

Village of Colfax
Planning Commission
Wednesday, November 4th, 2020
6:00 p.m.

Village Hall, 613 Main Street, Colfax, WI

Meeting is also available by Zoom Meeting
<https://zoom.us/j/95598846817?pwd=ckZVanNORklhK1Y5Q2NrbkxJSHRxdz09>

Meeting ID: 955 9884 6817 Passcode: 1pbiw3

Any questions on logging into the meeting call or email

Lynn Niggemann 715-308-9986 or clerktreasurer@villageofcolfaxwi.org

Agenda

- 1) Call to Order
- 2) Roll Call
- 3) Public appearances
- 4) Open Public Hearing
 - a) Rezone Lot 3 and Outlot 1 of CSM 1700, Vol. 7 of CSM, pg. 50, Doc. 428906, being part of NE ¼ of SW ¼ of S16, T29N, R11W, Village of Colfax, WI from Agriculture to R-5 Multi Family Residential District.
 - b) Any public comments
- 5) Close Public Hearing
- 6) Discussion of public comments and considerations of the requests for **possible recommendation to the Village Board.**
 - a) Rezone Lot 3 and Outlot 1 of CSM 1700, Vol. 7 of CSM, pg. 50, Doc. 428906, being part of NE ¼ of SW ¼ of S16, T29N, R11W, Village of Colfax, WI from Agriculture to R-5 Multi Family Residential District.
- 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: October 6, 2020

Name: Woda Cooper Companies, Inc.

Address: 500 S. Front Street, 10th Fl., Columbus, OH 43215

Phone: 614-935-5466 (Barry Accountius - WCC rep.)

PROPERTY OWNER IF DIFFERENT THAN ABOVE:

Dr. Lawrence Phillips

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

Two parcels with road frontage on Dunn Street, (please see attached)

PPN 1711122911163100004 and 00005

(107 Dunn St)

EXACT LEGAL DESCRIPTION OF PROPERTY:

Lot 3 and outlot 1 of CSM 1700,
Vol 7 of CSM pg 50, Doc 428906, being part of NE 1/4 of SW 1/4
of Sec 16, T 29 N, R 11 W, V of Colfax, Dunn County.

CURRENT ZONING: Agriculture

PROPOSED ZONING: R-5

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

32-unit affordable apartment community. A mixture of 1, 2, and 3 bedroom apartments

contained in one 3-story walk-up style building. (Please see attached.)

NONREFUNDABLE FEE: \$25.00

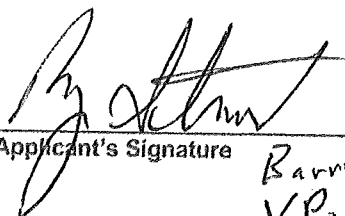
RECEIPT # CK 4208

TO VILLAGE BOARD: 11/9/2020

TO PLAN COMMISSION: 11/4/2020

PUBLICATION DATES: 10/21 + 10/26

Applicant's Signature



Barry Accountius
VP. Development
Woda Cooper Companies, Inc

List of Property owners that received mailed notice.
Mail Date 10/19/2020

Colfax Prairie Homes
PO Box 308
Glenwood City, WI 54013-0308
(504-507 Big Bluestem Ln)

Scharlau Investments LLC
301 Bremer Avenue
Colfax, WI 54730
(122 Park Dr)

Colfax Health & Rehabilitation Center, Inc
118 Park Drive
Colfax, WI 54730

Dennis & Laura Karaba
103 Dunn Street
Colfax, WI 54730

Deborah Klukas
James Schindler
N9400 950th Street
Colfax, WI 54730
(Pt NW SE except Pt Lot 4 CSM 4129)

**PUBLIC NOTICE
REZONE REQUEST- PUBLIC HEARING**

Notice is hereby given that a public hearing of the Plan Commission will be held on **November 4th, 2020 at 6:00 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 A-1 Agricultural District to R-5 Multiple Family Residential District for the property located on Dunn Street, Village of Colfax, WI. The Legal description is: Lot 3 and Out 1 of Certified Survey Map No. 1700, recorded in Volume 7 of CSM page 50, as Document No. 428906, being a part of the NE ¼ of the SE ¼ of Section 16, Township 29 North, Range 11 West, Village of Colfax, Dunn County, Wisconsin.

Anyone wishing to submit comments regarding the above action will have the opportunity to be heard at the Public Hearing at the date and time listed above or the meeting will be available via Zoom meeting, check Village website for the Zoom meeting information. Please submit your written comments by mail or in person to Lynn Niggemann, Village of Colfax, PO Box 417, 613 Main Street, Colfax, WI 54730, or via email to clerktreasurer@villageofcolfaxwi.org on or before 4:00 p.m. on November 4th, 2020.

Any additional questions regarding the public hearing can be requested from Lynn Niggemann via phone, 715-962-3311 or in person at the address listed above.

Lynn Niggemann, Administrator-Clerk-Treasurer

MOBILE PARK

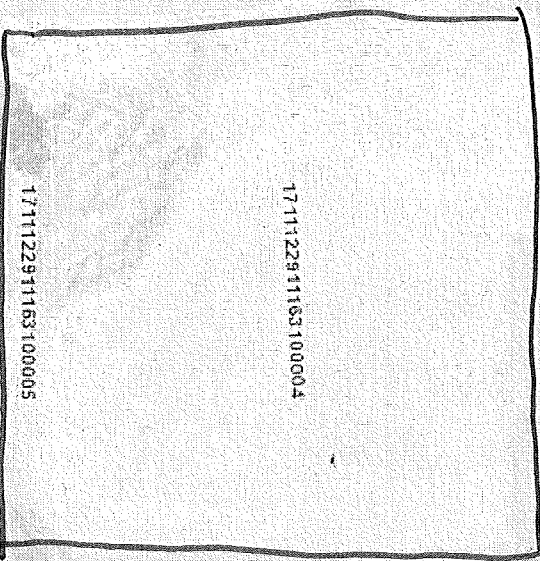
TRAILER PARK

17112291163100003

506

507

508



17112291163100004

17112291163100005

17112291163100010

103

Dunn St

BUMI ST

BUMI ST



0 50 100 150ft

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

171122911164200002

171122911164200002

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

578070

DUNN COUNTY, WI
REGISTER OF DEEDS
JAMES M. MRDUTT

RECORDED ON
02/21/2011 11:20AM

REC FEE: 30.00
FEE EXEMPT #: 8M

PAGES: 1

Document Number

Document Name

THIS DEED, made between Tamara J. Phillips, a single person

("Grantor," whether one or more),

and Lawrence R. Phillips, a single person

("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dunn County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 3 and Out 1 of Certified Survey Map No. 1700, recorded in Volume 7 of CSM page 50, as Document No. 428906, being a part of the NE ¼ of the SW ¼ of Section 16, Township 29 North, Range 11 West, Village of Colfax, Dunn County, Wisconsin.

This deed is pursuant to the terms of the parties' divorce Judgment granted on November 29, 2010 by the Circuit Court of Dunn County (Case No. 09 CV 298).

Recording Area

Name and Return Address

Lawrence R. Phillips
P.O. Box 187
Colfax, WI 54730

111-1006-07-013 & 111-1006-07-014

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Dated Nov. 29, 2010.

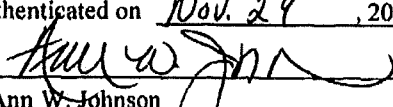
(SEAL)  (SEAL)
* Tamara J. Phillips

(SEAL) _____ (SEAL)
* _____

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Tamara J. Phillips

authenticated on Nov. 29, 2010.


* Ann W. Johnson
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

STATE OF WISCONSIN)
)
) ss.

COUNTY)
Personally came before me on _____,
the above-named _____
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* _____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

THIS INSTRUMENT DRAFTED BY:
Attorney Charles V. Feltes
Osseo, WI 54758



Stock No. 26273

REC'D December 13, 1996 at 11:00 A.M.

RECORDED: VOL. 7 SURVEY MAPS PAGE 50

James M. Mrdutt
JAMES M. MRDUTT, REG OF DEEDS, DUNN CO. WI.

428906
428906

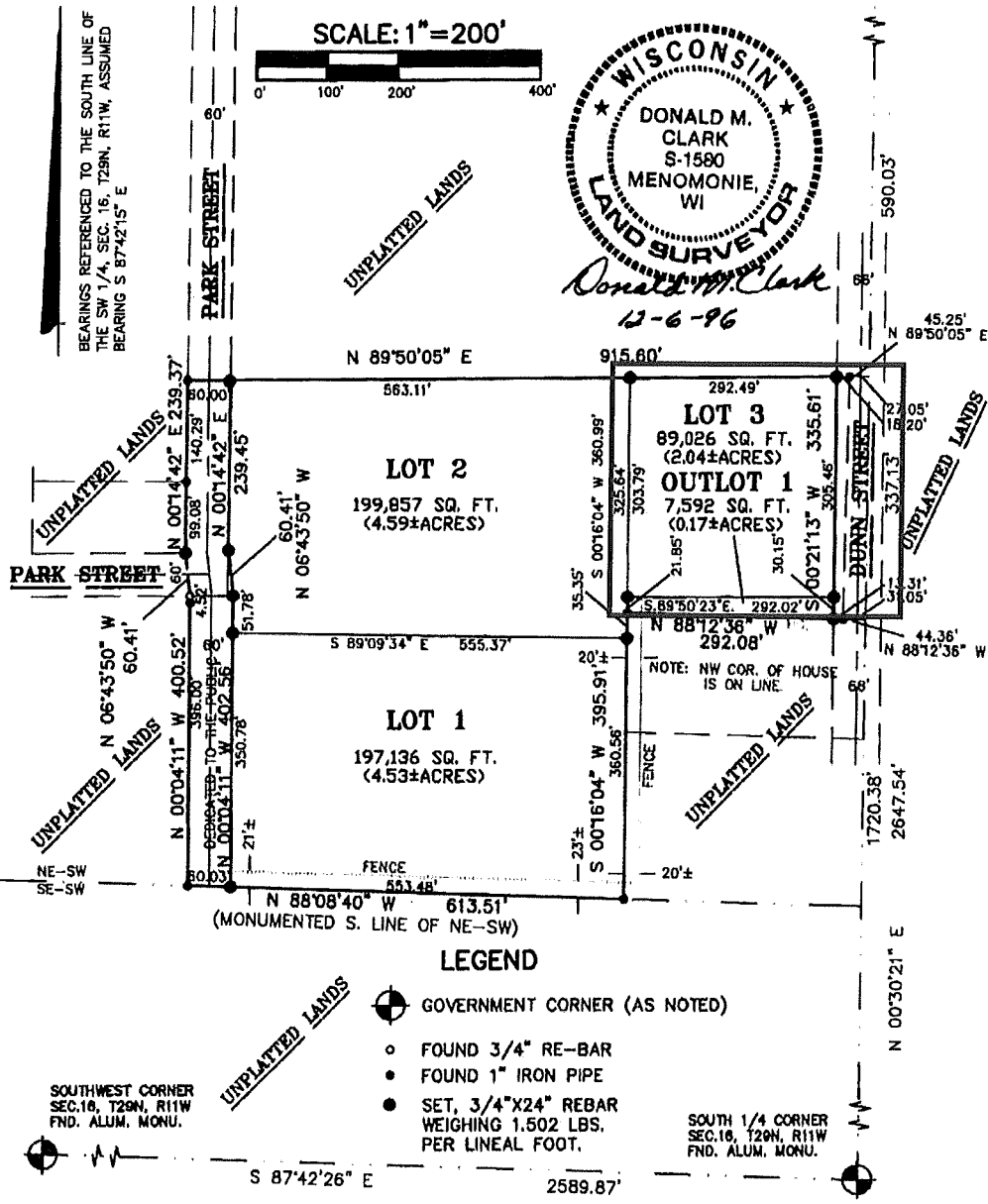
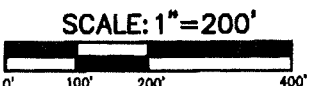
CERTIFIED SURVEY MAP NO. 1700
VOLUME 7, PAGE 50

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST,
VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN

PREPARED FOR :

WESTCAP
525 SECOND STREET
GLENWOOD CITY, WI 54013

CENTER OF SECTION
SEC. 16, T29N, R11W
FND. ALUM. MONU.



LEGEND

- GOVERNMENT CORNER (AS NOTED)
- FOUND 3/4" RE-BAR
- FOUND 1" IRON PIPE
- SET, 3/4" X 24" REBAR WEIGHING 1.502 LBS. PER LINEAL FOOT.

SOUTHWEST CORNER
SEC. 16, T29N, R11W
FND. ALUM. MONU.

SOUTH 1/4 CORNER
SEC. 16, T29N, R11W
FND. ALUM. MONU.

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Stock No. 26273

CERTIFIED SURVEY MAP NO. 1700
VOLUME 7, PAGE 50

**PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST,
VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE:

I, DONALD M. CLARK, WISCONSIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST, VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16;
THENCE N.00°30'21"E. 1720.38 FEET ALONG THE NORTH-SOUTH 1/4 SECTION LINE;
THENCE N.88°12'36"W. 44.38 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N.88°12'36"W. 292.08 FEET;
THENCE S.00°16'04"W. 395.91 FEET;
THENCE N.88°08'40"W. 613.51 FEET;
THENCE N.00°04'11"W. 400.52 FEET;
THENCE N.06°43'50"W. 60.41 FEET;
THENCE N.00°14'42"E. 239.37 FEET;
THENCE N.89°50'05"E. 915.60 FEET;
THENCE S.00°21'13"W. 335.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 535,867 SQUARE FEET (12.30 ACRES) MORE OR LESS, AND BEING SUBJECT TO EXISTING EASEMENTS.

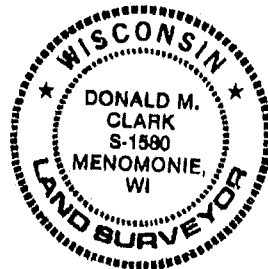
THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP AT THE DIRECTION OF MR. PATRICK MCCOY FOR WESTCAP, 525 SECOND STREET, GLENWOOD CITY, WI 54013.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF COLFAX AND THE COUNTY OF DUNN IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 6th DAY OF December 1996.

Donald M. Clark
DONALD M. CLARK, R.L.S. 1580





Stock No. 26273

**CERTIFIED SURVEY MAP NO. 1700
VOLUME 7, PAGE 50.**

**PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST,
VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN**

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

West Central Wisconsin Community Action Agency, Inc., a Corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described in this Certified Survey to be surveyed, divided, mapped and dedicated. This Certified Survey Map is required by S.236.10 or S.236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection:

- 1) Village of Colfax

In witness whereof, the said Corporation has caused these presents to be signed by Peter H. Kilde, it's Executive Director, and countersigned by Lee C. Kellaheer, it's President of the Board of Directors, at Glenwood City, Wisconsin, and it's Corporate Seal to be hereto affixed on this 12th day of December, 1996

In the presence of:

Timothy J. Radelet

West Central Wisconsin Community Action Agency, Inc.

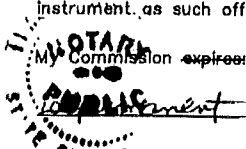
Peter H. Kilde
Peter H. Kilde, Executive Director

Countersigned by:

Lee C. Kellaheer
Lee C. Kellaheer, President of Board of Directors

STATE OF WISCONSIN)
COUNTY OF ~~ST. CROIX~~) SS
Dunn

Personally appeared before me this 12th day of December, 1996, the above named Peter H. Kilde, and Lee C. Kellaheer, respectively, of West Central Wisconsin Community Action Agency, Inc., to me known to be the respective officers of said Corporation and known to me to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument, as such officers as the deed of said Corporation, by its authority.



Timothy J. Radelet
Timothy J. Radelet, Notary Public
St. Croix County, Wisconsin
Dunn

VILLAGE BOARD RESOLUTION:

Resolved that this Certified Survey Map, being part of the NE 1/4 - SW 1/4, Section 16, Township 29 North, Range 11 West, Village of Colfax, Dunn County, Wisconsin, West Central Wisconsin Community Action Agency, Inc., Owner, is hereby approved, and the dedication accepted by the Village Board.

Date: 12 9 96 Approved

Gall C. Svee
Gall C. Svee, Village President

Date: 12 9 96 Signed

Gall C. Svee
Gall C. Svee, Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Colfax.

John A. Jahr
John A. Jahr, Clerk

PAGE 50C



Stock No. 26273

**CERTIFIED SURVEY MAP NO. 1700
VOLUME 7, PAGE 50.**

**PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST,
VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN**

CONSENT OF CORPORATE MORTGAGEE:

First American Bank, Wisconsin, a Corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of West Central Wisconsin Community Action Agency, Inc., owner.

In witness whereof, the said First American Bank, Wisconsin, has caused these presents to be signed by ^{Neal M. Frey, Business Banking Manager} Royed E. Wollberg, President \Market Manager and countersigned by ~~Clark M. Yelke, Retail Loan Officer~~ at Menomonie Colfax, Wisconsin, and its Corporate Seal to be hereto affixed on this 13th day of December, 1996.

In the presence of:

Kademan

First American Bank, Wisconsin
Royed E. Wollberg
Royed E. Wollberg, President \Market Manager

Countersigned by:

Neal M. Frey
~~Clark M. Yelke, Retail Loan Officer~~
Neal M. Frey, Business Banking Manager

STATE OF WISCONSIN)
COUNTY OF DUNN) SS

Personally appeared before me this 13th day of December 1996, the above named Royed E. Wollberg, and Neal M. Frey and ~~Clark M. Yelke~~, respectively, of First American Bank, Wisconsin, to me known to be the respective officers of said Corporation and known to me to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

My Commission expires:

PERMANENT

Thomas R. Schumacher
THOMAS R. SCHUMACHER, Notary Public
Dunn County, Wisconsin

