

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 14

1. Stearns County Biological Survey Review and Comment:

- 1.1. No biologically sensitive areas identified by the county in this section.
- 1.2. Spunk Creek crosses the NW corner of the section about one eighth mile from the western border on the north border and about one quarter mile south of the northern border on the western border of section 14.

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

Aquifer Yield Estimates

- 2.1. Approximately 240 acres or 38% is designated less than 100 gpm.
- 2.2. Approximately 240 acres or 38% is designated as 100-500 gpm.
- 2.3. Approximately 160 acres or 25% is designated low yield or no aquifer.

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 320 acres or 50% is designated highly sensitive to ground water pollution.
- 3.2. Approximately 200 acres or 25% in very high sensitivity to ground water pollution.
- 3.3. Approximately 120 acres or 22% 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. 540 Seelyeville Muck
- 4.2. 543 Markey Muck
- 4.3. 15B Chetek Sandy Loam, 1 to 6 percent slopes
- 4.4. 204C Cushing Sandy Loam, 8 to 15 percent slopes
- 4.5. 204E Cushing Sandy Loam, 15 to 25 percent slopes
- 4.6. 144B Flak Sandy Loam, 4 to 8 percent slopes
- 4.7. 144C Flak Sandy Loam, 8 to 15 percent slopes
- 4.8. 144E Flak Sandy Loam, 15 to 25 percent slopes
- 4.9. 281 Darfur Coarse Sandy Loam

5. Searns 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. 360th Street runs along the northern border about one half mile from the east edge of the section and about one eighth of a mile from the west edge of the section.
- 6.2. County Road 155 runs from the western edge of the section east about three quarters of a mile and then angles to the northeast across the SE corner of the section to approximately where 360th Street meets the eastern border of section 14.
- 6.3. Queens Road runs along the western border of the section about one half mile heading south to intersect with County Road 155.
- 6.4. County Road 155 runs north for about one half mile along the eastern border of the section beginning at the point where 365th Street meets the eastern border of section 14.

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. Another 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. A large tamarack marsh along with other wetlands is present in the section and covers a large area. Much of the marsh is visible from roads in the section.

10. Adjacency Considerations

- 10.1. Spunk Creek crosses over the northwest corner of the section and is surrounded by open land and some forested areas.
- 10.2. There is a gravel pit mining operation in the SE4 of NE4 of the section that has been in operation sporadically since the 1980's.
- 10.3. The H&R Game Farm, licensed to and owned by David Raab, is located south and east of the SE border of the section.

11. Tax Data

Year Payable	2003	2002
Nbr of Parcels	13	
Land Mkt Value	\$ 602,900	\$ 516,000
Bldg Mkt Value	\$ 542,500	\$ 522,000
Total Mkt Value	\$ 1,145,400	\$ 1,038,000
Twp Taxes	\$ 1,244	\$ 1,244
Sch Taxes	\$ 1,839	\$ 1,839
County Taxes	\$ 3,205	\$ 3,205
Total Taxes	\$ 6,288	\$ 6,288

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 concerning any construction or development to insure there is no negative impact on Spunk Creek such as excessive run off into the creek from 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. The existing gravel mining pit is a special concern due to its potential for disrupting the landscape and disturbing the wildlife in the area as well as its potential need to be used to provide fill for road work in the township and other area construction needs. The pit is a double edged situation in that it provides a needed resource and it has the potential to adversely affect the environment of the area.

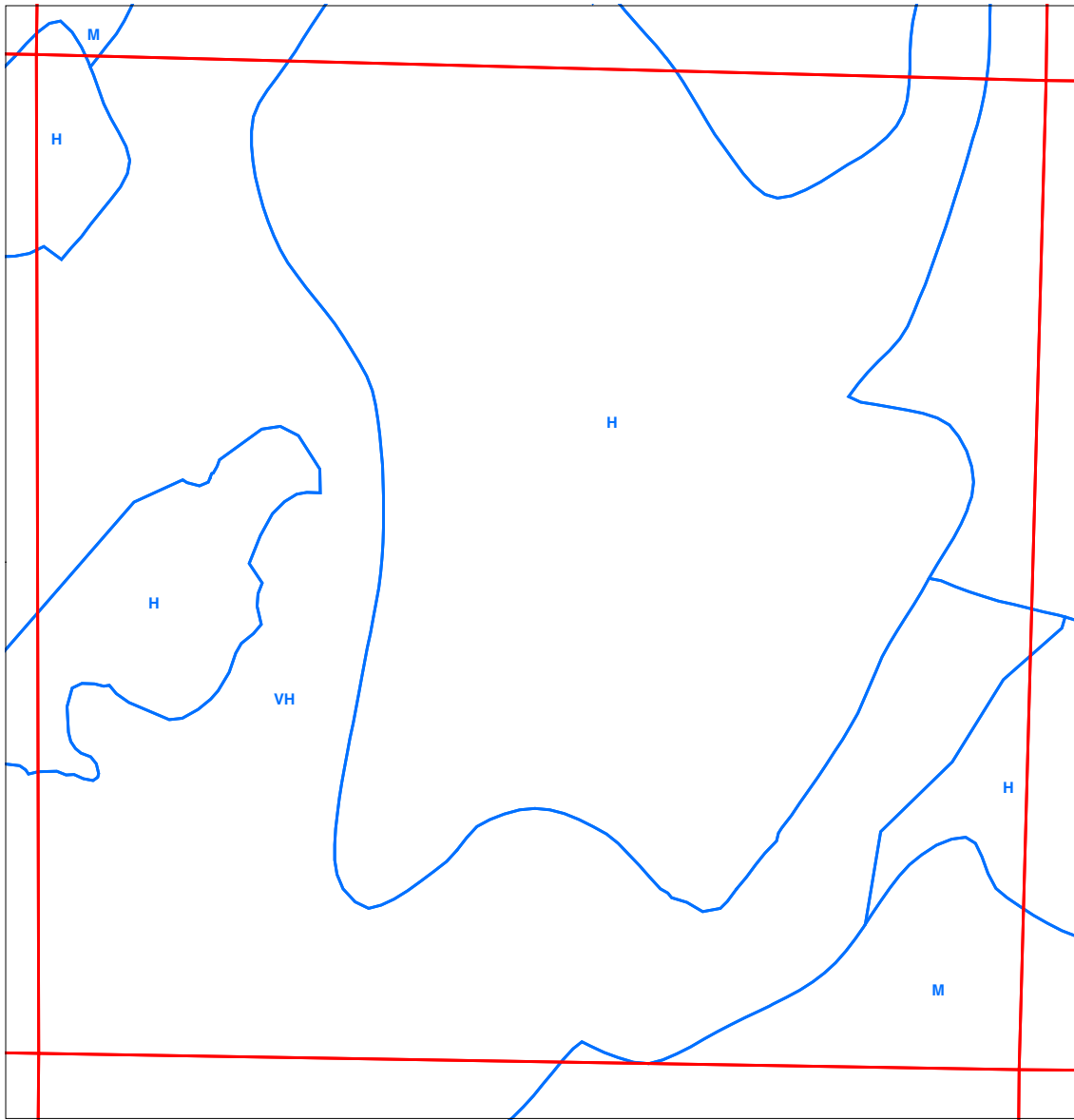
Avon Township



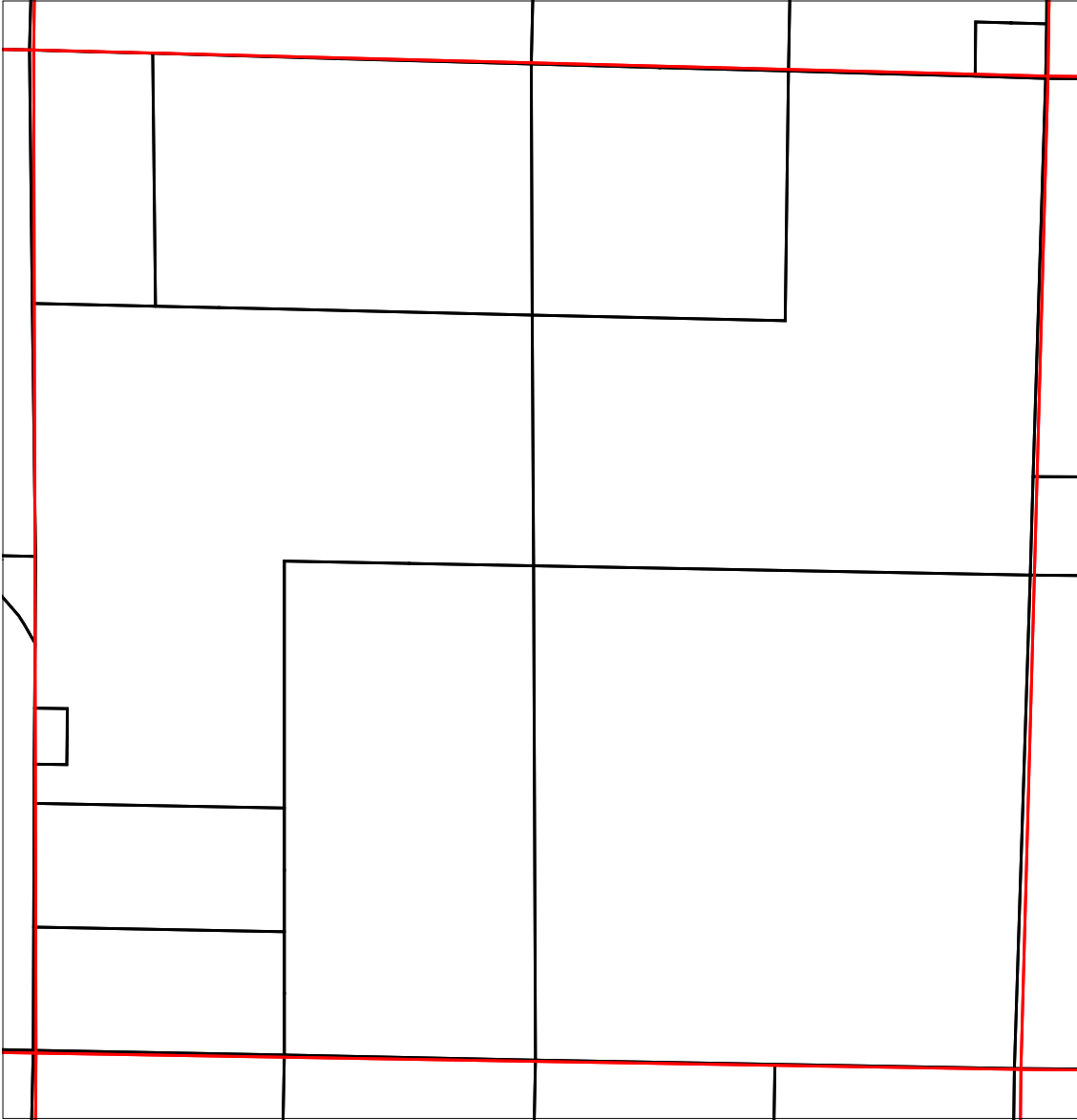
Section 14

(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

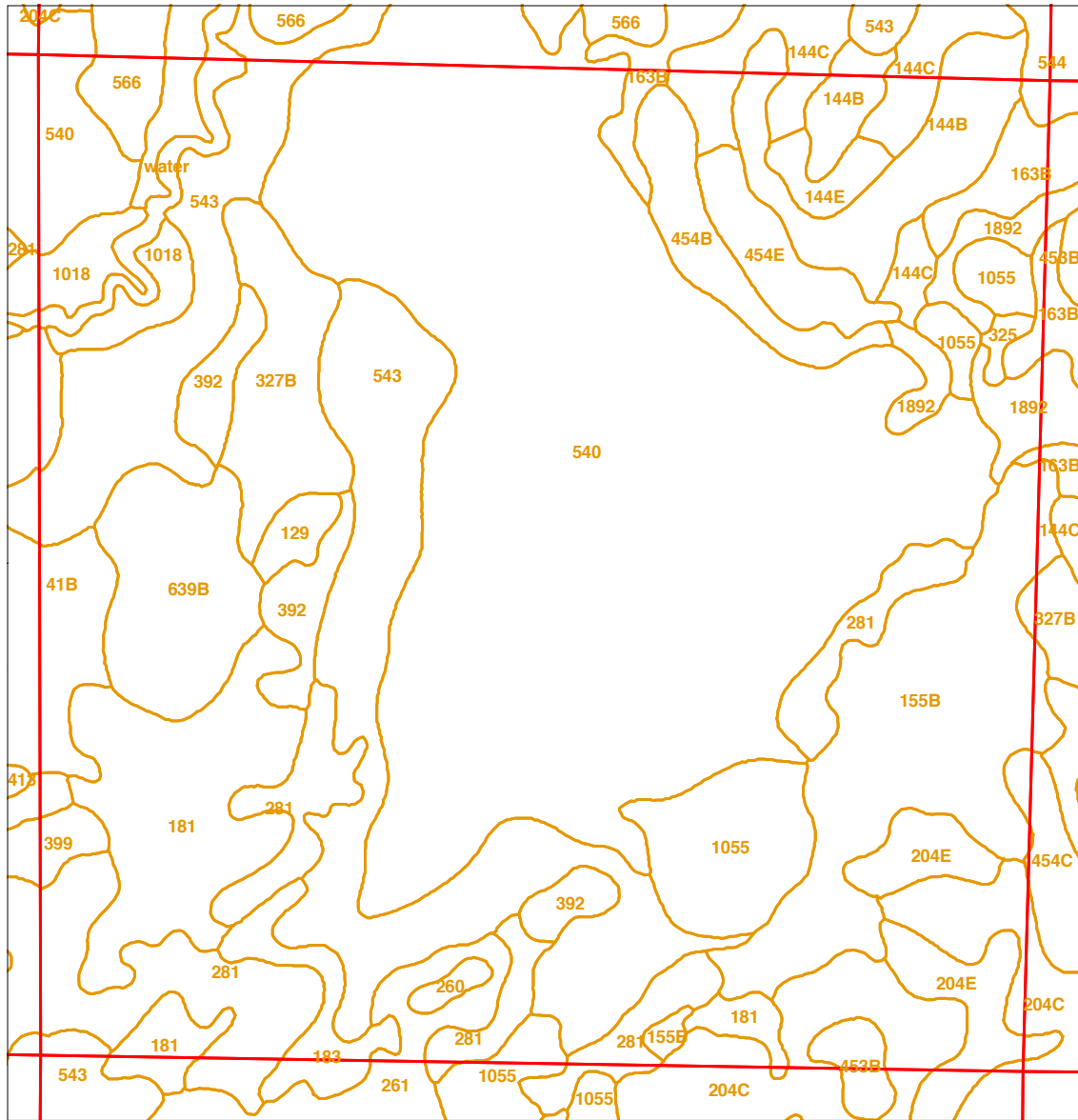
Ground Water Sensitivity



Parcel Boundaries

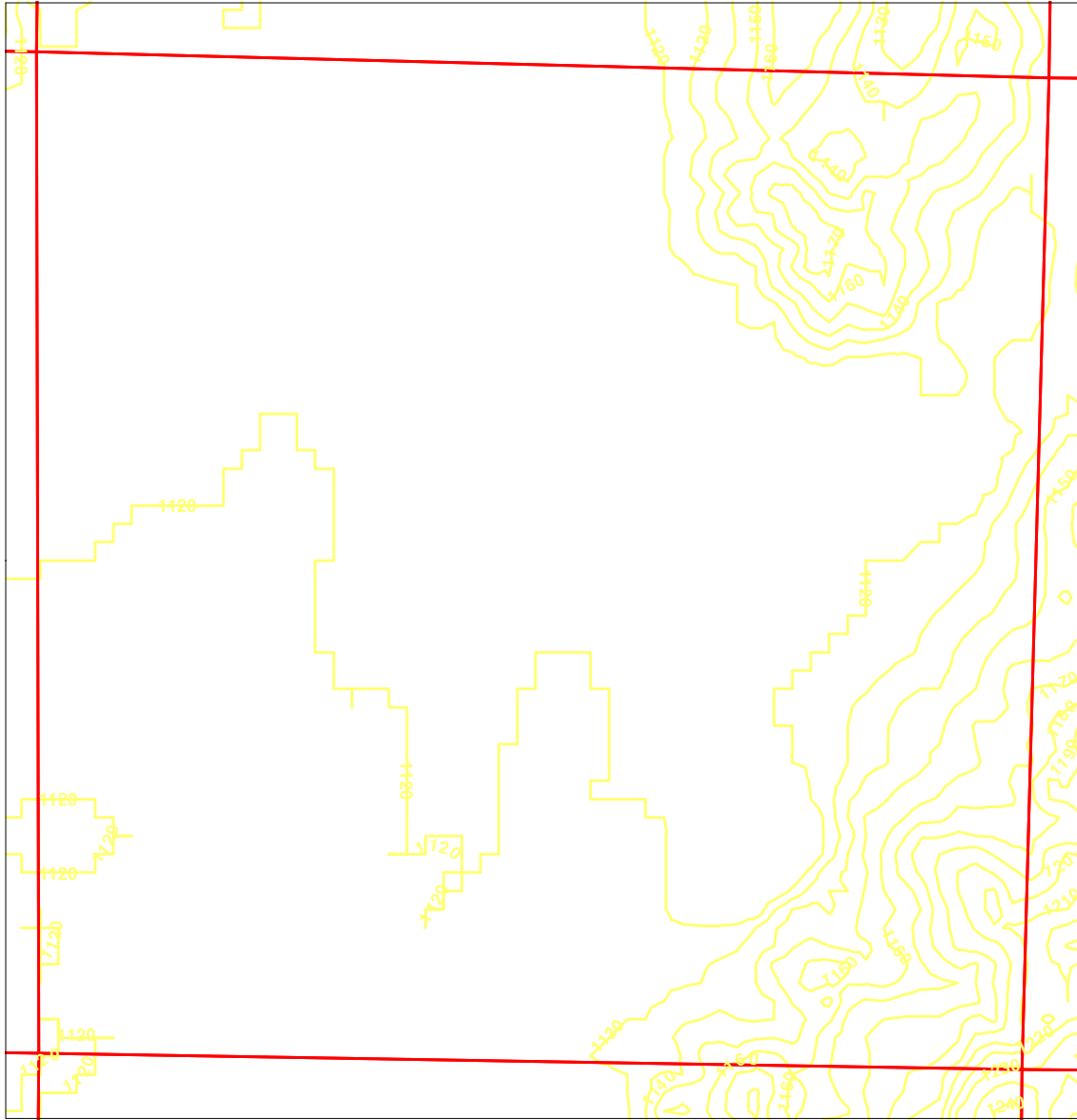


Soil Types



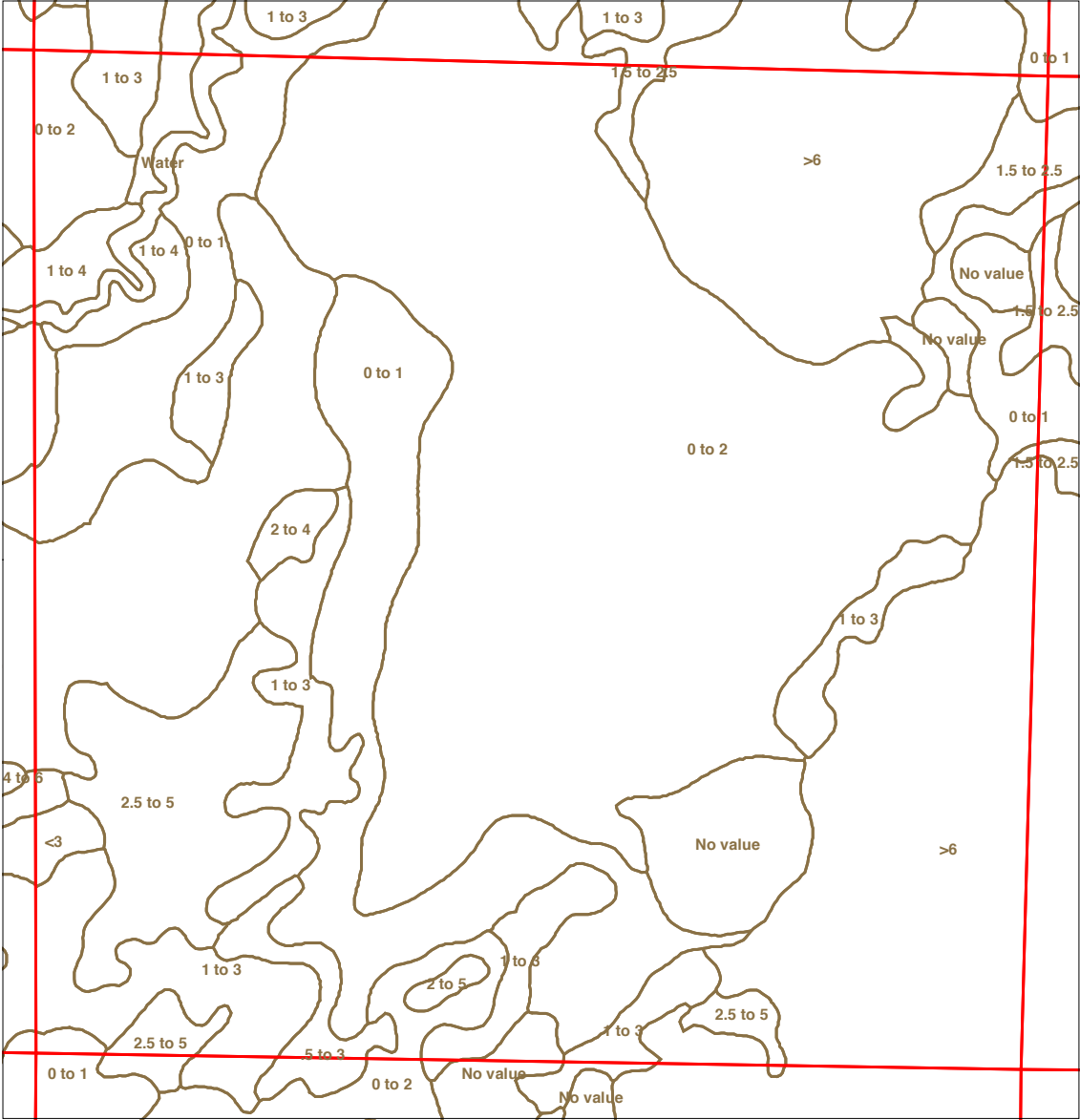
Topography

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

