

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 15

1. Stearns County Biological Survey Review and Comment:

1.1. 4mk 2

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

Aquifer Yield Estimates

- 2.1. Approximately 300 acres or 46% is designated as 100-500 gpm.
- 2.2. Approximately 240 acres or 38% is designated low yield or no aquifer.
- 2.3. Approximately 100 acres or 16% is designated less than 100 gpm.

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 300 acres or 46% in very high sensitivity to ground water pollution
- 3.2. Approximately 240 acres or 38% is moderately sensitive to ground water pollution.
- 3.3. Approximately 80 acres or 12.5% is designated 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. 41B Estherville Sandy Loam, 2 to 6 percent slopes
- 4.2. 144B Flak Sandy Loam, 4 to 8 percent slopes
- 4.3. 144C Flak Sandy Loam, 8 to 15 percent slopes
- 4.4. 144E Flak Sandy Loam, 15 to 25 percent slopes
- 4.5. 1018 Udifluvents, frequently flooded
- 4.6. 454B Mahtomedi Loamy Coarse Sand, 2 to 8 percent slopes
- 4.7. 540 Seelyville Muck
- 4.8. 204B Cushing Sandy Loam, 2 to 8 percent slopes
- 4.9. 281 Darfur Coarse Sandy Loam

5. Stearns County Zoning Map Review and Comment

5.1. Entire section is zoned A-40 one dwelling per 40 acres.

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 from the east border about one half mile and intersects with 180th Avenue.
- 6.2. Queens Road runs from the western border at about one quarter mile south of the northern edge of the section for a distance of one half mile until it intersects with 180th Avenue and then runs southeast about one half mile until it intersects with the eastern border of the township and then runs south for one half mile until it intersects with County Road 155 at the southwest corner of section 15.
- 6.3. 165th Avenue runs along the western border of the section starting in the northwest corner and heading south for a distance of one half mile crossing Queens Road at about one quarter mile south of the northern edge of the section.

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.
- 7.2. A 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. Spunk Creek bisects the section from the southwest to the northeast.
- 9.2. There are also areas of forested and open land in several areas of the section.

10. **Adjacency Considerations**

- 10.1. The City of Avon's sewage ponds are located in the middle of the southern border. The area covers about 10 acres.
- 10.2. The city is currently building a sewage treatment plant in this area that is expected to process about 400-500 thousand gallons of sewage daily when complete. The facility is scheduled to be completed in late 2003. The treatment plant will discharge treated water into Spunk Creek when complete.
- 10.3. Currently treated water from the city's existing sewage treatment pond system is discharged into Spunk Creek and has been since the ponds were installed in the 1970's.

11. **Tax Data**

Year Payable	2003	
Nbr of Parcels	17	
Land Mkt Value	\$ 737,500	\$ 592,
Bldg Mkt Value	\$ 686,100	\$ 658,
Total Mkt Value	\$ 1,423,600	\$ 1,250,
Twp Taxes	\$ 1,541	\$ 1,
Sch Taxes	\$ 2,684	\$ 2,
County Taxes	\$ 3,969	\$ 3,
Total Taxes	\$ 8,193	\$ 7,

12. **Recommendations:**

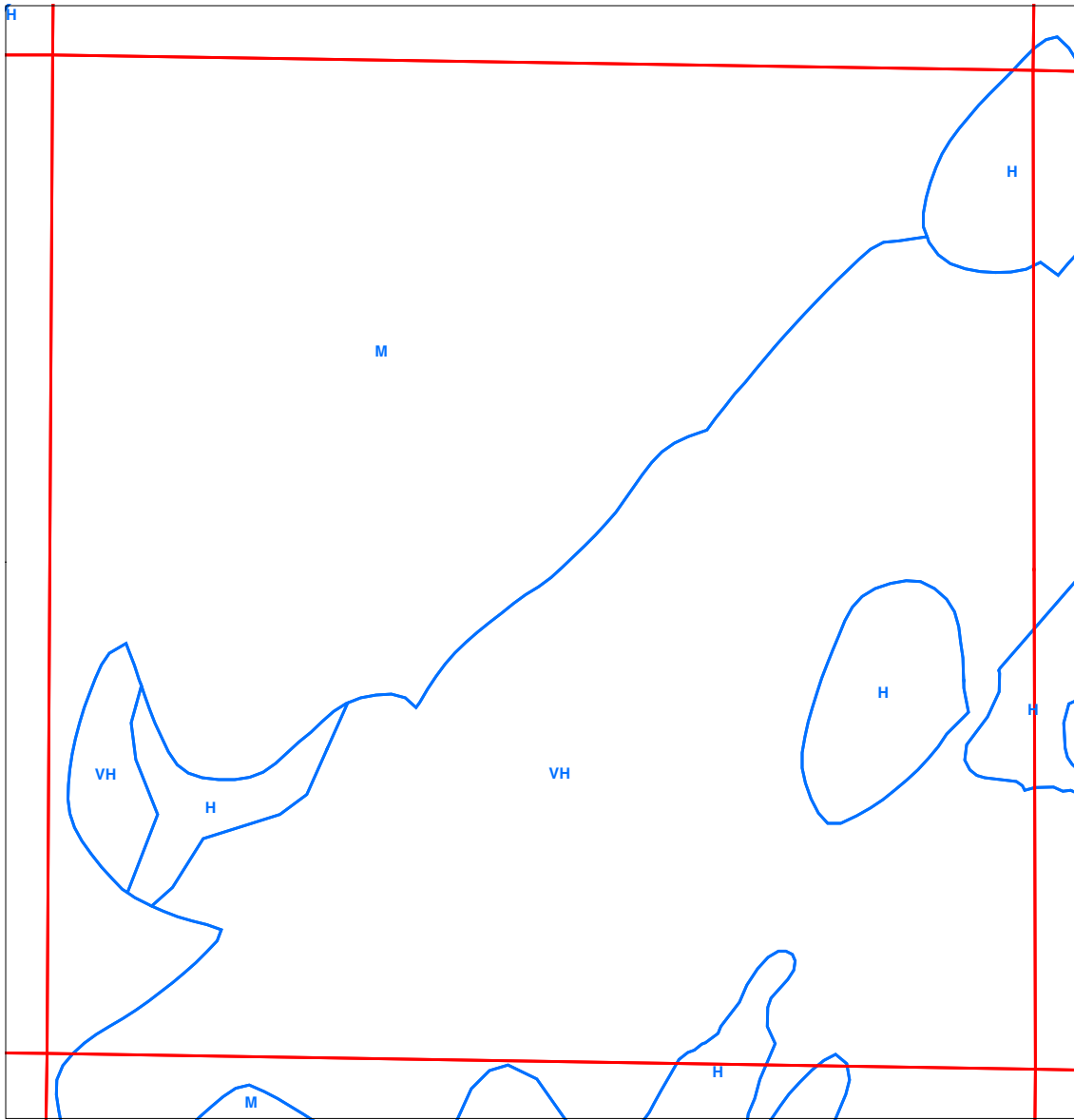
- 12.1. Section should be viewed as primarily agricultural and very limited low density residential. This area should be protected from residential growth to preserve the ability for the existing farming operations to continue operating long term.
- 12.2. Special consideration should be given concerning 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. Adjacency to the city of Avon's water treatment plant may add pressure to develop housing in the southern portion of the section and this will need to be addressed very carefully to make sure the environment is not damaged by any development that might occur.

Avon Township

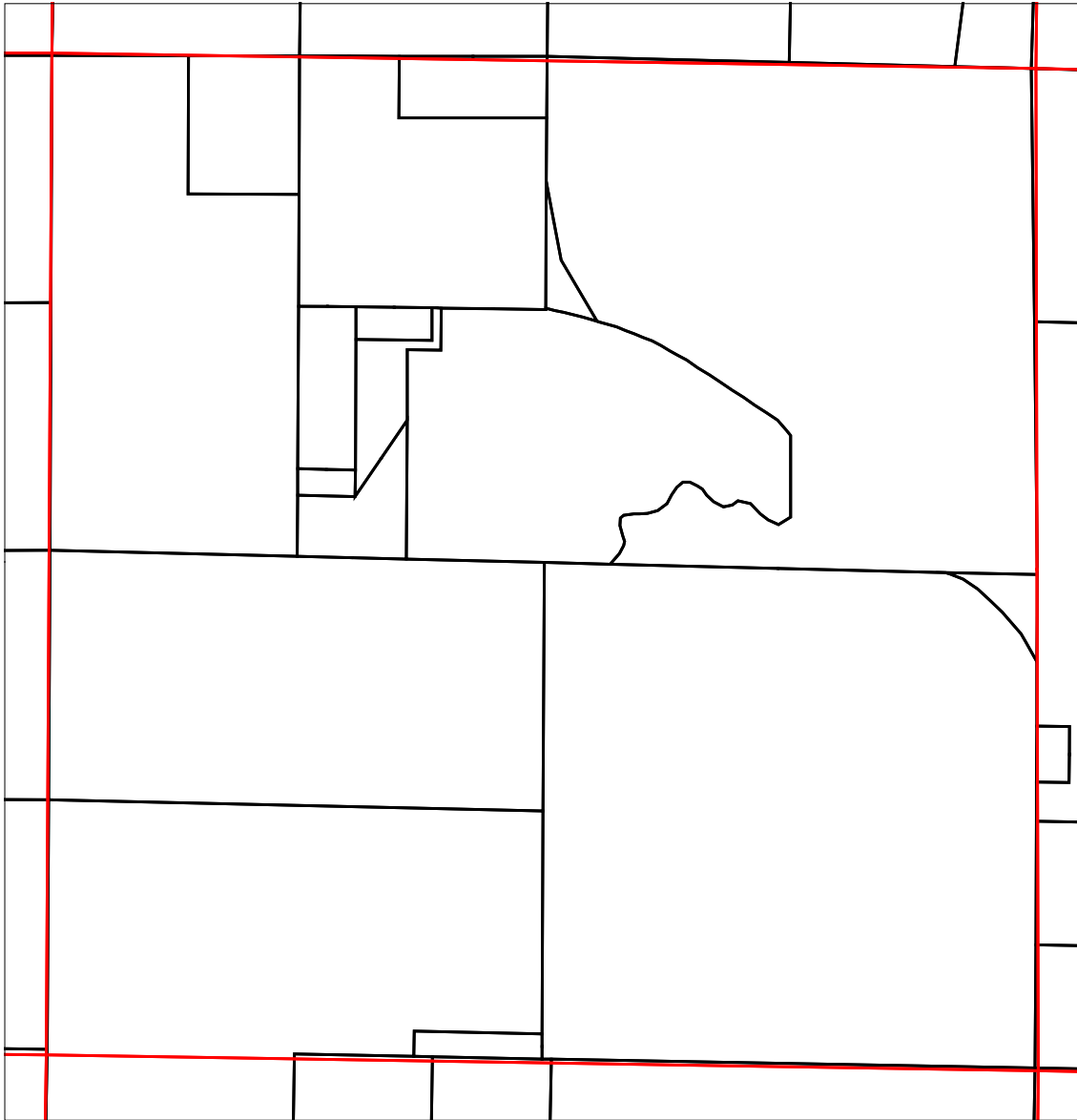


(VH)Very High - Hours to months
(H)High - Weeks to years
□ (M)Moderate - Years to decades
(L)Low - Decades to a century or more
(NR)Not Rated

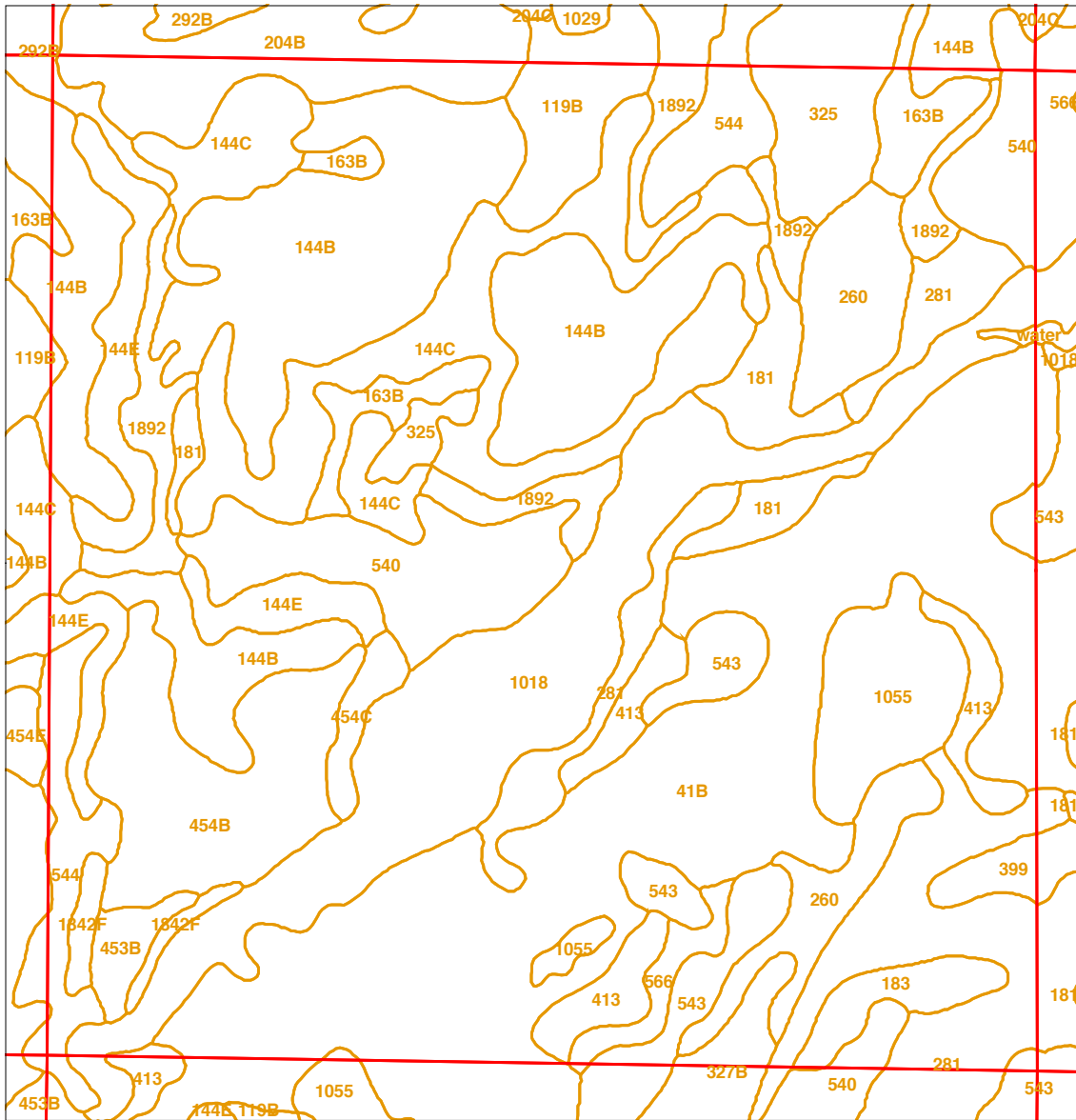
Ground Water Sensitivity



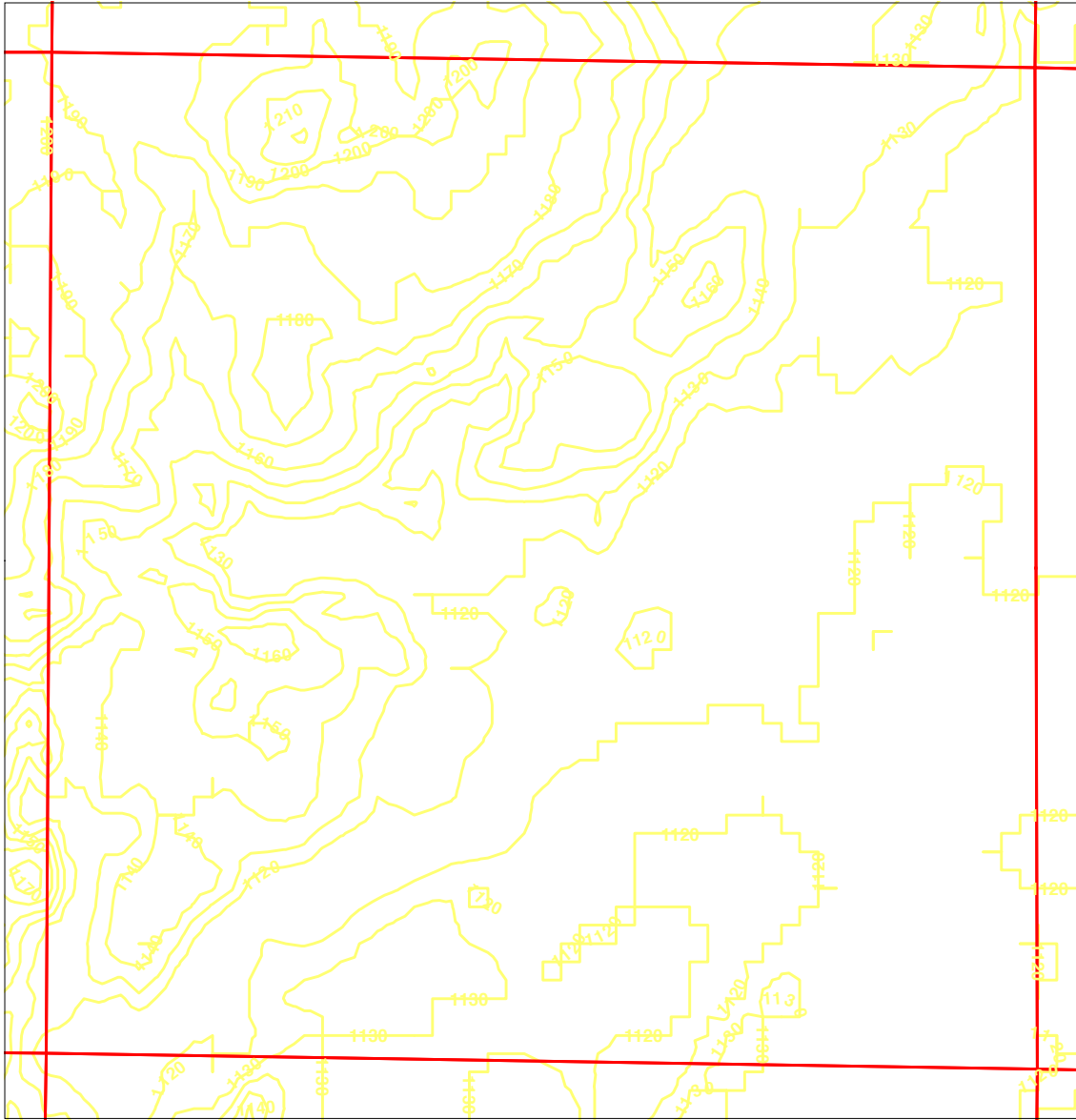
Parcel Boundaries



Soil Types

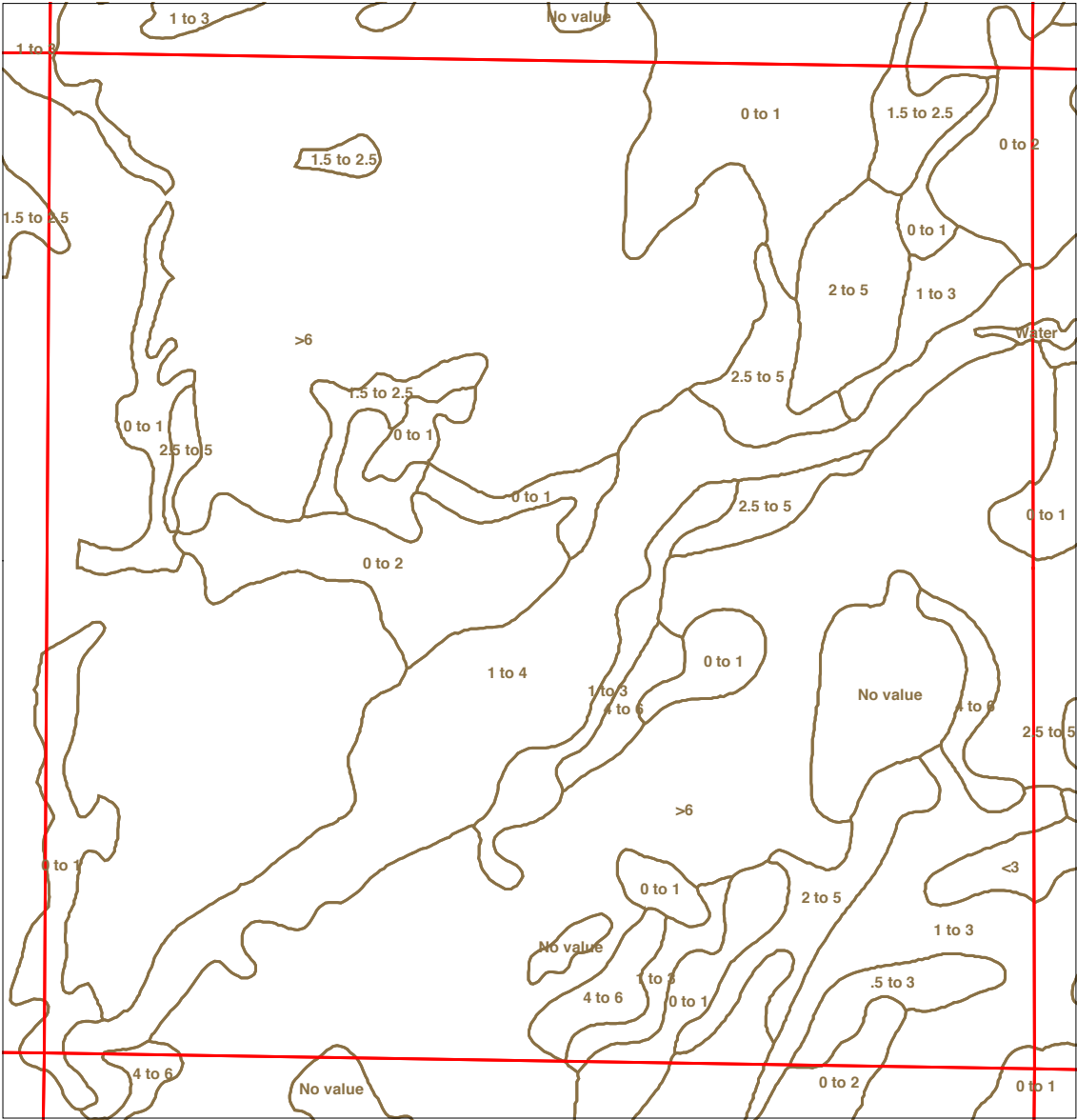


Topography Contours are at 10 foot intervals

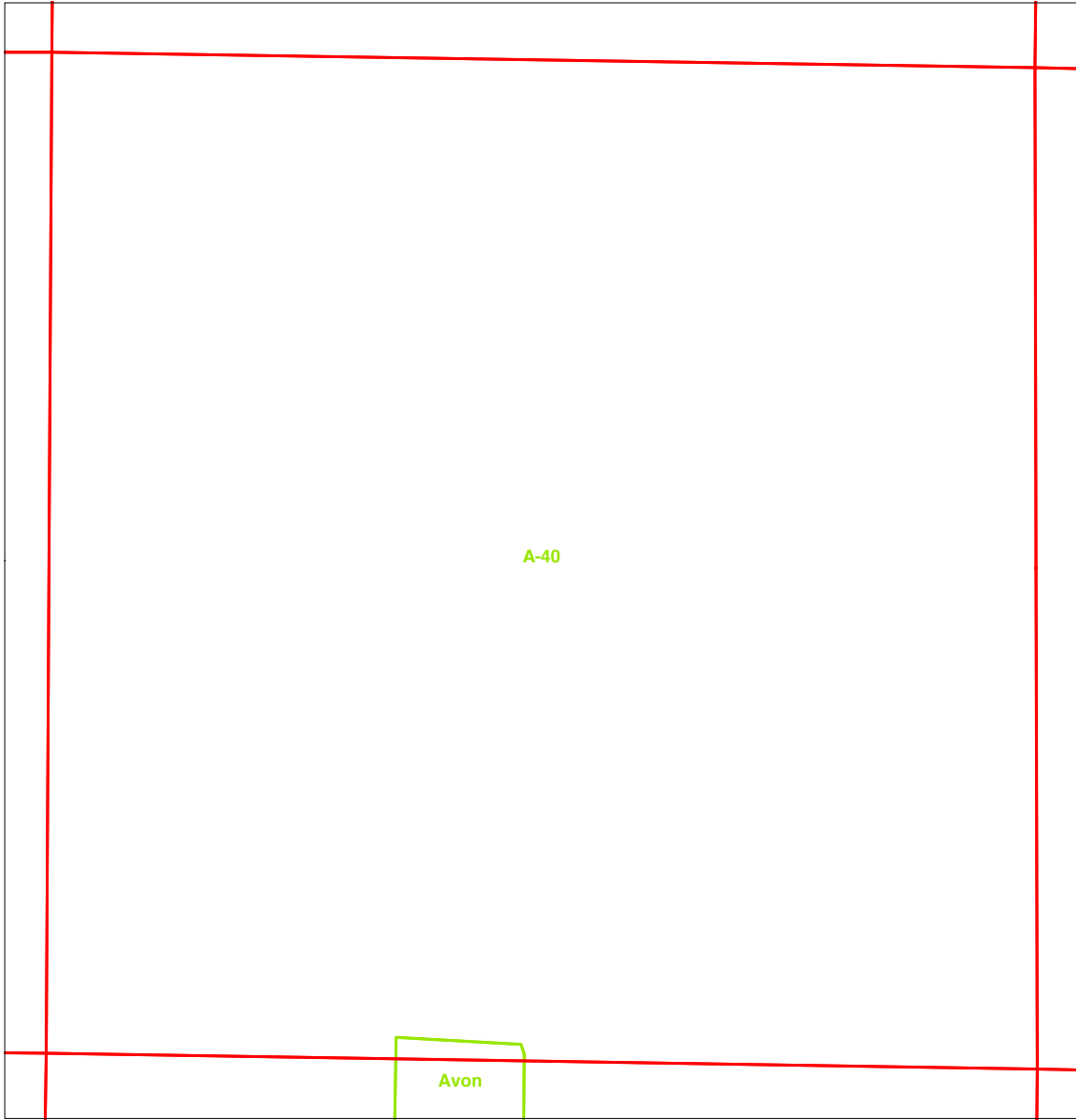


Water Table Map

* 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



A-40

Avon