

CHAPTER 233.

AN ACT to amend 59.97 (1) (a) and (c) of the statutes, relating to zoning power of county boards.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

59.97 (1) (a) and (c) of the statutes are amended to read:

59.97 (1) (a) The county board of any county may by ordinance regulate, restrict and determine the areas within which agriculture, forestry, *industry* and recreation may be conducted, the location of roads, schools, trades and industries, the location, height, bulk, number of stories, and size of buildings and other structures, the percentage of lot which may be occupied, size of yards, courts and other open spaces, *the areas in which residential uses may be regulated or prohibited*, the density and distribution of population, and the location of buildings designed for specified uses, and establish districts of such number, shape and area, and may also establish set-back building lines, and may further regulate, restrict and determine the areas in and along or in or along natural watercourses, channels, streams and creeks in which trades and industries, filling or dumping, erection of structures and the location of buildings may be prohibited or restricted, and may adopt an official map or maps which will show thereon such areas, outside the limits of incorporated villages and cities, as such county board may deem best suited to carry out the purposes of this section. For each such district, regulations may be imposed designating the location, height, bulk, number of stories and size of buildings and other structures, percentage of lot which may be occupied, the size of yards, courts and other open spaces, and density and distribution of population, and the trades, industries or purposes that shall be included or subjected to special regulations and designating the uses for which buildings may not be erected or altered; provided, however, that the said county board shall before it adopts such ordinance or ordinances, submit the same to the town board or town boards of the town or towns in which may be situated any lands affected by such ordinance, and thereupon obtain the approval of said town board or town boards, so far as the same affects the lands in such town * * *. *Such ordinance may be adopted as to such town or towns which shall have filed their written approval with the county board.* In like manner any and all * * * amendments to such ordinance, relating to the location or boundaries of districts shall be submitted to * * * the town board or town boards of the town or towns in which * * * the lands affected by such change are located and their approval obtained as to each such change before the same shall be adopted by the county board. * * * Any amendment changing any other provision, regulation or requirements of such ordinance, not related to the location or boundaries of a district, shall, before it is adopted by the county board, be submitted to the town boards of all of the towns in the county with the option of disapproval, and if, after 30 days from the date of the public hearing on such amendment a majority of the town boards of the towns affected by such ordinance shall not have filed written disapproval of such amendment, such amendment may then be adopted by the county board, and when adopted shall be in full force and effect in all of the towns affected by such ordinance. The provisions of this subsection shall be applicable in every respect to regulating and restricting trailer camps or tourist camps or both.

(c) The provisions of an ordinance under this section applicable to any town and submitted to the town board prior to its adoption but not effective as it affects the lands in the town by reason of nonapproval by the town board, shall become effective as it affects the lands in the town whenever the town board shall file its written approval with the county * * * board.

Approved June 8, 1949.