

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 19

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

- 1.1. Approximately 350 acres or 55% represents various biologically sensitive habitate including Oak Forest – Mesic Subtype, Tamarack Swamp Minerotropic Subtype, Mixed Hardwood Swamp, Rich Fen – Sedge Subtype and Cattail Marsh.

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

- 2.1. Entire section is identified as low yield or no aquifer.

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

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 480 acres or 75% of the section is classified as moderately sensitive to ground water pollution.
- 3.2. Approximately 160 acres or 25% is classified as highly sensitive to ground water pollution.

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. | 204B | Cushing Sandy Loam, 2 to 8 percent slopes |
| 4.2. | 204C | Cushing Sandy Loam, 8 to 15 percent slopes |
| 4.3. | 204E | Cushing Sandy Loam, 15 to 25 percent slopes |
| 4.4. | 1843C | Cushing-DeMontreville complex 8 to 15 percent slopes |
| 4.5. | 1843E | Cushing-DeMontreville complex 15 to 25 percent slopes |
| 4.6. | 540 | Seelyeville Muck |
| 4.7. | 1055 | Histosols and Haplaquolls, ponded |

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

- 5.1. Entire section is zoned A-40

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

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

- 6.1. Lake Wobegon Trail runs east diagonally from the center of west border SE to east border.
- 6.2. County 54 runs along south border
- 6.3. Peach Drive runs diagonally from center of the south border to the NE for one half mile.

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

- 7.1. A portion 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 large 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. Wobegon Trail is built on the original Great Northern Railroad. James J Hill was the driving force behind opening the west to rail transportation in the 1800's and provided shipping for grain farmers from Dakotas and Montana to Minneapolis milling operations.
- 8.2. Wobegon Trail is priority project for the Stearns County Parks Department and was built with public and private funding with the initial momentum generated by the Albany Jaycees and area snowmobile groups as well as other area community organizations.

9. **Scenic Considerations**

- 9.1. Lake Wobegon Trail
- 9.2. Englemeier Lake.
- 9.3. Heavy forested area which covers the majority of the section.

10. **Adjacency Considerations**

- 10.1. Avon Sportsman's Club Rifle Range occupies 36 acres 6% of the section and is located along the center of the eastern border of the section.
- 10.2. St Cloud State University owns approximately 120 acres 19% of section as Biology study area.
- 10.3. Mark Gross also owns about 250 acres which is predominately forest land with a variety of trees including Oaks, Maples, and other hardwood trees.
- 10.4. Large sensitive biological area covers approximately 350 acres or 55% of the section (includes Biology study area owned by SCSU)

11. **Taxes**

Year Payable	<u>2003</u>	2002
Nbr of Parcels	16	
Land Mkt Value	\$ 841,800	\$ 720,000
Bldg Mkt Value	\$ 715,600	\$ 676,000
Total Mkt Value	\$ 1,557,400	\$ 1,396,000
Twp Taxes	\$ 1,728	\$ 1,728
Sch Taxes	\$ 2,386	\$ 2,386
County Taxes	\$ 4,449	\$ 4,449
Total Taxes	\$ 8,563	\$ 8,563

12. **Recommendations:**

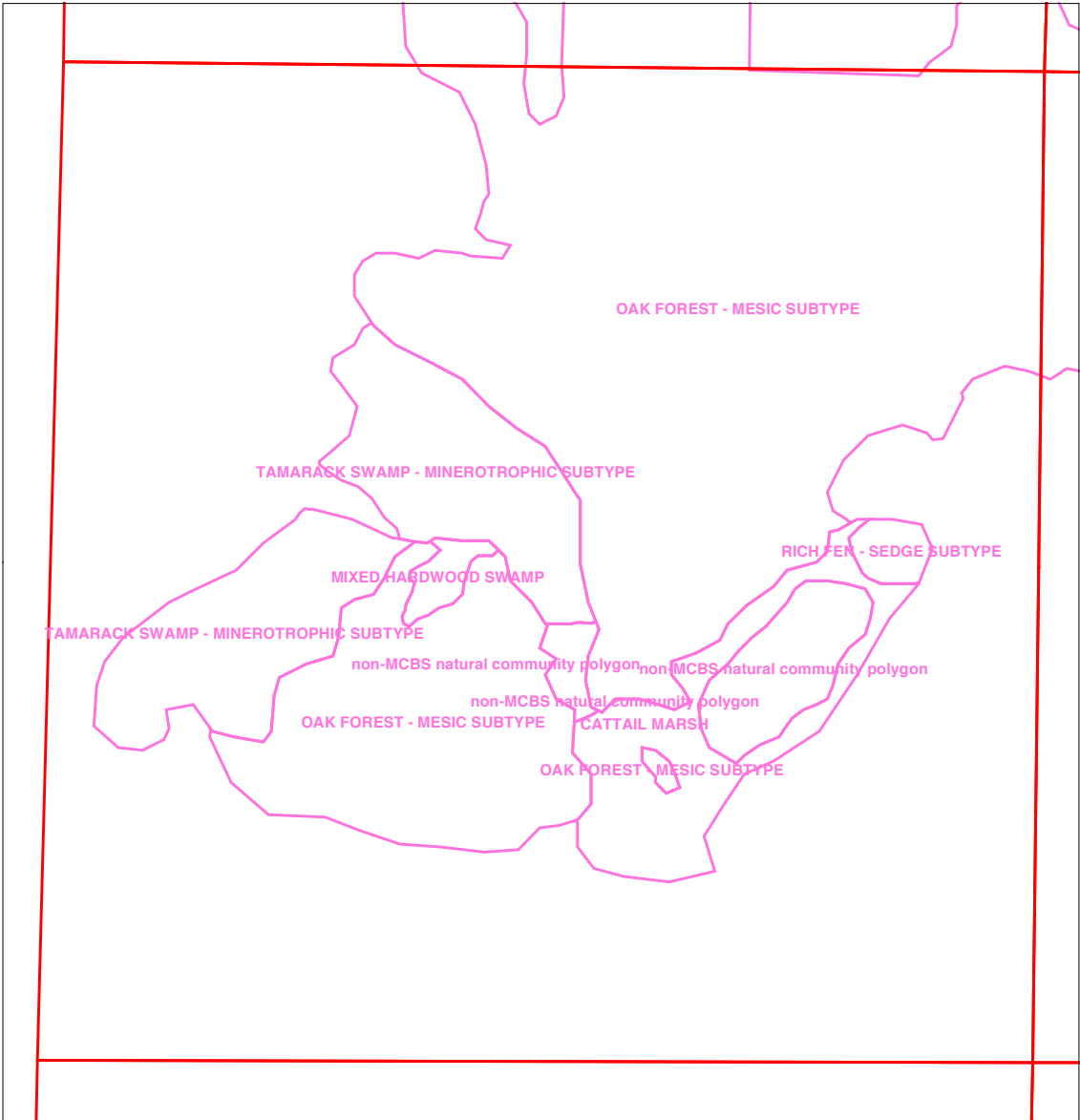
- 12.1. Section should be viewed as primarily agricultural and very limited low density residential. This area should be protected from residential growth to preserve the ability for the existing farming operations to continue operating long term.
- 12.2. Special consideration should be given to preserving 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.
- 12.3. This section is dominated by large contiguous forested areas and one of the few areas like this in the county as well as the township and we should be careful to minimize the impact of growth and development on this precious resource. We need to preserve areas like this for future generations to enjoy and appreciate.

Avon Township



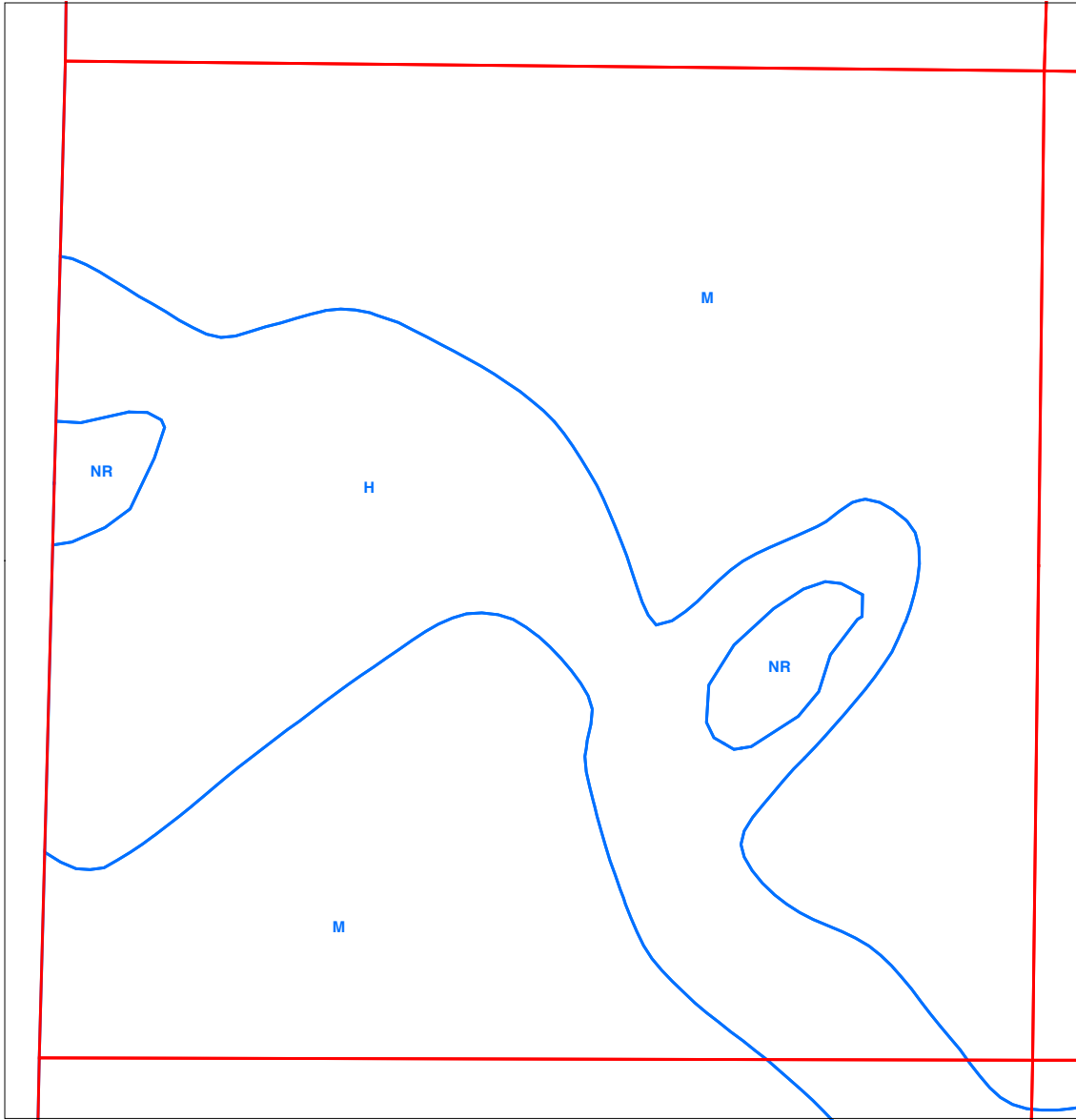
Section 19

Biological Survey Areas

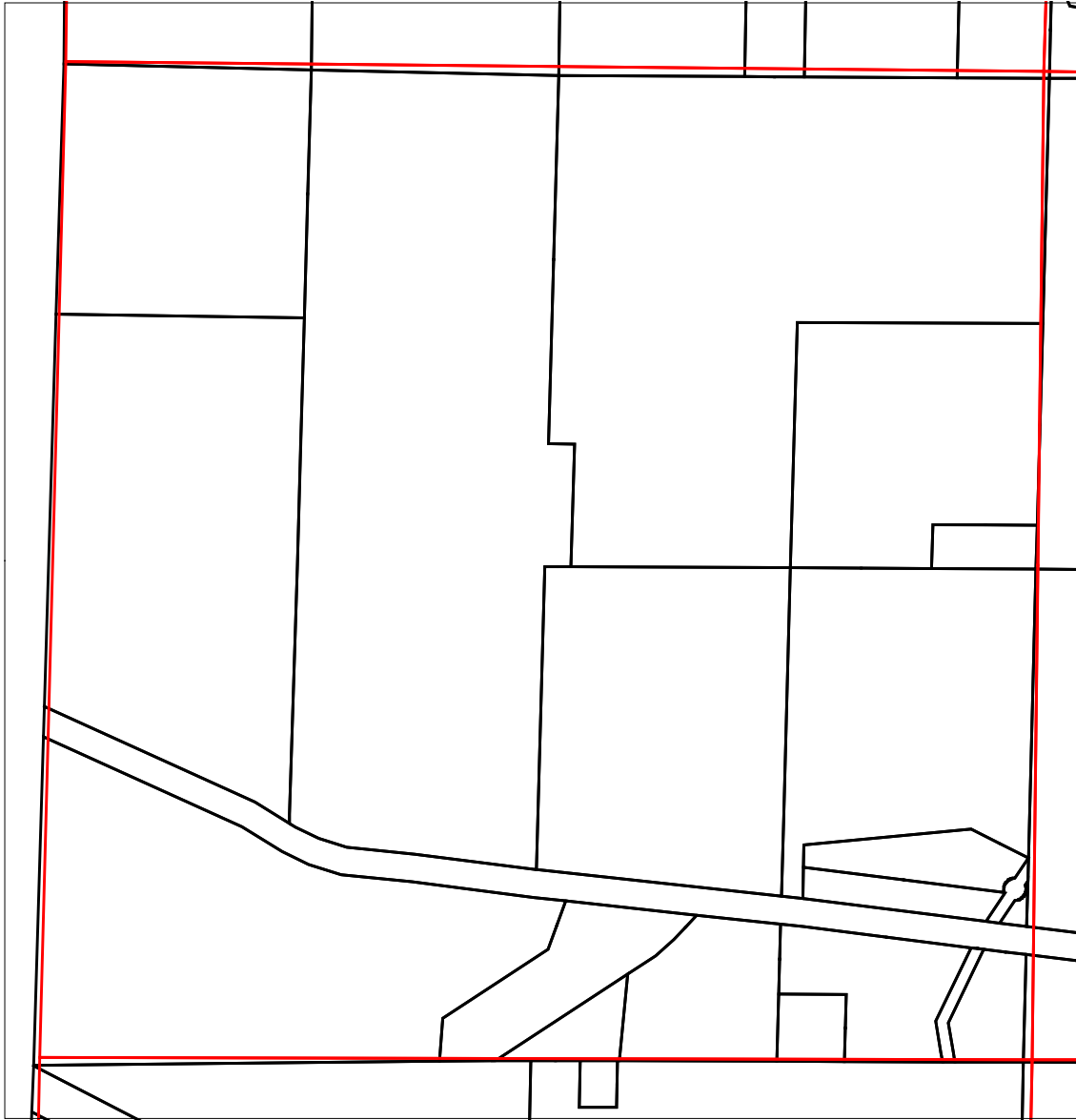


(VH)Very High - Hours to months
(H)High - Weeks to years
(M)Moderate - Years to decades
(L)Low - Decades to a century or more
(NR)Not Rated

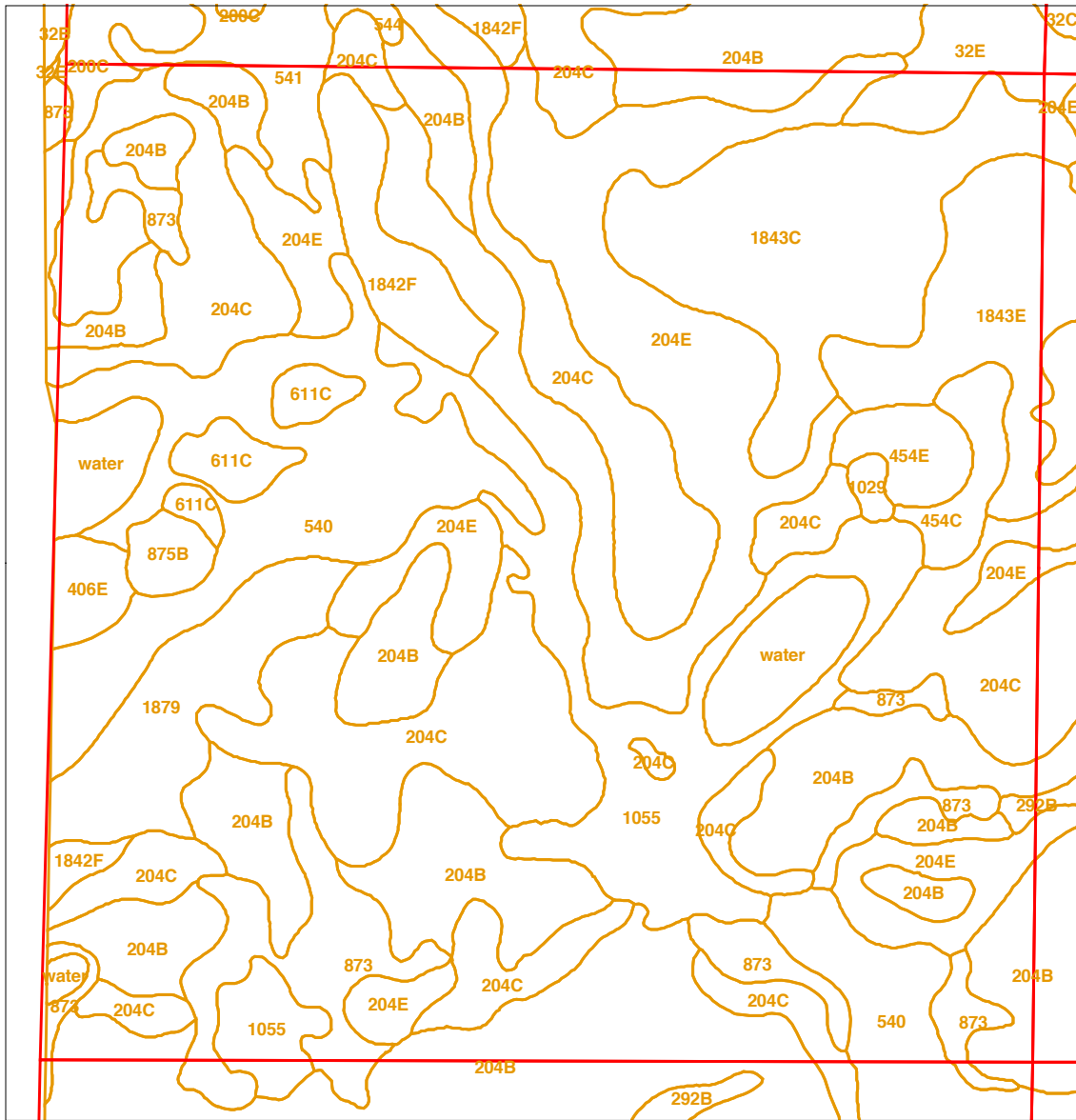
Ground Water Sensitivity



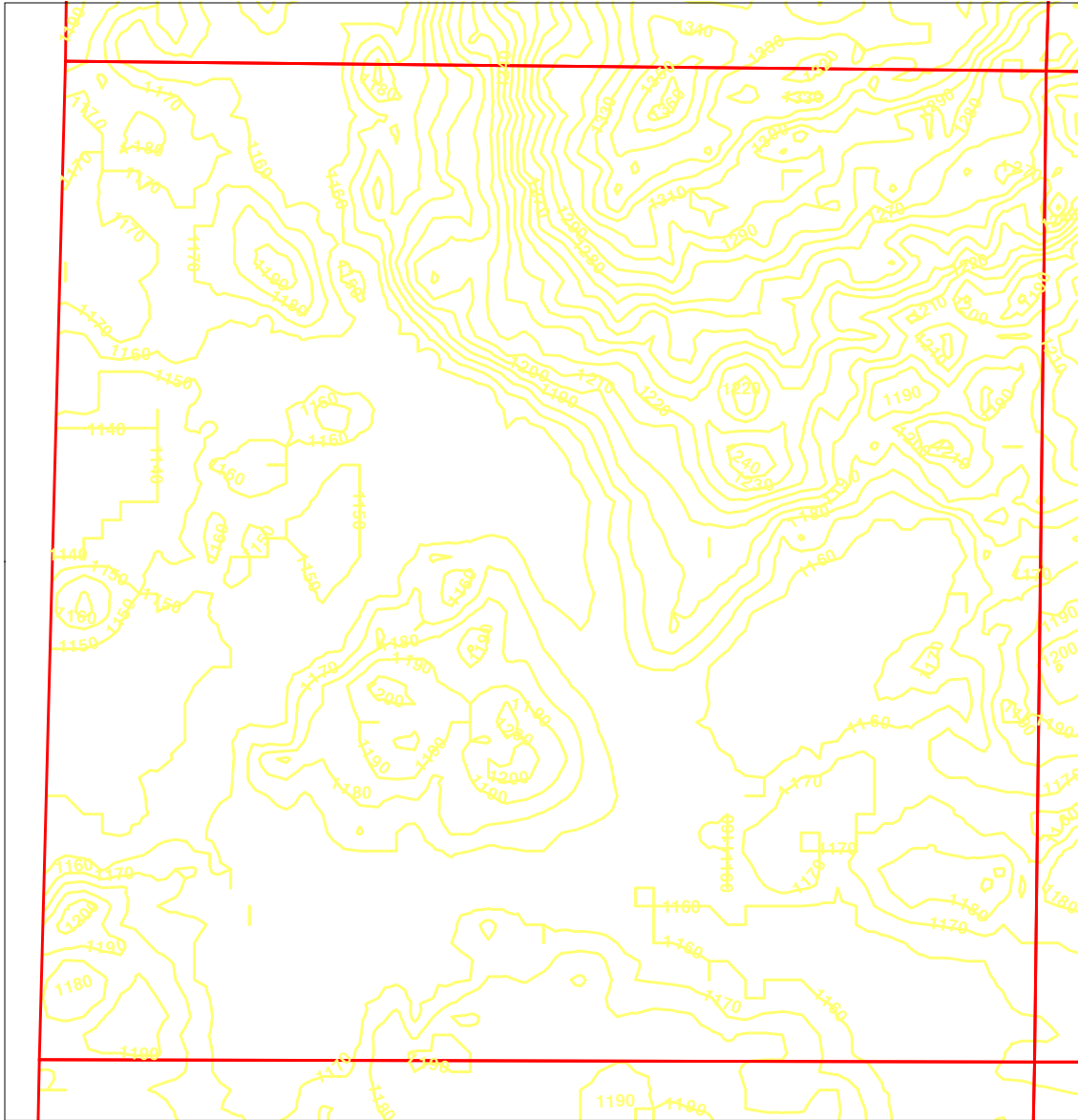
Parcel Boundaries



Soil Types

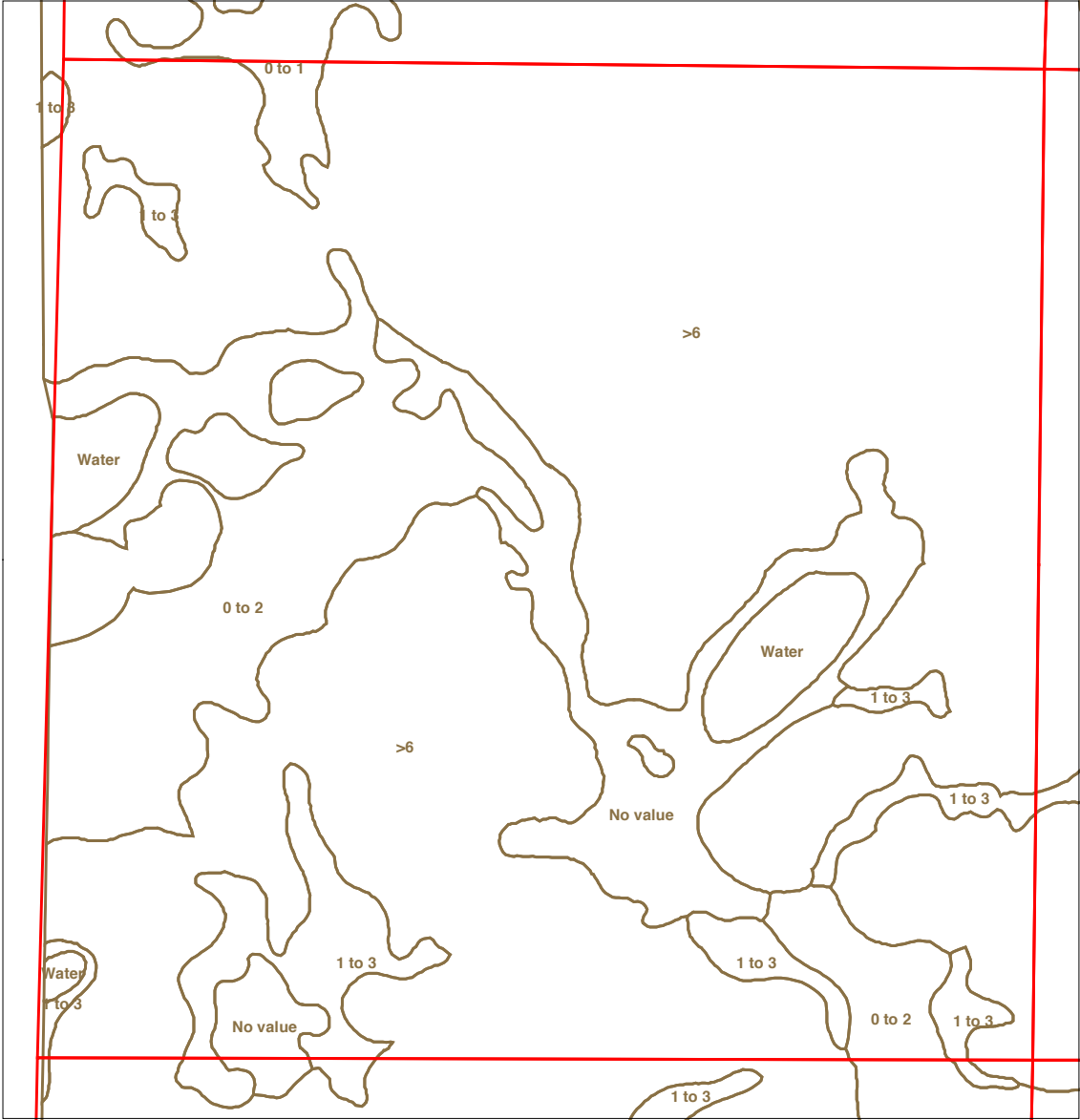


Topography Contours are at 10 foot intervals



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

