

EXECUTIVE SUMMARY

The purpose of this section is to review and analyze land use in the Village of Avoca. The land use element is the compilation of all other elements of this plan. Designating land uses and standards for development requires the village be able to adequately provide utilities, maintain roads, and support other services. Therefore, the goals, objectives, and policies of the land use element must be supported by all other elements of the plan. This section will consider both current and future land use in the Village of Avoca. At the present time, the dominant developed land use is commercial/business, residential, parks/open space, and campground.

**Wisconsin State Statute 66.1001(2)(h)****(h) Land-use element.**

A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.

LAND USE POLICIES

The following are the land use policies for the Village of Avoca.

- **Follow a current, long-range comprehensive plan, which serves as a guide for future land-use and zoning decisions.**

See Map H.1 in this Section for more information.

- **Maintain the small-town character of the jurisdiction by avoiding developments that would alter its character.**

See Section A, Issues and Opportunities Element for the Village of Avoca's Vision Statement.

- **Restrict non-residential development from residential neighborhoods.**

- **Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volumes of traffic, parking, and other public needs.**

More commercial and manufacturing development is encouraged in the Village of Avoca.

- **Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.**

See Section D, Utilities and Community Facilities Element.

- **Restrict development from areas shown to be unsafe or unsuitable for development due to natural hazards, contamination, access, or incompatibility problems.**

- **Ensure to the greatest extent possible that all future development proposals or redevelopment enhances the overall quality of life in the community.**

See Section A, Issues and Opportunities Element for the Village of Avoca's Vision Statement.

- **Protect active agricultural lands that exist in, or border on the jurisdiction from encroachment by incompatible uses.**

See Section E, Agricultural, Natural, and Cultural Resources Element for more information.

EXISTING LAND USE

The Village of Avoca is classified as a community with the dominant land use defined as “other” (Federal, State, County, School, and Cemetery land uses). See Maps E.2 and E.8 in Section E, Agricultural, Natural, and Cultural Resource Element, for existing Town of Pulaski land use maps.

Table H.1 is a breakdown by percentage for Avoca land uses. As indicated, the Iowa County Tax Assessors Office defines the village as 56.7 percent “other”. Commercial/Business, Single- and Multi-family Residential, Parks/Open Space, and Campgrounds are the dominant land uses as defined by the Village Plan Commission.

Table H.1: Village Of Avoca Land Use

Classification	Village of Avoca Percent of Land Area
Agricultural	18.2%
Residential (Single- and Multi-Family)	6.3%
Commercial	1.1%
Manufacturing	0.0%
Production Forest	12.2%
DNR-MFL Forest	5.4%
Undeveloped (formerly Swamp/Waste)	0.2%
Other (Federal, State, County, School, Cemetery)	56.7%

(Source: 2004 Iowa County Tax Assessor Dept., SWWRPC)

Agricultural

Agricultural land includes land that produces a crop (including Christmas trees or ginseng), agricultural forest (forested lands contiguous with agricultural land), supports livestock, or is eligible for enrollment in specific federal agricultural programs. 18.2 percent of Avoca’s land area is agricultural.

Residential

Table H.1 indicates that residential land use accounts for 6.3 percent of the land area within the village.

Commercial

Commercial refers to any parcel that has a business on it, but does not include industrial properties. This may be a convenience store, car wash, bank, grocery store, tavern, etc., referring to any type of retail or business establishment. The existing land use map does not differentiate between highway businesses, home occupations, or general businesses, but classifies all of the above as commercial. In the Village of Avoca, commercial development occupies approximately 1.1 percent of the total land area.

Manufacturing

Manufacturing refers to business and industry that is engaged in processing, manufacturing, packaging, treatment, or fabrication of materials and products. As indicated by Table H.1, there is no manufacturing in Avoca.

Forested

This classification is Production Forests and DNR-MFL Forests acreages combined. Table H.1 show that approximately 17.6 percent of the land area in the Village of Avoca is forest under these classifications.

Undeveloped

This classification refers to areas that were formerly classified as swamp/waste. It is open land includes bogs marshes, lowlands brush land, and uncultivated land zoned as shoreland and shown to be wetland. Approximately 0.2 percent of the total land in the Village of Avoca is classified as undeveloped land.

Other

Remaining land types that do not fall into the above categories, including federal, state, and county lands, school property, and cemeteries, are classified as “other”. Approximately 56.7 percent of land in the Village of Avoca is listed under this classification. Refer to Maps E.2 and E.8, Section E, Agricultural, Natural, and Cultural Resource Element for more information.

LAND USE TRENDS**Table H.2: Village of Avoca Land Use Assessment Statistics Iowa County – 1993**

Real Estate Class	# of Parcels	Land Value
Residential	285	\$665,000
Commercial	26	\$73,651
Manufacturing	--	--
Agricultural	26	\$137,450
Swamp & Waste	--	--
Forest	--	--

(Source: Wisconsin Department of Revenue-1993)

Table H.3: Village of Avoca Land Use Assessment Statistics Iowa County – 2003

Real Estate Class	# of Parcels	Land Value
Residential	315	\$1,716,600
Commercial	22	\$200,400
Manufacturing	--	--
Agricultural	16	\$33,500
Swamp & Waste	--	--
Forest	12	\$117,200

(Source: Wisconsin Department of Revenue-2003)

LAND USE TRENDS - RESIDENTIAL

Residential land use occupies 6.3 percent of the Village of Avoca. The following table indicates the changes in single-family residential units between 1990 and 2000 for the Village of Avoca compared to Iowa County.

Table H.4: Village Of Avoca Single Family Housing Unit Change

	1-Unit (1990)	1-Unit (2000)	% Change
Village of Avoca	198	204	3.0%
Iowa County	6,632	7,796	17.6%

(Source: 1990 & 2000 US Census)

As indicated by Table H.4, the single housing units in Avoca increased 3.0 percent between 1990 and 2000, while single housing units in Iowa County increased 17.6 percent.

IDENTIFICATION OF SMART GROWTH AREAS

The Village of Linden Comprehensive Plan identifies smart growth areas in Section H of the plan, areas defined by this process as places that make sense for future development. Map H.1 indicates the smart growth areas for future residential development in the Village.

LAND USE PROJECTIONS

Table H.5 shows future residential land use projections for the Village of Avoca, derived from Section A, Issues and Opportunities of the Comprehensive Plan.

Table H.5: Land Use Projections 2000 - 2030

PROJECTED RESIDENTIAL LAND USE	2000	2010	2020	2030
Low Projection	257	284	312	340
Change in Number of Households	--	27	28	28
3 Dwelling Units Per Acres	--	9	9.3	9.3
5 Dwelling Units Per Acre	--	5.4	5.6	5.6
High Projection	257	329	402	474
Change in Number of Households	--	72	73	72
3 Dwelling Units Per Acres	--	24	24.3	24
5 Dwelling Units Per Acre	--	14.4	14.6	14.4

REDEVELOPMENT OPPORTUNITIES

No redevelopment opportunities have been identified by the Plan Commission at this time.

EXISTENCE OF BROWNFIELDS OR PROPERTIES SUITABLE FOR REDEVELOPMENT

The Wisconsin Department of Natural Resources maintains a database referred to as BRRTS (Bureau for Remediation and Redevelopment Tracking System). The database lists contaminated lands and sites and includes the following: spills, leaks, Superfund sites, and other contaminated sites that have been reported to us or otherwise discovered. The database currently contains six records for the Village of Avoca. The list includes the following four categories:

LUST: A Leaking Underground Storage Tank that has contaminated soil and/or groundwater with petroleum. Some LUST cleanups are reviewed by DNR and some are reviewed by the Dept. of Commerce.

ERP: Environmental Repair Program sites are sites other than LUSTs that have contaminated soil and/or groundwater. Often, these are old historic releases to the environment.

SPILLS: A discharge of a hazardous substances that may adversely impact, or threaten to adversely impact public health, welfare or the environment. Spills are usually cleaned up quickly.

No Action Required: There was or may have been a discharge to the environment and, based on the known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge. Reports of UST closures with no action required are filed in state archives.

The complete database is available from the Department of Natural Resources Website. www.dnr.state.wi.us Activities on these sites including remediation is available for review on the website or by contacting the Wisconsin Department of Natural Resources. The following listings contain the DNR Activity Number, Activity Type, Activity Name, Municipality, County, and a Priority Level. As stated above, additional information is available from the Wisconsin Department of Natural Resources.

IOWA COUNTY LIST OF CONTAMINATED SPILLS AND SITES

DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
04-25-050149	Spills	CTH H AT USH 14	ARENA	Iowa	
04-25-043953	Spills	HARTUNG BROS AIRSTRIP	ARENA	Iowa	
02-25-001321	ERP	HARTUNG BROS INC	ARENA	Iowa	High
02-25-001576	ERP	HARTUNG BROS INC	ARENA	Iowa	Low
04-25-050751	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-188685	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-048157	Spills	HARTUNG BROS INC	ARENA	Iowa	
03-25-220745	LUST	HARTUNG BROS INC	ARENA	Iowa	Low
04-25-194315	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-266748	Spills	HARTUNG BROS INC	ARENA	Iowa	
04-25-047820	Spills	HIGH ST & WILLOW ST	ARENA	Iowa	
04-25-050778	Spills	HWY 14 2 M W OF ARENA	ARENA	Iowa	
03-25-264307	LUST	MUSCARELLO, PATRICIA	ARENA	Iowa	Unknown
03-25-000771	LUST	PEOPLES BANK OF MAZOMANIE	ARENA	Iowa	Low
09-25-294815	No Action Required	PEOPLES BANK OF MAZOMANIE PROPERTY	ARENA	Iowa	
04-25-049331	Spills	PINE RD .5 MI S OF HELENA RD	ARENA	Iowa	
03-25-002838	LUST	ROSIES SERVICE	ARENA	Iowa	Unknown
04-25-045074	Spills	1/3 MI E OF CNTY LINE S OF HWY 133	AVOCA	Iowa	
04-25-037287	Spills	CTH I & CTH PD	AVOCA	Iowa	
04-25-046411	Spills	MORREY CREEK - 100 YDS S OF D ST BR	AVOCA	Iowa	
03-25-001615	LUST	PENN HOLLOW CHEESE FACTORY	AVOCA	Iowa	High
04-25-432897	Spills	STH 133 DOT PROPERTY	AVOCA	Iowa	

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DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
04-25-046430	Spills	W SIDE OF STH 80 - .4 MI N OF AIDE	AVOCA	Iowa	
04-25-037929	Spills	.2 MI E OF CTH T & HWY 18	BARNEVELD	Iowa	
09-25-293029	No Action Required	BARNEVELD FIRE DEPT STATION	BARNEVELD	Iowa	
03-25-001989	LUST	BARNEVELD HIGH SCHOOL	BARNEVELD	Iowa	Low
09-25-295884	No Action Required	BARNEVELD MUNICIPAL GARAGE	BARNEVELD	Iowa	
04-25-049178	Spills	CTH K 1.75 MI N OF CTH H	BARNEVELD	Iowa	
04-25-043047	Spills	CTH K AT W BR BLUE MOUNDS CREEK	BARNEVELD	Iowa	
04-25-236550	Spills	EAGLE MART	BARNEVELD	Iowa	
04-25-038005	Spills	IHM RD 1 MI W OF 18	BARNEVELD	Iowa	
04-25-273119	Spills	MALY TRUCKING	BARNEVELD	Iowa	
02-25-000935	ERP	QUAD COUNTY COOP	BARNEVELD	Iowa	High
04-25-414564	Spills	RITCHIE IMPLEMENT	BARNEVELD	Iowa	
03-25-408065	LUST	STOP N GO	BARNEVELD	Iowa	
04-25-050086	Spills	W OF HWY K ON HWY 18/151 S SIDE	BARNEVELD	Iowa	
04-25-243762	Spills	HORSESHOE BEND RD	BLANCHARD	Iowa	
04-25-244732	Spills	5381 HWY K	BLUE MOUNDS	Iowa	
03-25-001236	LUST	WI DNR BLUE MOUND STATE PARK	BLUE MOUNDS	Iowa	Low
09-25-293817	No Action Required	GRISWOLD, GLENN	BOSCOBEL	Iowa	
09-25-293102	No Action Required	BLUE MOUND STATE PARK POOL	BRIGHAM	Iowa	
04-25-205380	Spills	E SIDE OF LEE DR .5 MI S OF LONGBERRY RD	BRIGHAM	Iowa	
04-25-171906	Spills	HWY 151 WB .1 MI W OF CTH ID	BRIGHAM	Iowa	
04-25-168690	Spills	WB HWY 151 .5 MI E OF CTH T	BRIGHAM	Iowa	
04-25-209061	Spills	HWY 130 .4 MI S OF HIMMEX HILL RD	CLYDE	Iowa	
04-25-235701	Spills	HWY 130 .5 MI S OF LIMMEX RD	CLYDE	Iowa	
03-25-001529	LUST	COBB ELEMENTARY SCHOOL	COBB	Iowa	Low
09-25-294492	No Action Required	FRITCH, MERLIN	COBB	Iowa	
04-25-052567	Spills	HWY 18 ~ 2 MI W OF COBB	COBB	Iowa	
03-25-002630	LUST	IOWA LAFAYETTE FS	COBB	Iowa	High
09-25-294423	No Action Required	MARK MOTORS	COBB	Iowa	
09-25-295008	No Action Required	RITCHIE MOTORS INC	COBB	Iowa	
09-25-295334	No Action Required	STOKELY USA - COBB	COBB	Iowa	
04-25-049934	Spills	W SPRING & TOWN CT	DARLINGTON	Iowa	
04-25-037937	Spills	.25 MI W OF EVANS QUARRY RD & HWY 1	DODGEVILLE	Iowa	
04-25-042300	Spills	1 MI FROM DODGEVILLE AT BRAY FARM	DODGEVILLE	Iowa	
04-25-251502	Spills	151 EXPRESS GAS STATION	DODGEVILLE	Iowa	
04-25-203532	Spills	3627 EVANS RD	DODGEVILLE	Iowa	
04-25-265475	Spills	409 E SPRING ST @ POLE 6-4-4-39	DODGEVILLE	Iowa	
04-25-049317	Spills	50 YDS E OF INTER KING/LANSEN LN	DODGEVILLE	Iowa	
04-25-052530	Spills	854 S MAIN ST	DODGEVILLE	Iowa	
09-25-306100	No Action Required	A&W RESTAURANT	DODGEVILLE	Iowa	
02-25-001456	ERP	ADVANCED PHOTONIX INC	DODGEVILLE	Iowa	High
03-25-001126	LUST	ANCHOR BANK	DODGEVILLE	Iowa	High
02-25-000937	ERP	BLANCHARDVILLE COOP OIL	DODGEVILLE	Iowa	High
03-25-001884	LUST	BLOOMFIELD MANOR	DODGEVILLE	Iowa	High
03-25-000139	LUST	BRAATEN OIL/FOOD SHOP	DODGEVILLE	Iowa	High
03-25-002656	LUST	COLLINS & HYING INC	DODGEVILLE	Iowa	Low
04-25-045724	Spills	CTH F 1 MI S OF HWY 39	DODGEVILLE	Iowa	
03-25-000326	LUST	DODGELAND HARVESTORE/WALNUT HOLLOW	DODGEVILLE	Iowa	Low
09-25-001460	No Action Required	DODGEVILLE	DODGEVILLE	Iowa	Unknown

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DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
02-25-001475	ERP	DODGEVILLE AGRI-SERVICE	DODGEVILLE	Iowa	Low
09-25-293972	No Action Required	DODGEVILLE CTY GARAGE	DODGEVILLE	Iowa	
04-25-043066	Spills	DODGEVILLE MUNICIPAL AIRPORT	DODGEVILLE	Iowa	
04-25-204092	Spills	DODGEVILLE TRUCK STOP	DODGEVILLE	Iowa	
02-25-000939	ERP	DODGEVILLE WATERWORKS	DODGEVILLE	Iowa	High
03-25-001107	LUST	FOUNTAIN STREET GARAGE	DODGEVILLE	Iowa	High
03-25-223070	LUST	FOUNTAIN STREET GARAGE	DODGEVILLE	Iowa	Unknown
03-25-002379	LUST	HICKS ESTATE PROPERTY	DODGEVILLE	Iowa	Low
04-25-050022	Spills	HWY 18/151 AT CTH Z W/ TO JOSEPH ST	DODGEVILLE	Iowa	
04-25-044247	Spills	HWY 23 - 10 MI N OF HOUSE ON THE RO	DODGEVILLE	Iowa	
04-25-246315	Spills	HWY 23 FROM HWY YZ N TO MILITARY RIDGE RD	DODGEVILLE	Iowa	
04-25-041187	Spills	IOWA CNTY COOP WAREHOUSE	DODGEVILLE	Iowa	
09-25-296448	No Action Required	IOWA CNTY HWY DEPT	DODGEVILLE	Iowa	
03-25-119806	LUST	IOWA CNTY HWY GARAGE	DODGEVILLE	Iowa	Low
04-25-043923	Spills	JACKS SERVICE CENTER	DODGEVILLE	Iowa	
03-25-002586	LUST	JACKS SERVICE CENTER	DODGEVILLE	Iowa	Low
09-25-294219	No Action Required	KOWALSKI-KIELER INC	DODGEVILLE	Iowa	
03-25-184263	LUST	KWIK TRIP INC	DODGEVILLE	Iowa	Unknown
09-25-296600	No Action Required	LANDS END	DODGEVILLE	Iowa	
09-25-296081	No Action Required	LOEFELHOLZ, PAULA	DODGEVILLE	Iowa	
04-25-264038	Spills	LOWER WYOMING VALLEY RD-SUB STATION	DODGEVILLE	Iowa	
03-25-000143	LUST	MCDONALDS RESTAURANT	DODGEVILLE	Iowa	High
09-25-291877	No Action Required	MEDICAL CARE FACILITY	DODGEVILLE	Iowa	
02-25-337873	ERP	MOBIL OIL BULK PLT - FORMER	DODGEVILLE	Iowa	
09-25-294592	No Action Required	MORTON BLDGS	DODGEVILLE	Iowa	
07-25-426805	General Property	MR TS EASY STOP	DODGEVILLE	Iowa	
09-25-295924	No Action Required	MR TS EASY STOP	DODGEVILLE	Iowa	
03-25-001085	LUST	RANDYS MARATHON SERV STA	DODGEVILLE	Iowa	High
03-25-001841	LUST	SEAY MACK PROPERTY	DODGEVILLE	Iowa	Unknown
04-25-050141	Spills	SECTION LINE RD	DODGEVILLE	Iowa	
04-25-042688	Spills	SPREAD .5 MI ON HWY 130 S OF FLOYD	DODGEVILLE	Iowa	
04-25-051594	Spills	SPRING & UNION	DODGEVILLE	Iowa	
04-25-047460	Spills	SPRING VALLEY CREEK	DODGEVILLE	Iowa	
03-25-195795	LUST	ST JOSEPH PARISH SCHOOL	DODGEVILLE	Iowa	Low
04-25-391028	Spills	STH 151 & CTH D	DODGEVILLE	Iowa	
03-25-001108	LUST	TERRYS KERR MCGEE	DODGEVILLE	Iowa	High
02-25-001539	ERP	THOMAS OIL CO	DODGEVILLE	Iowa	High
04-25-052683	Spills	UNION & SPRING ST - IN STREAM	DODGEVILLE	Iowa	
04-25-050929	Spills	UNION/FOUNTIAN ST, SW CNR	DODGEVILLE	Iowa	
09-25-295575	No Action Required	UNITED METHODIST CHURCH	DODGEVILLE	Iowa	
03-25-001027	LUST	UNITED PARCEL SERVICE	DODGEVILLE	Iowa	High
04-25-191720	Spills	US ARMY RESERVE	DODGEVILLE	Iowa	
02-25-001698	ERP	WAGNER PROPERTY	DODGEVILLE	Iowa	High
04-25-043813	Spills	WDMP RADIO STATION FRONT YARD & HWY	DODGEVILLE	Iowa	
03-25-001241	LUST	WI DNR GOVERNOR DODGE ST PARK	DODGEVILLE	Iowa	Medium
03-25-002089	LUST	WI DNR GOVERNOR DODGE ST PARK	DODGEVILLE	Iowa	Low
04-25-037361	Spills	WI DNR GOVERNOR DODGE ST PARK	DODGEVILLE	Iowa	
09-25-293844	No Action Required	WI DNR GOVERNOR DODGE STATE PARK	DODGEVILLE	Iowa	
03-25-001680	LUST	WI DOT PROPERTY SITE #1	DODGEVILLE	Iowa	Low

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DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
03-25-001681	LUST	WI DOT PROPERTY SITE #2	DODGEVILLE	Iowa	Low
09-25-296175	No Action Required	ZIMMERMAN TRANSFER INC	DODGEVILLE	Iowa	
09-25-293092	No Action Required	BLACKHAWK BAIT SHOP	EDEN	Iowa	
04-25-179679	Spills	HWY 18 .2 MI W OF BLUE RIVER RD	EDEN	Iowa	
04-25-526131	Spills	TOWER RD	EDEN TN	Iowa	
04-25-042227	Spills	BAKER RD - N CITY LIMITS ST	EDMUND	Iowa	
04-25-049399	Spills	BAKERS ST	EDMUND	Iowa	
02-25-000934	ERP	INTERNATIONAL MINERALS & CHEMICAL CORP	EDMUND	Iowa	High
04-25-216128	Spills	W DITCH OF STH 39 S OF STH 18	EDMUND	Iowa	
09-25-297724	No Action Required	ARENA VIL & TN	ENA TN	Iowa	
04-25-232654	Spills	4837 TOWER RD POLE # 7127010	HIGHLAND	Iowa	
04-25-043294	Spills	CTH I - 1 MI S OF HIGHLAND	HIGHLAND	Iowa	
04-25-172034	Spills	CTH I 200' N OF FIRE LANE 500	HIGHLAND	Iowa	
03-25-002510	LUST	DONS TIRE SERVICE	HIGHLAND	Iowa	Medium
04-25-528389	Spills	DRAVES, MICHAEL PROPERTY	HIGHLAND	Iowa	
04-25-039739	Spills	DRY DOG RD	HIGHLAND	Iowa	
03-25-002297	LUST	HIGHLAND HIGH SCHOOL	HIGHLAND	Iowa	Low
09-25-296451	No Action Required	HIGHLAND SCHOOL	HIGHLAND	Iowa	
04-25-049964	Spills	HIGHLAND TN	HIGHLAND	Iowa	
02-25-211160	ERP	HIGHLAND TN GARAGE	HIGHLAND	Iowa	Low
03-25-002544	LUST	HIGHLAND TN GARAGE	HIGHLAND	Iowa	Medium
04-25-179901	Spills	HWY 80 & CTH Q	HIGHLAND	Iowa	
04-25-278894	Spills	HWY 80 & CTH Q	HIGHLAND	Iowa	
02-25-116703	ERP	J & S LIQUID FERTILIZER	HIGHLAND	Iowa	Unknown
03-25-002200	LUST	MICHEK OIL CO BULK PLT	HIGHLAND	Iowa	Medium
03-25-002773	LUST	RICHGELS TRUCKING	HIGHLAND	Iowa	Low
03-25-248359	LUST	RICHGELS TRUCKING	HIGHLAND	Iowa	Low
02-25-000936	ERP	SCALES SALVAGE YARD	HIGHLAND	Iowa	Low
09-25-295512	No Action Required	TRAUSCH DISTRIBUTING CO	HIGHLAND	Iowa	
04-25-037197	Spills	HWY 39 .5 MI N OF CTH K	HOLLANDA	Iowa	
04-25-528371	Spills	2336 S CLAY HILL	HOLLANDALE	Iowa	
04-25-051441	Spills	307 COMMERCE ST	HOLLANDALE	Iowa	
03-25-241299	LUST	BLANCHARDVILLE COOP OIL	HOLLANDALE	Iowa	Unknown
04-25-047071	Spills	COMMERCE ST & MOSCOW ST	HOLLANDALE	Iowa	
03-25-002604	LUST	CORNER FEED & SUPPLY	HOLLANDALE	Iowa	High
03-25-257187	LUST	HOLLANDALE VIL	HOLLANDALE	Iowa	Unknown
09-25-297222	No Action Required	PECATONICA ELEMENTARY SCHOOL	HOLLANDALE	Iowa	
09-25-295634	No Action Required	VINCE WEIER PUMP SERVICE	HOLLANDALE	Iowa	
04-25-408386	Spills	MOORS SALVAGE & RECOVERY INC	KIELER	Iowa	
09-25-293552	No Action Required	EDMUND AG CENTER	LINDEN	Iowa	
03-25-000141	LUST	LARRYS SERVICE STATION	LINDEN	Iowa	Low
03-25-218049	LUST	LARRYS SERVICE STATION	LINDEN	Iowa	Low
03-25-178538	LUST	LINDEN CHEESE CO	LINDEN	Iowa	High
09-25-294024	No Action Required	IOWA GRANT HIGH SCHOOL	LIVINGSTON	Iowa	
03-25-151947	LUST	THE FRIENDLY PLACE	LIVINGSTON	Iowa	Unknown
04-25-049372	Spills	.1 MI W OF CNTY D ON HWY 39 W	MINERAL POINT	Iowa	
04-25-039355	Spills	114 SHAKERAG ST	MINERAL POINT	Iowa	
04-25-483979	Spills	66 LEE RD	MINERAL POINT	Iowa	
04-25-271205	Spills	743 USH 151	MINERAL POINT	Iowa	

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DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
04-25-052450	Spills	8118 MCKENNA RD	MINERAL POINT	Iowa	
03-25-152901	LUST	AMOCO QUIK STOP	MINERAL POINT	Iowa	Low
04-25-206408	Spills	BURR OAK RD & 3045 DRIVEWAY	MINERAL POINT	Iowa	
03-25-152147	LUST	CITGO	MINERAL POINT	Iowa	Low
04-25-233138	Spills	COMMERCE ST & OLD ARLINGTON RD (.1 M S)	MINERAL POINT	Iowa	
02-25-001660	ERP	DODGE POINT COUNTRY CLUB	MINERAL POINT	Iowa	Low
09-25-293476	No Action Required	DODGE POINT COUNTRY CLUB	MINERAL POINT	Iowa	
03-25-001422	LUST	FARMERS IMPLEMENT PROPERTY	MINERAL POINT	Iowa	Low
03-25-001066	LUST	FLEETGUARD INC NELSON DIV	MINERAL POINT	Iowa	Medium
04-25-391445	Spills	HWY 151 & COMMERCE ST	MINERAL POINT	Iowa	
04-25-045492	Spills	HWY 151 & DODGE ST	MINERAL POINT	Iowa	
04-25-171919	Spills	HWY 151 .2 MI S OF OAK PARK RD	MINERAL POINT	Iowa	
04-25-402178	Spills	HWY 18/151 OFF RAMP FOR HWY 23	MINERAL POINT	Iowa	
04-25-414573	Spills	INTERSECTION OF HWY 23 & 39	MINERAL POINT	Iowa	
03-25-193941	LUST	IOWA OIL CO - MINERAL PT SPEEDE SHOPPE	MINERAL POINT	Iowa	High
09-25-294035	No Action Required	J & D ANTIQUES	MINERAL POINT	Iowa	
04-25-047427	Spills	JORGENSON, KEVIN PROPERTY	MINERAL POINT	Iowa	
03-25-113363	LUST	KWIK TRIP #768	MINERAL POINT	Iowa	High
03-25-000142	LUST	MARRS SHELL	MINERAL POINT	Iowa	Low
03-25-193953	LUST	MARRS SHELL	MINERAL POINT	Iowa	Low
04-25-039403	Spills	MEXEBURG CHEESE FACTORY	MINERAL POINT	Iowa	
03-25-000247	LUST	MINERAL POINT ELEMENTARY SCHOOL	MINERAL POINT	Iowa	Medium
02-25-001305	ERP	MINERAL POINT ROASTER PILES	MINERAL POINT	Iowa	High
09-25-294558	No Action Required	MINERAL POINT STREET DEPT	MINERAL POINT	Iowa	
02-25-223076	ERP	POAD OIL	MINERAL POINT	Iowa	Unknown
09-25-296025	No Action Required	RAYS GENERAL REPAIR	MINERAL POINT	Iowa	
03-25-272518	LUST	RIDGE ST	MINERAL POINT	Iowa	Low
07-25-363752	General Property	RIDGE ST	MINERAL POINT	Iowa	
02-25-170991	ERP	ROSS SOIL SERVICE	MINERAL POINT	Iowa	Unknown
03-25-001168	LUST	WAYNES AMOCO	MINERAL POINT	Iowa	Low
04-25-049809	Spills	WP&L SUBSTATION NEAR HWY 23	MINERAL POINT	Iowa	
04-25-174419	Spills	ASAP REPAIR SHOP	MONTFORT	Iowa	
04-25-206254	Spills	N SIDE OF STH 78 100' W OF MOSCOW RD	MOSCOW	Iowa	
04-25-170504	Spills	AZIM RD 50 YSD N OF HWY 133	MUSCODA	Iowa	
04-25-046922	Spills	GOODWEILER LAKE - LOWER WISCONSIN	MUSCODA	Iowa	
04-25-443750	Spills	STH 151	N/A	Iowa	
04-25-047308	Spills	HWY 133 & 80	PULASKI	Iowa	
04-25-049965	Spills	1000 LOWER MIFFLIN RD	REWEY	Iowa	
04-25-052319	Spills	316 MAIN ST	REWEY	Iowa	
09-25-296841	No Action Required	BURNHAM LUMBER	REWEY	Iowa	
09-25-294190	No Action Required	KERR-MCGEE	REWEY	Iowa	
09-25-294964	No Action Required	REWEY ELEMENTARY SCHOOL	REWEY	Iowa	
04-25-438181	Spills	NEW CALIFORNIA RD	REWEY TN	Iowa	
03-25-187997	LUST	BADGER MART	RIDGEWAY	Iowa	High
04-25-038582	Spills	CTH T & PIKES PEAK RD	RIDGEWAY	Iowa	
09-25-294999	No Action Required	RIDGELAND FARM	RIDGEWAY	Iowa	
02-25-242037	ERP	RIDGEWAY VIL	RIDGEWAY	Iowa	Low
03-25-207263	LUST	TALLMAN SERVICE CENTER	RIDGEWAY	Iowa	Low
04-25-045413	Spills	HWY 151 .25 MI S OF CTH Y	SPRING GREEN	Iowa	

Section H

Land Use Element

DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
09-25-295408	No Action Required	SPRING GREEN RESTAURANT	SPRING GREEN	Iowa	
04-25-038814	Spills	SPRING GREEN TRUCK STOP	SPRING GREEN	Iowa	
03-25-217959	LUST	STAPLETON PROPERTY	SPRING GREEN	Iowa	Unknown
04-25-038304	Spills	STH 23	SPRING GREEN	Iowa	
04-25-044192	Spills	STH 23 W DITCH .2 MI S OF CTH C W	SPRING GREEN	Iowa	
03-25-002165	LUST	TALIESEN COMPLEX	SPRING GREEN	Iowa	Low
03-25-002166	LUST	TALIESEN COMPLEX	SPRING GREEN	Iowa	Low
03-25-002167	LUST	TALIESEN COMPLEX	SPRING GREEN	Iowa	Low
03-25-000325	LUST	WI DNR TOWER HILL STATE PARK	SPRING GREEN	Iowa	Low
04-25-039752	Spills	WPL SUB STATION	SPRING GREEN	Iowa	
03-25-000144	LUST	WYOMING VALLEY SCHOOL	SPRING GREEN	Iowa	Low
04-25-042190	Spills	WYOMING VALLEY SCHOOL	SPRING GREEN	Iowa	
04-25-045782	Spills	HAYWARD CROSSING & HELENA RD	SPRING GREEN/ARENA	Iowa	
04-25-526975	Spills	HAYWARD CROSSING & HELENA RD	SPRING GREEN/ARENA	Iowa	
04-25-529054	Spills	CTH E, CTH G & LINDELL RD	UNKNOWN	Iowa	
04-25-038743	Spills	HWY 18	UNKNOWN	Iowa	
04-25-038857	Spills	OCONOMOWOC CANNING	UNKNOWN	Iowa	
04-25-042667	Spills	WISCONSIN CHEESEMAN INC	UNKNOWN	Iowa	
04-25-044732	Spills	HWY 195' W OF PRAIRIE RD	WALDICH	Iowa	
04-25-118512	Spills	SCHLIMGEN TRANSFER	WALDWICK	Iowa	
02-25-000938	ERP	KLEMM TANK LINES	WYOMING	Iowa	Low
04-25-530905	Spills	SNEAD CREEK RD	WYOMING TN	Iowa	
04-25-051978	Spills	.1 MI N OF CTH A & HWY 151		Iowa	
04-25-050795	Spills	1.5 MI N OF HWY 18 ON HWY 23		Iowa	
04-25-039984	Spills	3 MI S OF MINERAL POINT - HWY 23		Iowa	
04-25-039799	Spills	300 YDS NE OF H WARDELL HOME		Iowa	
04-25-038576	Spills	BLUFF RIVER		Iowa	
04-25-037692	Spills	CTH Z & HWY 18/151		Iowa	
04-25-049813	Spills	FIELD #5		Iowa	
04-25-039740	Spills	HWY 151 - S OF MINERAL POINT		Iowa	
04-25-041693	Spills	HWY 23 AT DODGE ST		Iowa	
04-25-052054	Spills	MINERAL POINT HIGH SCHOOL		Iowa	
04-25-266933	Spills	NEXT TO OAK PARK WAYSIDE		Iowa	
04-25-043879	Spills	OLD HWY 18-151 W OF STOP LIGHT		Iowa	
04-25-042421	Spills	RED ROOSTER RESTAURANT		Iowa	
04-25-039182	Spills	RT 3 SPRINGGREEN		Iowa	
04-25-038536	Spills	STH 133 1.5 MI E OF CTH G		Iowa	
04-25-051786	Spills	WILLOW SPRINGS RD		Iowa	

FUTURE EXPANSION

As Avoca grows, it makes sense to look ahead and project what sort of development will work best in certain parts of the village. Current and future infrastructure can help guide the village's development decisions. Based on infrastructure, Table H.6 shows that future growth for retail, commercial, and industrial is best suited to the east or north sides of the village. Housing development is best suited to the east or north sides as well, but overall there are no limitations.

Table H.6: Best Directions For Future Expansion In Village Of Avoca

	Retail	Commercial	Industrial	Housing
Transportation	No limitations	No limitations	No limitations	No limitations
Water	East or North	East or North	East or North	No limitations
Sewer	East or North	East or North	East or North	East or North
Other	East or North	East or North	East or North	No limitations

Infrastructure is a concern in regards to future housing development in Avoca. Agricultural and forestry land uses surround the village on the east, south, and west sides. The Wisconsin River is on Avoca's north border. Since agricultural land uses are in close proximity to Avoca, the Plan Commission expressed concern regarding large poultry and pig farms and the potential pollution to the air (odors), water, and land.

Commercial and business developments are land uses that should be encouraged since they will help Avoca achieve its vision. There was no land use type listed that the Plan Commission thought should be discouraged and the Plan Commission noted that land availability is a general village concern.

EXISTING AND POTENTIAL LAND USE CONFLICTS

There are a variety of land uses that can potentially cause land use conflicts. There are two common acronyms used to describe land use conflicts – NIMBY's (Not In My Back Yard) and LULU's (Locally Unwanted Land Uses). One of the most common occurrences, especially in a rural setting, is the presence of agricultural operations near non-farm populations.

Agriculture can affect adjoining small rural lots, which are used essentially for residential purposes. Similarly, the presence of small rural lots creates an adverse influence on the continued operation of agriculture enterprise. The issue of rural-urban conflict can arise when there is no separation between incompatible uses. Land use conflicts may arise in such situations through noise, odor, farm chemicals, light, visual amenity, dogs, stock damage and weed infestation, lack of understanding, and lack of communication to name a few. However, as the box on the right suggests, conflicts can arise from more than agriculture/residential situations.

Fortunately, according to the Plan Commission, no land use conflicts currently exist in the Village of Avoca.

Potential Land Use Conflicts
<ul style="list-style-type: none"> • Landfills or Waste Facilities • Jails or Prisons • Halfway Houses or Group Homes • Airports, Highways, Rail Lines • Low Income Housing • Strip Malls and Shopping Centers • "Cell" Towers, Electrical Transmission Lines • Large Livestock Operations • Industrial or Manufacturing Operations

INTEGRATED LAND USE

Certainly education and communication at all levels is fundamental to land use conflict resolution. Finding a way to separate incompatible land uses while recognizing the benefits that can be achieved through land use integration is key. Integration may be achieved through physical separation or a simple vegetative buffer designed to screen one land use from another. Such practical strategies require landowners with potentially conflicting land uses to acknowledge their impacts and then design their operations or development to account for this impact. A community approach utilizing physical solutions, planning strategies, and a long-term vision for the land will enable multiple and differing land uses to exist.

FUTURE LAND USE

Small town atmosphere, natural beauty, and being near family and friends are the top three reasons why people choose to live in the Village of Avoca. It stands to reason that people in Avoca want to maintain their homes and property, protect their investments, and keep their lives the same as they have always been.



However, with Avoca's growth, existing homes and buildings will need remodeling, repairs, or improvements, new buildings will be constructed; businesses will join the community. In order to achieve its vision, Avoca needs to maintain its small town charm and at the same time, work to preserve the village's natural beauty.