

## ORDINANCE 43D

### An Ordinance Amending Ordinance No. 43 of the Village of Cochrane Code of Ordinances Relating to Changing the Zoning Classification of Property in the Village of Cochrane

The Board of Trustees of the Village of Cochrane, Buffalo County, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to *Wis. Stat. §62.23(7)(d)*, made applicable to Villages by *Wis. Stat. §61.35*, Ordinance No. 43 of the Village of Cochrane Code of Ordinances (the Zoning Ordinance of the Village of Cochrane) and the Zoning District Map adopted pursuant to Section 3.2 of the Zoning Ordinance of the Village of Cochrane are amended to change the zoning classification from Agricultural District (A) to Industrial District (I) for the following-described parcels:

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

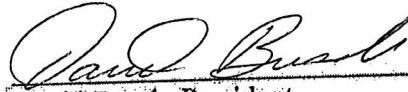
A parcel of land in the NE ¼ of the SW ¼ of Section 5, Township 20 North, Range 12 West described as follows: Commencing at the South Quarter corner of said Section 5; thence due North on a line a distance of 1985.5 ft., said point being South 660 ft. of the center of said Section 5; thence South 89 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.

A diagram depicting the location of the above-described property affected by this ordinance is attached hereto, marked "Exhibit A", and incorporated herein by this reference.

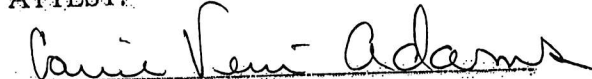
SECTION 2. All other provisions of Ordinance No. 43 of the Village of Cochrane Code of Ordinances not affected by this Ordinance are ratified, confirmed and approved and shall remain in full force and effect.

SECTION 3. This Ordinance shall take effect upon passage and posting as provided by law.



David Busch, President

ATTEST:



Carrie Venner-Adams, Clerk

Public Hearing Notice (first insertion): December 8, 2022

Public Hearing Notice (second insertion): December 15, 2022

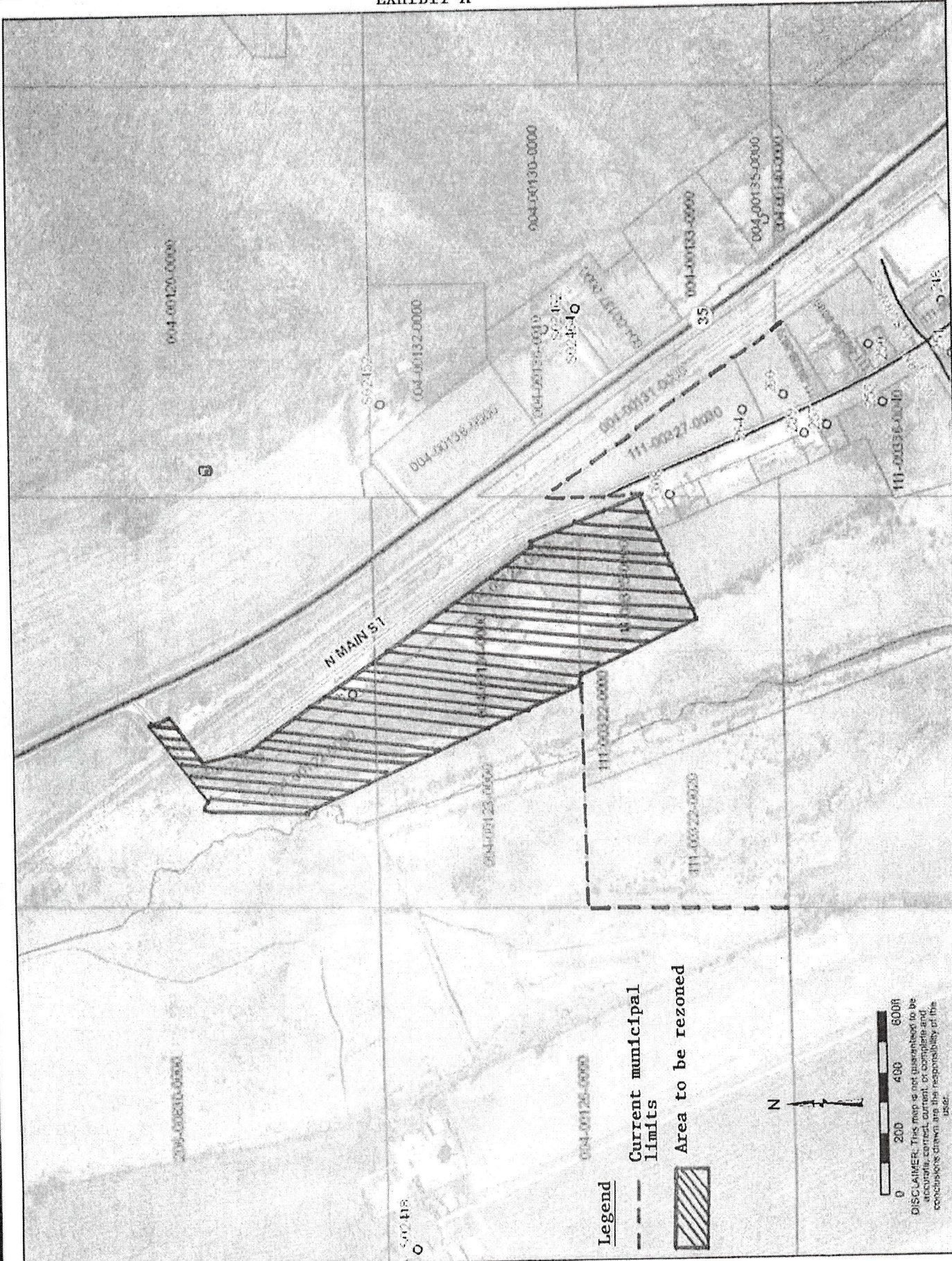
Public Hearing: December 22, 2022

Passed and adopted: December 22, 2022

Posted: December 23, 2022



EXHIBIT A



- Legend**
- Current municipal limits
  - ▨ Area to be rezoned

N

0 200 400 600R

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.