

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 17

1. Stearns County Biological Survey Review and Comment:

- 1.1. Approximately 20 acres or 5% identified as oak woodland and Oak forest in the SW corner of section.

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

Aquifer Yield Estimates

- 2.1. Approximately 480 acres or 75% is designated low yield or no aquifer.
- 2.2. Lower SE quarter of section 160 acres or 25% is designated less than 100 gpm.

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. Majority of section approximately 480 acres is designated moderate sensitivity to ground water pollution.
- 3.2. Lower SE quarter of section approximately 160 acres is designated high sensitivity to ground water pollution
- 3.3. Approximately 10 acres site in lower center of section is designated very high sensitivity 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. 1843C Cushing-DeMontreville complex 8 to 15 percent slopes
- 4.5. 1843E Cushing-DeMontreville complex 15 to 25 percent slopes
- 4.6. 454B Mahtomedi Loamy Coarse Sand, 2 to 8 percent slopes
- 4.7. 454E Mahtomedi Loamy Coarse Sand, 15 to 25 percent slopes
- 4.8. 1842F Cushing and Flak sandy loam steep slopes

5. Stearns County Zoning Map Review and Comment

- 5.1. The 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. 360 St runs along the entire north border
- 6.2. Tower Rd runs west to east for a quarter mile along the south border

6.3. Tower Rd runs along the entire west border and intersects with Quaker Rd, which runs west off Tower Rd midway along the west border.

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. None identified

9. Scenic Considerations

9.1. Area is dominated by forested hills with steep slopes.

9.2. Small ponds located in the area

10. Adjacency Considerations

10.1. Area has several communications towers

10.2. Active farming operations in the area

10.3. Large forested acreage located west and south of section 17 including large area used as a biological study area and owned by St Cloud State University.

11. Taxes

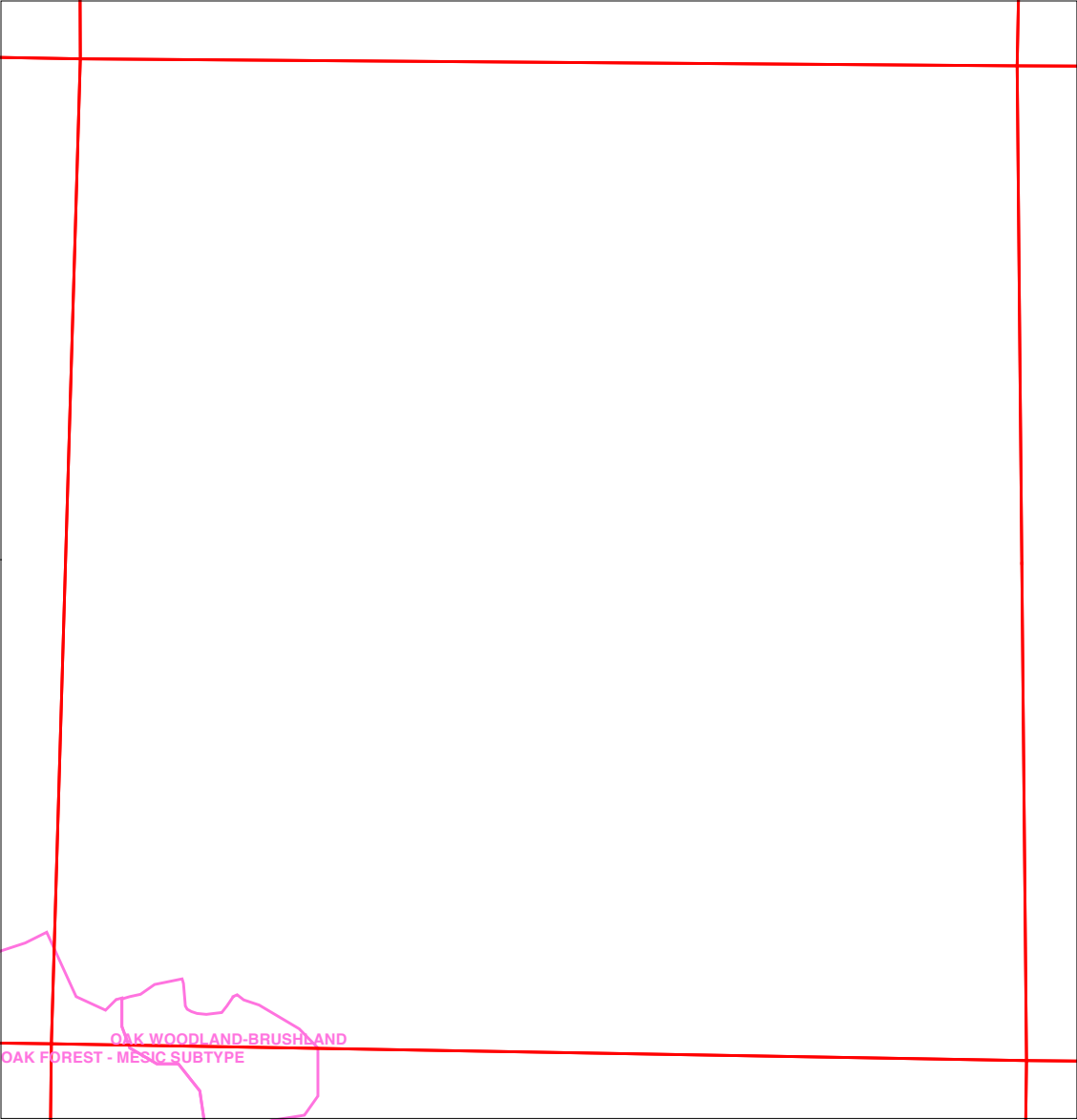
Year Payable	<u>2003</u>	
Nbr of Parcels	21	
Land Mkt Value	\$ 779,700	\$ 620,
Bldg Mkt Value	\$ 948,800	\$ 929,
Total Mkt Value	\$ 1,728,500	\$ 1,550,
Twp Taxes	\$ 1,982	\$ 2,
Sch Taxes	\$ 2,736	\$ 2,
County Taxes	\$ 5,099	\$ 4,
Total Taxes	\$ 9,817	\$ 9,

12. Recommendations:

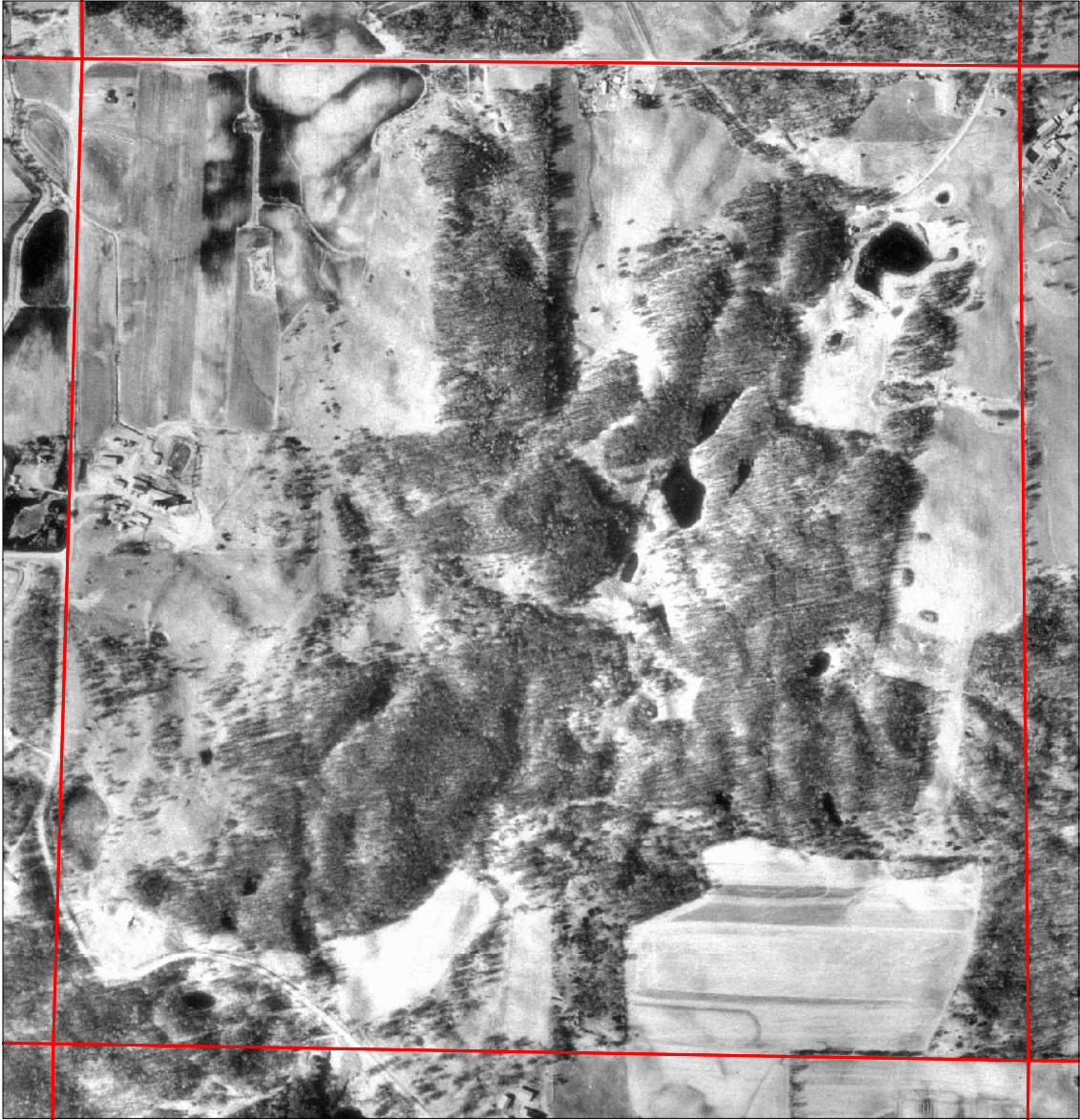
12.1. Section should be viewed as primarily agricultural and very limited low density residential. This area should be protected from residential growth to preserve the ability for the existing farming operations to continue operating long term.

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.

Biological Survey Areas



Avon Township



(VH)Very High - Hours to months

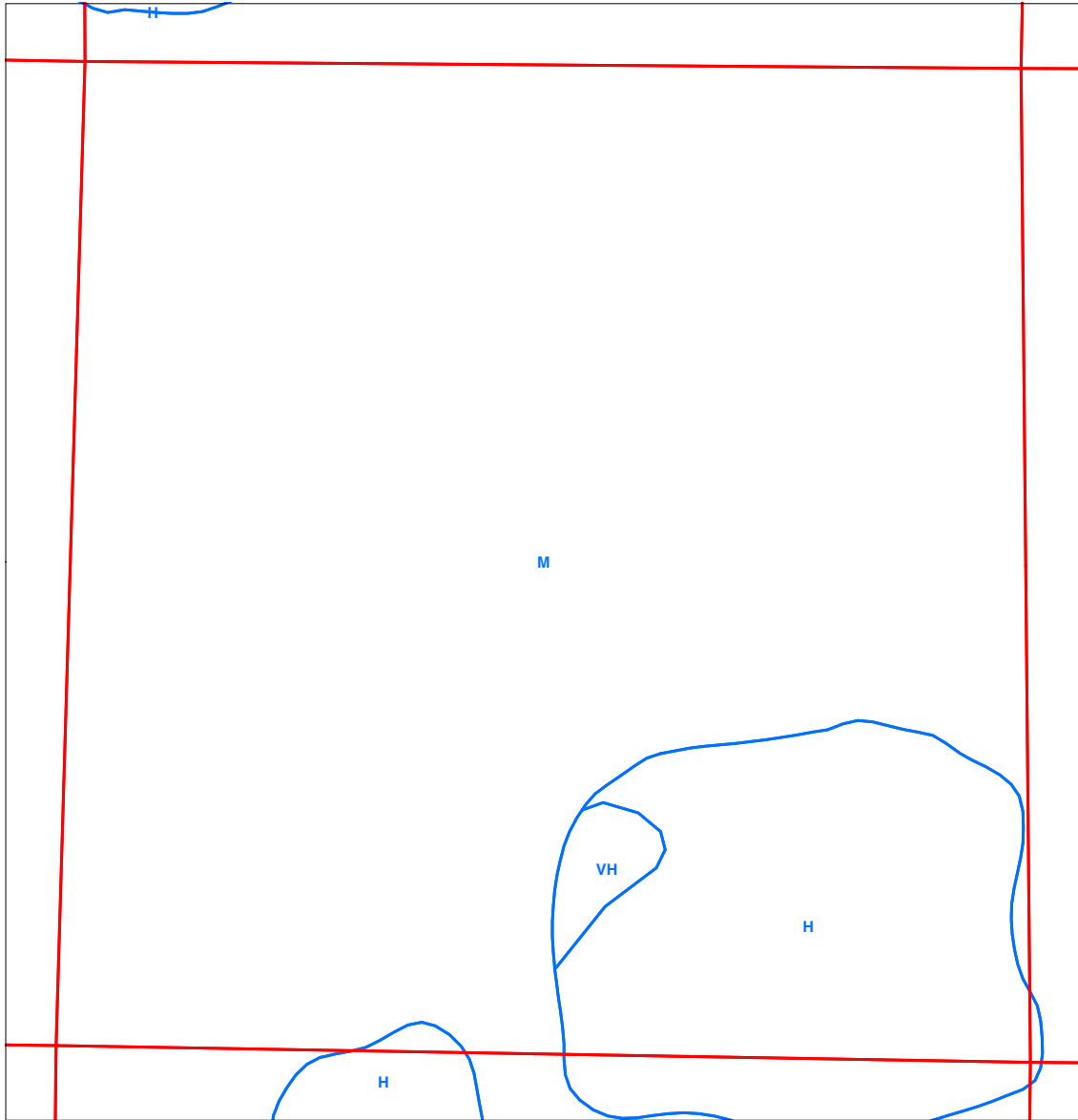
(H)High - Weeks to years

□ (M)Moderate - Years to decades

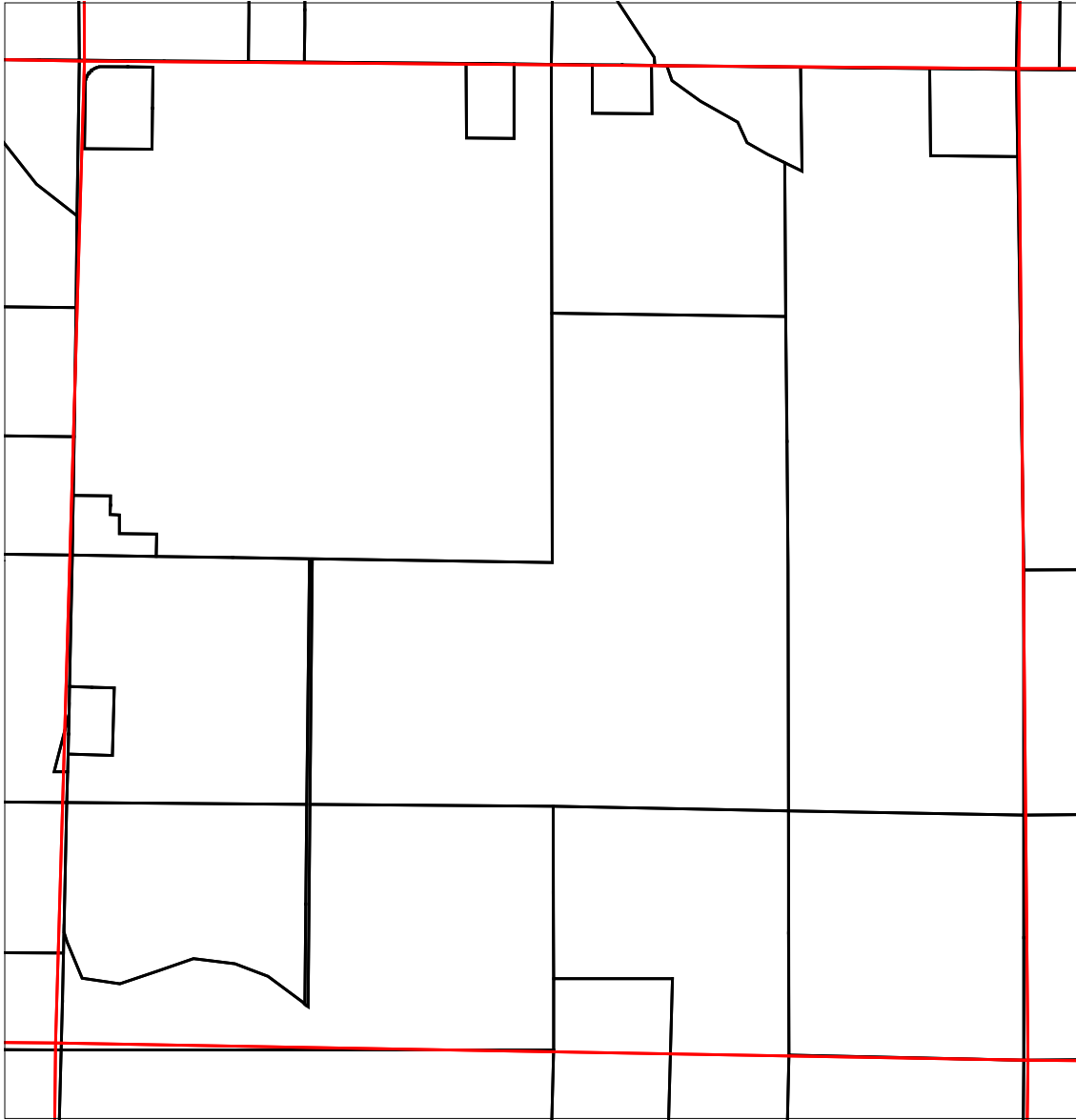
(L)Low - Decades to a century or more

(NR)Not Rated

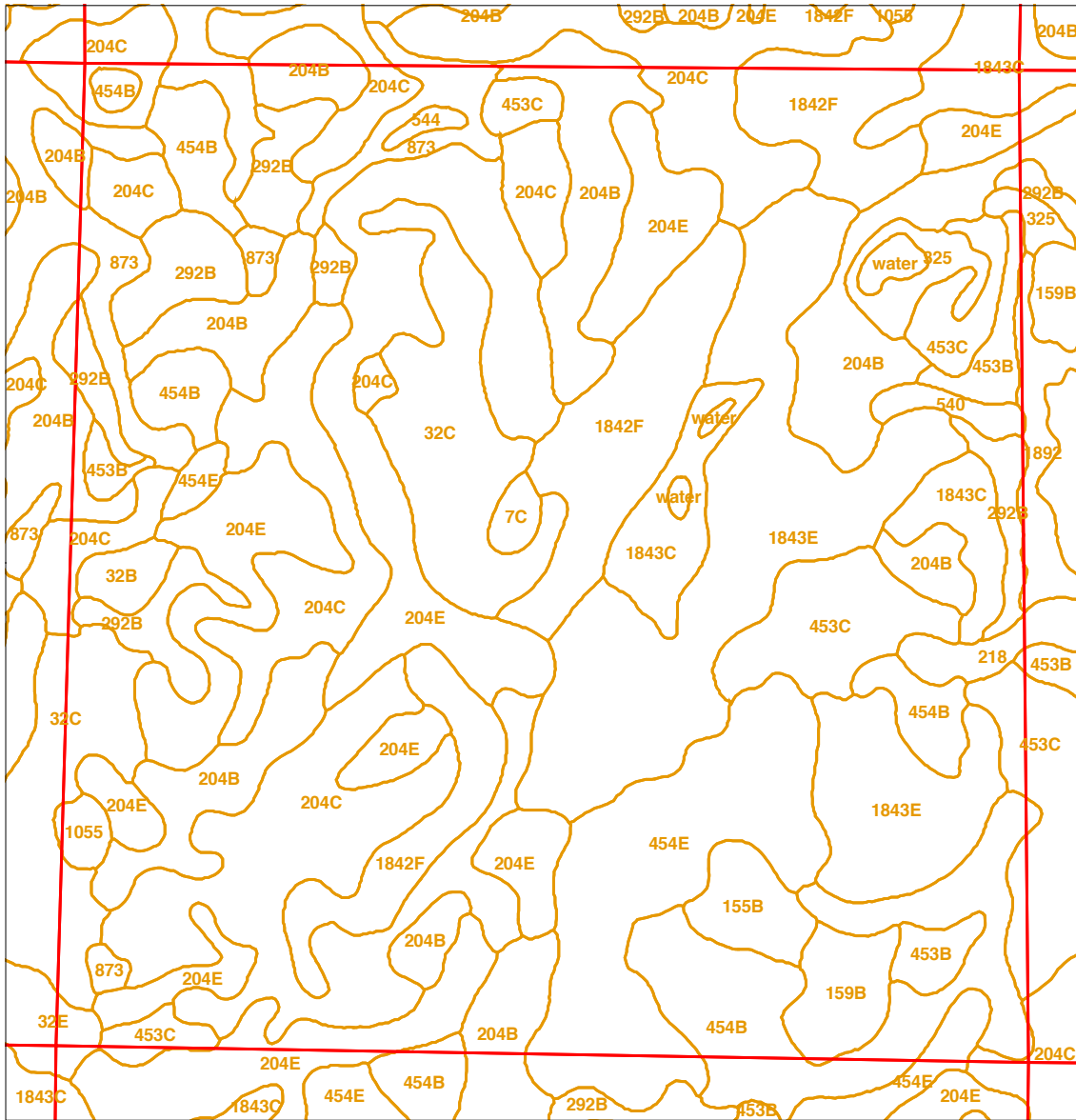
Ground Water Sensitivity



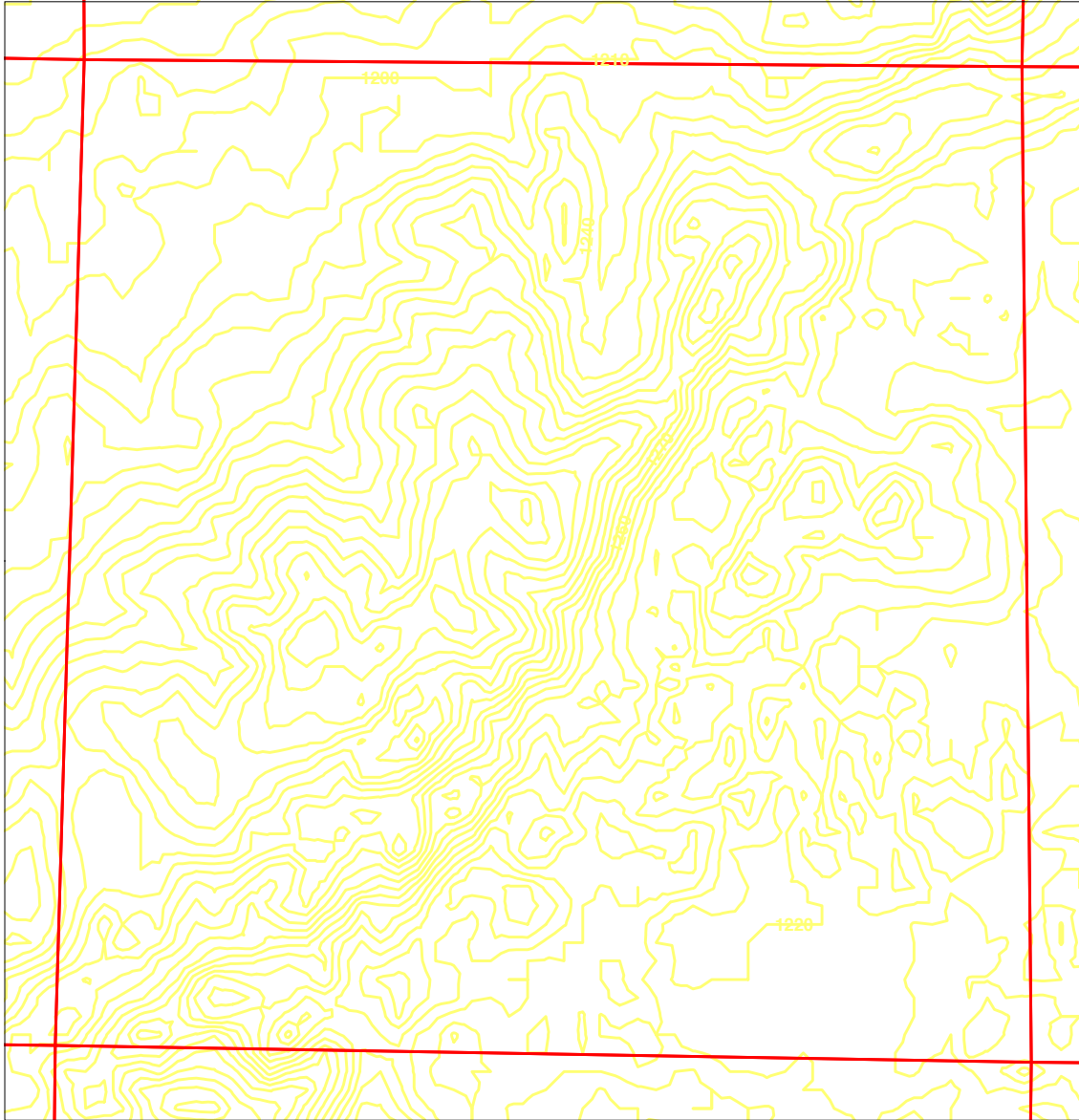
Parcel Boundaries



Soil Types

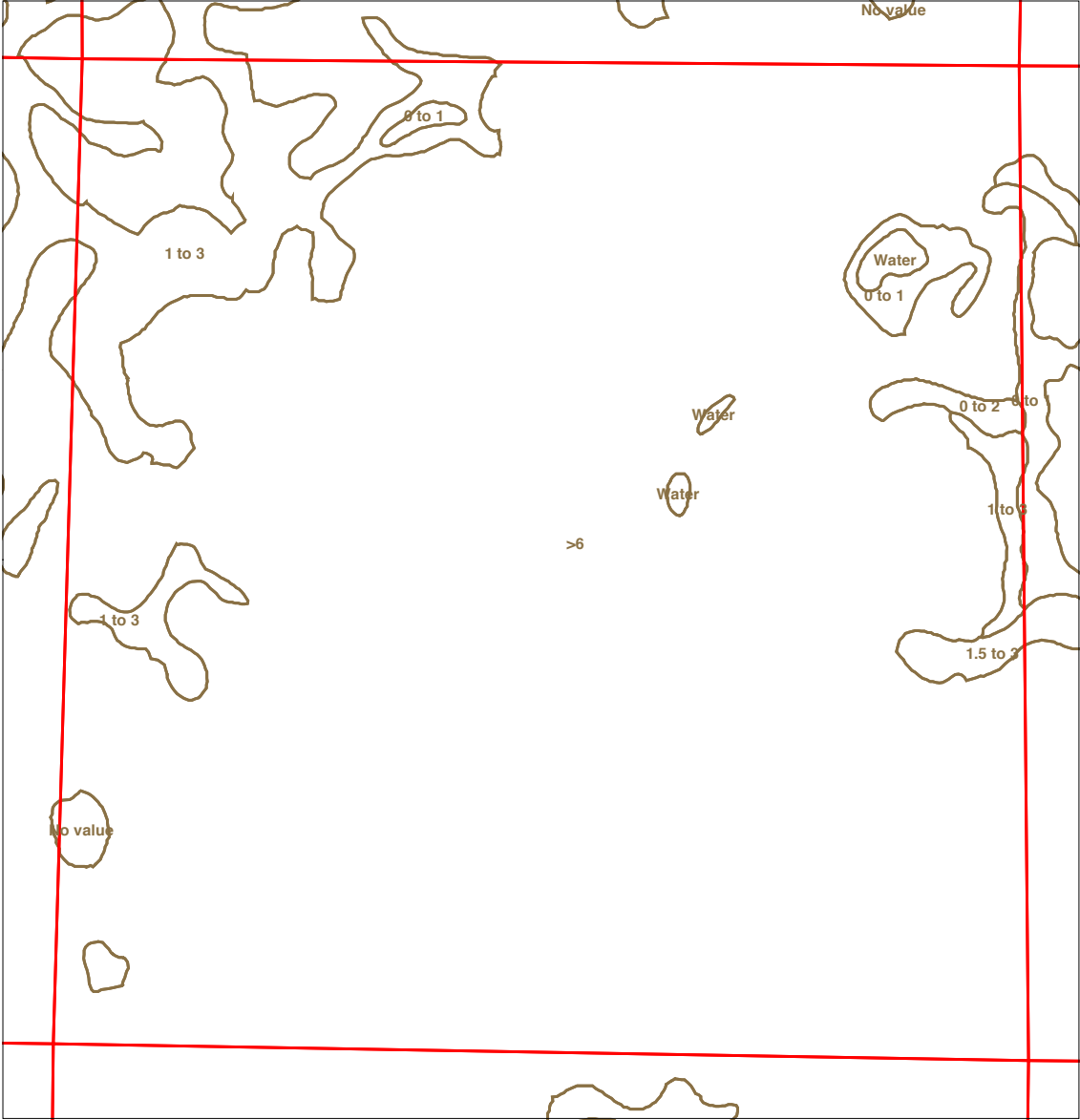


Topography Contours are at 10 foot intervals



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

