

Zoning in cities is a well established method of controlling the use of privately owned land in the public interest. However, city zoning laws do not function outside of the political boundaries of the city. Areas which were in fact parts of the city from an economic and social standpoint were violating every principle of orderly land use, yet nothing could be done about it. To meet this situation, Wisconsin passed a zoning law in 1923 granting to counties the right to zone land outside of incorporated cities and villages. Under this law Milwaukee county passed the first county zoning law based upon a state enabling act.<sup>1)</sup> This ordinance regulated the land for residential, industrial and commercial purposes, but left agriculture and all other land uses unrestricted.

However, the need of controlling the use of land arose in an entirely different situation when tax delinquency, the reverting of land to the county, and the high costs of local government, due to scattered settlement, created problems of a different character in the North. Zoning in this area was recommended in 1929 by the Interim Committee on Forestry and Public Lands, and in the circular, "Making the Most of Marinette County Land". In the same year, the zoning act (59.97) was amended to permit regulation of land uses for agriculture, forestry and recreation.

Oneida county has enacted the first ordinance under this act as amended. Other counties have become interested, and requests for information have come to us from officials and citizens. Wisconsin's experience in this unique field has become known in other parts of the United States, and requests for copies of the statute and for the ordinance have become so fre-

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1) Los Angeles County, California, had a county zoning ordinance before this, but it was under a charter, and not a general law.

quent that it was thought wise to issue this pamphlet. Others have asked for information on the method of enacting a zoning ordinance, so a few pages have been added to cover this point, based upon the experience of Oneida County. This procedure should be varied to suit particular situations, however.

More difficult than the passing of the ordinance will be its administration. Several suggestions made in the final pages of this pamphlet are based upon the experience of Milwaukee county, but, by and large, the counties which zone for agriculture, forestry and recreation will have to develop their own administrative technique and machinery.

It should be emphasized that there are three essential features in the enactment of an ordinance (1) the ordinance, setting forth the regulations; (2) the official map, delineating the zones; (3) educational work, to familiarize the people with the purpose of zoning, with the ordinance itself, and with the areas in their county which will be affected by it.

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