

PREPARING the TENTATIVE ORDINANCE:

When a county has a county park commission or rural planning board, the procedure for enacting the ordinance is prescribed by the Statute under sub-section (2) of section 59.97. These bodies shall first formulate a tentative report and shall hold public hearings thereon before submitting the final report to the county board. (1)

If a county does not have a county park commission or a rural planning board, it is suggested that the county board designate a committee of the board to do this work. The authority of the committee should be sufficiently broad to permit it to carry out the procedure herein suggested. This procedure has been outlined on the premise that a committee of the county board is promoting the enactment of a tentative ordinance instead of a board or commission, which latter arrangement might involve changes in the form in which the several reports and resolutions are submitted to the county board.

The committee should prepare a tentative ordinance and map showing the boundaries of the proposed districts. Although not required by law, the committee for the purpose of promoting the adoption of an ordinance so wholly new to the thought of most citizens of the state, might authorize a series of educational meetings to be held with town boards to explain the purposes of the ordinance and the principles involved in county zoning. Experience with such meetings indicates the desirability of town boards inviting citizens and property owners to these meetings.

In addition the committee might conduct one county-wide hearing, at which any land owner or resident may have an opportunity to express his or her views relative to the proposed ordinance.

(1) County park commissions are provided for by statute (27.02-06) for counties of 150,000 or more population, but any county board is empowered to provide such a commission if they so desire.

These educational meetings and the county hearing should be held prior to the first report of the committee to the county board on a tentative zoning ordinance; in fact, should such meetings indicate an overwhelming opposition to such an ordinance, the committee would necessarily take cognizance of this fact in making its recommendations to the board.

Below is a tentative county zoning ordinance districting the county for agriculture, forestry and recreation, based upon the one already enacted in Wisconsin. It will be noted that only one restricted district, called the "forestry and recreation district" has been set up. In Section II (p.7) the "permitted uses" are given in detail. However, the committee need not be limited to designating one restricted land use district, and they may designate other "permitted uses" to solve the problems which prompt the necessity of zoning. The number of districts and the restrictions applying within each district may be as extensive as the committee feels necessary within the provisions of the state zoning law. All restrictions, however, must meet the test of reasonableness.

A TENTATIVE COUNTY ZONING ORDINANCE:

Zoning Ordinance for _____ County, Wisconsin

An ordinance regulating, restricting and determining the areas within the county in which agriculture, forestry and recreation may be conducted, the location of roads, schools, trades and industries, and the location of buildings, designed for specified uses, and the establishment of districts for such purposes and the establishment of set-back building lines outside of the limits of incorporated villages and cities, pursuant to section 59.97 of the Wisconsin Statutes.

The county board of supervisors of _____ county does ordain as follows: