

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 09

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 is rated low yield or no aquifer.

2.2. Approximately 40 acres in the southeast corner is rated at less than 100 gpm.

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

3.1. Approximately 600 acres is moderately sensitive to ground water pollution.

3.2. Approximately 40 acres along the middle of the west border is highly 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. 204E Cushing Sandy Loam, 15 to 25 percent slopes

4.4. 292B Alstad sandy loam, 1 to 4 percent slopes

4.5. 453B DeMontreville Loamy Sand, 2 to 8 percent slopes

4.6. 1055 Histosols and Haplaquolls, ponded

4.7. 873 Prebish-Nokay Complex

5. Stearns County Zoning Map Review and Comment

The entire section is designated A-40

6. Existing Road System Review and Comment

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

6.1. 370th St runs along the north border for approximately three quarters of a mile from the western border.

6.2. 363rd St runs east off County Rd 9 for approximately one quarter mile.

6.3. County Rd 9 runs north from the middle of the south border approximately a half mile and the angles NW to the corner 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 marsh 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. None identified

10. Adjacency Considerations

- 10.1. NW corner is near rural town site of St Anna.
- 10.2. West border takes in small portion of Little Pelican Lake.
- 10.3. County Road 9 bisects the section.

1. Tax Data

Year Payable	2003	2002
Nbr of Parcels	23	
Land Mkt Value	\$ 951,800	\$ 684,000
Bldg Mkt Value	\$ 1,041,100	\$ 884,000
Total Mkt Value	\$ 1,992,900	\$ 1,569,000
Twp Taxes	\$ 2,201	\$ 1,000
Sch Taxes	\$ 4,232	\$ 3,000
County Taxes	\$ 5,676	\$ 4,000
Total Taxes	\$ 12,109	\$ 9,000

2. Recommendations:

- 2.1. 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.
- 2.2. 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.

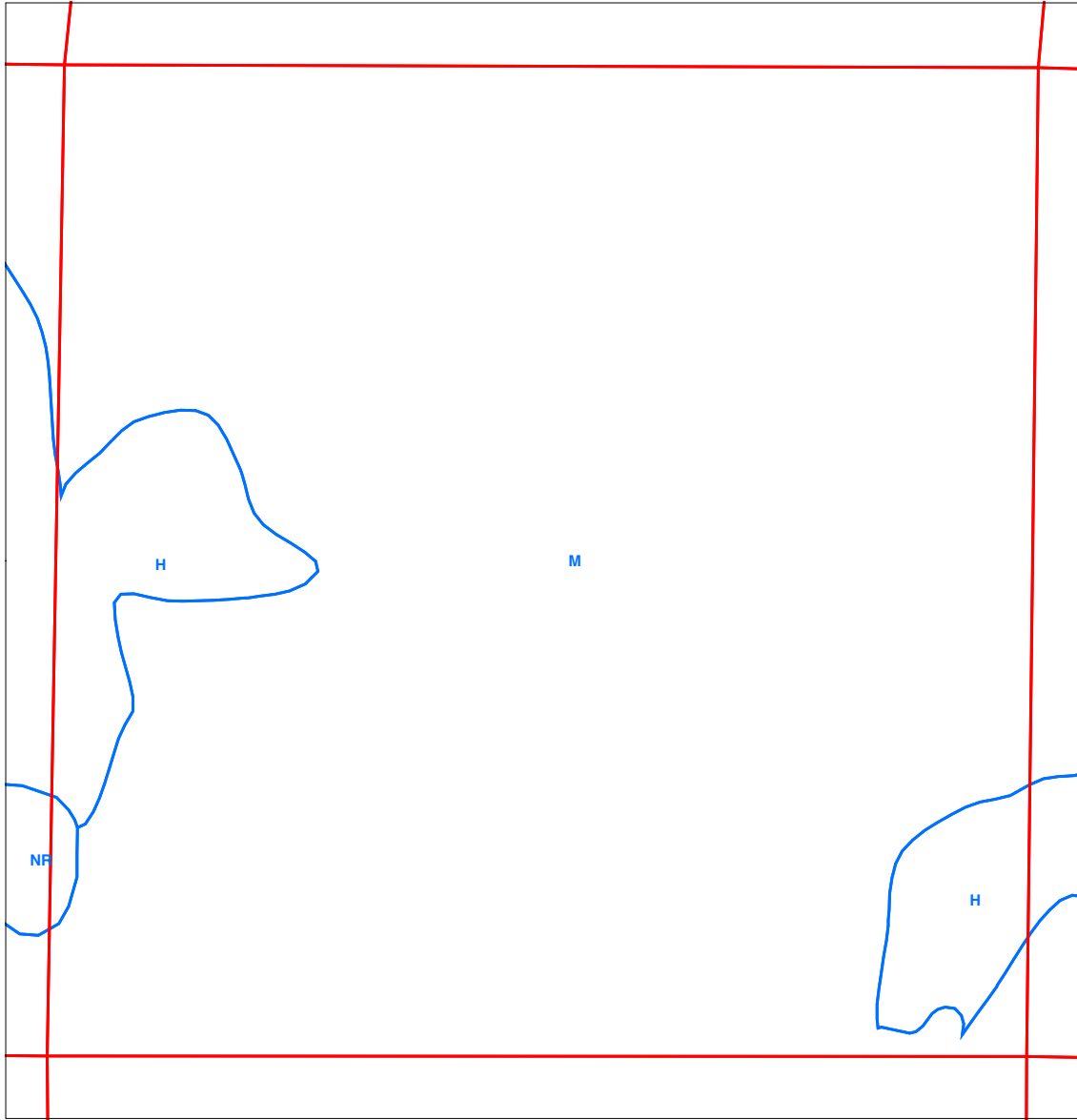
Avon Township



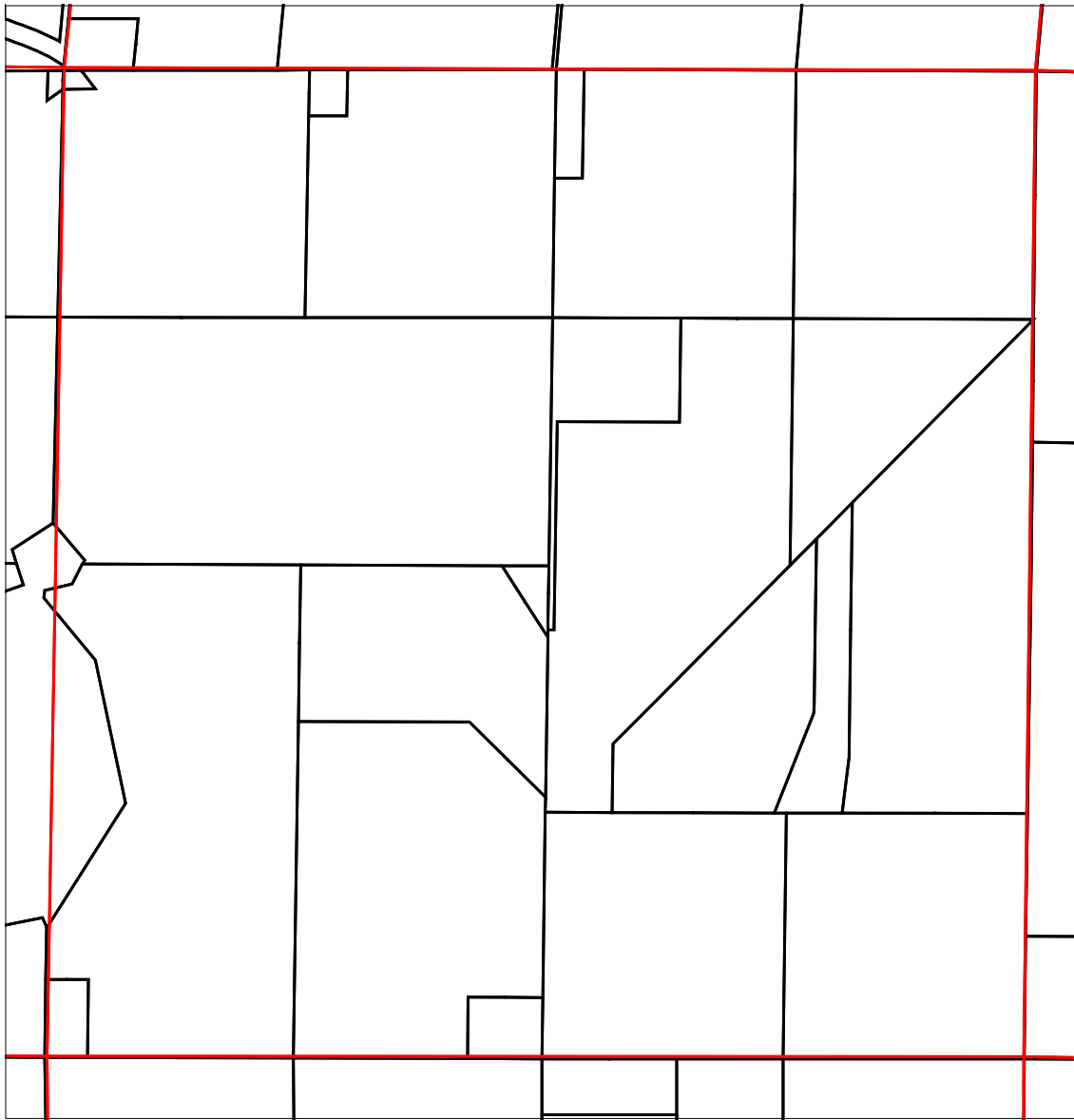
Section 9

(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

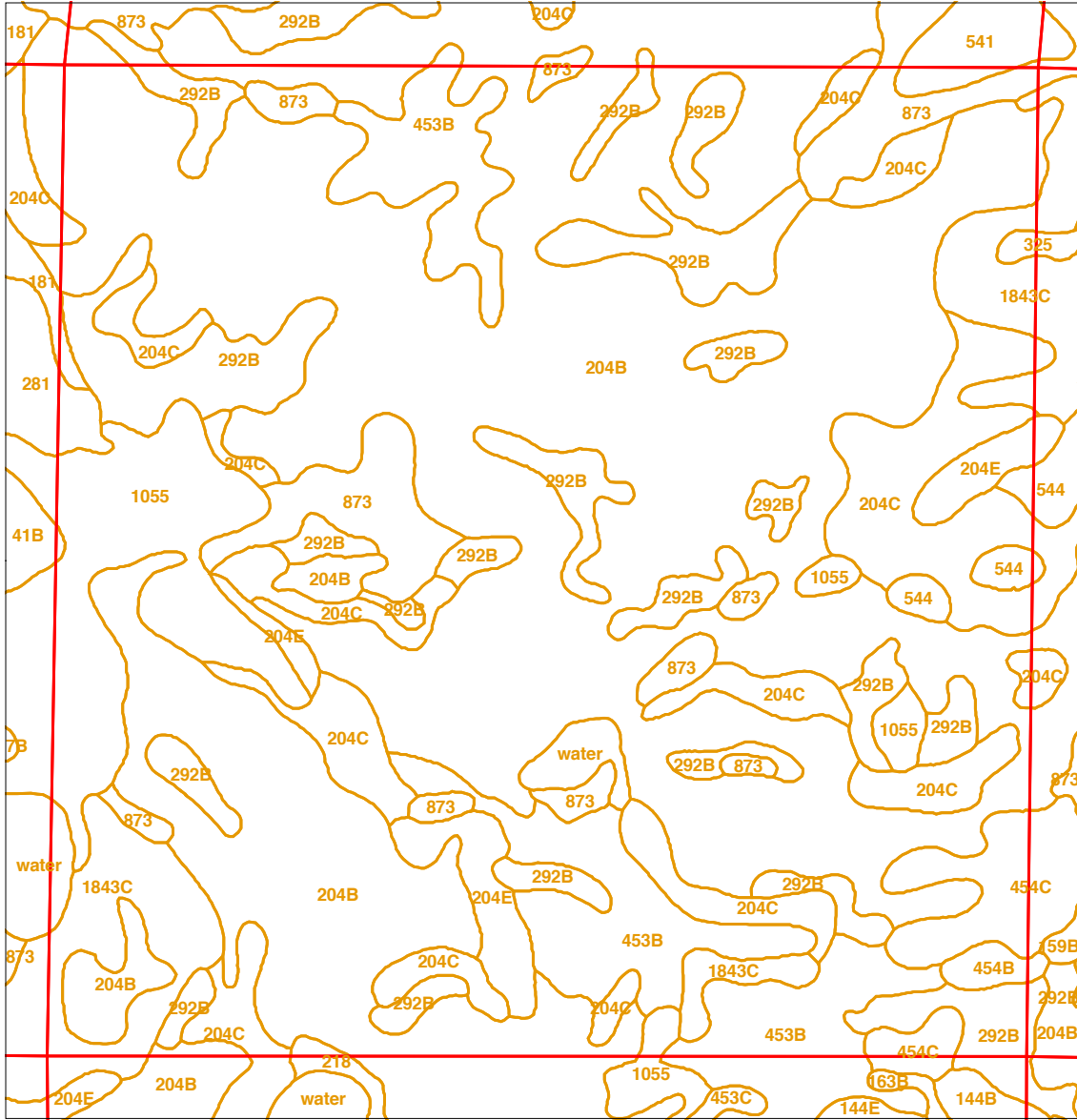
Ground Water Sensitivity



Parcel Boundaries

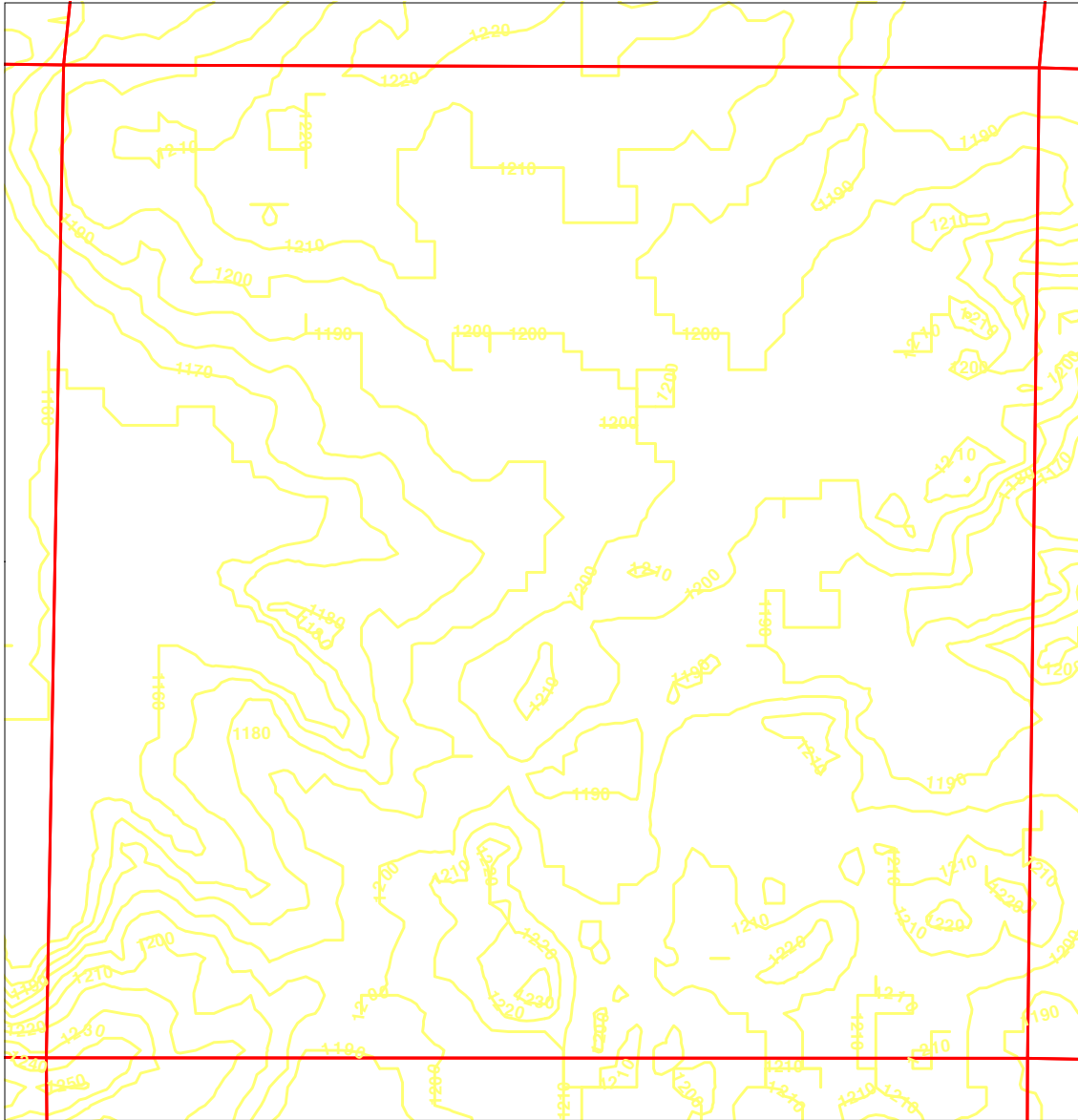


Soil Types



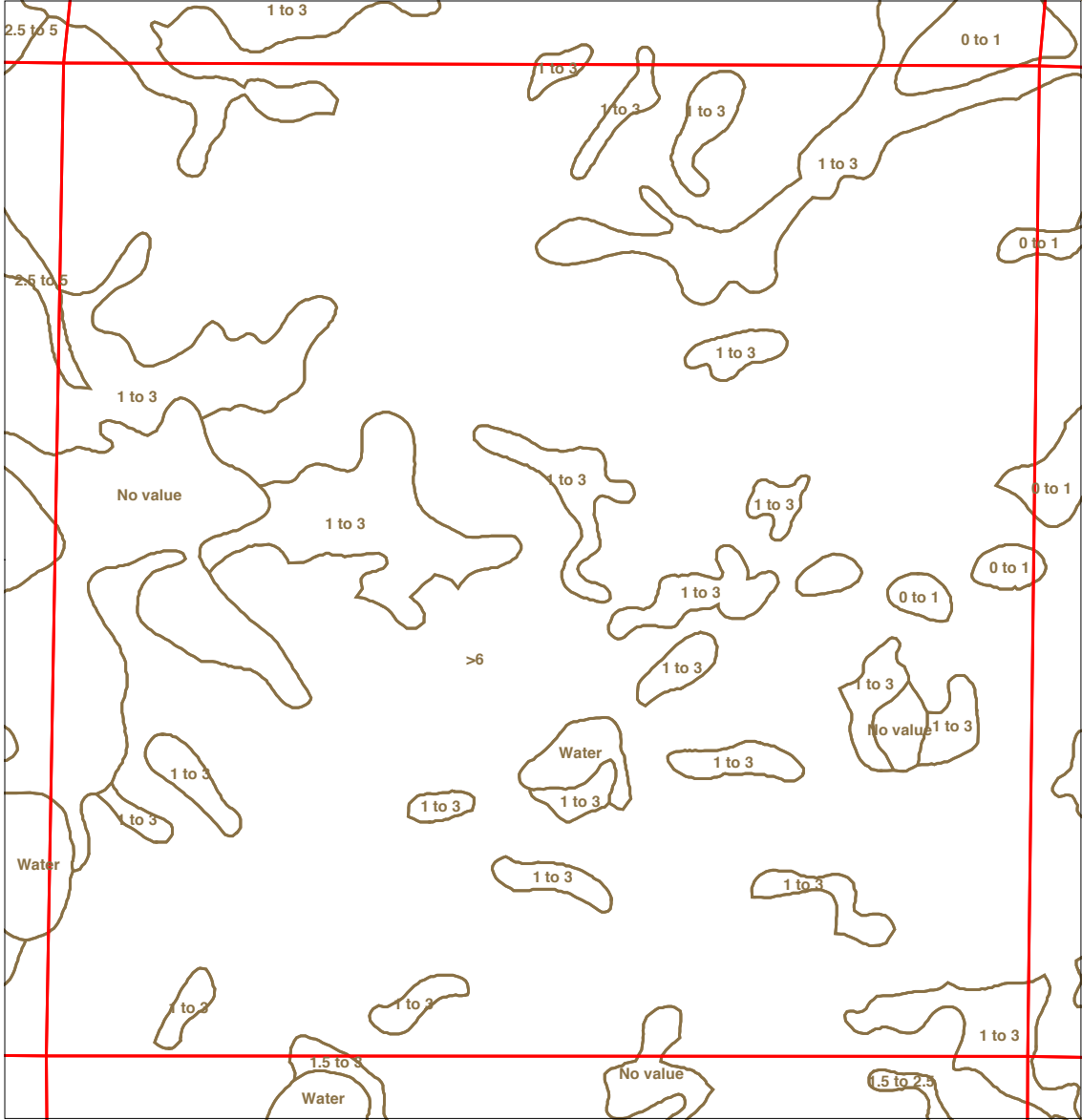
Topography

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

