

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 12

1. Stearns County Biological Survey Review and Comment:

- 1.1. No biologically sensitive areas identified by the county in this section.
- 1.2. County ditch #4 roughly bisects the section east to west.

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

Aquifer Yield Estimates

- 2.1. Entire section is identified as low yield or no aquifer.

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 560 acres or 88% is moderately sensitive to ground water pollution.
- 3.2. Approximately 80 acres or 12% is designated highly sensitive to ground water pollution two areas 40 acres each.

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. | 200B | | |
| 4.2. | 200C | | |
| 4.3. | 233B | | |
| 4.4. | 144B | | |
| 4.5. | 144C | | |
| 4.6. | 144E | | |
| 4.7. | 325 | | |
| 4.8. | 544 | | |
| 4.9. | 1892 | | |
| 4.10. | 163B | | |

5. Stearns County Zoning Map Review and Comment

- 5.1. Entire section is zoned A-40.

6. Existing Road System Review and Comment

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

- 6.1. 370th Street runs the full length of the northern border of the section.
- 6.2. 365th Street bisects the section east to west.

- 6.3. 360th Street runs just over a quarter mile along the southern border starting from the western edge of the section.
- 6.4. 145th Avenue runs the full length of the western border north/south.
- 6.5. County Road 3 runs the full length of the eastern border north/south.

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

- 7.1. The majority 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 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 SE1/4 of the NE1/4.

10. **Adjacency Considerations**

- 10.1. County Ditch #4 bisects the section west to east in the middle of the section. Large wooded tract in the SE4 of NE4. Another wooded tract is in the SW4 of NW4

11. **Tax Data**

Year Payable	2003	
Nbr of Parcels	15	
Land Mkt Value	\$ 810,500	\$ 656,
Bldg Mkt Value	\$ 1,092,500	\$ 931,
Total Mkt Value	\$ 1,903,000	\$ 1,587,
Twp Taxes	\$ 2,421	\$ 2,
Sch Taxes	\$ 4,951	\$ 3,
County Taxes	\$ 6,238	\$ 5,
Total Taxes	\$ 13,610	\$ 11,

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 concerning any construction or development to insure there is no negative impact on County Ditch #4 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.

Avon Township



(VH)Very High - Hours to months

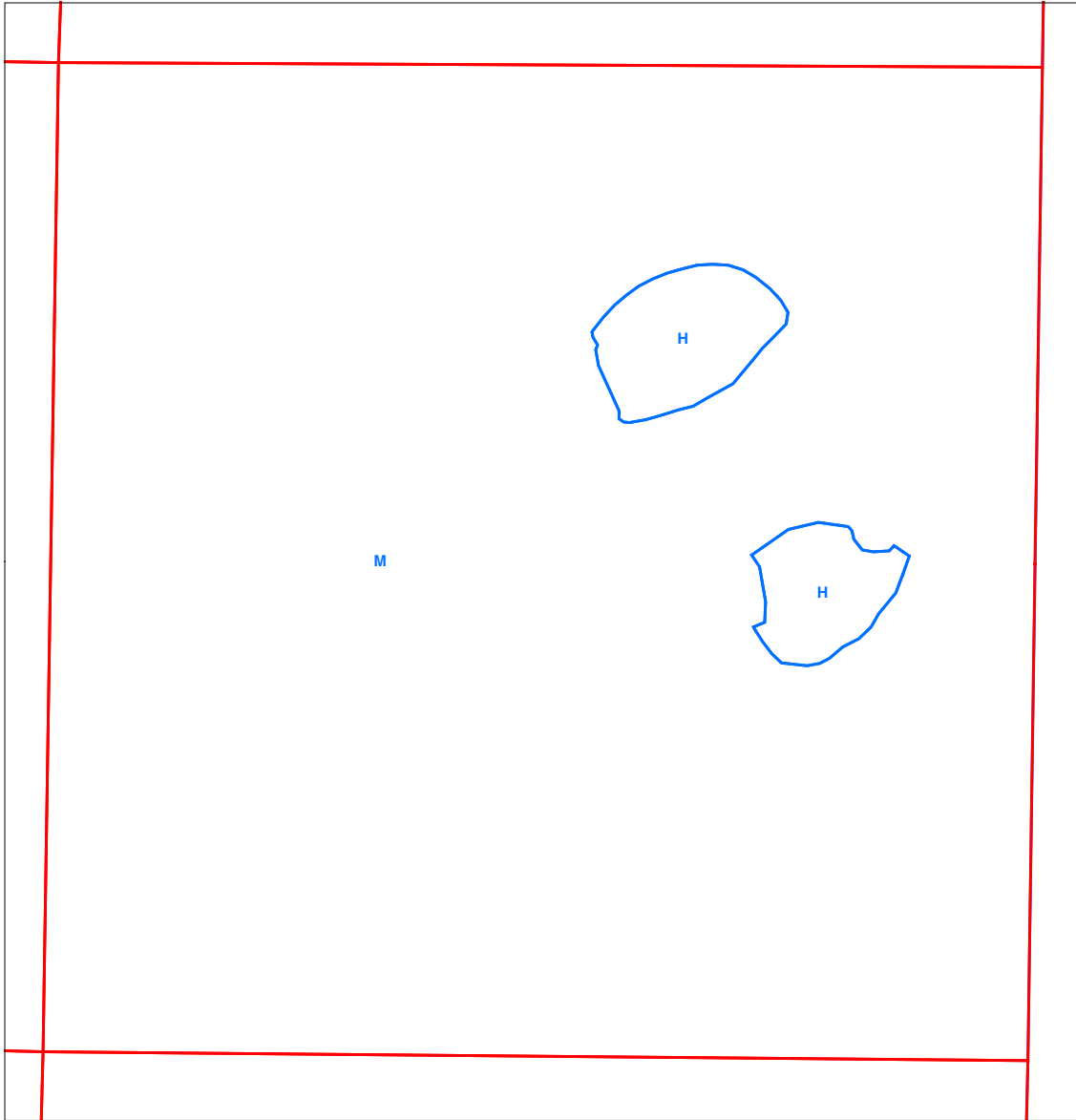
(H)High - Weeks to years

(M)Moderate - Years to decades

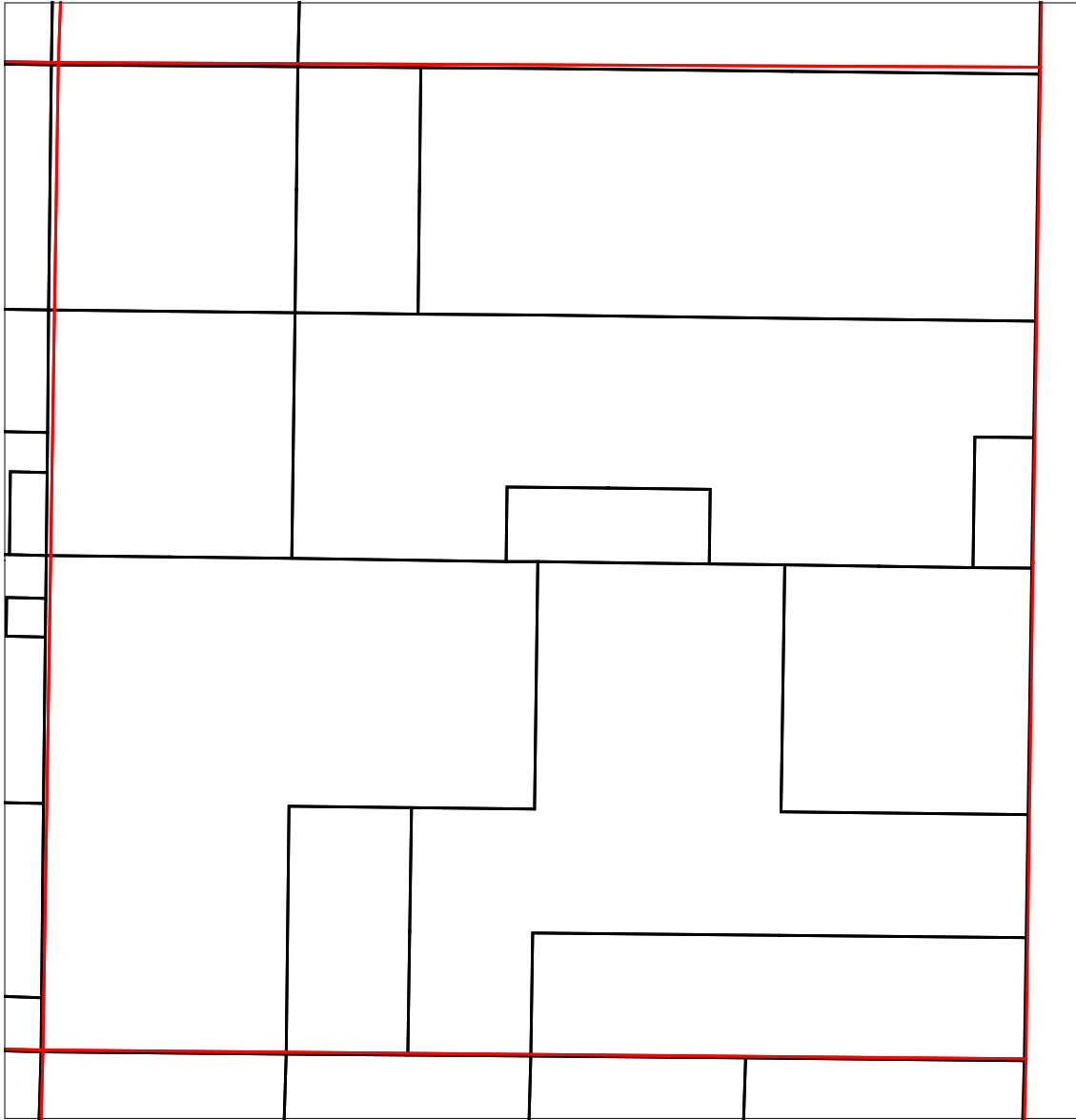
(L)Low - Decades to a century or more

(NR)Not Rated

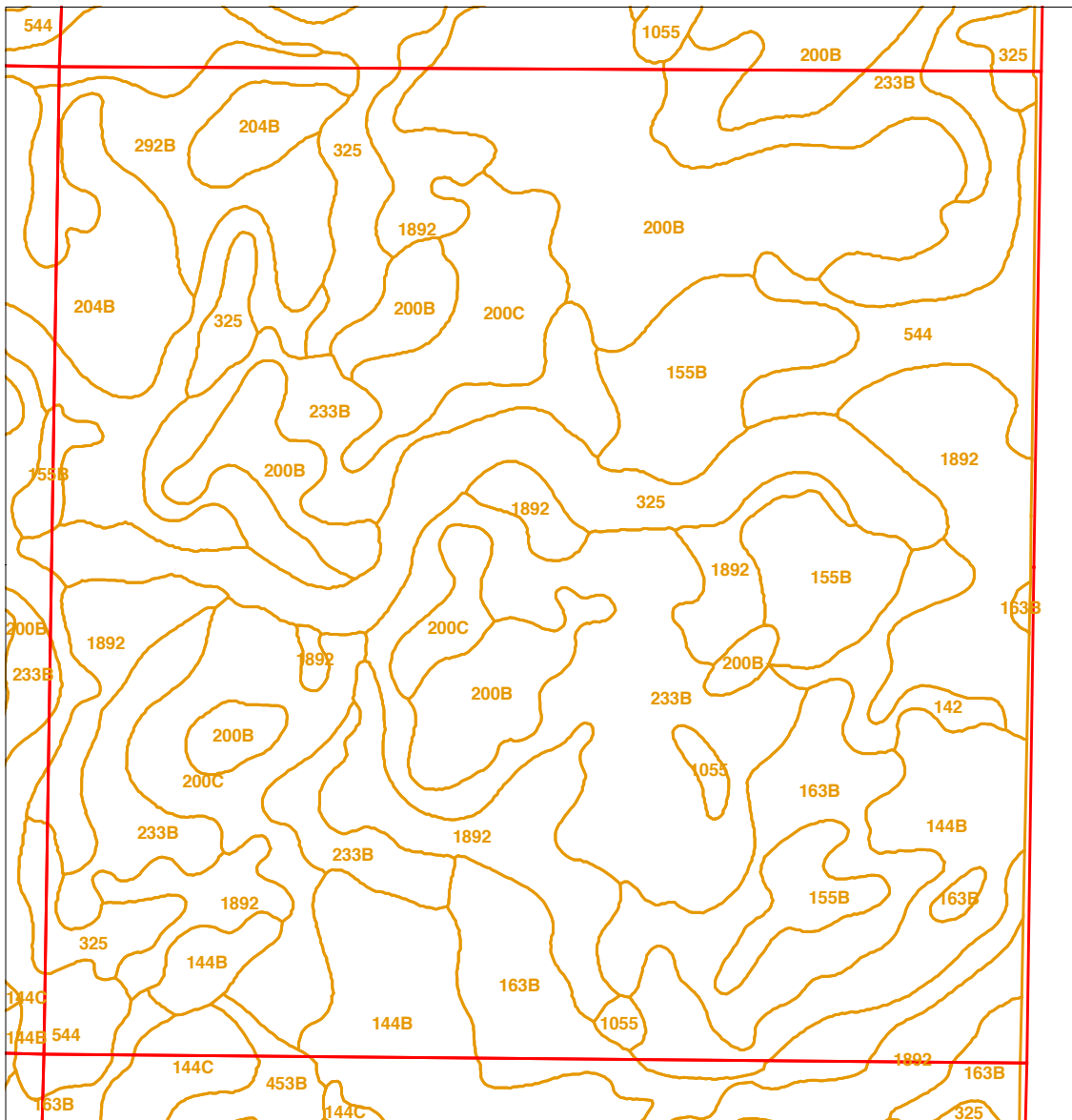
Ground Water Sensitivity



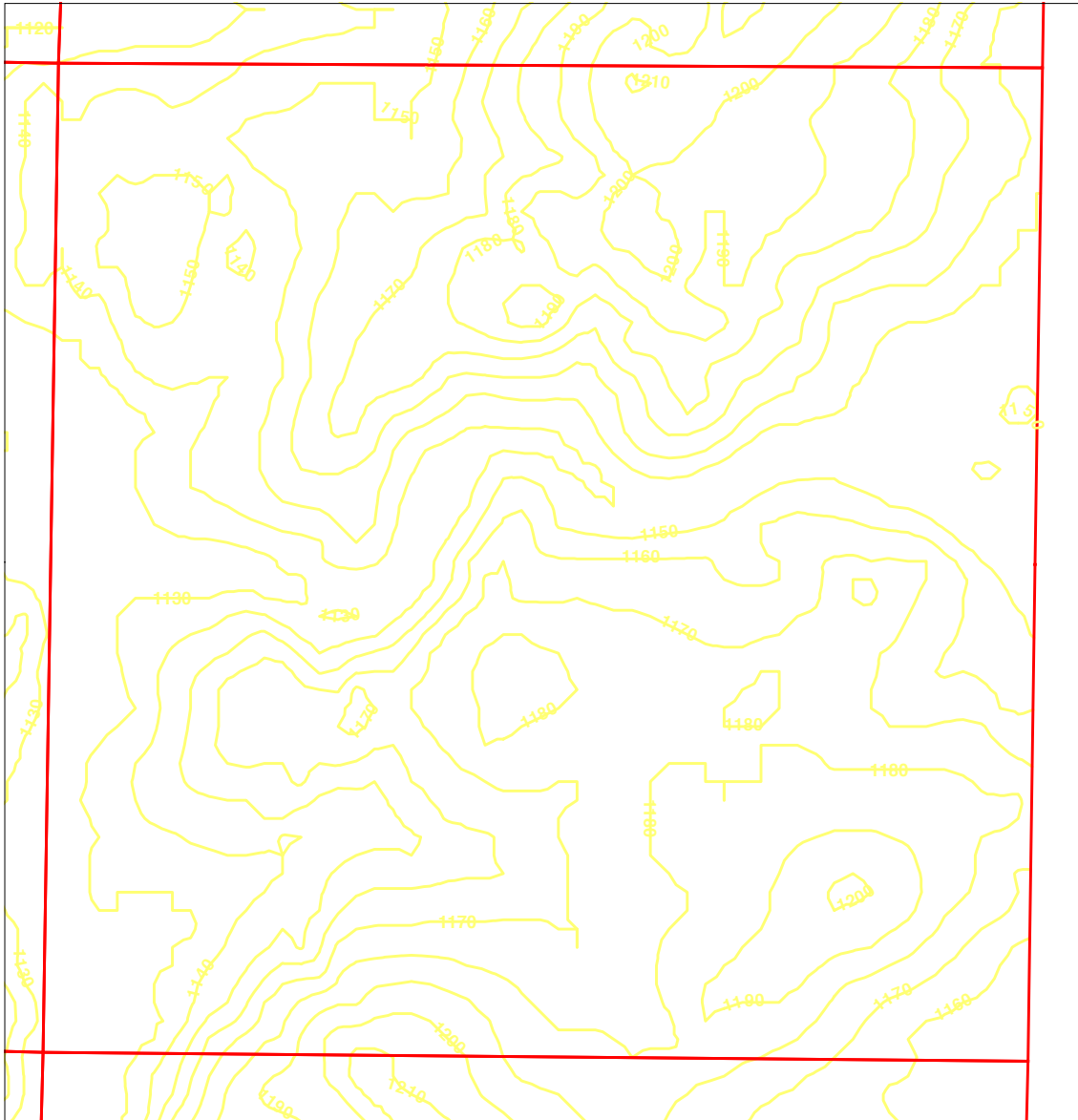
Parcel Boundaries



Soil Types

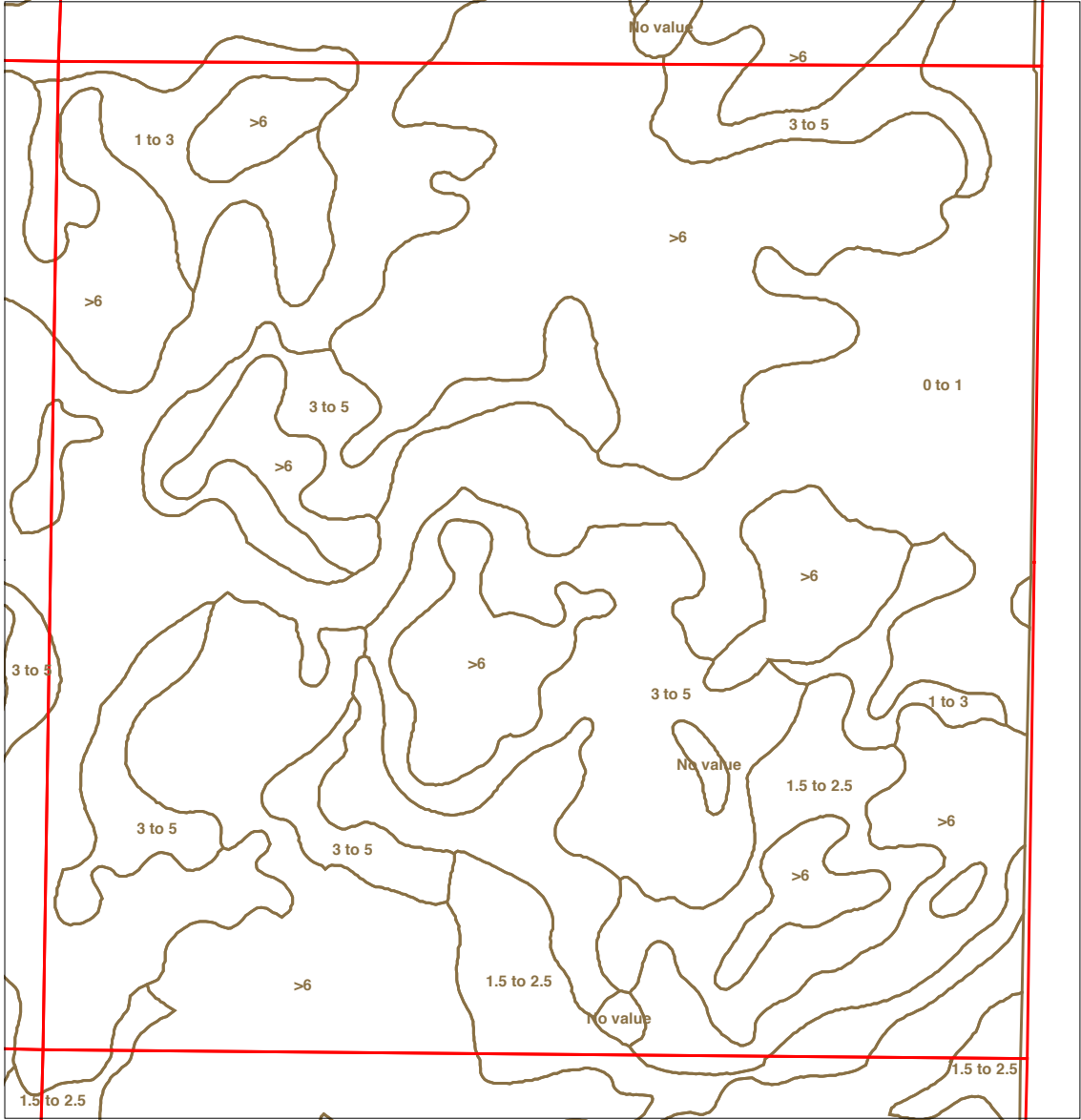


Topography Contours are at 10 foot intervals



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

