

# Avon Township Land Use Management Assessment Worksheet

## Avon Township Section 13

### 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 620 acres or 97% is designated low yield or no aquifer.
- 2.2. Approximately 20 acres or 3% is designated less than 100 gpm.

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

#### Ground-Water Sensitivity to Pollution

- 3.1. Approximately 300 acres or 47 % is moderately sensitive to ground water pollution.
- 3.2. Approximately 80 acres or 12.5% is designated highly sensitive to ground water pollution.
- 3.3. Approximately 160acres or 25% in very high sensitivity to ground water pollution.
- 3.4. Approximately 100 acres is lakes

### 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. 144B Flak Sandy Loam, 4 to 8 percent slopes
- 4.2. 144C Flak Sandy Loam, 8 to 15 percent 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. 453B DeMontreville Loamy Sand, 2 to 8 percent slopes
- 4.7. 453C Demontreville Loamy Sand, 8 to 15 percent slopes
- 4.8. 163B Brainerd Fine Sandy Loam, 1 to 4 percent slopes
- 4.9. 1892 Prebish Fine Sandy Loam

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

5.1. Entire section is zoned A-40. One residential dwelling per 40 acres.

### 6. Existing Road System Review and Comment

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

- 6.1. 360<sup>th</sup> Street borders the northern section for about one half mile.
- 6.2. 365<sup>th</sup> Street bisects the section east to west.
- 6.3. County Road 155 borders the section on the west for about one half mile.

6.4. 140<sup>th</sup> Ave bisects the southern half of the section from 365<sup>th</sup> Street to the 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 area in SW1/4.
- 9.2. Open land and wooded area in NE1/4.

**10. Adjacency Considerations**

10.1. Section is just north of the H&R Game Farm licensed to and owned by David Raab.

**11. Tax Data**

Year Payable	2003	2002
Nbr of Parcels	14	
Land Mkt Value	\$ 782,800	\$ 634,000
Bldg Mkt Value	\$ 769,600	\$ 756,000
Total Mkt Value	\$ 1,552,400	\$ 1,390,000
Twp Taxes	\$ 1,680	\$ 1,680
Sch Taxes	\$ 3,005	\$ 2,800
County Taxes	\$ 4,330	\$ 4,330
Total Taxes	\$ 9,016	\$ 8,810

**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 13

(VH)Very High - Hours to months

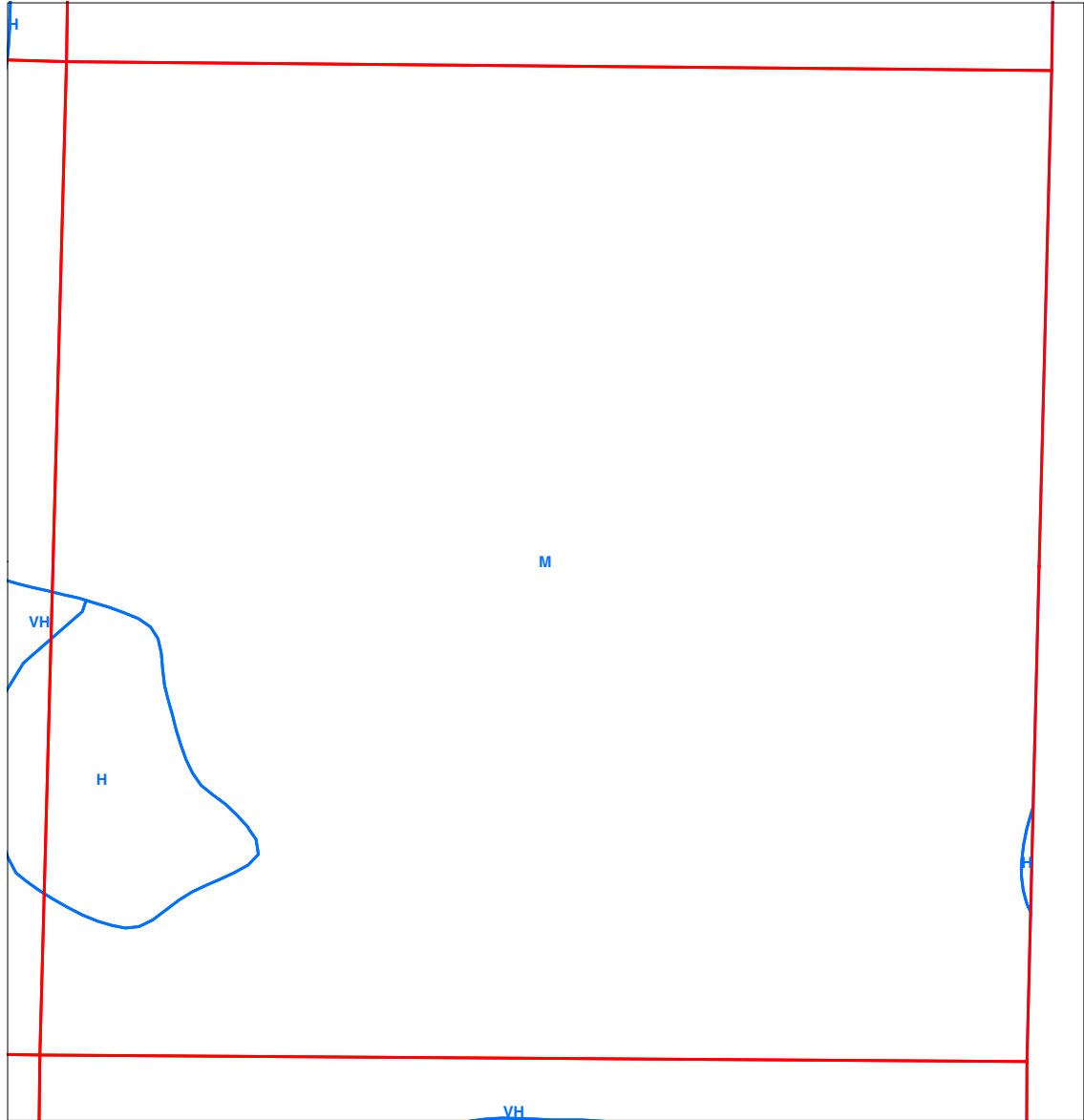
(H)High - Weeks to years

(M)Moderate - Years to decades

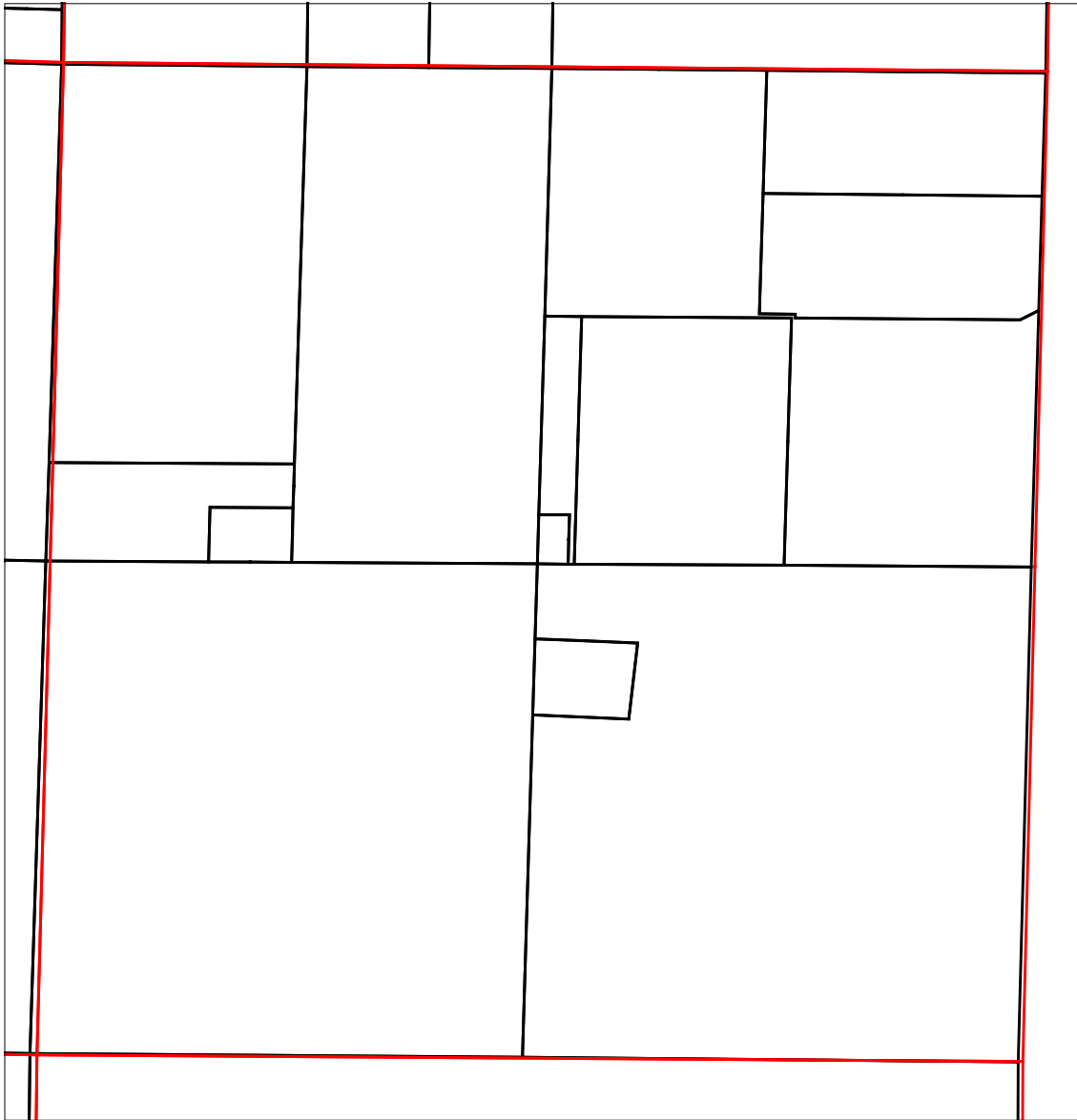
(L)Low - Decades to a century or more

(NR)Not Rated

# Ground Water Sensitivity

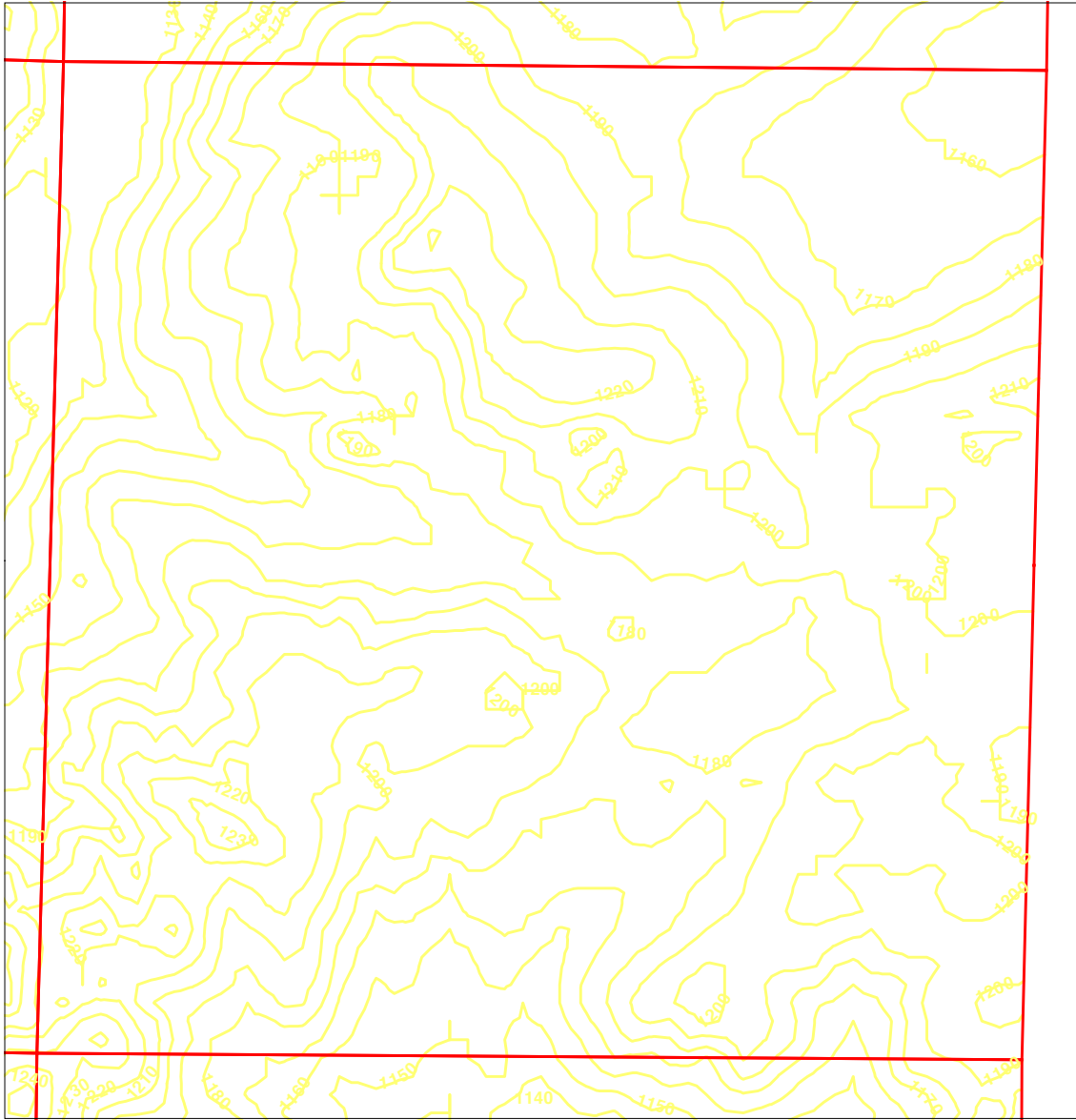


# Parcel Boundaries



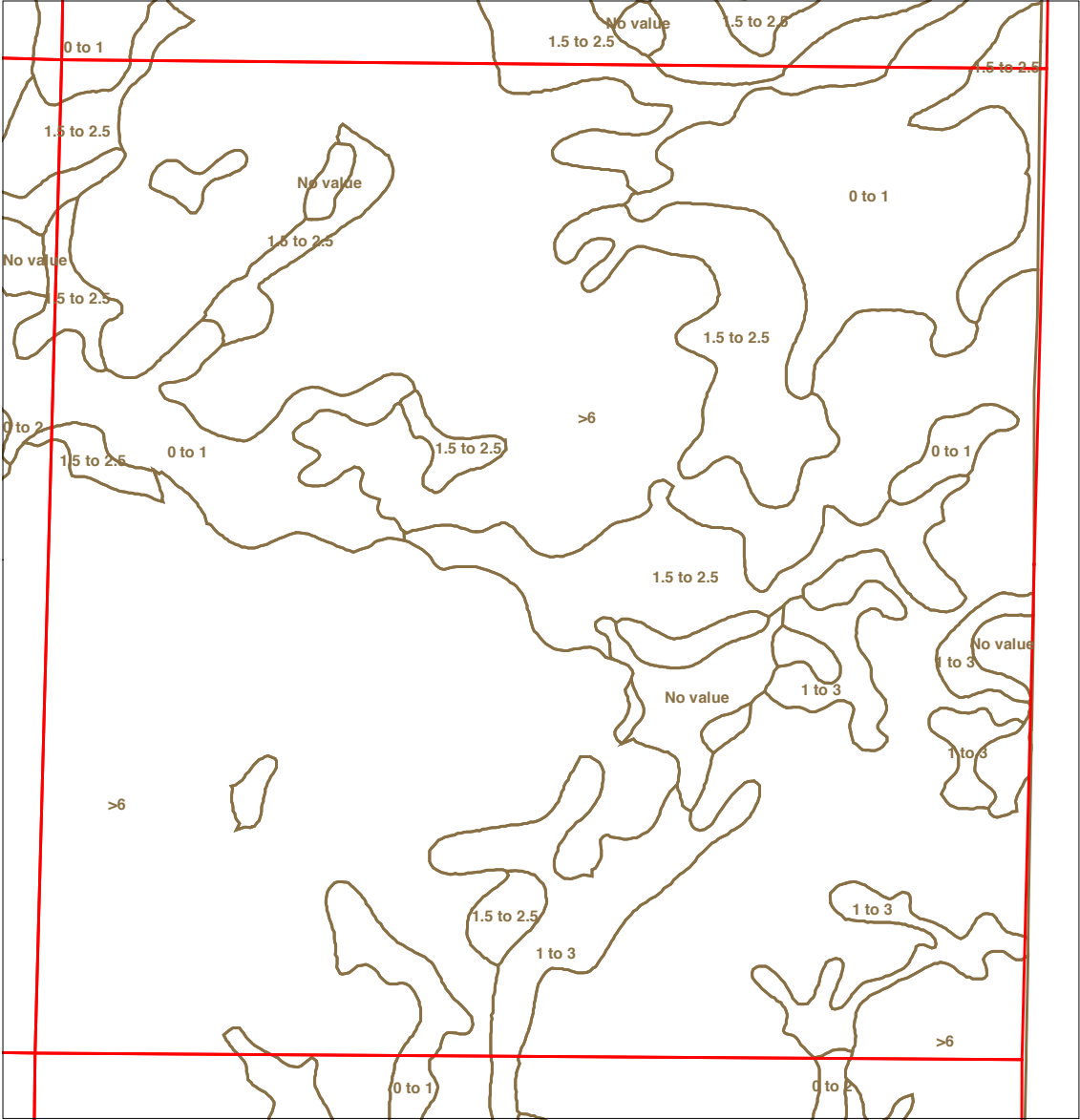


Topography    Contours are at 10 foot intervals



# 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

