

Section H

LAND USE ELEMENT

EXECUTIVE SUMMARY

The purpose of this section is to review and analyze land use in the Town of Arena. The land use element is the compilation of all other elements of this plan. Designating land uses and standards for development requires the Town to be able to adequately provide utilities, maintain roads, and support other services. Therefore, the policies and programs 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 Town of Arena. At the present time, the dominant developed land use in the Town is agricultural.

The Town of Arena long-range land use planning goals are

- Preserve the family farm and farmland in the Town of Arena
- Guide the future growth of the Town in a planned fashion
- Plan for the provision of necessary public services
- Protect the natural environment

To achieve these goals, the following policies have been developed to guide the Town Board and the Town Plan Commission in making future land use decisions.



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 Town of Arena will:

- Continue to review all criteria included in the Land Use Section. (At a minimum the Town Board and Plan Commission will review the development density (1 per 40 acres) and minimum lot size (5 acres) by January 1, 2006.

I. FARM PRESERVATION**1. Enforce a development density of one home per 40 acres in the Town of Arena.**

In order to establish a residential density that is appropriate to the land and the rural character of community services, and to limit the impact of land speculation upon farmlands in the Town, the policy shall be to have swelling units at a density of not more than one (1) dwelling unit per forty (40) acres.

This density standard shall be determined on the basis of contiguous ownership parcels of record as listed in the Town of Arena property tax rolls as of January 1, 1985. Existing farm related dwellings are counted against the density standard.

All vacant parcels, 40 acres or less, existing prior to adoption of the Town of Arena 40-Acre Ordinance (November, 1983) will be grandfathered to allow one dwelling unit, subject to an agreement by the property owner that the entire parcel be deed restricted by covenant to have no more than one dwelling unit per 40 acres as a condition of approval of a rezoning or a building permit issued by the Town.

2. Require a minimum lot size of 5 acres for residential development.

The minimum parcel size for dwellings in conformance with one unit per 40-acre policy is five (5) acres. Residential building sites shall not contain more than one (1) acre of farmland as defined herein.

3. Limit non-farm development on productive farmlands (lands having a history of farming activity including cropland and pasture land) and /or lands containing soils defined as Class I, II, or III soils as designated in the Soil Survey Report for Iowa County prepared by the US Soil Conservation Service.

An exception to this policy will be granted where farmland parcels are too small to be economically used for agricultural purposes or which are inaccessible to modern farm machinery needed to produce and harvest agricultural products.

4. Restrict the location of new private driveways or roads through the Town of Arena Driveway Ordinance.

New private driveways or roads shall not be permitted to cross or dissect productive farmlands unless allowed along existing line fences as of October 1985, or natural features such as a stream.

5. Refrain from expanding public utilities through areas of productive farmland.

Any new development requiring public utility extensions (electric power lines, telephone lines, gas distribution lines) to cross productive farmlands in a manner that will disrupt farming activities will not be permitted.

6. Require non-farm development to located at least 400 feet from an operating farm.

To avoid possible farm nuisance complaints, development meeting the above criteria will not be permitted to locate within 400 feet of an operating farm unit or agricultural facility. If in the opinion of the Town a greater distance is required to avoid possible conflicts from existing or proposed agricultural operations, a greater setback distance may be required.

7. Encourage farmland erosion control practices.

The Town will encourage farmland erosion control practices. The Town will work with the Iowa County Soil Conservation Service Office and will encourage landowners to follow approved farm conservation plans aimed at reducing soil erosion rates.

8. Monitor large-scale farm operations.

The Town will monitor intensive, confinement, and /or large-scale farming operations to avoid possible land use conflicts and environmental nuisances. Any farm operation (farm unit) exceeding 300 animal units as defined below will be subject to review and approval in compliance with the performance standards of the Town of Arena Comprehensive Plan.

II. RESIDENTIAL DEVELOPMENT**1. Allow a maximum of four homes to cluster in any given area.**

No more than four dwelling units will be allowed to cluster with abutting parcel boundaries or on a shared driveway.

2. No more than four dwelling units will be allowed to cluster with abutting parcel boundaries or on a shared driveway.**3. Require conformance to the Town of Arena Development Standards.**

See the required criteria included in Section I of the Town of Arena Comprehensive Plan.

4. Restrict the dedication and maintenance of future roadways in the Town of Arena.

The Town of Arena will not accept the dedication or maintenance responsibility of any additional roads servicing residential development.

5. Require all new mobile homes to be located in a mobile home park.

All future mobile homes in the Town of Arena will be required to be located in mobile home parks as defined in Wisconsin Statutes and shall be connected to the Village of Arena sanitary sewer collection and treatment system. (Existing mobile homes may be replaced on the same site within six (6) months provided that the mobile home has been humanly occupied since January 1, 1985.)

6. Non-residential development structures are allowed development that will be permitted, but may not exceed 600 square feet.

Accessory building, storage buildings or similar buildings, not intended for year round occupancy and not related to a farm or permitted dwelling may be allowed on a case-by-case conditional approval basis. In no such case shall the structure exceed 600 sq. ft. or have internal plumbing. Recreation cabins will be limited to one (1) per forty (40) acres – the same provisions as a residential dwelling unit.

III. COMMERCIAL DEVELOPMENT**1. Encourage commercial development to cluster along the Highway 14 corridor near existing commercial development.**

Commercial development along Highway 14 will be permitted in conformance with all of the other policies established for development. In addition, the Town will encourage new commercial development to “cluster” or located in or adjacent to existing, commercially zoned areas.

2. Require all new commercial development to have frontage on either a county or state highway.

This is required so that high volumes of traffic are not shifted onto Town roads and in turn, require additional upkeep and maintenance. Small family businesses would be exceptions.

3. Encourage large-scale industry or business development to connect to public water and wastewater utilities.

4. Agricultural businesses providing farm services and/or supplies will be permitted to locate within the farming areas of the Township. Agricultural business development will be reviewed by the Town as a conditional use that may receive variance from the other policies and performance standards of the Town of Arena Comprehensive Plan.

5. Recreation and institutional development proposed in the Town of Arena will be required to meet all of the policies and standards of the Town of Arena Comprehensive Plan. As a part of reviewing such development proposals, developers will be required to submit impact statements assessing in detail the proposed projects impact on farms and farmland, natural resources, Town roads, fire and emergency medical services, Town taxes, and community setting. The results of such an impact assessment must prove positive benefits to the community before such development will be permitted.

6. Small family business may be permitted in any part of the Town, provided that the business is conducted primarily by members of the immediate family. Signage shall be determined by conditional use restrictions.

IV. PLANNED UNIT DEVELOPMENTS

The Town of Arena may consider more complex developments, such as planned unit developments in the future. The purpose of planned complex developments are to encourage the development of planned agricultural, commercial, and/or residential neighborhoods and communities that provide a full range of residence types as well as certain agricultural, commercial and office uses designed to serve the inhabitants. It is recognized that only through ingenuity, imagination and high quality design can residential and other developments be produced which are in keeping with the intent of this Comprehensive Plan while departing from the strict application of conventional use and dimensional requirements found within a typical subdivision.

At the present time, the Town of Arena will:

- Continue to review potential criteria (including total parcel size) for Planned Unit Developments within the Town of Arena.

V. ENVIRONMENTAL PROTECTION

1. The Town of Arena Comprehensive Plan is designed to protect the natural environment and special features of the ridge and valley land, characteristic of the Town of Arena. Development in floodplains or steep slopes will be prohibited. All development will be managed to protect the natural lay of the land, groundwater resources, floodplains, and the aesthetic qualities of this landscape. The Town of Arena Comprehensive Plan is designed to encourage new development to blend into the natural setting to the greatest extent possible. The Town will emphasize providing education and information related to proper development within the ridge and valley areas.

2. The Town Plan Commission will closely monitor the state and federal activities related to the Lower Wisconsin State Riverway a state recreation area. The Town of Arena will cooperate and encourage the wise use of this natural feature. However, the Town will require all proposed public recreation development to conform to all of the policies and performance standards in the Town of Arena Comprehensive Plan, particularly those aimed at protecting the rural town atmosphere and farming vitality of the Township.

TOWN OF ARENA COMPREHENSIVE PLAN DEFINITIONS

Farm: A farm unit providing a person or family with at least 30 percent of their taxable income (depreciation may be added back into the farm income) from agricultural products or goods produced on the farm.

Farm-Related Dwelling: A dwelling for a person or family providing at least 30 percent of the total labor necessary to operate the farm.

Farmlands: Lands having a history of farming activity (including cropland and pastureland) or lands containing soils defined as Class I, II, or III soils as designated in the Soil Survey Report for Iowa County prepared by the US Soil Conservation Service.

Animal Unit: One animal unit shall be defined as being equivalent to 1 cow, 4 hogs, 10 sheep, 10 goats, 100 poultry, 1 horse or 1 pony.

Farm Unit: Farm buildings, structure, and/or dwellings arranged in a cluster served by a common driveway and meeting the definition of farm provided herein.

Mobile Home: Manufactured housing built on a chassis and designed to be transported. A mobile home shall be construed to remain a mobile home whether or not wheels, axels, hitch or other appurtenances of mobility are removed and regardless of the nature of the foundation provided. A mobile home shall be construed to include travel trailers and other forms of recreation vehicles set up for occupancy.

TOWN OF ARENA PERFORMANCE STANDARDS

The following performance standards have been developed to implement the Town of Arena's Comprehensive Plan. The implementation of these standards will be accomplished in the regulatory framework of

1. The existing County Zoning Ordinance and Sanitation Ordinance
2. A Town of Arena Land Division Ordinance
3. A Town of Arena Building Ordinance
4. A Driveway Ordinance

The combination of the regulatory devices enables the Town to enforce the following performance standards.

A. Driveway Standards

No person, firm, or corporation shall establish or construct a private driveway or in-driveway, nor shall any person, firm, or corporation proceed with the grading of a driveway without first obtaining the written approval of the Town of Arena. Approval of private driveways will be granted in compliance with the following standards. The Town may vary from these standards on a case-by-case basis provided herein, in actions involving agricultural and commercial use.

1. Minimum width, curve radius, and maximum grade as follows:
 - a. One (1) dwelling unit or parcel served requires a 12' roadway width with a minimum 6' x 25' pull-off lane every 400'. The maximum grade slope must not exceed 10 percent with a horizontal curve radius of 40'.
 - b. Two (2) to four (4) maximum dwellings on a shared driveway require a 16' roadway width. The maximum grade slope must not exceed 10 percent with a horizontal curve radius of 40'.
2. Driveway Construction will not be permitted to bisect farmlands except within the one (1) acres of the building site. In cases where there is no other option, driveway construction may be permitted within fifty (50) feet of line fences as of October 1985 or other natural feature currently dividing farmlands.
3. Driveways may be shared but shall be limited to provide access to no more than 4 dwelling units or parcels. Any driveway proposed for joint use shall be required to have recorded multi-party access easements and maintenance agreements reviewed and approved by the Town.
4. All driveways will require the review and approval of the Town. Additional improvements related to emergency vehicle turn-around and passing standards may be required. The Town may require bonds or similar devices to insure that construction conforms to the standards as approved.

5. The residential driveway bed must be covered with a minimum of 6" of gravel or crushed rock. The gravel or rock must be of a road construction surface grade. The driveway must be maintained in a condition that complies with the specifications.
6. At the entrance to a Town road, each driveway shall have a culvert of no less than 18" diameter. The gravel in-driveway section abutting the public road pavement shall have a minimum width of 20' to a minimum perpendicular distance of 20'. To prevent drainage and driveway erosion in to the public roadway, this in-drive section falling within the public right-of-way shall be required to slope away from the public road grade at a minimum of 1 percent and a maximum of 5 percent. Requirements of this paragraph may be modified at the discretion of the Town Board and Plan Commission.
7. Driveways taking access off state and county highways will be required to comply with all of the driveway standards contained herein except number 6 above.
8. Construction of driveways shall not interfere with natural drainage patterns. Natural drainage way crossings shall be rip-rapped or otherwise stabilized below drainage and culvert discharge points for a distance sufficient to carry the discharge water without channel erosion.
9. Grading for driveway construction will be required to preserve or match the natural contours of the site. Driveway alignment should follow the natural terrain. Grading should attempt to retain existing trees and other natural vegetation to stabilize hillside cuts. The maximum grade of cut and fill slopes shall be 3 horizontal to 1 vertical. The top and toe of the slopes shall be rounded to avoid additional erosion. Any cut and fill slopes greater than 3 to 1 will require the construction of a retaining wall, rip-rapping or similar soil stabilization technique. Erosion control measures shall be required to be planted with permanent vegetation to reduce soil erosion. The Town may require the preparation of construction and erosion control plans approved by a registered engineer of the Iowa County Soil Conservation Service Office.

B. Land Division Standards

No person, firm, or corporation shall divide or be entitled to record any land division resulting in the creation of a new parcel without the written approval of the Town of Arena. All land divisions shall conform to the following minimum standards.

1. The minimum parcel size for a building parcel is 5 acres. This is a minimum standard but the parcel size and shape should be related to the natural lay of the land and surrounding features. For a parcel to be eligible as a building site not more than one (1) acre of the total areas can be farmland as defined herein.
2. The minimum lot width at the building line shall be 200'.
3. All parcels must have a minimum of 50' frontage on a public road or be on a private driveway easement approved by the Town of Arena.
4. A survey map prepared by a registered land surveyor shall be required for all land divisions resulting in the creation of a new parcel of less than 80 acres. An exception to the requirement for a survey map may be allowed where the new parcel is over 40 acres and can be legally described on the basis of section, quarter-section, and quarter-quarter section lines.
5. The Town may require deed restrictions, covenants and similar notations to be included on the survey map deemed necessary by the Town.
6. When a land division is required the number of available building sites shall be indicated on the deed.

C. Building Standards

No person, firm, or corporation shall construct or locate any building or structure in the Town of Arena without conforming to the following standards and receiving written approval of the Town.

1. None of the following building or structures shall be constructed, erected, or located within the Town of Arena without prior written approval of the Town of Arena.

- a. Principal buildings or structures as defined in the Iowa County Zoning Ordinance.
 - b. Recreation cabins, accessory building, storage buildings not related to a principal building or use of the site.
 - c. Agricultural confinement buildings meeting the standards in number 8 of the Farm Preservation Policies.
2. The Town will review plans and issue building permits found to be in compliance with the Town's planning policies and all other performance standards (Driveway and Land Division).
 3. A building permit shall be good for six months from the date of the issuance. Establishment of foundations, framing, and construction of a driveway meeting Town standards shall vest the permit if accomplished within this period.
 4. All Town building permits will be issued on the condition that they receive all the required approvals of Iowa County and the State of Wisconsin.
 5. All future mobile homes in the Town of Arena will be required to be located in mobile home parks as defined in Wisconsin Statutes and shall be connected to the Village of Arena sanitary sewer collection and treatment system. Existing mobile homes may be replaced on the same site within six (6) months provided that the mobile home has been humanly occupied since January 1, 1985.

D. Town of Arena Single-Family Dwelling Standards

1. Home must be a minimum of 23 feet wide.
2. Roof must have a slope of 3:12.
3. Home must be placed on a permanent foundation.
4. Home must meet the State of Wisconsin One Family Dwelling Code.
5. Home must have an 8-inch eave attached to the entire perimeter of the structure.
6. Home must have not less than 1000 square feet of living space, exclusive of detached structure and exclusive of garages and similar storage areas.

TOWN OF ARENA ADMINISTRATION OF THE COMPREHENSIVE PLAN

A. Review And Approval Of Development Activities And Land Division

1. Unless otherwise delegated by the Town Plan Commission and Town Board, all development activities and land divisions will require the review and recommendation of the Plan Commission with final action by the Town Board.
2. All requests and approval under the Comprehensive Plan will be submitted in writing to the Town Clerk. The Town has a maximum of 45 days to make a decision to approve, conditionally approve, or reject any requests. Extensions to this time period may be granted with mutual consent of the Town and the applicant.
3. The Town may, from time to time, establish additional review procedures and may establish review fees.
4. Before the Town shall issue a building permit for a home or any other development that requires construction of a driveway, the applicant shall be required to enter into a two-party contract involving, as parties, the Town and the applicant-property owner. This may involve a "security deposit" based upon the estimated construction cost of a driveway meeting Town standards.

B. VariANCES

Where, in the judgment of the Plan Commission and the Town Board it would be inappropriate to apply literally the provision of the Comprehensive Plan because exceptional or undue hardship would result, the requirements may be waived or modified to the extent deemed just and proper. All such variances will require the approval of the Town Plan Commission and the Town Board. The reason for any variance or modification shall be stated in writing and entered in to the official minutes of the Town.

C. Amendments To The Comprehensive Plan

1. It is the responsibility of the Town Plan Commission to continue to study issues and problems related to the land use in the Town of Arena and recommend need changes to the Town Board.
2. Amendments will require the approval of both the Town Plan Commission and the Town Board following a public hearing legally advertised with a Class I notice.

EXISTING LAND USE

The Town of Arena is a predominantly agricultural and forestry based community. See Maps E.2 and E.8 in Section E, Agricultural, Natural, and Cultural Resource Element for existing Town of Arena land use maps.

Table H.1 is a breakdown by percentage for Arena land uses. According to 2003 tax assessment, the Iowa County Tax Assessors Office defines the Town of Arena as 49.6 percent agricultural land.

Table H.1: Town of Arena Land Use

Classification	Town of Arena Percent of Land Area
Agricultural	49.6%
Residential (Single- and Multi-Family)	2.1%
Commercial	0.002%
Manufacturing	0.001%
Production Forest	25.3%
DNR-MFL Forest	11.0%
Undeveloped (formerly Swamp/Waste)	5.6%
Other (Federal, State, County, School, Cemetery)	0.06%

Source: 2003 Iowa County Tax Assessor Dept.

Agricultural

Agriculture is the dominant developed land use in Arena, with 49.6 percent of the Town's land area.

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.

Residential

As indicated by Table H.1, residential land use accounts for 2.1 percent of the land area within the Town.

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 Town of Arena, commercial development occupies approximately 0.002 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, approximately 0.001 percent of the total land area in the Town is occupied by manufacturing uses.

Forested

This classification is Production Forests and DNR-MFL Forests acreages combined. In Arena it is the second largest classified land use. Table H.1 shows approximately 36.3 percent of land in Arena 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 5.6 percent of the total land in the Town of Arena 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 0.6 percent of land in the Town of Arena is listed under this classification. Refer to Maps E.2 and E.8, Section E, Agricultural, Natural, and Cultural Resource Element, and Table H.1 for more information.

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

Real Estate Class	# of Parcels	Land Value
Residential	477	\$1,180,400
Commercial	30	\$119,900
Manufacturing	1	\$2,800
Agricultural	1,377	\$15,224,900
Swamp & Waste	282	\$312,400
Forest	1,052	\$7,241,400

Source: Wisconsin Department of Revenue-1993

Table H.3: Town of Arena Land Use Assessment Statistics Iowa County – 2003

Real Estate Class	# of Parcels	Land Value
Residential	572	\$14,214,050
Commercial	33	\$1,158,200
Manufacturing	1	\$5,800
Agricultural	1451	\$3,612,991
Swamp & Waste	--	--
Forest	991	\$37,552,729

Source: Wisconsin Department of Revenue-2003

LAND USE TRENDS - RESIDENTIAL

Residential land use occupies 2.1 percent of the Town of Arena. The following table indicates the changes in single-family residential units between 1990 and 2000 for the Town of Arena compared to Iowa County.

Table H.4: Town Of Arena Single Family Housing Unit Change

	1-Unit (1990)	1-Unit (2000)	% Change
Town of Arena	426	538	26.3%
Iowa County	6,632	7,796	17.6%

Source: 1990 & 2000 US Census

As indicated by Table H.4, single housing units in Arena increased 26.3 percent between 1990 and 2000, while single housing units in Iowa County increased 17.6 percent.

IDENTIFICATION OF SMART GROWTH AREAS

The Town of Arena Comprehensive Plan identifies smart growth areas in Section H of the plan (see Map H.1). Smart growth areas have been defined in this process as parts of the jurisdiction suitable for future development. Map H.1 for the Town of Arena shows smart growth areas for future residential and commercial development.

LAND USE PROJECTIONS

Table H.5 shows future residential land use projections for the Town of Arena, 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	545	584	624	663
Change in Number of Households	--	39	40	39
1 Dwelling Unit Per 5 Acres	--	195	200	195
Density of 1 Unit Per 40 Acres	--	1,560	1,600	1,560
High Projection	545	590	635	726
Change in Number of Households	--	45	45	91
1 Dwelling Unit Per 5 Acres	--	225	225	455
Density of 1 Unit Per 40 Acres	--	1,800	1,800	3,640

REDEVELOPMENT OPPORTUNITIES

No redevelopment opportunities were 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 contains eighteen records for Arena (the list does not distinguish between types of jurisdiction with the same name). 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 substance 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
09-25-297724	No Action Required	ARENA VIL & TN	ARENA TN	Iowa	
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

Section H

Land Use Element

DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
04-25-432897	Spills	STH 133 DOT PROPERTY	AVOCA	Iowa	
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/LANSEND 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

Section H

Land Use Element

DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
09-25-001460	No Action Required	DODGEVILLE	DODGEVILLE	Iowa	Unknown
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	

Section H

Land Use Element

DNR Act. Number	Activity Type	Activity Name	Municipality	County	Priority
03-25-001680	LUST	WI DOT PROPERTY SITE #1	DODGEVILLE	Iowa	Low
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	
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	HOLLANDALE	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	

Section H

Land Use Element

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 SCHOO		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 SPRINGREEN		Iowa	
04-25-038536	Spills	STH 133 1.5 MI E OF CTH G		Iowa	
04-25-051786	Spills	WILLOW SPRINGS RD		Iowa	

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.

Potential Land Use Conflicts
• 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

In Arena, there is a land use conflict between agricultural land uses and Agricultural District (A1) zoning. As the size of farm operations in the Town increase, there is also an increased demand for land for development. The Plan Commission foresees this conflict to continue in the future.

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

Natural beauty, small town atmosphere, and being near family and friends agriculture were the top three reasons why people choose to live in Arena. It stands to reason that people in Arena want to keep and improve their farms, maintain their homes and property, protect their investments, and improve their standard of living. However, changes in agriculture promise continuing change in farming; existing homes and buildings will need remodeling, repairs, or improvements; new buildings will be constructed. In order to help the Town of Arena achieve its vision, farming and forestry land uses need to be maintained while at the same time preserving Arena’s natural beauty and small town charm.

