

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 10

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. Approximately 560 acres are designated low yield or no aquifer.

2.2. Approximately 80 acres are designated less than 100 gpm.

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

3.1. Approximately 560 acres is moderately sensitive to ground water pollution.

3.2. Approximately 80 acres is designated 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. 541 Rifle Mucky Peat

4.5. 292B Alstad Sandy Loam, 1 to 4 percent slopes

4.6. 159B Anoka Loamy Sand, 2 to 8 percent slopes

4.7. 453B DeMontreville Loamy Sand, 2 to 8 percent slopes

4.8. 325 Prebish Sandy Loam, depressional

5. Stearns County Zoning Map Review and Comment

5.1. Approximately 600 acres is zoned A40

5.2. Approximately 40 acres in north central part of section is zoned R5

6. Existing Road System Review and Comment

6.1. 360th Street borders one half of the SE section line

6.2. 160th Avenue bisects the section north and 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. 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. None identified.

9. **Scenic Considerations**

9.1. Wooded areas in NW ¼ and the eastern half of the section.

9.2. Bob Maleska farm home is an example of red brick used in early settlement of the area.

10. **Adjacency Considerations**

10.1. Gravel Pit Mine located in the SE ¼ of the section.

11. **Tax Data**

Year Payable	2003	2002
Nbr of Parcels	22	
Land Mkt Value	\$ 1,005,300	\$ 803,000
Bldg Mkt Value	\$ 1,291,200	\$ 1,225,000
Total Mkt Value	\$ 2,296,500	\$ 2,028,000
Twp Taxes	\$ 3,186	\$ 3,186
Sch Taxes	\$ 6,786	\$ 5,786
County Taxes	\$ 8,207	\$ 7,207
Total Taxes	\$ 18,179	\$ 16,179

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.

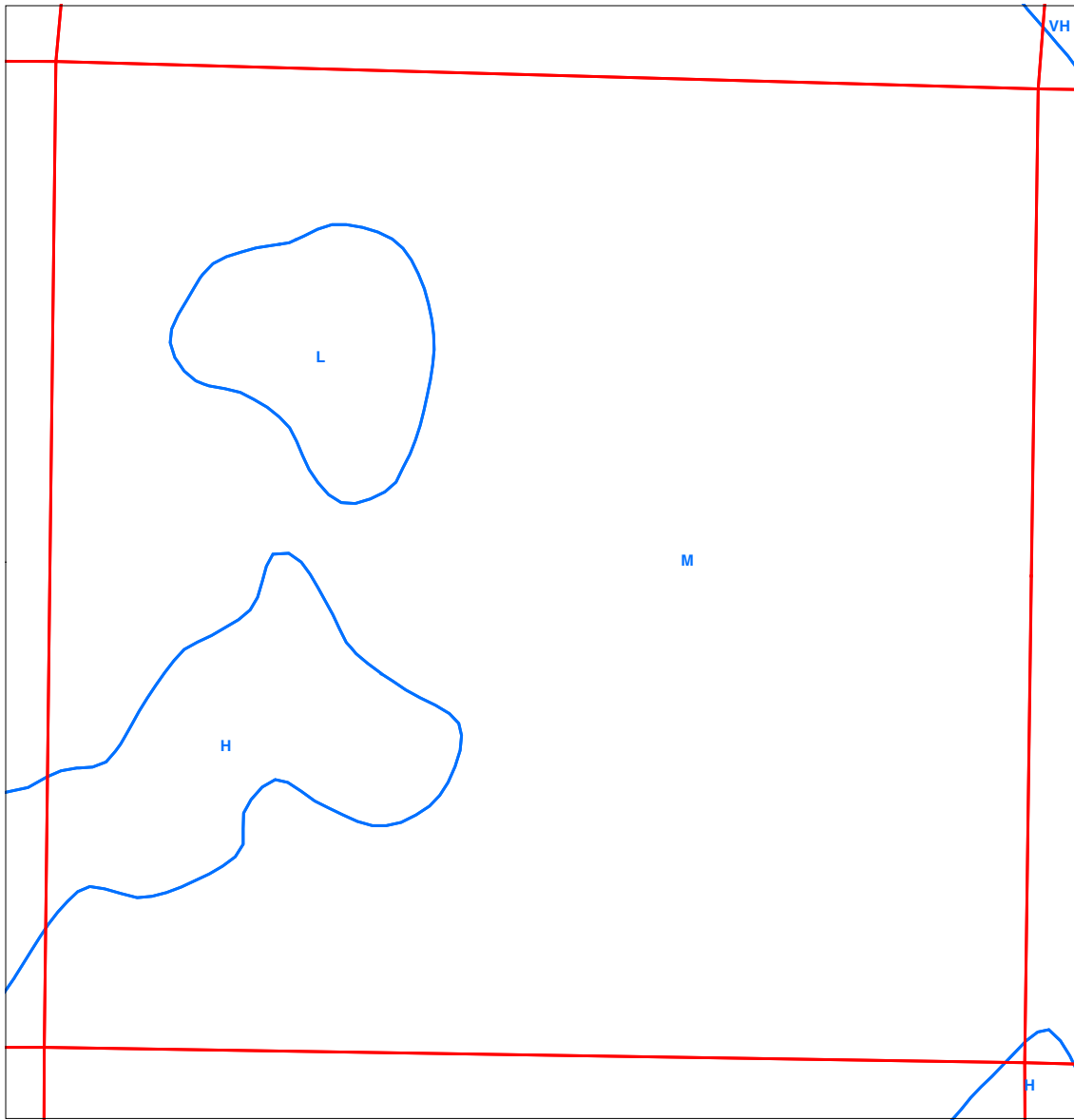
Avon Township



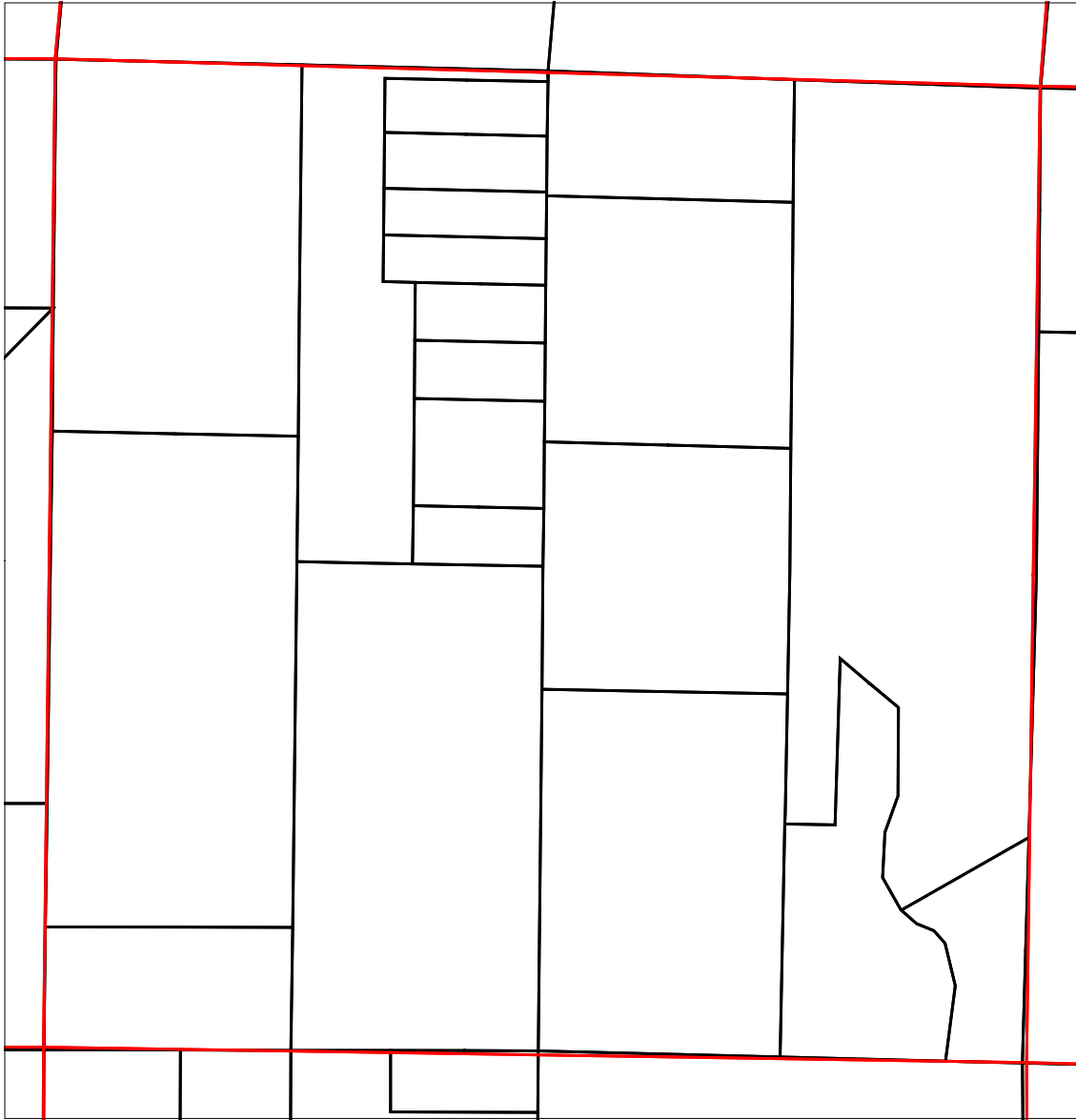
Section 10

(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

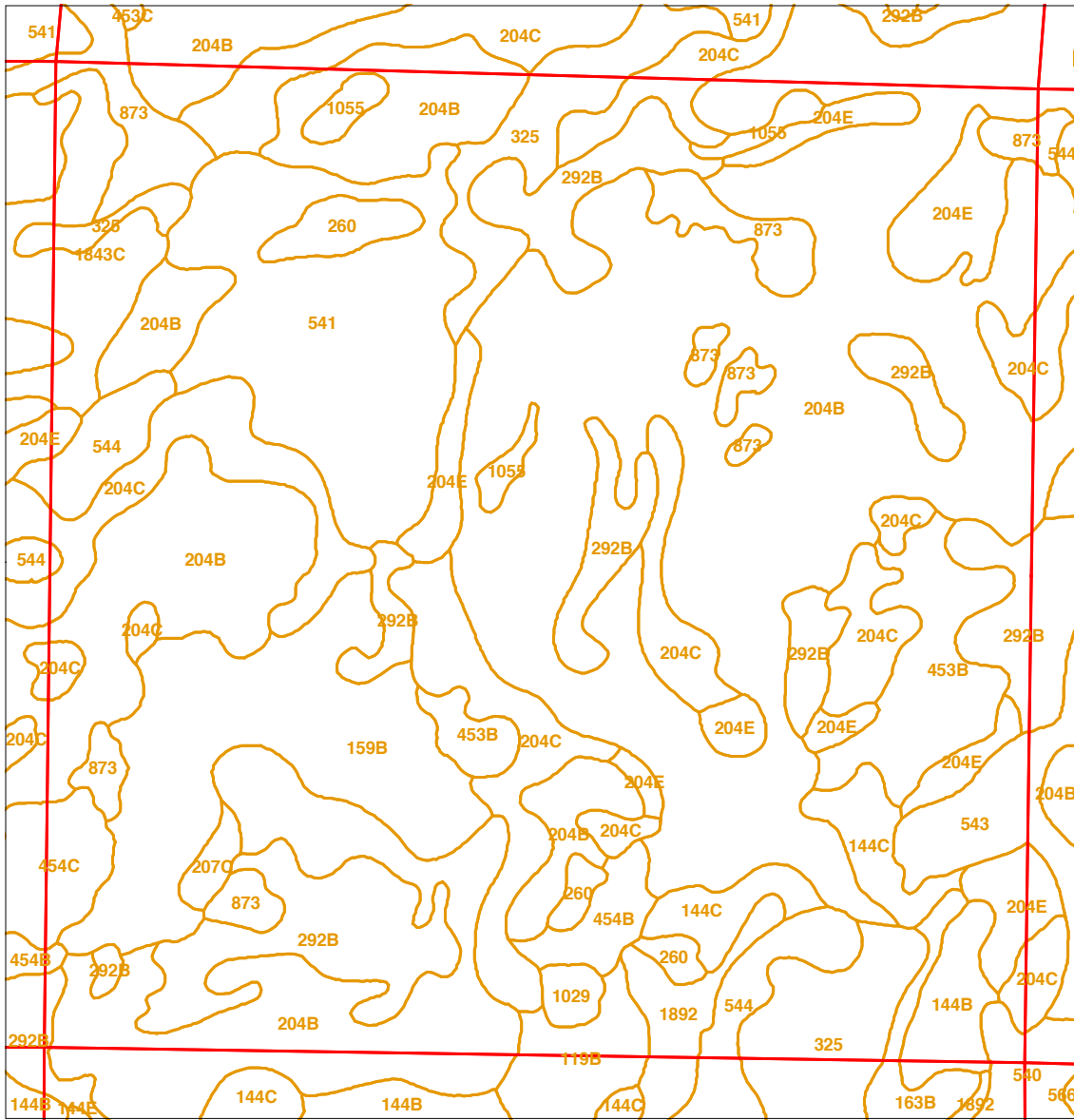
Ground Water Sensitivity



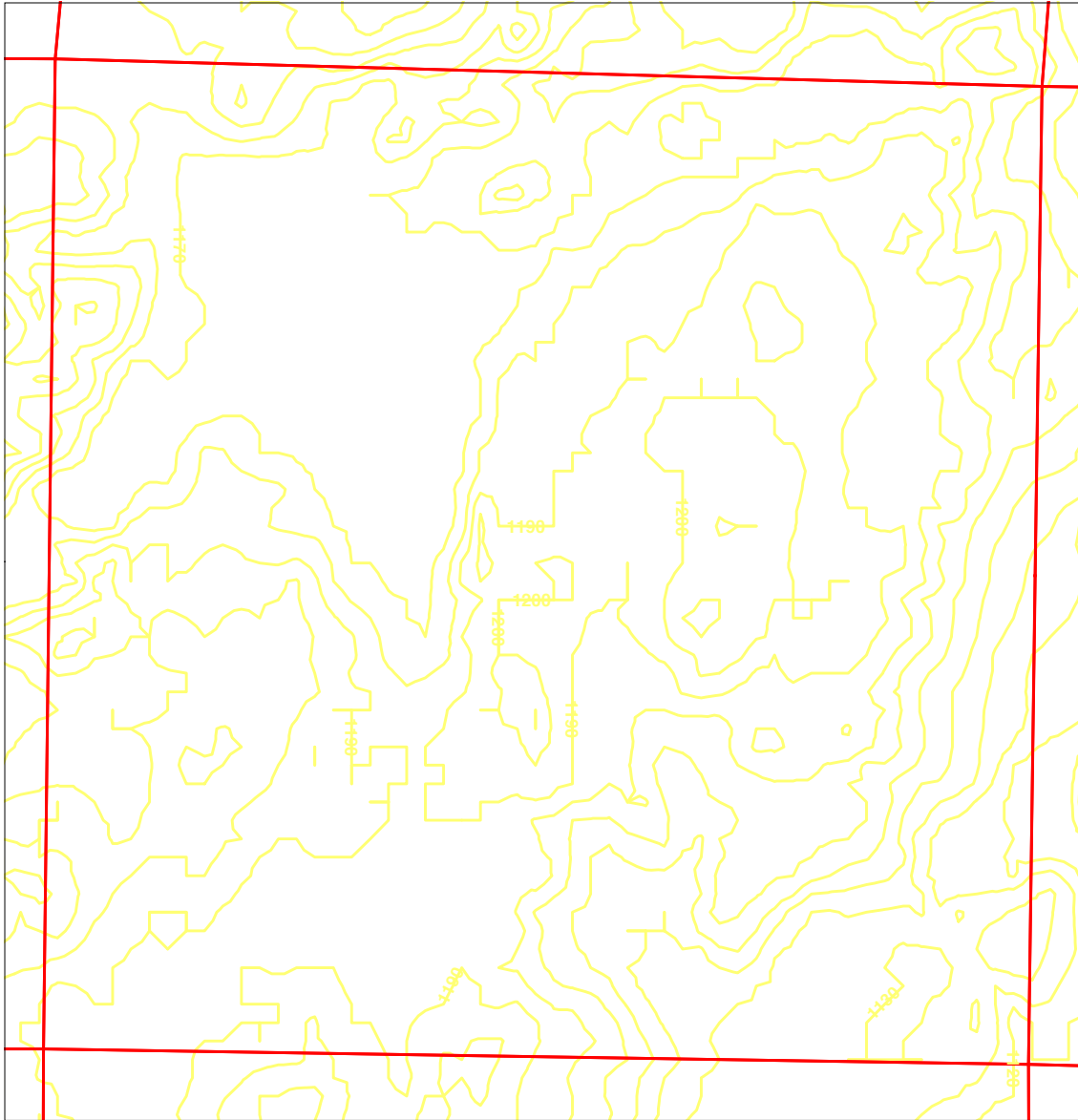
Parcel Boundaries



Soil Types

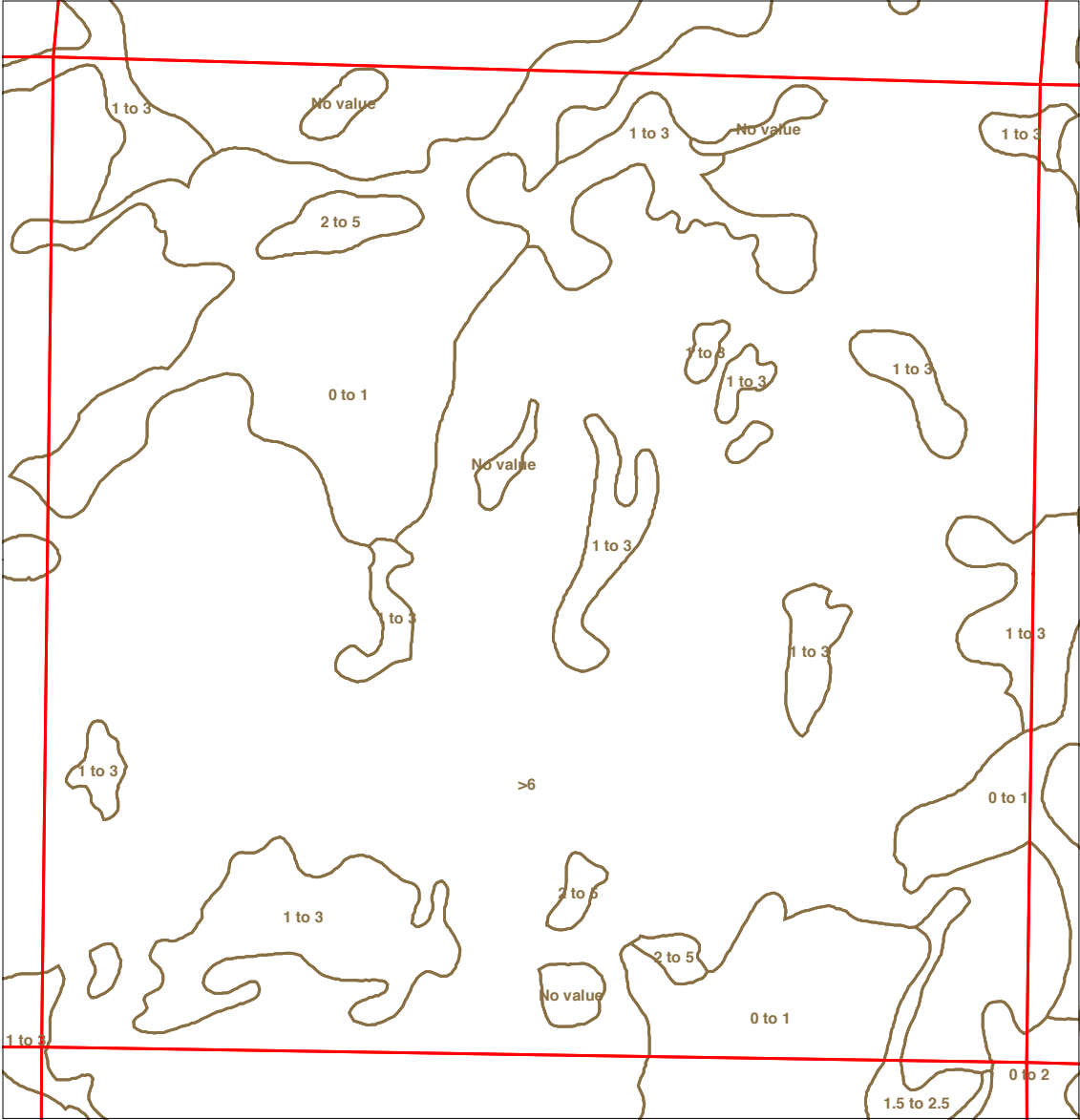


Topography Contours are at 10 foot intervals



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

