

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 22

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 600 acres or 94% is designated 500-1000 gpm.
- 2.2. Approximately 40 acres or 6% is designated as less than 100 gpm.

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 320 acres or 50% is very highly sensitive to ground water pollution.
- 3.2. Approximately 160 acres or 25% is highly sensitive to ground water pollution.
- 3.3. Approximately 80 acres or 12.5% is moderately sensitive to ground water pollution.
- 3.4. Approximately 80 acres or 12.5% is covered by Ochotto Lake.

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. 41A Estherville Sandy Loam, 0 to 2 percent slopes
- 4.2. 41B Estherville Sandy Loam, 2 to 6 percent slopes
- 4.3. 540 Seelyeville Muck
- 4.4. 543 Markey Muck
- 4.5. 327A Dickman Sandy Loam, 0 to 2 percent slopes
- 4.6. 327B Dickman Sandy Loam, 2 to 6 percent slopes

5. Stearns County Zoning Map Review and Comment

- 5.1. Majority of the section is zoned A-40 approximately 400 acres or 63%.
- 5.2. Two areas of roughly 40 acres each are zoned R-5. One is the western portion of Sunridge addition and the other is located in the SE quarter of the SW quarter of the section along the east side of County Rd 155 up to the City Water Treatment road and then an area north of County 155 and east of the City Water Treatment access road. Both of the areas are about 20 acres each. The total area zoned R-5 is about 80 acres or 12% of the section.
- 5.3. An area roughly 10 acres just east West and slightly south of Sunridge addition on the west side of County Rd 155 is zoned R-1.
- 5.4. The balance of roughly 150 acres or 23% is Ohotto Lake or part of the City of Avon.

6. Existing Road System Review and Comment

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

- 6.1. County Rd 155 off County Rd 9 runs east half mile along the south border and then diagonally to the NE to a point a quarter mile south of the north border and then north a quarter mile.
- 6.2. Parkwood Circle in Sunridge addition run east off County Rd 155 for a quarter mile and continues into section 23 and circles back to reconnect with County Rd 155.
- 6.3. Angelfish Ave (City street) runs north off County Rd 155 for approximately $\frac{3}{4}$ mile.
- 6.4. Princewood Rd in Sunridge addition runs NE connecting the north and south sides of Parkwood Circle and then north and west to County Rd 155.

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

- 8.1. Elmer & Marlene Keppers Century Farm.

9. Scenic Considerations

- 9.1. Ochotto Lake
- 9.2. Ochotto Lake City Park
- 9.3. Kepper Lake
- 9.4. Spunk Creek

10. Adjacency Considerations

- 10.1. Ochotto Lake
- 10.2. Ochotto Lake City Park
- 10.3. City of Avon Water Treatment Plant NE quarter of NW quarter being constructed as of Fall 2002 scheduled for completion Fall 2003.
- 10.4. City of Avon on South and West borders.
- 10.5. Sunridge addition begins on the east border in the SE quarter of the NE quarter of the section.
- 10.6. Large wetland located on the east border approximately 80 acres including Kepper Lake.
- 10.7. Spunk Creek in the NW corner of the section.

11. **Taxes**

Year Payable	2003	2002
Nbr of Parcels	15	
Land Mkt Value	\$ 779,100	\$ 611,000
Bldg Mkt Value	\$ 824,000	\$ 791,000
Total Mkt Value	\$ 1,603,100	\$ 1,402,000
Twp Taxes	\$ 1,986	\$ 2,000
Sch Taxes	\$ 2,743	\$ 2,743
County Taxes	\$ 5,115	\$ 4,980
Total Taxes	\$ 9,844	\$ 9,723

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 natural features such as lakes, streams, ponds and forested areas 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. 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.
- 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. Development in this section should be limited to areas that could be annexed to the City of Avon to minimize the impact on the natural resources in the area.

Avon Township



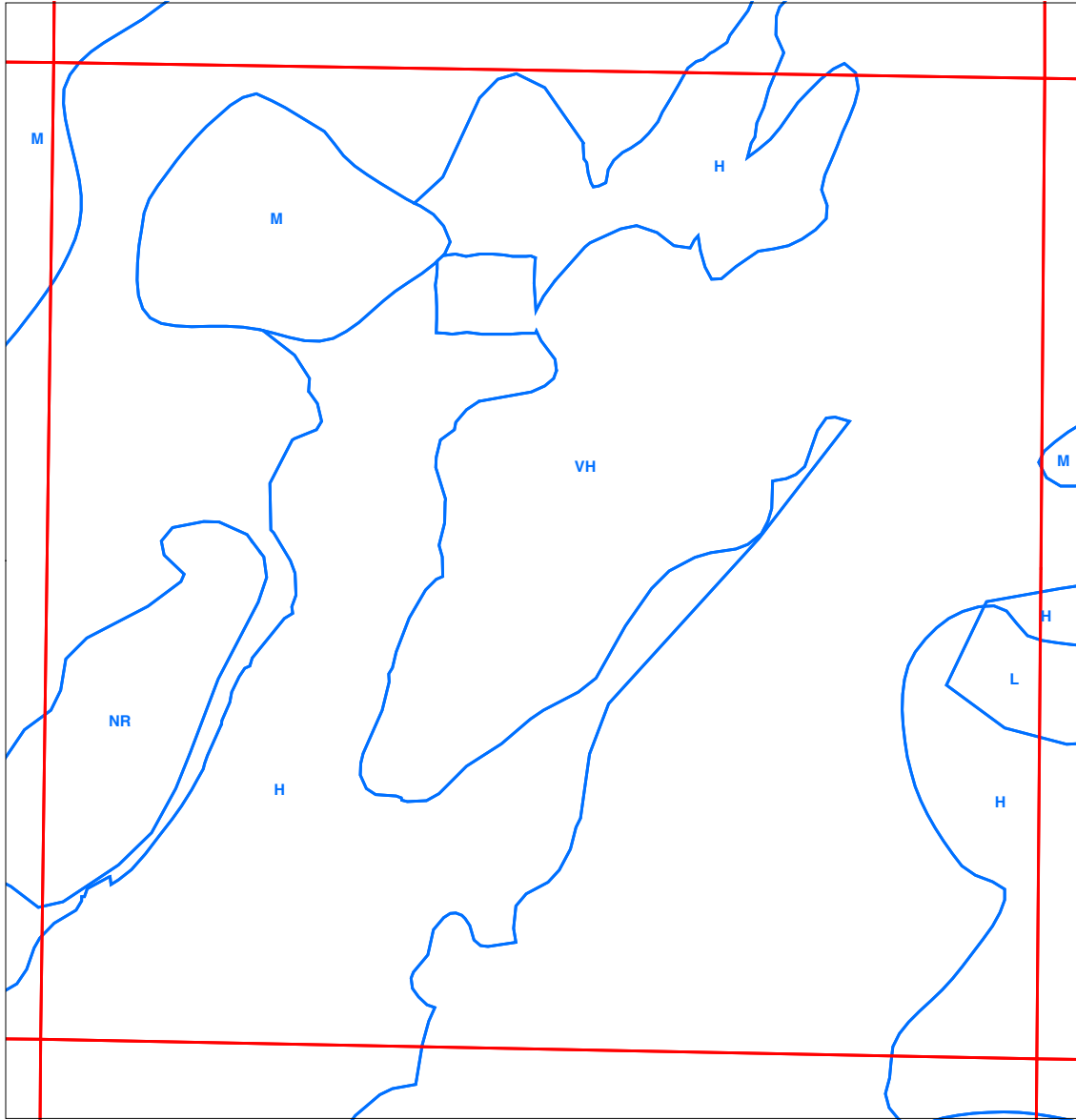
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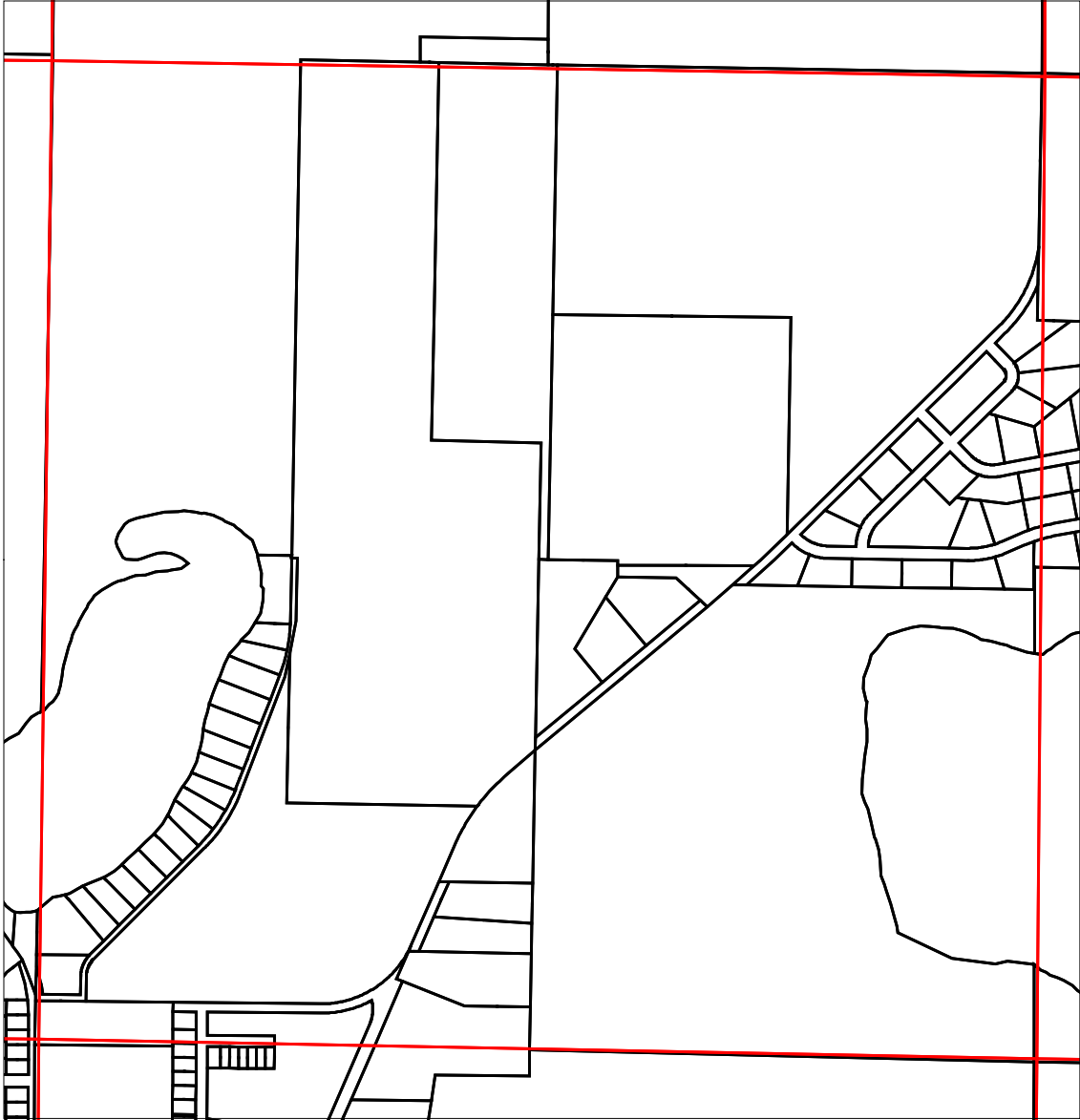
Section 22

(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

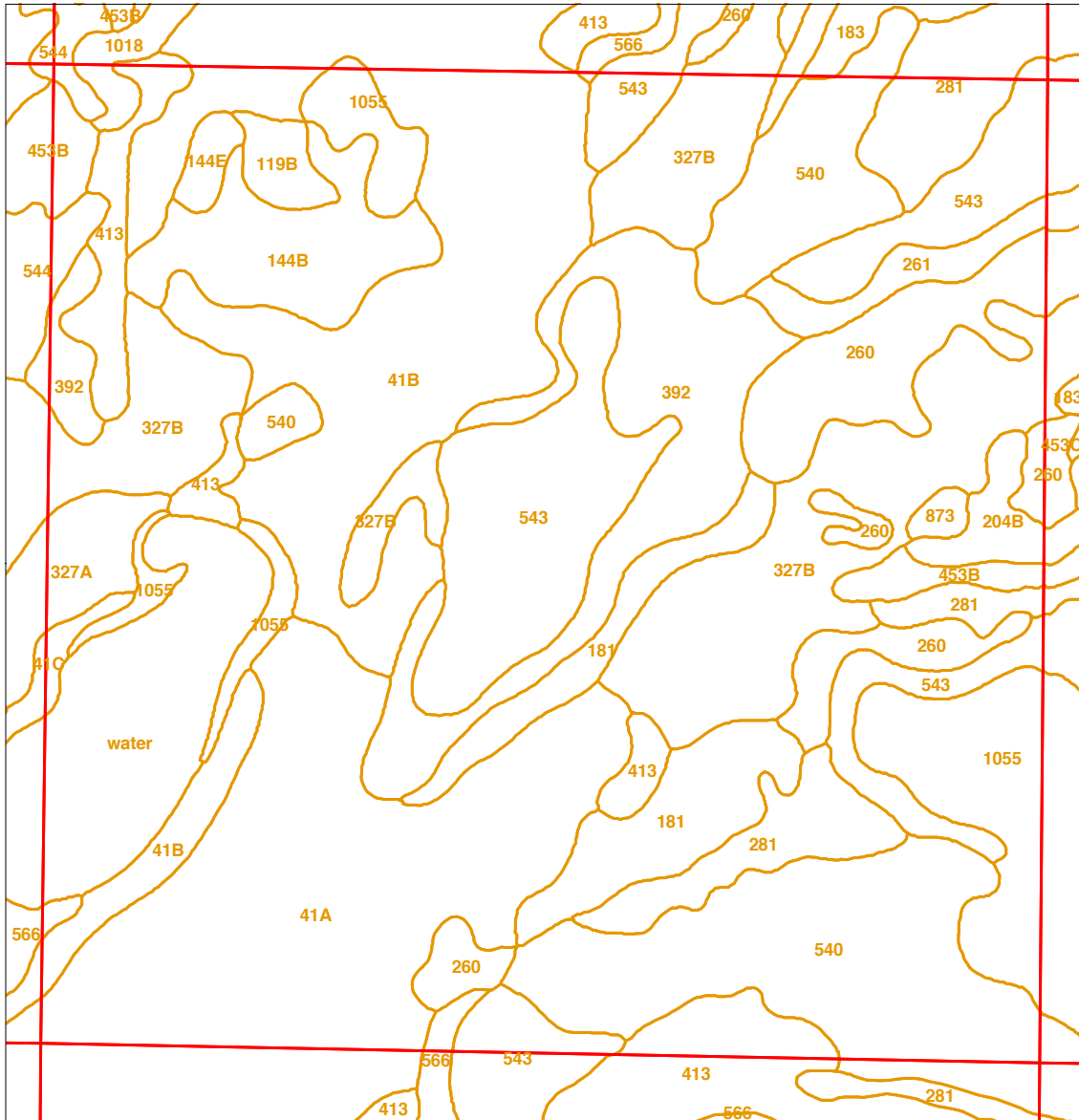
Ground Water Sensitivity



Parcel Boundaries

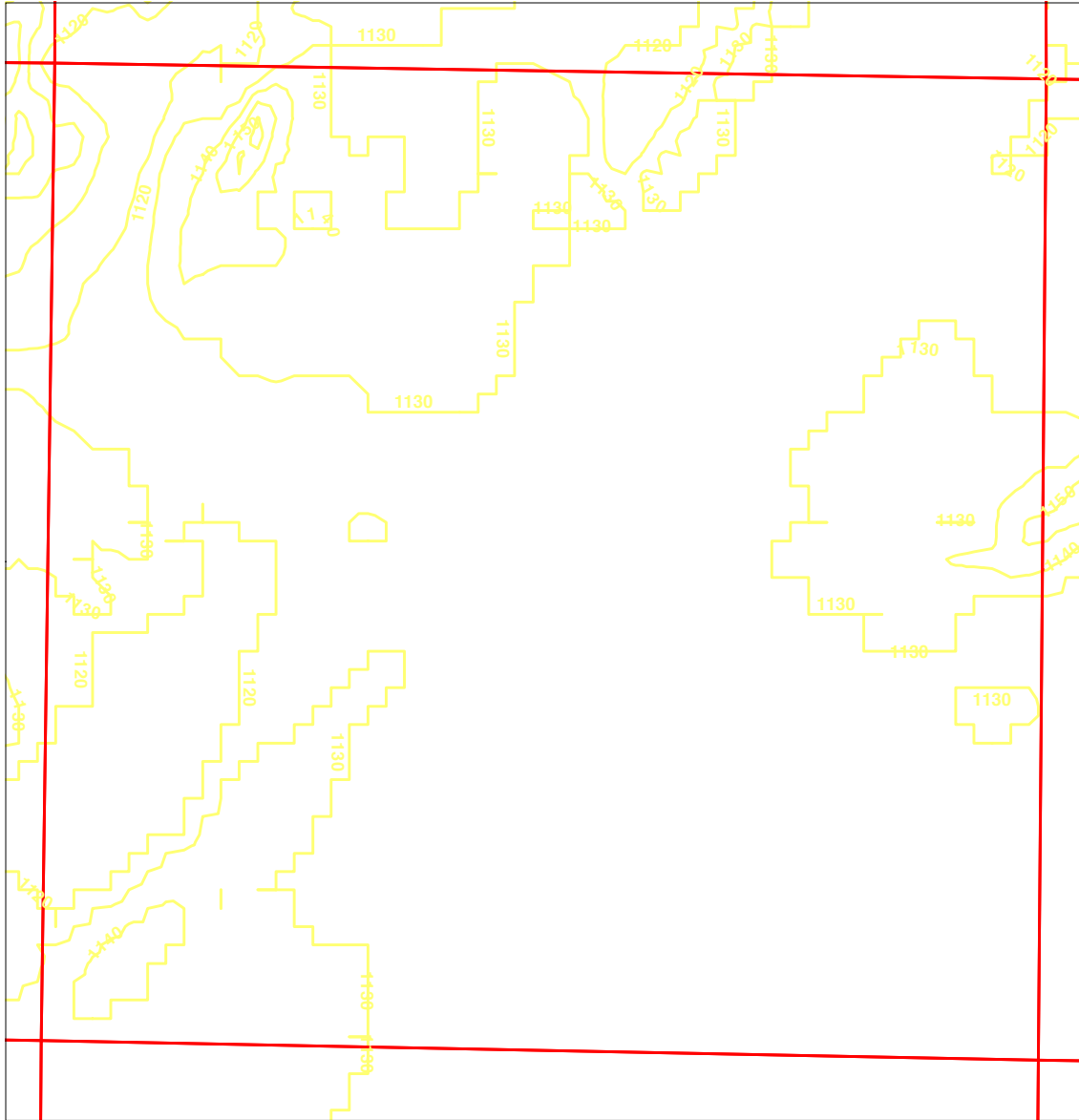


Soil Types



Topography

Contours are at 10 foot intervals



Zoning Districts

