

# Avon Township Land Use Management Assessment Worksheet

## Avon Township Section 11

### 1. Stearns County Biological Survey Review and Comment:

- 1.1. No biologically sensitive areas identified by the county in this section.
- 1.2. Spunk Creek bisects the section north to south starting in the SW corner and then north to the middle of the section's northern border. County ditch #4 feeds Spunk Creek near the top middle of the section. County ditch #18 feeds County ditch #4 from the northeast corner of the section.

### 2. Stearns County Geological Survey and Aquifer Review and Comment:

#### Aquifer Yield Estimates

- 2.1. Approximately 320 acres or 50% is designated low yield or no aquifer.
- 2.2. Approximately 160 acres or 25% is designated less than 100 gpm.
- 2.3. Approximately 160 acres or 25% is designated as 100-500 gpm.

### 3. Stearns County Geological Survey Permeable Soil Review and Comment

#### Ground-Water Sensitivity to Pollution

- 3.1. Approximately 320 acres or 50% is moderately sensitive to ground water pollution.
- 3.2. Approximately 160 acres or 25% is designated highly sensitive to ground water pollution.
- 3.3. Approximately 160 acres or 25% in very high sensitivity to ground water pollution.
- 3.4. Approximately 100 acres is lakes\

### 4. Soil Type Review and Comment

Most Common Soil Types in order by area covered by each soil type:  
(i.e. the first soil type listed represents the largest area of the section).

- 4.1. 543 Markey Muck
- 4.2. 566 Regal Loam
- 4.3. 540 Seelyeville Muck
- 4.4. 525 Muskego Muck
- 4.5. 204B Cushing Sandy Loam, 2 to 8 percent slopes
- 4.6. 204C Cushing Sandy Loam, 8 to 15 percent slopes
- 4.7. 204E Cushing Sandy Loam, 15 to 25 percent slopes
- 4.8. 144B Flak Sandy Loam, 4 to 8 percent slopes
- 4.9. 144C Flak Sandy Loam, 8 to 15 percent slopes
- 4.10. 144E Flak Sandy Loam, 15 to 25 percent slopes
- 4.11. 544 Cathro Muck

### 5. Stearns County Zoning Map Review and Comment

- 5.1. Entire section zoned A-40.

6. **Existing Road System Review and Comment**

Roads are listed in order North to South then West to East

- 6.1. 370<sup>th</sup> St borders the north section line for about one half mile.
- 6.2. 365<sup>th</sup> Street bisects the section for about one quarter mile on the east side of the section.

**6. Existing Road System Review and Comment (continued)**

- 6.3. 360<sup>th</sup> Street borders the south section line for about one half mile on the east and about an eighth of a mile on the west.

7. **Avon Township Comprehensive Plan Review and Comment**

- 7.1. The majority of the area is actively farmed and consistent with the comprehensive plan to preserve agricultural land this area should remain agriculture at this time. Residential housing should be very limited. Reference Section V Agriculture.
- 7.2. A portion of the section is open land consisting of forest and agricultural land and consistent with the comprehensive plan to preserve natural resources this area should see very limited development. Reference Section V Conservation/Recreation.

8. **Historical Considerations**

- 8.1. None identified.

9. **Scenic Considerations**

- 9.1. Spunk Creek bisects the section north to south on the western half of the section with wooded areas adjacent to the creek on the north side neat the center of the section.

10. **Adjacency Considerations**

- 10.1. Spunk Creek and the forested areas next to the creek.

11. **Tax Data**

Years Payable	2003	
Nbr of Parcels	18	
Land Mkt Value	\$ 608,500	\$ 470,
Bldg Mkt Value	\$ 544,900	\$ 532,
Total Mkt Value	\$ 1,153,400	\$ 1,002,
Twp Taxes	\$ 1,259	\$ 1,
Sch Taxes	\$ 2,527	\$ 2,
County Taxes	\$ 3,244	\$ 3,
Total Taxes	\$ 7,030	\$ 6,

12. **Recommendations:**

- 12.1. Section should be viewed as primarily agricultural and very limited low density residential. This area should be protected from residential growth to preserve the ability for the existing farming operations to continue operating long term.
- 12.2. Special consideration should be given concerning any construction or development to insure there is no negative impact on Spunk Creek such as excessive run off into the creek from farming operations and construction projects. Special consideration should also be given to maintain as much of the existing forested areas as possible.
- 12.3. Special consideration should be given to preserving the open land in the section consisting of marsh and forested land by minimizing the development of housing in this area and any other development that is not consistent with preservation of the natural resources in the area.

# Avon Township



Section 11

(VH)Very High - Hours to months

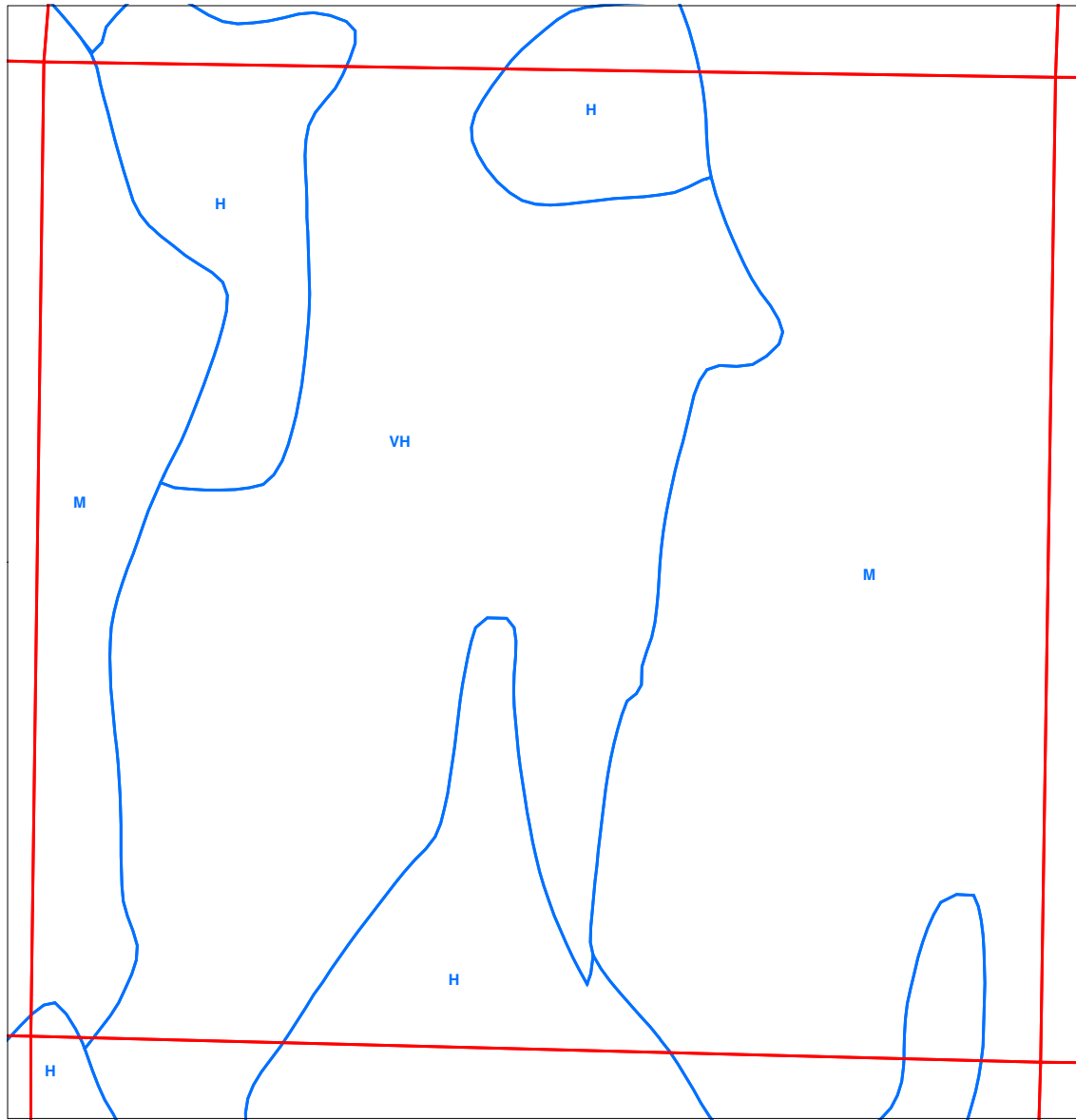
(H)High - Weeks to years

(M)Moderate - Years to decades

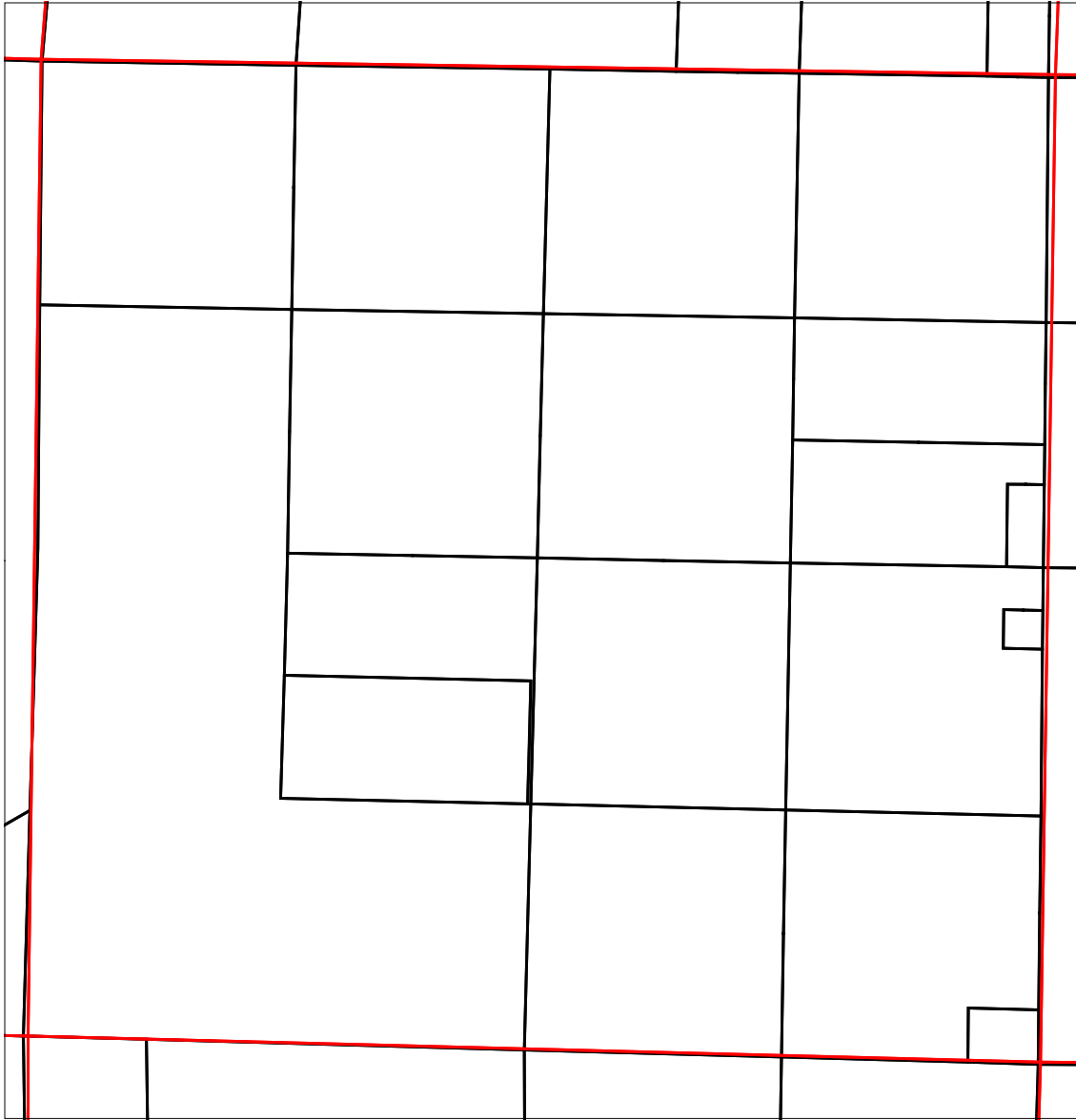
(L)Low - Decades to a century or more

(NR)Not Rated

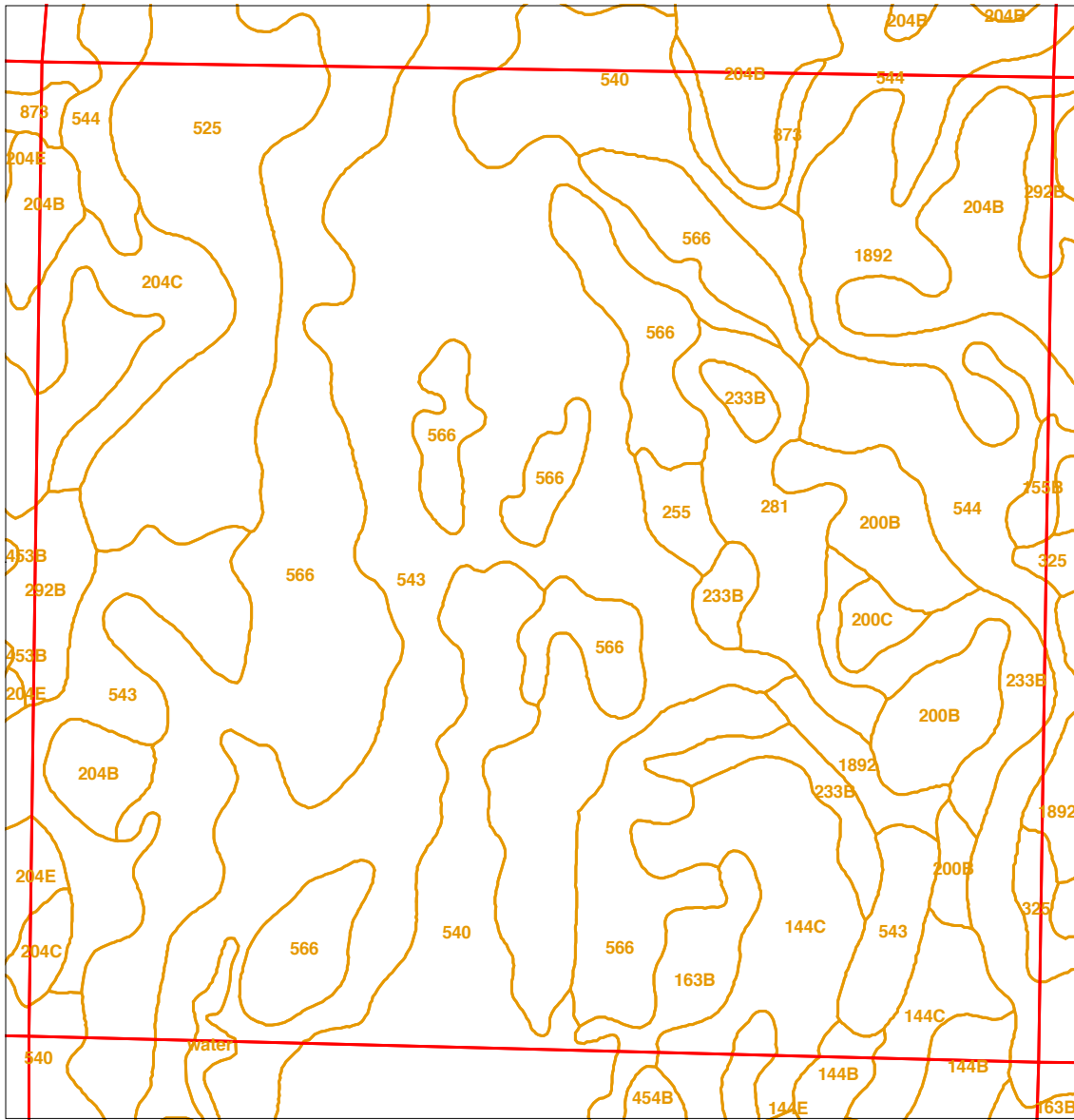
# Ground Water Sensitivity



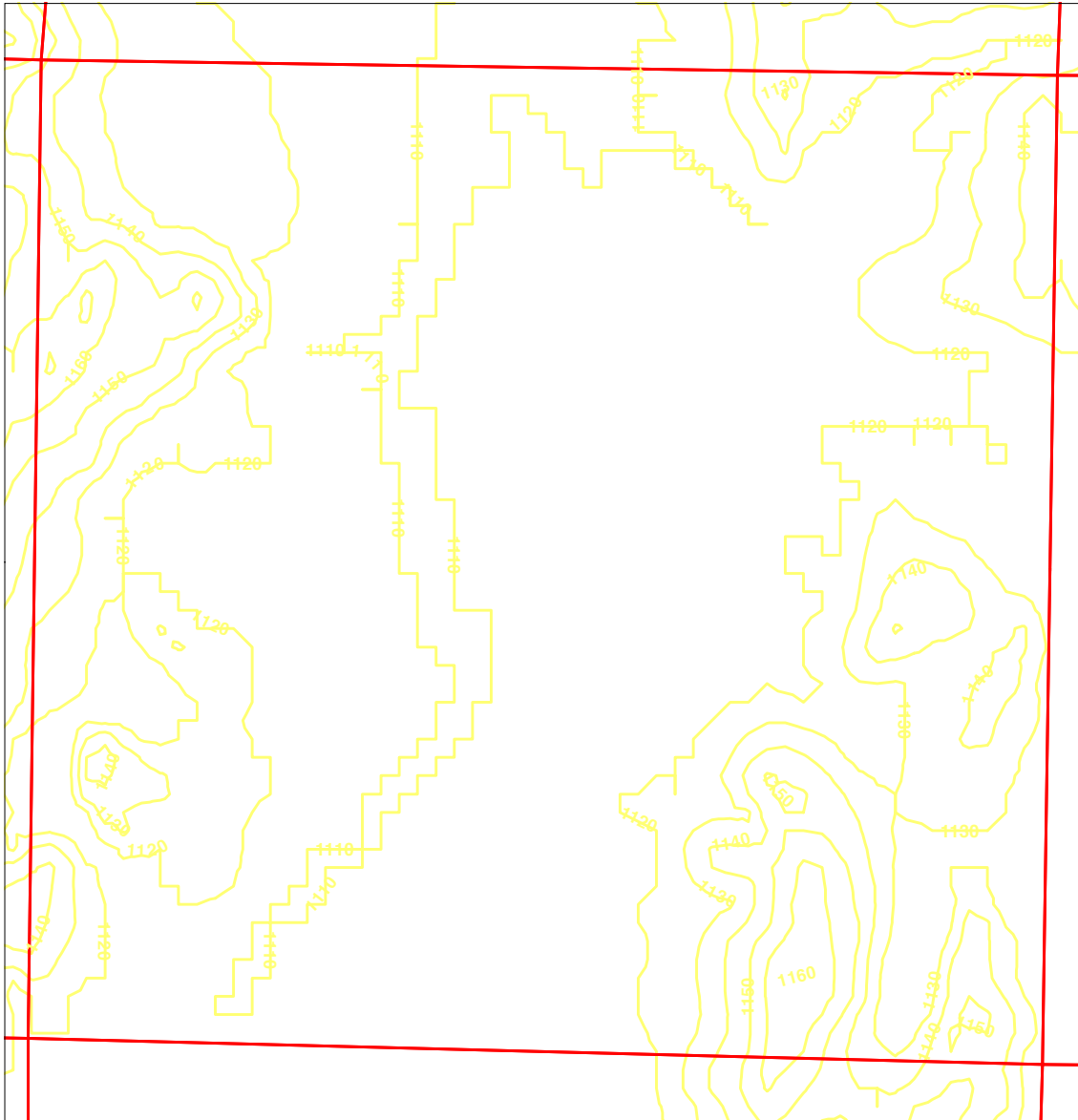
# Parcel Boundaries



# Soil Types



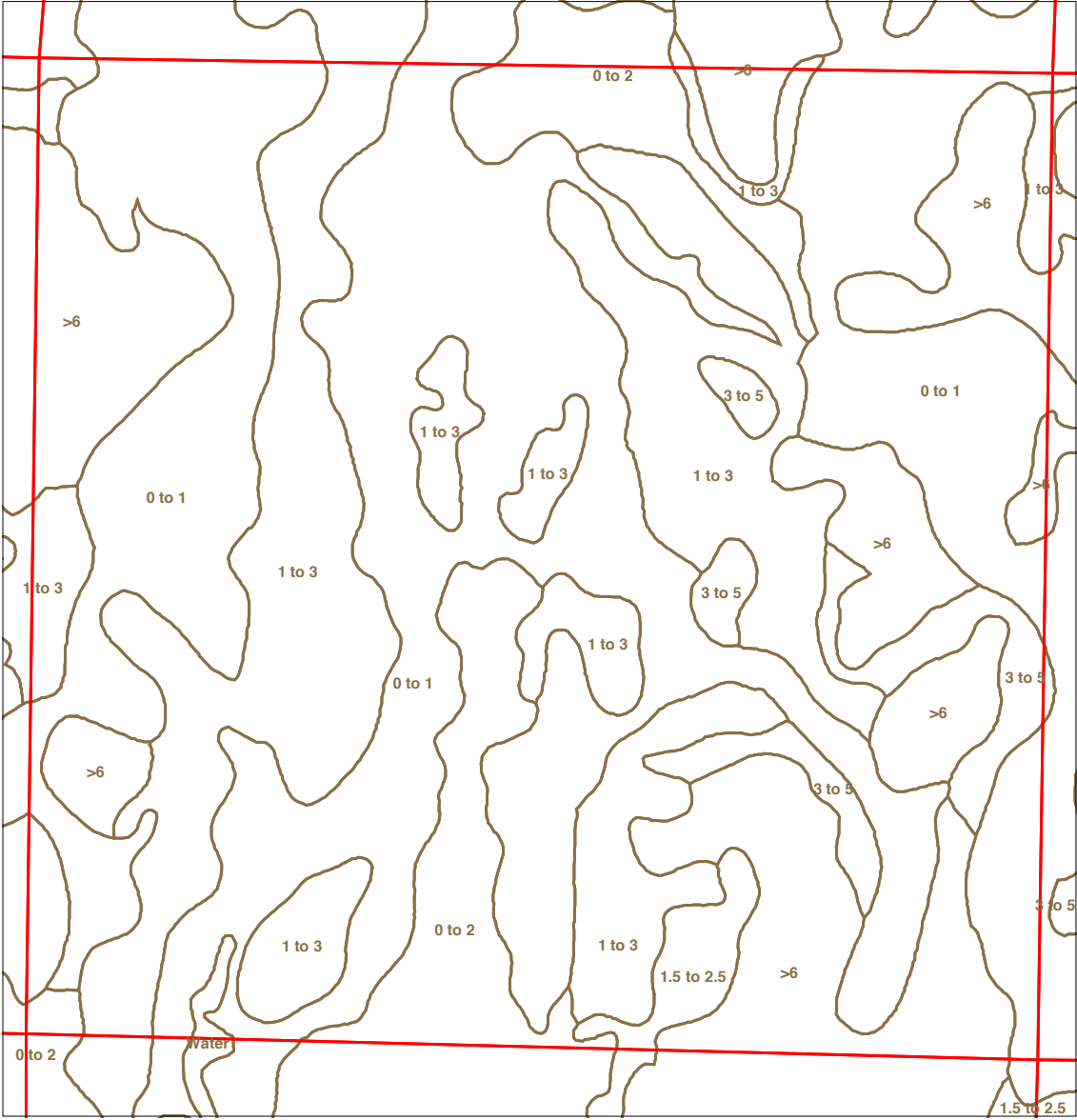
Topography    Contours are at 10 foot intervals





# Water Table Map

\* A plus sign preceding the range in depth indicates that the water table is above the surface of the soil. The first number in the range indicates how high the water rises above the surface. The second number indicates the depth below the surface.



# Zoning Districts

