

Amendment To Ordinance No. 43

(Zoning Ordinance, Village
of Cochrane, Wisconsin)

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

1. The second paragraph of section 1.3 is hereby design ited as section 1.4

2. The first paragraph of Section 2.2 is amended as follows: "No structure, land, or water shall hereafter be used and no structure or part hereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without obtaining a zoning permit except for minor alterations or repairs not involving change of use or moving of a structure and not costing over \$500 and also except for painting and decorating.

3. The second paragraph of Section 2.2 is hereby repealed.

4. The fourth paragraph of Section 2.3 is amended as follows: Plat of Survey prepared by a registered land surveyor or other appropriate map showing location, boundaries, dimensions, elevations, uses, and size of the following: subject site; existing and proposed structures; existing and proposed easements, streets, and other public ways; off-street parking, loading areas and driveways; existing highway access restrictions; existing and proposed street, side, and rear yards. In addition, the plat of survey or map shall show the location, elevation, and use of any abutting lands and their structures within forty (40) feet of the subject site.

5. The eight paragraph of Section 2.3 is amended as follows: "FEE RECEIPT from the Village Treasurer in the amount of Twenty-five Dollars (\$25.00).

6. The second paragraph of Section 2.5 is hereby amended as follows:

"PERMITTED USES. Only those permitted uses specified for a district, their essential services, and the following uses shall be permitted in that district."

7. Section 3 is hereby repealed and recreated as follows:

3.0 ESTABLISHMENT OF DISTRICTS AND ZONING MAP

3.1 Eight zoning districts are provided as follows:

- a. Single-Family Residential (R1)
- b. Multiple-Family Residential (R2)
- c. General Commercial (C1)
- d. Highway Commercial (C2)
- e. Industrial (I)
- f. Agricultural (A)
- g. Conservancy (W)
- h. Planned Unit Development (PR)

3.2 ZONING MAP

A certified copy of the Zoning Map shall be adopted and approved with the text as part of this Ordinance and shall bear upon its face the attestation of the Village President and Village Clerk and shall be available to the public in the office of the Village Clerk.

Changes thereafter to the districts shall not be effective until entered and attested on this certified copy.

3.3 DISTRICT BOUNDARIES

are the centerline either public streets or alleys unless otherwise shown on the Zoning Map. Vacation of public streets and alleys shall cause the land vacated to be automatically placed in the same district as the abutting side to which the vacated land reverts.

Where the district boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be lot lines, and where the designations on the map are approximately bounded by lot lines, said lot lines shall be construed to be the boundary of the district.

In unsubdivided property, the district boundary shown on the map shall be determined by use of the scale shown on such map.

3.4 ANNEXATIONS or consolidations of territory to the Village shall temporarily become part of the Agricultural District, unless the annexation or consolidation ordinances places the territory in another district. Within one (1) year the Village Plan Commission shall recommend a permanent district classification to the Village Board.

3.5 SINGLE FAMILY RESIDENTIAL DISTRICT (R1)

a. The R1 District is intended to provide a quiet, pleasant and relatively spacious living area protected from traffic hazards and intrusion of incompatible land uses. The following uses of land are permitted:

1. Single family dwellings.
2. One private garage and accessory buildings.
3. Uses customarily incident to any of the above uses; provided that no such use generates traffic or noise that would create a public or private nuisance.
- b. Conditional Uses:
 1. Customary home occupations.
 2. Churches, cemeteries, all graded schools, libraries and hospitals.
 3. Telephone buildings, exchanges, and transformer stations.
 4. Municipal buildings; except sewage plants, garbage incinerators, warehouses, garages, shops, and storage yards.
 5. Public parks, playgrounds, recreational and community center buildings and grounds.
- c. Yards and spaces required:
Maximum building height - 35 feet.

Minimum side yard; Principal building - 7 feet (least width) 17

feet total; Accessory building - 3 feet on each side.

Minimum front yard setback - 25 feet.

Minimum rear yard setback - 50 feet.

Minimum lot area per family - 8,500 sq. feet.

Minimum lot width (measured at rear of front yard) - 70 feet.

Minimum floor area per family - 1,000 sq. feet.

Off-street parking: (single family residence) - 1 space per family. (Places of public gathering) - 1 space per 5 seats.

3.6 MULTIPLE FAMILY RESIDENTIAL DISTRICT (R2)

The R2 District is intended to provide a pleasant living area, but not as spacious as the R1 District. The following uses of land are permitted:

a. Permitted Uses

1. Any use permitted in the R1 District.

2. Two-family dwellings and multiple-family dwellings.

3. Uses customarily incident to any of the above uses; provided that no such use generates traffic or noise that would create a public or private nuisance.

b. Conditional Uses:

1. Same as in R1 District.

2. Charitable institutions, rest homes, public and private nonprofit clubs and lodges.

c. Yards and spaces required:
Maximum building height - 45 feet.

Minimum side yard; principal buildings - Single family structure - 7 feet least width, 17 total feet;

Multiple-Family structure - 10 feet least width, 25 feet total. Accessory Structure - 3 feet on each side.

Minimum front yard setback - 25 feet.

Minimum rear yard setback - 30 feet.

Minimum lot area per family: Single family structure - 8,500 square feet; two-family structure - 5,000 square feet per dwelling unit; multiple-family structure - 3,600 square feet per dwelling unit.

Minimum lot width (measured at rear of front yard) - 70 feet.

Minimum floor area per family: Single family structure - 1,000 square feet; two family structure - 800 square feet; multiple family structure - 600 square feet.

Off-street parking: (residential) 1 space per family and 1 space per 2 boarders. (Places of public gathering) 1 space per 5 seats.

3.7 GENERAL COMMERCIAL DISTRICT (C1)

The C1 District is intended to provide an area for the business and commercial needs of the Village. The following uses of land are:

a. Permitted Uses

1. General business and commercial uses which do not generate noise, or odors that would create a public or private nuisance. These uses generally include:

a. Banks, commercial or professional offices, telephone offices and post offices.

b. Hotels, clubs, lodges and organizations which operate for a profit.

c. Places of amusement; theatres, night clubs, bars and related uses.

d. Personal service, automobile service and equipment service establishments.

e. Retail and wholesale establishments.

f. Other uses similar to or customarily incident to any of the above uses.

b. Conditional Uses:

1. Dwelling Units (Conversion units, apartments and rented rooms) provided the minimum requirements of the R2 District are adhered to and the purpose and intent of the ordinance upheld.

c. Yards and spaces required: Maximum building height - 45 feet.

Minimum side yard - none (except where a commercial structure shall directly abut a residence district in which case a six-foot side yard will be required).

Minimum front yard setback - none (except where a commercial structure shall directly abut a residence district in which case, a 25-foot front yard will be required).

Minimum rear yard setback - 25 feet.

Minimum lot area per family - same as R2 District.

Minimum lot width - 30 feet.

Off-street parking: (commercial) - 1 space per 200 feet of floor space; (places of public gathering) - 1 space per 5 seats.

Truck unloading area - sufficient space so that no streets or alleys need be blocked.

3.8 HIGHWAY COMMERCIAL DISTRICT (C2)

The C2 District is intended to provide appropriate locations for orderly and attractive grouping of highway-oriented commercial activities. All uses in this District are conditional and are subject to the provisions of Section IV.

a. Uses:

1. Motor vehicle, sales and service establishments, gas stations and public garages.

2. Drive-in establishments serving food and beverages for consumption on the premises, entertainment and amusement establishments and parking lots.

3. Motels, motor hotels, tourist homes, and information centers.

4. Recreational establishments including drive-in theatres, golf or baseball driving ranges, archery fields, miniature golf courses or similar uses.

5. Dwelling units (Conversion units, apartments and rented rooms) provided the minimum requirements of the R2 District are adhered to and the intent of the ordinance upheld.

6. Uses clearly similar or incidental to those listed above.

b. Yards and spaces required: Maximum building height - 35 feet.

Minimum side yard: principal

building - 20 feet on each side; Accessory building - 3 feet each side.

Minimum front yard setback - 25 feet or 50 feet if parking is permitted in front.

Minimum rear yard setback - 20 feet.

Minimum lot width - 60 feet.

Off-street parking: (Commercial) - 1 space per 200 square feet of floor area; (Places of public gathering) - 1 space per 5 seats.

Truck unloading area - same as C1 District.

3.9 CONSERVANCY DISTRICT (W)

The W District is intended to preserve scenic and natural areas in the Village and also to prevent uncontrolled, uneconomical spread of residential development and to discourage development of marginal land so as to prevent potential hazards to public and private property. The following uses are permitted:

a. Uses:

1. Management of forestry, wildlife and fish.

2. Harvesting of wild crops such as marsh hay, ferns, moss, berries, fruit trees and tree seeds.

3. Hunting, fishing and trapping (beyond the Village limits only).

4. Dams, power stations and transmission lines.

5. Bicycle and hiking trails.

6. Parks and natural recreation areas.

7. Uses similar or customarily incident to any of the above uses.

b. Conditional uses:

1. Sewage disposal plants, water pumping, processing and storing facilities, and public camping grounds.

3.10 AGRICULTURAL DISTRICT (A)

The A District provides exclusively for agricultural uses. The intent is to help conserve good farming areas and to prevent uncontrolled, uneconomical spread of residential development which results in excessive costs to the community for premature provision of essential public improvements and services. The following uses are permitted:

a. Uses:

1. Farming, and dairying provided that buildings in which farm animals are kept shall be at least 100 feet from the nearest residential district.

2. In-season roadside stands for the sale of farm products, produced on the premises.

3. Nurseries, greenhouses and truck farming.

4. Forestry, grazing, hatcheries, nurseries, orchards, paddocks, poultry raising, stables and truck farming.

5. Mobile homes provided that only one mobile home will be permitted in conjunction with an established farmstead and that the occupant of said mobile home must be in some way related to the farmstead owner.

6. Uses customarily incident

to any of the above uses, including residential uses incident to any of the above uses.

b. Conditional Uses:

1. Churches, schools, parks, cemeteries, municipal buildings, hospitals and nonprofit recreational clubs and organizations.

2. Airports.

3. Fur farms, kennels, animal farms, and other breeding, growing or farming activities that may cause noise, noxious odors or create health and sanitation hazards.

4. Tourist camps, cabins, trailer, tent and house car camping grounds provided the sites are located at least 500 feet from the boundary of any residential district and that the camp is provided with adequate sanitary facilities and is clearly bounded by a screening material. No person or party other than the owner shall occupy such tourist camp for more than 90 days in any one year.

5. Water storage tanks, sewage disposal plants, and power stations when completely enclosed by a suitable fence.

c. Yards and spaces required:

Minimum building height - 35 feet (excluding farm uses).

Minimum side yard: Principal building - 10 feet on each side; Accessory building - 5 feet on each side.

Minimum front yard setback - 35 feet.

Minimum rear yard setback - 50 feet.

Minimum lot area per family - enough for a bonafide farming operation.

Minimum lot width (measured at rear of front yard) - 66 feet

Off-street parking: (residential) - 1 space per family. (Places of public gathering) - 1 space per 5 seats.

3.11 PLANNED UNIT DEVELOPMENT (FR)

The FR District is intended for large-scale residential development. This District shall have no definite and measurable boundaries until such are approved by the Village Board, on the recommendation of the Plan Commission, in accordance with procedures prescribed for zoning amendments by Wisconsin Statutes, Section 62.23. Plans for the proposed development shall be submitted in duplicate and shall show the location, size and proposed use of all structures and land included in the areas involved. The plans may provide for a combination of single and multi-family development as well as related commercial uses provided that the plans indicate that:

1. A single area or at least five acres is involved.

2. The development will constitute a reasonable extension of the living areas in the Village, and will be compatible with surrounding land uses.

3. Adequate sewer and water facilities are provided.

4. Adequate access to public streets and proper internal circulation will be provided.

5. The general intent, purpose

and meaning of the Ordinance is maintained.

3.12 INDUSTRIAL DISTRICT

(1)

The I District is intended to provide space for industrial and manufacturing uses in appropriate locations of the Village. Any industrial use may be permitted except those that are dangerous or generate noise, smoke, traffic or air or water pollution that would create a public or private nuisance. Emphasis is placed on providing land for warehousing and light assembly industries. All other uses (Residential, commercial public) are prohibited, except that a dwelling unit may be provided for a caretaker or superintendent if the industrial use requires constant supervision. Commercial activities normally associated with an industrial use (automotive repair, machine and supply sales, gas and oil sales, etc.) are permitted provided that the commercial activity meets all minimum requirements of the C1 District.

a. Uses:

1. Any industrial use that normally includes the use of any heavy machinery or which may require outdoor storage areas for raw materials and/or finished products (provided such storage is enclosed by a suitable screen of fencing or vegetation).

b. Yards and spaces required:
Maximum building height - 35 feet.

Minimum side yard: Principal building - 20 feet on each side; Accessory building - 10 feet on each side.

Minimum front yard setback - 35 feet.

Minimum rear yard setback - 40 feet.

Minimum lot width - 100 feet.

Off-Street parking (industrial) - 1 space per 2 employees.

Truck unloading area - same as C1 District.

8. The fourth paragraph of Section 4.2 is amended as follows:
Plat of Survey prepared by a registered land surveyor or other appropriate map showing all of the information required under Section 2.3 for a Zoning Permit and, in addition, the following: mean and historic high water lines, on or within forty (40) feet of the subject premises, and existing and proposed landscaping.

9. The last paragraph of Section 4.2 is amended as follows:
Fee Receipt from the Village Treasurer in the amount of Twenty-five Dollars (\$25).

10. Section 4.4 is hereby repealed and recreated as follows:

a. Customary home occupations, churches, cemeteries, all graded schools, libraries, hospitals, telephone buildings, exchanges, transformer stations, municipal buildings, public parks, playgrounds, recreation and community center buildings and grounds in the R1 District.

b. Charitable institutions, rest homes, public and private non-profit clubs and lodges, mobile homes, mobile home parks and mobile

home subdivisions.

c. Dwelling units (conversion units, apartments and rented rooms) in the C1 District.

d. Any use proposed in the C2 District.

e. Any industrial use that normally includes the use of heavy machinery or which may require outdoor storage areas for raw materials and/or finished products (provided such storage is enclosed by a suitable screen of fencing or vegetation).

f. Churches, schools, cemeteries, community parks, municipal buildings, hospitals, and non-profit public and private recreational clubs and organizations, airports, fur farms, kennels, animal farms, tourist camps, camping grounds, water storage tanks, sewage disposal plants and power stations in the Agricultural District.

g. Sewage disposal plants, water pumping, processing and storage facilities and public camping grounds in the Conservancy District.

11. Sections 4.5 and 4.9 are repealed.

12. The seventh paragraph of Section 6.2 is amended as follows:
Off-street parking is permitted in all yards of the C1 and C2 Business Districts but shall not be closer than twenty-five feet (25) to any public right-of-way.

13. Section 7 is repealed and recreated as follows:

7.0 No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without a land use permit except those signs excepted below and without being in conformity with the provisions of this ordinance. The sign shall also meet all the structural requirements of the Village Building Code.

7.1 All signs are prohibited in the R1, R2, A, and W and FR Districts except the following:

a. Signs over show windows or doors of a nonconforming business establishment announcing without display or elaboration only the name and occupation of the proprietor and not to exceed four (4) square feet.

b. Real estate signs, not to exceed four (4) square feet in area, which advertise the sale, rental, or lease of the premises upon which said signs are temporarily located.

c. Name, occupation and warning signs not to exceed two (2) square feet located on the premises.

d. Bulletin boards for public, charitable, or religious institutions not to exceed eight (8) square feet in area located on the premises.

e. Memorial signs, tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of metal and affixed flat against a structure.

f. Official signs, such as traffic control, parking restriction, information and notices.

g. Temporary signs or banners when authorized by the Plan

Commission.

7.2 Signs are permitted in the C1, C2 and I Districts subject to the following restrictions:

a. Wall signs placed against the exterior walls of buildings shall not extend more than six (6) inches out from a building's wall surface; shall not exceed two hundred (200) square feet in area or 40 percent of the wall surface (whichever is smaller) for any one premise, and shall not extend above the wall on which it is placed.

b. Projecting signs fastened to, suspended from, or supported by structures shall not exceed twenty (20) square feet in area for any one premise, shall not extend more than six (6) feet into any required yard, shall not extend more than three (3) feet into any public right of way, shall not be less than ten (10) feet from all side lot lines, shall not exceed a height of twenty (20) feet above the mean centerline street grade, and shall not be less than ten (10) feet above a driveway or an alley.

c. Ground signs shall not exceed twenty (20) feet in height above the mean centerline street grade, shall meet all requirements for the district in which it is located, shall not exceed one hundred (100) square feet on one side nor two hundred (200) square feet on all sides for any one premises.

d. Roof signs shall not exceed ten (10) feet in height above the roof, shall meet all the yard and height requirements for the district in which it is located, and shall not exceed three hundred (300) square feet on all sides for any one premises.

e. Window signs shall be placed only on the inside of commercial buildings and shall not exceed twenty-five (25) percent of the glass area of the pane upon which the sign is displayed.

f. Combinations of any of the above signs shall meet all the requirements for the individual sign.

7.3 Signs shall not resemble, imitate, or approximate the shape, size, form or color of railroad or traffic signs, signals or devices. Signs shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals or devices. No sign shall be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape, and no sign shall be attached to a standpipe or fire escape.

No sign shall be placed so as to obstruct or interfere with traffic visibility.

7.4 Signs lawfully existing at the time of the adoption or amendment of this ordinance may be continued although the use, size or location does not conform with the provisions of this ordinance. However, it shall be deemed a non-conforming use or structure, and the provisions of Section VI shall apply.

14. Section 8 is created as follows:

8.0 NONCONFORMING USES, STRUCTURES AND LOTS

8.1 Existing Nonconforming Uses. The lawful nonconforming use of a structure, land, or water existing at the time of the adoption or amendment of this Ordinance may be continued although the use does not conform with the provisions of Section 6 shall apply.

ONLY THAT PORTION of the land or water in actual use may be so continued and the structure may not be extended, enlarged, reconstructed, substituted, moved, or structurally altered except when required to do so by law or order so as to comply with the provisions of this Ordinance.

TOTAL LIFETIME STRUCTURAL REPAIRS or alterations shall not exceed fifty (50) percent of the Village's assessed value of the structure at the time of its becoming a nonconforming use unless it is permanently changed to conform to the use provisions of this Ordinance.

SUBSTITUTION OF NEW EQUIPMENT may be permitted by the Board of Zoning Appeals if such equipment will reduce the incompatibility of the nonconforming use with the neighboring uses.

8.2 ABOLISHMENT OR REPLACEMENT. If such nonconforming use is discontinued or terminated for a period of twelve (12) months, any future use of the structure, land, or water shall conform to the provisions of this Ordinance. When a nonconforming use or structure is damaged by fire, explosion, flood, the public enemy, or other calamity, to the extent of more than fifty (50) percent of its current assessed value, it shall not be restored except so as to comply with the use provisions of this Ordinance.

8.3 EXISTING NONCONFORMING STRUCTURES. The lawful nonconforming structure existing at the time of the adoption or amendment of this Ordinance may be continued although its size or location does not conform with the lot width, lot area, yard, height, parking and loading, and access provisions of this Ordinance; however, it shall not be extended, enlarged, reconstructed, moved, or structurally altered except when required to do so by law or order or so as to comply with the provisions of this Ordinance.

8.4 CHANGES AND SUBSTITUTIONS. Once a nonconforming use or structure has been changed to conform, it shall not revert back to a nonconforming use or structure. Once the Board of Zoning Appeals has permitted the substitution of a more restrictive nonconforming use for an existing nonconforming use, the substituted use shall lose its status as a legal nonconforming use and become subject to all the conditions required by the Board of Zoning Appeals.

8.5 SUBSTANDARD LOTS. If any residential district, a one-family detached dwelling and its accessory structures may be erected on any legal lot or parcel

of record in the County Register of Deeds office before the effective date or amendment of this Ordinance.

SUCH LOT OR PARCEL shall be in separate ownership from abutting lands. If abutting lands and the substandard lot are owned by the same owner, the substandard lot shall not be sold or used without full compliance with the provisions of this Ordinance. If in separate ownership, all the district requirements shall be complied with insofar as practical but shall not be less than the following:

LOT

Width, Min. 30 feet.

Area, Min. 4,000 sq. feet.

BUILDING

Area, Min. 1,000 sq. feet.

Height, Max. 30 feet.

YARDS

Street, Min. 25 ft.; the second street yard on corner lots shall not be less than 10 ft.

Rear, Min. 25 feet.

Side, Min. 16 percent of the frontage, but not less than 5 ft.

15. Sections 9.2 to 9.9 are created as follows:

9.2 AIR POLLUTION

No activity shall emit any fly ash, dust, fumes, vapors, mists, or gases in such quantities as to cause soiling or danger to the health of persons, animals, vegetation, or other forms of property. No activity shall emit any liquid or solid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas nor any color visible smoke equal to or darker than No. 2 on the RINGELMANN CHART described in the United States Bureau of Mine's Information Circular 7718; except for not more than four (4) minutes during any six-hour period each stack or chimney, in an M-2 Heavy Industrial District, may emit smoke of Ringelmann No. 3. No activity shall emit more than ten (10) smoke units per hour per hour per stack or chimney.

9.3 FIRE AND EXPLOSIVE HAZARDS

All activities involving the manufacturing, utilization, processing, or storage of inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and with adequate fire-fighting and fire-suppression equipment and devices that are standard in the industry. All materials that range from active to intense burning shall be manufactured, utilized, processed, and stored only in completely enclosed buildings which have incombustible exterior walls and an automatic fire extinguishing system. The above-ground storage capacity of materials that produce flammable or explosive vapors shall not exceed the following:

CLOSED CUP FLASH POINT
Over 187 degrees F., 400,000 gal.
105 to 187 degrees F., 200,000 gal.
Below 105 degrees F., 100,000 gal.

9.4 GLARE AND HEAT

No activity shall emit glare or

heat that is visible or measurable outside its premises. All operations producing intense glare or heat shall be conducted within a completely enclosed building. Exposed sources of light shall be shielded so as not to be visible outside their premises.

9.5 LIQUID OR SOLID WASTES

No activity shall discharge at any point onto any land or into any water or public sewer any materials of such nature, quantity, noxiousness, toxicity, or temperature which can contaminate, pollute, or harm the quantity or quality of any water supply, can cause the emission of dangerous or offensive elements, can overload the existing municipal utilities, or can injure or damage persons or property.

9.6 NOISE

No other activity in any district shall produce a sound level outside its premises that exceeds the following:

OCTAVE BAND FREQUENCY (Cycles Per Second)	SOUND LEVEL (Decibels)
0 to 75	72
75 to 150	67
150 to 300	59
300 to 600	52
600 to 1200	46
1200 to 2400	40
2400 to 4800	34
above 4800	32

All noise shall be so muffled or otherwise controlled as not to become objectionable due to intermittance, duration, beat frequency, impulse character, periodic character or shrillness.

9.7 ODORS

No activity shall emit any odorous matter of such nature or quantity as to be offensive, obnoxious, or unhealthful outside their premises.

9.8 RADIOACTIVITY AND ELECTRICAL DISTURBANCES

No activity shall emit radioactivity or electrical disturbances outside its premises that are dangerous or adversely affect the use of neighboring premises.

9.9 VIBRATION

No activity in any district shall emit vibrations which are discernible without instruments outside its premises.

16. The second paragraph of Section 11.4 is amended as follows:

11.4 ERRORS

To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Inspector.

17. The first paragraph of Section 11.5 is amended as follows:

11.5 APPEALS AND APPLICATIONS

Appeals from the decision of the Zoning Inspector concerning the literal enforcement of this Ordinance may be made by any person aggrieved or by any officer, department, board, or bureau of the Village. Such appeals shall be filed with the secretary within thirty (30) days after the date of written notice of the decision or order of the Zoning

Inspector. Applications may be made by the owner or leasee of the structure, land, or water to be affected at any time and shall be filed with the secretary. Such appeals and application shall include the following:

18. The third paragraph of Section 11.5 is amended as follows:

11.5 Plat of Survey prepared by a registered land surveyor or other appropriate map showing all of the information required under Section 2.3 for a Zoning Permit.

19. The last paragraph of Section 11.5 is amended as follows:

11.5 Fee Receipt from the Village Treasurer in the amount of Twenty-five Dollars (\$25).

20. Add Sections 12.3 to 12.7 as follows:

12.3 PETITIONS

Petitions for any change to the district boundaries or amendments to the regulations shall be filed with the Village Clerk, describe the premises to be rezoned or the regulations to be amended, list the reasons justifying the petition, specify the proposed use and have attached the following:

PLATS

Each application for a permit shall be accompanied by a drawing, or plat, in duplicate, drawn to scale, and showing the following: location and dimensions of lot; proposed buildings on lot; existing building on adjoining lots or parcels; building setbacks and sizes of yards around existing and proposed buildings; present and proposed uses of buildings; proposed off-street parking spaces; proposed sewer, waste disposal and water supply system, and other information required by the zoning administration for the purpose of this ordinance.

OWNERS' NAMES AND ADDRESSES of all properties lying within two hundred (200) feet of the area proposed to be rezoned.

ADDITIONAL INFORMATION required by the Village Plan Commission, Joint Extraterritorial Zoning Committee, or Village Board.

FEE RECEIPT from the Village Treasurer in the amount of Twenty-five Dollars (\$25).

12.4 RECOMMENDATIONS

The Village Plan Commission shall review all proposed changes and amendments within the corporation limits and shall recommend that the petition be granted as requested, modified, or denied. The recommendation shall be made at a meeting subsequent to the meeting at which the petition is first submitted and shall be made in writing to the Village Board.

THE APPROPRIATE JOINT EXTRATERRITORIAL ZONING COMMITTEE and the Village Plan Commission shall review all proposed changes and amendments within the extraterritorial zoning jurisdiction. Only the members of the appropriate Joint Committee shall vote on matters relating to their zoning jurisdiction.

12.5 HEARINGS

The Village Board shall hold a public hearing upon each recommendation, giving at least ten (10) days prior notice by publication at least two (2) times during the preceding thirty (30) days, listing the time, place, and the changes or amendments proposed. The Village Board shall also give at least ten (10) days prior written notice to the clerk of any municipality within one thousand (1000) feet of any land to be affected by the proposed change or amendment.

PRIOR TO THE VILLAGE BOARD HEARING, the appropriate Joint Extraterritorial Zoning Committee shall hold a public hearing upon each proposed change or amendment within their zoning jurisdiction, giving at least ten (10) days prior notice by publication at two (2) times during the preceding thirty (30) days listing the time, place, and the changes or amendments proposed. The Joint Committee shall mail notice to the clerk of the affected town.

12.6 VILLAGE BOARD'S ACTION

Following such hearing and after careful consideration of the Village Plan Commission's and appropriate Joint Extraterritorial Zoning Committee's recommendations, the Village Board shall vote on the passage of the proposed change or amendment.

THE VILLAGE PLAN COMMISSION'S RECOMMENDATIONS may only be overruled by three-fourths (3/4) of the full Village Board's membership.

A FAVORABLE VOTE of a majority of the six (6) members of the appropriate Joint Extraterritorial Zoning Committee is required before the Village Board may adopt any changes or amendments affecting their extraterritorial zoning jurisdiction.

12.7 PROTEST

In the event of a protest against such district change or amendment to the regulations of this Ordinance, duly signed and acknowledged by the owners of twenty (20) percent or more either of the areas of the land included in such proposed change, or by the owners of twenty (20) percent or more of the land immediately adjacent extending one hundred feet therefrom, or by the owners of twenty (20) percent or more of the land directly opposite thereto extending one hundred (100) feet from the street frontage of such opposite land, such changes or amendments shall not become effective except by the favorable vote of three-fourths (3/4) of the full Village Board membership.

Adopted: November 12, 1974

ATTEST:

Vernon Florin
Village President
Kermit Spleth
Village Clerk

State of Wisconsin:

County of Buffalo: SS

I hereby certify that the above and foregoing ordinance was duly adopted at a regular meeting of the Village Board of the Village

of Cochrane, Buffalo County, Wisconsin, duly called and held on the 12th day of November, 1974.
Kermit Spleth
Village Clerk