

Village of Colfax
Planning Commission
Tuesday, July 19th, 2022
6:00 p.m. at Village Hall
613 Main Street, Colfax, WI 54730

Agenda

1. Call the Meeting to Order
2. Roll Call
3. High Street Duplexes
 - Map of the High Street Parcels
 - a. Current two parcels
 - b. Request to combine into one parcel
 - Current Zoning - Ordinance 2021-01 Zoning from B-2 to R-5
 - Ordinance Sec. 13-1-29 – R-5 Multiple Family Residential District
 - If request to combine two parcel to one is approved
 - a. CSM will be created and sent to Dunn County to be recorded
 - b. Layout of the combined parcel with three duplexes
 - c. Layout of the water & sewer lines coming into the lot
 - d. Design of the duplexes
 - Any Village of Colfax expenses
 - Costs to the Contractor
 - Action item – Recommendation to the Board to approve the two lots to be combined or not for the July 25th, 2022 meeting.
 - Any other questions of the Plan Commission
4. East View Development Updates and/or any action items
5. 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.******

Village of Colfax

Date: July 15th, 2022

To: Planning Commission

From: Lynn Niggemann, Administrator-Clerk-Treasurer

Re: High Street Duplexes

Lucas Ciszewski is the owner of parcels 17111-2-291-109-440-0046 and 17111-2-291-109-440-0045 on High Street. Ciszewski has provided proposed plans for three duplexes in the two lots. In order to approve the request, the Planning Commission would need to recommend to the Village Board approval of the request to combine the two lots listed above. Ciszewski is aware that a new Certified Survey Map (CSM) would be required prior to construction if the request is approved.

If the request to combine the two lots is approved, then the Planning Commission should review the provided plans and ask any questions as they pertain to Village Ordinances, etc. A recommendation to the Board would then be appropriate to approve moving forward with the plans as provided after the CSM is complete.

current



0 100 200 300ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

9/25/22 to
Current

CERTIFIED SURVEY MAP NO. 4652
VOLUME 23 PAGE 92

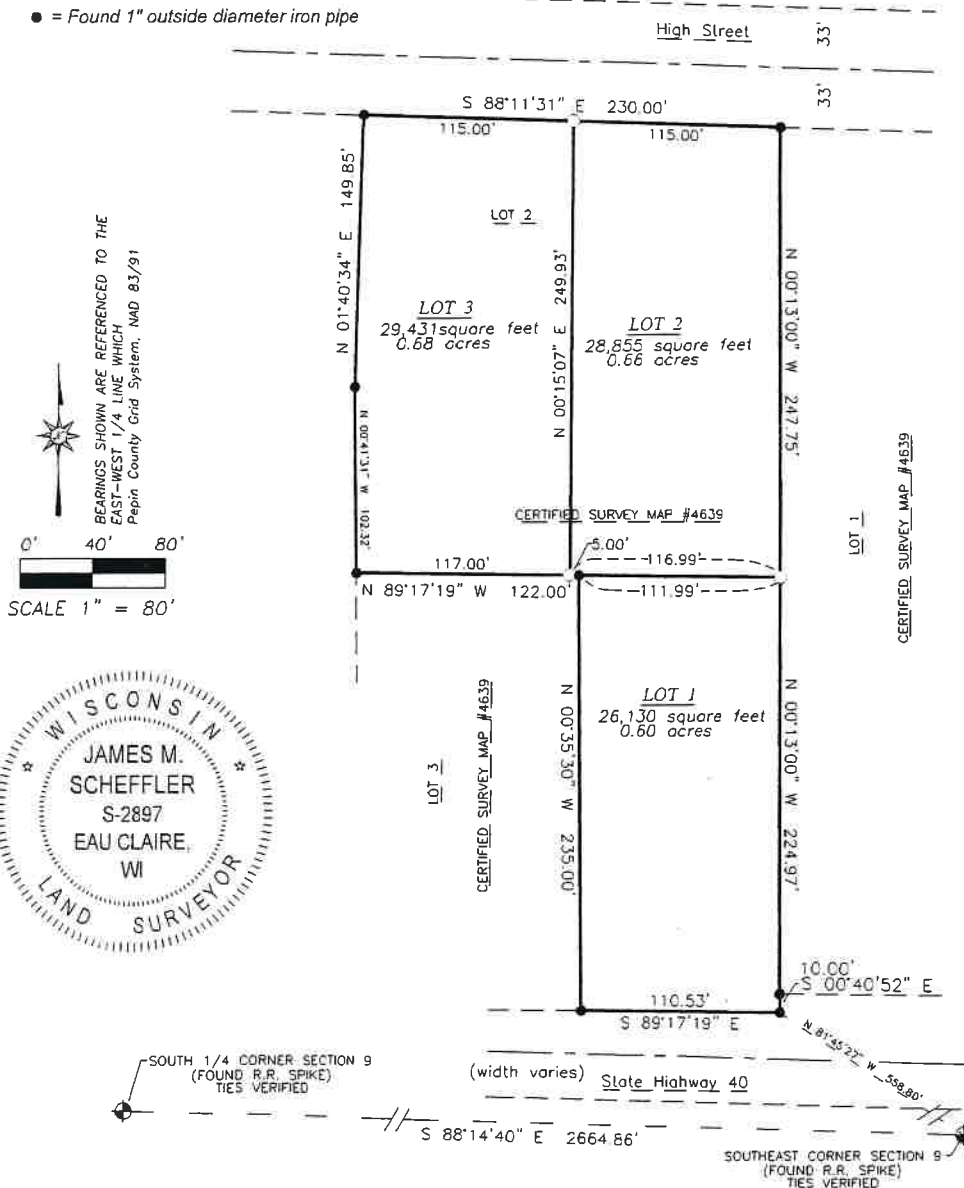
Doc. No. 645878

9/25/2022
Recorded

All of Lot 2 of Certified Survey Map Number 4639
recorded in Volume 23 on Page 79,
Located in the Southeast 1/4 of the Southeast 1/4, Section 9
Town 29 North, Range 11 West, Village of Colfax, Dunn County, Wisconsin.

LEGEND

- = Set 1" outside diameter X 18" iron pipe weighing 1.13 pounds per linear foot
- = Found 1" outside diameter iron pipe



7/31/2022 to
9/25/22

644348

DUNN COUNTY, WI
REGISTER OF DEEDS
HEATHER M. KUHN

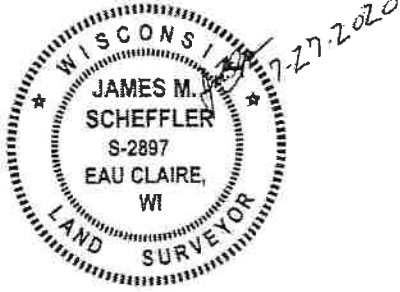
RECORDED ON
07/31/2020 02:14 PM
CERTIFIED SURVEY MAP NO. 4639
VOLUME 23 PAGE 79

DUNN COUNTY CERTIFIED SURVEY MAP
NUMBER 4639

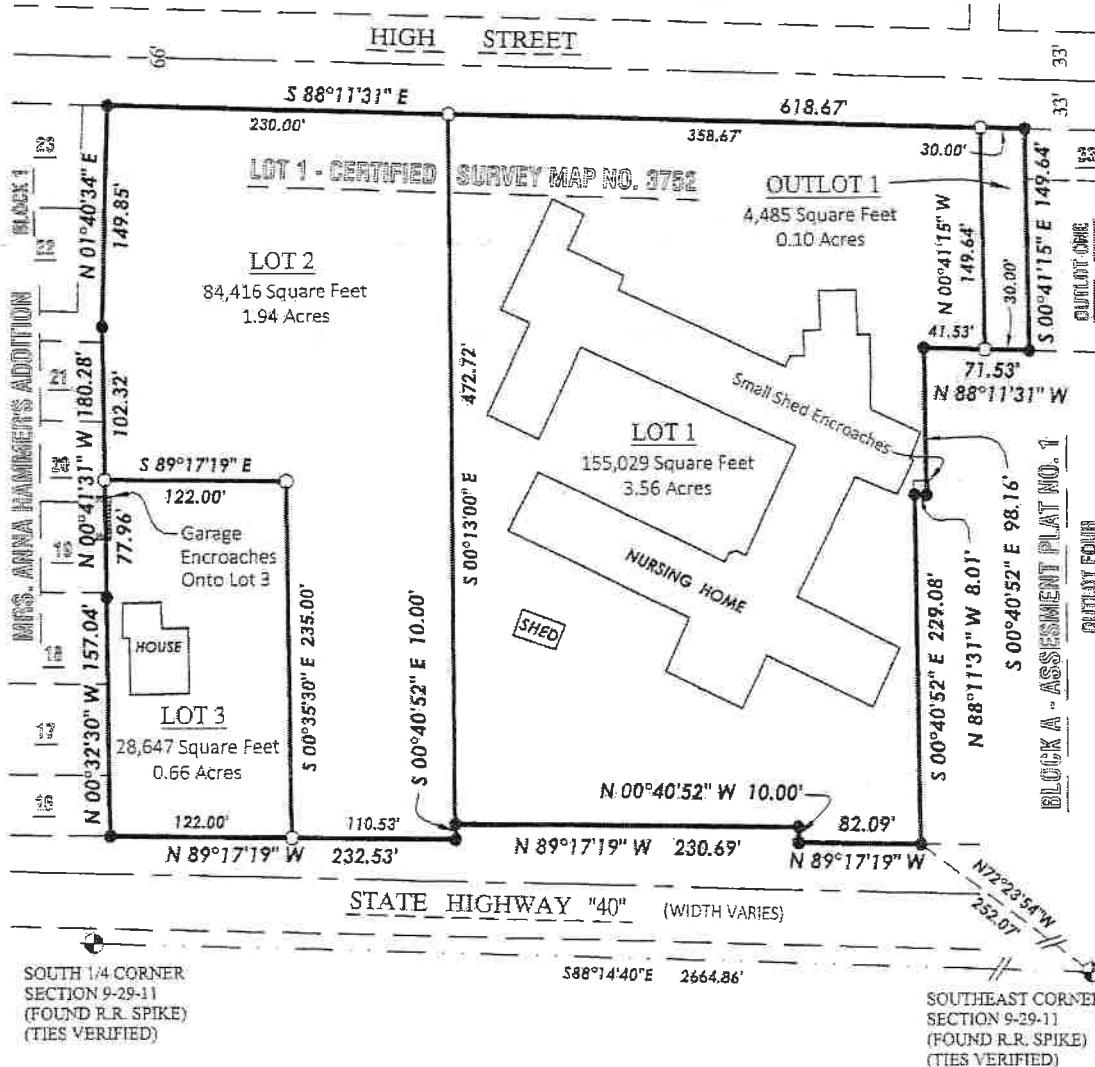
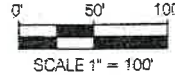
REC FEE: 30.00

PAGES: 2

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9,
TOWNSHIP 29 NORTH, RANGE 11 WEST, VILLAGE OF COLFAX,
DUNN COUNTY, WISCONSIN. BEING LOT 1 OF CERTIFIED SURVEY MAP
NUMBER 3752 RECORDED IN VOLUME 18 OF CERTIFIED SURVEY MAPS ON
PAGE 32.



BEARINGS ARE REFERENCED
TO THE SOUTH LINE OF THE
SOUTHEAST 1/4 OF SAID
SECTION 9 WHICH IS
ASSUMED TO BEAR
S.88°14'40"E.



DUNN COUNTY CERTIFIED SURVEY MAP
NUMBER 4639

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9,
TOWNSHIP 29 NORTH, RANGE 11 WEST, VILLAGE OF COLFAX,
DUNN COUNTY, WISCONSIN. BEING LOT 1 OF CERTIFIED SURVEY MAP
NUMBER 3752 RECORDED IN VOLUME 18 OF CERTIFIED SURVEY MAPS ON
PAGE 32.

SURVEYOR'S CERTIFICATE:

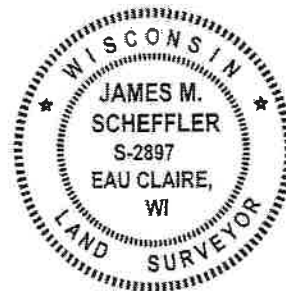
I, James M. Scheffler, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Hansen Auction Group, I have surveyed part of the Southeast 1/4 of the Southeast 1/4, Section 9, Township 29 North, Range 11 West, Village of Colfax, Dunn County, Wisconsin. Being Lot 1 of Certified Survey Map Number 3752 recorded in Volume 18 of Certified Survey Maps on Page 32.

Said parcel contains 272,577 square feet or 6.26 acres, more or less. The bearings are referenced to the South Line of the Southeast 1/4 of said Section 9, which is assumed to bear S.88°14'40"E.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E 7 of the Wisconsin Administrative Code and the Land Division Ordinance of Dunn County. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this 27th day of July, 2020.

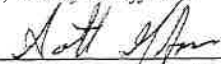

James M. Scheffler, Wisconsin Professional Land Surveyor, S-2897

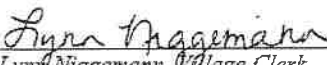


Page 14B

CERTIFICATE OF THE VILLAGE OF COLFAX:

I, hereby certify that this Certified Survey Map is approved by the Village Board of the Village of Colfax.


Scott Gunnufson, Village President Dated this 27th day of July, 2020.


Lynn Niggemann, Village Clerk Dated this 27th day of July, 2020.

Request



Request to
Combine
the 2 parcels

17112291109440046
X X X X X X X X X X
17112291109440045

0 100 200 300 400 500 600 700 800 900 1000
ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, or complete and conclusions drawn are the responsibility of the user.

Ordinance 2021-01

An Ordinance to Change the Zoning District Designation for a Parcel Described as Part of the Southeast ¼ if the Southeast ¼ section being part of Lot 2 CSM 4639, now known as Lot 1, CSM 4652, Volume 23, page 92 of surveys recorded as Document Number 645567, Village of Colfax, Dunn County, Wisconsin . Lot size 0.6 acres. Zoning change from B-2 Business District to R-5 Multiple Family Residential Zoning District and Amending the Official Zoning Map

The Village of Colfax Board of Trustees do ordain as follows:

Section 1. That a property parcel described as Part of the Southeast ¼ of the Southeast ¼ section being part of Lot 2 CSM 4639, now known as Lot 1, CSM 4652, Volume 23, page 92 of surveys recorded as Document Number 645567, Village of Colfax, Dunn County, Wisconsin. Lot size 0.6 acres. Zoning change from B-2 Business District to R-5 Multiple Family Residential Zoning District

The Board further ordains as follows:

That the Village's Official Zoning Map which is required by the Village Code of Ordinances be changed accordingly

Section 2. Except as amended, the zoning map of the Village of Colfax and the zoning ordinances is hereby reaffirmed.

Section 3. This ordinance shall take effect after its passage and publication as provided by law.

Section 4. Passed, approved and adopted by the Village of Colfax Board of Trustees, Dunn County, Wisconsin, on April 12, 2021.

Village of Colfax
Scott Gunnufson, President

ATTEST
Lynn M. Niggemann
Administrator-Clerk-Treasurer

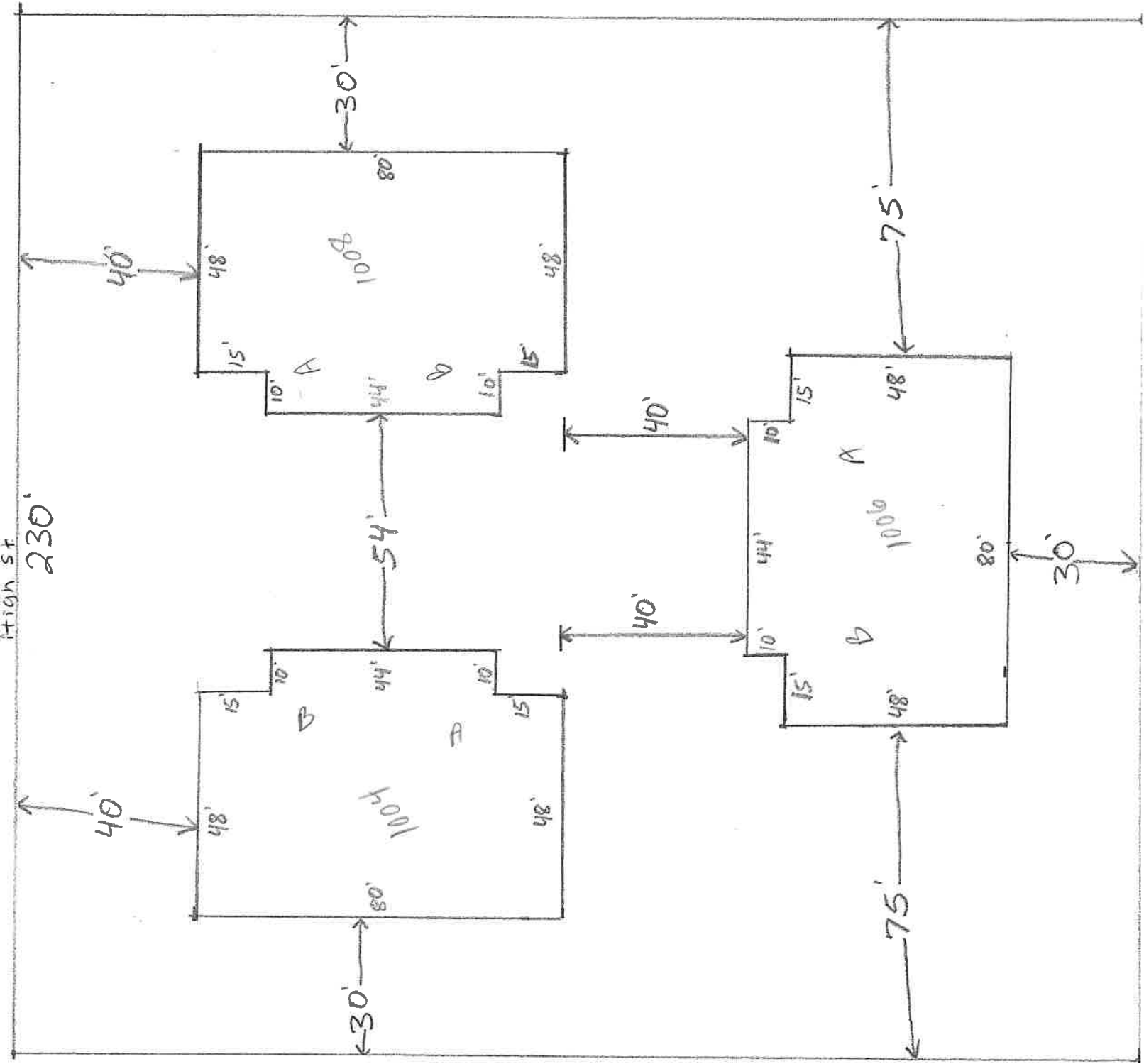
- b) accessory buildings not exceeding an area of more than 30 percent of the required rear yard; and
 - c) uses customarily incidental to any of the above uses when located on the same lot and not involving the conduct of a business.
3. Requirements. In order to be considered a conforming lot or structure 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. na
- ~~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;

1" = 30'

248'



High St

230'

40'

40'

30'

48'

15'

10'

44'

10'

15'

48'

30'

80'

100'

48'

15'

10'

44'

10'

15'

48'

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54'

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48'

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75'

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100'

48'

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44'

10'

15'

48'

75'

80'

48'

30'

80'

48'

75'

48'

48'

48'

48'

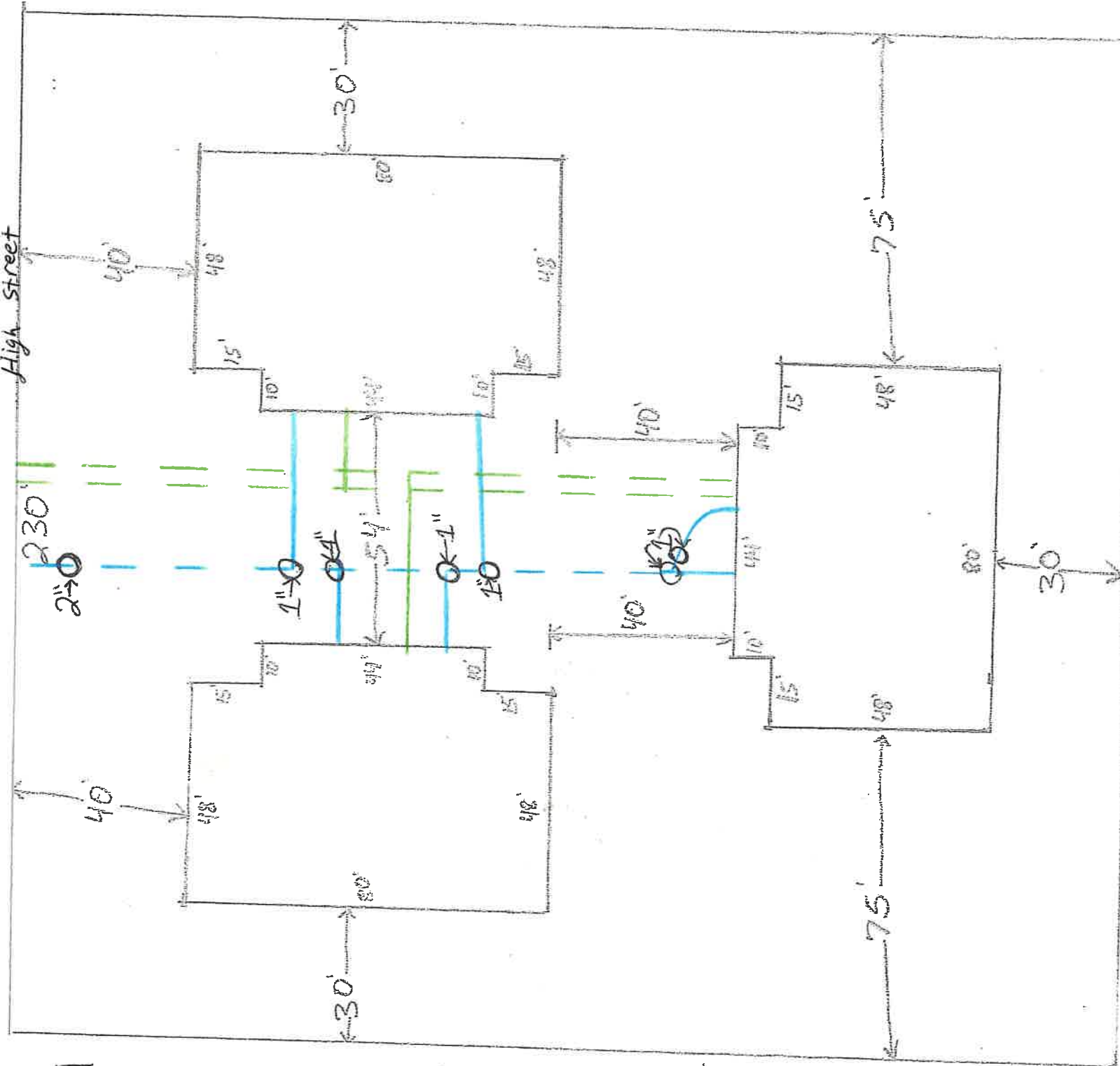
O = Curb Stand

— — — = 2" Water

— — — = 1" Water

— — — = 6" Sanitary

— — — = 4" Sanitary

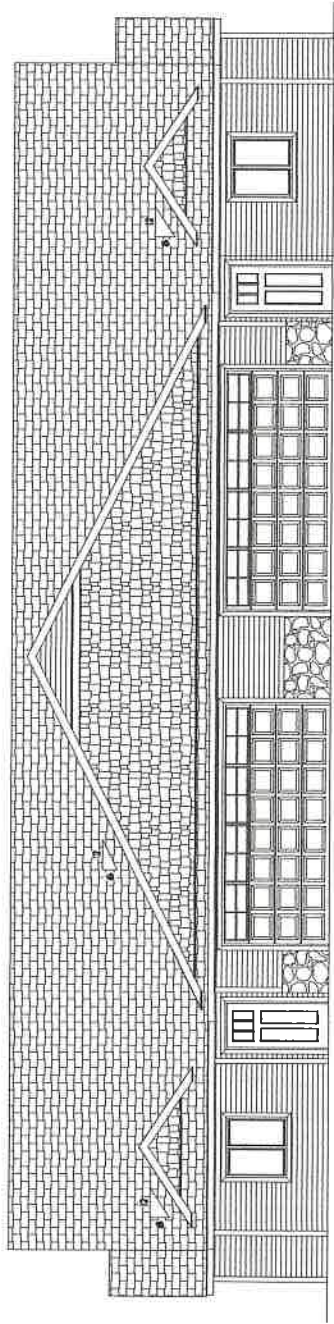


1" = 30'

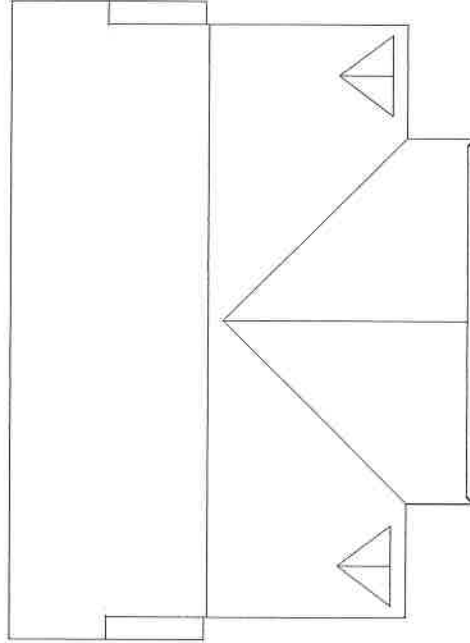
248'

IMPORTANT
These drawings are not to be used for construction until they have been approved by the local building department. The contractor is responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations. The contractor is also responsible for ensuring that the construction is completed in accordance with the approved plans. The contractor is not to be held liable for any errors or omissions in these drawings or for any damage or injury resulting from the use of these drawings.

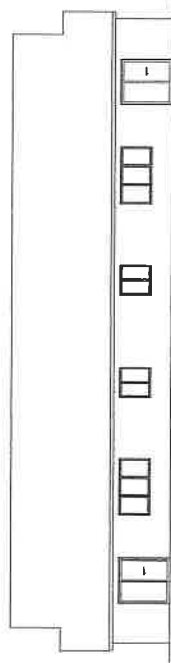
*** PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION USE ***
SCALE IS 1/2 AS SHOWN IF PRINTED ON 11X17 PAPER



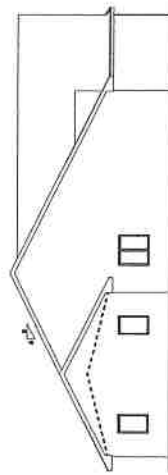
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



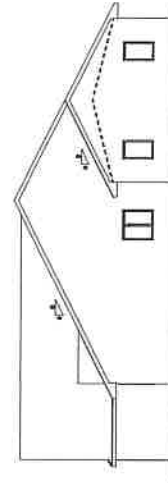
ROOF PLAN
SCALE: 1/8" = 1'-0"



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

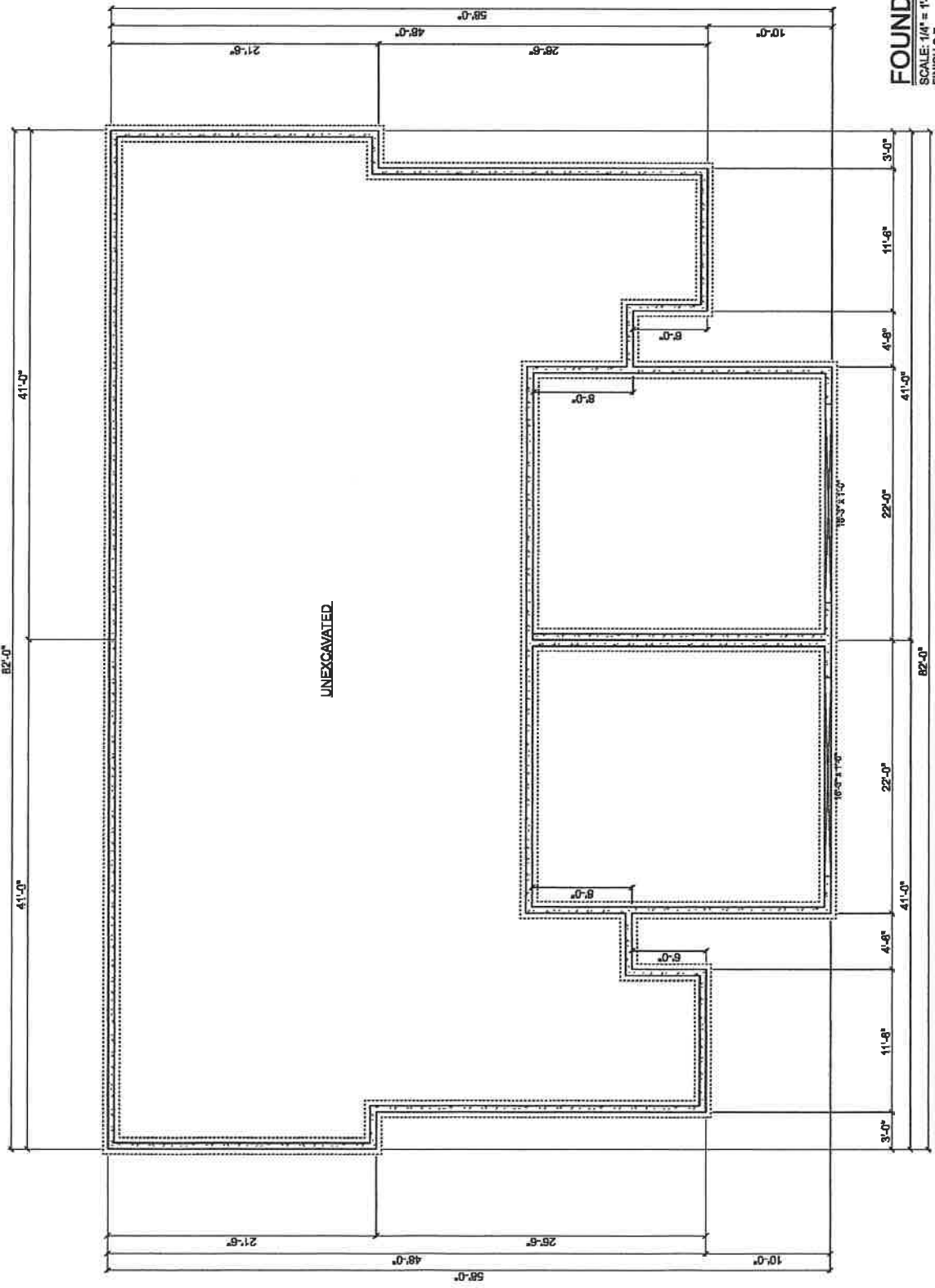


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



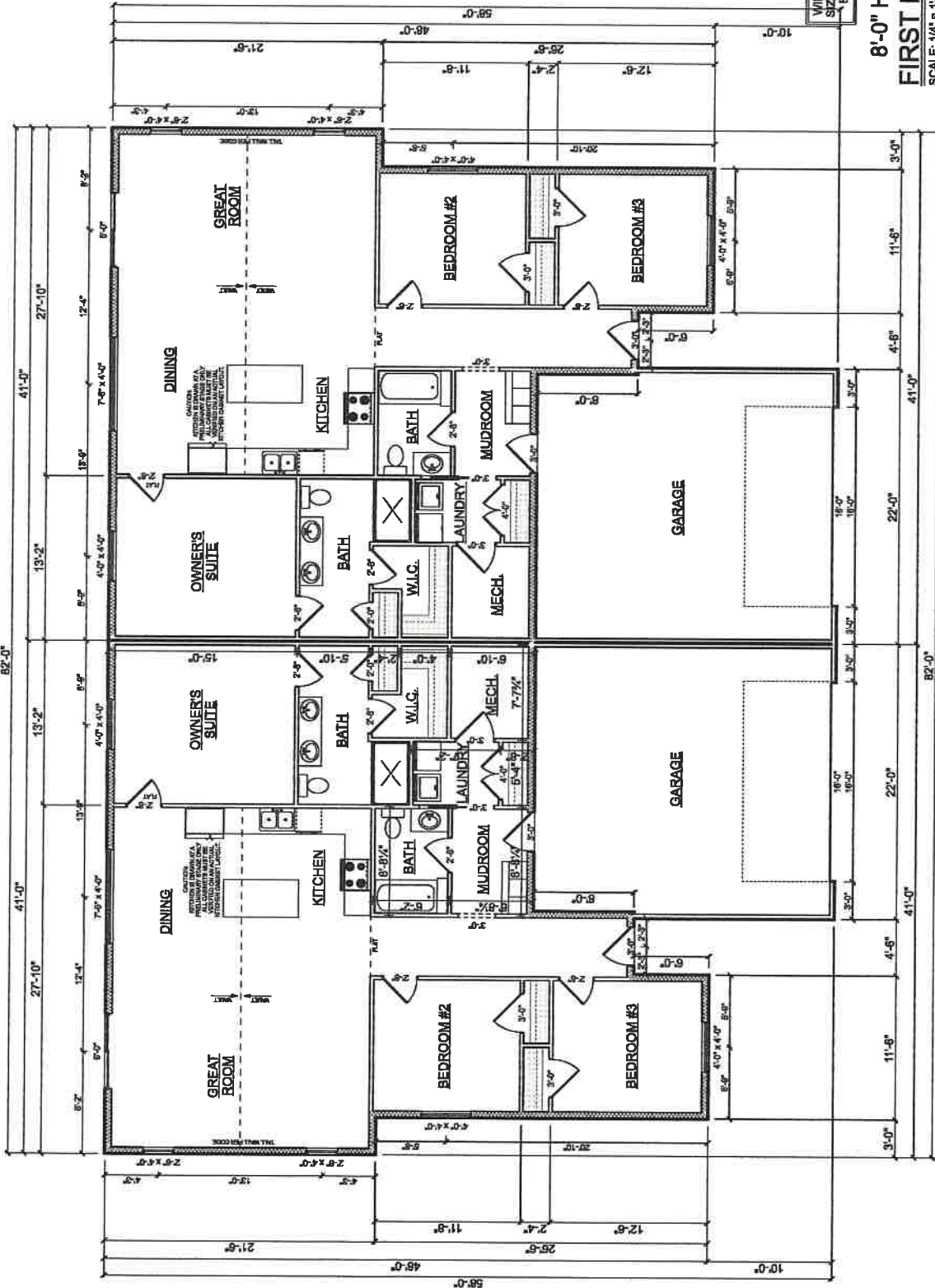
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

*** PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION USE ***
 SCALE IS 1/2 AS SHOWN IF PRINTED ON 11X17 PAPER



FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 FINISH S.F. =

*** PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION USE ***
 SCALE IS 1/2 AS SHOWN IF PRINTED ON 11X17 PAPER



8'-0" HOUSE WALLS
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FINISH S.F. = 1,672' EACH SIDE