

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 06

1. Stearns County Biological Survey Review and Comment:

No biologically sensitive areas identified by the county in this section.

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

Aquifer Yield Estimates

- 2.1. In the western half of the section approximately 320 acres with 100-500 gpm
- 2.2. In the SE quarter approximately 160 acres with 500-1000 gpm
- 2.3. A narrow strip running diagonally from the northern border SE to middle of the eastern border of approximately 80 acres with less than 100 gpm
- 2.4. In the NE corner approximately 80 acres with low yield or no aquifer

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 400 acres of SW of section has a high sensitivity to ground water pollution
- 3.2. Approximately 200 acres in NE and NW has a moderate sensitivity to ground water pollution.
- 3.3. Approximately 40 acres along the northern border has a very high sensitivity 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. 7A Hubbard Loamy Sand, 0 to 2 percent slopes
- 4.2. 7B Hubbard Loamy Sand, 2 to 6 percent slopes
- 4.3. 7C Hubbard Loamy Sand, 6 to 12 percent slopes
- 4.4. 261 Isan Loamy Sand
- 4.5. 204B Cushing Sandy Loam, 2 to 8 percent slopes
- 4.6. 204C Cushing Sandy Loam, 8 to 15 percent slopes
- 4.7. 453B DeMontreville Loamy Sand, 2 to 8 percent slopes
- 4.8. 260 Duelm loamy sand

5. Stearns County Zoning Map Review and Comment

- 5.1. Approximately 400 acres or 62.5% of section is zoned A-40 and most of this area is in the southern half of the section and the NE quarter of the section.
- 5.2. Approximately 160 acres or 25% of section is zoned R-5 with the largest area in the NW quarter of the section.
- 5.3. The balance of the section about 40 acres or 6.25% is zoned R-1
- 5.4. About 40 acres is covered by Two Rivers Lake.

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

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

- 6.1. Two Rivers Rd runs west to east along the southern shore of Two Rivers Lake and then along the north border sharing the boundary with Holding township.
- 6.2. St Anna Drive runs northwest to west approximately bisecting the section from SE corner.
- 6.3. County Rd 154 runs along the southern border.

- 6.4. Sunnyfield Circle runs south off Two Rivers Rd for approximately a quarter mile.
- 6.5. 190th Ave runs south off Two Rivers Rd for approximately half mile.
- 6.6. 186th Ave runs south off Two Rivers Rd for approximately a quarter mile.
- 6.7. 185th Ave runs along the west border for approximately a quarter mile connecting County Rd 154 and St Anna Drive.

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 marsh 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**

None identified at this time.

9. **Scenic Considerations**

- 9.1. Two Rivers Lake area
- 9.2. Small Pond approximately 15 acres on east side of section.

10. **Adjacency Considerations**

- 10.1. Two Rivers Lake
- 10.2. Holding Township
- 10.3. Pelican Lake in the SE corner
- 10.4. Albany Township on west border.

11. **Tax Data**

Year Payable	2003	2002
Nbr of Parcels	106	106
Land Mkt Value	\$ 4,110,100	\$ 2,843,400
Bldg Mkt Value	\$ 8,701,600	\$ 7,617,500
Total Mkt Value	\$ 12,811,700	\$ 10,460,900
Twp Taxes	\$ 20,015	\$ 19,172
Sch Taxes	\$ 36,623	\$ 29,666
County Taxes	\$ 51,573	\$ 45,029
Total Taxes	\$ 108,211	\$ 93,867

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 Two Rivers Lake, Pelican Lake and the small ponds in the area to such as excessive run off into the creek from residential lawn and gardening 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 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.

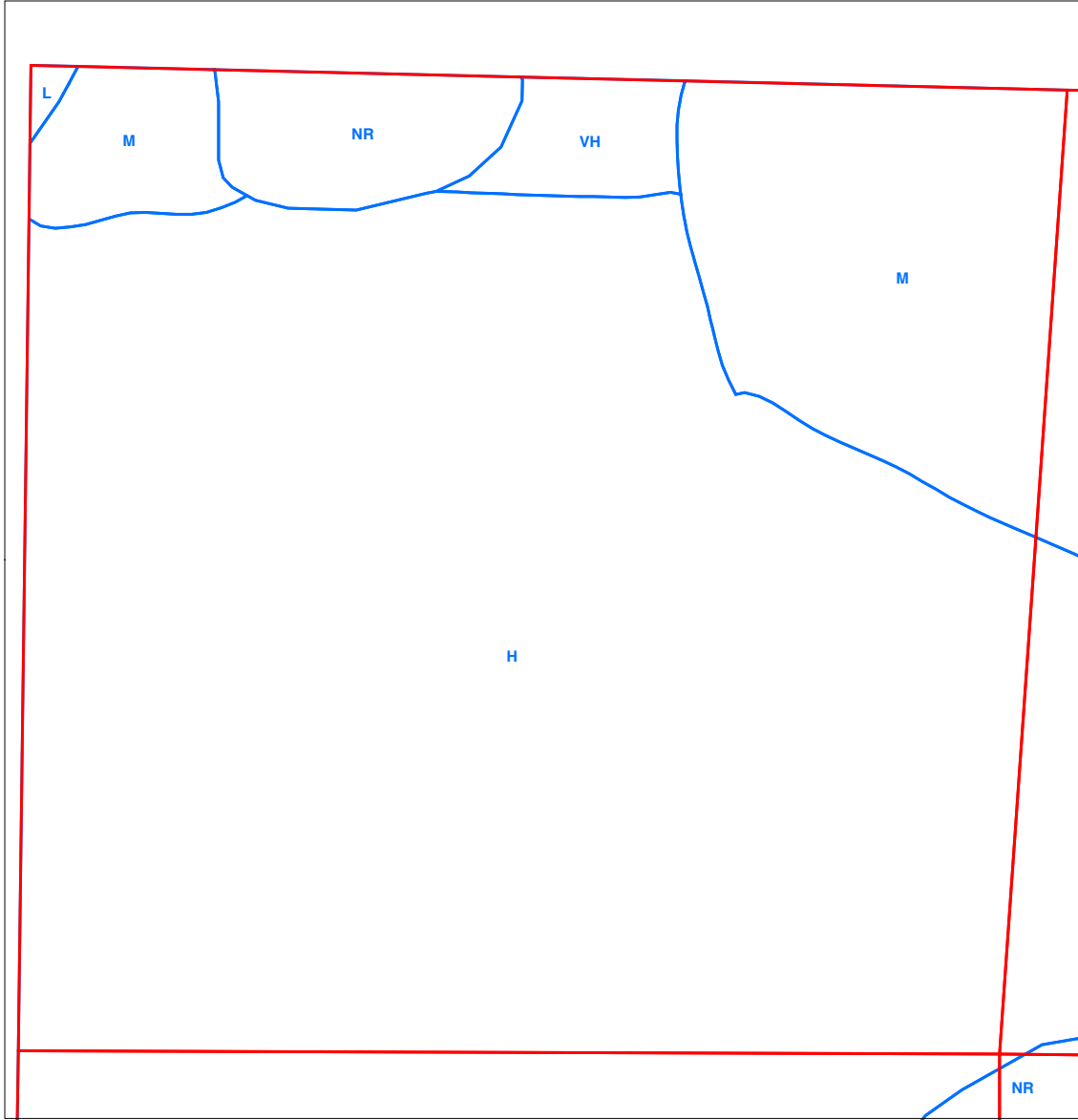
Avon Township



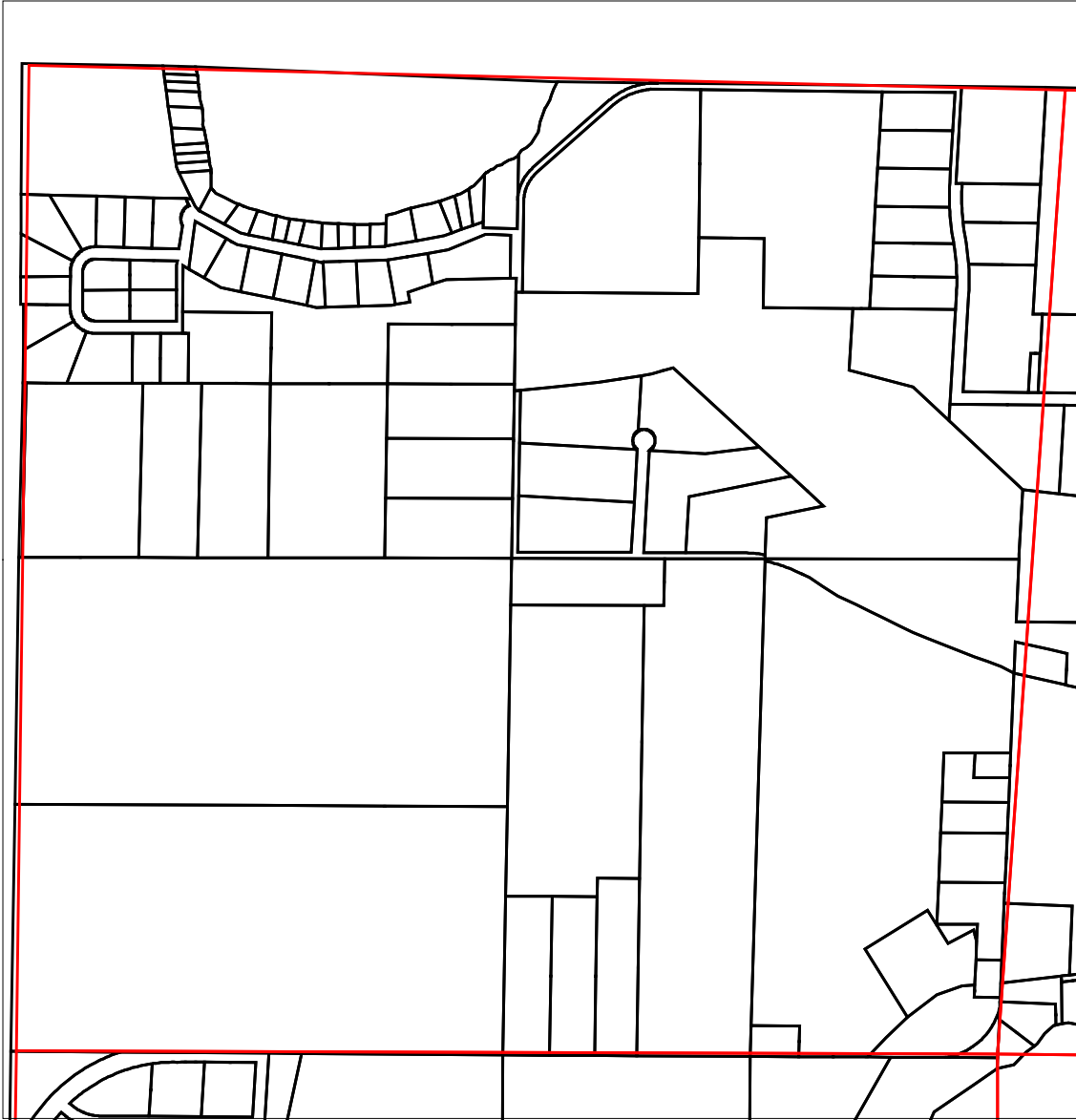
Section 6

(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



Topography Contours are at 10 foot intervals



Zoning Districts

