

Village of Colfax
Planning Commission
Monday June 16, 2025
6:00 PM at the Village Hall
613 Main St, Colfax, WI 54730

Agenda

1. Call the Meeting to Order
2. Roll Call
3. 711 University Avenue - zoning change request
4. 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: Carrie Brown Administrator-Clerk-Treasurer's Office, 613 Main Street, Colfax, (715) 962-3311 by 12:00 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 June 16, 2025 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 case.

Hearing 1: Zoning change request for 711 University Ave, Colfax, WI from R-1 Single Family Residential Large Lot District to R-5 Multi-Family Residential District.

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 clerk@vi.colfax.wi.gov. Packet can also be viewed at the Village website on and after Monday June 2nd, 2025 www.villageofcolfaxwi.org. Please call with any questions, 715-962-3311.

Carrie L. Brown
Administrator-Clerk-Treasurer

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;

- 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;

Village of Colfax

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

Jeff Prince, President
Carrie Brown, Administrator-Clerk-Treasurer

TO: Sample

Colfax, WI 54730

DATE: May 9, 2025

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 and hearing notice required and published May 7, 2025 and May 14, 2025 in the Colfax Messenger. If you have any further questions, please don't hesitate to contact our office.

PUBLIC HEARINGS REQUEST FOR REZONE

Please take notice that the Planning Commission of the Village of Colfax will hold a public hearing on **Thursday, May 29, 2025, 7:00 pm** at the Village Hall, 613 Main St., Colfax, WI to consider a change in zoning for the following property.

Request to change zoning from R-1 Single Family Residential Large Lot to R-5 Multi-Family Residential District.

Property Owner: Sarah Bolz

Physical Location: 711 University Avenue, Colfax, WI

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 clerk@vi.colfax.wi.gov on or before noon on May 28, 2025. Please call if you have any questions, 715-962-3311.

Sincerely,

Carrie Brown
Village Administrator-Clerk-Treasurer

I am so excited to have purchased the lot located at 711 University Drive in the Village of Colfax.

I plan to build a small home on the property in 2025.

I am so excited to hear that as of July 2024, Dunn County is now allowing additional dwelling units (ADUs).

In addition to building my primary home I would love to build a small, private ADU on my property. This unit could supply affordable housing for a single person in the community of Colfax. It will be very private. I would construct it in a way that the neighbors and occupant would have maximum privacy and access to off street parking and utilities.

This is only possible if the village of Colfax approves my request to re-zone my lot from R-1 to R-5.

Thank you for your consideration.

Sincerely,
Sarah Bolz

N
E
S

12 X 28
ADU

20 X 28
Garage

30 X 26' 8"
House

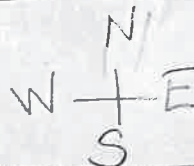


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ADU = Rental \$700-\$900

