

# Avon Township Land Use Management Assessment Worksheet

## Avon Township Section 08

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

1.1. 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. Pelican Lake and Little Pelican Lake cover approximately 300 acres of the section.
- 2.2. A narrow strip of the section running along east shoreline of Pelican Lake of approximately 120 acres with 100-500 gpm.
- 2.3. Another narrow strip of the section running along east shoreline of Pelican Lake of approximately 100 acres with less than 100 gpm.
- 2.4. Approximately 100 acres along the south border and another approximately 20 acres in the NE corner is low yield or no aquifer.

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

Ground-Water Sensitivity to Pollution

- 3.1. Pelican Lake and Little Pelican Lake receives run off from the surrounding area.
- 3.2. Approximately 200 acres along the east and south shore of Pelican Lake is designated high sensitivity.
- 3.3. Another 140 acres along the south border and in the NE corner is 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. 7A Hubbard Loamy Sand, 0 to 2% slopes
- 4.2. 7B Hubbard Loamy Sand, 2 to 6% 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. 1055 Histosols and Haplaquolls, ponded

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

- 5.1. Majority of section approximately 300 acres is designated A-40.
- 5.2. A narrow strip along the shoreline of Pelican Lake of approximately 40 acres is designated R-1.

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

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

- 6.1. Red Maple Drive runs east from the west boundary along the south shore of Pelican Lake for approximately a quarter mile.
- 6.2. 360<sup>th</sup> St runs along entire length of the south border.
- 6.3. Pelican Lake Rd bisects the section north to south.

**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. 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**

- 9.1. Pelican Lake
- 9.2. Little Pelican Lake

**10. Adjacency Considerations**

- 10.1. The NE corner is adjacent to the rural town site of St Anna
- 10.2. Pelican Lake
- 10.3. Little Pelican Lake
- 10.4. Three small ponds
- 10.5. Drainage ditch that feeds into the SE corner of Pelican Lake.

**11. Taxes**

Year Payable	<u>2003</u>	
Nbr of Parcels	63	
Land Mkt Value	\$2,816,500	\$1,948,
Bldg Mkt Value	\$2,634,500	\$2,367,
Total Mkt Value	\$5,451,000	\$4,315,
Twp Taxes	\$ 7,566	\$ 7,
Sch Taxes	\$ 14,182	\$ 11,
County Taxes	\$ 19,502	\$ 17,
Total Taxes	\$ 41,250	\$ 36,

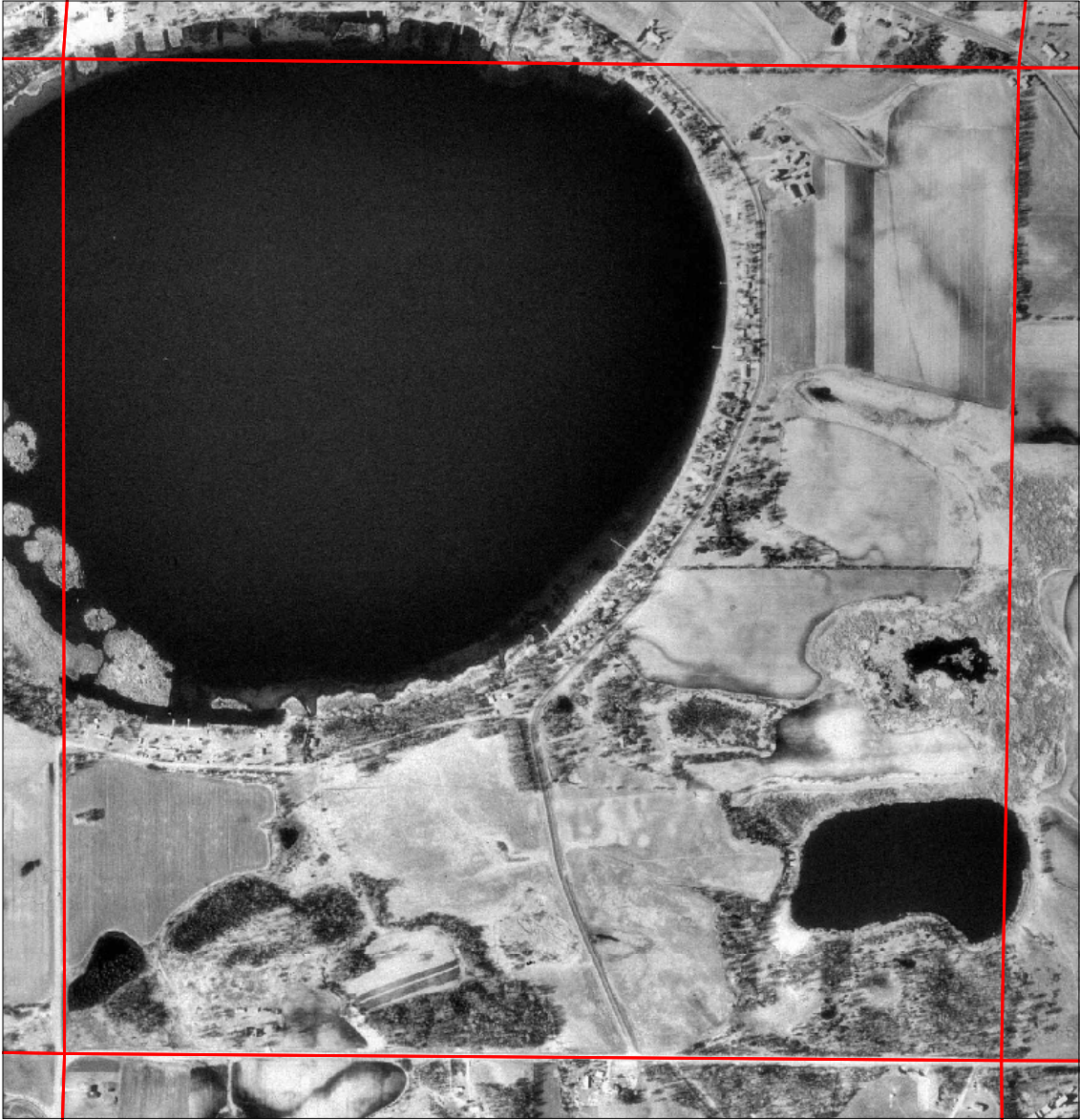
**12. Recommendations:**

- 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 lakes, ponds and ditches 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 locating housing near existing residential areas to keep housing concentrated and not located haphazardly in the township. Proximity 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.
- 12.5. 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.
- 12.6. Areas adjacent to existing developed areas including the St Anna rural townsite should be given consideration as sites for new housing.
- 12.7. 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 Pelican and Little Pelican Lakes and the small ponds and drainage ditch feeding into Pelican Lake.

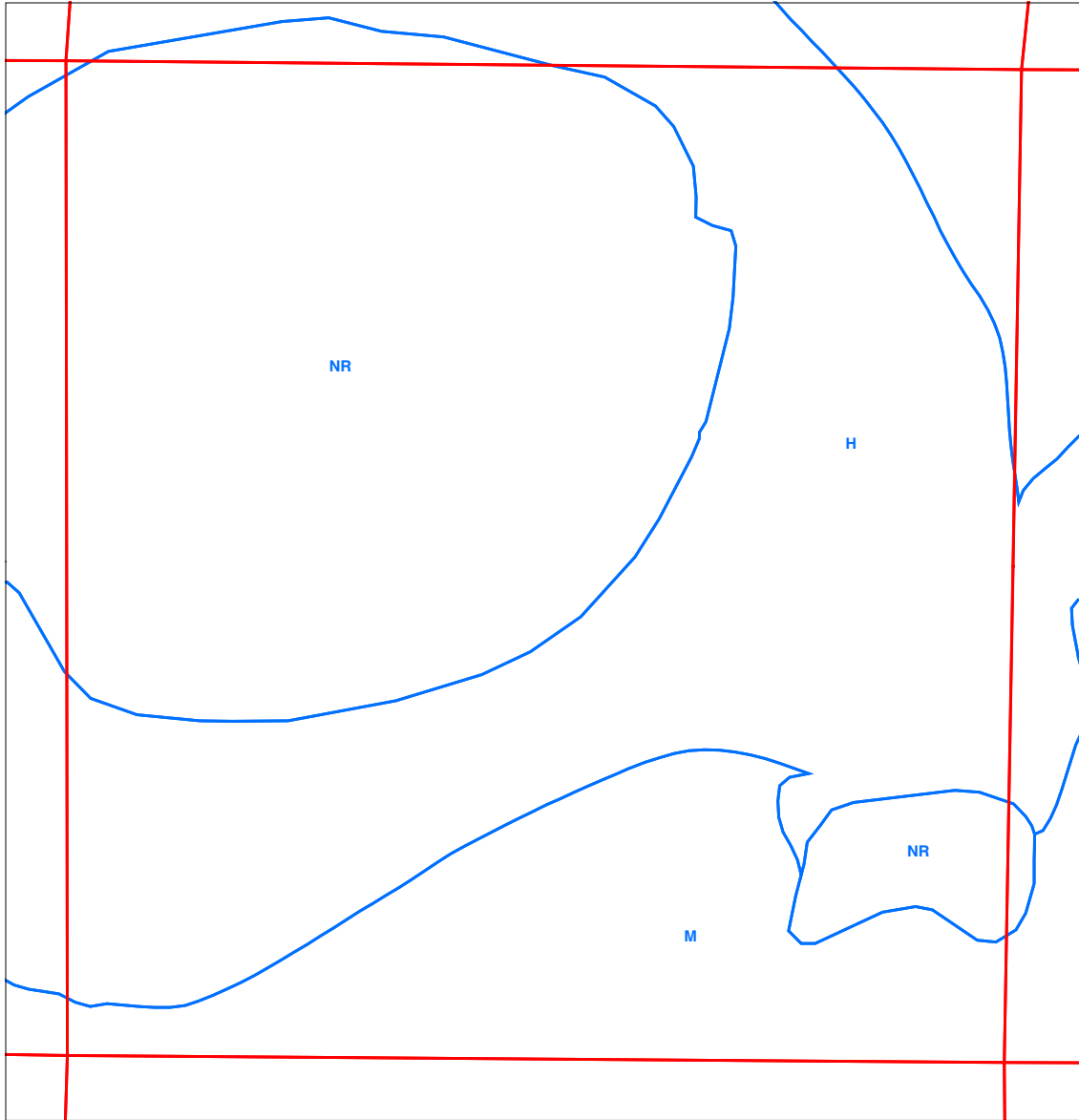
# Avon Township



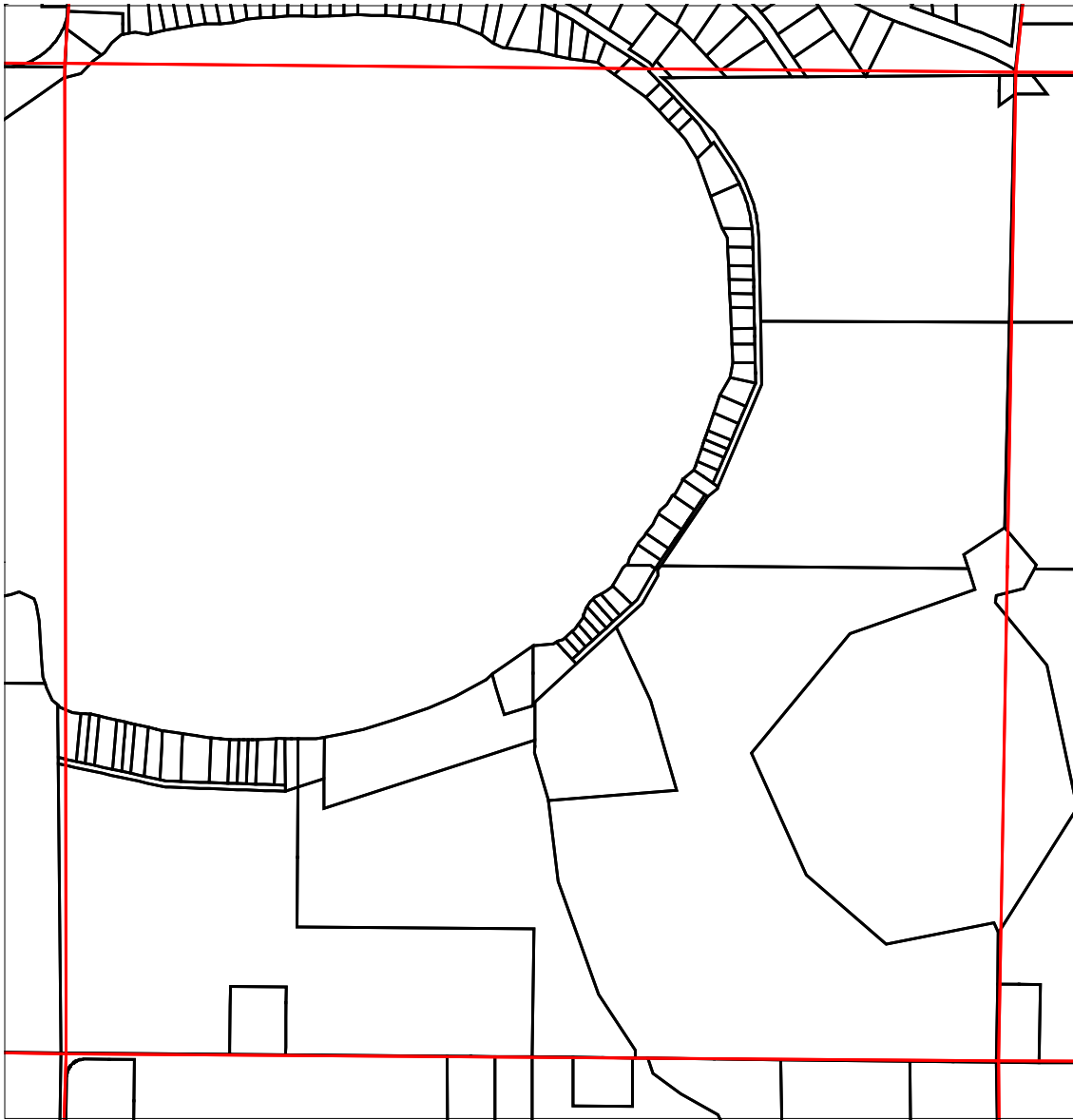
Section 8

(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

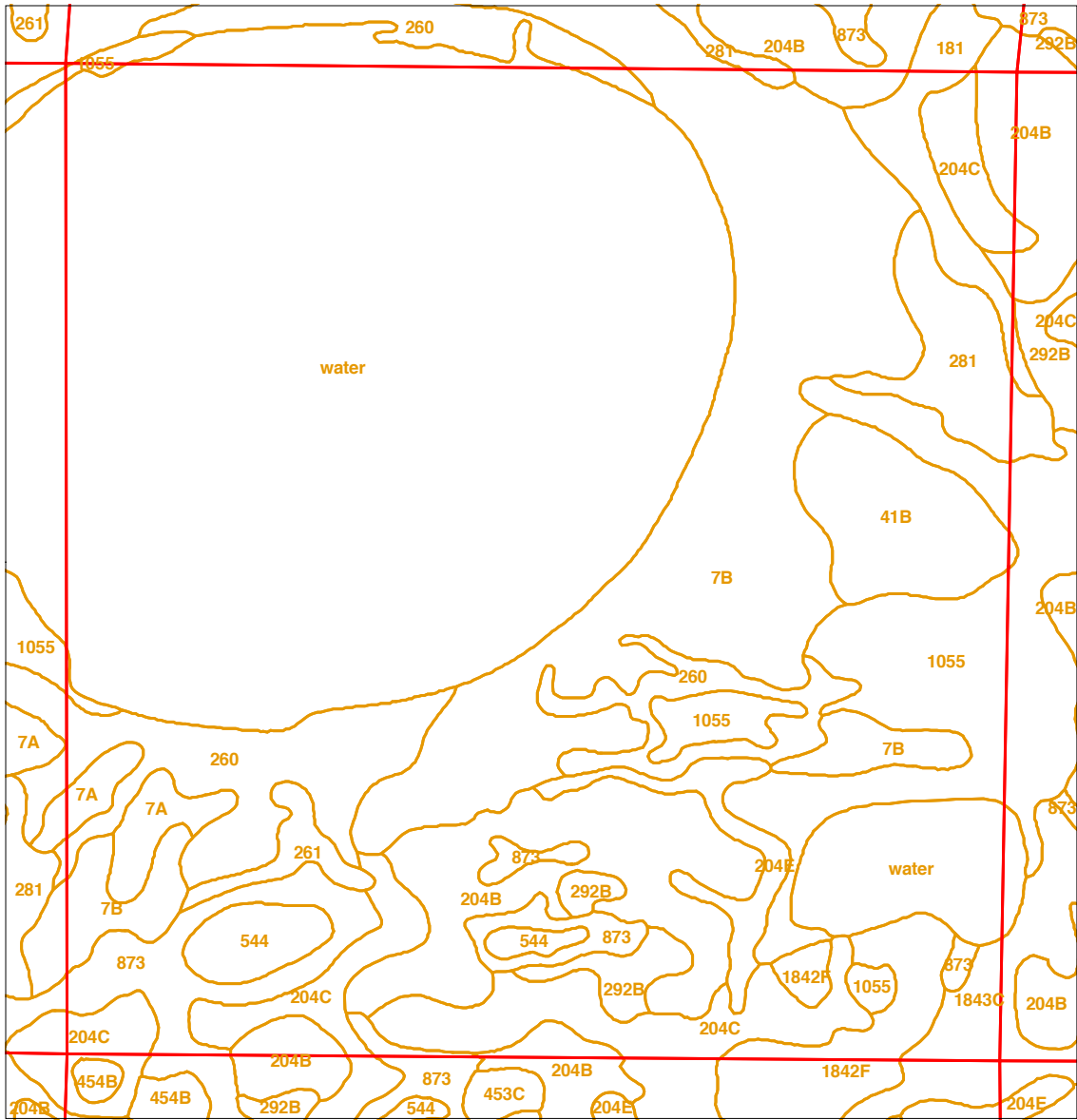
### Ground Water Sensitivity



# Parcel Boundaries

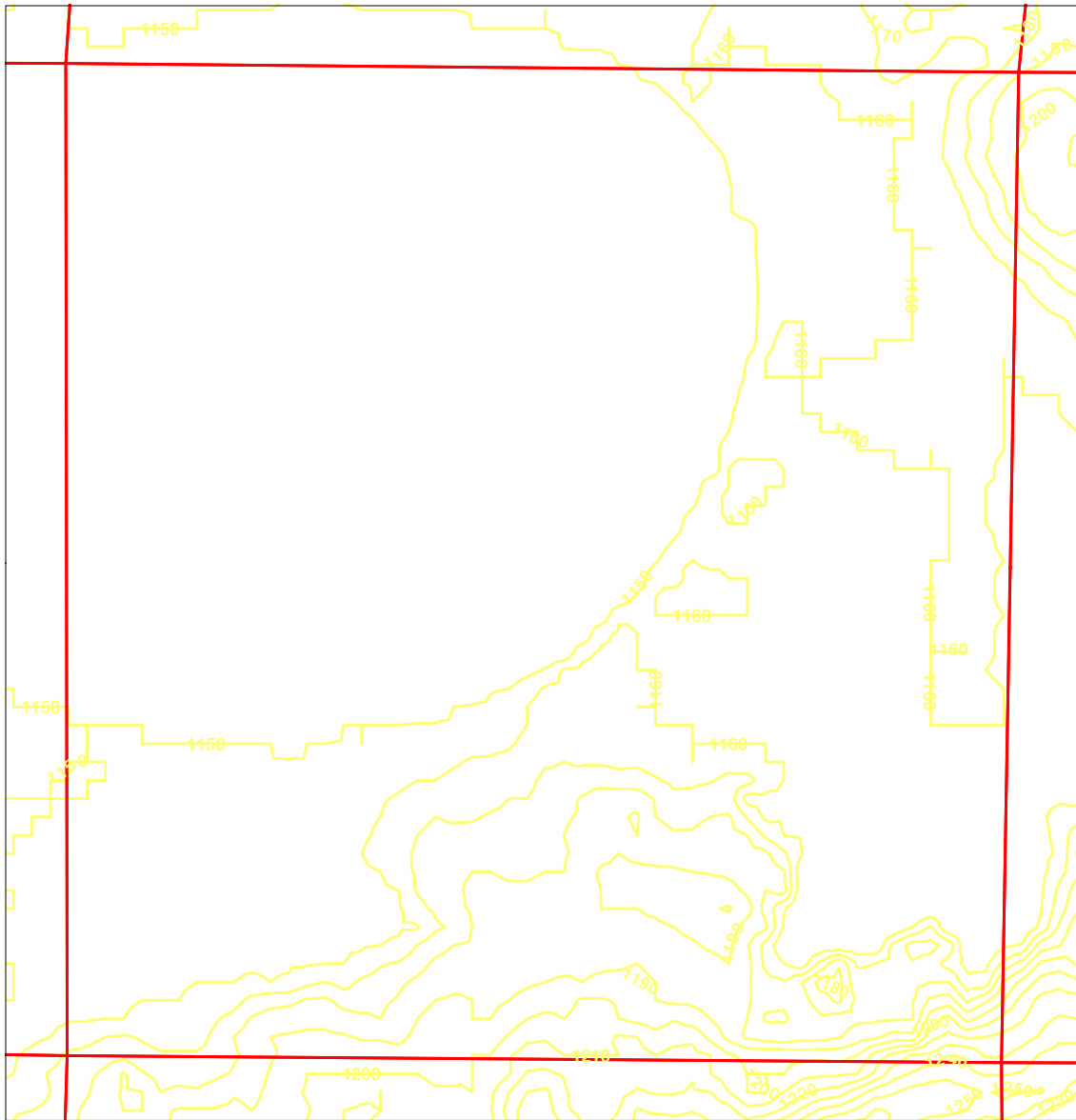


# Soil Types



# Topography

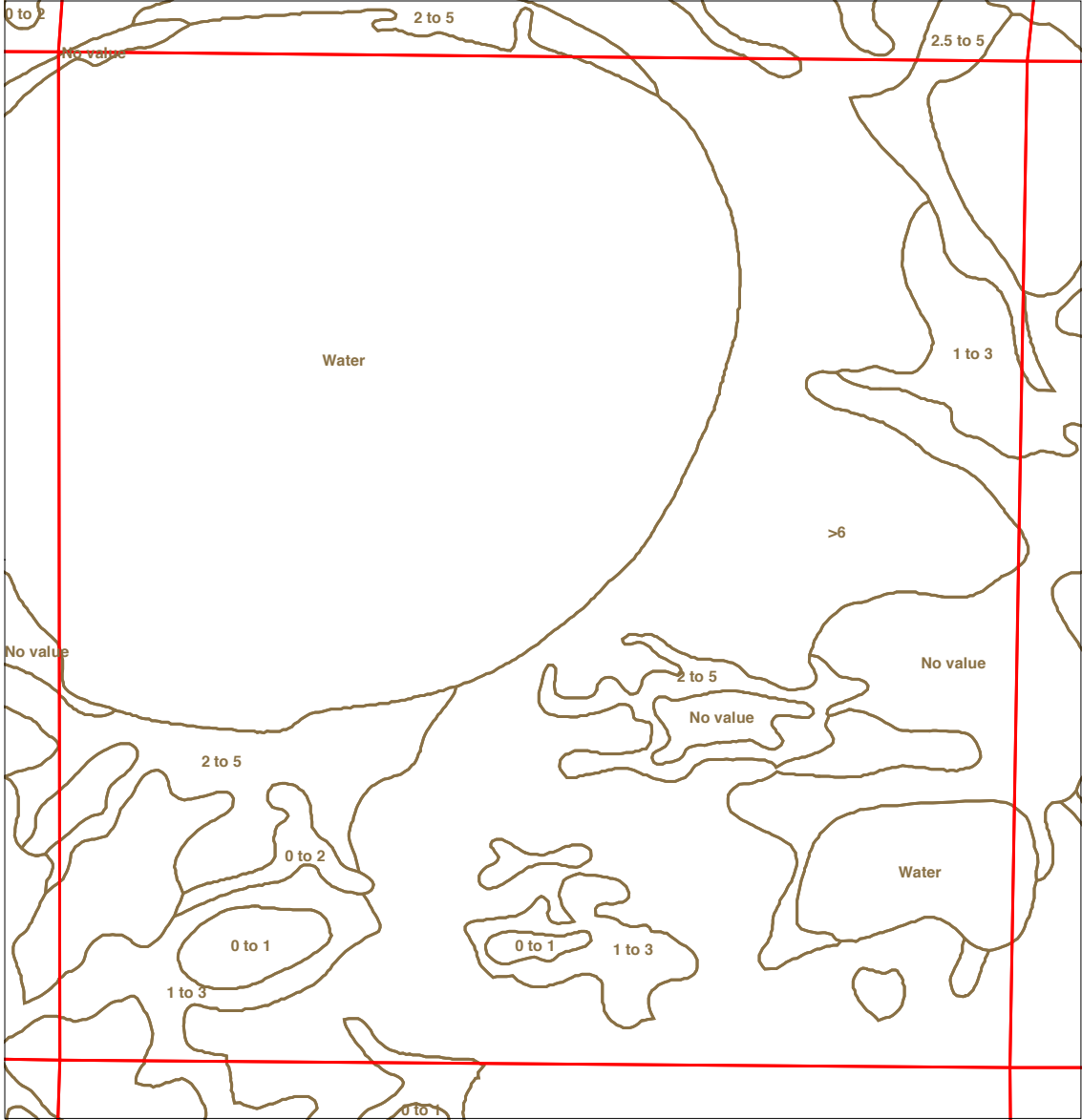
Contours are at 10 foot intervals





# 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

