

ORDINANCE #35

BUILDING PERMITS

An Ordinance Setting Rules and Regulations for the Issuance of Building Permits in the Village of Cochrane

THE VILLAGE BOARD OF THE VILLAGE OF COCHRANE DO ORDAIN:

For the purpose of establishing a uniform set of rules and regulations for the issuance of building permits in the Village of Cochrane, Buffalo county, Wisconsin, the Village Board does hereby adopt the following requirements, compliance with which is necessary before a building permit will be issued. Changes in such rules and regulations or additions thereto will be adopted from time to time.

1. All dwellings in the Village of Cochrane and all other buildings having sanitary facilities, shall be required to connect with the Village sewer and water system where such service is available, and when required by the Village Board.
2. All dwellings hereinafter erected in the Village of Cochrane shall be required to have at least three rooms above ground on the first floor.
3. Basement homes used for dwelling purposed shall be constructed sufficiently large enough to support a dwelling above ground with at least three rooms on the first floor.
4. All frame buildings erected in the Village of Cochrane shall have wood or composition or other approved siding and all roofs shall be constructed with wood, asphalt, or other approved shingles or roofing.
5. No one shall be permitted to erect or move a building to a location in the Village of Cochrane unless a deed or other proof of ownership shall be presented.
6. No building permit shall be issued for the erection of a building or the moving of a building to a location in the Village of Cochrane until a proper

grade for the control of surface water is established.

7. No permit shall be issued for the use or operation of any junkyard in the Village of Cochrane.
8. No permit shall be issued for the moving of a trailer house to any location within the Village of Cochrane in the future and from now on, to be used for a permanent residence.
9. The erection and operation of a slaughterhouse, tannery, glue factory, or rendering plant, or any other establishment with offensive odors, noises, or dust, shall be forbidden within the Village of Cochrane limits. This requirement may be waived by the Village Board of the Village of Cochrane, upon special request and after a hearing before said Village Board, and upon proof presented to said Village Board that such establishment will not be to the detriment of the best interests of the people of the Village of Cochrane.
10. No building other than a dwelling shall be moved or erected near a sidewalk in the Village of Cochrane, where such building will obstruct or interfere with the view of any other dwelling, and (a) each residence shall be separated by at least five feet from the lot line of the adjoining property; (b) on every lot in the residence district there shall be a front yard having a depth of not less than twenty feet, or in accordance with the adjacent building in said block.

Adopted this 12th day of January, 1962.

Published January 19, 1961.

/s/ EARL BLANK, Village President

/s/ KERMIT A. SPIETH, Village Clerk