

Village of Colfax  
Planning Commission  
Thursday, July 10, 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. NE ¼ of the SE ¼ of Section 16 - zoning change request
4. Any other business
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: Sheila Riemer Deputy 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 **Thursday July 10, 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 Lot 3 and Out 1 of Certified Survey Map No. 1700, recorded in Volume 7 of CSM page 50, as Document No. 428906, being a part of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 16, Township 29 North, Range 11 West, Village of Colfax, Dunn County, Wisconsin from R-5 Multi-Family Residential Large Lot District to R-2 Single Family residential District-Medium Lot

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 [deputyclerk@vi.colfax.wi.gov](mailto:deputyclerk@vi.colfax.wi.gov) Packet can also be viewed at the Village website on and after Monday July 7, 2025 [www.villageofcolfaxwi.org](http://www.villageofcolfaxwi.org). Please call with any questions, 715-962-3311.

Sheila Riemer  
Deputy Clerk-Treasurer

## Sheila Riemer

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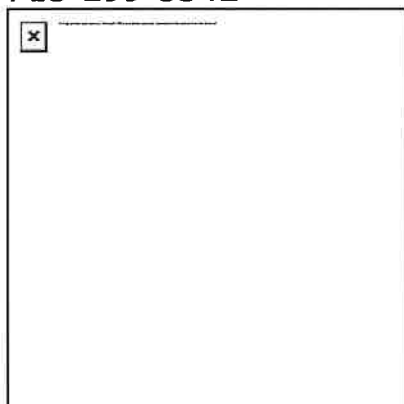
**From:** Kristopher meyer <kris@kmconstructionllc.com>  
**Sent:** Friday, June 27, 2025 7:00 AM  
**To:** Sheila Riemer  
**Subject:** Re: Village of Colfax Concept  
**Attachments:** 25068 Rezoning - No Image.pdf; 25068 Rezoning - Image.pdf; CSM 1700.pdf

Good morning,

We are looking to rezone this property from R5 to R2. The plan is to build 4/5 affordable single family homes on this property. Have provide preliminary drawing s of the future split to hopefully be able to break ground still this year.

Thank you

Kris Meyer  
KM Construction & Remodeling LLC.  
715-299-5342



The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited

On Wed, Jun 25, 2025 at 3:12 PM Sheila Riemer <[DeputyClerk@vi.colfax.wi.gov](mailto:DeputyClerk@vi.colfax.wi.gov)> wrote:

# Village of Colfax

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

Jeff Prince, President  
Sheila Riemer, Deputy Clerk-Treasurer

TO:

SAMPLE

DATE: 7/3/2025

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 Public Hearing for zoning. Below is the explanation and hearing notice required and published in the July 2<sup>nd</sup> and July 9<sup>th</sup> issues of the Colfax Messenger. If you have any further questions please don't hesitate to contact our office.

## PUBLIC HEARING REQUEST FOR REZONING

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Please take notice that the Village of Colfax **Planning Commission Committee** will hold a public hearing on **Thursday July 10, 2025 at 6:00 p.m.** at  
**Village Hall, 613 Main Street, Colfax WI 54730**

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The public meeting is a request for rezoning of the vacant parcel located on Dunn Street, legal description is listed below.

Rezone from R-5 Multiple Family Resident District to R-2 Single Family Residential District-Medium

**PROPERTY OWNER: KM Construction-Kris Meyer**

**PARCEL #17111-2-291116-310-0004 & 17111-2-291116-310-005**

**BRIEF LEGAL DESCRIPTION:** Certified Survey Map 1700, Part of the Northeast ¼ of the Southwest ¼, Section 16, Township 29 North, Range 11 West, Village of Colfax, Dunn County, Wisconsin.

Interested persons may attend the public hearing or written statements may be filed with the Village Clerk, P.O. Box 417, 613 Main St., Colfax, WI 54730 until 1 pm on Wednesday, July 9<sup>th</sup>, 2025.

Sincerely,

Sheila Riemer  
Deputy 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;

- 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;

[illegible]



**NOTE:  
EXHIBIT OF REZONING THESE  
LOTS TO R-2 SINGLE FAMILY  
RESIDENTIAL DISTRICT**



EVERYDAY SURVEYING & ENGINEERING	
10111 22nd Ave. S. #1111	
B. 10111 22nd Ave. S. #1111	
10111 22nd Ave. S. #1111	
DATE	10/20/2020
BY	AR
CHECKED BY	XXX
SCALE	AS SHOWN
PROJECT	10111 22nd Ave. S. #1111
KIM CONSTRUCTION	
REZONING EXHIBIT	
VILLAGE OF COLFAX, DUNN COUNTY, WI	
1	



**Stock No. 26273**

REC'D December 13, 1996 at 11:00 A.M.  
RECORDED: VOL. 7 SURVEY MAPS PAGE 50  
*James M. Mrdutt*  
JAMES M. MRDUTT, REG OF DEEDS, DUNN CO. WI.

428906  
428906

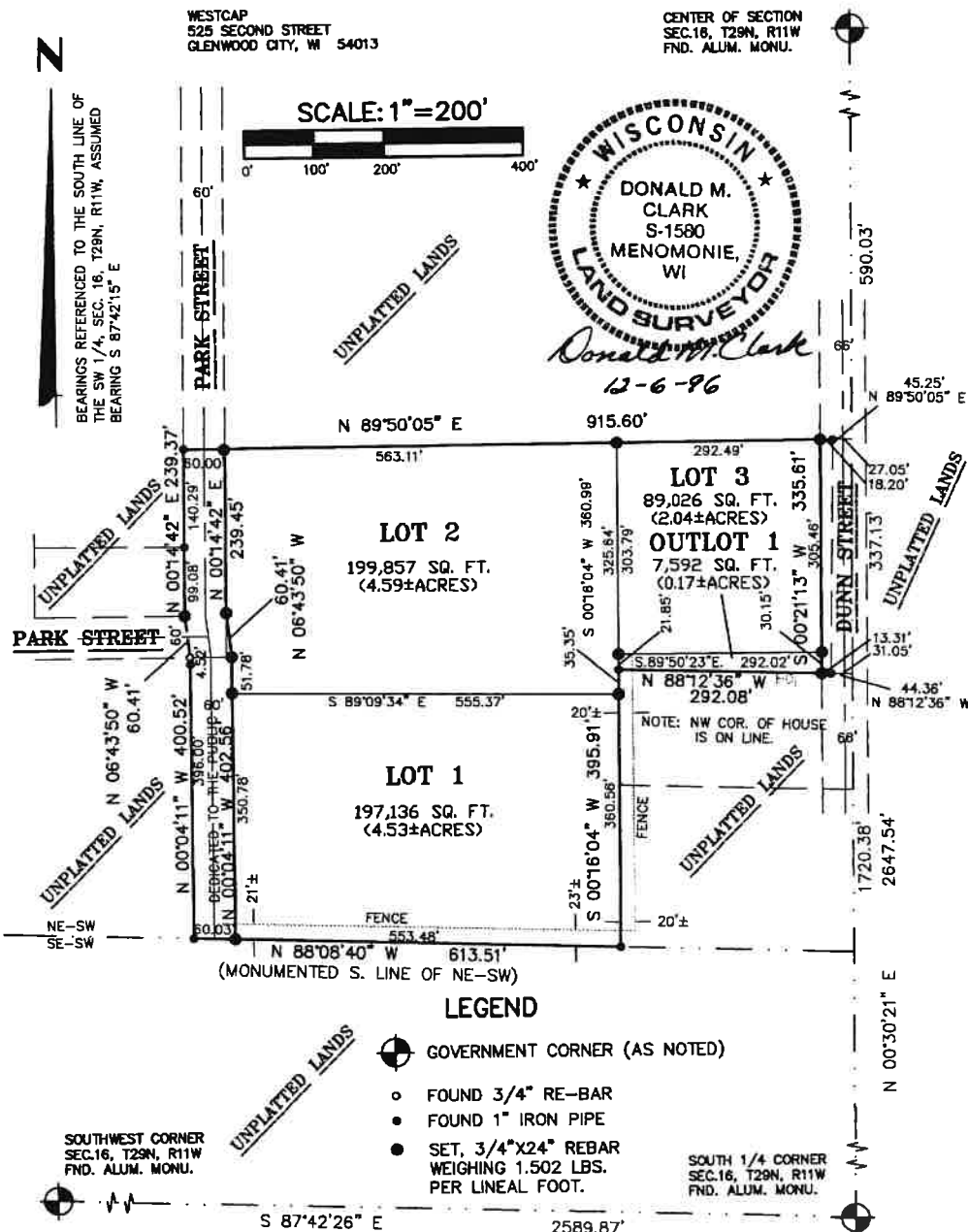
**CERTIFIED SURVEY MAP NO.** 1700  
**VOLUME** 7, **PAGE** 50.

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,  
SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST,  
VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN

PREPARED FOR :

WESTCAP  
525 SECOND STREET  
GLENWOOD CITY, WI 54013

CENTER OF SECTION  
SEC.18, T29N, R11W  
FND. ALUM. MONU.





Stock No. 26273

**CERTIFIED SURVEY MAP NO. 1700**  
**VOLUME 7, PAGE 50.**

**PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,  
 SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST,  
 VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN**

**SURVEYOR'S CERTIFICATE:**

I, DONALD M. CLARK, WISCONSIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST, VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16;  
 THENCE N.00°30'21"E. 1720.38 FEET ALONG THE NORTH-SOUTH 1/4 SECTION LINE;  
 THENCE N.88°12'36"W. 44.36 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING N.88°12'36"W. 292.08 FEET;  
 THENCE S.00°16'04"W. 395.91 FEET;  
 THENCE N.88°08'40"W. 613.51 FEET;  
 THENCE N.00°04'11"W. 400.52 FEET;  
 THENCE N.06°43'50"W. 60.41 FEET;  
 THENCE N.00°14'42"E. 239.37 FEET;  
 THENCE N.89°50'05"E. 915.60 FEET;  
 THENCE S.00°21'13"W. 335.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 535,667 SQUARE FEET (12.30 ACRES) MORE OR LESS, AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP AT THE DIRECTION OF MR. PATRICK MCCOY FOR WESTCAP, 525 SECOND STREET, GLENWOOD CITY, WI 54013.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF COLFAX AND THE COUNTY OF DUNN IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 6<sup>th</sup> DAY OF December 1996.

Donald M. Clark  
 DONALD M. CLARK, R.L.S. 1580





Stock No. 26273

**CERTIFIED SURVEY MAP NO. 1700**  
**VOLUME 7, PAGE 50**

**PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,  
 SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST,  
 VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN**

**CORPORATE OWNER'S CERTIFICATE OF DEDICATION:**

West Central Wisconsin Community Action Agency, Inc., a Corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described in this Certified Survey to be surveyed, divided, mapped and dedicated. This Certified Survey Map is required by S.236.10 or S.236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection:

- 1) Village of Colfax

In witness whereof, the said Corporation has caused these presents to be signed by Peter H. Kilde, it's Executive Director, and countersigned by Lee C. Kellaher, it's President of the Board of Directors, at Glenwood City, Wisconsin, and it's Corporate Seal to be hereto affixed on this 13<sup>th</sup> day of December, 1996

In the presence of:

Timothy J. Raschlet

West Central Wisconsin Community Action Agency, Inc.

Peter H. Kilde  
 Peter H. Kilde, Executive Director

Countersigned by:

Lee C. Kellaher  
 Lee C. Kellaher, President of Board of Directors

STATE OF WISCONSIN ) SS  
 COUNTY OF ~~ST. CROIX~~  
Dunn

Personally appeared before me this 13<sup>th</sup> day of December, 1996, the above named Peter H. Kilde, and Lee C. Kellaher, respectively, of West Central Wisconsin Community Action Agency, Inc., to me known to be the respective officers of said Corporation and known to me to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.



Timothy J. Raschlet  
 Timothy J. Raschlet, Notary Public  
 St. Croix County, Wisconsin  
 Dunn

**VILLAGE BOARD RESOLUTION:**

Resolved that this Certified Survey Map, being part of the NE 1/4 - SW 1/4 .  
 Section 16, Township 29 North, Range 11 West, Village of Colfax, Dunn County, Wisconsin, West Central Wisconsin Community Action Agency, Inc., Owner, is hereby approved, and the dedication accepted by the Village Board.

Date: 12-9-96 Approved

Gail C. Svec  
 Gail C. Svec, Village President

Date: 12-9-96 Signed

Gail C. Svec  
 Gail C. Svec, Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Colfax.

John A. Jahr  
 John A. Jahr, Clerk



Stock No. 26273

**CERTIFIED SURVEY MAP NO.** 1700  
**VOLUME** 7, **PAGE** 50.

**PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,  
 SECTION 16, TOWNSHIP 29 NORTH, RANGE 11 WEST,  
 VILLAGE OF COLFAX, DUNN COUNTY, WISCONSIN**

**CONSENT OF CORPORATE MORTGAGEE:**

First American Bank, Wisconsin, a Corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of West Central Wisconsin Community Action Agency, Inc., owner.

In witness whereof, the said First American Bank, Wisconsin, has caused these presents to be signed by Royed E. Wollberg, President/Market Manager and countersigned by ~~Clark M. Frey, Business Banking Manager~~ at Menomonie, Wisconsin, and it's Corporate Seal to be hereto affixed on this 13th day of December, 1996.

In the presence of:

First American Bank, Wisconsin

Royed E. Wollberg  
 Royed E. Wollberg, President/Market Manager

Countersigned by:

Clark M. Frey  
 Clark M. Frey, Business Banking Manager

STATE OF WISCONSIN )  
 COUNTY OF DUNN ) SS

Personally appeared before me this 13th day of December 1996, the above named Royed E. Wollberg, and Neal M. Frey and ~~Clark M. Frey~~, respectively, of First American Bank, Wisconsin, to me known to be the respective officers of said Corporation and known to me to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

My Commission expires:

PERMANENT

Thomas E. Schumacher  
 Thomas E. Schumacher, Notary Public  
 Dunn County, Wisconsin

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