



LIBRARIES

UNIVERSITY OF WISCONSIN-MADISON

A proposed program for resettling isolated settlers now located in restricted [restricted] use districts in zoned counties in Wisconsin. 1935

Hatch, K. L. [1871-]; Kirkpatrick, E. L.; Trenk, F. B.
Madison, Wisconsin: [U. S. Resettlement Administration, Wisconsin Rural Resettlement Division?], 1935

<https://digital.library.wisc.edu/1711.dl/PWLN3B2QYTQH8L>

This material may be protected by copyright law (e.g., Title 17, US Code).

For information on re-use, see

<http://digital.library.wisc.edu/1711.dl/Copyright>

The libraries provide public access to a wide range of material, including online exhibits, digitized collections, archival finding aids, our catalog, online articles, and a growing range of materials in many media.

When possible, we provide rights information in catalog records, finding aids, and other metadata that accompanies collections or items. However, it is always the user's obligation to evaluate copyright and rights issues in light of their own use.

HATCH, K.L., E.L.Kirkpatrick, and
F.B.Trenk

(A) proposed program for resettling
isolated settlers now located in restric
ed use districts in zoned counties in
Wisconsin.

DOCUMENTS COLLECTION
Steenbock Memorial Library

WISCONSIN
STATE PLANNING
BOARD

3-33.32
28

WISCONSIN
STATE PLANNING
BOARD

A
Proposed Program
for
Resettling Isolated Settlers
Now Located in Restricted Use Districts in Zoned Counties
in
Wisconsin

by

- K. L. Hatch, Associate Director, Agricultural Extension, Univ. of Wis.
- E. L. Kirkpatrick, Professor Rural Sociology, Univ. of Wis.
- F. B. Trenk, Extension Forester, Univ. of Wis. (Chr.)

Archie Mucks, Director
Wisconsin Rural Resettlement Division
Resettlement Administration

Madison, Wisconsin
September 1935

STATE HISTORICAL SOCIETY
OF WISCONSIN

MAR 24 1964

LIBRARY

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

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

settlement Committee and the Field Supervisor in order to make a more equitable exchange of properties:

(a) Clearing and Development

In general, it is proposed to clear (brush, stump, break and fence ready for crops) 15 acres on each 80 acre tract and to brush an additional 5 acres for stump pasture. The balance is to be left as a wood lot to provide fuel and occasional building materials and for future clearing by the relocated settler. The present plowing and breaking equipment owned by the Rural Resettlement Division will be used in the development of new farm units in the same manner and be charged at the same rates in the development of existing farms.

(b) Buildings

The buildings erected, or repaired if any are now on the property, are to be limited to a house, a barn, a chicken house, a root cellar, and an outdoor toilet. It is planned to have all houses equipped with a cellar for the storage of fruits and vegetables under a part of the house. Small buildings vacated under this plan will be taken down and all usable material salvaged for future construction work on new properties, except where health requirements demand that the structure be burned to the ground.

(c) Well

No definite specifications can be given for the water supply. The cost of putting down a well will depend on how deep it is necessary to go to water, the diameter of the well and whether it is dug, driven, or drilled. Costs will vary from \$1.50 to \$2.75 per foot of depth, complete with pipe, well casing, pump and concrete slab for platform.

V. RESETTLEMENT OF SELECTED CLIENTS

1. General

Non-conforming users desiring resettlement will have their properties appraised, optioned and purchased by the Land Utilization Division of the

Resettlement Administration.

Final choice of families to be relocated is not to be made until new land and buildings are ready. Settlers to be relocated will be asked to assign to the Rural Resettlement Division their equity in their property to be purchased by the Land Utilization Division, such equity to constitute a first payment on the new unit.

When the original holdings of the settler are within the boundary of a state-forest, the Land Utilization Division may dispose of this land by leasing to the state for state forest purposes.

When the original holdings of the settler are within the boundary of a county-forest, the Land Utilization Division may lease this to the county for county forestry purposes.

When the original holdings of the settler are within the boundary of a private forest area, the Land Utilization Division may sell this to the private owner of surrounding lands for forestry purposes or may negotiate exchanges ultimately involving the United States Forest Service.

In most cases it will be found that there are mortgages, liens, and other encumbrances against the original holdings of the settler. It is necessary that these be liquidated on a basis satisfactory to the mortgagee in order that the established non-conforming use may be terminated.

When the settler has facilities for transportation and is able to handle more than the 15 acres of clearing on his new property, it will be desirable to permit him to take crops off his former property for one or two years until he is able to increase his clearing on the new property. This can be worked out jointly between the settler and the Land Utilization Division and the Rural Resettlement Division.

2. Priority.

It is recommended that the priority suggested by the Land Use Advisory Committee of the State Planning Board be observed substantially in

the selection of the settlers, and as follows:

- (a) Settlers representing the most aggravated cases of high governmental expense for roads, schools, relief and public health services, and where relocation would eliminate in part or in whole such excessive governmental costs and be in the interest of the public welfare.
- (b) Settlers who are so located as to be a constant fire hazard to areas of merchantable timber on which local governmental units depend for revenue, local industry depends for raw materials, and local people depend for employment.
- (c) Settlers located on land of low agricultural value, on land too hilly, stony, swampy, or sandy to maintain a farm family under any type of agricultural use.
- (d) Settlers who because of physical or mental conditions will in all probability never "make a go" of it and who ultimately will be "on the town" for assistance. Although such cases may not meet the requirements for rehabilitation under the present program, if left in their present location, they will mean an unnecessary waste of both human and financial resources.
- (e) Settlers too far removed from a market town, for example, those left stranded as a result of removal of a railroad which provided a close market outlet for bulky products like potatoes.
- (f) Settlers who have permanently lost or are about to lose all outside sources of additional income upon which they were formerly entirely dependent and who, therefore, must look to a new location for a new future.
- (g) Settlers who do not now represent an excessive burden but who in the near future will cause such a burden for roads, bridges, or schools, (ie) families located many miles from an established school with one or more children who will be of school age in a short time.

VI. RELATIONSHIP OF RURAL RESETTLEMENT DIVISION TO OTHER GOVERNMENTAL AGENCIES

1. Cooperation with County Resettlement Committee.

All applicants for relocation under this project are to be considered by the Resettlement Committee of the County in which they are located. The report of this committee with respect to any applicant will be advisory in nature and will be used by the Rural Resettlement Division as a basis for the negotiations with the applicant.

2. Cooperation after Resettlement.

Continued cooperation with the settler is necessary in order to promote the best management plans designed to produce maximum income. The rural advisor and county agricultural agent will give special attention to this phase of the program. An objective of 25 acres cleared and in use within two years will be sought.

3. Cooperation with State Departments in State Codes and Laws.

In the development of this resettlement program the Rural Resettlement Division will observe and conform to the regulations established by the Wisconsin Conservation Department for brush burning, the Wisconsin Industrial Commission General Orders on explosives and to the Works Progress Administration in the employment of relief labor on project work.

4. Cooperation with other Division of the Resettlement Administration

The Rural Resettlement Division will confer regularly with the representatives of the Land Utilization Division engaged in the optioning of sub-marginal lands in Wisconsin. It is necessary that the Rural Resettlement Division staff be informed as to the progress of the land retirement program in order that they may know in advance the resettlement needs of isolated families in each county. It is equally important that the staff of the Land Utilization Division be informed as to the program of the Rural Resettlement Division.

5. Cooperation with the College of Agriculture.

It is proposed that wherever it is necessary or desirable to secure specific assistance in order to carry out this program that the Rural Resettlement Division will consult with members of the staff of the University of Wisconsin College of Agriculture and the Agricultural Extension Service.

6. FINANCIAL OPERATIONS WITH THE RESETTLEMENT CLIENT

One of the most important services which the Rural Resettlement Division can render to relocated settlers is in working out a complete financial and management program for the repayment of the new property. All efforts of the Rural Resettlement Division will be directed toward making the relocated settler an independent self-reliant citizen as rapidly as possible. To this end it is proposed to give financial and advisory assistance to the settler in developing his property to a point where he will become eligible to secure a Federal Land Bank loan. The Rural Resettlement Division will accept the settler's equity in his original property as first payment on the new property. The balance due, representing the amount which the Rural Resettlement Division has expended for land, materials purchased and services provided, other than that provided by labor secured through W.P.A., will constitute a first mortgage on the property.

In no case shall the obligation of the settler for the new property be more than the appraised value of the developed property as represented by a complete appraisal by the Federal Land Bank, nor less than the amount of capital expenditures.

Many isolated settlers have not enough machinery or livestock to handle the new farm unit. An increase in crop land leaves him with inadequate equipment and livestock to utilize his increased acreage. The financial service rendered to these relocated settlers will include not only financing the new property (land and buildings) but also, where necessary, livestock, machinery and seed loans as well as loans for maintenance during the first year on the new property, as indicated on a balanced farm management.

Repayment plans, covering all moneys advanced by the Wisconsin Rural Resettlement Division, will be worked out for each individual settler on a basis of the ability of the settler and his family to repay their new

obligations. Interest rates will be 5% per annum on all loans other than real estate. Interest rates on real estate loans as yet, have not been officially announced.

ENDORSEMENT

At a meeting of the Land Use Advisory Committee of the Wisconsin State Planning Board held in the offices of the State Planning Board on September 14, 1935, the above program "A Proposed Program for Resettling Isolated Settlers now located in Restricted Use Districts in Zoned Counties in Wisconsin" was submitted to the Committee, discussed and formally approved.

ABSTRACT OF

Proposed State Program for Resettling Isolated Settlers Now Located in
Restricted Use Districts in Zoned Counties of Wisconsin.

A plan for the resettlement of approximately 900 families, now residing in restricted land use districts in 20 zoned Counties in Wisconsin, the relocation and resettlement of which would enable towns and counties to realize substantial economies in providing essential governmental services.

- I. Agencies to function: (1) The Rural Resettlement Division to purchase sites for and develop resettlement farms and homes; (2) The Land Utilization Division to purchase land and equities of established non-conforming users.
- II. Acquisition of Properties to be Developed for Resettlement:--
Involves purchasing 600 tracts in the 20 counties averaging 80 acres each in area, by the Rural Resettlement Division.
Purchase of this land to be made from private owners and counties, following careful examination as to suitability based on soil, nearness to roads, schools and markets.
- III. Procedure in Developing Resettlement Lands:
 1. Labor -- \$1,360,570.00 requested of Federal W. P. A. allotment Board. Labor to be used in clearing and breaking land, and in

WISCONSIN
STATE PLANNING
BOARD

constructing buildings. Supervision will be furnished by Rural Resettlement Division.

2. Building Materials, Land Clearing and Supplies -- \$1,200,000.00 is available from the Rural Resettlement Administration for materials, in addition to recently purchased land clearing equipment. Some logs and lumber are now ready for use on this project. Fifteen acres of each farm unit are to be cleared for cropping; an additional 15 acres are to be stumped and brushed; buildings consisting of a dwelling, barn, chicken house and root cellar are to be constructed and a well drilled or dug on each farm unit.

- IV. Resettlement of Selected Clients. The Land Utilization Division is to approve, option and purchase homes of present settlers, the final choice of families to be relocated not to be made until new unit is ready. Equities in old homes and farms will be accepted by Rural Resettlement Division as first payment on new property. Priority in selection of clients will follow recommendation of Land Use Advisory Committee of the State Planning Board. Close cooperation will be maintained by the Rural Resettlement Administration with the County Resettlement Committee, with State Departments, with the relocated settlers, and with other Divisions of the Resettlement Administration.
- V. Financial operation with the Resettlement Client --- will follow the requirements of the Resettlement Administration in making loans to farmers for rehabilitation purposes.