4, Section 9, Township 29 North, Range 11 West, Village of Colfax, Dunn County, Wisconsin. Being Lot 2 of Certified Survey Map Number 4639 recorded in Volume 23 of Certified Survey Maps on Page 79.

Said parcel contains 84,416 square feet or 1.94 acres, more or less. The bearings are referenced to the South line of the Southeast 1/4 of said Section 9, which is assumed to bear S88°14'40"E.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter A-E7 of the Wisconsin Administrative Code. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this 9<sup>th</sup> day of September, 2020.

James M. Scheffler  
James M. Scheffler, Wisconsin Professional Land Surveyor, S-2897



**CERTIFICATE OF THE VILLAGE OF COLFAX**

I hereby certify that this Certified Survey Map is approved by the Village Board of the Village of Colfax.

Scott Gumlufson Dated this 14 day of September 2020  
Scott Gumlufson, Village President

Lynn Niggemann Dated this 14 day of September 2020  
Lynn Niggemann, Village Clerk

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