

# Avon Township Land Use Management Assessment Worksheet

## Avon Township Section 04

### 1. Stearns County Biological Survey and Review

1.1. No biologically sensitive areas identified by the county in this section.

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

2.1. Entire section is classified as low yield or no aquifer.

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

3.1. Entire section is moderately sensitive 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. 873 Prebish-Nokay Complex
- 4.4. 292B Alstad Sandy Loam, 1 to 4 percent slopes
- 4.5. 1055 Histosols and Haplaquolls, ponded

### 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. County Road 52 Shared border Holding Township on the north boundary
- 6.2. 370<sup>th</sup> Street runs along south boundary for ¾ mile
- 6.3. 175<sup>th</sup> Avenue runs along west boundary
- 6.4. County Road 9 intersects with 175<sup>th</sup> Ave & 370<sup>th</sup> St in SW corner

### 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. None identified.

## 9. Scenic Considerations

9.1. None identified.

## 10. Adjacency Considerations

10.1. St Anna is near the southwestern corner of the section. St Anna is classified as a rural town site (Zoned RT).

10.2. Holding Township borders on the north.

## 11. Tax Data

Year Payable	2003	2002
Nbr of Parcels	13	13
Land Mkt Value	\$ 775,500	\$ 605,900
Bldg Mkt Value	\$ 642,300	\$ 596,100
<b>Total Mkt Value</b>	<b>\$ 1,417,800</b>	<b>\$ 1,202,000</b>
Twp Tax	\$ 1,506	\$ 1,577
Sch Tax	\$ 3,194	\$ 2,772
County Tax	\$ 3,879	\$ 3,704
<b>Total Taxes</b>	<b>\$ 8,579</b>	<b>\$ 8,053</b>

## 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.

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. Areas adjacent to existing developed areas including the St Anna rural townsite should be given consideration as sites for new housing.

# Avon Township



Section 4

(VH)Very High - Hours to months

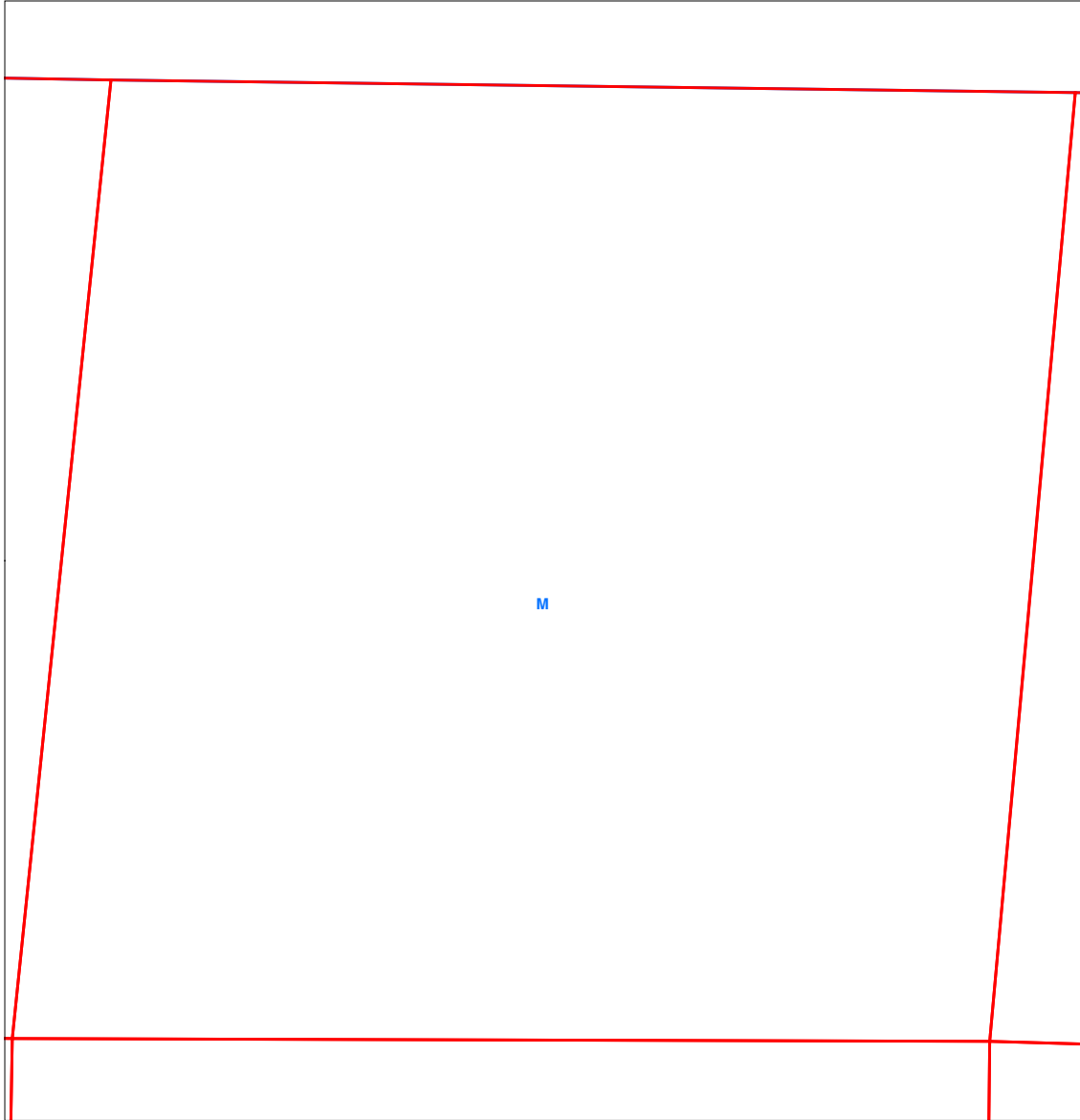
(H)High - Weeks to years

(M)Moderate - Years to decades

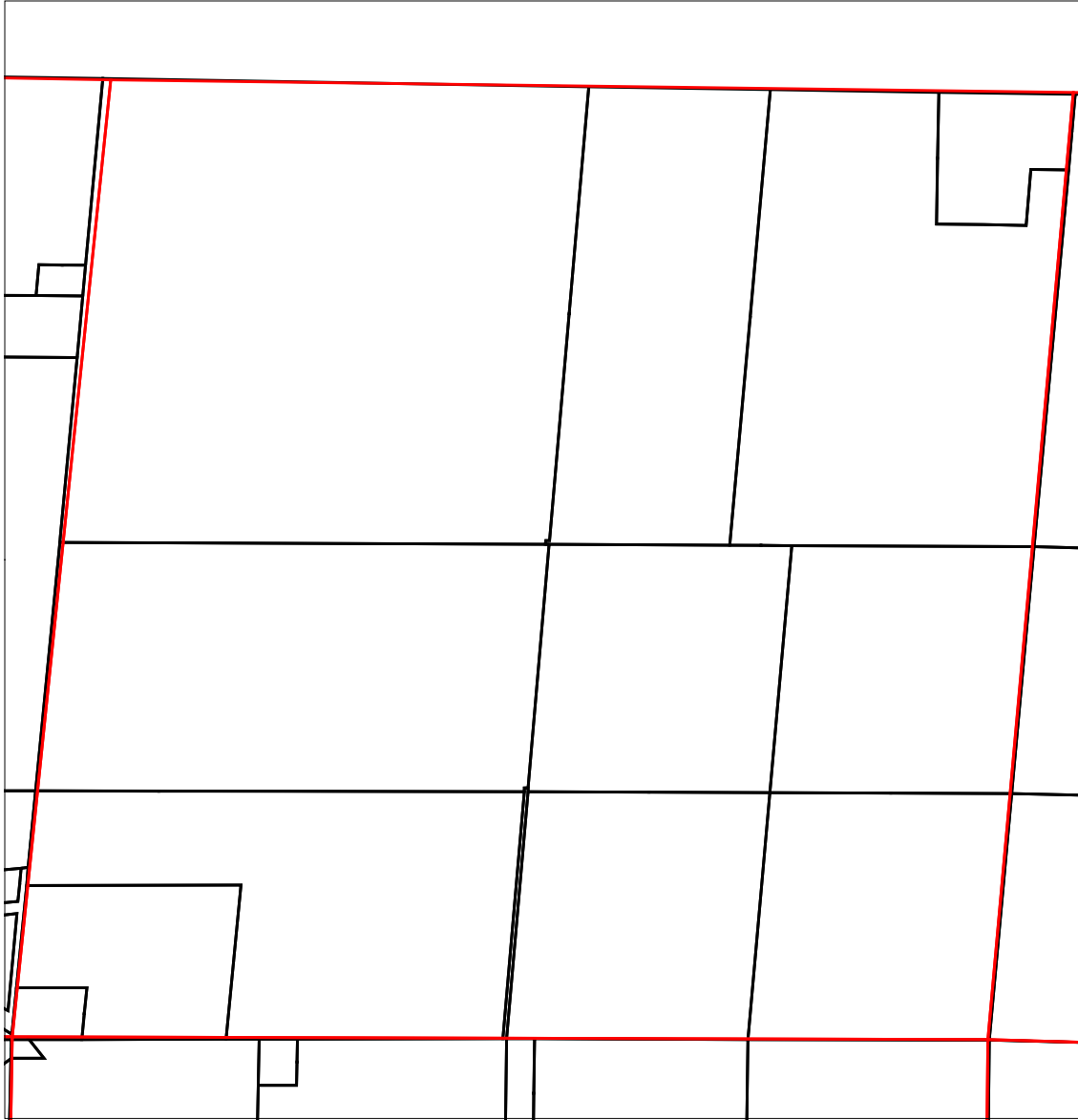
(L)Low - Decades to a century or more

(NR)Not Rated

## Ground Water Sensitivity

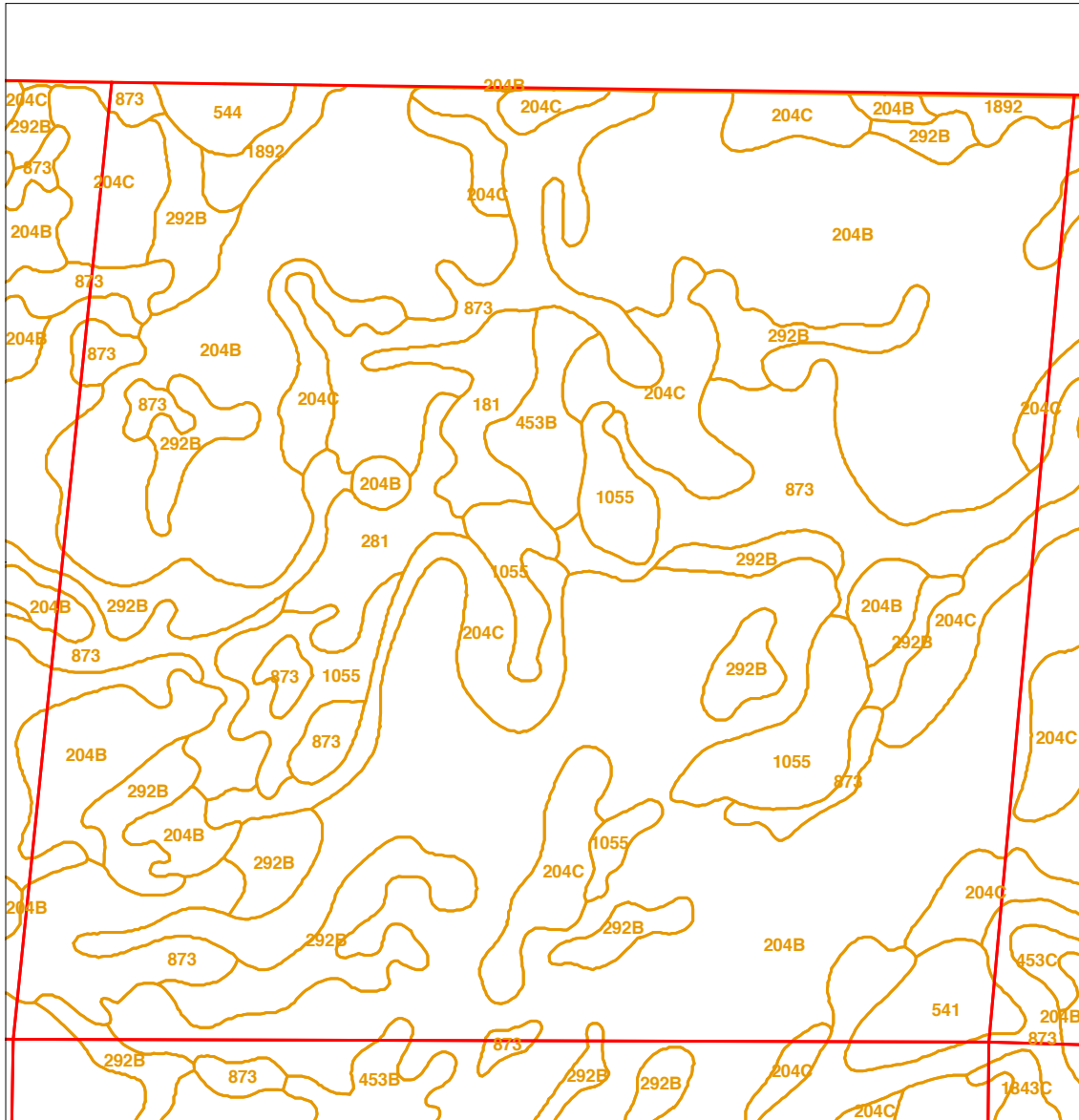


# Parcel Boundaries



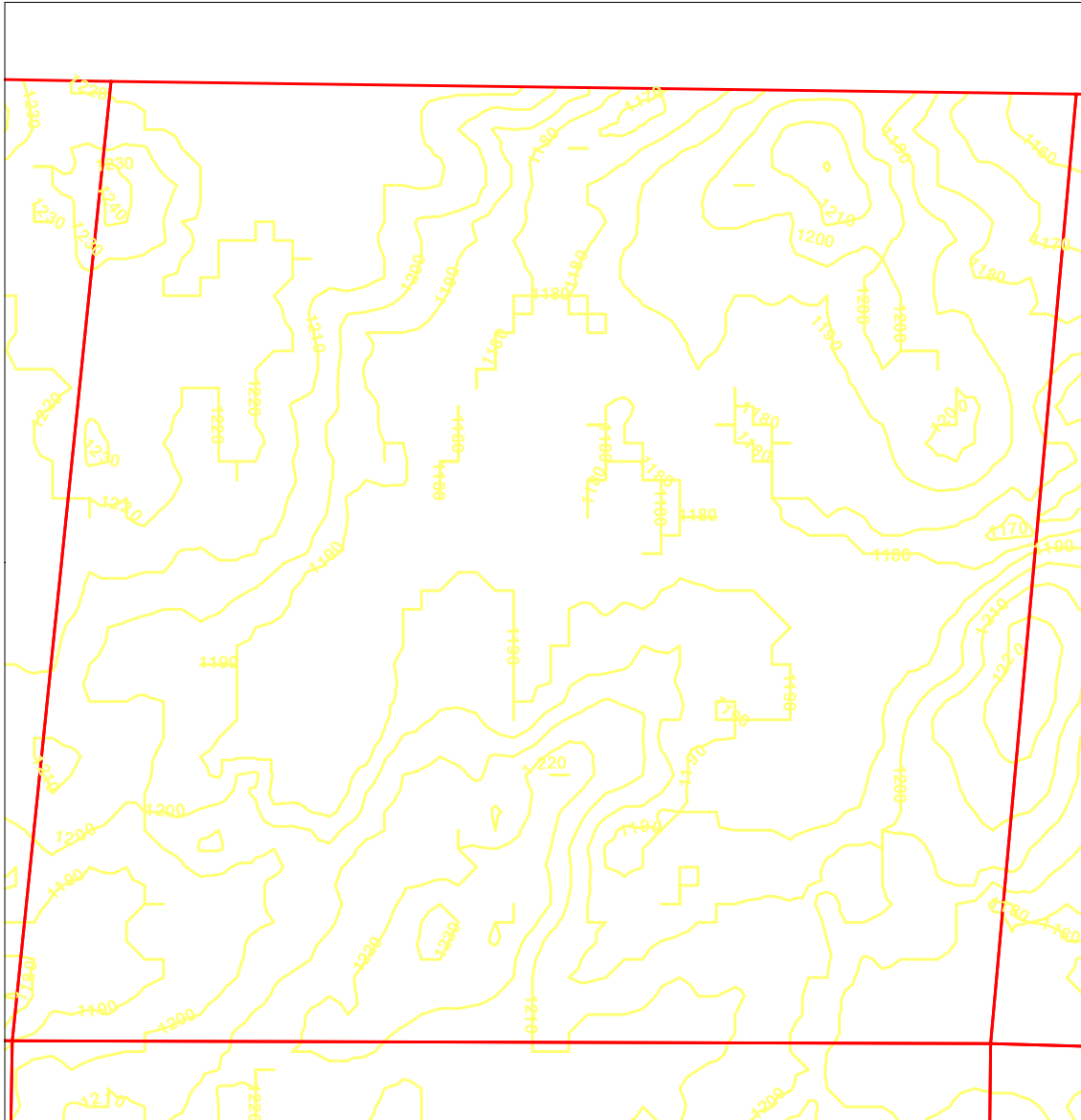


# Soil Types



# 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.



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# Zoning Districts

