

**Village of Colfax
Zoning Board of Appeals
Meeting Agenda
Thursday, September 6th. 2018
6:00 p.m.
Village Hall, 613 Main Street, Colfax WI**

1. Call to order
2. Roll call
3. Public appearances
4. Open Public Hearing – Soo Park Parcel 17111-2-291116-240-0106
5. Close Public Hearing
6. Discussion of public comments and consideration of variance request approval or denial.
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, Village Administrator-Clerk-Treasurer, 613 Main Street, Colfax, WI (715) 962.3311 by 2:00 p.m. the Friday prior to the meeting so that any 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
Fax 715-962-2221

Gary Stene, President
Lynn M. Niggemann, Administrator-Clerk-Treasurer

HEARING ON REZONING REQUEST

A meeting of the Village of Colfax Zoning Board of Appeals will be held at 6:00 p.m., Thursday, September 6, 2018, at the Village Hall, 613 Main Street, Colfax, also accessible using the south ramped entrance. The purpose of the meeting will be to **discuss and consider the rezoning request of Colfax Railroad Museum, to rezone from no zoning to Highway Commercial District – B2**, the property also known as “Soo Park” is described as: Clarke’s Replat of Park Addition to Colfax, CMS 4284, Vol. 21, Page 54- Outlot 2, 24,088 square feet or .55 acres, excluding outlot 1- 812 square feet or .02 acres. Possible consideration for conditional use if necessary.

The Zoning Board of Appeals’ recommendation for approval or denial will be sent to the Colfax Village Board of Trustees for consideration at a regular Village Board meeting, Monday, September 10th, 2018 at 7 p.m.

Mike Kiekhafer, Chairperson
Zoning Board of Appeals

This notice is for your information only. If you have information to share with the Zoning Board of Appeals that is pertinent to these requests, you are urged to attend.

617870

DUNN COUNTY, WI
REGISTER OF DEEDS
HEATHER M. KUHN

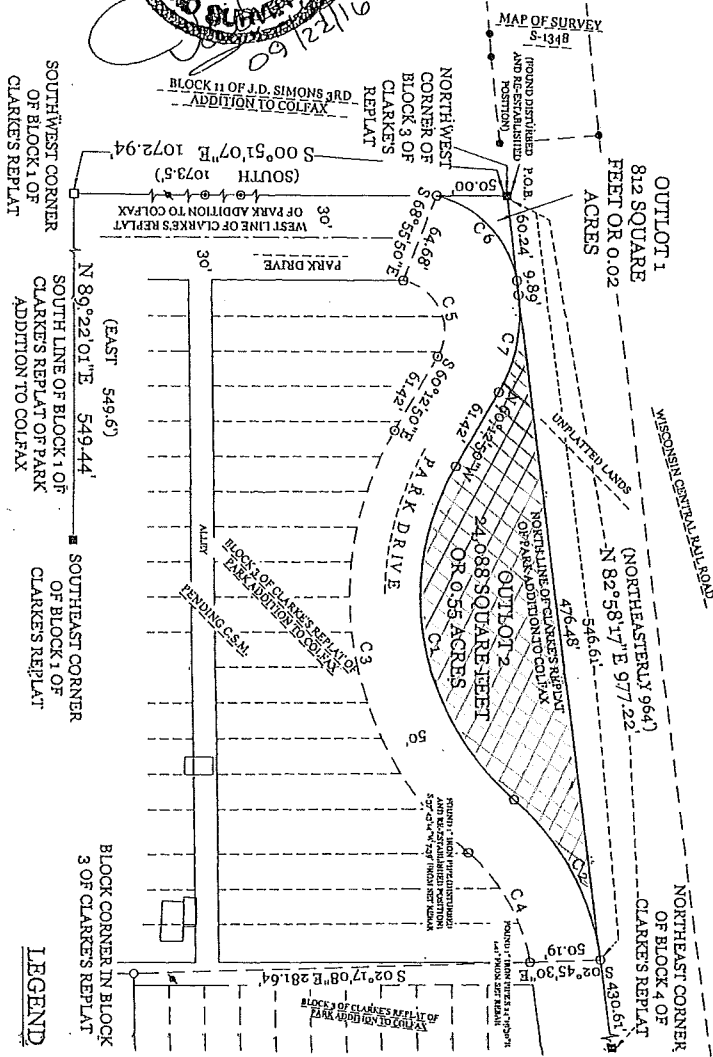
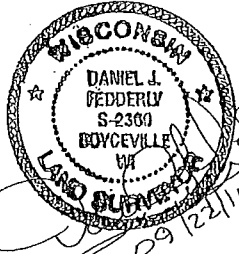
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CERTIFIED SURVEY MAP NO. 4284
VOLUME 21 PAGE 54

REC FEE: 30.00
PAGES: 2

CERTIFIED SURVEY MAP NUMBER 4284. VOLUME 21, PAGE 54.

SURVEY OF SOO PARK IN BLOCK 3 OF CLARKE'S REPLAT OF
PARK ADDITION TO THE VILLAGE OF COLFAX IN SECTION
16, TOWN 29 NORTH, RANGE 11 WEST, VILLAGE OF COLFAX,
DUNN COUNTY, WISCONSIN.

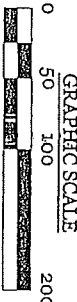


Curve	Radius	Length	Delta	Degree	Chord	Chord Bearing	Forward Tangent	Back Tangent
C1	187.55'	260.03'	79°26'17"	30°32'18"	239.70'	S 60°04'02" W	N 19°13'17" E	S 60°12'50" E
C2	176.22'	132.53'	42°37'20"	32°08'54"	129.54'	S 61°39'33" W	N 88°58'17" E	N 10°13'27" E
C3	237.55'	329.35'	79°26'17"	32°08'54"	303.60'	S 60°04'02" W	N 19°13'17" E	S 60°12'50" E
C4	128.22'	91.64'	40°57'05"	44°41'14"	89.71'	N 66°49'26" E	N 65°54'33" E	N 19°13'27" E
C5	35.60'	68.62'	110°27'14"	160°57'37"	58.48'	N 65°40'01" E	S 66°12'50" E	S 60°12'50" E
C6	75.20'	87.21'	66°22'19"	76°11'28"	82.22'	N 78°06'42" E	S 00°51'07" E	N 12°38'24" E
C7	112.00'	72.11'	36°53'17"	51°09'25"	70.87'	N 78°35'04" W	S 60°12'50" E	N 82°58'17" E

LEGEND

- SET 3/4"x3/8" IRON REBAR (WEIGHING 1.50 LBS./FT.)
- SET P & NAIL
- FOUND 3/4" REBAR
- FOUND 2" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE IN CONCRETE
- RECORDED AS
- O.D. OUTSIDE DIAMETER
- N/S/E/W NORTH/SOUTH/EAST/WEST POINT OF BEGINNING

SURVYOR'S NOTE:
THIS MAP OF SURVEY IS INTENDED TO DEFINE THE PLATTED
"SOO" PARK. ALL FIELD WORK WAS COMPLETED 6/2/2016



PREPARED BY:
DANIEL PEDDERLY
PROFESSIONAL ENGINEER, PROFESSIONAL LAND SURVEYOR
P.O. BOX 47
N987 289TH STREET
BOYCEVILLE, WI 54725

SEC. 13-1-28 B-1 GENERAL COMMERCIAL DISTRICT.

(a) Permitted Uses and Structures.

- (1) Hardware and feed stores.
- (2) Auto sales and service.
- (3) Funeral parlors.
- (4) Drug stores.
- (5) Furniture stores.
- (6) Barber shops.
- (7) Grocery stores.
- (8) Supermarkets.
- (9) Shopping centers.
- (10) Bakeries.
- (11) Bars.
- (12) Cocktail lounges.
- (13) Restaurants.
- (14) Cafes.
- (15) Motels.
- (16) Hotels.
- (17) Rooming houses.
- (18) Fruit stores.
- (19) Dry goods stores.
- (20) Luggage shops.
- (21) Stationery stores.
- (22) Personal and business service establishments.
- (23) Pet shops.
- (24) Clothing stores.
- (25) Public passenger transportation terminals.
- (26) Taxi stands.
- (27) Gift stores.
- (28) Variety stores.
- (29) Garages.
- (30) Theaters.
- (31) Professional offices.
- (32) Medical and dental offices and clinics.
- (33) Organization headquarters.
- (34) Newspaper and magazine publishers.
- (35) Jewelry stores.
- (36) Banks.
- (37) Shoe stores.
- (38) Religious goods stores.
- (39) Packaged beverage stores.
- (40) Appliance sales and repair.
- (41) Sporting goods.
- (42) Insurance and real estate offices.
- (43) Radio and TV sales and service.
- (44) Catalogue order stores.
- (45) Savings and loan and finance companies.
- (46) Department stores.
- (47) Bowling alleys.
- (48) Churches.
- (49) Tobacco and magazine stores.
- (50) Beauty salons.
- (51) Music shops.

- (52) Radio (w/o antenna).
- (53) Churches.
- (54) Public and private schools.
- (55) Parking areas.
- (56) Open spaces.
- (57) Parks.
- (b) **Conditional Uses.**
 - (1) Wholesale outlets.
 - (2) Governmental and community service buildings and functions.
 - (3) Locker plants.
 - (4) Newspaper and magazine publishers.
 - (5) Recreation centers.
 - (6) Scientific laboratories.
 - (7) Contractors and construction offices.
 - (8) Garages and offices.
 - (9) Second hand stores.
 - (10) Professional laundry dry cleaning establishments.
 - (11) Gas stations.
 - (12) Implement sales.
 - (13) Commercial storage and other uses similar or customarily incident to the above uses.
- (c) **Requirements.**
 - (1) Lot Size. No minimum.
 - (2) Building Height. Five (5) stories or sixty (60) feet maximum.
 - (3) Yards. No minimum.

SEC. 13-1-29 B-2 HIGHWAY COMMERCIAL DISTRICT.

- (a) **Permitted Uses and Structures.**
 - (1) Gas stations.
 - (2) Automobile sales and service stations and public garages.
 - (3) Drive-in establishments serving food and beverages for consumption on premises.
 - (4) Motels.
 - (5) Drive-in theaters.
 - (6) Amusement parks.
 - (7) Parking.
- (b) **Conditional Uses and Structures.** Other uses similar to or customarily incident to any of the above uses.
- (c) **Requirements.**
 - (1) Building.
 - a. Height -- thirty-five (35) feet maximum.
 - b. Area -- no minimum or maximum.
 - (2) Lot Size.
 - a. Width -- sixty-six (66) feet minimum.
 - b. Area -- one-half (1/2) acre.
 - (3) Yards.
 - a. Front -- fifty (50) feet (may be parking).
 - b. Rear -- twenty (20) feet.
 - c. Side -- twenty (20) feet.

SEC. 13-1-30 I-1 INDUSTRIAL DISTRICT.

- (a) Permitted Uses and Structures.
- (1) Automotive body repairs.
 - (2) Automotive upholstery.
 - (3) Cleaning, pressing and dyeing establishments.
 - (4) Commercial bakeries.
 - (5) Commercial greenhouses.
 - (6) Distributors.
 - (7) Farm machinery.
 - (8) Feed mills.
 - (9) Dairy plants.
 - (10) Equipment repairs and storage.
 - (11) Railroad depots.
 - (12) Cooperatives.
 - (13) Laboratories.
 - (14) Machine shops.
 - (15) Manufacture and bottling of non-alcoholic beverages.
 - (16) Painting.
 - (17) Printing.
 - (18) Publishing.
 - (19) Storage and sale of lumber.
 - (20) Machinery and equipment.
 - (21) Trade and contractor's offices.
 - (22) Warehousing and wholesaling.
 - (23) Manufacturing.
 - (24) Fabrication.
 - (25) Municipal service garages.
 - (26) Utility lines and offices.
 - (27) Parking.
 - (28) Packaging.
 - (29) Assembly of products from furs.
 - (30) Glass.
 - (31) Leather.
 - (32) Metals.
 - (33) Paper.
 - (34) Plaster.
 - (35) Plastics.
 - (36) Textiles and wood.
 - (37) Manufacture fabrication.
 - (38) Processing.
 - (39) Packaging and packing of confections.
 - (40) Cosmetics.
 - (41) Electrical appliances.
 - (42) Electronic devices.
 - (43) Food except cabbage.
 - (44) Fish and fish products.
 - (45) Meat products.
 - (46) Pea vining.
 - (47) Instruments.
 - (48) Jewelry.
 - (49) Pharmaceuticals.

- (50) Tobacco.
- (51) Toileteries.
- (52) Freight yards.
- (53) Freight terminals and transshipment depots.
- (54) Inside storage.
- (55) Breweries.
- (56) Agriculture.
- (57) Parks.
- (58) Greenways and open spaces.
- (59) Parking and open areas.
- (b) **Conditional Uses and Structures.**
 - (1) Incinerators.
 - (2) Sewage disposal plants.
 - (3) Earth and sanitary landfill operations.
 - (4) Manufacture and processing of abrasives, acetylene, acid, alkalies, ammonia, asbestos, asphalt, batteries, bedding, bleach, bone, cabbage, candle, carpeting, celluloid, cement, cereals, charcoal, chemicals, chlorine, coal tar, coffee, coke, cordage, creosote, dextrine, disinfectant, dye, excelsior, felt, fish, fuel, furs, gelatin, glucose, gypsum, hair products, ink, insecticide, lime, lime products, linoleum, matches, meat, oil cloth, paint, paper, peas, perfume, pickle, plaster of paris, plastics, poison, polish, potash, pulp, pyroxylin, radium, rope, rubber, sausage, seeds, starch, stove polish, textiles and varnish.
 - (5) Manufacturing, processing, and storage of building materials, explosives, dry ice, fat, fertilizer, flammables, gasoline, glue, grains, grease, lard, radioactive materials, shellac, soap, turpentine, vinegar and yeast.
 - (6) Bag cleaning, bleacheries, canneries, cold storage, warehouses.
 - (7) Electric and steam generating plants.
 - (8) Electroplating.
 - (9) Enameling.
 - (10) Forges.
 - (11) Foundries.
 - (12) Garbage incinerators.
 - (13) Lacquering.
 - (14) Lithographing.
 - (15) Bulk gas storage and sales.
 - (16) Offal, rubbish, or animal reduction.
 - (17) Oil, coal and bone distillation.
 - (18) Refineries.
 - (19) Road test facilities.
 - (20) Slaughterhouses.
 - (21) Smelting.
 - (22) Stockyards.
 - (23) Tanneries.
 - (24) Weaving.
 - (25) Outside storage and manufacturing areas, wrecking, junk demolition and scrap yards shall be surrounded by a solid fence or evergreen planting screen completely preventing a view from any other property or public right-of-way and shall be at least six hundred (600) feet from residential or commercial structures.
 - (26) Commercial service facilities such as restaurants and fueling stations, provided all such services are physically and sales oriented toward industrial users and employees and other users are only incidental customers.

(c) **Requirements.**

- (1) Lot Size.
 - a. Width -- sixty-six (66) feet.
 - b. Area -- eight thousand five hundred (8,500) feet.
- (2) Building Height. None.
- (3) Yards.
 - a. Street -- minimum ten (10) feet.
 - b. Rear -- minimum thirty (30) feet.
 - c. Side -- minimum ten (10) feet.

SEC. 13-1-31 C-1 CONSERVANCY DISTRICT.

(a) **Permitted Uses and Structures.**

- (1) The harvesting of wild crops such as marsh, hay, ferns, moss, wild rice, berries, tree fruits, tree seeds, sustained yield forestry, utilities such as, but not restricted to telephone, telegraph and power transmission lines;
- (2) Fishing, scenic, historic, scientific, wildlife preserve;
- (3) Non-resident buildings used solely in conjunction with the raising of water fowl or fish; hiking trails and bridle paths, accessory uses;
- (4) Public and private parks and picnic areas, recreation related structures not requiring basements, regulatory signs not over six (6) square feet;
- (5) General farming provided no drainage, filling or dredging takes place and no farm buildings are constructed.

(b) **Conditional Uses.**

- (1) Filling, drainage, dredging, residences, industrial and commercial structures, sewage treatment plants, governmental and community service buildings, farm structures, dams, power plants, flowages, ponds, relocation of water courses, removal of top soil or peat;
- (2) Piers, docks, boat houses and cranberry bogs.

SEC. 13-1-32 R-MH MOBILE HOME DISTRICT.

The requirements for property in the R-MH Mobile Home District shall be as provided in Article O of this Chapter.

SECS. 13-1-33 THROUGH SEC. 13-1-49 RESERVED FOR FUTURE USE.