

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

enacted Zoning Ordinances.

Specifications of Land to be Purchased.

The tracts planned for acquisition under this program would be purchased from funds of the Wisconsin Rural Resettlement Division, would be located in unrestricted districts in Zoned Counties and would meet the following requirements:

- (a) Soil to be of good agricultural quality, topography level or gently rolling and with few large field boulders per acre.
- (b) Not more than half a mile from an existing road.
- (c) Within two and one-half miles of an operating school.
- (d) In an established agricultural community and close to a market town.
- (e) In all cases lands to be purchased for new farm units will be within the County in which the isolated families now reside and wherever practical within the boundary of the same civil town. Such a policy will avoid undue migration of settlers and their families from one county to another and will therefore cause little change in community relationships. The goal to be sought is to further develop established communities rather than to build new communities.

Lands would be purchased from private individuals, institutions or corporation, the Federal Land Bank and the Counties. In many cases it may be possible to purchase well located partly developed farms which with little expense can be made available for immediate occupancy and use. All such opportunities will be utilized in the administration of this program. Since Northern Wisconsin towns and counties have much to gain in governmental economies as a result of this resettlement program, counties will be urged whenever suitable county-owned land is found, to sell or trade any such land

the Resettlement Administration for development and subsequent settlement. It is required that the county tax deeds shall be three years old. Counties will be expected to deed such lands for resettlement purposes at \$1.25 per acre. Privately owned lands will be purchased at appraised values believed to average less than \$8.00 per acre.

IV. PROCEDURE IN DEVELOPING RESETTLEMENT LANDS

Much of the preliminary work in determining the procedure in developing resettlement lands has been done. The development of the Cassian Farm Unit, Oneida County, in September 1934, provided the essential background of information on which the following procedure is based.

1. Labor Requirements.

Labor requests for allotments under Works Progress Administration sufficient to completely develop all properties planned for purchase have already been made to the National Allotment Board. These requests involve a total of \$1,360,570.00. All of this would be spent for security wage relief labor. Supervision of all development work such as land clearing, well drilling and building construction would be financed by the Wisconsin Rural Resettlement Division.

2. Building Materials, Land Clearing Equipment and Supplies.

All material, equipment and supplies would be furnished by the Wisconsin Rural Resettlement Division, for which approximately \$1,200,000 would be set aside. There is available from materials cut and prepared by transient labor, and from funds advanced by the former Rural Rehabilitation Division of the Emergency Relief Administration sufficient logs and lumber to partially construct and equip twenty units of homes and farm buildings.

3. Specifications for New Farm Units.

The specifications given below are average requirements for each farm unit and may be increased or decreased in special cases by the County