

**Village of Colfax
Public Hearing
Meeting Agenda
Monday September 8, 2025
6:00 p.m.
Village Hall, 613 Main Street, Colfax, WI**

1. Call to order
2. Roll call
3. Public appearances
 - a. Open Public Hearing – Variance Request for 207 River Street.
 - i. Request for a variance for front porch extension of 4', reducing front setback.
4. Public Comments
5. Close Public Hearing
6. Discussion of public comments and consideration of variance request
 - a. Approval or denial for front porch extension
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: Julie Mitchell, Village Administrator-Clerk-Treasurer, 613 Main Street, Colfax, WI (715) 962.3311 by 12:00 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
Julie Mitchell, Administrator-Clerk-Treasurer

APPLICATION FOR VARIANCE FROM THE ZONING CODE

Date: 8/13/25

Name: Rick Hainstock

Address: 207 W. River St.

Phone: 715-308-5326

PROPERTY OWNER IF DIFFERENT THAN ABOVE:

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

front porch extension of 4' / change roofline

EXACT LEGAL DESCRIPTION OF PROPERTY:

JO Simons 3rd Addition Lot 5 Block 24

16-29N-11W Parcel # 171122911162200053

CURRENT ZONING: R1

PROPOSED VARIANCE: 25' Setback^(front) to 22'

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

Porch - 3 Seasonal

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

RECEIPT # 918626

TO VILLAGE BOARD: 9/8/2025

TO ZONING BOARD OF APPEALS:

PUBLICATION DATES: 8-20-2025

Rick Hainstock

Applicant's Signature



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

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Developed by



(b) **Conditional Uses and Structures.**

- (1) Parks.
- (2) Greenways and open spaces.
- (3) Playgrounds.
- (4) Public and private schools.
- (5) Hospitals.
- (6) Nursing homes.
- (7) Utility lines and pumping stations.
- (8) Golf courses.
- (9) Churches.
- (10) Libraries.
- (11) Single-family planned residential developments.

SEC. 13-1-25 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

(a) **Permitted Uses and Structures.**

- (1) Single-family dwellings, excluding all mobile homes; for purposes of this Chapter manufactured homes are included in the definition of single-family dwelling.
- (2) Structures and uses accessory to single-family dwellings.
- (3) Manufactured homes complying with all of the following requirements and limitations:
 - a. The home shall be a double wide of at least twenty-four (24) feet in width and thirty-six (36) feet in length.
 - b. The home shall be installed on an approved foundation system in conformity with the uniform building code. The wheels and axles must be removed. The enclosed foundation system shall be approved by the Building Inspector may require a plan to be certified by a registered architect or engineer to ensure proper support for the home.
 - c. The home shall be equipped with foundation siding which in design, color and texture appears to be an integral part of the adjacent exterior wall of the manufactured home.
 - d. The home shall be covered by a roof pitched at a minimum slope of two (2) inches in twelve (12) inches, which is permanently covered with non-reflective material.
 - e. The home shall have a pitched roof, overhanging eaves and such other design features required of all new single-family dwellings located within the Village of Colfax.
- (4) Uses customarily incident to any of the above uses, provided that no such use generates traffic or noise that would create public or private nuisance.

(b) **Conditional Uses and Structures.**

- (1) Parks.
- (2) Greenways and open spaces.
- (3) Playgrounds.
- (4) Public and private schools.
- (5) Hospitals.
- (6) Utility lines and pumping stations.
- (7) Golf courses.
- (8) Churches.
- (9) Libraries.
- (10) Single-family planned residential development.
- (11) Agricultural uses.
- (12) Mobile home parks.

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;