

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 05

1. Stearns County Biological Survey Review and Comment:

- 1.1. None identified.
- 1.2. Pelican Lake borders the section of the south with a drainage ditch feeding the lake in the NE corner of the lake.

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

Aquifer Yield Estimates

- 2.1. Majority of the section approximately 480 acres or 62.5% of section is identified as being low yield or no aquifer
- 2.2. A narrow strip of about 80 acres or 12.5% is identified as yielding less than 100 gpm runs from the middle of the west border to the SE to just past the middle of the south border.
- 2.3. An area of about 160 acres in the SW corner or 25% is identified as yielding 100 to 500 gpm.

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. 160 acres in the SW corner or 25% is classified highly sensitive to ground water pollution.
- 3.2. The balance of 480 acres or 75% is classified as moderately 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. 292B Alstad Sandy Loam, 1 to 4 percent slopes
- 4.4. 7A Hubbard Loamy Sand, 0 to 2% slopes
- 4.5. 7B Hubbard Loamy Sand, 2 to 6% slopes
- 4.6. 873 Prebish-Nokay Complex

5. Stearns County Zoning Map Review and Comment

- 5.1. Approximately 480 acres is zoned A-40.
- 5.2. Approximately 40 acres is zoned R-5 along western border.
- 5.3. Approximately 40 acres along southern border zoned R-1 along Pelican Lake.
- 5.4. Approximately 80 acres representing the St Anna zoned RT.

6. Existing Road System Review and Comment

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

- 6.1. Two Rivers Road borders Holding Township on the north running west to east to County Rd 9
- 6.2. County Rd 52 borders Holding Township on the north and runs east to west to County Rd 9
- 6.3. 377th Street runs east of 186th Ave for approximately half mile
- 6.4. St Anna Drive runs SE to NW across the lower 1/3 of the section.
- 6.5. County road 154 along south border of section.
- 6.6. Springwood Lane connects County Rd 9 to 175th Ave

- 6.7. 185th Ave along west border.
- 6.8. Pelican Lake Rd from County Rd 154 to the south.
- 6.9. Sara Lane south off County Rd 154
- 6.10. County Rd 9 runs south from middle of north border to the SE corner of the section.

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

- 7.1. Part 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. 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**

None identified.

9. **Scenic Considerations**

Pelican Lake area.

10. **Adjacency Considerations**

- 10.1. SE corner of section is part of Rural Townsite of St Anna.
- 10.2. Major arterial highway County Rd 9 runs from the SE corner to the middle of the northern boarder of the section.

11. **Tax Data**

Year Payable	2003	
Nbr of Parcels	109	
Land Mkt Value	\$ 4,133,400	\$ 2,869
Bldg Mkt Value	\$ 7,376,600	\$ 6,608
Total Mkt Value	\$ 11,510,000	\$ 9,477
Twp Taxes	\$ 16,005	\$ 15
Sch Taxes	\$ 34,661	\$ 28
County Taxes	\$ 41,250	\$ 36
Total Taxes	\$ 91,916	\$ 80

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 Pelican Lakes and the small ponds in the area created by excessive run off into the drainage ditch from residential lawn and gardens chemicals, farming operations and construction projects.
- 12.3. 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.
- 12.4. 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.

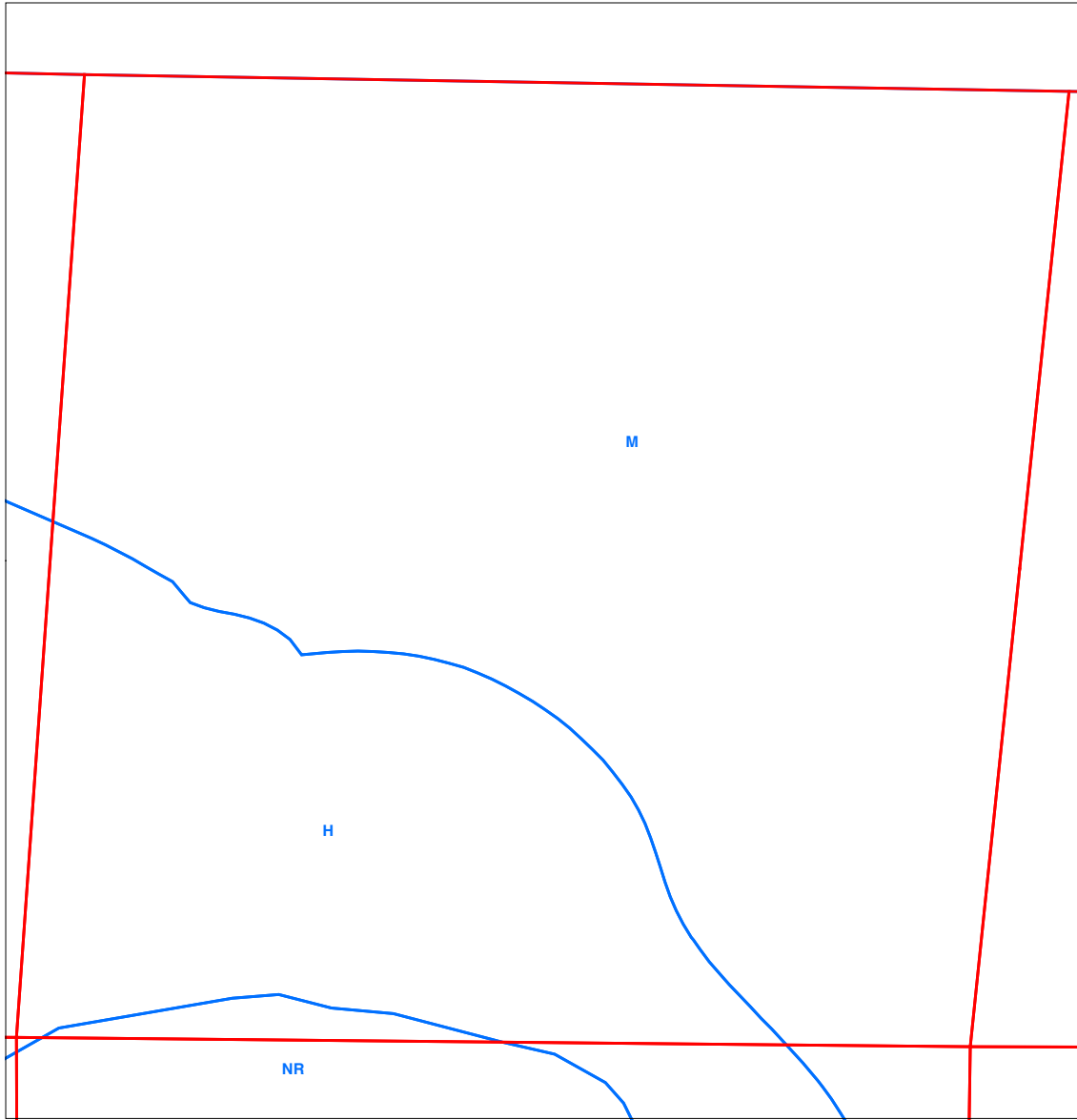
Avon Township



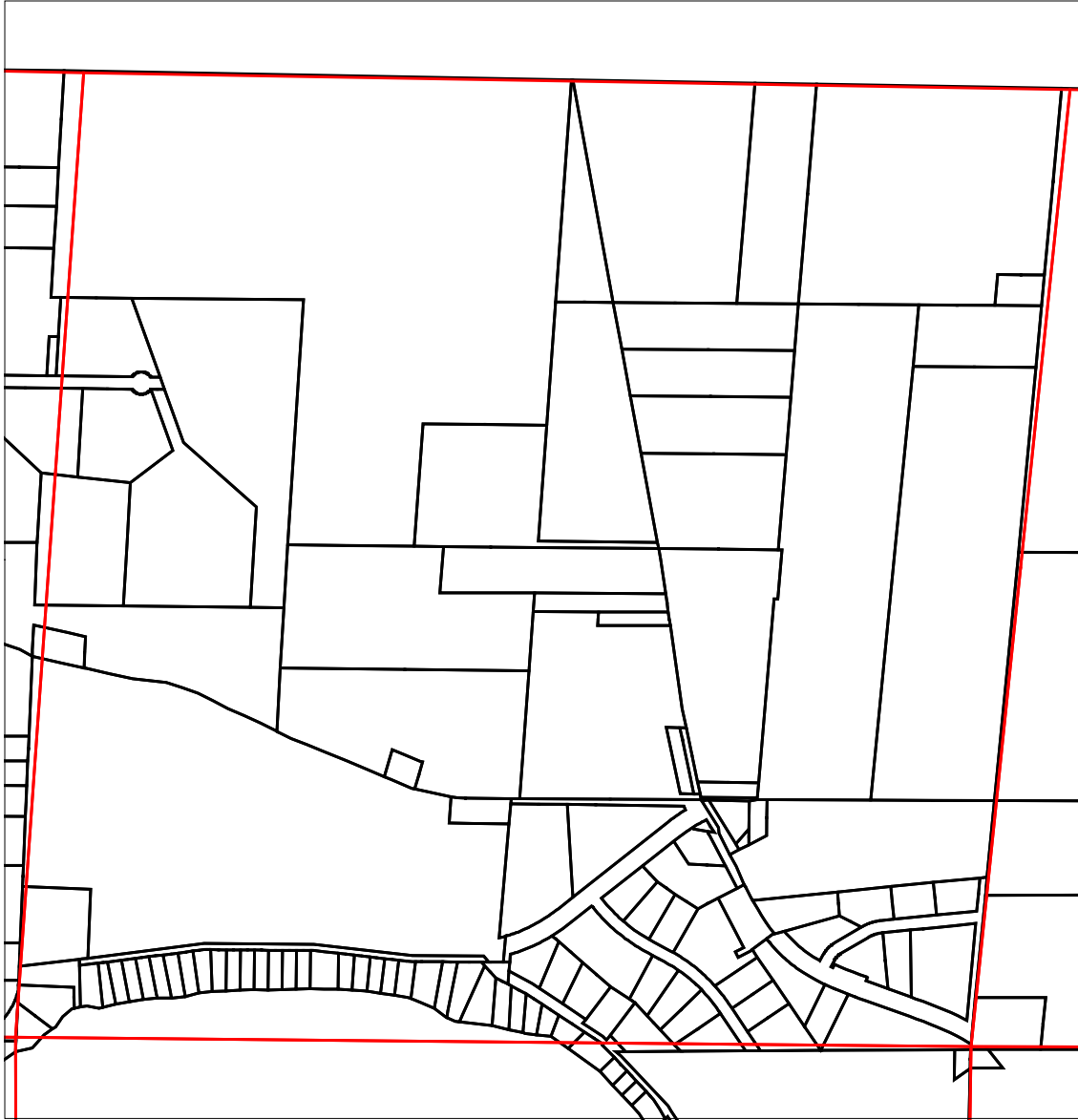
Section 5

(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

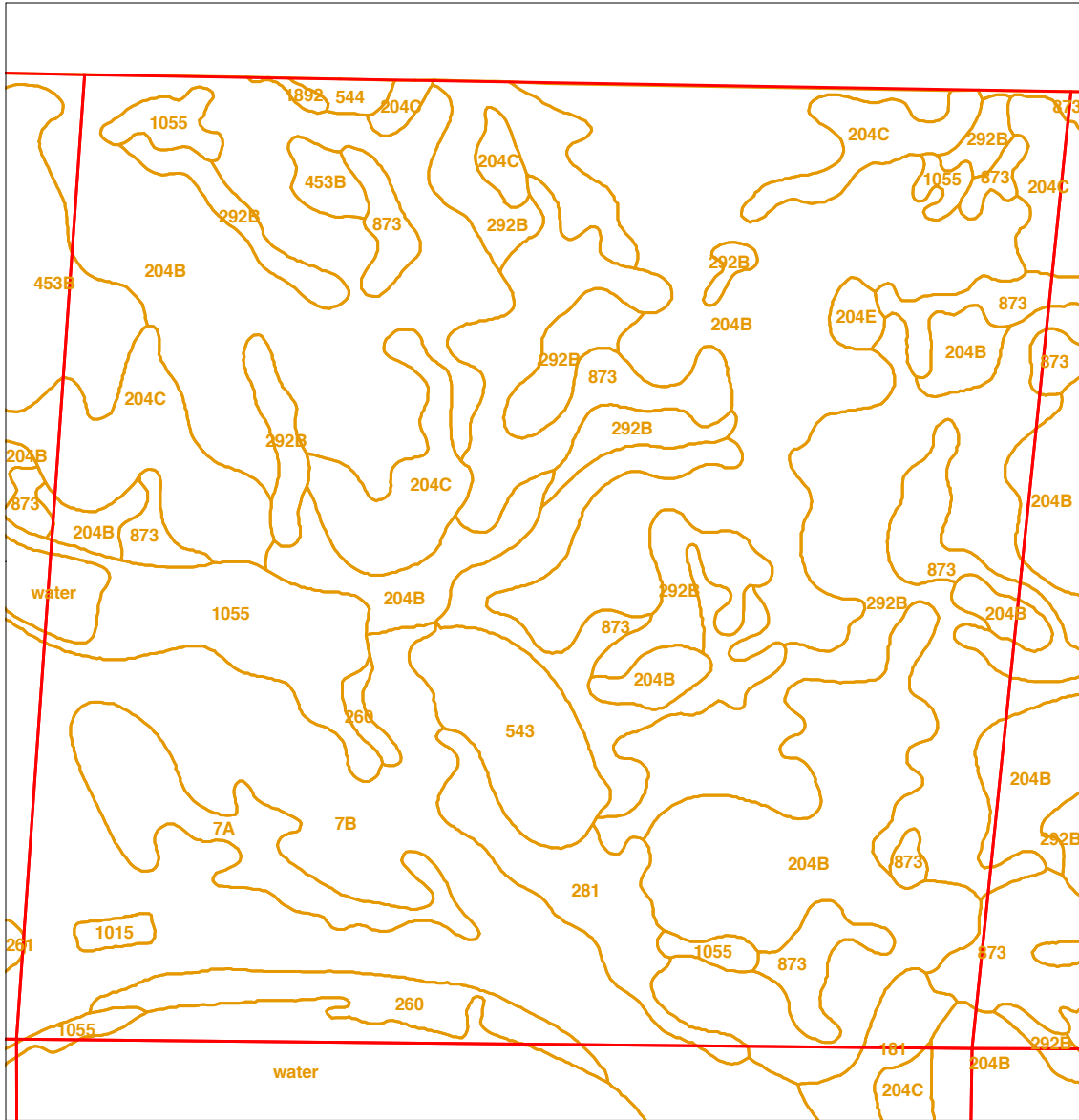
Ground Water Sensitivity



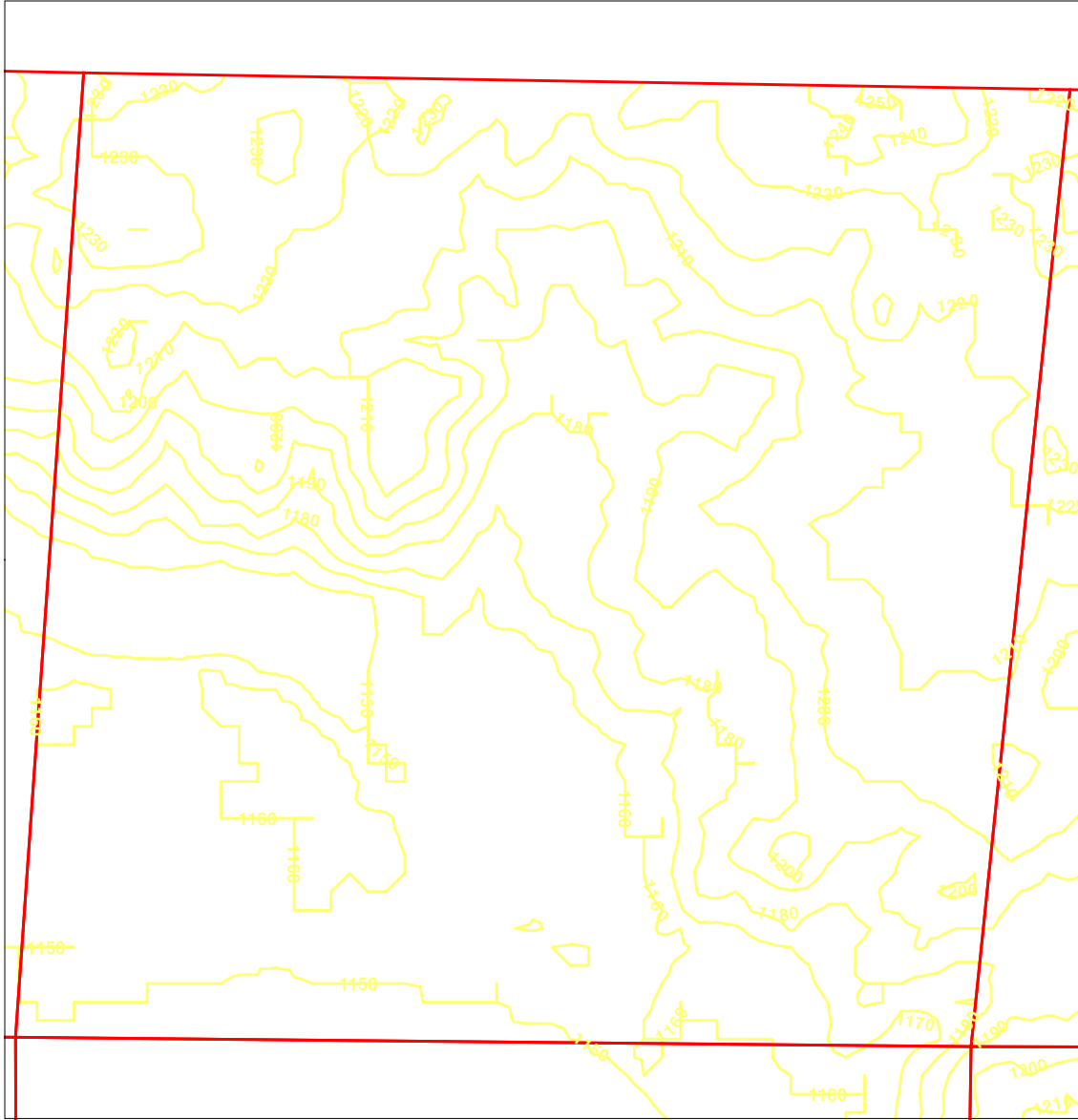
Parcel Boundaries



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

