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# **Land Use Plan**

**Adopted : March 12, 2013**

**Prepared by:  
Village of Cochrane  
Residents**

## **Village of Cochrane Land Use Plan Buffalo County, Wisconsin**

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# Village of Cochrane Land Use Plan

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## **Definitions:**

**Bluff-** A steep headland, promontory (high ridge of land or rock jutting out to sea or other body of water), riverbank, or cliff.

**Prime Farmland-** Rural land with the best combination of physical & chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses. Normally includes classes I, II, III land as defined by the USDA Natural Resources Conservation Service.

## **Works Cited**

**“Bluff.”** The American Heritage Dictionary of the English Language, 4<sup>th</sup> Ed. Boston: Houghton Mifflin, 2000.

**“Prime Farmland.”** Official definition. National Resource Conservation Services.

## **Planning Process**

The land use planning process began with a presentation by the Buffalo County Extension Agriculture Agent to the Buffalo County Towns Association in 2001. The agent spoke on changes in agriculture and the effect of that change on land use. Village of Cochrane officials then attended a public meeting for other towns and municipalities and agreed to be part of the Land Use Planning grant in 2007.

Village of Cochrane officials then invited a number of people to serve on a planning committee. Other committee members asked to be included through a land use survey and through public meeting announcements. Efforts were made to invite a diverse group of residents. The planning committee provided needed views and input into issues that should be addressed and that are included in this document. Results from this effort are found later in this document.

Land use plans are not static documents, but are designed to change and be revised to meet current needs of the people. This document will be used as a guide to future change and development in the Village of Cochrane.

## **History**

Nestled between the bluffs and the Mississippi River, Cochrane is a small village with lots to offer! In a recent survey, many residents commented on how they appreciate the small town atmosphere and natural beauty that the area provides for their families. The Village has its own grocery store, hardware store, lumberyard, auto repair shop, bank, and post office. We also have several taverns/restaurants, a golf course, a scenic park, and an outdoor swimming pool for recreation. We even have a small lake. Originally an unsightly pond, in 1966 the pond was turned into Goose Lake Memorial park. While strolling through the park you will enjoy the fountains that aerate the lake, the many trees that have been planted in honor or memory of loved ones, the ducks and geese that visit every summer or kids playing on the playground and at the swimming pool across the road.

The Village of Cochrane's settlement was initiated by the railroad in 1885. The tracks provided transport of grains for area farmers. The first depot was built on land owned by Peter Schnugg, giving us our original name of St. Petersburg. After a railroad conductor was injured here, the town was renamed Cochrane in his honor.

In 1886, John R. Hofer built the first building in Cochrane; a hotel. That same year, the Rohrer Brothers built side by side buildings across the street. G.M. Rohrer had the mercantile store and J.L. Rohrer operated a hardware, furniture, and undertaking business. Both stores burned after being struck by lightning in 1911. The stores were rebuilt. Many other businesses were once part of the Village. A livery stable was built to house horses, which were used to haul cream, coal, produce, and livestock.

With the railroad coming thru, Cochrane became a thriving area and many homes and businesses were built. Mail and passenger service were brought to the area. Machinery, coal, dry goods, and other items could now be shipped by rail all year long. They no longer depended on supplies coming by boat or wagon.

Many different businesses were built up. A pickle factory, basket factory, lumberyard, meat market, gas station, black smith shop, taverns, and many more. The post office was built in 1887. The first Postmaster was J.H. Rohrer. A group of businessmen started the first bank, known as the Hofer Bank. A newspaper was created in 1914 and was printed in German. The Coop Creamery was built in 1903, with the first steam powered churn. The churned butter was made from cream brought in large cans by the local farmers. The area had many small dairy farms. In 1905 the Cochrane Coop Telephone Company was founded. The first switch board was located in the home of the Schloststein family.

The Village also had four churches, built by donations and donated labor and material from area residents. The churches were a very important part of the Village. The largest, and only, industry in Cochrane, LaCrosse Milling Company was established in 1946.

Cochrane was originally part of Belvidere Township. In a push to provide fire protection for a rapidly growing community, town officials prompted the official incorporation of the Village of Cochrane in 1910. The Village is governed by a board of 6 trustees and the Village President. They meet on a monthly basis and work with the employees to provide the services needed by our citizens.

In 1912 the Village of Cochrane built its first water reservoir, at a cost of \$7,000, to provide fire protection to the community. In following years a simple network of distribution piping and hydrants followed. The original water reservoir was demolished and abandoned in 2000 and a new 90 foot high glass fused steel standpipe was erected.

Cochrane operates a lagoon sewer system that was originally built in 1982. In 2011, at a cost of \$1.1 million dollars, the lagoon went through a rehabilitation plan that included replacing all process piping and manholes. Our two 3.6 acre lagoons were excavated to make them one foot deeper, extend our holding time to operate a fill and drain system, and lined with a PVC liner. Mag meters and a sampler were installed to provide better recording of our flows and sampling. A submersible pump was also installed in the effluent manhole to speed the discharge rate to our seepage cells.

Cochrane today is a very unique small town with historical buildings and a friendly atmosphere. If you are searching for a quiet, peaceful area to visit or move to, the Village of Cochrane is your place. You are welcome to visit anytime!

## **9 ELEMENTS OF COMPREHENSIVE PLANNING**

The Smart Growth legislation, signed into law as part of the 1999-2000 budget, is intended to provide local government units tools to create comprehensive plans, to promote more informed land-use decisions and to encourage state agencies to create more balanced land-use rules and policies. Nine elements are required by the Smart Growth legislation. These elements ensure that all aspects of community life will be considered as part of the comprehensive plan. The nine elements are:

- Issues and opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agriculture, Natural, and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

### **Development of Goals for the Village of Cochrane**

Land use planning is more than a set of rules for building, etc. It is a declaration of the priorities and values of the people within the Village. These priorities and values should determine if and how property is developed and used.

The remainder of this document describes the priorities and values of the people of the Village of Cochrane. It lists a set of action plans to achieve these priorities and values.

## Issues and Opportunities:

### Population and Population Projections:

Population of the Village has remained steady from 1960 to 2010. Projections from the Wisconsin Department of Administration – Demographic Services Center, indicate that population is expected to decline through 2020. This decline is due to the increasing age of residents within the Village. The planning committee felt that their population would likely drop some but not below 400 due to the number of young families currently moving into the area.

### Village of Cochrane Population Statistics and Projections – U.S. Census Data

Jurisdiction	Census 1960	Census 1970	Census 1980	Census 1990	Census 2000	Census 2010	Proj. 2015	Proj. 2020
Cochrane	455	506	512	475	435	450	384	368
Buffalo County	14202	13743	14309	13584	13804	13,577	14,554	14,794

### Population by Race:

The Population in the Village of Cochrane is predominantly white. This has been constant since records have been kept.

### Village of Cochrane Population by Race – 2010 Census

Race	Population %
Total	450
White	99.1
Hispanic	0.0
Black	0.0
Asian	0.0
Native American	0.0
Other	0.9

### Population by Education Level:

The Village of Cochrane has lower levels of education than other municipalities in Buffalo County. They have a higher than average percentage of people who did not graduate from high school and less than average number of people who attended college. The planning committee thought that a greater percentage of the older people may not have had high school degrees.

### Village of Cochrane Population by Education – Am. Community Survey

Education Level	Population %
Total (>25 years old)	336 (people)
No High School Diploma	33.5
High School Diploma Only	36.9
Some College	14.0
Associates Degree	6.0
Bachelor's Degree	9.2
Graduate Degree	2.4

**Population by Age:**

Population in the Village of Cochrane has about the same median age as other units of government in Buffalo County. They do have a higher than average number of citizens that are 65 years of age or older, but that is balanced out by a greater than average number of people less than 14 years old. The median age in the Village is 43.6, Buffalo County is 44.1.

**Village of Cochrane Population by Age – 2010 Census**

<b>Age – years</b>	<b>Number</b>	<b>Percent</b>
Under 5	30	6.7
5-9	30	6.7
10-14	40	8.8
15-19	21	4.7
20-24	10	2.2
25-34	51	11.3
35-44	52	11.5
45-54	67	14.9
55-59	32	7.1
60-64	22	4.8
65-74	38	8.4
75 and older	57	12.7

**Per Capita Income:**

Per capita income has increased in the Village of Cochrane at about the same rate as Buffalo County, and lags behind the State of Wisconsin.

**Village of Cochrane per Capita Income – 2000 Census**

	<b>1990 per Capita Income</b>	<b>2000 Per Capita income</b>	<b>% Change</b>
Village of Cochrane	\$10,606	\$18,309	+72.6
Buffalo County	\$10,947	\$18,123	+65.6
State of Wisconsin	\$13,276	\$21,271	+60.2



## **Village of Cochrane – Strengths, Weaknesses, Opportunities, and Threats Exercise**

### **Strengths**

- Strong Infrastructure
- Basic needs available for everyday living
- Good diversity of services
- Strong sense of community
- Small – can adapt and make changes without a lot of hassle
- Good EMS services
- Active Village Board who have the budget under control
- Low crime
- Small community – know the people
- Recreation – pool, park, ball diamond, 4<sup>th</sup> of July celebration

### **Weaknesses**

- Retirement community – can be resistant to change
- Properties (several) that are in disrepair
- Little room for expansion
  - Business
  - Housing
- Flood plain designation
- Trains
- Little in town to draw families with young children
- Many do not know what the Village does have to offer
- Commute to work
- Few opportunities for young adults – work or recreation
- Few programs for seniors

### **Opportunities:**

- Advertise/promote Village strengths to others
- Low cost of buying a home
- Small town benefits
- Properties that could be for sale for homes or businesses
- Youth center for kids – question if there would be participation
- Try harder to upgrade the community, build interest and enthusiasm
  - Flags
  - Flower baskets
  - Etc.
- Develop subdivision south of village
- Consolidation of services with neighboring municipalities
- Growth of LIONS Club and volunteers in general
- Involve younger/newer residents
- Frac sand

**Threats:**

- Mill closing
- School closing or consolidation
- EMS – lack of volunteers
- Crime potential with lack of police presence
- Keeping the pool open
- Increased budget cuts from state and federal
- Having enough money for maintenance, etc.
- Aging community without bringing in young families (may have been changing for the last few years)
- Closing of other businesses
- Maintaining the quality of homes – lowering other values
- Frac sand
- CapX2020

**HOUSING ELEMENT:**

Wisconsin's population density is 103 people per square mile; Buffalo County is well below that with only 20 people per square mile. Housing growth in the Village of Cochrane has been greater (18.8%) than the county average of 9.3% since 2000. Few building sites currently exist in the Village. New homes would replace existing dwellings or would require the Village to expand its land base.

**Housing Units in the Village of Cochrane and Buffalo County – Census Data**

<b>Area</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
Village of Cochrane	172	209	216	197	234
Buffalo County	4,597	5,478	5,586	6,098	6,664

There are a total of 234 total housing units in the Village of Cochrane. 88% (205) of the homes were occupied during the 2010 census. 57% of the homes (116) were occupied as family households. 34% (71) had at least one individual 65 years or older living in the home. 30% (61) were renter occupied homes. Average household size was 2.20 persons. The average home value was \$114,000 and was built in 1939. 70% of all homes were single family dwellings, only one mobile home, and 3.2% were seasonal homes.

**Goals and Actions:**

- Re-examine purchasing the sub-division south of Village – meets many items in the vision.
- Add some medium cost housing options that have more single level access.

- Rental property is needed in the form of condos or small apartment buildings. Need to attract a developer/builder.
- Group home need for people between home ownership and assisted living.
- More need for cabins/motel/campsites. Bicyclist are looking for low cost places to stay with easy access to the Great River Road and evening dining options.

## **TRANSPORTATION ELEMENT:**

Vehicular and rail traffic is the major form of transportation in the Village of Cochrane. Recreational transportation is used including snowmobiles and bicycles.

No new road construction is anticipated in the timeframe of this plan. The major objective of the transportation plan is to improve current road quality.

The Village of Cochrane has a total of 4.35 miles of road with an additional 0.79 miles of county roads. The Village is in the process of developing a long term maintenance and repair plan for the roads. State Highway 35 runs through the Village on the East side. Improvements were made in 2000 that provide turn lanes into the Village. See map page 15.

### **State and Regional Transportation Plans:**

At [www.dot.state.wi.us](http://www.dot.state.wi.us) the Wisconsin Department of Transportation's home page under "Plans and Project", then, "Planning Resources", then, "Modal and Multimodal Plans", the Village reviewed and considered the following State and Regional Transportation Plans that have potential affects or integration with the Village plan.

**Connections 2030** - the current multimodal plan being developed for all forms of Transportation through the year 2030

**Wisconsin State Highway Plan 2020** – the current strategic plan for all facets of the 12,000 miles of the State's highways

**Wisconsin Six-Year Highway Improvement Program** – the more specific construction programs for the Wisconsin DOT through 2014

**Wisconsin Airport System Plan 2030** – the plan for determining airport facility needs

**Wisconsin Bicycle Plan 2020** – comprehensive bicycle plan

**Wisconsin Statewide Pedestrian Policy Plan 2020** – the plan outlines State and local measures to promote safe pedestrian travel

**Wisconsin Rail Plan 2030** – the rail plan being developed for integrated rail development through 2030

**Buffalo County Highway Plans** – Currently, there are no plans for major county road work, beyond general maintenance for any county roads within the borders of the Village

of Cochrane. Currently, the Village of Cochrane is not specifically identified for any recommendations or included in any projects with these plans.

**Bus Service:**

There is no bus service in the Village of Cochrane. The nearest commercial bus service is the Jefferson Bus Service in Winona, MN.

**Freight Rail Service:**

The Burlington Northern Santa Fe (BNSF) runs along the entire western edge of Buffalo County and through the Village of Cochrane. The only currently used rail spur is in Cochrane, WI and is owned by La Crosse Milling. There are three railroad crossings that are located in the Village. Better maintenance is desired for all of the crossings. Burlington Street is located on the railroad right-of-way and the Village has limited authority to repair, thus it is becoming very poor for local transportation.

**Passenger Rail Service:**

There is no passenger rail service to the Village of Cochrane. Daily passenger service (AMTRAK) is available in Winona and Red Wing, MN, with one train heading south in the am and one train heading north in the pm.

**Airports:**

There are no public or private airports in the Village of Cochrane. La Crosse, WI has the closest passenger air service which is about 60 minutes from the Village. Most residents traveling by air would fly out of Minneapolis/St. Paul which is about 120 minutes travel time.

**Water Transportation:**

The Village of Cochrane is not located on a commercial waterway. The Mississippi River runs on the entire west side of Buffalo County, with the Port of Winona being the closest terminal. Fertilizer, Chemical, Liquid Propane and other commodities are shipped to Winona and distributed throughout the region by truck. Buffalo City and Belvidere have the nearest river access for residents of the Village of Cochrane.

**Trucking:**

Most commercial shipping is by truck, with State Highway 35 being a major transportation route.

**Pedestrian and Bike Trails:**

There are no designated biking or walking trails in the Village of Cochrane. Bicycle usage in rural areas is on the increase. There is some potential for overnight accommodations for bicyclist that could be located off State Highway 35 in the Village of Cochrane. There is also some desire for designated bicycle paths, especially for youth.

**Snowmobile Trails:**

There is a very strong network of snowmobile trails across Buffalo County and one trail does come into the Village. These trails are located on private property. Maintenance and property agreements are completed by local clubs. See map on page 16.

The sport of snowmobiling brings a lot of tourism to Buffalo County. The trails, when adequate snowfall occurs are second to none. Snowmobile trails, located through private land, are maintained by local snowmobile clubs.

**ATV Trails:**

All-Terrain Vehicle usage has become very popular. There are currently no ATV trails close to the Village of Cochrane.

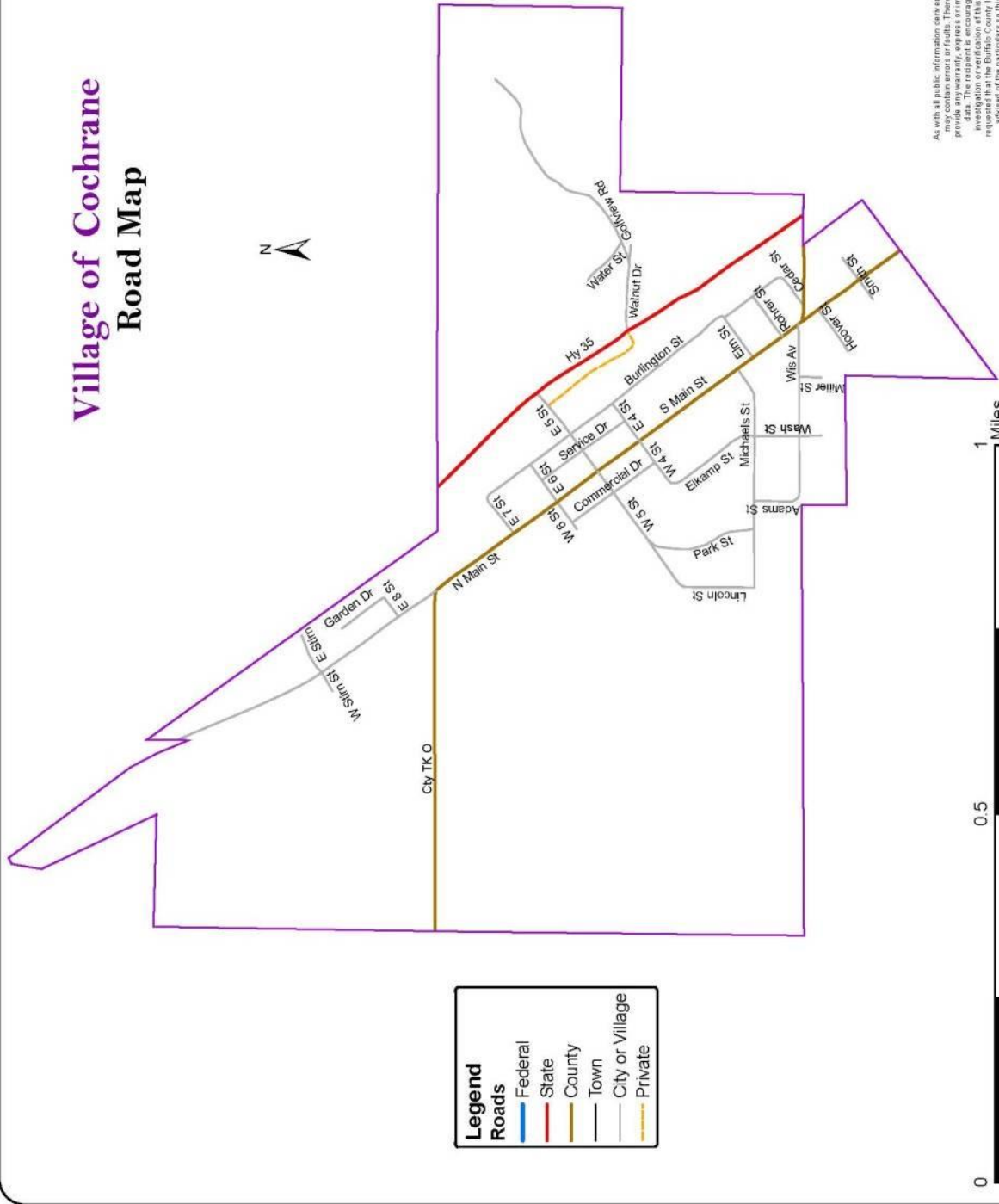
**Elderly Transportation:**

Some elderly transportation is available through Buffalo County Health and Human Service's Meals on Wheels program. Transportation is also available for veterans through Veteran's services.

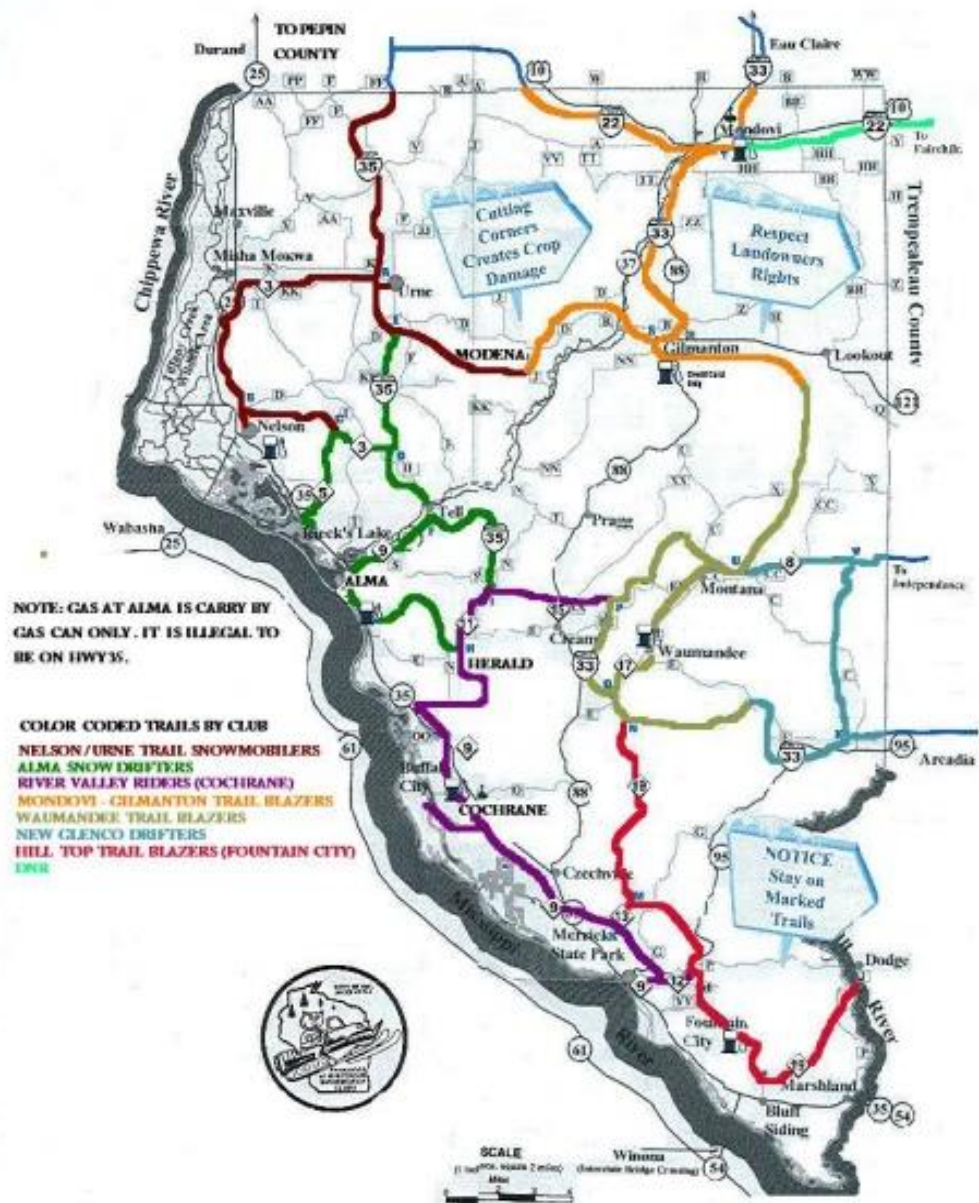
**Goals and Actions:**

- Explore designated bicycle paths connecting the Village of Cochrane and Buffalo City (there was an engineered plan at one time). Also, explore bicycle paths to Merrick State Park and to the CFC School. The Village Board should participate in the Buffalo County Outdoor Recreation Plan to explore the addition of bicycle paths and be eligible for grants and funding.
- The Village of Cochrane will only take over a private road if it meets state and federal guidelines and is blacktopped. The Village Board also has the right to refuse acceptance of a private road.
- The Village Board will develop a long term road maintenance plan.

# Village of Cochrane Road Map



As with all public information derived from various sources, this data is provided "as is" without warranty. The Village of Cochrane does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation and verification of this data. The Village of Cochrane is not responsible for any errors or omissions in this data. The Village of Cochrane is not a substitute for an accurate field survey.



## **UTILITIES AND COMMUNITY FACILITIES ELEMENT:**

This element looks at existing utility service and community facilities benefiting the citizens of the Village of Cochrane. Items include solid waste disposal, recycling services, parks, telecommunication services, emergency response services, schools, government facilities and others.

### **Sanitary Waste and Water Supply:**

Most citizens in the Village of Cochrane are serviced by public water and sewer. Both sewer and water systems have been recently updated. Residents may have a permitted private well for lawns, etc. All residents along Golfview Road have private sewer and water.

### **Solid Waste/Recycling:**

Garbage disposal and recycling is available in cooperation with Buffalo City, The Town of Belvidere, and Buffalo County. Village residents can bring their recyclables and garbage bags to the BBC Waste and Recycling Center for disposal. The Village does not have curbside garage or recycling pickup. Other private waste haulers have dumpsters to rent on a monthly basis.

### **Village Facilities:**

The Village of Cochrane maintains a Village Hall and a Village Shop.

There are no cemeteries located in the Village.

### **Telephone/Electricity/Internet Services:**

Cell phone service is very acceptable in the Village of Cochrane. Cochrane Telephone Cooperative provides excellent DSL internet service, TV, and phone service in the Village.

Xcel Energy provides electrical service in the Village of Cochrane. The citizens find alternative energy sources such as wind, solar and methane acceptable.

### **Natural Gas:**

There are no natural gas lines in the Village. Most people rely on Liquid Propane.

### **Libraries:**

There are no public libraries in the Village. They can take advantage of limited library services at the Cochrane-Fountain City School or the public library in Alma.

### **Education:**

Students residing in the Village of Cochrane attend the Cochrane-Fountain City School. Taxpayers also support Western Wisconsin Technical College.

### **Fire Protection, Police Protection and Emergency Management:**

Fire protection is provided by Tri-Community Fire Departments and Scenic Valley Ambulance Service provides EMS services. Police protection is provided by the Buffalo County Sheriff's Department. Buffalo County Emergency Management Department provides training and planning for emergencies.



**Health Care and Long Term Care Services:**

The only health care provider in the Village of Cochrane is a dentist office. Excellent medical care is provided by services in Winona, La Crosse, Rochester, and Wabasha. Long term care services are provided in Fountain City, Winona, and other surrounding communities.

**Public Parks:**

The Village of Cochrane has one community park – Goose Lake Park and a community ball field.

**Goals and Actions:**

- Maintain current community facilities, i.e. Village Hall, Shop, and parks.
- Village Board should explore adding more decorations to the downtown area – flower baskets, and others.
- The Village of Cochrane should explore conducting the University Extension program titled First Impressions to see how others view the Village.
- Maintain the excellent community services available; EMS and Fire response, sewer and water.

**AGRICULTURAL, NATURAL AND CULTURAL RESOURCES ELEMENT:****Agriculture:**

The Village of Cochrane has a very close tie to agriculture with the major industry of LaCrosse Milling, a local oat grain miller. There is a small amount of farming in the Village: crops and elk. Many of the Village residents have close ties to farm families throughout the region. See map page 19.

**Natural Resources:****Groundwater**

All drinking water in the Village of Cochrane is from groundwater sources (Village well). The Village has a wellhead protection plan, completed in 2009.

**Surface Water**

The Village of Cochrane has the only active Drainage District in Buffalo County. The Drainage Board has been very active recently and has improved the functioning of the ditch and has a long term maintenance plan for the district. See hydrology map on page 21.

**Forests**

There is very little forested land in the Village. Only 18 acres of forested land are located within the Village. Most of these acres surround the water storage structure. There are some trees located along the drainage ditch. The Village is developing a long range plan for urban forestry improvement to replace the ash trees which are threatened by EAB.

## **Wetlands**

A current wetlands map can be found on page 21.

## **Floodplains**

Development is not allowed by the Buffalo County Floodplain Zoning Ordinance. These are fragile areas necessary to avoid flooding of roads and other developed property. There is concern over the construction of the flood control dykes and how they affect the floodplain in the Village. A study is being done into the certification of the dyke to FEMA standards. A map of the designated floodplains for the Village of Cochrane can be found on page 23.

## **Non-Metallic Mining**

Non-metallic mining mainly consists of the excavation of sand, gravel and stone. This has been traditionally rock quarries in Buffalo County for road building and field limestone. There is concern about the increasing numbers of frac sand inquiries in the Western Wisconsin area which also fall under the non-metallic mining category. The Village of Cochrane is concerned about the possible location of a sand drying and loading facility along the railroad tracks and how it may affect the scenic beauty of the Village and the quality of life for Village residents. See map page 23.

## **Cultural Resources**

The Village of Cochrane is rich in history and cultural activities that reflect the heritage of the Village. Some examples of cultural resources in the Village include:

- Historical buildings
- Annual 4<sup>th</sup> of July Parade and celebration
- Stories that need to be preserved

### **Agricultural Resources Goals and Actions:**

- Continue to support current farmers
- Support community garden development

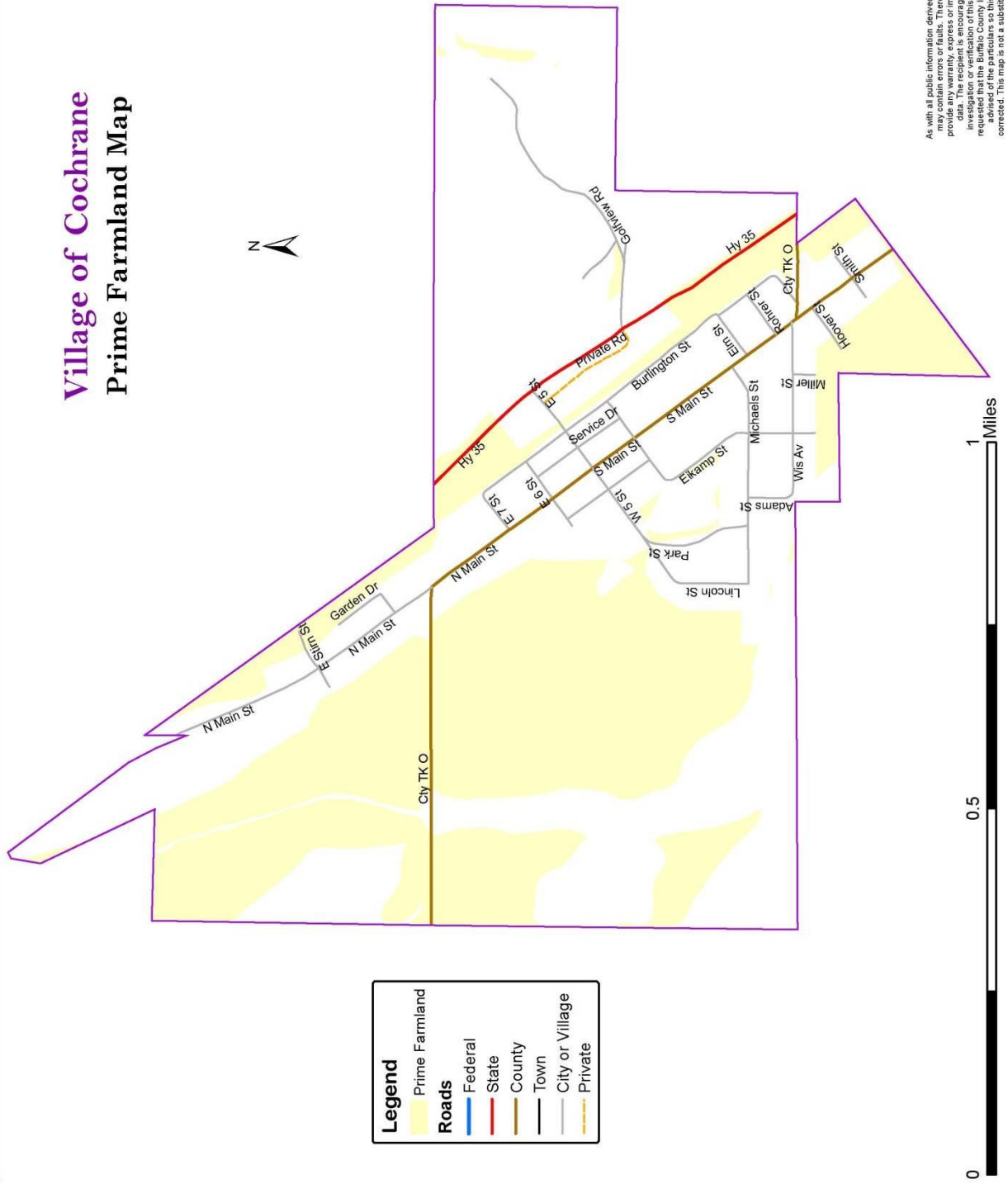
### **Natural Resources Goals and Actions:**

- Maintain active and involved Drainage Board
- Promote more active and effective education on recycling to Village residents
- Village Park Committee to become more active to maintain and improve the lake and park.
- Maintain some public land for residents.

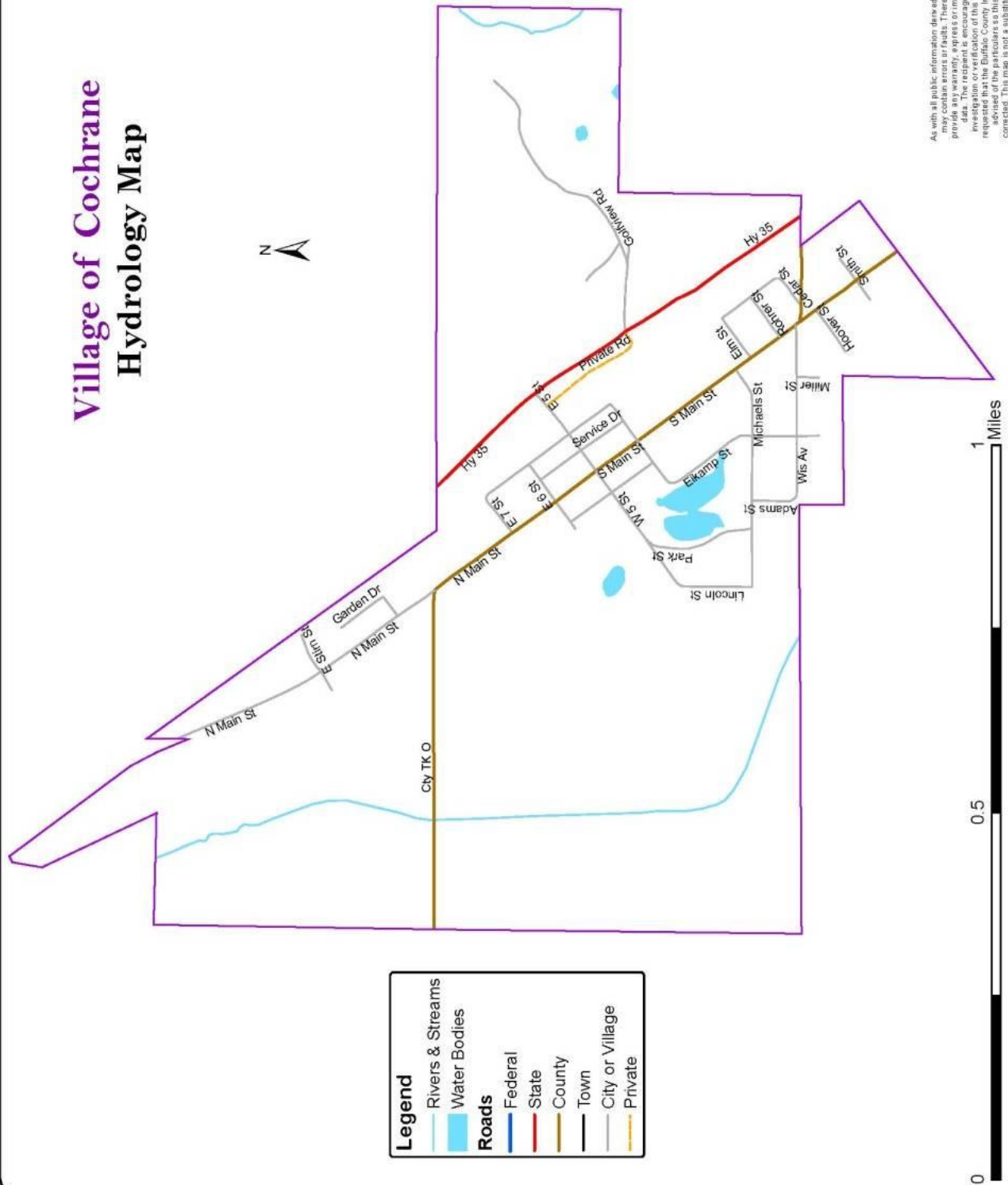
### **Cultural Resources Goals and Action:**

- Support the C-BC Historical Society and their activities.
- Encourage landowners to maintain the historical structures in the Village.
- Maintain the 4<sup>th</sup> of July celebrations and get community support.

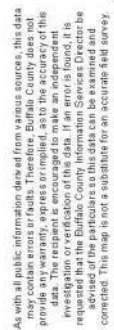
# Village of Cochrane Prime Farmland Map

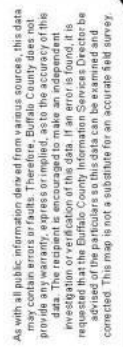


# Village of Cochrane Hydrology Map



As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty or representation regarding the accuracy of the data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.

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## **ECONOMIC DEVELOPMENT ELEMENT:**

The majority of the data for this section came from the U.S. Census Bureau, Selected Economic Characteristics: 2005-2009 5-Year Estimates. Other sources of information were the Department of Workforce Development and citizens from the Village of Cochrane.

### **Employment Information:**

Manufacturing, agriculture and the education/health/social occupations comprise a majority of people employed in the Village of Cochrane. The Village is very small and surrounded by farm fields and bluffs. It is also within commuting distance to manufacturing, school and health care jobs in Winona and La Crosse. The Village of Cochrane and all of Buffalo County tend to have very low unemployment rates, due to the variety of jobs in the region and the growth of industry in Arcadia (Ashley Furniture and Golden Plump Chicken). The large number of people not in the work force are youth. There are very few job opportunities for youth in the area.

### **Village of Cochrane Employment Statistics – Census Data**

<b>Employment Status</b>	<b>Number</b>	<b>Percent</b>
<b>Population 16 years and older</b>	366	100
In Labor Force	213	58.2
Civilian Labor Force	213	58.2
Employed	199	54.4
Unemployed	14	3.8
Armed Forces	0	0
Not in Labor Force	153	41.8
<b>Occupation</b>		
Agriculture, Forestry, Fishing	9	4.5
Construction	13	6.5
Manufacturing	54	27.1
Retail Trade	25	12.6
Professional, management, etc.	0	0
Education, health care	49	24.6
All others	13	6.5
<b>Class of Worker</b>		
Private wage and salary	152	76.4
Government workers	35	17.6
Self-employed	12	6.0
Unpaid family	0	0

### **Commuting to Work:**

Many employed residents of the Village who do not work in the Village, commute to Winona, MN. Winona is about 20 minutes from the Village of Cochrane. Some residents also commute to Arcadia and La Crosse for employment.



## Village of Cochrane, Commuting Habits – Census Data

Means of Travel	Percent
Car, truck, van – drove alone	61.7
Car, truck, van – carpooled	24.0
Public transportation	0
Walked	12.8
Other means	0
Worked at home	1.5
	<b>Minutes</b>
Mean travel time to work (minutes)	28.9

### Buffalo County Industries:

Buffalo County has a very small manufacturing base. Only one manufacturing industry, LaCrosse Milling Company (an oat miller) is in the top ten employers in the County. Most all of the employment opportunities in the near future will be outside of the Village or Buffalo County.

**Table 10: Buffalo County Top 10 Employers – WI DWD**

Company	Service	Size
Marten Transport	Trucking	1,000+
Mondovi Public Schools	Education	100-249
CFC Public Schools	Education	100-249
County of Buffalo	Government	100-249
American Lutheran Homes	Nursing Care Provider	100-249
Dairyland Power	Electrical Power Generation	100-249
School District of Alma	Education	50-99
Midwest Dental	Dental Care	50-99
US Army Corp of Eng.	Engineering Service	50-99
La Crosse Milling	Oat Miller	50-99

### Environmentally Contaminated Sites in the Village of Cochrane:

The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying contaminated sites in the Village of Cochrane. There were no contaminated sites in the Village of Cochrane identified in the database.

The Wisconsin DNR Solid and Hazardous Waste Information System was reviewed for waste disposal sites in the Village of Cochrane. There were no waste disposal sites in the registry located in the Village of Cochrane.

### County, Regional and State Economic Develop Programs:

County Programs:

- Revolving Loan Fund

Regional Programs:

- Mississippi River Regional Planning Commission, Economic Development Program, Revolving Loan Fund

#### State Programs:

- Value Added Dairy Initiative
- Wisconsin Department of Agriculture Trade and Consumer Protection Milk Volume Program
- USDA – Rural Development

The planning committee identified some characteristics of businesses that would be desirable to have in the Village of Cochrane.

#### **Current business located in the Village include:**

- |                              |                              |
|------------------------------|------------------------------|
| -Alley Kat Bar & Grill       | -Full Gospel Assembly Church |
| -Alliance Bank               | -Garden Valley Coop          |
| -Anderson's Village Market   | -Graettinger's Hardware      |
| -Ball Diamond                | -Hofer Unlimited             |
| -BBC Waste and Recycling     | -Hope UCC                    |
| -Bob's Auto Body             | -Jerri Schreiber Realty      |
| -Brad's Golf Shop            | -Koenig Construction         |
| -C-FC Recorder               | -LaCrosse Milling Co.        |
| -Chambers Law Office         | -Lil's Cochrane Inn          |
| -Christ Lutheran Church      | -Mork Dental                 |
| -Cochrane Auto               | -Neitzel's Elk Farm          |
| -Cochrane Coop Telephone/CTV | -Northend Pub & Grill        |
| -Cochrane Lumberyard         | -Repinski Laundromat         |
| -Cochrane Post Office        | -Rich Scholl Barber Shoppe   |
| -Cyrus Lawn & Landscaping    | -Severson Oil                |
| -Day Cares                   | -Storage rentals             |
| -Dienger's Daschounds        | -Swimming Pool               |
| -Ferrellgas                  | -Talbot's Funeral Service    |
| -Direct Sellers              | -VFW                         |
| -Farms                       | -Walnut Grove Golf Course    |
| -Fifth Avenue                | -Waste Transport             |
| -Foegen's Auto Body          | -Zalon                       |

#### **Economic development opportunity ideas:**

- Promote the support of current businesses so they stay and can grow.
- Build on our Assets: we have the Golf Course, Swimming Pool, Park, Ball field
- We are Close to the Mississippi River
- We have Railroad Access (Some businesses need this)
- LaCrosse Milling is the oldest, largest, wood framed manufactured building in the state.
- We have municipal sewer and water.
- We have GREAT fiber optic internet, TV, and phone service. Businesses want and NEED this. People want to be able to run businesses from their homes and need quick internet service.
- Use the Cochrane Website to promote everything.

- Jazz up a list of opportunities in the Village.
- Create a brochure. For tourists as well as those who live here. Many don't realize how much is actually available to them right in their back yard.
- Write articles in paper.
- Look at combining with Buffalo City on some of these things. Let's work together to promote the whole area.
- How about a C-BC Business Day? Meet at the VFW or park. Everyone meets and promotes their business. Like a job fair. Advertise around. Promote Community Dollars. Bring in the media.
- Should we create a Chamber of Commerce? We don't have a business club. The status of the Lion's Club is unsure.
- Promote Hunting and Fishing opportunities. Brings people to town.
- Nelson to Winona has become a "destination" for travelers. Build on this.
- Cabins in area towns all seem to be busy—too bad we don't have one.
- Highway signs. Possibly create one for the businesses in town. We have one for the non-profits.
- The elk and flag display are unique items to see.
- We have lots of Natural Resources. Access to the River, Goose Lake Park, Foeltsh Park Nature Trail in Buffalo City, Eagles, Coyotes, Sand hill Cranes, Egrets, Pelicans, Scenic Bluffs, Good quality water, Low air pollution, Good air quality
- We have the Buffalo County Drainage District with an active board to keep the ditch maintained and bring in wildlife.
- We have Agriculture: Elk Farm, crop fields, Mill-Oats, Community garden (there is one by the Housing Authority, maybe we could do another one?)

#### **Goals and Actions:**

- Create a Chamber of Commerce, explore developing together with Buffalo City to support current businesses and encourage new business development.
- Explore/encourage more tourism based businesses. For example, motel or cabins for visitors, promote the local pool, and take advantage of the potential business from the Great River Harbor.
- Support the formation of a county wide Buffalo County Economic Development Corporation
- Encourage economic development through a quality Village of Cochrane website, encourage visitors to consider the Village of Cochrane when looking for a site for a new business
- Buffalo County economic development resources will be used along with Buffalo County Land Resources Department, Buffalo County NRCS, and DNR personnel to ensure that environmental impacts are always considered.

## **INTERGOVERNMENTAL COOPERATION ELEMENT:**

### **State and Federal Agencies:**

Wisconsin Department of Transportation:

The Village of Cochrane participates, in cooperation with the Buffalo County Highway Department, the Wisconsin Information System for Local Roads.

Federal Emergency Management Agency (FEMA):

The Village of Cochrane has contact with FEMA following any natural disasters which affect the Village. The Village works in cooperation with the Buffalo County Emergency Management when working with FEMA.

### **Buffalo County:**

Cooperation between governmental units is a normal activity. The Village of Cochrane currently cooperates with several other units of government on issues that can be better addressed as a group. The Village of Cochrane maintains positive relationships with several Buffalo County agencies. They consult with the Buffalo County Highway Department on road issues, and meet with the Highway Commissioner each year to assess County roads located in the Village. They work with Buffalo County Emergency Management to have emergency plans in place. Finally, they are working with Buffalo County and the Buffalo County Towns Association in developing their Town, Village, and County comprehensive plans.

The Village of Cochrane cooperates with Buffalo City in sharing maintenance equipment and work together periodically. They also cooperate with the Cochrane Swimming Pool Association and the City of Buffalo City in maintaining the community pool. The Village and Buffalo City also cooperate in hosting the C-BC Little League. Finally, the Village of Cochrane provides Sewer Service to a trailer park located in Buffalo City.

The Village of Cochrane has been part of the Buffalo County Recycling program since the program began. The Village also cooperates and helps to fund Emergency Response and Fire Protection in cooperation with Buffalo City and the Town of Belvidere.

### **School Districts:**

The Village of Cochrane supports the C-FC School District. The residents of the Village of Cochrane are very supportive of their school.

### **Goals and Actions:**

- Encourage coordination and cooperation among units of government.
- Look at some recreational areas to build: including Bike/Walking paths and ATV routes.
- Share more street equipment with Buffalo City.
- Explore development of a Chamber of Commerce with Buffalo City.

- Promote tourism on an area basis including Alma, Belvidere, Buffalo City, Fountain City, Waumandee, and others.
- Look at cooperative advertising with other municipalities.
- Support and look for ways to expand law enforcement in the Village of Cochrane. Suggestions to explore include:
  - Is there a way to have a more local force and not rely just on the County? This has been looked at, but is economically expensive. Many would feel safer knowing that an officer is closer by for response to an emergency. Speeding is a problem in Cochrane—and the County can't patrol just our streets. Disobeying stop signs and loud vehicles are also a problem.
  - What about a Constable?
  - What about joining with other municipalities to hire an additional County officer that would cover just the joining municipalities. We wouldn't have to worry about an officer being way in Mondovi to respond to an incident.
  - Terri will talk to Sherriff Schmidtknecht and see if there are any possibilities out there. She will also contact other areas to see if they are interested in forming a committee to research.

## **LAND USE ELEMENT:**

### **Existing Land Use and Zoning:**

The Village of Cochrane is a small rural Village. The following table displays the breakdown of property within the Village.

**Village of Cochrane Property Assessment – Buffalo County Treasurer (2010)**

<b>Property Classification</b>	<b># of Parcels</b>	<b>Total Value</b>	<b>Total Acres</b>
Residential	259	16,847,100	11.847
Commercial	58	3,935,900	43.300
Manufacturing	5	2,095,200	6.510
Agricultural	12	29,900	222.480
Undeveloped	1	16,900	33.790
Productive Forest Lands	1	37,200	18.580
Agricultural Forest Land	0	0	0
Woodland Tax Lands	0	0	0
Exempt Lands	52	0	34.0921
<b>TOTALS</b>	<b>411</b>	<b>12,130,700</b>	<b>375.288</b>
C-FC Schools	411	23,130,700	
Cochrane Drainage District	241	14,139,100	
Western Wisconsin VTAE	411	23,130,700	

All towns within Buffalo County participate in county comprehensive zoning as described in Wisconsin Statute 59.97. Zoning decisions are made by the Village of Cochrane Board.

**Existing Land Uses:**

The Village of Cochrane is very small and rural. There are limited residential housing lots available except an area on the north end of the Village. The Village is a mix of residential and commercial. See map on page 33.

**Topography:**

The Village of Cochrane is very flat except on the east side of State Highway 35. The planning committee, recognized that land not already developed is either too steep for development or is in the floodplain and also not available for development.

**Commercial/Industrial:**

See future land use map on page 34.

**Population and Housing Densities:**

Population density of the Village is low because of very few multi-family dwellings. Almost all homes are single family dwellings or remodeled homes with two apartments.

**Land Demand and Prices:**

Very little land for sale. Housing is generally reasonable with many homes needing some work.

**Opportunities for Redevelopment:**

The Village of Cochrane has had very limited development historically due to the Village's rural nature and limited land availability. No redevelopment opportunities were identified.

**Land Use Projections:**

Residential

Home based businesses are ok in residential district.

Forest Land:

Forest land in the Village is generally land that is too steep for other uses.

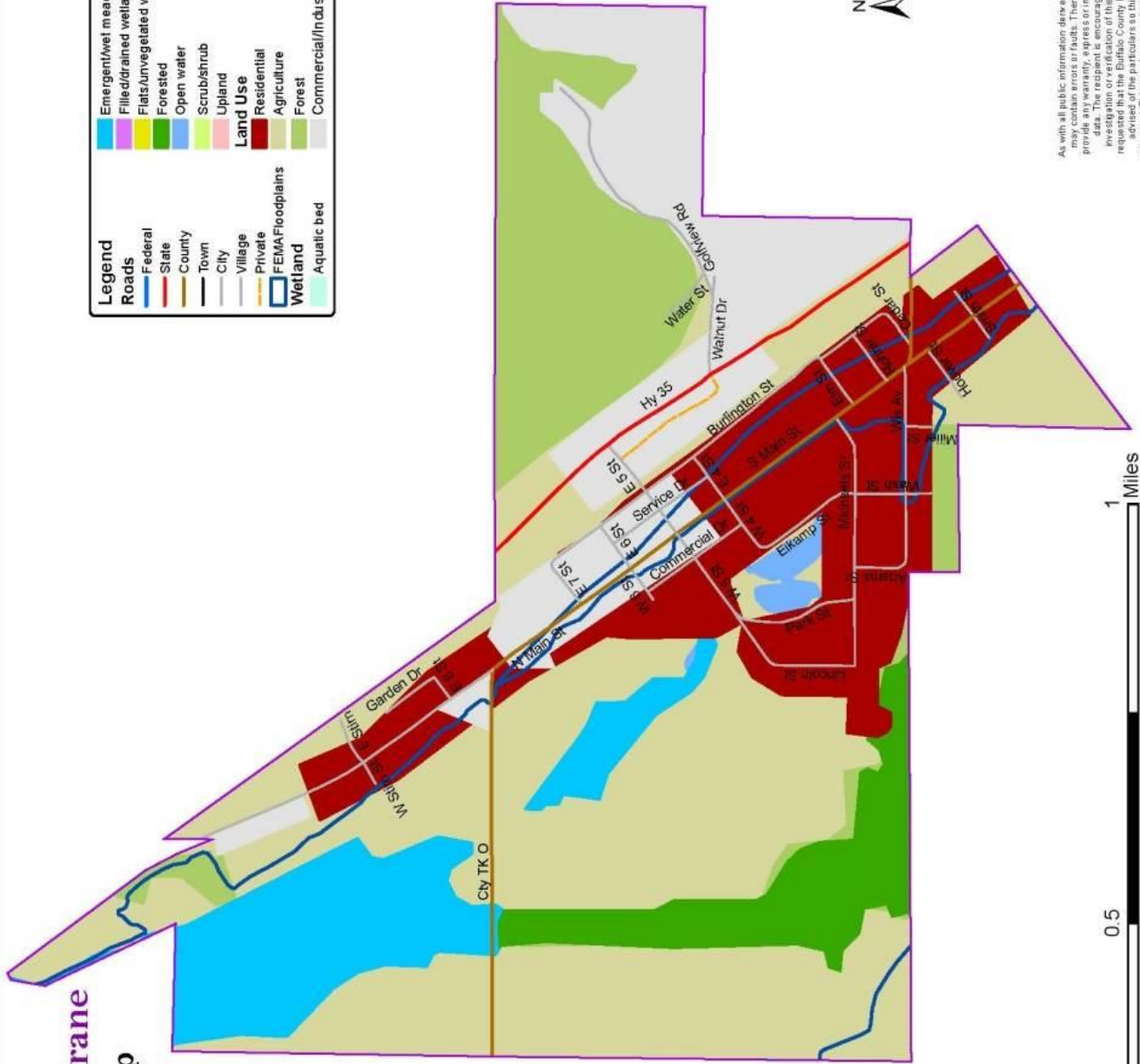
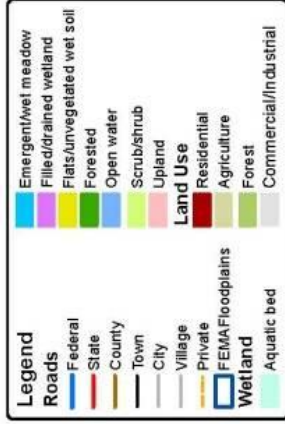
**Current Zoning:**

The Village has its own Zoning Ordinance regulated by the Cochrane Village Board.

**Goals and Actions:**

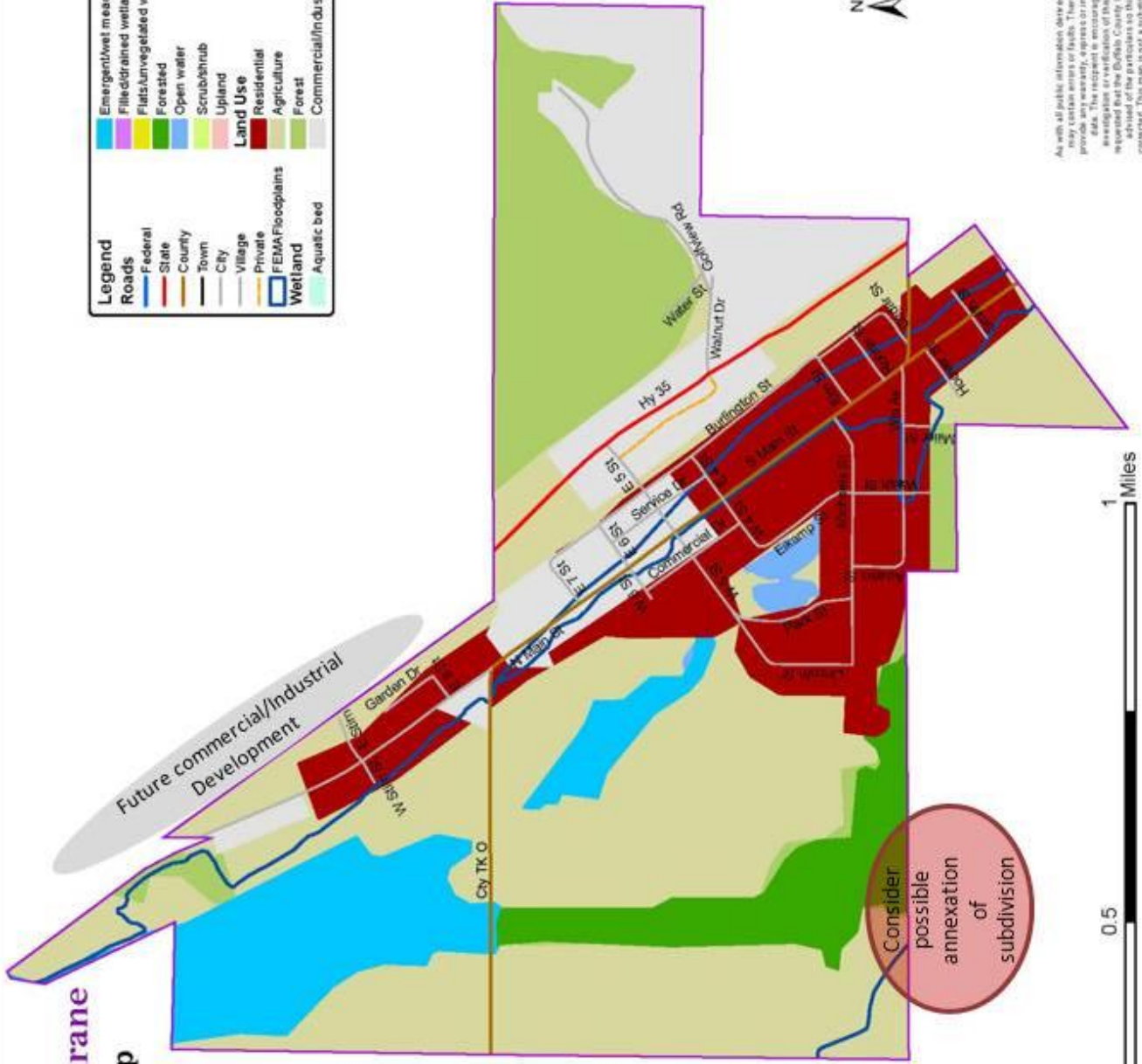
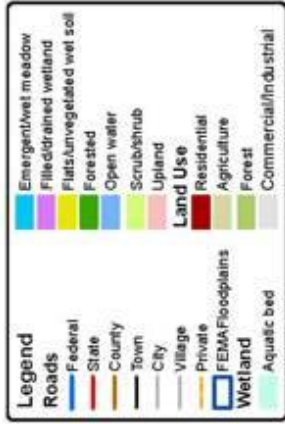
- Explore subdivision annexation
- Dyke certification to allow flood plan insurance to be dropped
- Some changes to residential or commercial if farmland becomes available.

# Village of Cochrane Land Use Map



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# Village of Cochrane Land Use Map



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## **IMPLEMENTATION ELEMENT:**

### Goals and Actions in Implementing Plan:

- The Comprehensive Plan will be reviewed at each annual meeting of the Village.
- The Cochrane Village Board will review their plan with Buffalo City and Town of Belvidere at least every five years.
- The implementation of the plan will be the responsibility of the Cochrane Village Board.
- The Cochrane Village Board will work together with other Towns and Municipalities to implement other portions of the plan.
- The latest version of the plan will be located on the Village website and the Buffalo County website.
- The plan will be updated at least every ten years.