

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 03

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. 480 acres or 75% is estimated to be low or no yield.

2.2. 80 acres or 12.5% is estimated to yield less than 100 gallons per minute.

2.3. 80 acres or 12.5% is estimated to yield 100-500 gallons per minute.

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

Ground-Water Sensitivity to Pollution:

3.1. 500 acres or 79 % has a moderate sensitivity to ground water pollution.

3.2. 100 acres or 14% has a very high (VH) sensitivity to ground water pollution.

3.3. 40 acres or 6% has a high (H) 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. 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. 873 Prebish-Nokay Complex

4.5. 540 Seelyeville Muck

4.6. 327B Dickman Sandy Loam, 2 to 6 percent slopes

4.7. 292B Alstad Sandy Loam, 1 to 4 percent slopes

4.8. 453B DeMontreville Loamy Sand, 2 to 8 percent slopes

4.9. 453C Demontreville Loamy Sand, 8 to 15 percent slopes

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

5.1. Entire section is zoned A-40

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

6.1. County Road 52 borders Holding Township on the north boundary.

6.2. 160th Avenue bisects the section north to 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.

8. **Historical Considerations**

8.1. None identified.

9. **Scenic Considerations**

9.1. None identified.

10. **Adjacency Considerations**

10.1. Holding township is on the north border of the section.

11. **Tax Data**

Year Payable	2003	2002
Nbr of Parcels	9	9
Land Mkt Value	\$ 719,900	\$ 567,900
Bldg Mkt Value	\$ 438,900	\$ 426,900
Total Mkt Value	\$ 1,158,800	\$ 993,800
Twp Taxes	\$ 1,129	\$ 1,129
Sch Taxes	\$ 2,279	\$ 2,279
County Taxes	\$ 2,912	\$ 2,912
Total Taxes	\$ 6,320	\$ 5,800

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.

Avon Township



Section 3

(VH)Very High - Hours to months

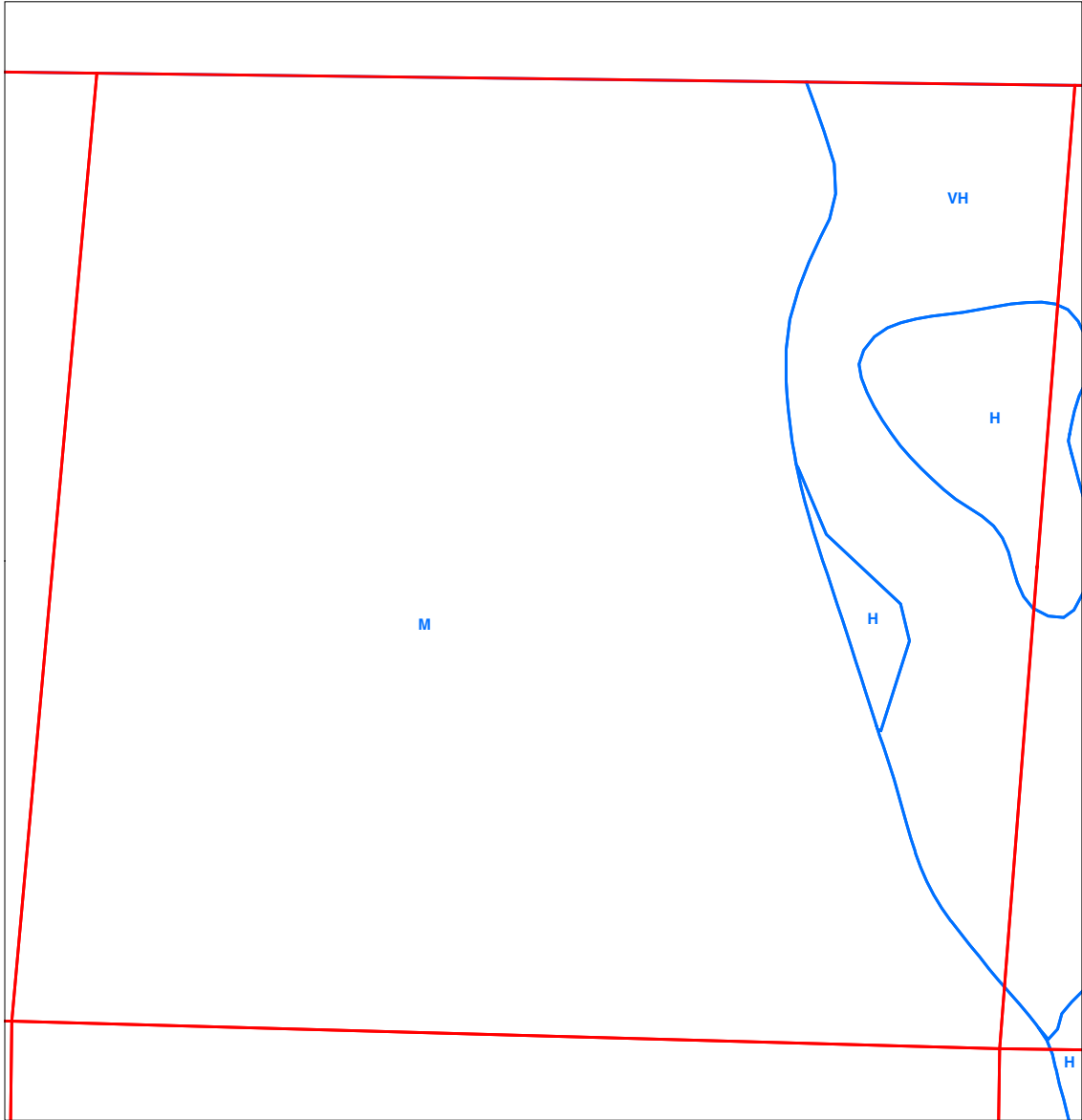
(H)High - Weeks to years

□ (M)Moderate - Years to decades

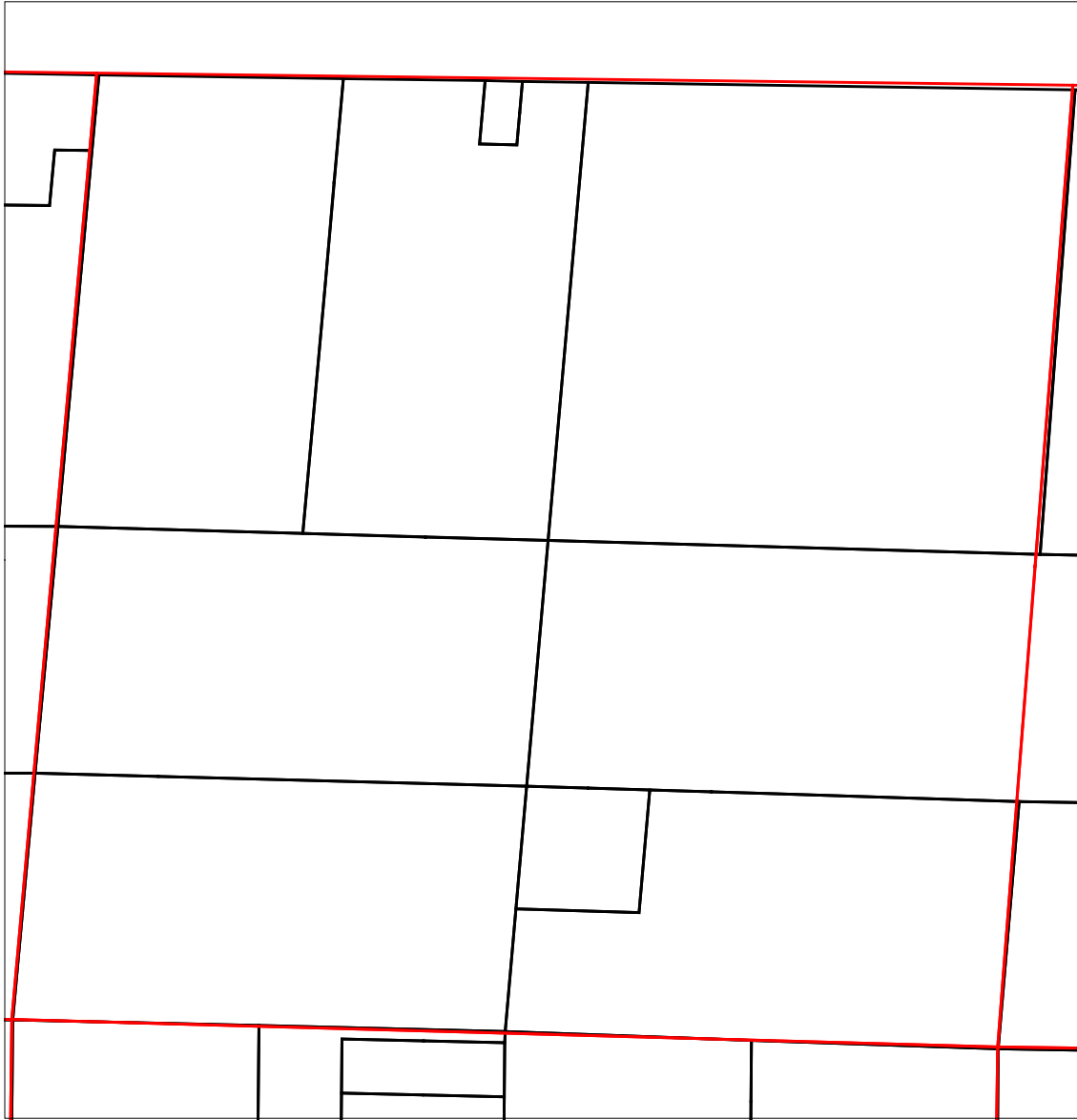
(L)Low - Decades to a century or more

(NR)Not Rated

Ground Water Sensitivity

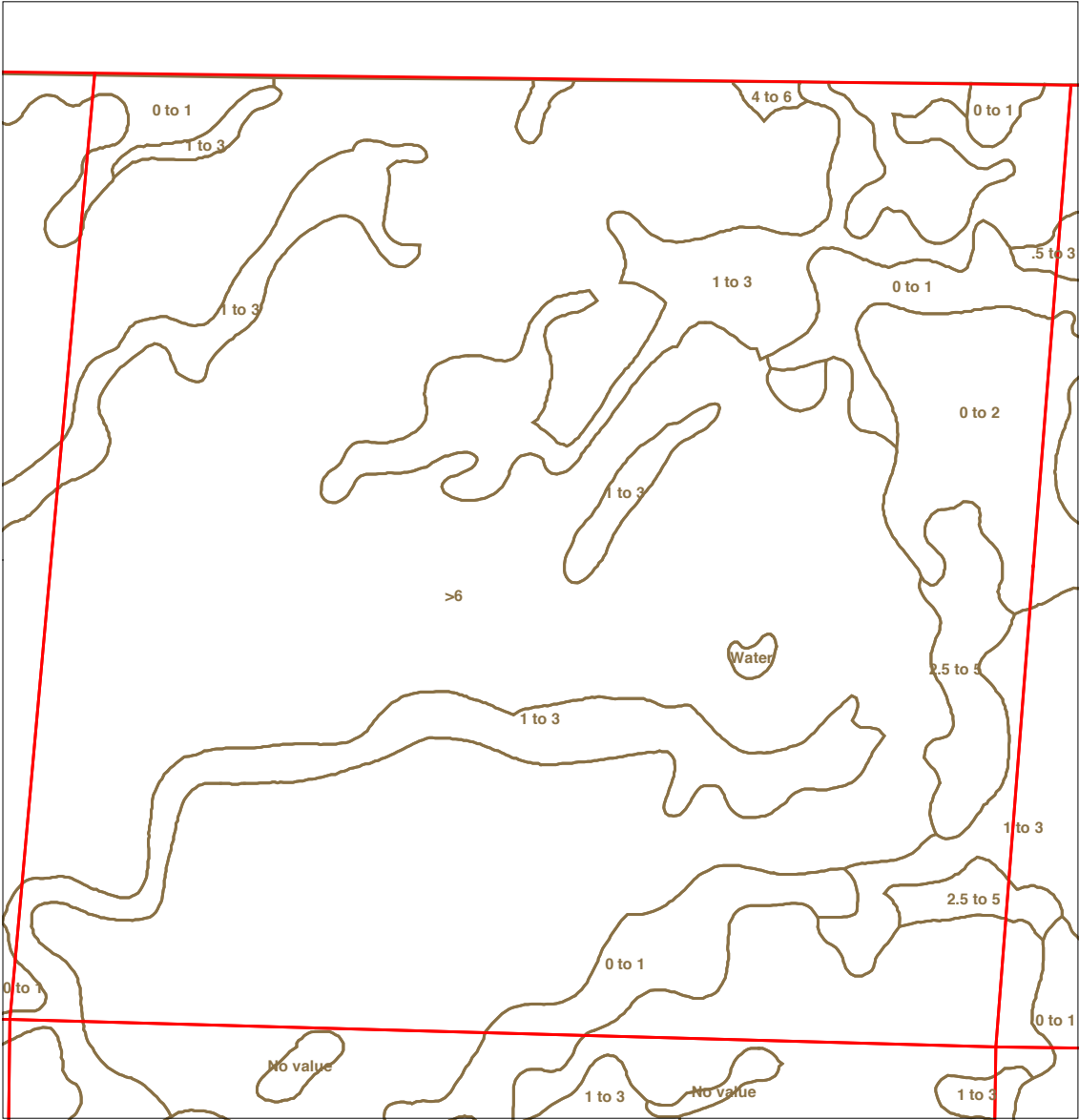


Parcel Boundaries



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

