

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 16

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:

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 classified as 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. 453B DeMontreville Loamy Sand, 2 to 8 percent slopes
- 4.2. 453C Demontreville Loamy Sand, 8 to 15 percent slopes
- 4.3. 204B Cushing Sandy Loam, 2 to 8 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

5. Stearns County Zoning Map Review and Comment

5.1. Entire section is designate A-40.

6. Existing Road System Review and Comment

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

- 6.1. 360th St runs along the north border from west to east for approximately a half mile.
- 6.2. Queens Rd runs east off County Rd 9 for a half mile.
- 6.3. County Rd 9 bisects the section north to south.
- 6.4. 165th Ave runs south from north border for a half mile crossing Queens Rd at a quarter mile

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 portion of the section is open land consisting of forest and agricultural land 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. Alfred Schwalbe farm home is an example of the stonework of early settlers in the area.

9. **Scenic Considerations**

9.1. Alfred Schwalbe farm home is an example of the stonework of early settlers in the area.

9.2. Small pond east of the Schwalbe farm.

10. **Adjacency Considerations**

10.1. Small Pond east of Schwalbe farm.

10.2. Forested areas

10.3. Active Farming operations

10.4. Spunk Creek in adjacent Sections 15,22,21 near SE corner

10.5. Gravel Mining pit operation in SE1/4 on Roman Kierzek property

11. **Taxes**

Year Payable	<u>2003</u>	
Nbr of Parcels	20	
Land Mkt Value	\$ 893,300	\$ 707,
Bldg Mkt Value	\$ 1,367,600	\$ 1,312,
Total Mkt Value	\$ 2,260,900	\$ 2,019,
Twp Taxes	\$ 2,929	\$ 3,
Sch Taxes	\$ 4,566	\$ 4,
County Taxes	\$ 7,548	\$ 7,
Total Taxes	\$ 15,042	\$ 14,

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.

Avon Township



(VH)Very High - Hours to months

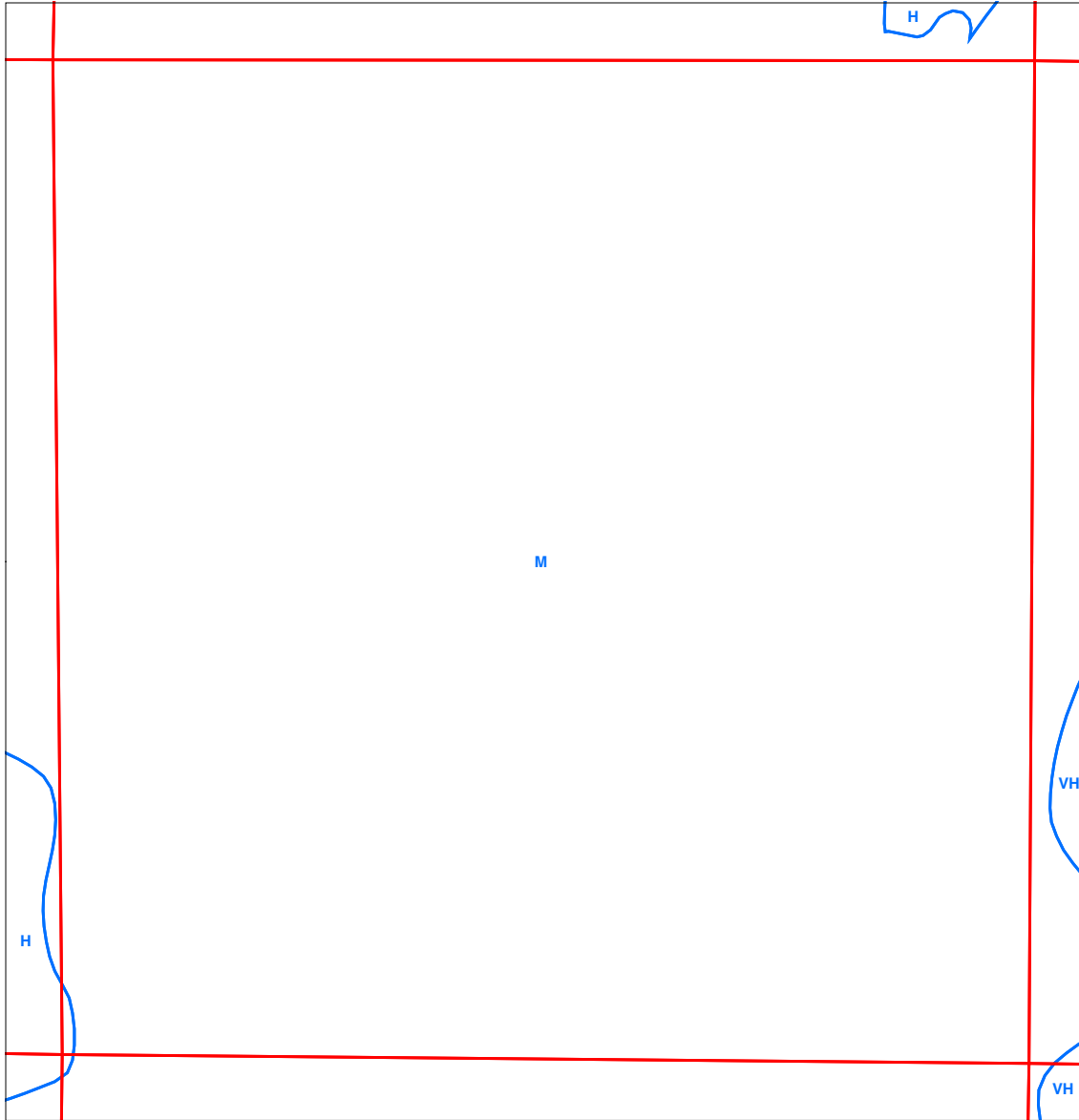
(H)High - Weeks to years

(M)Moderate - Years to decades

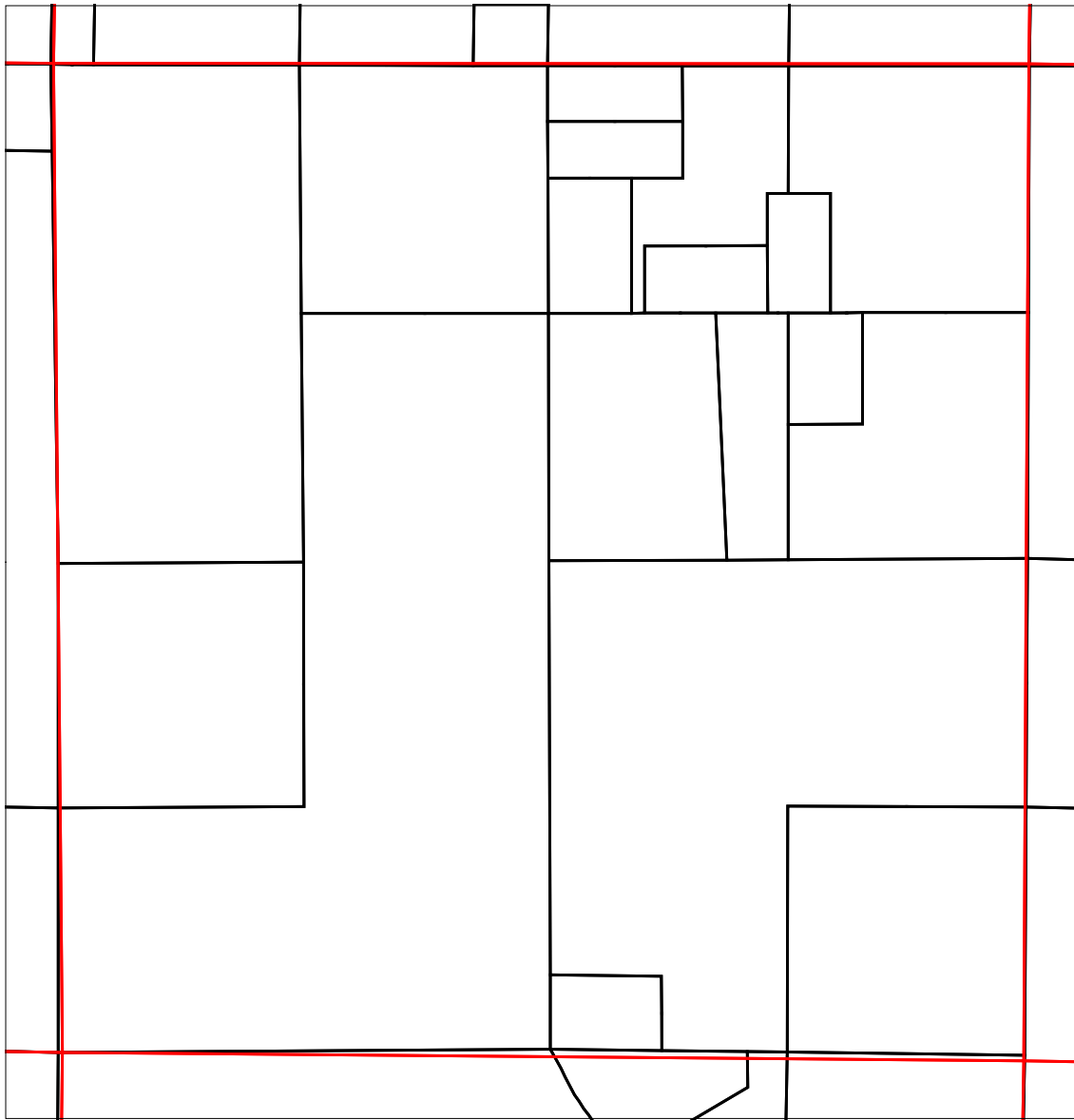
(L)Low - Decades to a century or more

(NR)Not Rated

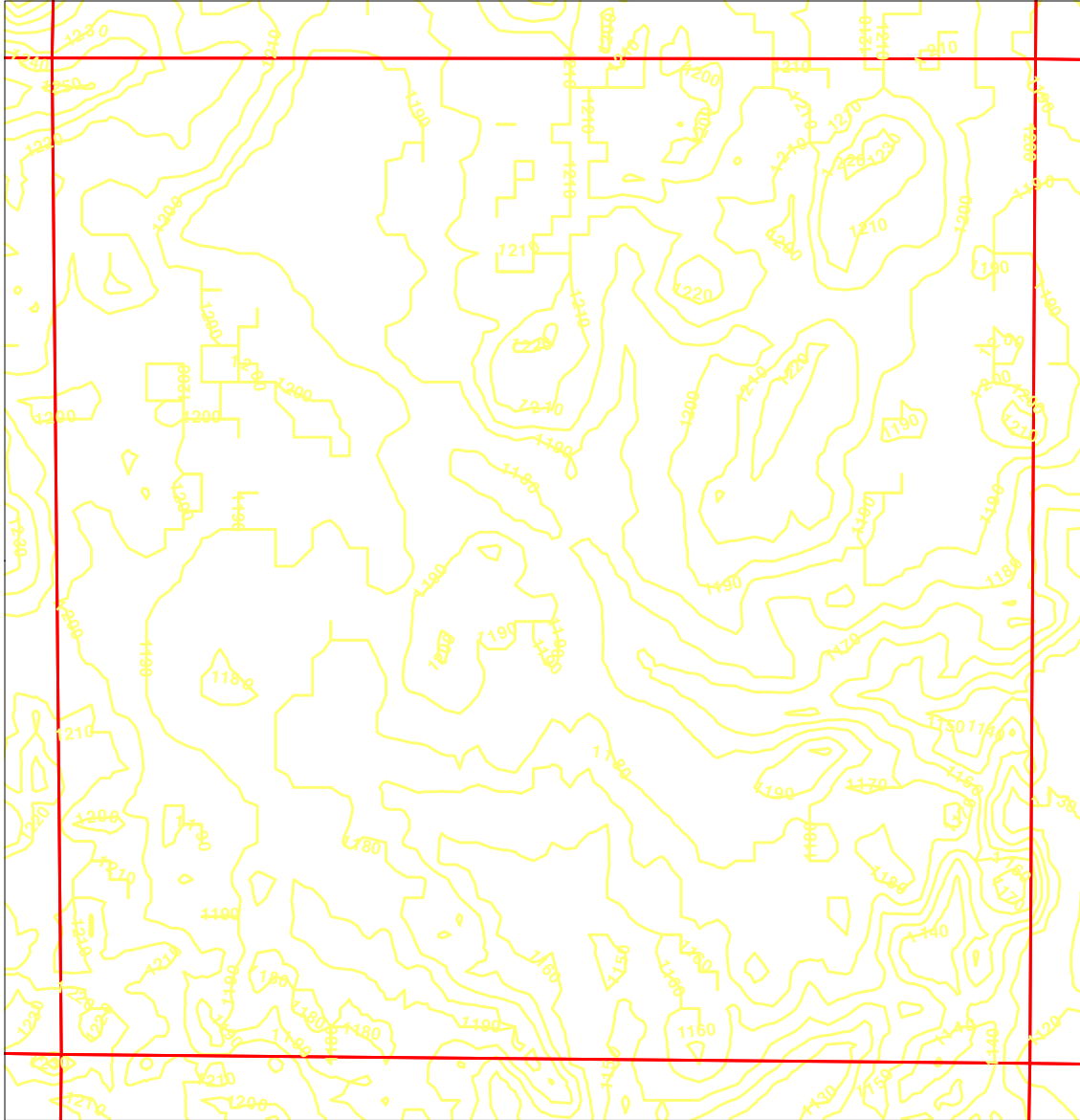
Ground Water Sensitivity



Parcel Boundaries

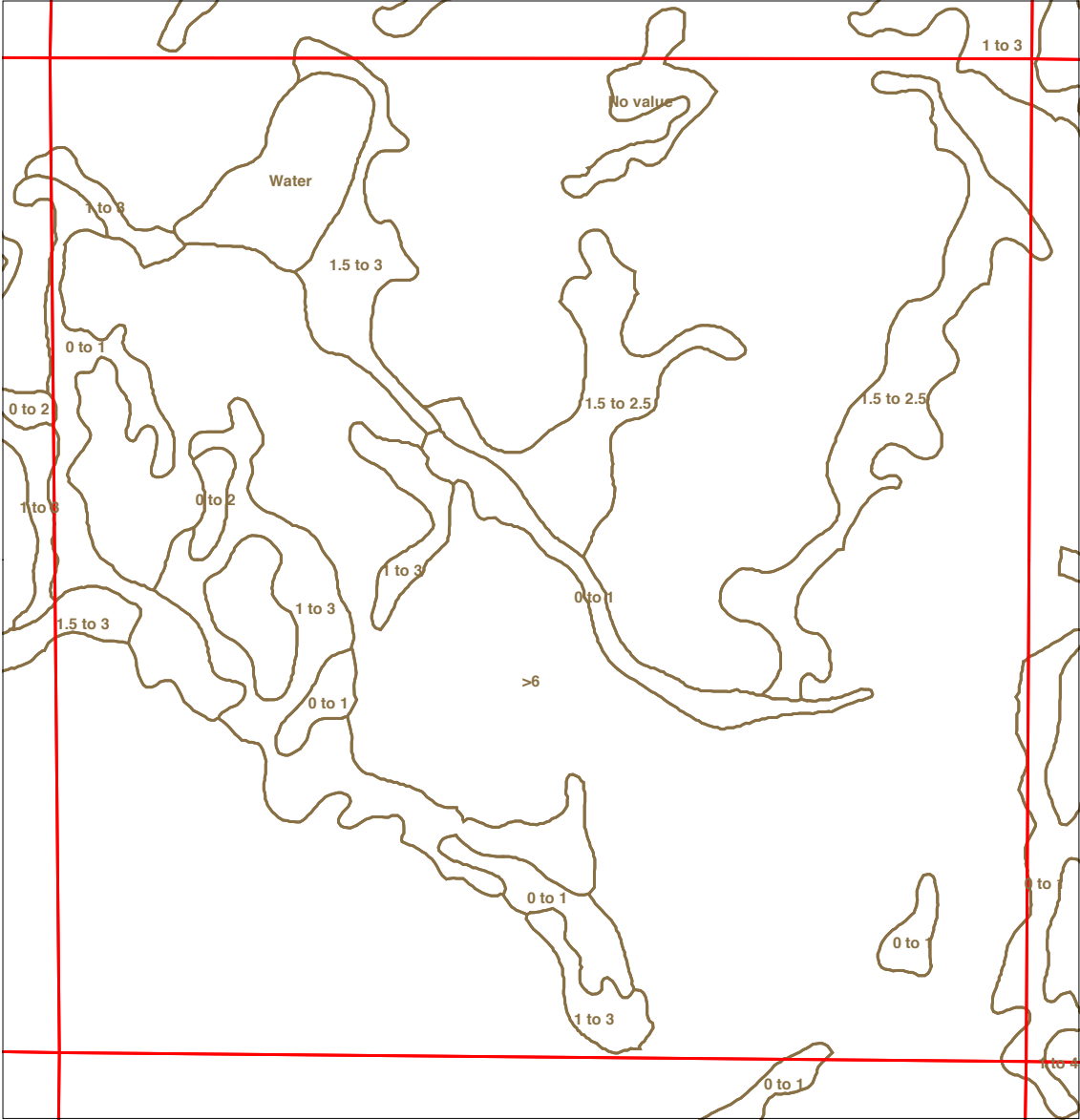


Topography Contours are at 10 foot intervals



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

