

Special Village Board Meeting – June 19th, 2023

On June 19th, 2023, the Village Board met at the Village Hall, 613 Main Street, Colfax, WI at 7:00 p.m. Members present: Trustees Burcham, Davis, Rud, Stene, Best and Prince. Excused: Trustees Jenson. Others present included Dave Rosenbrook with Rosenbrook Construction, Public Works Director Bates, Administrator-Clerk-Treasurer Niggemann and LeAnn Ralph requested the audio.

Consent Agenda- none

Consideration Items

Consider Planning commission Recommendations/Re-Zone East View Development Phase 2/Consider Award of Lots 8, 9, 10 and 11/Minor Sub-Division of Lots 10 and 11

Niggemann and Bates explained that Phase 2 of East View Development needs to go through the re-zone process to zone the lots by use. In working with the interested Developers, GRIP Development and Rosenbrook Construction, it is felt that Twin Homes would be the best fit for Lots 10 and 11. If the lots were divided in half, four Twin Homes could be built versus two Twin Homes. This process would require a sub-division of the East View Development 1st Addition which would have to go through the state approval process. The sub-division would require a surveyor to create a new plat map. Since we were considering using a surveyor, it seemed appropriate to look at Lots 1 and 2 to determine if anything needs to be modified to fit the planned use. Cedar Corp provided an estimate to complete sub-division Plat map for Lots 10 and 11 for \$4,000 plus state and recording fees of \$455, Lots 1 and 2 if sub-divided to four lots versus two lots, a CSM would be needed for a cost of \$3,750 and if both projects were requested at the same time, the total cost would be \$6,500 + \$455, total \$6,955. Ayres Associates estimated \$6,000 for the Plat map and \$4,000 for the CSM, \$10,000 for both state fees would be included.

Four options were provided to the Board to review when considering the recommendations presented from the Planning Commission. Option 1- one Twin Home on each of Lots 10 & 11. Option 2 Lot 10 one Twin Home and Lot 11 two Twin Homes. Option 3 Lot 10 two Twin Homes and Lot 11 two Twin Homes. Another option discussed included dividing the two lots into three lots allowing for three Twin Homes. The Planning Commission recommendation was to sub-divide Lot 10 and Lot 11 in half, zone to Zero Lot Line to allow one Twin Homes to be built each lot, Lot 10 and Lot 11. Cost to Developer would be \$10,000 for the lot. Lot 10 to be awarded to GRIP Development and Lot 11 to Rosenbrook Construction. The Single-Family Lots award to GRIP Development at no cost.

The Board made several motions after further discussion regarding each of the options.

A motion was made by Trustee Davis and seconded by Trustee Burcham to re-zone Lots 7, 8 & 9 to R-2 Single-Family and Lots 10 and 11 to R-6 Zero Lot Line Single Family. Voting For: Trustees Burcham, Davis, Rud, Stene, Best and Prince. Voting Against: none. Motion carried.

A motion was made by Trustee Davis and seconded by Trustee Rud to go with Option 3 to divide Lots 10 and 11 in half which would allow four Twin Homes to be built with a cost of \$10,000 for each lot plus the cost of the additional services to be installed. If GRIP Development is not interested in Lot 10 with the sub-division then Lot 10 & 11 can be offered to Rosenbrook Construction. Voting For: Trustees Rud, Best, Stene, Burcham, Davis and Prince. Voting Against: none. Motion carried.

A motion was made by Trustee Davis and seconded by Trustee Burcham to sub-divide Lots 10 & 11 into four parcels allowing four Twin Homes to be built and the cost of the Plat map and state review fees will be paid to Cedar Corporation at the rate of approximately \$4,000 by the Village at the cost of the Village. Voting For: Trustees Best, Stene, Davis, Rud, Burcham and Prince. Voting Against: none. Motion carried.

A motion was made by Trustee Davis and seconded by Trustee Burcham to re-zone Lots 1 & 2 to R-6, Zero Lot Line Single-Family Residential at the cost of Mr. Fraley; there will remain no lot cost since he was granted the lots previous, but the cost of the two services would be Mr. Fraley also. Mr. Fraley has the option to still build Single Family with no changes. If Mr. Fraley is no longer interested in Lots 1 & 2, then David Rosenbrook would be willing to pay \$10,000 each for Lots 1 & 2 plus the cost of the services and the Village would pay the cost of the CSM to divide the lots to allow Twin Homes. Voting For: Trustees Stene, Burcham, Rud, Davis, Best and Prince. Voting Against: none. Motion carried.

A motion was made by Trustee Stene and seconded by Trustee Burcham to award Lots 8 & 9, Single-Family to GRIP Development at no cost. Voting For: Trustees Best, Rud, Stene, Burcham and Prince. Voting Against: Trustee Davis. Motion carried.

Adjourn – A motion was made by Trustee Davis and seconded by Trustee Burcham to adjourn the meeting at 8:20 p.m. A voice vote was taken with all members voting in favor. Meeting Adjourned.

Jeff Prince, Village President

Attest:

Lynn Niggemann
Administrator-Clerk-Treasurer