

# Avon Township Land Use Management Assessment Worksheet

## Avon Township Section 33

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

- 1.1. About 140 acres or 22% of the SW corner of the section is classified as Oak Forest – Mesic Subtype.

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

#### Aquifer Yield Estimates

- 2.1. Approximately 240 acres or 38% is designated low yield or no aquifer.
- 2.2. Approximately 80 acres or 12% is designated less than 100 gpm.
- 2.3. Approximately 60 acres or 9% is designated as 100-500 gpm.
- 2.4. Approximately 260 acres or 41% is lakes

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

#### Ground-Water Sensitivity to Pollution

- 3.1. Approximately 240 acres or 38% is moderately sensitive to ground water pollution.
- 3.2. Approximately 60 acres or 9% is designated highly sensitive to ground water pollution.
- 3.3. Approximately 80 acres or 12% in very high sensitivity to ground water pollution.
- 3.4. Approximately 260 acres or 41% 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. | 1843C | Cushing-DeMontreville complex 8 to 15 percent slopes  |
| 4.2. | 1843E | Cushing-DeMontreville complex 15 to 25 percent slopes |
| 4.3. | 204B  | Cushing Sandy Loam, 2 to 8 percent slopes             |
| 4.4. | 204C  | Cushing Sandy Loam, 8 to 15 percent slopes            |
| 4.5. | 204E  | Cushing Sandy Loam, 15 to 25 percent slopes           |
| 4.6. | 454B  | Mahtomedi Loamy Coarse Sand, 2 to 8 percent slopes    |
| 4.7. | 454C  | Mahtomedi Loamy Coarse Sand, 8 to 15 percent slopes   |
| 4.8. | 1055  | Histosols and Haplaquolls, ponded                     |

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

- 5.1. Approximately 240 acres or 38% is zoned A-40
- 5.2. Approximately 40 acres or 6% is zoned R-5
- 5.3. Approximately 60 acres or 9% is zoned R-1
- 5.4. Approximately 40 acres or 6% is City of Avon
- 5.5. Approximately 260 acres or 41% is lakes.

### 6. Existing Road System Review and Comment

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

- 6.1. Upper Spunk Lake Road runs east a quarter mile and then south one half mile intersecting with County Rd 9
- 6.2. Nordica Rd runs an eighth mile between Noble Oak Rd and County Rd 9.
- 6.3. Spunk Tree Circle runs south off Upper Spunk Lake Rd and then east back to Upper Spunk Lake Rd for about a quarter mile.
- 6.4. Spunk Tree Court runs off Spunk Tree Circle for an eighth mile.
- 6.5. Noble oak Circle runs west off County Rd 9 and across Nob Hill road and then south and back east intersecting with County Rd 9 for distance of one half mile.
- 6.6. Nob Hill Rd runs north off Noble Oak Circle for distance of one quarter mile.

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

- 7.1. A large 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.
- 7.3. Housing should be limited to areas that are not heavily forested but limited in areas adjacent to surface water such as marshes, wetlands, lakes and streams. Reference Section V Housing.

## 8. **Historical Considerations**

- 8.1. Pioneer Cemetary just north of Upper Spunk Lake Road along the north border.
- 8.2. Rock Wall on Gene Casey property built in 1930's.

## 9. **Scenic Considerations**

- 9.1. Upper Spunk Lake
- 9.2. Minnie Lake
- 9.3. Linneman Lake
- 9.4. Notch's hills and the Oak Forest.

## 10. **Adjacency Considerations**

- 10.1. Upper Spunk Lake
- 10.2. Minnie Lake
- 10.3. Linneman Lake
- 10.4. Notch's hills and the Oak Forest.
- 10.5. CitY of Avon

## 11. **Tax Data**

Year Payable	2003	
Nbr of Parcels	102	
Land Mkt Value	\$ 4,722,400	\$ 3,239,
Bldg Mkt Value	\$ 9,385,700	\$ 8,613,
<b>Total Mkt Value</b>	<b>\$ 14,108,100</b>	<b>\$ 11,852,</b>
Twp Taxes	\$ 21,700	\$ 21,
Sch Taxes	\$ 29,967	\$ 26,
County Taxes	\$ 55,907	\$ 50,
<b>Total Taxes</b>	<b>\$ 107,575</b>	<b>\$ 98,</b>

12. **Recommendations:**

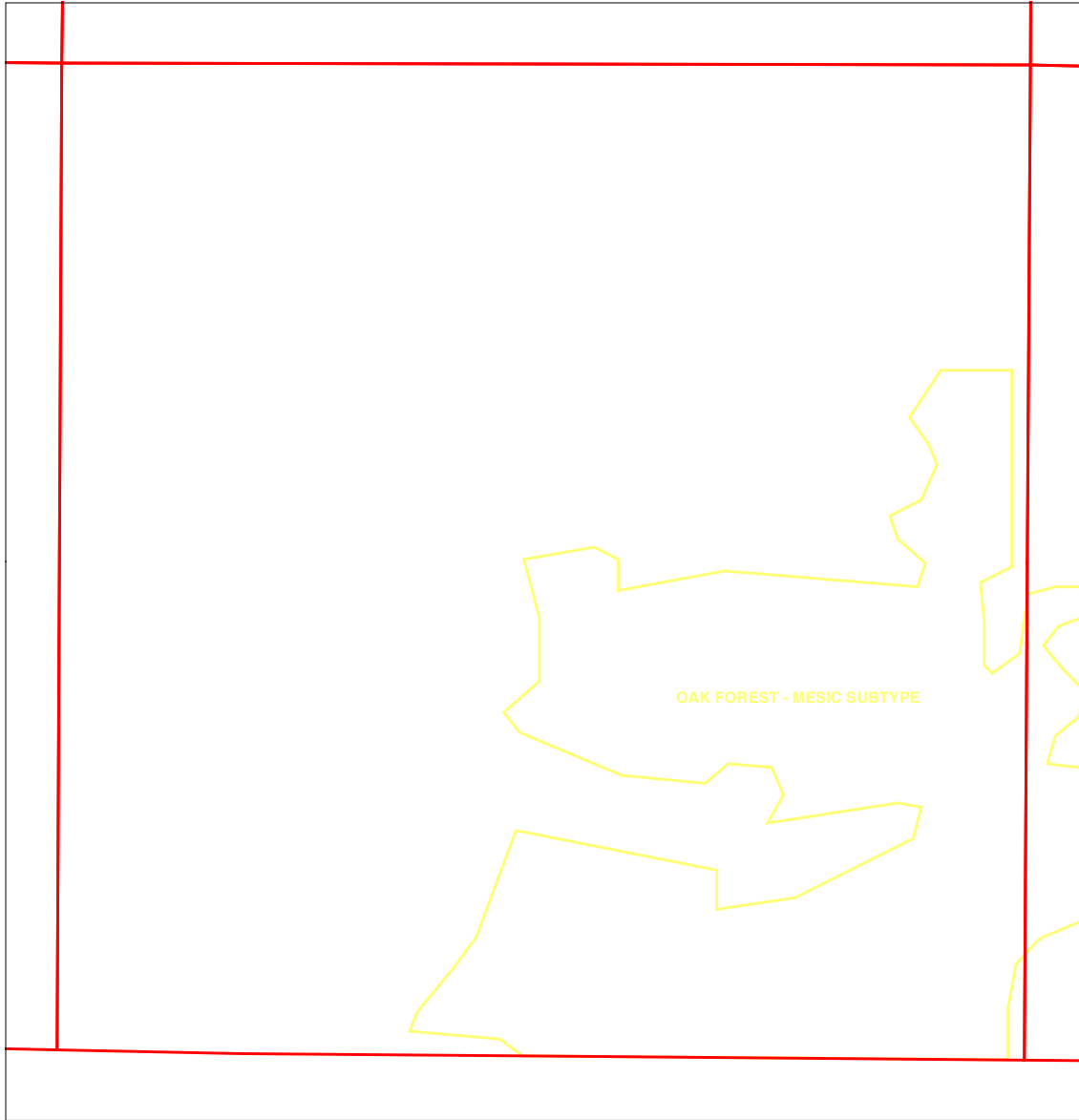
- 12.1. Section should be viewed as a mixed development area. While there are large tracks of agricultural land there are also many small residential tracts as well. Because of the mixed development this area should be given consideration for housing before other areas are considered even though housing development should be limited due to the lack of community services for sewer and water.
- 12.2. Special consideration should be given concerning any construction or development to insure there is no negative impact on natural features such as lakes, streams, ponds and forested areas to avoid excessive run from residential lawn and garden chemicals, 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.
- 12.4. Special consideration should be given to locating housing near existing residential areas to keep housing concentrated and not located haphazardly in the township. Proximately to existing residential areas will facilitate the use of common septic systems and eventual installation of community sewer and water systems.
- 12.5. Some housing is necessary to maintain an adequate tax base to provide services to township residents as areas adjacent to the city of Avon are annexed reducing the existing tax base for the township.
- 12.6. It is important to balance limited growth with fiscal responsibility to maintain sufficient revenues to avoid substantial increases in taxes which will result in additional financial hardship for existing agriculture related businesses and the remaining residents of the township.
- 12.7. Areas adjacent to existing developed areas including the City of Avon should be given consideration as sites for new housing.
- 12.8. A large part of this section is covered by water and this needs to be considered when any construction or development is anticipated to insure the water body is not damaged by such activities. The bodies of water are Upper Spunk Lake and Minnie Lake.

# Avon Township



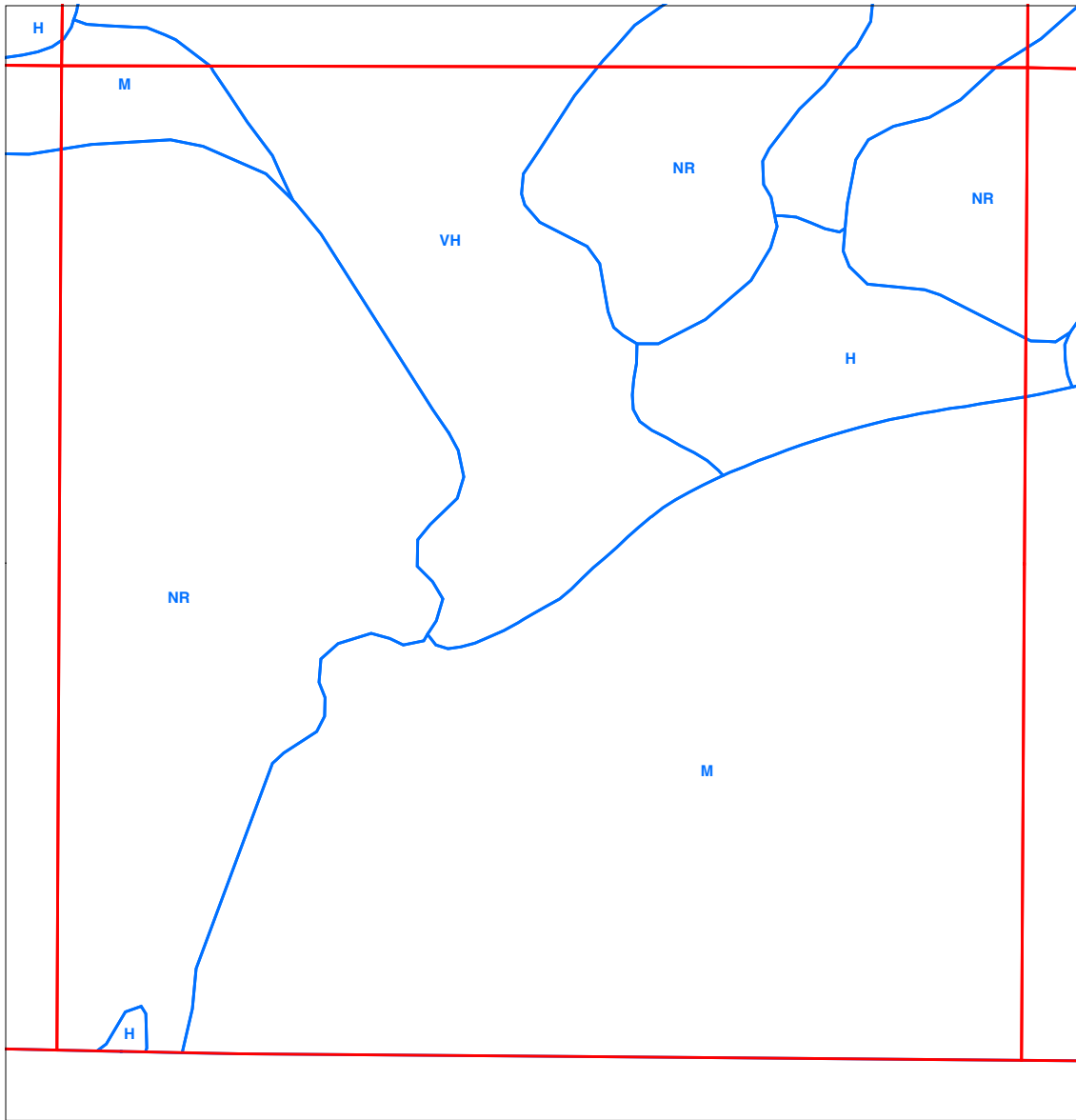
Section 33

# Biological Survey Areas

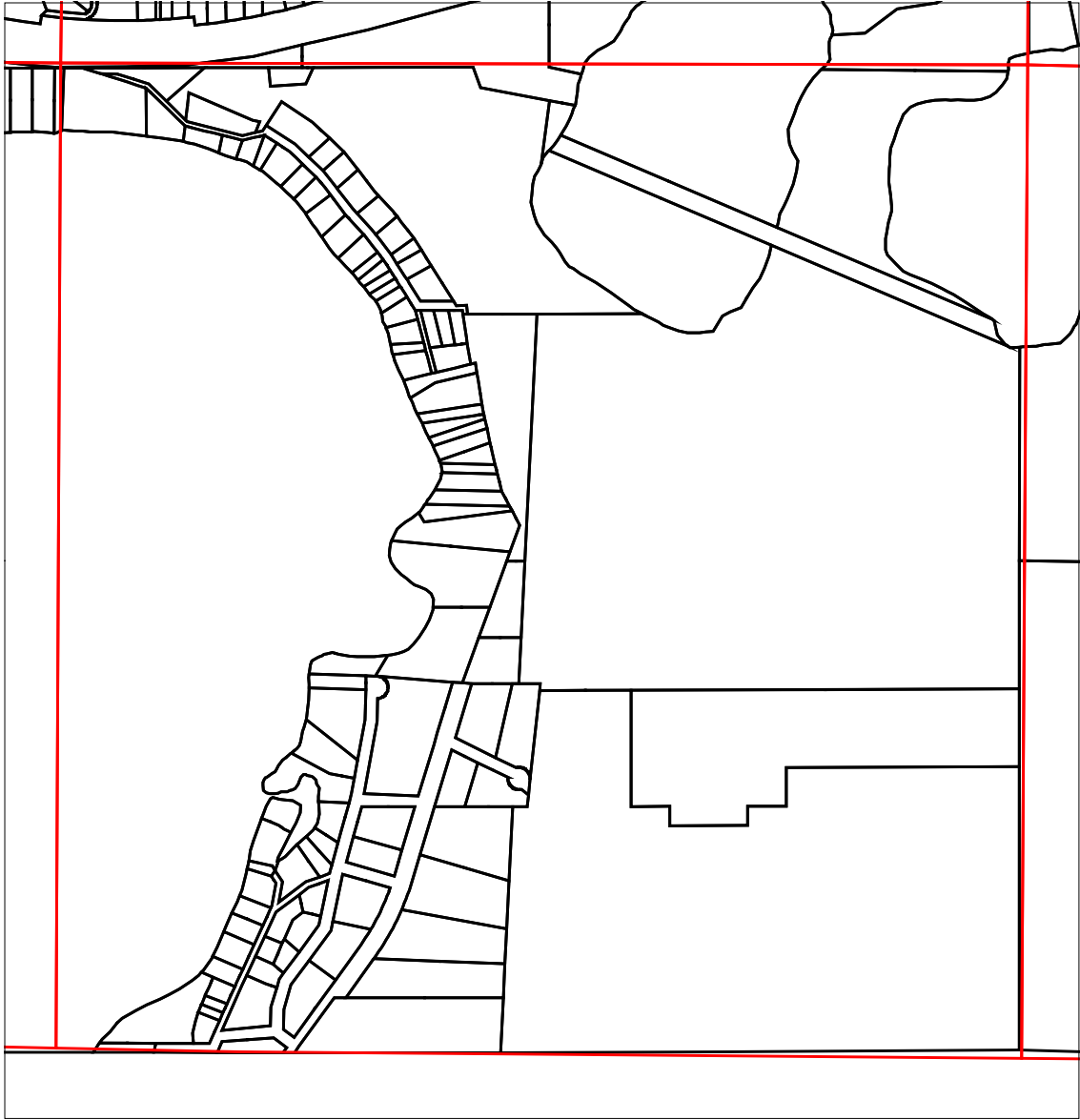


(VH)Very High - Hours to months  
(H)High - Weeks to years  
(M)Moderate - Years to decades  
(L)Low - Decades to a century or more  
(NR)Not Rated

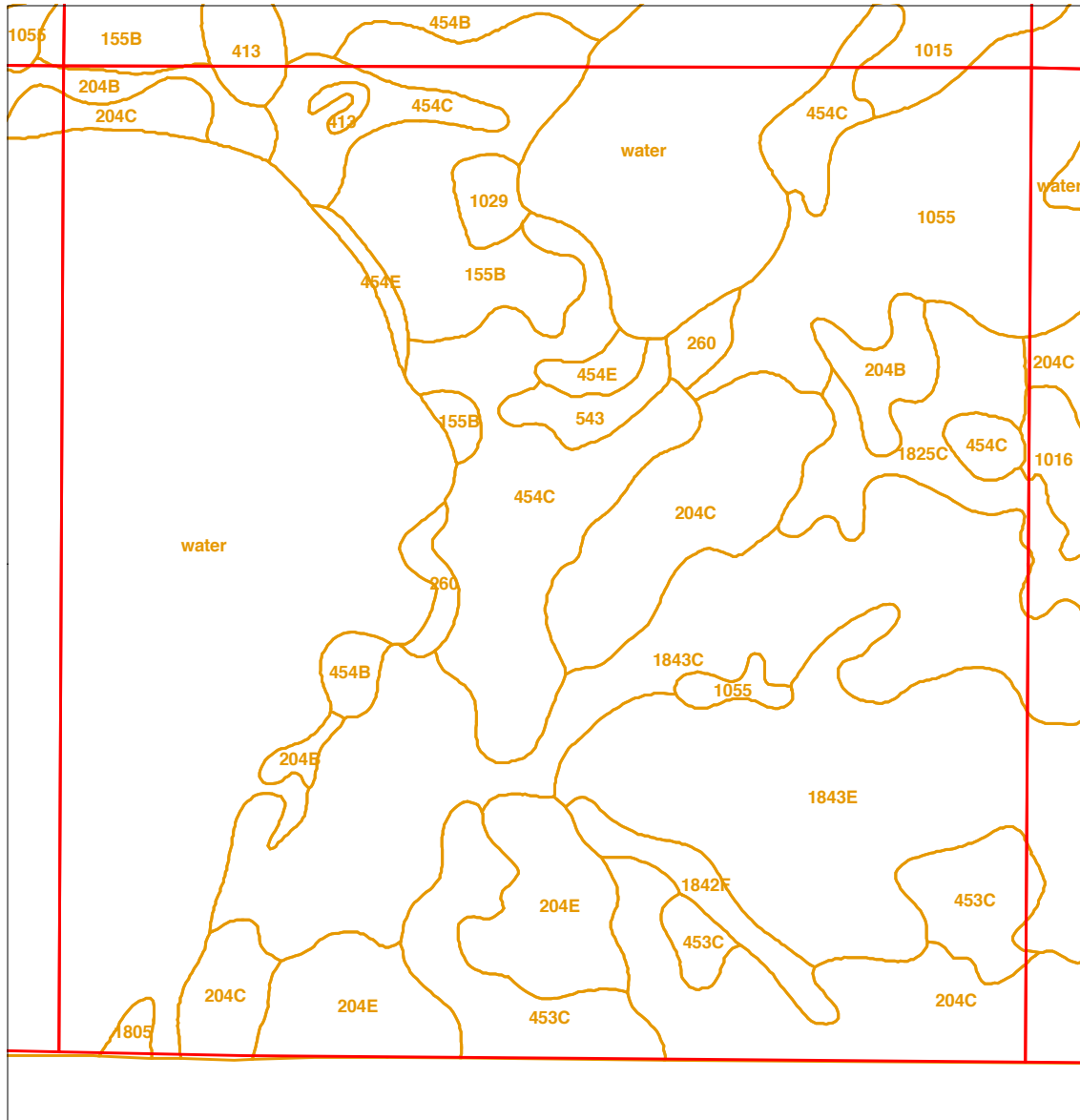
### Ground Water Sensitivity



# Parcel Boundaries

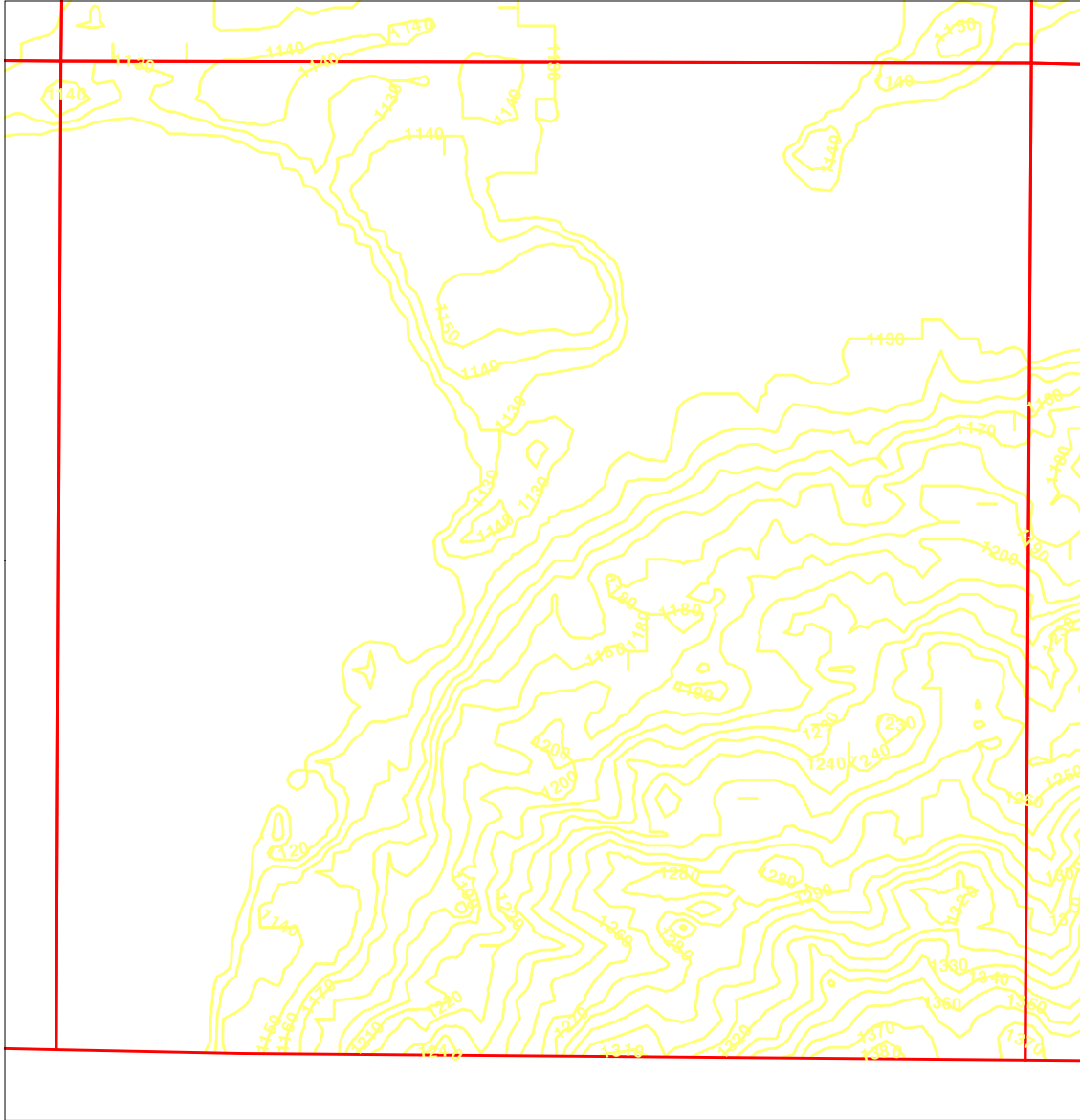


# Soil Types





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.

