

Village of Colfax
Planning Commission
Thursday April 29, 2021
6:00 p.m.

RESCUE SQUAD, 614C Railroad Ave., Colfax, WI

Meeting is also available by Zoom Meeting

<https://zoom.us/j/97937397659?pwd=UVV1cUdvWU81Y1R6eUc3ZkRRWlZhdz09>

Meeting ID: 979 3739 7659 Passcode: Rpwcp6

Any questions on logging into the meeting call or email

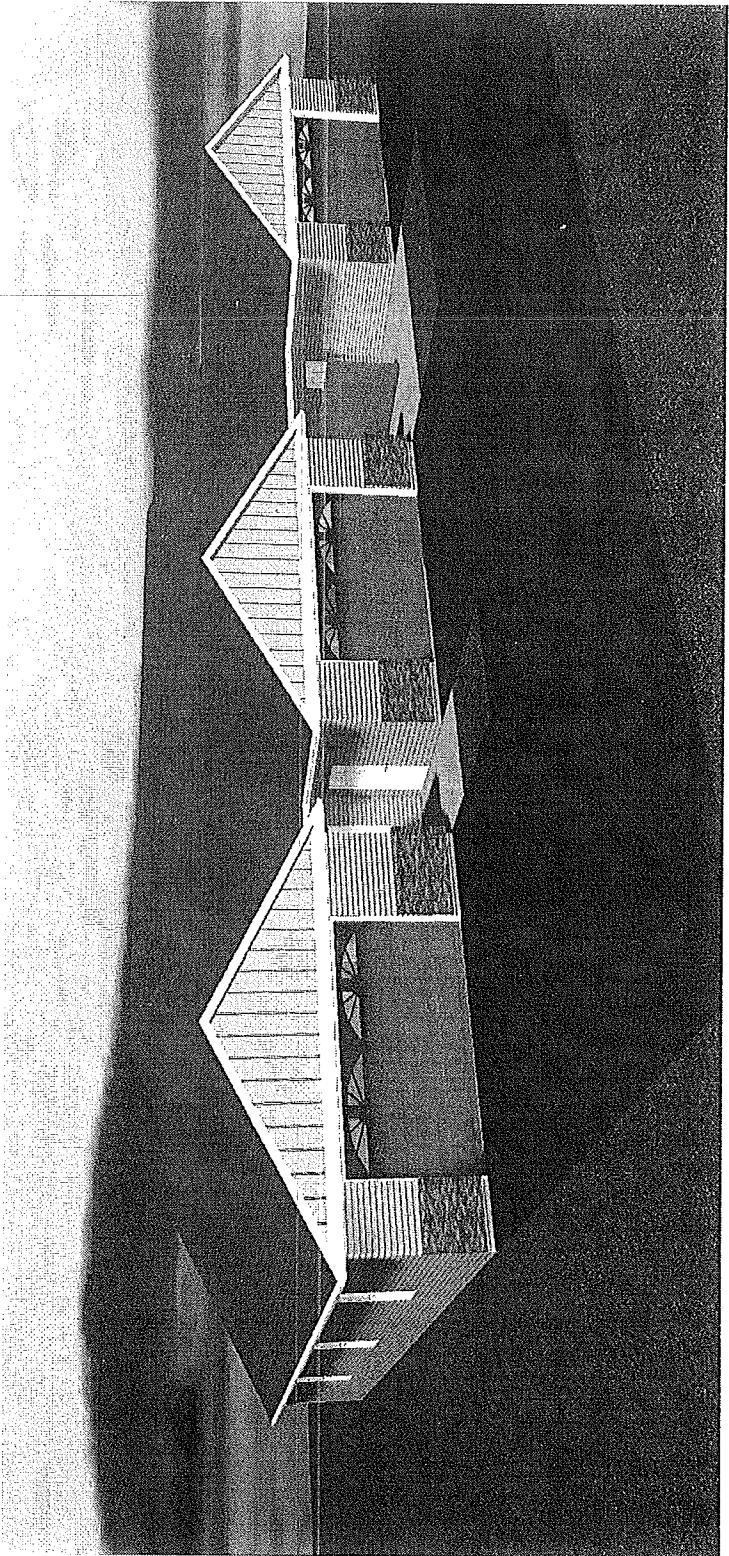
Lynn Niggemann 715-308-9986 or clerktreasurer@villageofcolfaxwi.org

Agenda

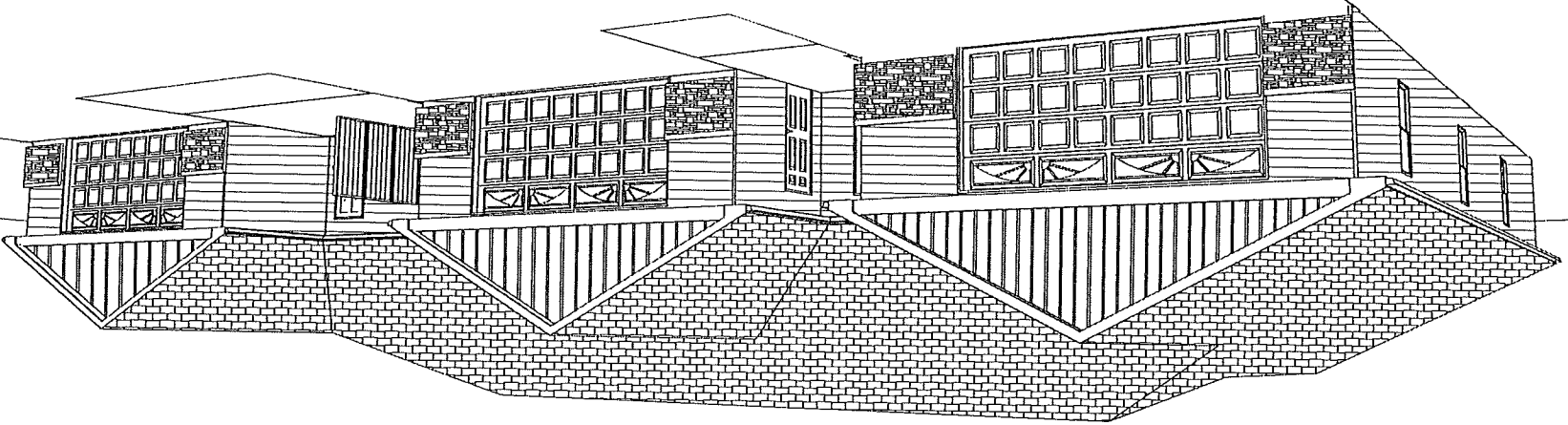
- 1) Call to Order
- 2) Roll Call
- 3) Public appearances
- 4) East View Development
 - a) Tax Increment Discussions- TID 4 and/or possible creation of a new TID
 - b) Potential to expand East View Development
 - c) Summary of possible projects in East View Development
 - i) Review Tri-Plex Design Concept (formal action on design in number 5)
 - ii) Workhorse Construction – Single Family Homes
 - iii) Homes by Croix Creek – Lot 4
 - (1) Construction Order
 - d) Design of Phase II
 - e) 2021 Utility and Road Construction on Dunn Street
 - i) Possible extension to include more of phase II
- 5) Tri-Plex
 - a) Plan Design Consideration
 - b) Tri-Plex lot division
 - c) Timeline
 - d) Utility expansion
- 6) Workhorse Construction
 - a) Consider earmarking three lots
- 7) Any other action items related to the items listed above
- 8) Any future consideration items
- 9) 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. *****



*DRAWING AND DIMENSIONS ARE FOR
REPRESENTATION
ONLY PLEASE CONSULT YOUR LOCAL BUILDING
INSPECTOR
AND/ OR CONTRACTOR.



ANDY DEMOEF TRI-PLEX PROJECT

sg **HomeDesign LLC**

sg **homedesign.com**
715-828-7761
sghomedesign@yahoo.com

PAGE TITLE: COVER PAGE

DRAWN BY: Scott Gunnufson

CLIENT CONTACT INFO:

NAME: ANDY DEMOEF

CELL: 715-556-2710

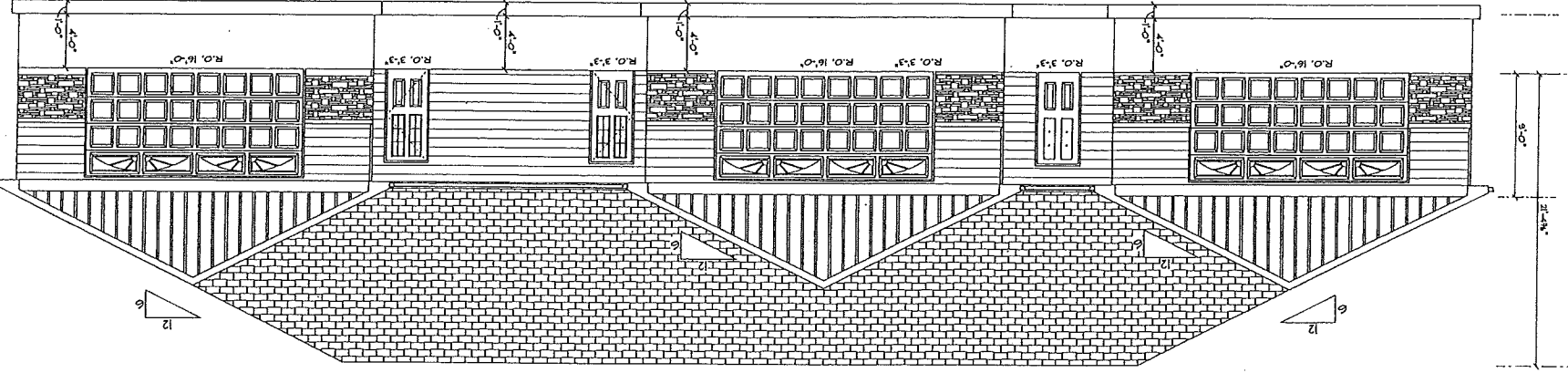
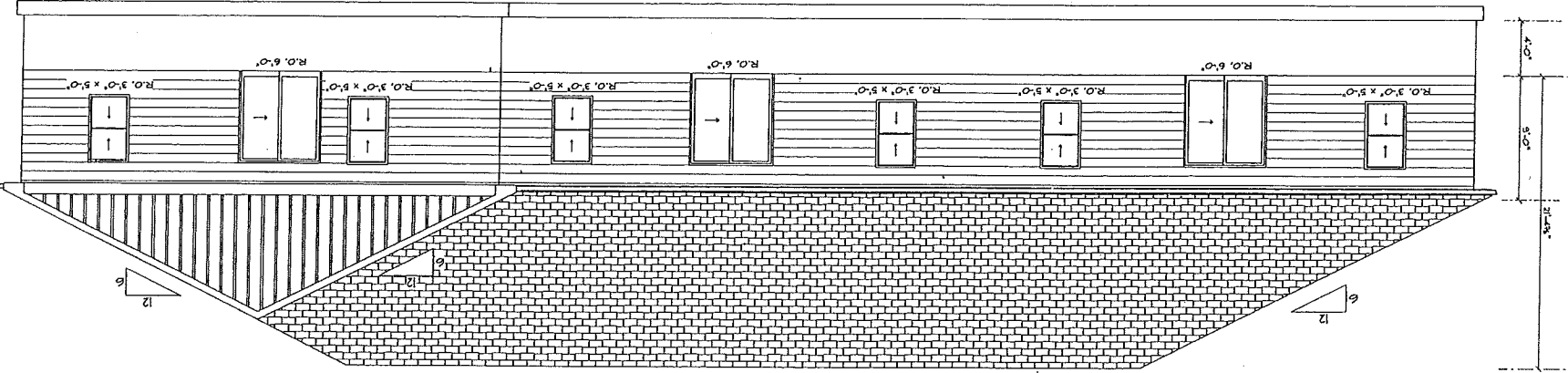
EMAIL: acscinc.2710@gmail.com

1

SCALE:

1/8"=1'-0"

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 AND/ OR CONTRACTOR.



ALL HEADERS TO BE 2-2X10
 UNLESS OTHERWISE SPECIFIED

SGHomedesign LLC

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 715-828-7761
 sghomedesign@yahoo.com

PAGE TITLE: FRONT-REAR ELEVATION

CLIENT CONTACT INFO:

NAME: ANDY DEMOE
 CELL: 715-556-2710 EMAIL: acdmc.2710@gmail.com

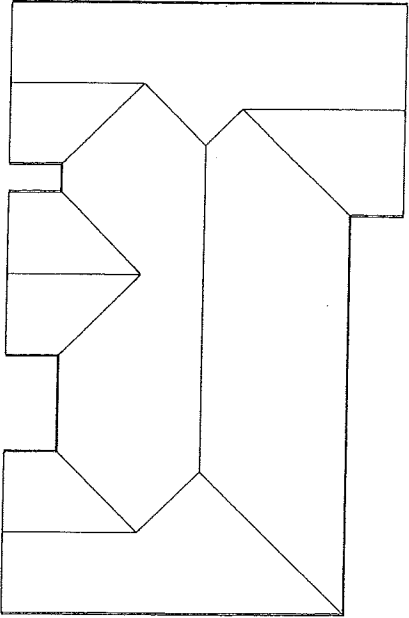
DRAWN BY: Scott Gunnufson

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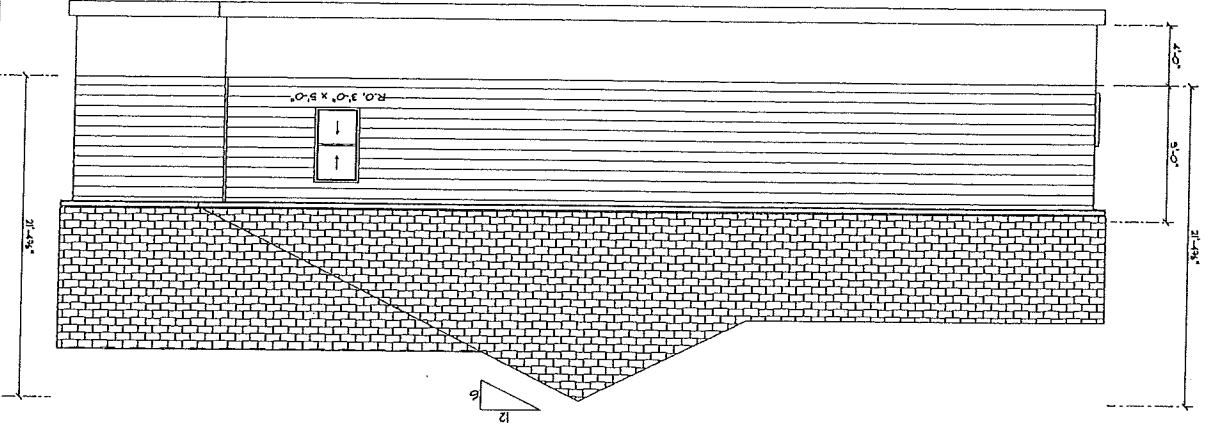
SCALE:
 1/8" = 1'-0"

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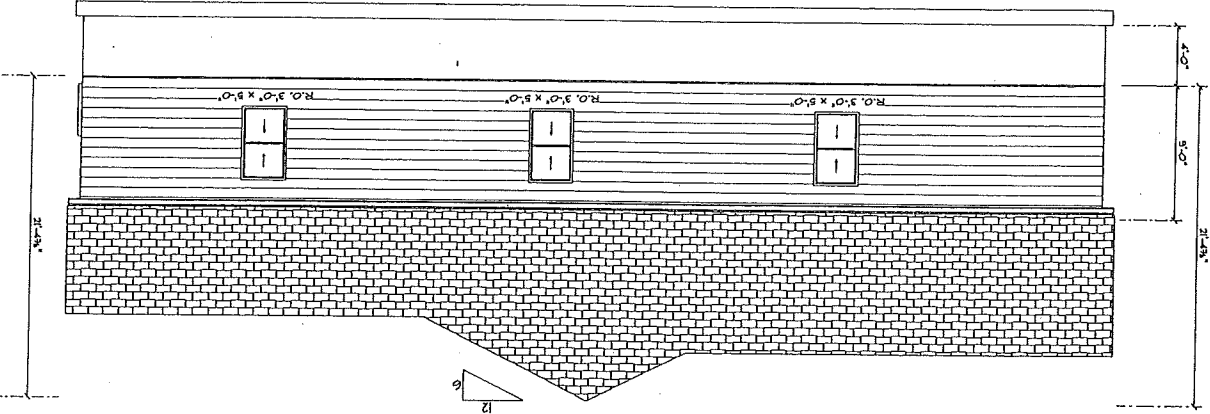
TOP ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



UNLESS OTHERWISE SPECIFIED
"ALL HEADERS TO BE 2-2X10"

SG HomeDesign, LLC

sg@homedesign.com
715-828-7761
sghomedesign@yahoo.com

PAGE TITLE:

LEFT-RIGHT ELEVATION

DRAWN BY: Scott Gunnufson

CLIENT CONTACT INFO:

NAME: ANDY DEMOE
CELL: 715-556-2710

EMAIL: acdmc.2710@gmail.com

1

SCALE:

1/8" = 1'-0"

MAIN FLOOR

CLIENT NAME:
ANDY DEMOE

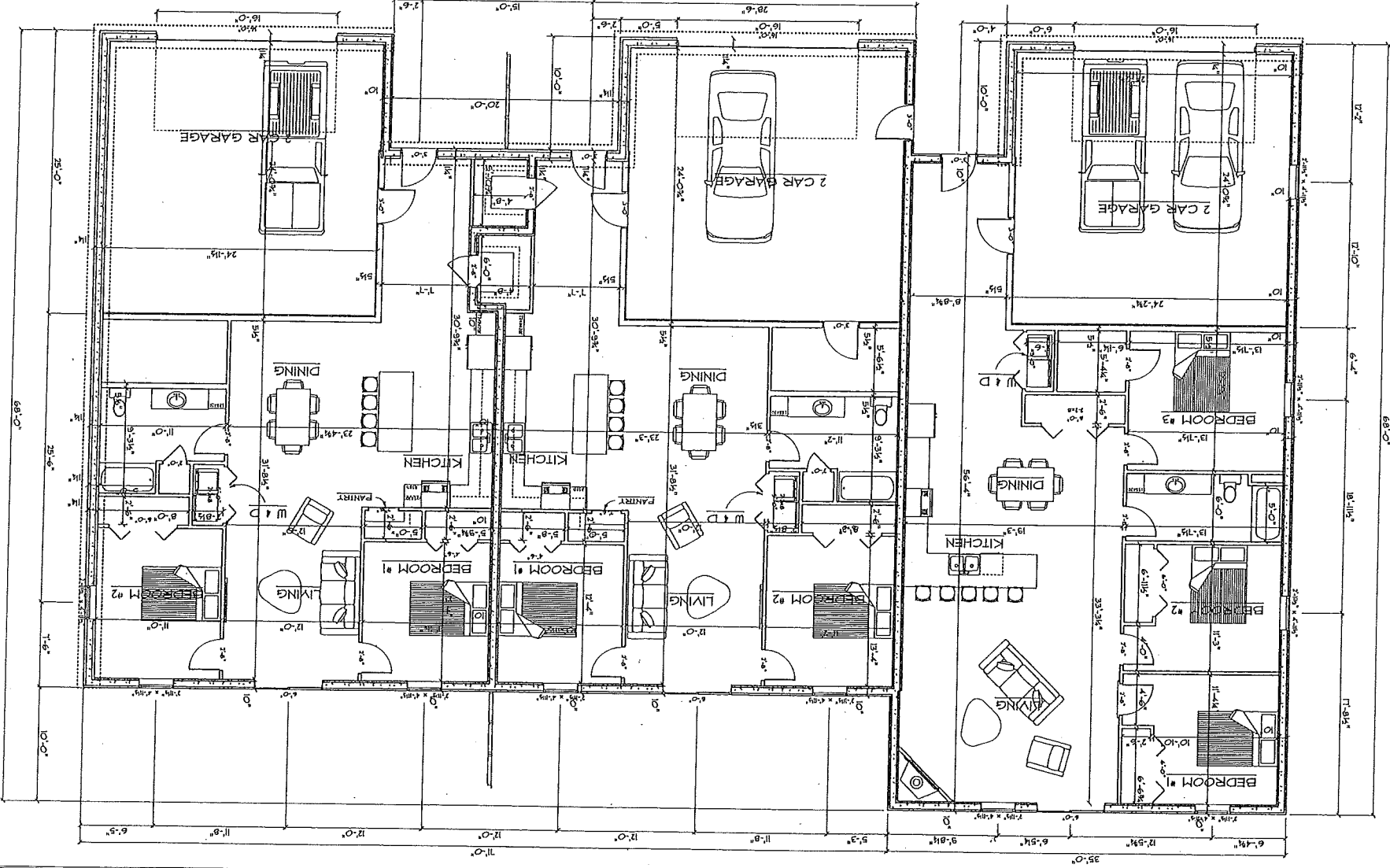
DRAWN BY:
Scott Gunnison • 715-828-7161 • sghomedesign@yahoo.com

SCALE:
1/2" = 1'

CLIENT CONTACT INFO:
Email: scott@sgmail.com Phone: 715-556-7110

sg Homedesign, LLC

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**PUBLIC WORKS IMPROVEMENT
OPINION OF PROBABLE CONSTRUCTION COST**

Dunn Street (4th Ave to 5th Ave San)

Village of Colfax

Estimator: GJS

Date: April 23, 2021

28 Ft. Wide

400 Ft. Long

Total Estimate: \$112,000.00

DESCRIPTION	UNITS	APPROX. QUANTITY	UNIT PRICE	TOTAL PRICE
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SANITARY SEWER

8" Sanitary Sewer PVC	L.F.	400	\$40.00	\$16,000.00
Connect to Existing Sanitary Manhole 4 Ft	Each	1	\$1,000.00	\$1,000.00
Casting Type J-S	V.F.	10	\$350.00	\$3,500.00
4" Wye	Each	1	\$750.00	\$750.00
Tracer Wire Access Box	Each	7	\$150.00	\$1,050.00
4" Sanitary Lateral PVC	Each	7	\$150.00	\$1,050.00
Sewer Televising	L.F.	231	\$35.00	\$8,085.00
	L.F.	400	\$1.50	\$600.00
Contingency				\$4,800.00
Engineering				\$5,500.00
TOTAL ESTIMATED SANITARY SEWER COST				\$42,300.00

STREET CONSTRUCTION

Roadway Earthwork	C.Y.	880	\$10.00	\$8,800.00
Remove Existing Pavement	S.Y.	1200	\$2.00	\$2,400.00
Geotextile Fabric	S.Y.	1380	\$1.50	\$2,070.00
Subbase	C.Y.	460	\$15.00	\$6,900.00
Base Course	C.Y.	310	\$22.00	\$6,820.00
3" Asphaltic Concrete Paving Restoration	S.Y.	1200	\$15.00	\$18,000.00
Silt Fence	S.Y.	1600	\$3.00	\$4,800.00
Pavement Saw Cutting	L.F.	800	\$3.00	\$2,400.00
	L.F.	56	\$3.00	\$168.00
Contingency				\$7,900.00
Engineering				\$9,000.00
TOTAL ESTIMATED STREET CONSTRUCTION				\$69,300.00

Construction Subtotal			\$	84,400.00
15% Contingency Subtotal				\$12,700.00
Design and Construction Engineering Subtotal				\$14,500.00

*****PROJECT TOTAL *****

\$ 112,000.00

Assumptions:

- No water main or water services in estimate
- Connect to existing San MH in 4th Ave. Intersection
- Extend 400-ft of 8" San south to intersection of 5th Ave. Place New Manhole at 5th Ave.
- 7 - 4" sanitary service wyes, leads to r/w, and tracer wire access boxes
- Repave street 28-ft wide, 2-gravel shoulder (no curb), no driveway aprons or approaches
- Assumed typical street section for Village: 3" asphalt, 8" base course, 12" subbase
- No ditch grading, storm sewer, or driveway culverts

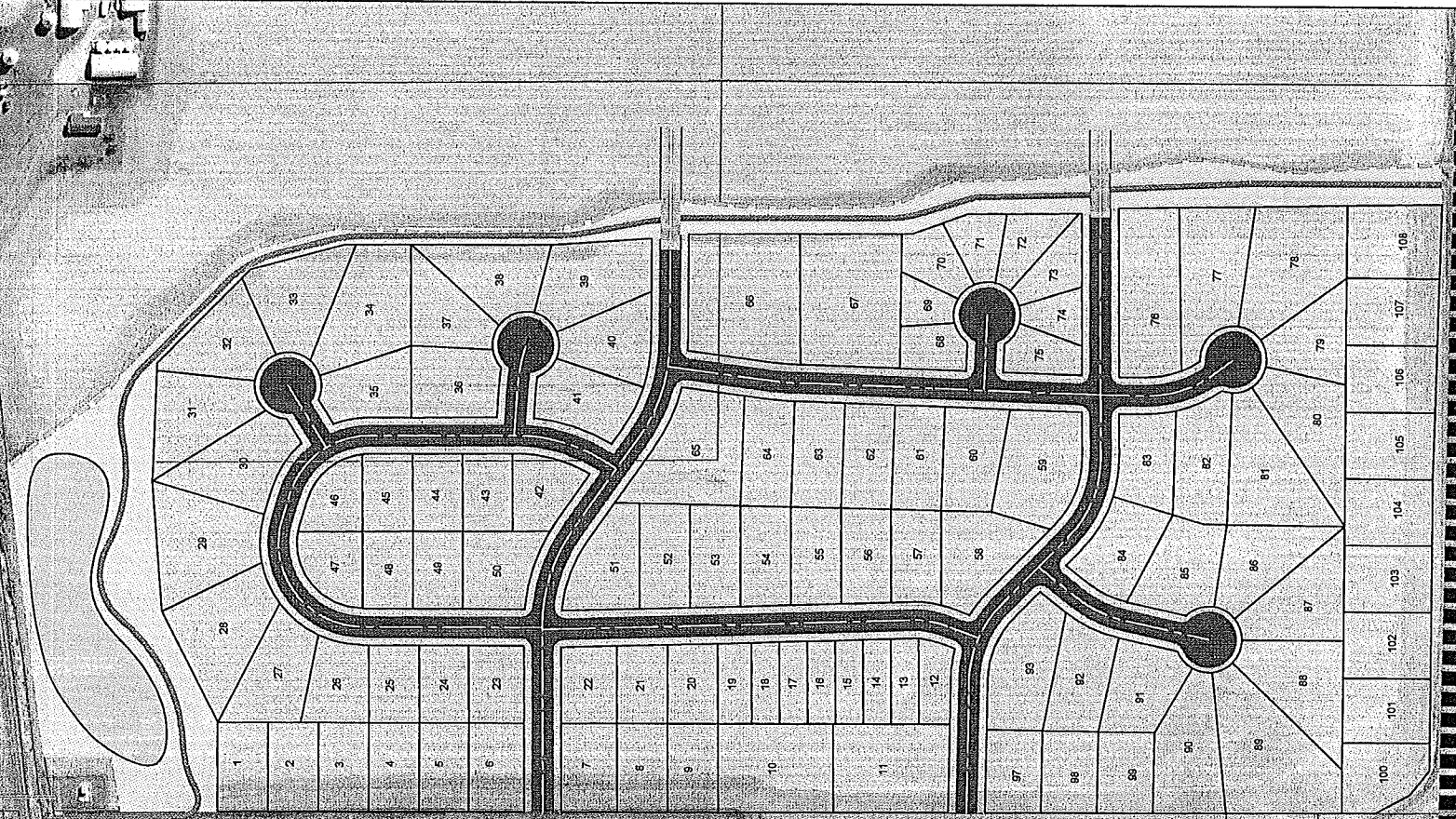
Engineers/Architects/Scientists/Photogrammetrists

3433 Oakwood Hills Parkway, Eau Claire, WI 54701, (715) 834-3161, Fax (715) 831-7500

Dunn Street (4th - 5th Ave San).xlsx

Page 1 of 1

Residential Development Concept



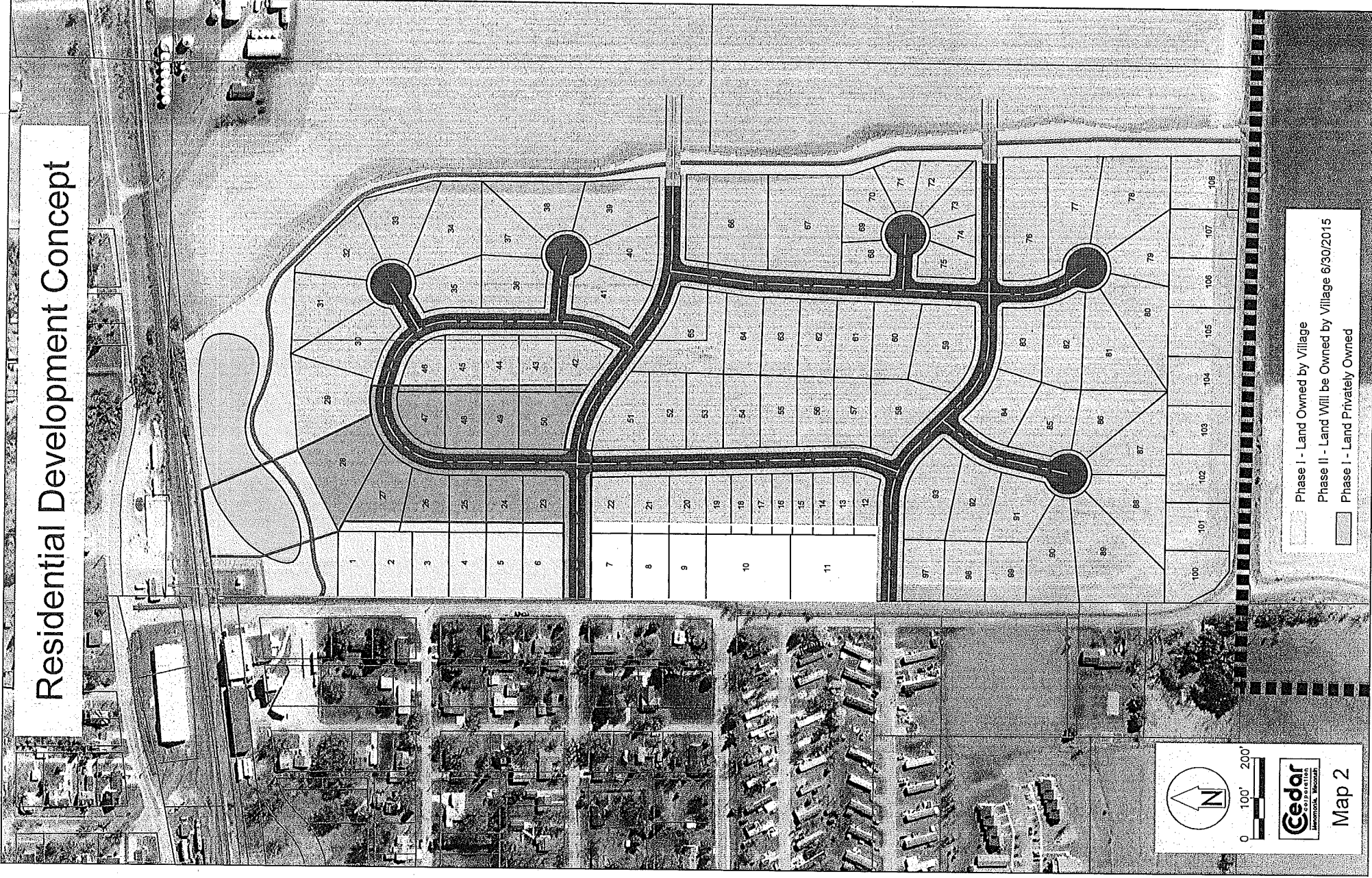
Total Lots - 108
Single Family Lots - 88
Twin Home Lots - 16
Multi-Family Lots - 4

0 100' 200'

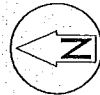
Cedar
LANDMARKS & SURVEYING

Map 1

Residential Development Concept



Phase I - Land Owned by Village
Phase II - Land Will be Owned by Village 6/30/2015
Phase I - Land Privately Owned



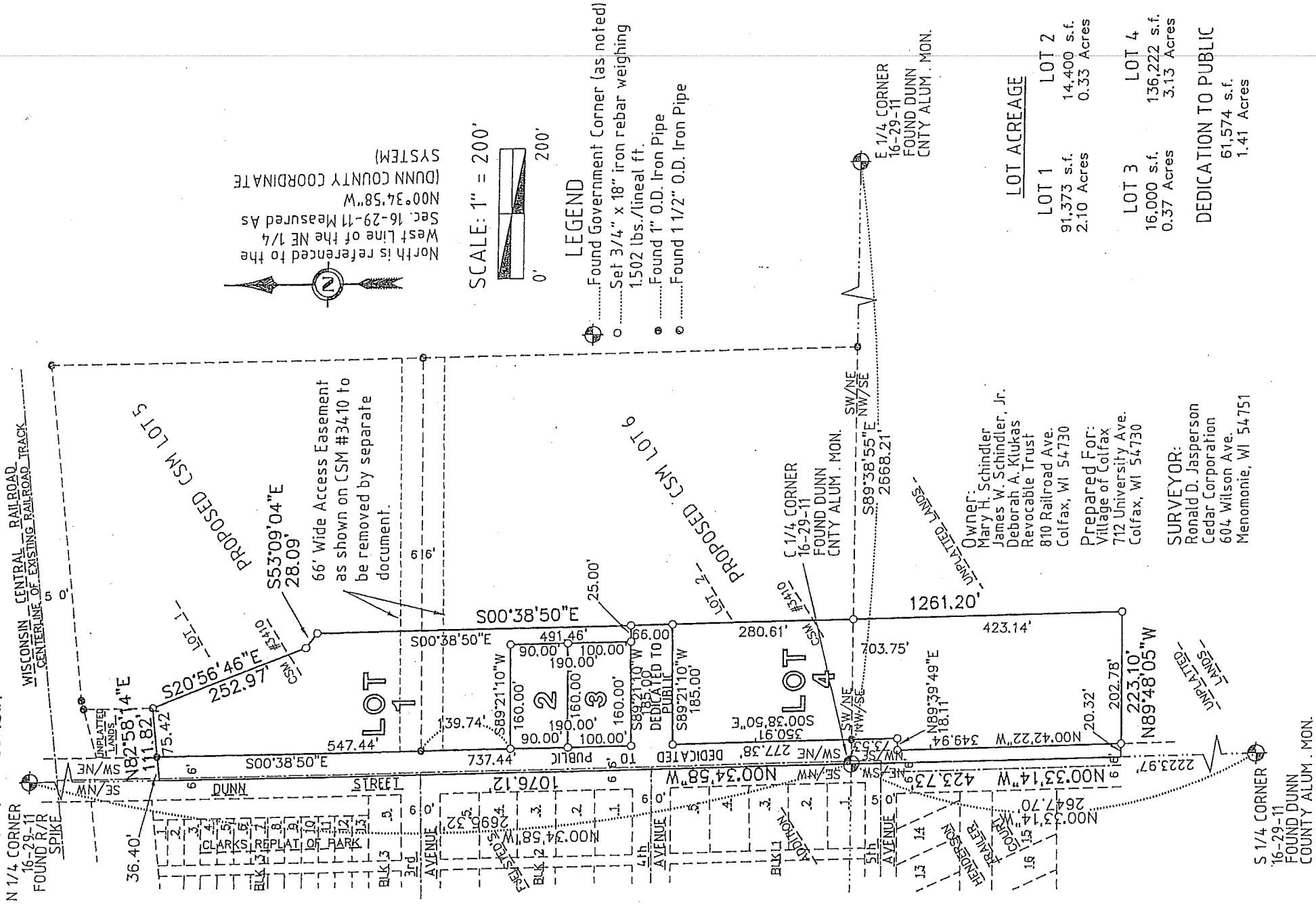
0 100' 200'



Map 2

CERTIFIED SURVEY MAP NO. 20, PAGE 69, Doc. 605970

PART OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 3410 LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL LOCATED IN SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST, VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN



North is referenced to the West Line of the NE 1/4 Sec. 16-29-11 Measured As N00°34'58"W (DUNN COUNTY COORDINATE SYSTEM)

SCALE: 1" = 200'

- LEGEND**
- Found Government Corner (as noted)
 - Set 3/4" x 18" iron rebar weighing 1.502 lbs./lineal ft.
 - Found 1" O.D. Iron Pipe
 - Found 1 1/2" O.D. Iron Pipe

LOT ACREAGE	
LOT 1	91,373 s.f. 2.10 Acres
LOT 2	14,400 s.f. 0.33 Acres
LOT 3	16,000 s.f. 0.37 Acres
LOT 4	136,222 s.f. 3.13 Acres
DEDICATION TO PUBLIC	
	61,574 s.f. 1.41 Acres

Owner:
Mary H. Schindler
James W. Schindler, Jr.
Deborah A. Klukas
Revocable Trust
810 Railroad Ave.
Colfax, WI 54730

Prepared For:
Village of Colfax
712 University Ave.
Colfax, WI 54730

SURVEYOR:
Ronald D. Jasperson
Cedar Corporation
604 Wilson Ave.
Menomonie, WI 54751