

# Avon Township Land Use Management Assessment Worksheet

## Avon Township Section 36

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

1.1. None identified.

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

**Aquifer Yield Estimates**

2.1. Approximately 320 acres or 50% is designated low yield or no aquifer.

2.2. Approximately 320 acres or 50% is designated 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 moderately sensitive to ground water pollution.

3.2. Approximately 80 acres or 12% is designated highly sensitive to ground water pollution.

3.3. Approximately 240 acres or 38% in very high sensitivity 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.  | 454B  | Mahtomedi Loamy Coarse Sand, 2 to 8 percent slopes    |
| 4.2.  | 454C  | Mahtomedi Loamy Coarse Sand, 8 to 15 percent slopes   |
| 4.3.  | 454E  | Mahtomedi Loamy Coarse Sand, 15 to 25 percent slopes  |
| 4.4.  | 204B  | Cushing Sandy Loam, 2 to 8 percent slopes             |
| 4.5.  | 204C  | Cushing Sandy Loam, 8 to 15 percent slopes            |
| 4.6.  | 204E  | Cushing Sandy Loam, 15 to 25 percent slopes           |
| 4.7.  | 453B  | DeMontreville Loamy Sand, 2 to 8 percent slopes       |
| 4.8.  | 453C  | Demontreville Loamy Sand, 8 to 15 percent slopes      |
| 4.9.  | 1843C | Cushing-DeMontreville complex 8 to 15 percent slopes  |
| 4.10. | 1843E | Cushing-DeMontreville complex 15 to 25 percent slopes |
| 4.11. | 540   | Seelyeville Muck                                      |

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

5.1. Approximately 450 acres or 70% is zoned A-40

5.2. Approximately 30 acres or 5% is zoned R-5

5.3. Approximately 160 acres or 25% is zoned EE

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

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

- 6.1. 325<sup>th</sup> St runs west off County Rd 159 for ¼ mile.
- 6.2. County Rd 159 runs south from the I-94 exit to south border for one mile roughly in the eastern third of the section.

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.
- 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. Meyer Century Farm
- 8.2. Himsl Century Farm
- 8.3. Phillippi Century Farm??

9. **Scenic Considerations**

- 9.1. Rolling hills and forest
- 9.2. Restored wetland in NE quarter.
- 9.3. St John’s University

10. **Adjacency Considerations**

- 10.1. Rolling hills and forest
- 10.2. Restored wetland in NE quarter.
- 10.3. St John’s University
- 10.4. Gemini Lakes
- 10.5. I-94 Freeway.

11. **Tax Data**

Year Payable	2003	2002
Nbr of Parcels	15	
Land Mkt Value	\$ 847,200	\$ 738,000
Bldg Mkt Value	\$ 674,900	\$ 662,000
<b>Total Mkt Value</b>	<b>\$ 1,522,100</b>	<b>\$ 1,400,000</b>
Twp Taxes	\$ 1,282	\$ 1,282
Sch Taxes	\$ 1,435	\$ 1,435
County Taxes	\$ 3,302	\$ 3,302
<b>Total Taxes</b>	<b>\$ 6,019</b>	<b>\$ 6,019</b>

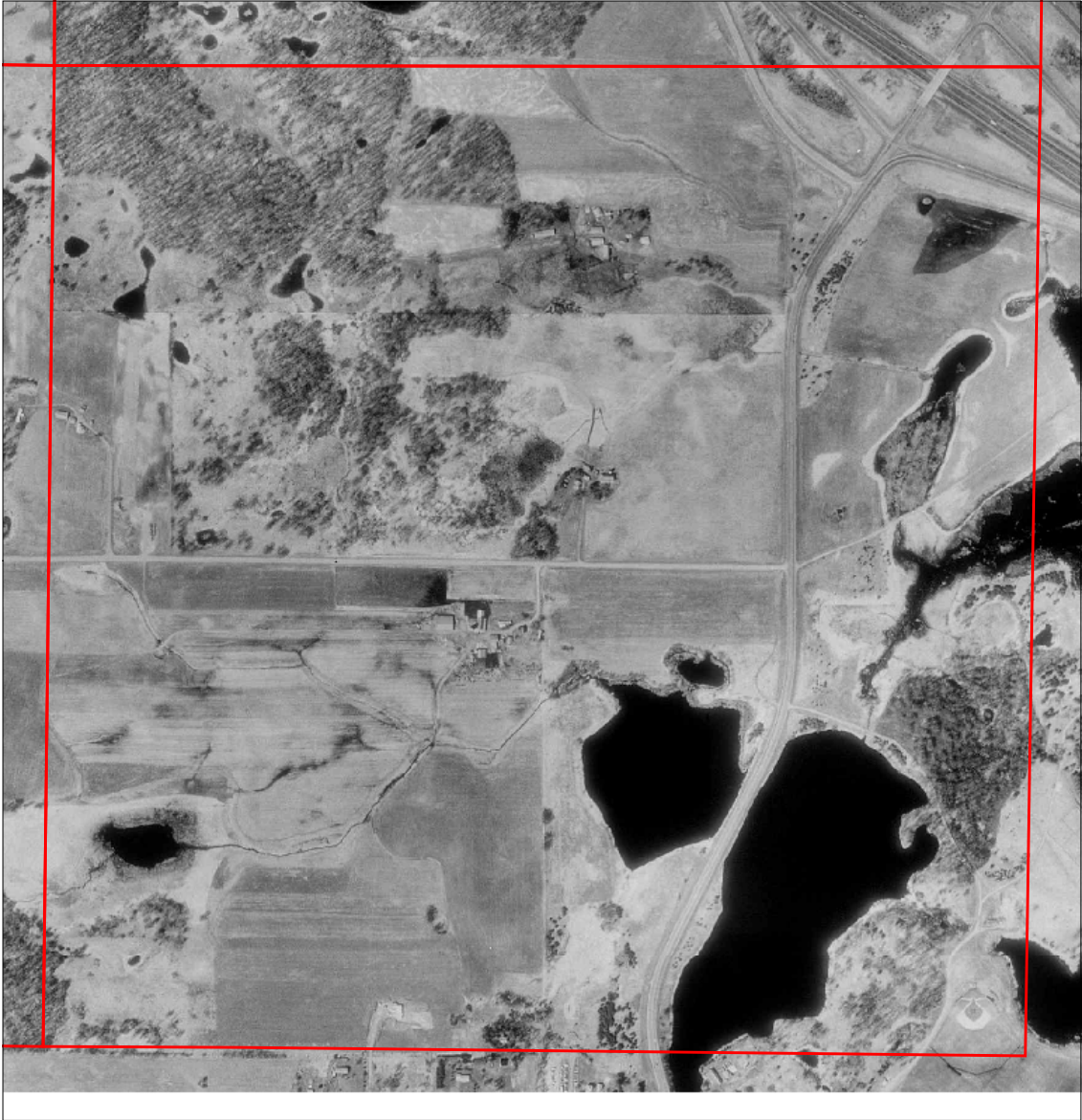
12. **Recommendations:**

- 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 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.
- 12.4. A portion 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.

# Avon Township



Section 36

(VH)Very High - Hours to months

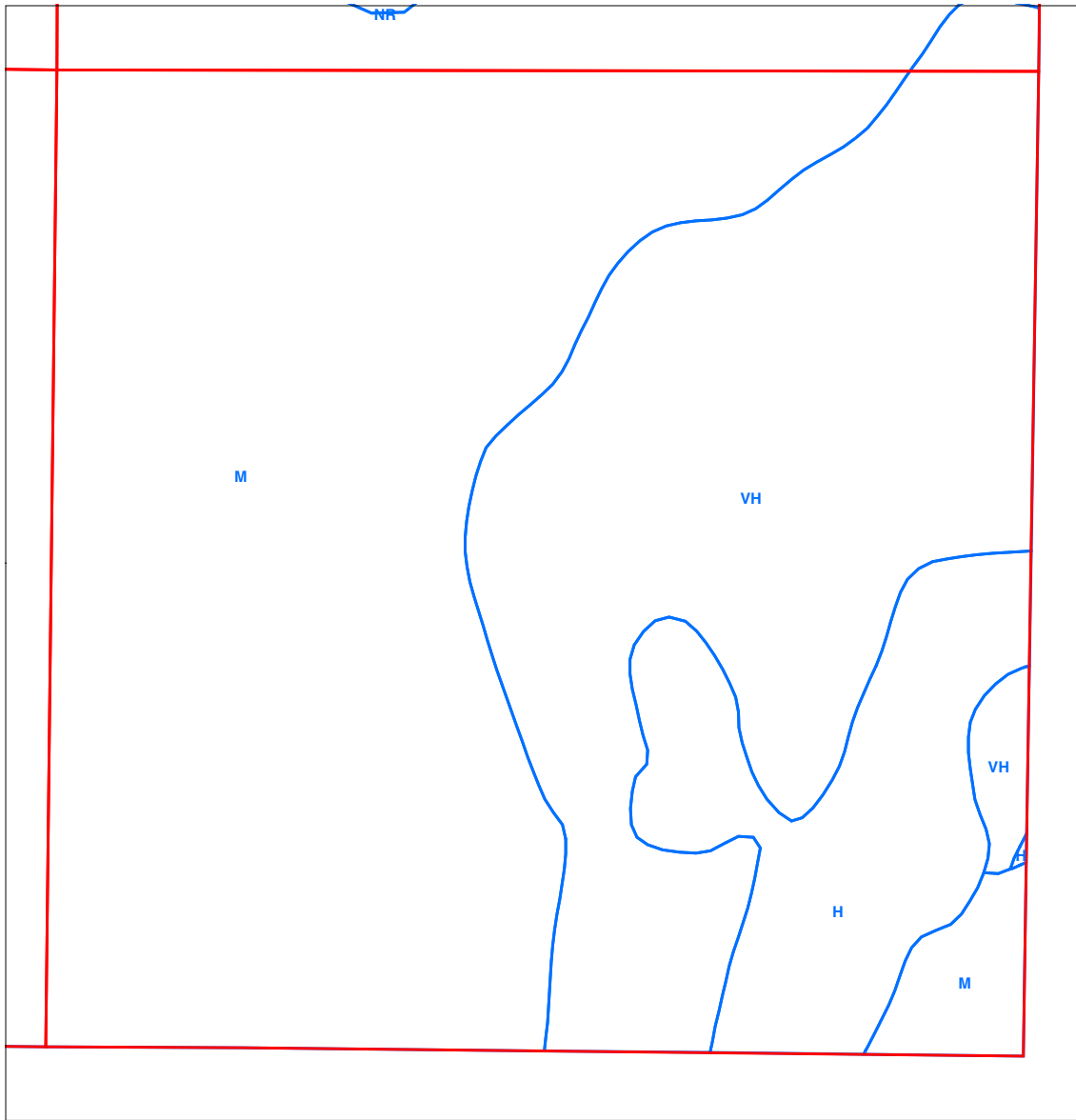
(H)High - Weeks to years

(M)Moderate - Years to decades

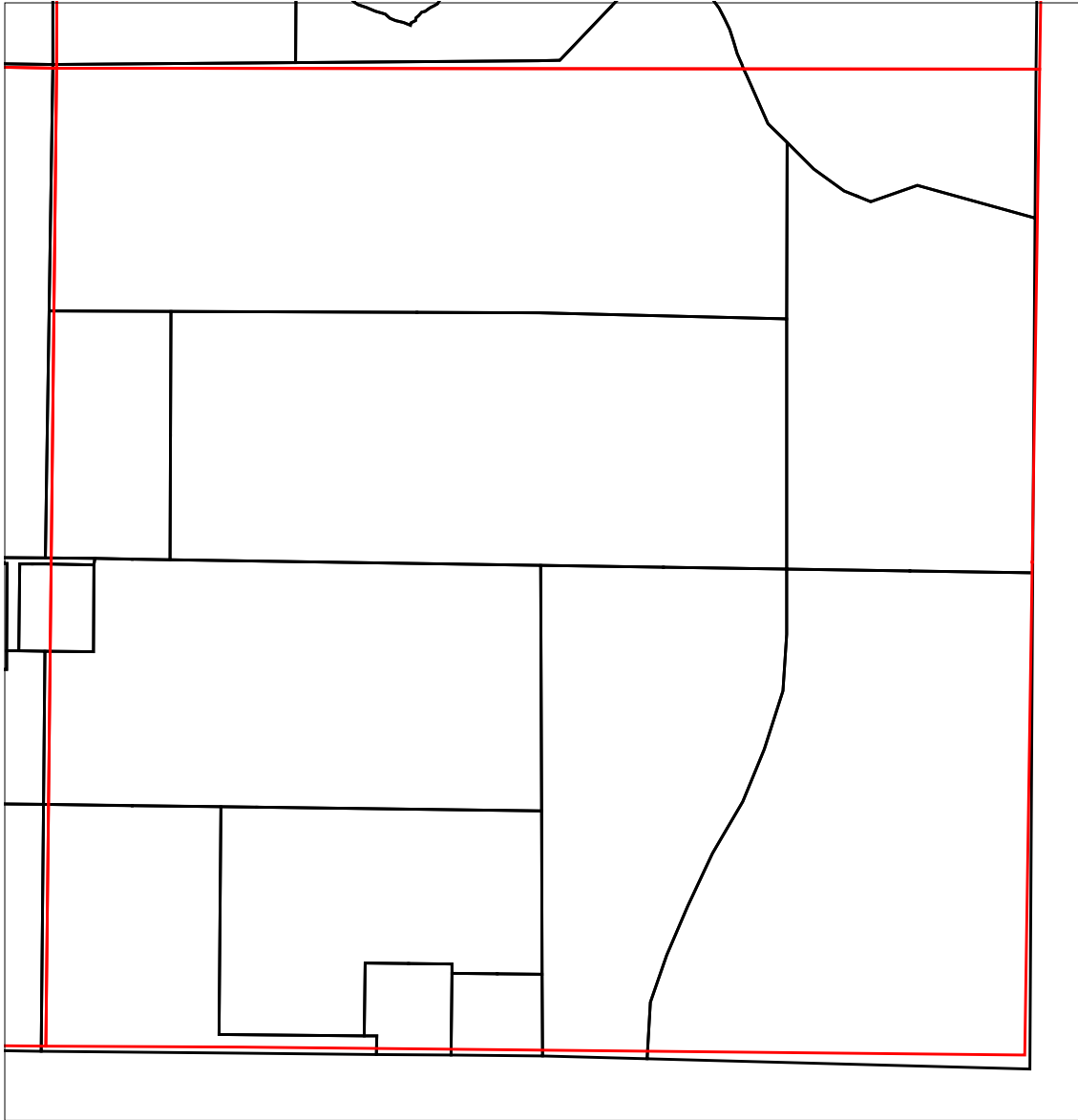
(L)Low - Decades to a century or more

(NR)Not Rated

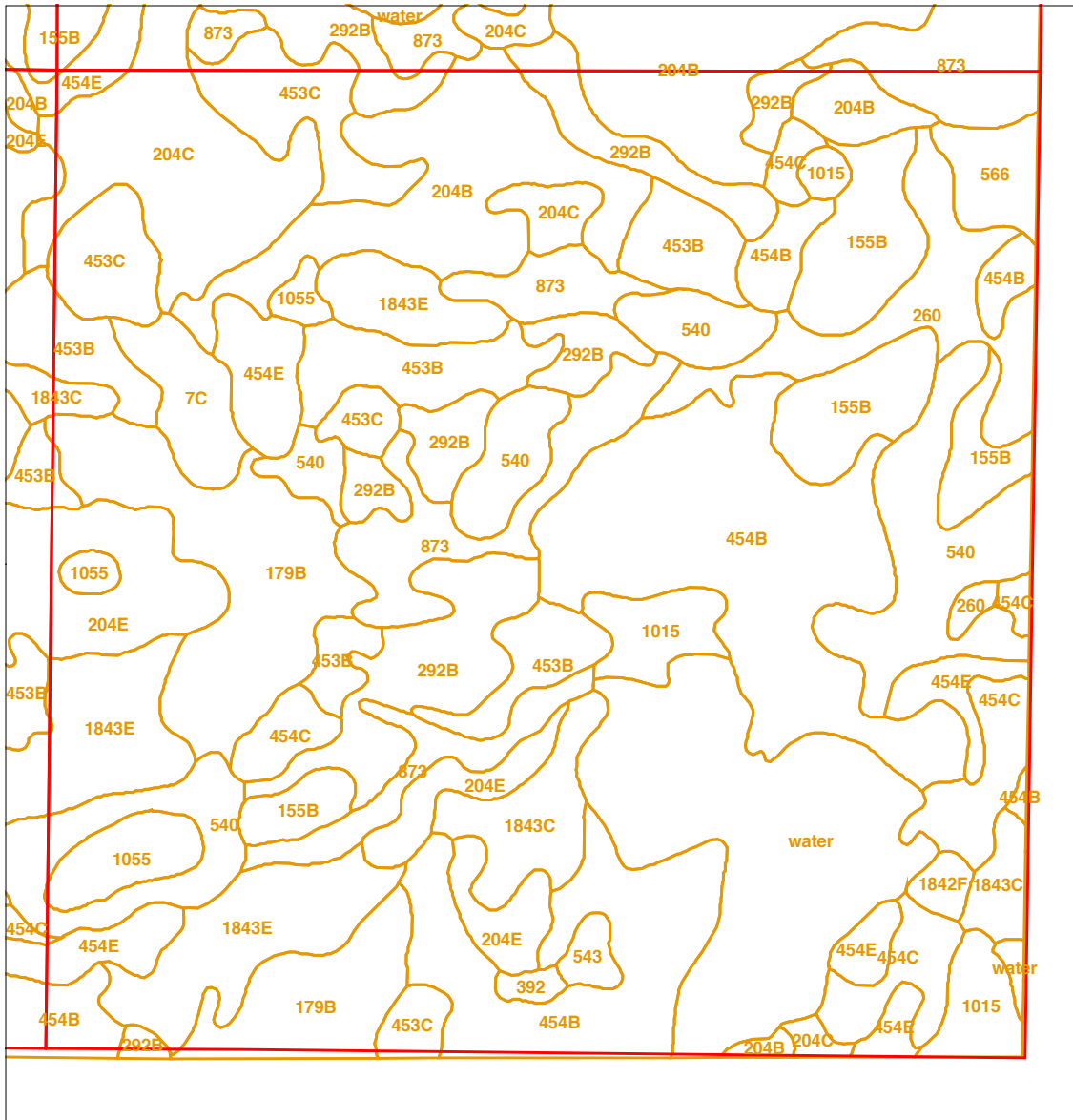
# Ground Water Sensitivity



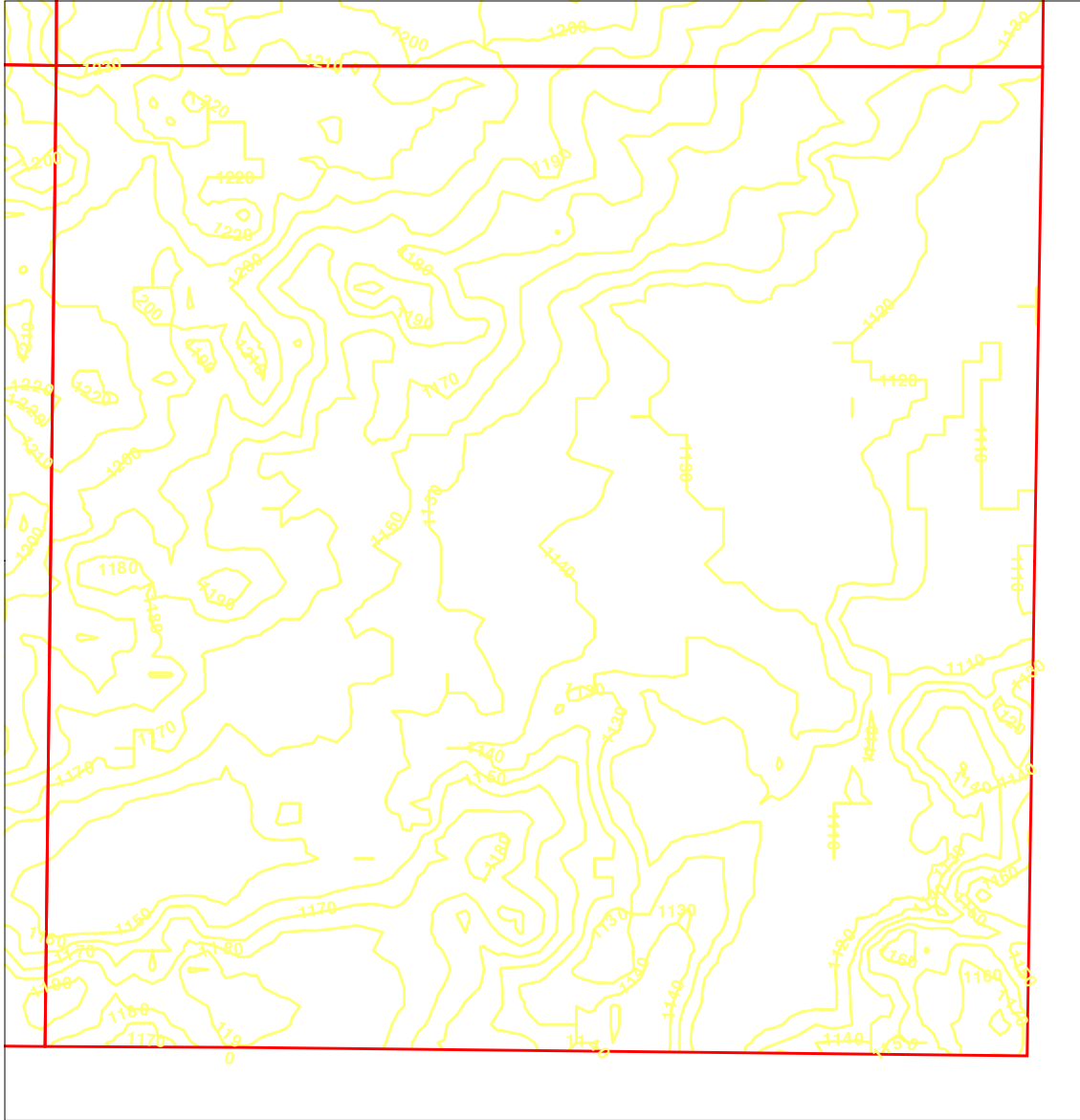
# Parcel Boundaries



# Soil Types



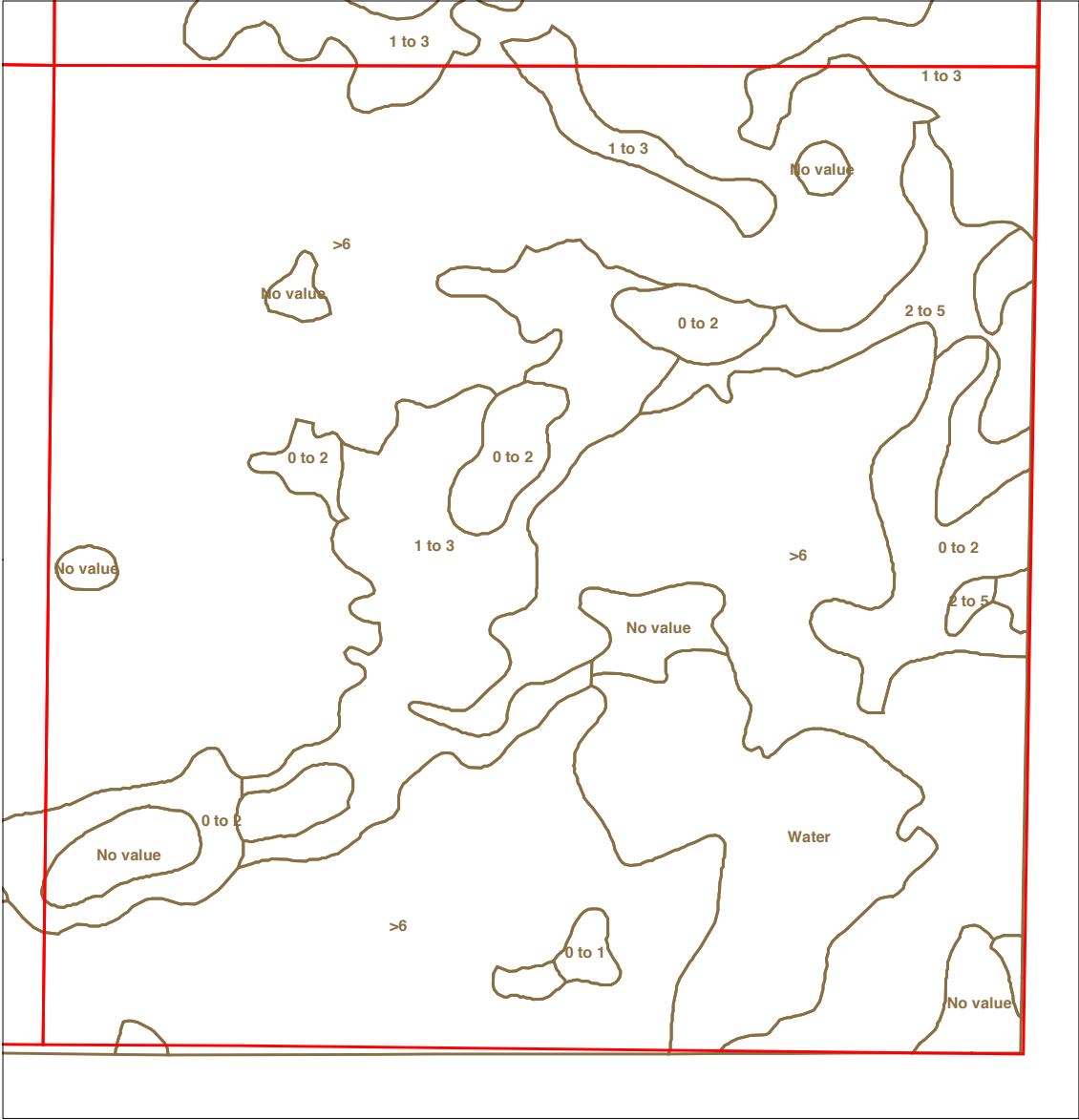
Topography    Contours are at 10 foot intervals





# 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

