

The plan embodied in this state program is built on a recognition of the fact that in Wisconsin all units of Government from the local school district to the State Government itself are financially interested and involved in any plan for the relocation and resettlement of isolated settlers. The State and the Counties have already established the framework on which this proposed program of resettlement is based.

#### 1. BASIS OF RESETTLEMENT PROGRAM

Twenty northern and central counties in Wisconsin have enacted County Zoning Ordinances thereby legally restricting more than five million acres of non-agricultural lands against attempted agricultural development and settlement. (See attached map showing zoned counties).

Inside the boundaries of these restricted use districts (forestry and recreation districts) there are now located more than 2,000 isolated families. Known as non-conforming users, since the Zoning Ordinances are not retroactive, many of these isolated families represent a continuous drain on local finances for governmental services. In addition, a large percentage of them, because of land and location alone, will probably never become self supporting.

The Wisconsin Rural Resettlement Division recognizes that financial gains to local units of Government, improvement in community welfare and increased morale of the settler and his family are the immediate results of a wisely planned and directed resettlement program.

Not all of these two thousand isolated settlers are capable of developing and managing even a small well-located farm enterprise. Some are too old, physically handicapped or otherwise unfitted for farm work. Others have plans for their own future in industry or agriculture whenever they can recover at least a part of their equity out of their present holdings. Still others for the

time being, will wish to remain in their present location. There remains, therefore, less than one thousand isolated families (non-conforming users) who now most urgently require resettlement.

Recognizing, therefore, the necessity for giving assistance in the resettlement of these non-conforming users and the advantage of the Wisconsin Zoning Law in preventing future wasteful settlement; thereby making the expenditure of federal funds for resettlement most effective, the Wisconsin Rural Resettlement Division proposes to adopt the following program of Resettlement.

## II. AGENCIES TO FUNCTION IN RESETTLEMENT ACTIVITIES IN WISCONSIN

- (1) Rural Resettlement Division to purchase sites for and develop resettlement farms and homes, and to assist and supervise the relocated settler in the further development of his new property.
- (2) Land Utilization Division of the Resettlement Administration to purchase land and equities of present non-conforming settlers.

## III. ACQUISITION OF RESETTLEMENT PROPERTIES

### 1. Amount of Land Purchases - Procedure

It is proposed to purchase approximately 48,000 acres of agricultural land consisting of 600 tracts averaging 80 acres each distributed throughout the twenty zoned counties. All lands considered for purchase would be carefully examined, mapped and appraised by an appraiser assigned from the Federal Land Bank before final selection and purchase for resettlement. However this service might be provided by the Land Utilization Division if it has available qualified personnel to do the work of examining, mapping and appraising land for resettlement purposes. This would eliminate the necessity for going outside the Resettlement Administration organization for such services.

Purchase of land for resettlement purposes would be made in each Northern Supervisory District in the chronological order in which Counties