

**NOTICE OF PUBLIC HEARING ON
AMENDMENT TO ZONING ORDINANCE**

PLEASE TAKE NOTICE, that the Village of Cochrane Board of Trustees pursuant to *Wis. Stat. §62.23(7)(d)*, made applicable to villages by *Wis. Stat. §61.35*, will hold a public hearing in the Board Room at the Cochrane Village Hall in Cochrane, Wisconsin at **6:00 p.m.** or as soon as practicable thereafter on **Thursday, December 22, 2022**, to receive testimony on amending Ordinance 43, to change the zoning classification of the following described property:

Owner: Village of Cochrane

Request: Rezone from Agricultural District (A) to Industrial District (I).

Legal description: A parcel of land located in part of the Northeast one quarter of the Southwest one quarter (NE ¼ SW ¼) and part of Government Lot 9, Section 5, T 20 N – R 12 W, Belvidere Township, Buffalo County, Wisconsin, described as follows:

Commencing at the West one quarter corner of Section 5, T 20 N – R 12 W, thence N 71° 09' 13" E along a reference line, 1757.75 ft. Thence N 52° 20' 47" E along the Northerly line of the Buffalo, Belvidere and Cochrane property line, 13.78 ft. Thence S 33° 52' 17" E along said property line, 25.79 ft. This being the point of beginning of this parcel.

Thence continuing S 33° 52' 17" E along the Northeasterly line of the Buffalo, Belvidere and Cochrane property line, 434.67 ft.

Thence S 35° 42' 39" E along said property line, 913.44 ft.

Thence S 20° 40' 40" E along said property line, 144.50 ft.

Thence S 22° 14' 39" E along said property line, 233.37 ft.

Thence N 67° 51' 55" E, 66.00 ft. Thence N 21° 55' 59" W, 393.32 ft.

Thence N 35° 42' 39" W, 913.44 ft. Thence N 33° 52' 17" W, 230.00 ft.

Thence N 07° 42' 03" W, 160.70 ft. Thence N 52° 52' 27" E to the Southwesterly line of S.T.H. 35 right of way, 164.78 ft. Thence N 23° 01' 43" W (recorded N 24° 13' W, Wisconsin Department of Transportation Plat) along the Southwesterly line of S.T.H. 35 right of way, 68.05 ft. Thence S 52° 52' 27" W to the property line of the Buffalo, Belvidere and Cochrane property line, 314.66 ft. This being the point of beginning.

This description includes and crosses part of the Burlington Railroad right of way.

AND

A parcel of land in the NE ¼ of the SW ¼ of Section 5, Township 20 North, Range 12 West described as follows: Commencing at the South Quarter corner of said Section 5; thence due North on a line a distance of 1985.5 ft., said point being South 660 ft. of the center of said Section 5; thence South 89 degrees 55' W a distance of 128 ft. to the point of beginning of this description, said point being on the west right of way line of the town road which runs Northwesterly between the Village of Cochrane and S.T.H. 35; thence S 24 degrees 19' E and parallel to said town road a distance of 233.4 ft.; thence S 65 degrees 41' W a distance of 400.0 ft.; thence N 26 degrees 06' W, a distance of 419.44 ft.; thence N 89 degrees 55' E a distance of 452.75 ft. to the point of beginning. Said parcel to contain 3 acres more or less.

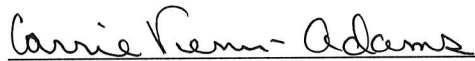
Property address: 325 N. Main Street, Cochrane, WI 54622

Tax parcel nos.: 004-00122-0000; 004-00123-0010, 004-00124-0000 &
111-00325-0000

Maps of said property may be viewed at Village Hall at 102 East 5th Street, Cochrane, Wisconsin.

In addition, the Village Board may act on the proposed amendment at such time.

Dated this 5th day of December, 2022.


Carrie Venner-Adams, Clerk/Treasurer