

Village of Colfax
Planning Commission
Monday, March 8th, 2021
5:30 p.m.

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

Meeting is also available by Zoom Meeting

<https://zoom.us/j/93838006777?pwd=UWF1bEpMdjRZR3BEbG1hREQ0bkdkUT09>

Meeting ID: 938 3800 6777

Passcode: 020EbL

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) John Fraley – Homes by Croix Creek
 - i) Request to change agreement – siding
- 5) 1009 University Avenue – Nick Semling
 - a) Review submitted plans
 - b) Items to be considered
 - i) Zoning to R-5 – Multiple Family Residential District
 - ii) Any other Zoning Considerations
 - iii) Any Variances needed
 - iv) Any other meetings needed
- 6) 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.*****

Lynn Niggemann

From: John Fraley <jfraley25@frontiernet.net>
Sent: Wednesday, February 17, 2021 3:37 PM
To: 'Scott Gunnufson'
Cc: 'Lynn Niggemann'
Subject: new homes in colfax

Hello Scott and Lynn

Hey Its warming up...I think!

Ok Looks like we need to sit down with village planning and talk about current siding requirement.

It adds \$5000 -5500 per home. Putting that on top of lumber price and overall construction cost increases is a big problem in keeping new homes affordable.

Buyers in this price bracket have zero interest in anything but vinyl siding.

For those that can afford an extra \$5000- the choice is: more bathroom options, bedrooms, a bigger garage, high quality Andersen windows, family room finished and additional landscaping before spending the extra money on siding. In addition to making their new home more functional these features add instant and future resale value to their investment. Our main lender usda wants all affordable housing options available to their clients before they fund any new homes.

Vinyl siding is the standard in all area developments catering to the same homebuyers we are competing for. High Quality custom homes are built all across Wisconsin with it. Beautiful homes will be built in Colfax with it too.

For the Eastview project to continue moving forward the siding requirement will need to be changed. Now is the time to do it.

Thank you for your consideration

John Fraley
Homes by Croix Creek

Lynn Niggemann

From: John Fraley <jfraley25@frontiernet.net>
Sent: Thursday, February 25, 2021 9:46 AM
To: 'Scott Gunnufson'
Cc: 'Lynn Niggemann'
Subject: FW: new homes in colfax
Attachments: colfax FinishingTouches_Brochure_CTS373_2101_LR_E.pdf

Good morning Scott and Lynn

Almost forgot how nice warm sunshine feels!

We have a new insulated 8ft garage door w/ a liftmaster opener on Dunn Street.

Met a another friendly neighbor too.

Ok My siding contractor Russ Frazier from Chippewa Falls has been in the construction business for many years. He is a real deal hands on subcontractor very reasonable priced and works for fine home builders all over the Chippewa Valley area.

I had estimated additional lpl siding installation labor in earlier email.

His bid came in this morning

Price per 100 sq ft:

Vinyl installation is \$85 verses lpl \$185

Home is approx. 28 sq.

Now we are talking a total \$6300 extra for lpl. (material, installation and painting) Add this to new lumber price increases.

These numbers will stop this project.

Homes by Croix Creek looks for a 10% margin as a general contractor. Before taxes and other overhead costs.

When all the dust settles it is usually less. Please feel free to use 9yr old Ford pickup with odometer reading 225,000 miles as evidence~

Siding savings is not added profit! It goes into keeping cost of home at a marketable price attracting more homebuyers to Colfax

The village will need to address the siding requirement for Eastview to move ahead with any builder.

Thank you

John

From: John Fraley [mailto:jfraley25@frontiernet.net]
Sent: Sunday, February 21, 2021 3:33 PM
To: 'Scott Gunnufson' <sgghomedesign@yahoo.com>
Cc: 'Lynn Niggemann' <clerktreasurer@villageofcolfaxwi.org>
Subject: RE: new homes in colfax

Hello Scott and Lynn

Ok Attached find a brochure that gives a look of integrity and style for new homesto be built in East View.

The vinyl siding plan would include wrapping front windows doors and adding gable freeze boards using smart siding trim.

There are great color and texture (shakes, board and batten etc)combinations available to give each home a unique look.

Homes to be built will be in the 219k to 239k price range

Options include:

Up to 4 bedrooms

2 baths

Custom built hickory cabinets

10x10 decks

Oak millwork

¾ inch oak flooring

Andersen windows

Stove refrigerator microwave dishwasher

8ft garage doors

Asphalt driveway

Lumber keeps going up as we speak.

OSB ½ inch on Friday was \$29 a sheet and 2x6 precut stud \$9 !!!
Spring demand will create even more upward pressure to these prices.

LPL Smart siding adds \$6300

\$1700.00 material (siding and trim boards) (This price is also going up)

\$2800.00 install labor

\$ 2000.00 painting

Real estate taxes on these homes are estimated at \$6000 per year.
This \$500 per month is on top of homeowners mortgage payment.

We need to watch all costs to keep homes affordable for young working families and retired couples.
Our main lender usda requires all siding options to be available to its borrowers.

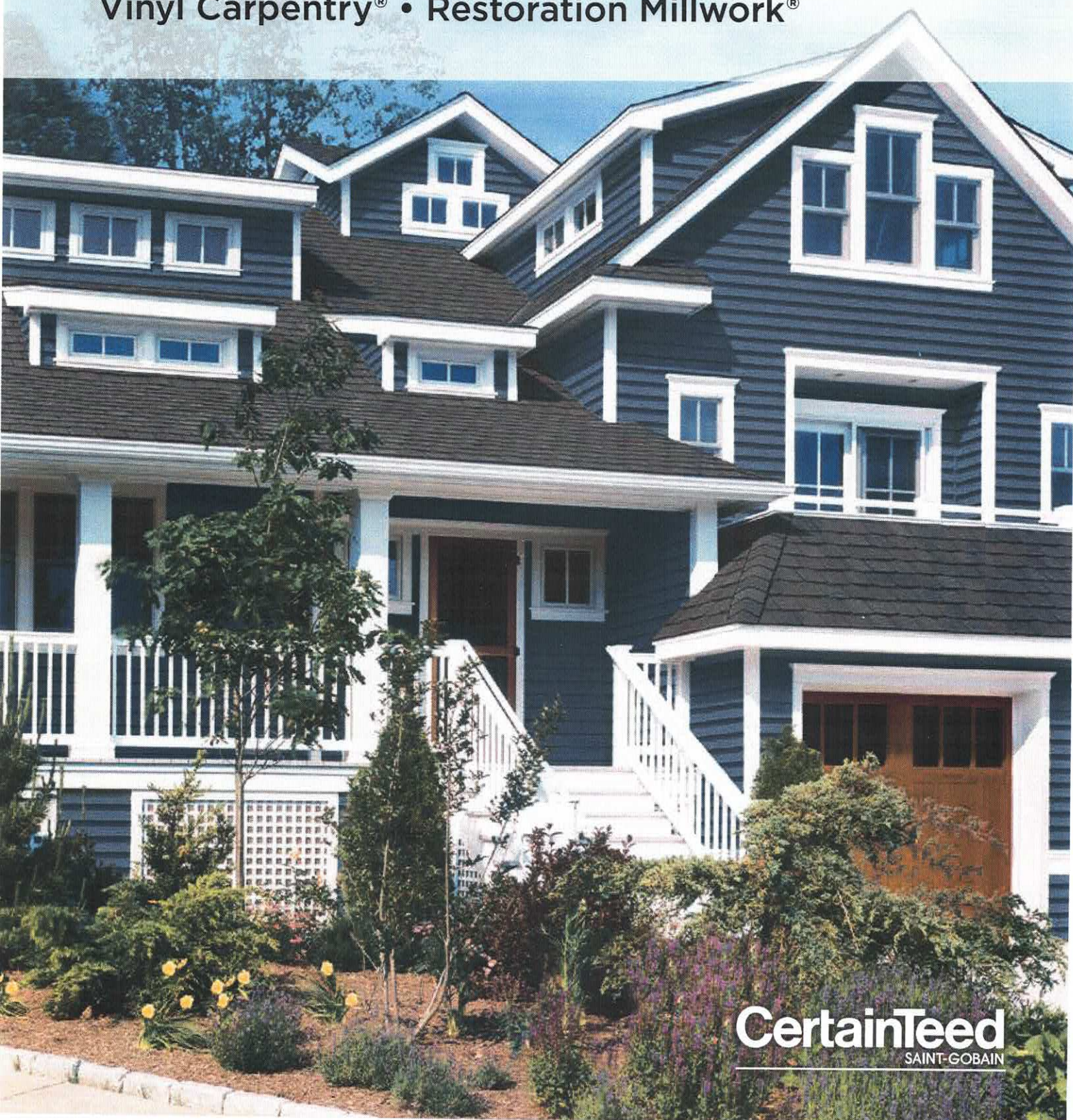
Look forward to your questions

Thank you

John

FINISHING TOUCHES

Vinyl Carpentry® • Restoration Millwork®



CertainTeed
SAINT-GOBAIN



Restoration Millwork sheets and trimboards combined with bed mould and base cap profiles.

Details Create The Personality.

New siding makes any house look better. But it's the unique details that truly reflect your personality. CertainTeed offers a complete selection of virtually maintenance-free exterior, accent and decorative trim products, in styles and colors designed to work seamlessly with CertainTeed's wide range of siding options.

On Cover

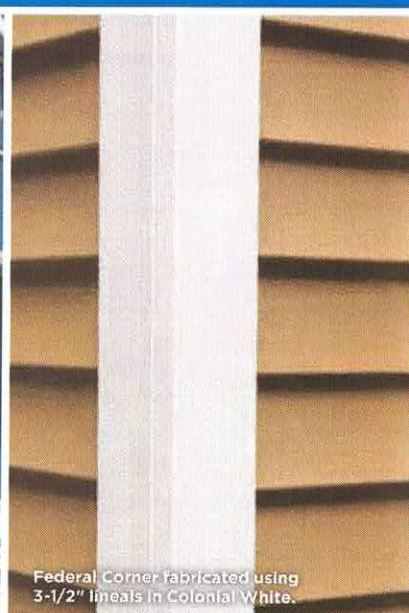
Siding: Monogram Double 4" Clapboard in pacific blue.
Trim: Vinyl Carpentry® & Restoration Millwork®



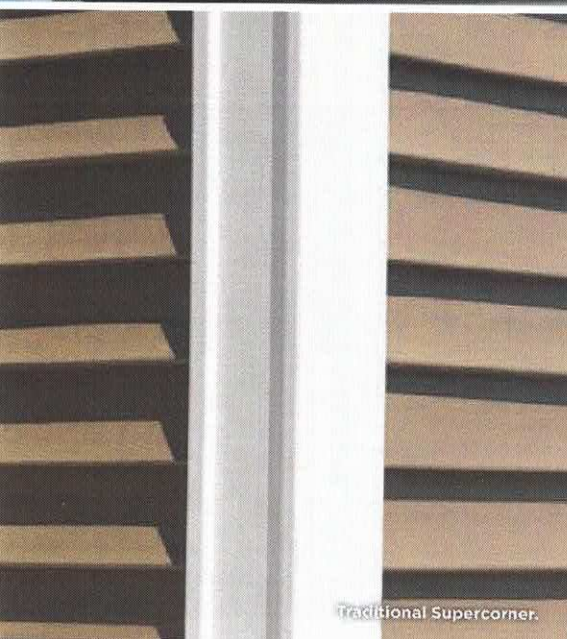
Vinyl Carpentry Band Board transition from lap siding to gable accent.



Cedar Impressions Offset Mitered Cornerpost in heritage cream.



Federal Corner fabricated using 3-1/2" lineals in Colonial White.



Traditional Supercorner.



Cornice Molding in savannah wicker.



Crown Molding and 3-1/2" Lineals used to miter cut corners

Vinyl Carpentry*

Pre-formed decorative accents and trim pieces with the authentic look of painted wood add distinction to windows, doors, corners, gables and frieze boards.

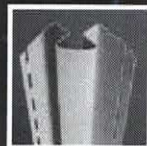
- **Design:** styles range from functional trim to crown and cornice moldings and lineals.
- **Performance:** solid construction for impact resistance and durability; with PermaColor™ lifetime fade protection.
- **Colors:** over 40 hues that match CertainTeed siding colors for maximum design flexibility.



Outside Corners



Lineals



Inside Corners



Restoration Millwork*

Cellular PVC Trim cuts, mills, shapes and routes like the finest top-grade lumber.



Trimboards

- **Design:** products pre-engineered in all standard sizes; can also be cut and milled to create an unlimited range of unique design elements.
- **Performance:** long-lasting UV-resistant material with excellent dimensional accuracy and performance.
- **Colors:** natural white for a ready-to-install classic look or easily painted with vinyl-safe paint for maximum customizability.



Individual 5" Sawmill Shingles in cedar blend

Cedar Impressions*

Shake- or shingle-style siding is an attractive accent option for your home's architectural features (like dormers and gables), and a great way to convey eye-catching curb appeal.

- **Design:** 10 style options with TrueTexture™ finish from classic perfection sawmill style to rustic rough-split shakes.
- **Performance:** engineered and tested to withstand hurricane force winds.
- **Colors:** A wide variety of low-gloss colors to complement or contrast with CertainTeed siding.

EverNew® Railing, Porch and Decking

A wide variety of materials, styles and colors to expand your home's Living Spaces® beyond four walls.

- **Design:** stylish options for porches, balconies, stairs and walkways.
- **Performance:** Features heavy-duty construction for enduring strength and integrity.
- **Colors:** subtle earth tones harmonize with siding and landscaping.



EverNew Kingston railing

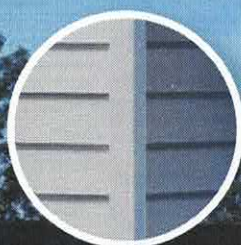


Good

Basic trim and soft tones offer a design scheme that unifies the look of your home.



Certa-Snap® Wrap
Post Wrap System



3-1/3" Cornerpost



J-Channel



J-Channel with
Aluminum Rake



Siding: CedarBoards™ Single 7" Clapboard in sterling gray.

Trim: Vinyl Carpentry® in white and sterling gray.

Roofing: Landmark™ Shingles in georgetown gray.



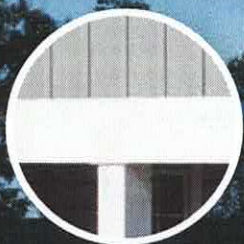
Siding in savannah wicker.



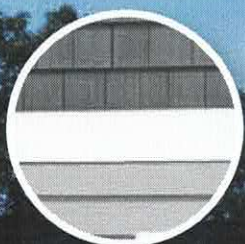
Siding in sandstone beige.

Better

CertainTeed Vinyl Carpentry and Restoration Millwork are used together to create an exterior with strong trim lines with offsetting colors. The extensive selection of colors in both trim lines can create borders that highlight the architectural textures of your home.



Restoration Millwork®
trimboard*



Restoration Millwork®
trimboard*



Vinyl Carpentry®
Cornice Molding with
Aluminum Rake



3-1/2" Lineal with
miter cut corners



3-1/3" Cornerpost



Siding: CedarBoards Single 7" Clapboard and Board & Batten Single 8" in sterling gray with Cedar Impressions Double 7" Straight Edge Perfection Shingles in charcoal gray.

Trim: Vinyl Carpentry® & Restoration Millwork®

Roofing: Landmark® Shingles in georgetown gray.



Siding in desert tan.
Trim in natural clay.



Siding in savannah wicker.
Trim in forest.

*Restoration Millwork painted with Sherwin-Williams Color Safe Paint.

Best

Complete freedom of expression with Restoration Millwork, Cedar Impressions, Vinyl Carpentry accessories, and EverNew railing systems. Definitive color differences on the various shapes and lines on your home convey eye-catching curb appeal.



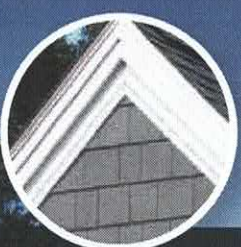
Oxford railing with square balusters in white



Restoration Millwork Classic Column Wraps



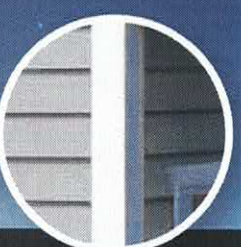
STONEfaçade™ Corners



Vinyl Carpentry Cornice Molding and Restoration Millwork Rake Profile



Restoration Millwork Trimboard with Rams Crown



Restoration Millwork One-Piece Corner with InvisiPro® Hidden Fastening System



Siding: CedarBoards Single 7" Clapboard in sterling gray and Cedar Impressions Double 7" Straight Edge Perfection Shingles in charcoal gray with STONEfaçade Ledgerstone in adirondack snowfall.

Trim: Vinyl Carpentry® & Restoration Millwork® in colonial white.

Roofing: Landmark Shingles in georgetown gray.



Siding in pacific blue and flagstone. Trim in colonial white.



Siding in autumn red and charcoal gray. Trim in colonial white.



Find Your Perfect Color Mix

Designers are using every conceivable color combination to create distinctive exterior designs with a modern sensibility. You can do the same thing with your home. The optimum color blend has the power to bring out the best features of your home. Whatever your color goal is, CertainTeed can help you reach it.

CertainTeed Color Tools

CertainTeed has created a number of user-friendly visualization tools to help you get a better idea of how well different colors and styles work together.



ColorView® offers users the ability to mix and match colors and styles on a wide variety of pre-populated home styles to get design ideas.

ColorView DIY lets users who are short on time begin designing today – upload a project picture and in just a few minutes you can mix and match colors and styles on your own project.

ColorView Pro gives users the opportunity to have a photo of their home professionally masked in just a few days for them to use in ColorView Online.

Explore the possibilities. You'll find ColorView and ColorCoach at:
www.certainteed.com/colorview



ColorCoach™

A simple web-based tool that acts as a virtual color swatch book. You can save different combinations, use them in ColorView and share them via social media for second opinions.

EverView®

Elevate your deck décor even more, with EverNew's broad range of railing styles and accessories. Use the interactive EverView Railing Design Tool to explore and select your railing, post, baluster and accessory styles. Have confidence when selecting the perfect rail for your unique living space.



Trim-It® Tool

CertainTeed's "Trim-It" tool allows you to create distinction with the wide offering of accent and decorative trim products from both the vinyl and composite product lines.

ARBOR BLEND
WEATHERED BLEND
FRONTIER BLEND
NATURAL BLEND
DRIFTWOOD BLEND
CEDAR BLEND
RUSTIC BLEND
BROWNSTONE
MELROSE
AUTUMN RED
MOUNTAIN CEDAR
SLATE
ESPRESSO
SABLE BROWN
HEARTHSTONE
SPRUCE
OLIVE GROVE
FOREST
MIDNIGHT BLUE
PACIFIC BLUE
WEDGEWOOD BLUE
FLAMESTONE
SMOKY GRAY
CHARCOAL GRAY
CASTLE STONE
GRANITE GRAY
STERLING GRAY
BERMUDA BLUE
OXFORD BLUE
SEAGRASS
CYPRESS
HERRINGBONE
SANDSTONE BEIGE
DESERT TAN
WEATHERED WOOD
NATURAL CLAY
SAVANNAH WICKER
LIGHT MAPLE
BUCKSKIN
HERITAGE CREAM
AUTUMN YELLOW
SNOW
COLONIAL WHITE

CertainTeed products are designed to work together and complement each other in color and style to give any home a beautiful finished look.



POLYMER SHAKES & SHINGLES



VINYL SIDING



INSULATED SIDING



SOFFIT



PVC EXTERIOR TRIM & BEADBOARD



VINYL CARPENTRY® TRIM



STONE



HOUSEWRAP



ROOFING AND VENTILATION



DECKING AND RAILING



MOLDED FENCE



EXTRUDED FENCE



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CertainTeed

CEILING • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM

20 Moores Road Malvern, PA 19355 Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com

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1009 University Ave – Prelim Site Plan



COLFAX LOT



Lynn Niggemann

From: Nick Semling <nick@theconstructionhub.com>
Sent: Thursday, January 28, 2021 11:25 AM
To: Lynn Niggemann
Subject: RE: Question about Dividing 1009 University Ave

Lynn, Here is a 3-D picture of what the 4-plex's would look like. Also, you can view the floor plan below.

COLFAX PROJECT (EXAMPLE)



14'10" PATIO

14'10" PATIO

BEDROOM 11'0" x 8'11" 127 SQ FT

BEDROOM 11'0" x 8'11" 127 SQ FT

BEDROOM 11'0" x 8'11" 127 SQ FT

BEDROOM 11'0" x 8'11" 127 SQ FT

BEDROOM 11'0" x 8'11" 127 SQ FT

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BEDROOM 11'0" x 8'11" 127 SQ FT

BEDROOM 11'0" x 8'11" 127 SQ FT

BEDROOM 11'0" x 8'11" 127 SQ FT

BATH 5'0" x 6'0" 30 SQ FT

BATH 5'0" x 6'0" 30 SQ FT

BATH 5'0" x 6'0" 30 SQ FT

BATH 5'0" x 6'0" 30 SQ FT

BATH 5'0" x 6'0" 30 SQ FT

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BATH 5'0" x 6'0" 30 SQ FT

BATH 5'0" x 6'0" 30 SQ FT

BATH 5'0" x 6'0" 30 SQ FT

KITCHEN/LIVING/DINING 18'0" x 10'0" 284 SQ FT

KITCHEN/LIVING/DINING 18'0" x 10'0" 284 SQ FT

KITCHEN/LIVING/DINING 18'0" x 10'0" 284 SQ FT

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KITCHEN/LIVING/DINING 18'0" x 10'0" 284 SQ FT

KITCHEN/LIVING/DINING 18'0" x 10'0" 284 SQ FT

GARAGE 11'0" x 21'0" 315 SQ FT

GARAGE 11'0" x 21'0" 315 SQ FT

GARAGE 11'0" x 21'0" 315 SQ FT

GARAGE 11'0" x 21'0" 315 SQ FT

GARAGE 11'0" x 21'0" 315 SQ FT

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GARAGE 11'0" x 21'0" 315 SQ FT

GARAGE 11'0" x 21'0" 315 SQ FT

GARAGE 11'0" x 21'0" 315 SQ FT

GARAGE 11'0" x 21'0" 315 SQ FT

PORCH 5'0" x 10'0" 101 SQ FT

LIVING AREA 3212 SQ FT

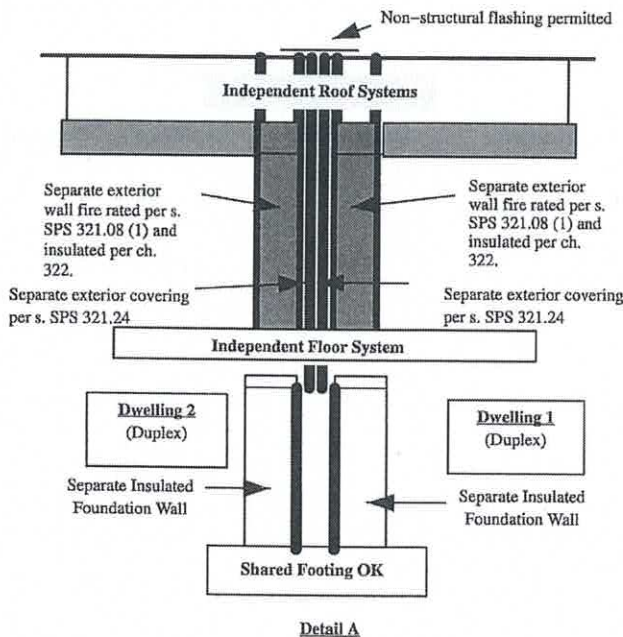
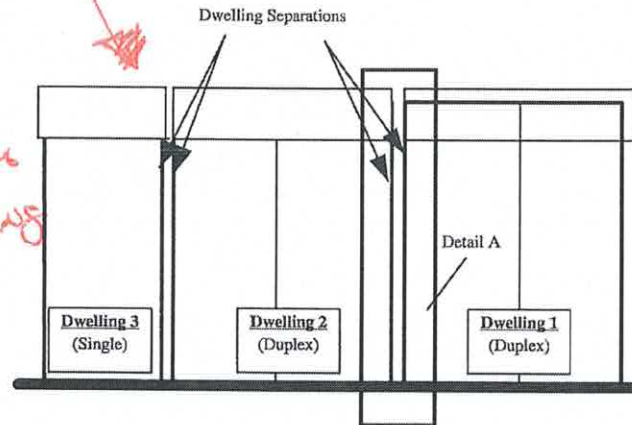
DRIVENWAY WAY ACCESS

Subject: RE: Question about Dividing 1009 University Ave

320.04 (6) – Dwelling Separations

Normally, for 3 or more attached dwelling units, the Commercial Building Code (CBC) applies. Attached means some construction (other than footings and their bearing material) is shared by the units.

Where 3 or more adjacent but unattached dwelling units are each built with the outside walls that comply with the Uniform Dwelling Code (UDC), the UDC applies throughout and the CBC does not apply, even if those outside walls are adjacent to or adjoin each other. If flashing is added over the top of two such adjoining walls, the UDC would still apply.



The situation you are describing does not exist.

← could be all on one lot or separate lots with only a 2ft. side yard setback. (you would need enough space in between to maintain properties)



22808

22808-1843-66760070

22808-1843-74653002

22808-1843-74653001

22808

22808-1843-66760078

Duplex: One owner for the duplex and lot.

Twin-Home: Each side and each lot is owned separately.

Condo: Each side is separately owned, while the underlying lot is jointly owned.

Lynn Niggemann

From: Nick Semling <nick@theconstructionhub.com>
Sent: Tuesday, March 2, 2021 10:27 AM
To: Lynn Niggemann
Subject: 1009 University Ave Site Plan Update & Rezone Thoughts from Nick Semling
Attachments: 03-02-21 (2)-4 Plex's Prelim Site Plan.pdf

Lynn,

I have thought about this project a lot. I think I would like to keep it as simple as possible. Please provide your feedback on the following:

- Rezone Property to R5 which will allow the 2 buildings to be constructed on the site.
 - Maintain (1) Driveway entrance
 - Adhere to lot parking requirements according to local ordinance. (At least half the units will be occupied by the elderly)
- Once the Buildings are constructed a Condo-Platt will be recorded so that the buildings meet code for design.

Kind Regards,

Nick Semling
Countrified Investments
715-450-6011

Lynn Niggemann

From: Nick Semling <nick@theconstructionhub.com>
Sent: Thursday, February 18, 2021 10:16 AM
To: Lynn Niggemann
Cc: Randy Bates
Subject: 1009 University Ave Update Request

Lynn,

Thank you for taking the time to respond when you are very busy, I really appreciate it.

Responses to engineers concerns:

1. This makes sense and I will check into it.
2. No problem to adjust the asphalt.
3. I think we are moving towards the rezone as R-5 and all the setbacks would be followed if that is what we do.
4. I did look into this and we are well under the coverage requirements.
5. The garages are technically designed as 1.5 Car garages so this should meet the minimum standards.

I look forward to talking with you soon.

Have a good day.

Nick

From: Lynn Niggemann <clerktreasurer@villageofcolfaxwi.org>
Sent: Wednesday, February 17, 2021 11:39 AM
To: Nick Semling <nick@theconstructionhub.com>
Cc: Randy Bates <colfaxdpw@colfaxdpw.com>
Subject: RE: 1009 University Ave Update Request

Nick~

I will forward the responses that I received from our engineer.

With the election, auditors coming next week, I have been a little strapped for planning time.

I have been talking about your project with the Public Works Director. I need to dig into our ordinances regarding the engineers concerns.

The biggest concern is the potential split of the property. I know that it seems like the property would be more appealing, but with the easements, etc. that could be less appealing.

A planning commission meeting would be best to discuss these items. I was trying to get one scheduled this week, but my schedule did not allow for that.

Engineer's concerns below~

Without spending too much time without a site plan, here are my thoughts.

1. The Village may require all lots about a street. He or whoever will do his site plan, should look at your code requirements.

2. The idea shows the asphalt going to the lot line. This wouldn't be allowed.
3. I think this falls under your R-5 Multiple Family Residential District so those setbacks would have to be followed. It may be tough to decide what the front yard is for northern lot. He may have to request variances.
4. Some ordinances specify the maximum lot coverage for impervious surface. They would have to research that.
5. They should check your parking requirements. He is showing a one-car garage for each unit.

Lynn Niggemann

Administrator-Clerk-Treasurer

Village of Colfax

P.O. Box 417

613 Main Street

Colfax, WI 54730-0417

P: 715-962-3311; C: 715-308-9986; F: 715-962-2221

ClerkTreasurer@villageofcolfaxwi.org

Population 1,105

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From: Nick Semling [<mailto:nick@theconstructionhub.com>]

Sent: Wednesday, February 17, 2021 10:22 AM

To: Lynn Niggemann

Subject: 1009 University Ave Update Request

Good Morning,

Do you have any additional feed back for me on this project? I would like to keep moving forward with the rezone if required and have the survey work completed.

Thanks,

Nick

Lynn Niggemann

From: Nick Semling <nick@theconstructionhub.com>
Sent: Monday, January 18, 2021 9:29 AM
To: Lynn Niggemann
Subject: Question about Dividing 1009 University Ave
Attachments: 12-31-20 2-4 Plex's Site Plan.pdf

Hello Lynn,

Do you think the town would accept dividing the property into two lots as show on the attached proposed site plan where each lot would have a single story 4-plex on it?

Thank You,

Nick Semling

- b) accessory buildings not exceeding an area of more than 30 percent of the required rear yard; and
 - c) uses customarily incidental to any of the above uses when located on the same lot and not involving the conduct of a business.
3. Requirements. In order to be considered a conforming lot or structure within an R-4 District, a lot or structure must:
- a) have a minimum lot size of 8,000 square feet and a minimum lot width of 90 feet;
 - b) have a front yard setback of 30 feet, a rear yard setback of 25 feet, and a side yard setback of 10 feet;
 - c) have a minimum living area of 1,800 square feet in the principal building;
 - d) not exceed a maximum principal building height of 35 feet; and
 - e) have an accessory building side yard setback of 3 feet, rear yard setback of 3 feet, and not exceed a maximum accessory building height of 15 feet.
4. Conditional Uses. The following uses shall be considered conditional uses within an R-4 District:
- a) churches, public and parochial schools;
 - b) public parks and playgrounds; and
 - c) day care centers.

SEC. 13-1-29 R-5 MULTIPLE FAMILY RESIDENTIAL DISTRICT

1. Purpose. The R-5 District is intended to provide appropriate areas for multi-family land uses only in urban areas served by public sewers. The District is also intended to provide rental housing in an area protected from traffic hazards.
2. Permitted Uses. The following uses are permitted within an R-5 District:
- a) multi-family dwellings;
 - b) uses customarily incidental to any of the above uses when located on the same lot and not involving the conduct of a business.
 - c) accessory buildings not exceeding an area of more than 30 percent of the required rear yard.
3. Requirements. In order to be considered a conforming lot or structure within an R-5 District, a lot or structure must:
- a) have a minimum lot size of 2,500 square feet per family unit up to and including four (4) families, and 2,250 square feet per family thereafter and a minimum lot width of 100 feet;
 - b) have a front yard setback of 30 feet, a rear yard setback of 25 feet, and a side yard setback of 15 feet;
 - c) not exceed a maximum principal building height of 45 feet; and
 - d) have an accessory building side yard setback of 3 feet, rear yard setback of 3 feet, and not exceed a maximum accessory building height of 20 feet.
4. Conditional Uses. The following uses shall be considered conditional uses within an R-5 District:
- a) charitable institutions, rest homes or nursing homes, private non-profit clubs and lodges;
 - b) mobile home parks in accordance with mobile home requirements;
 - c) churches; and
 - d) public parks and playgrounds;

SEC. 13-1-30 R-6 NEW ZERO LOT LINE SINGLE FAMILY RESIDENTIAL DISTRICT

1. Purpose. The R-6 District is intended to provide for two single-family residential units attached to each other with zero lot line set back on one side. They are to be built in newer urban areas served by public sewers. This will permit two single-family homes to be joined to give the appearance of a two family dwelling. For that reason R-6 lots will always be approved in sets of two. The District is also intended to protect the integrity of residential areas by prohibiting the incursion of incompatible non-residential uses, and is for the exclusive location of single-family dwellings.
2. Permitted Uses. The following uses are permitted within an R-6 District:
 - a) single-family dwellings;
 - b) accessory buildings not exceeding an area of more than 30 percent of the required rear yard; and
 - c) uses customarily incidental to any of the above uses when located on the same lot and not involving the conduct of a business.
3. Requirements. In order to be considered a conforming lot or structure within an R-6 District, a lot or structure must:
 - a) have a minimum lot size of 4,000 square feet and a minimum lot width of 40 feet for each dwelling unit;
 - b) have a front yard setback of 30 feet, a rear yard setback of 25 feet, and a side yard setback of 15 feet on the side not attached to an adjoining dwelling and 0 feet on the side attached to an adjoining dwelling;
 - c) have a minimum living area of 900 square feet in the principal building;
 - d) not exceed a maximum principal building height of 35 feet; and
 - e) have an accessory building side yard setback of 3 feet, rear yard setback of 3 feet and a maximum accessory building height not to exceed 15 feet.
4. Conditional Uses. The following uses shall be considered conditional uses within an R-6 District:
 - a) churches, public and parochial schools; and
 - b) public parks and playgrounds.

Lynn Niggemann

From: Nick Semling <nick@theconstructionhub.com>
Sent: Wednesday, February 3, 2021 8:16 AM
To: Lynn Niggemann
Subject: RE: Question about Dividing 1009 University Ave

Good Morning,

See responses below.

Thank You,

Nick

From: Lynn Niggemann <clerktreasurer@villageofcolfaxwi.org>
Sent: Tuesday, February 2, 2021 9:35 AM
To: Nick Semling <nick@theconstructionhub.com>
Subject: RE: Question about Dividing 1009 University Ave

Nick~

The plans look nice. The reason for splitting the lot? Is that so that there is potential to sell the units separately in the future? IT IS FOR FUTURE SALE PURPOSES AND FOR BUILDING DESIGN PURPOSES TO MEET UDC(RESIDENTIAL 1&2 FAMILY) DESIGN CODE.

Do you have a document that lists the set-backs? I think I did send you that information and I am assuming you used that information in design. YOU DID SEND IT TO ME. THE BUILDINGS WOULD BE SET 10' OFF THE WEST SIDE YARD AND 20' OFF THE EAST SIDE YARD. ALL OTHER SET BACKS WOULD MEET THE MINIMUM.

I will send this into to one of the engineers to ask his opinion on dividing the lot as you suggested. There would need to be easement for the driveway, etc. I HAVE PLANNED FOR THIS.

I will talk to you soon. Once our engineer send back info, I would like to set up a Planning Commission meeting.

Do you have any timelines thought out yet? YES, I WOULD LIKE TO START FIRST OUT THIS SPRING.

THANK YOU.

Lynn Niggemann

Administrator-Clerk-Treasurer

Village of Colfax

P.O. Box 417

613 Main Street

Colfax, WI 54730-0417

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ClerkTreasurer@villageofcolfaxwi.org

Population 1,105

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From: Nick Semling [<mailto:nick@theconstructionhub.com>]
Sent: Thursday, January 28, 2021 11:01 AM
To: Lynn Niggemann
Subject: FW: Question about Dividing 1009 University Ave

Hello,

Did you have a chance to look at this?

Thank you,

Nick

From: Nick Semling
Sent: Monday, January 18, 2021 9:29 AM
To: Lynn Niggemann <clerktreasurer@villageofcolfaxwi.org>
Subject: Question about Dividing 1009 University Ave

Hello Lynn,

Do you think the town would accept dividing the property into two lots as show on the attached proposed site plan where each lot would have a single story 4-plex on it?

Thank You,

Nick Semling