

**Village of Colfax
Zoning Board of Appeals
Meeting Agenda
Monday, May 6th, 2024
7:00 p.m.
Village Hall, 613 Main Street, Colfax WI**

1. Call to order
2. Roll call
3. Public appearances
4. Open Public Hearing – Variance Request for 803 University Ave/
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

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

APPLICATION FOR VARIANCE FROM THE ZONING CODE

Date: 4-4-24

Name: Logan Mittelstadt

Address: 803 University Ave, Colfax WI 54730

Phone: 715-894-7511

L.mittel8@gmail.com

PROPERTY OWNER IF DIFFERENT THAN ABOVE:

Location of property for which you are requesting a variance (attach Map):

Assmt Plat #1 BLK W 75' of E 100' of S: 100' of outlots
4 of 6 BLK B 09-29N-11W (See map)

EXACT LEGAL DESCRIPTION OF PROPERTY:

4 & 6, BLK B

CURRENT ZONING:

R1

PROPOSED VARIANCE:

Put Lean to structure to match property line (East side)

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

Storage. (5x5 parking stall)

NONREFUNDABLE FEE: \$25.00 + PUBLICATION FEE \$35 = \$60

RECEIPT # CC # 41762112

TO VILLAGE BOARD:

TO ZONING BOARD OF APPEALS: 5-6-24

PUBLICATION DATES: 5-1-24 / 4-17-24

*old date
mty*



Applicant's Signature

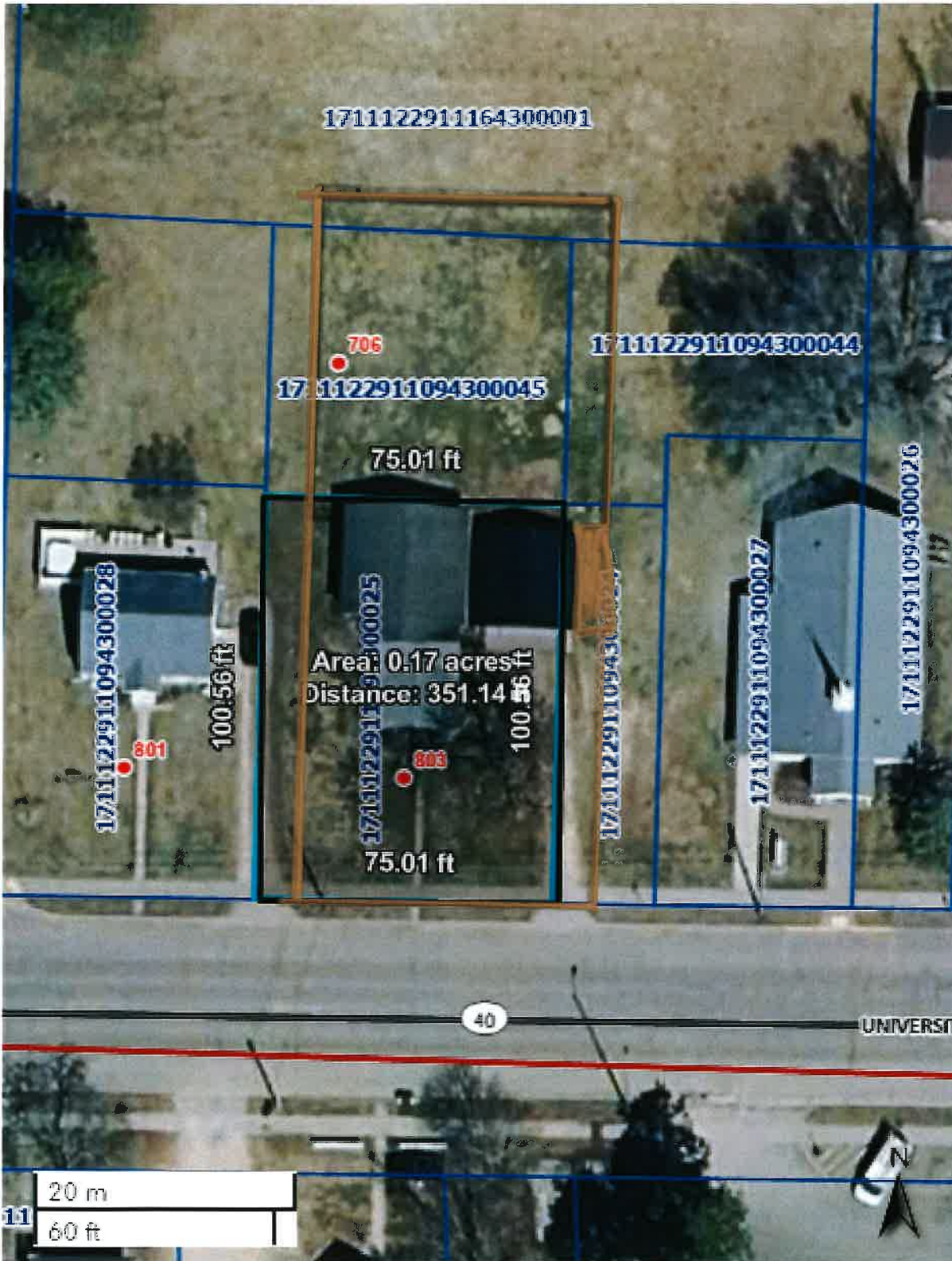


- Survey Search
- Address
- Parcels
- Parcel Numbers
- Roads
- I-94
- US HWY
- State HWY
- County HWY
- Town Roads
- City/Village Roads
- Private
- State Trail
- Ramps
- railroads
- Counties_Neighboring
- Dunn
- Lakes
- Rivers_Streams

10 m
20 ft

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Dunn County, WI

Summary

Parcel Number 1711122911094300025
Alt. Parcel Number 111106009000
Property Address 803 UNIVERSITY AVE
Abbreviated Legal Description ASSM'T PLAT #1 BLK.B W.75' OF E.100' OF S.100' OF OUTLOTS 4 & 6, BLK. B
(Note: Not to be used on legal documents)
Sec-Twp-Rng 09-29N-11W
Acres 0
Municipality VILLAGE OF COLFAX

[View Map](#)

Owner

CURRENT OWNER
[LOGAN S MITTELSTADT](#)
803 UNIVERSITY AVE
COLFAX, WI 54730

Valuation

Assessed Year	2023	2022	2021	2020	2019
Land Value	\$9,800.00	\$9,800.00	\$9,800.00	\$9,800.00	\$9,800.00
Building Value	\$144,800.00	\$130,500.00	\$130,500.00	\$86,200.00	\$86,200.00
Total Value	\$154,600.00	\$140,300.00	\$140,300.00	\$96,000.00	\$96,000.00
Estimated Fair Market Value	\$196,000.00	\$145,500.00	\$136,900.00	\$112,000.00	\$107,900.00

Tax History

Tax Year	2023	2022	2021	2020	2019
Net Tax	\$2,975.62	\$2,595.00	\$2,754.85	\$2,388.42	\$2,333.96
Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Woodland\Forest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax Payments

Year	Paid Date	Amount	Paid
2023	12/29/2023	\$2,975.62	\$2,975.62
2022	12/27/2022	\$2,595.00	\$2,595.00
2021	12/28/2021	\$2,754.85	\$2,754.85
2020	12/31/2020	\$2,388.42	\$2,388.42
2019	12/31/2019	\$2,333.96	\$2,333.96

Sales

Document Number	Type	Date	Vol / Page	Sale Amount
661442	01 - WARRANTY DEED	7/18/2022	/	\$235,000
623633	WD	8/1/2017	/	\$0
	MISC	11/1/2007	604 / 48	\$0

No data available for the following modules: Tax Deductions.

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ARTICLE C

RESIDENTIAL DISTRICT REQUIREMENTS

Sec. 13-1-25 R-1 NEW SINGLE FAMILY RESIDENTIAL DISTRICT – Large Lot

1. Purpose. The R-1 District is intended to provide for single-family residential land uses in newer urban areas served by public sewers. 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-1 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-1 District, a lot or structure must:
 - a) have a minimum lot size of 18,000 square feet and a minimum lot width of 80 feet;
 - b) have a front yard setback of 25 feet, a rear yard setback of 25 feet, and a side yard setback of 10 feet;
 - 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-1 District:
 - a) churches, municipal buildings, public and parochial schools; and
 - b) public parks and playgrounds

SEC. 13-1-26 R-2 SINGLE FAMILY RESIDENTIAL DISTRICT – Medium Lot

1. Purpose. The R-2 District is intended to provide for single-family dwellings in newer urban areas on larger lots. The District is also intended to provide an area protected from traffic hazards and safe from blighting influences.
2. Permitted Uses. The following uses are permitted within an R-2 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-2 District, a lot or structure must:
 - a) have a minimum lot size of 7,500 square feet and a minimum lot width of 70 feet;
 - b) have a front yard setback of 30 feet, a rear yard setback of 50 feet, and a side yard setback of 10 feet;

- 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 not exceed a maximum accessory building height of 15 feet.

4. Conditional Uses. The following uses shall be considered conditional uses within an R-2 District:

- a) public parks and playgrounds; and
- b) churches.

SEC. 13-1-27 R-3 EXISTING SINGLE FAMILY MIXED RESIDENTIAL DISTRICT

1. Purpose. The R-3 District is intended to provide for single-family and two-family dwellings within the built-up area of Colfax. The District is also intended to provide an area protected from traffic hazards and safe from blighting influences.

2. Permitted Uses. The following uses are permitted within an R-3 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-3 District, a lot or structure must:

- a) have a minimum lot size of 6,000 square feet per family and a minimum lot width of 50 feet;
- b) have a front yard setback of 15 feet, a rear yard setback of 30 feet, and a side yard setback of 6 feet;
- 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-3 District:

- a) two-family dwellings;
- b) Bed and Breakfast services;
- c) residential storage buildings not involving the conduct of a business;
- d) churches, municipal buildings, public and parochial schools;
- e) public parks and playgrounds;
- f) day care centers;
- g) owner only operated windshield repair service; and
- h) selling of antiques, high end collectibles and consignment items.

SEC. 13-1-28 R-4 TWO FAMILY RESIDENTIAL DISTRICT

1. Purpose. The R-4 District is intended to provide for two-family dwellings served by public sewer. The District is also intended to provide an area protected from traffic hazards and safe from blighting influences.

2. Permitted Uses. The following uses are permitted within an R-4 District:

- a) two-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-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;