

Village of Colfax
Planning Commission AGENDA
Monday, August 14th, 2023
6:00 p.m. at Village Hall
613 Main Street, Colfax, WI 54730

1. Call the Meeting to Order
2. Roll Call
3. Open Public Hearing

Hearing 1

- 619 Main Street
 - a. Request to change zoning from B-1 Downtown Business District to R-1 Single Family Residential
- Public Comments
- Discussions

Hearing 2

- Preliminary Sub-Division Request between 608 & 612 University Avenue
 - a. Secraw would like to work with Hoke to increase the lot size of 608 University by 12'
- Public Comments
- Discussions

4. Close Public Hearing
5. Discussion & possible action regarding each hearing.
6. Any other items to be discussed
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.*******

Notice of Public Hearing

Village of Colfax, Dunn County

Notice is hereby given that a public hearing of the Plan Commission will be held on **Monday, August 14th, 2023 at 6:00 p.m.** in the Village Hall, 613 Main Street, Colfax, WI for the purpose of accepting oral and written testimony on the following cases.

Hearing 1: Zoning change request for 619 Main Street, Colfax, WI from B-2 Business District to R-1 Single Family Residential.

Hearing 2: Sub-Division request between 608 University and 612 University Avenue.

Additional details can be viewed at Village Hall, 613 Main Street, Colfax, WI 54730 before the meeting from 8 a.m. to 4 p.m. Monday – Friday. Written comments can be mailed to the above address or emailed to clerktreasurer@villageofcolfaxwi.org. Packet can also be viewed at the Village website on and after Wednesday, August 9th, 2023, www.villageofcolfaxwi.org. Please call with any questions, 715-962-3311.

Lynn Niggemann
Administrator-Clerk-Treasurer

Village of Colfax

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

Jeff Prince, President
Lynn M. Niggemann, Administrator-Clerk-Treasurer

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

DATE: July 31, 2023

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 of the hearing. The notice of the hearing is also being published in the Colfax Messenger on August 2nd and 9th, 2023. If you have any questions regarding the details of the hearing please contact our office, 715-962-3311 or visit our website: www.villageofcolfaxwi.org.

PUBLIC HEARING REQUEST FOR REZONING

Please take notice that the Planning Commission of the Village of Colfax will hold a public hearing on **Monday, August 14th, 2023 at 6:00 p.m.** at the Village Hall, 613 Main St., Colfax, WI to consider a change in zoning for the following property.

PROPERTY OWNER: Lawrence R Phillips

STREET ADDRESS: 619 Main Street, Colfax, WI

**LEGAL DESCRIPTION: 0198 Simons John D Addition to Colfax, 16-29N-11W NW NW, Blk 2
Lot 2**

This parcel is currently B-2 Business District. It is requested that the zoning be changed to R-1 Single-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 or via email, clerktreasurer@villageofcolfaxwi.org until noon on Monday, August 14th, 2023.

Lynn Niggemann
Village Administrator-Clerk-Treasurer

Phillips

Village of Colfax

Box 417 - Colfax, Wisconsin 54730 - Phone 715-962-3311

Jeff Prince, President
Lynn M. Niggemann, Administrator-Clerk-Treasurer

REQUEST FOR REZONING

Planning
Commission

Date: 7-18-23

Name: Lawrence R Phillips

Address: E 6701 City Rd N Wheeler WI 54772

Phone: 715 632-2144

PROPERTY OWNER IF DIFFERENT THAN ABOVE:

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

619 Main St Colfax WI

EXACT LEGAL DESCRIPTION OF PROPERTY:

0198 - Simons John D Addition to Colfax

16 -29N-11W NW NW B1K2 Lot 2

CURRENT ZONING: B2 Business District

PROPOSED ZONING: R1 - Single Family Residential District

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

Single family residence

NONREFUNDABLE FEE: \$25.00

RECEIPT # ck 3225

TO VILLAGE BOARD: 8-14-23

TO PLAN COMMISSION: 8-14-23

PUBLICATION DATES: 8-2 + 8-9-2023



Applicant's Signature

619 Main Street

Name

Service Address

Mail Address

Lawrence Phillips

619 Main St

PO Box 187 Colfax, WI 54730

Village of Colfax

613 Main St

PO Box 417 Colfax, WI 54730

G Willima Berres

617 Main St

PO Box 265 Colfax, WI 54730

Timothy & Tami Mathews

625 Main St

E9955 410th Ave Eau Claire, WI 54703

Jake Flodquist & Lynsey Lloyd

627 Main St

Cedar Country Co-op

620 Main St

PO Box 155, Ridgeland, WI 54763

618 Main St

J & S Sales of Chippewa Falls LLC

DBA Express Mart

616 Main St

310 Main St. Chippewa Falls, WI 54729

Gary Sinning

630 Main St

128 W Lexington Eau Claire, WI 54701

Village of Colfax

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

Jeff Prince, President
Lynn M. Niggemann, Administrator-Clerk-Treasurer

DATE: July 31, 2023

RE: Request for Sub-Division

Per Village ordinance we are required to notify you when a property owner within 200 feet of your property has requested a Sub-Division Hearing. Below is the sub-division notice of hearing notice which has also been published in the Colfax Messenger August 2nd and August 9th, 2023. If you have any further questions, please don't hesitate to contact our office or view the information on line, www.villageofcolfaxwi.org.

PUBLIC HEARING REQUEST FOR SUB-DIVISION

Please take notice that the Planning Commission of the Village of Colfax will hold a public hearing on **Monday, August 14th, 2023 at 6 p.m.** at the Village Hall, 613 Main St., Colfax, WI to consider the sub-division request between 612 University Avenue and 608 University Avenue.

Hearing:

PROPERTY OWNERS:

Samantha Secraw

Kent Hoke

PHYSICAL LOCATION:

612 University Avenue

608 University Avenue

The property owner of 612 University Avenue has been working with the property owner of 608 University regarding possible shift of property lines of approximately 12 feet.

You may attend the public hearing in person or you may also file written statements with the Village Clerk, P.O. Box 417, 613 Main St., Colfax, WI 54730, or via email to clerktreasurer@villageofcolfaxwi.org on or before noon on August 14th, 2023. Please call if you have any questions, 715-962-3311.

Lynn Niggemann
Village Administrator-Clerk-Treasurer

Village of Colfax

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

Fax 715-962-2221

Jeff Prince, President
Lynn M. Niggemann, Administrator-Clerk-Treasurer

CERTIFIED SURVEY MAP APPROVAL PROCESS
MINOR LAND DIVISION
(must be approved by the Village Board)

Planning
Commission

Property Owner's Information

Name: <u>Samantha Seeraw</u> <u>612 University Ave</u> <u>Colfax, WI 54730</u> Property Address/Location:

7-12-23 Date Draft Certified Map Received (GIS and google maps provided as the preliminary draft)

Publish 8-2 + 8-9 Mtg 8-14

X \$100 Review Fee Paid

Reviewed by Public Works Director

Plan Commission 8-14-23

Village Board Review [Date 8-14-23] Village Board Approval [Date _____]

Clerk Reviewed [Date 8-7-26-23] NA Any outstand Special Assessments? Etc.?

Final CSM Signed by Clerk

Note: Any modifications to the CSM drafts will be reviewed at no additional cost.

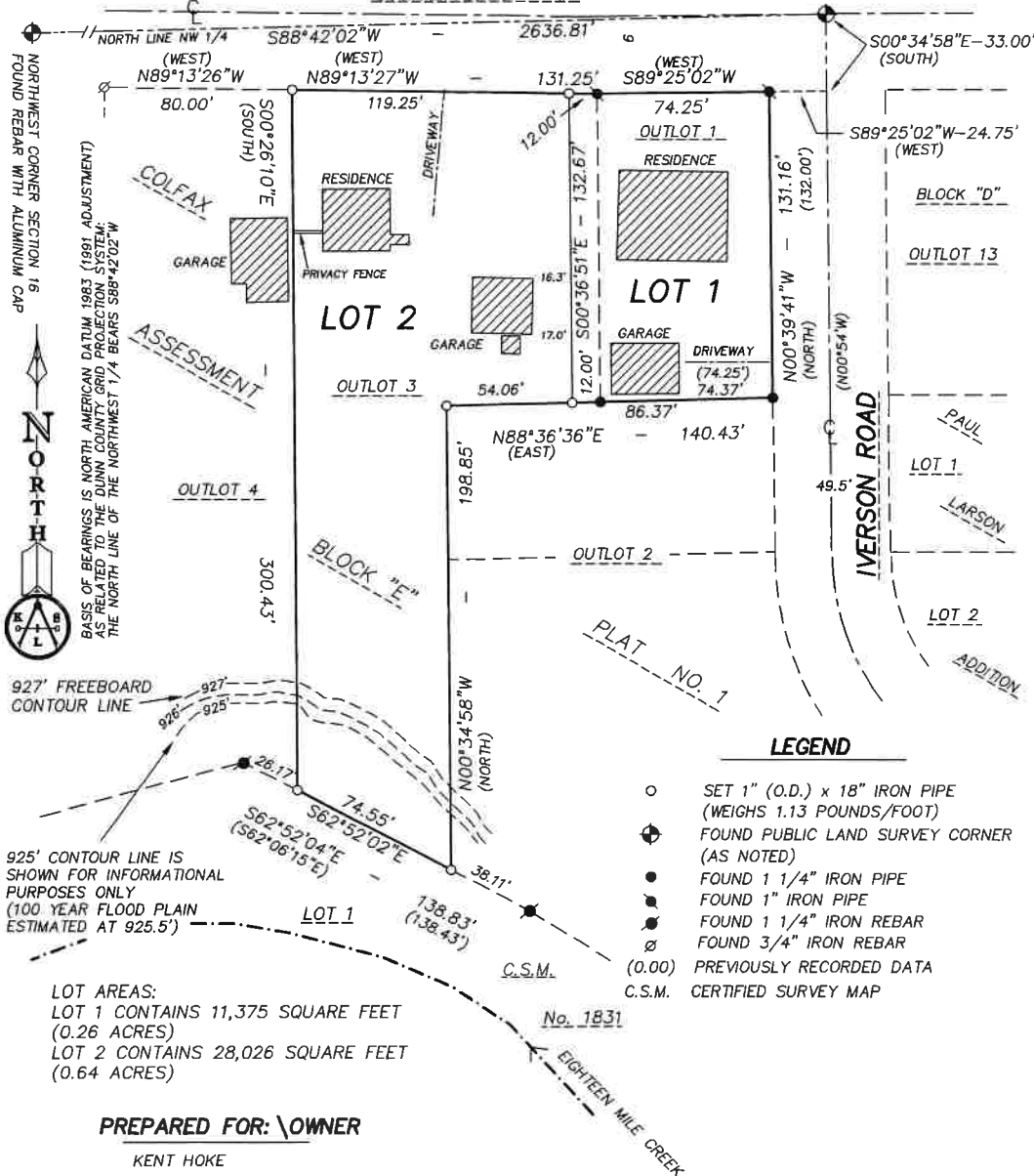
Comments and/or Requesters information:

PRELIMINARY CERTIFIED SURVEY MAP

BEING A RECONFIGURATION OF OUTLOT 1 AND OUTLOT 3, IN BLOCK "E" OF THE ASSESSMENT PLAT NUMBER ONE, IN THE VILLAGE OF COLFAX, LOCATED WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST, VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN.

S.T.H. "40"
UNIVERSITY AVE.

NORTH 1/4 CORNER
SECTION 16, FOUND RAILROAD SPIKE



927' FREEBOARD CONTOUR LINE
926'
925'

925' CONTOUR LINE IS SHOWN FOR INFORMATIONAL PURPOSES ONLY (100 YEAR FLOOD PLAIN ESTIMATED AT 925.5')

- LEGEND**
- SET 1" (O.D.) x 18" IRON PIPE (WEIGHS 1.13 POUNDS/FOOT)
 - ◆ FOUND PUBLIC LAND SURVEY CORNER (AS NOTED)
 - FOUND 1 1/4" IRON PIPE
 - FOUND 1" IRON PIPE
 - FOUND 1 1/4" IRON REBAR
 - FOUND 3/4" IRON REBAR
 - (0.00) PREVIOUSLY RECORDED DATA
 - C.S.M. CERTIFIED SURVEY MAP

LOT AREAS:
LOT 1 CONTAINS 11,375 SQUARE FEET (0.26 ACRES)
LOT 2 CONTAINS 28,026 SQUARE FEET (0.64 ACRES)

PREPARED FOR: \OWNER

KENT HOKE
E8060 COUNTY RD B
COLFAX, WI 54730

PREPARED FOR: \OWNER

SAMANTHA LUCILLE SECRAW
612 UNIVERSITY AVE.
COLFAX, WI 54730

NOTE:
DUE TO THE PROXIMITY OF EIGHTEEN MILE CREEK, THIS PARCEL MAY BE SUBJECT TO SHORELAND ZONING SETBACKS AND BUFFERS.
CONTACT THE DUNN COUNTY ZONING OFFICE FOR SPECIFIC DETAILS AND PERMITTING REQUIREMENTS.

FIELD WORK ON 7/10/2023
SCALE: 1"=60'
0 30 60 120'

PREPARED BY:
KOCHAVER LAND SURVEYING, LLC
E5824 490TH AVENUE
MENOMONIE, WISCONSIN 54751

PRELIMINARY CERTIFIED SURVEY MAP

BEING A RECONFIGURATION OF OUTLOT 1 AND OUTLOT 3, IN BLOCK "E" OF THE ASSESSMENT PLAT NUMBER ONE, IN THE VILLAGE OF COLFAX, LOCATED WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST, VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN.

DESCRIPTION

I, STEPHEN J. KOCHAVER, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST OF THE 4TH PRINCIPAL MERIDIAN, LOCATED IN, AND FORMING A PART OF, THE VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 16; THENCE S00°34'58"E 33.00 FEET; THENCE S89°25'02"W 24.75 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE S89°25'02"W 74.25 FEET; THENCE N89°13'27"W 131.25 FEET; THENCE S00°26'10"E 300.43 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1 CERTIFIED SURVEY MAP NUMBER 1831; THENCE, ALONG SAID NORTHERLY LINE, S62°52'02"E 74.55 FEET; THENCE N00°34'58"E 198.85 FEET; THENCE N88°36'36"E 140.43 FEET; THENCE N00°39'41"W 131.16 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION: SAID PARCEL CONTAINS 39,401 SQUARE FEET (0.90 ACRES) AND IS SUBJECT TO ANY, AND ALL, EASEMENTS, RIGHTS OF WAY, AND/OR CONVEYANCES OF RECORD.

OWNER'S CERTIFICATE

I, KENT HOKE AND SAMANTHA SECRAW, OWNERS, HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY §.236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

VILLAGE OF COLFAX

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2023.

IN THE PRESENCE OF:

KENT HOKE, OWNER

SAMANTHA SECRAW, OWNER

STATE OF WISCONSIN)
COUNTY OF DUNN) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023
THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____

(NOTARY SEAL)

SURVEYOR'S CERTIFICATE

I, STEPHEN J. KOCHAVER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES, AND THE PROVISIONS OF THE WISCONSIN ADMINISTRATIVE CODE AE-7, AND THE PROVISIONS OF THE VILLAGE OF COLFAX SUBDIVISION REGULATIONS, AND UNDER THE DIRECTION OF SAMANTHA LUCILLE SECRAW AND KENT HOKE, I HAVE SURVEYED, DIVIDED AND MAPPED THE ABOVE DESCRIBED PARCEL OF LAND AND THAT THIS IS A CORRECT REPRESENTATION OF THE BOUNDARY THEREOF.

DATED THIS _____ DAY OF _____, 2023

STEPHEN J. KOCHAVER S-2257
KOCHAVER LAND SURVEYING

VILLAGE OF COLFAX APPROVALS

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE OF COLFAX:

THIS _____ DAY OF _____, 2023

SIGNATURE OF APPROVING AUTHORITY

608 - 612 University Ave

Samantha Secraw	612 Univeristy Ave		
Kent Hoke	608 University Ave	E8060 Cty Rd B	Colfax, WI 54730
Kevin Kadinger	702 University Ave		
School District of Colfax	601 University Ave	PO Box 528	Colfax, WI 54730
Kathleen Larson, Steven Cook, Paul Cook & Randy Cook	604 Iverson Rd.	1202 Golf View Dr. NW	Menomonie, WI 54751
Tiffany Prince	603 Iverson Rd		
John & Alycia Dickinsen II	605 Iverson Rd		
Robyn Whitwam	606 University Ave		
Pamela Arntson	607 Iverson		
Stephen Scoll	514 University Ave		
Christopher Roe	602 University Ave		
Timothy & Stephanie Johnstone	604 University Ave		
Kyle Krall	525 University Ave	N8310 855th St	Colfax, WI 54730
John Palewicz & Rheanna Jensen	701 University Ave		
Shane & Amy Horchem	703 University Ave.		