

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 18

1. **Stearns County Biological Survey Review and Comment:**

- 1.1. Approximately 80 acres in SE corner or 12.5% of the section is Oak Forest – Mesic Subtype as identified on the biological survey map.

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

- 2.1. Entire section is designated as low-yield or no aquifer.

3. **Stearns County Geological Survey Permeable Soil Review and Comment**

- 3.1. Entire section is designated as moderate 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. 873 Prebish-Nokay Complex
- 4.5. 200B Holdingford Sandy Loam, 4 to 8 percent slopes
- 4.6. 200C Holdingford Sandy Loam, 8 to 15 percent slopes
- 4.7. 292B Alstad sandy loam, 1 to 4 percent slopes
- 4.8. 541 Rifle Mucky Peat

5. **Stearns 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. Quaker Rd bisects the section from near NW corner to middle of the east border intersecting with Tower Rd.
- 6.2. Tower Rd runs the entire eastern 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. Oak forest covers approximated 80 acres in the SE corner owned by Mark Schirmers and Lowell Rushmeyer etal, approximately 40 acres each and a small 6 acre plot by St Cloud State University that is part of a larger parcel in section 19.

10. **Adjacency Considerations**

10.1. Oak forest in this section and in section 19 that adjoins the oak forest in section 18

10.2. Albany twp borders western edge of the section.

11. **Taxes**

Year Payable	2003	2002
Nbr of Parcels	16	
Land Mkt Value	\$ 907,500	\$ 726,000
Bldg Mkt Value	\$ 1,019,100	\$ 1,013,000
Total Mkt Value	\$ 1,926,600	\$ 1,739,000
Twp Taxes	\$ 2,197	\$ 2,197
Sch Taxes	\$ 3,034	\$ 2,834
County Taxes	\$ 5,658	\$ 5,658
Total Taxes	\$ 10,890	\$ 10,689

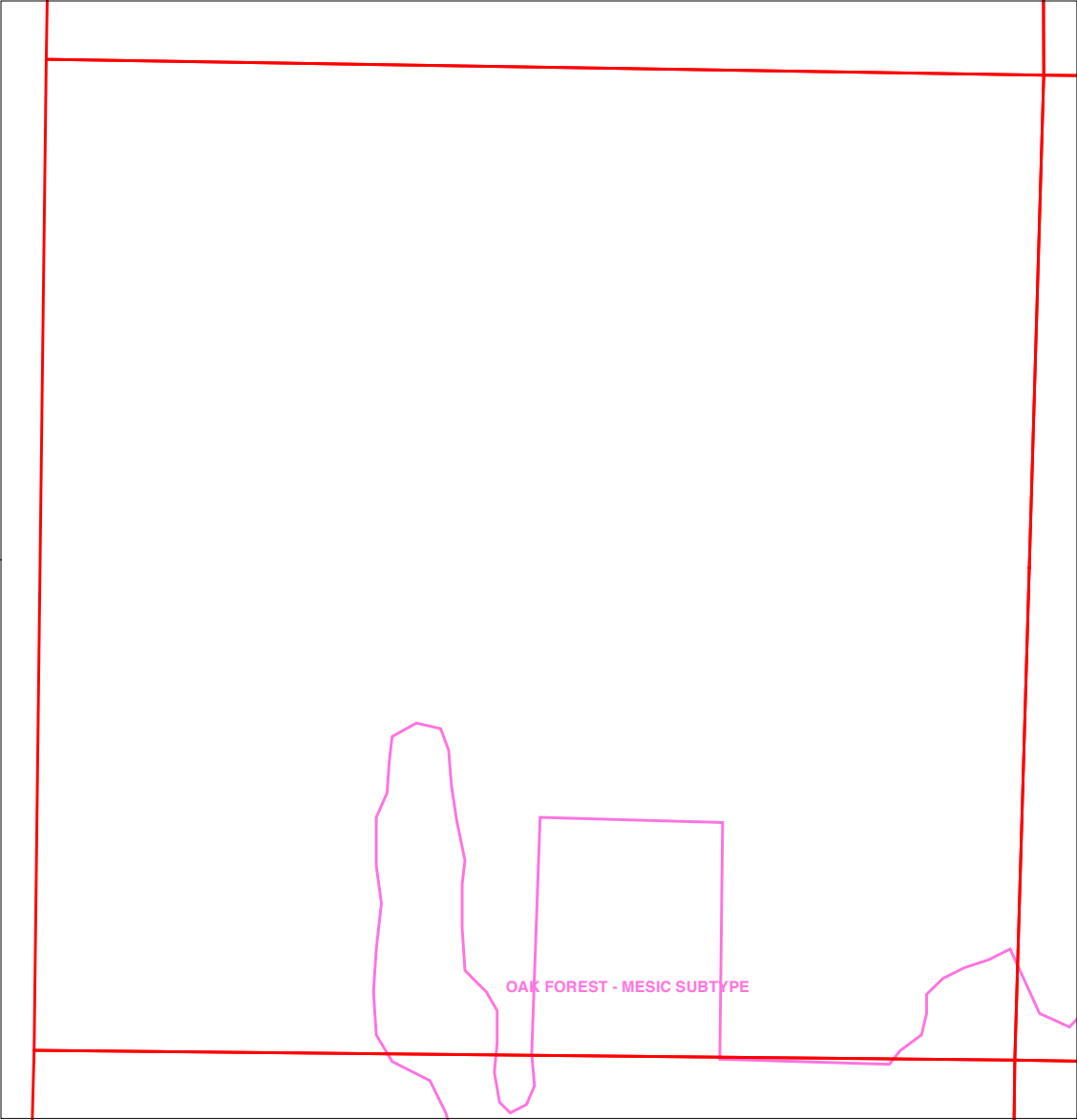
12. **Recommendations:**

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

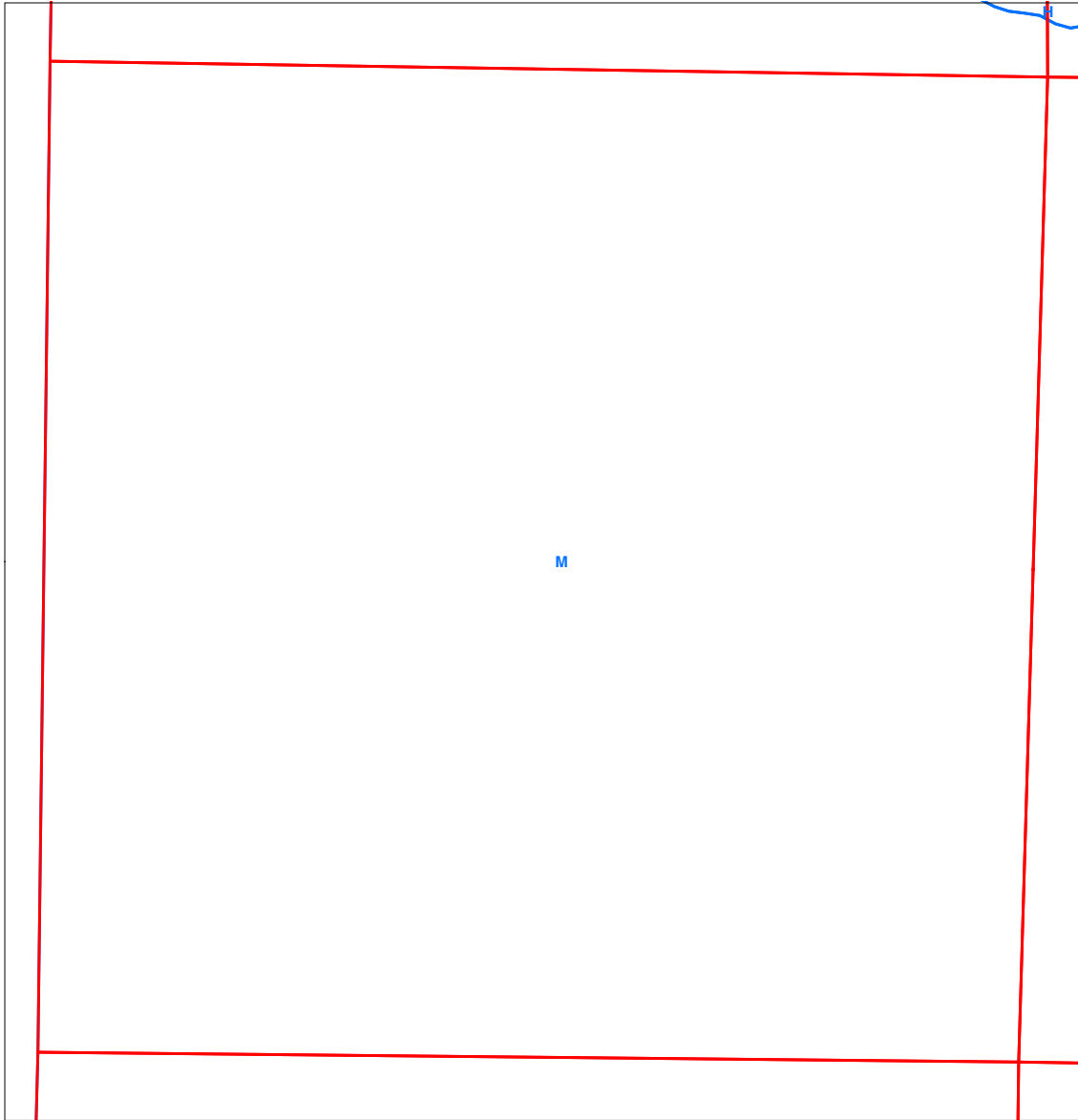
(H)High - Weeks to years

(M)Moderate - Years to decades

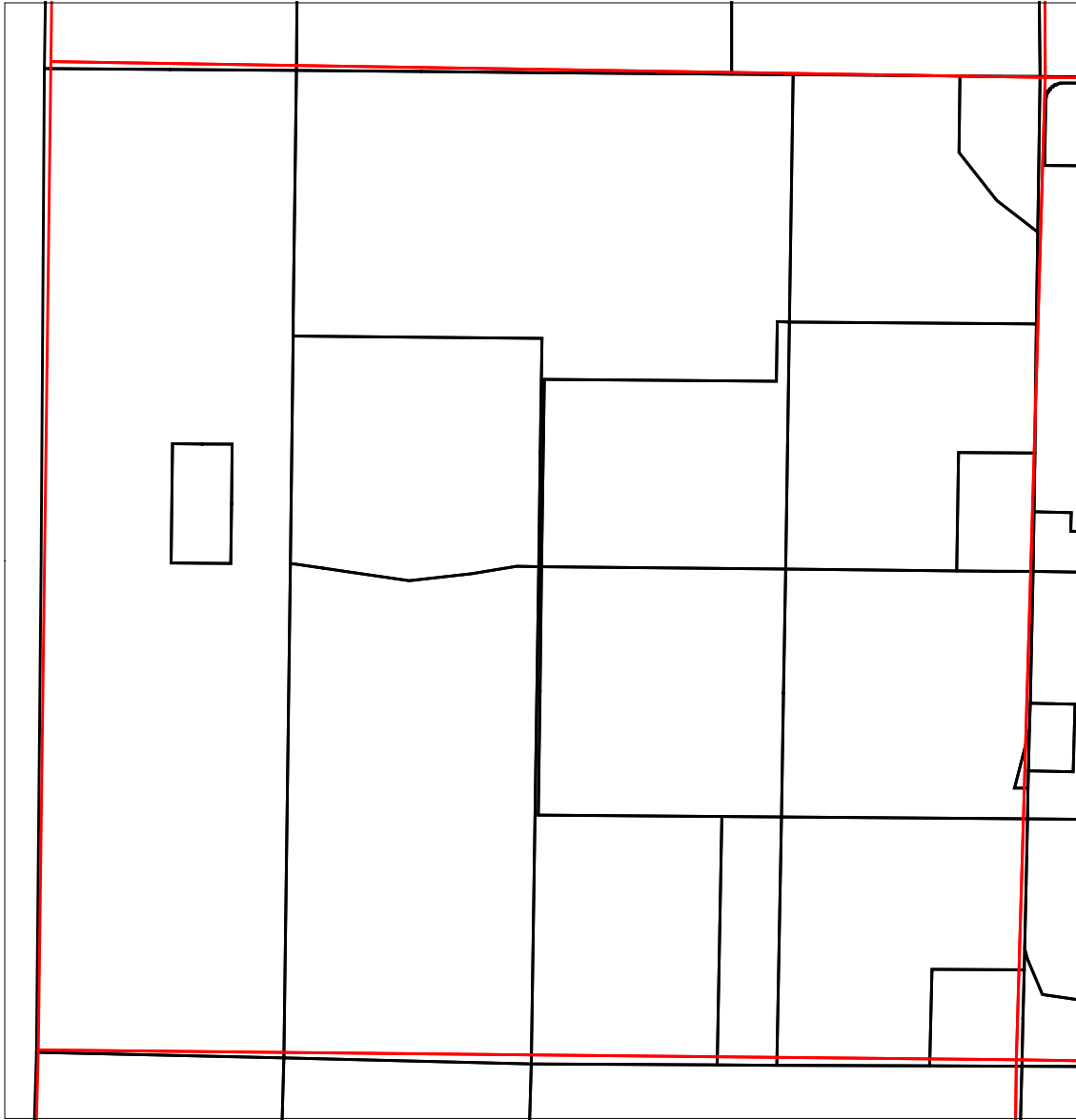
(L)Low - Decades to a century or more

(NR)Not Rated

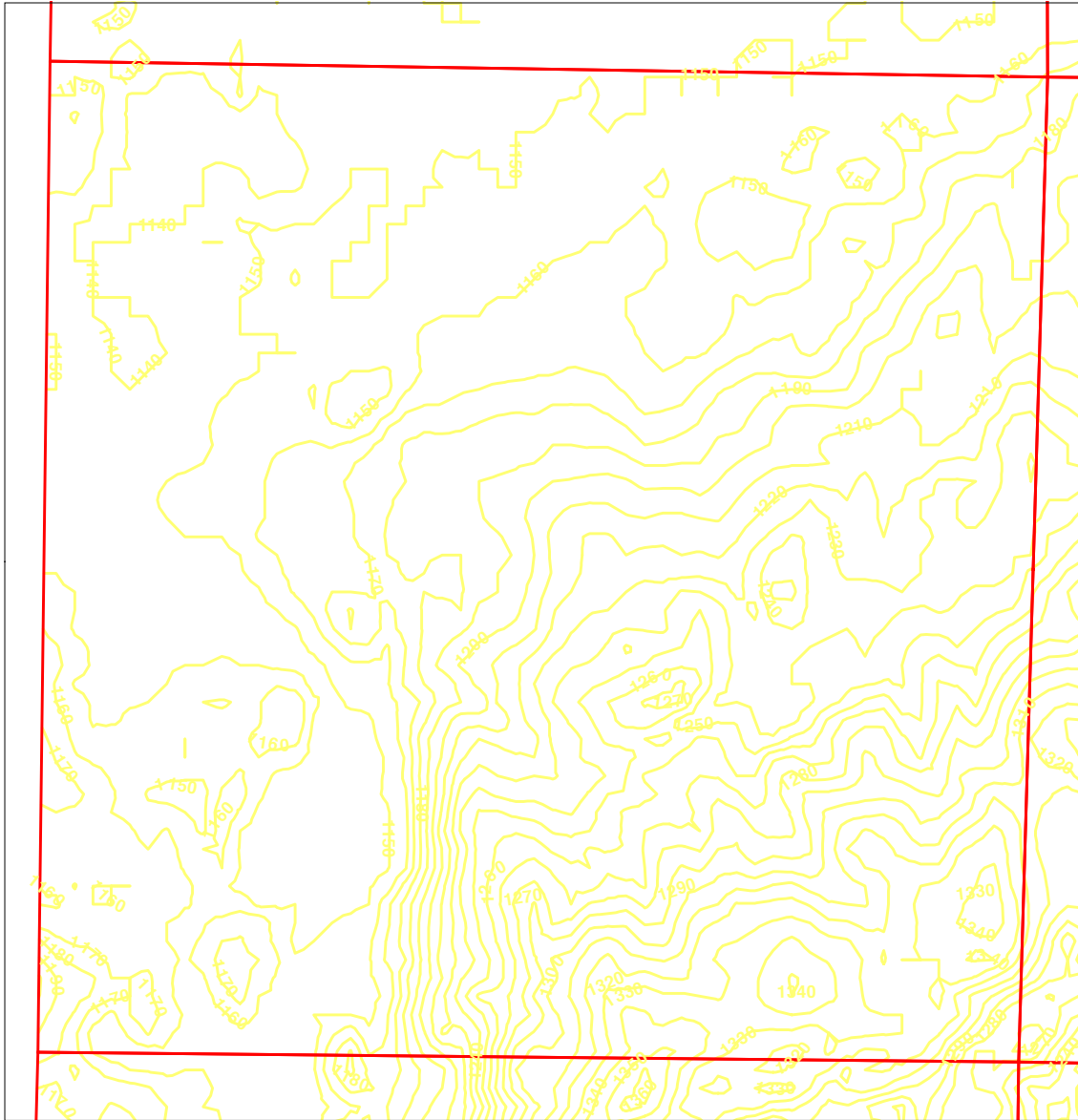
Ground Water Sensitivity



Parcel Boundaries

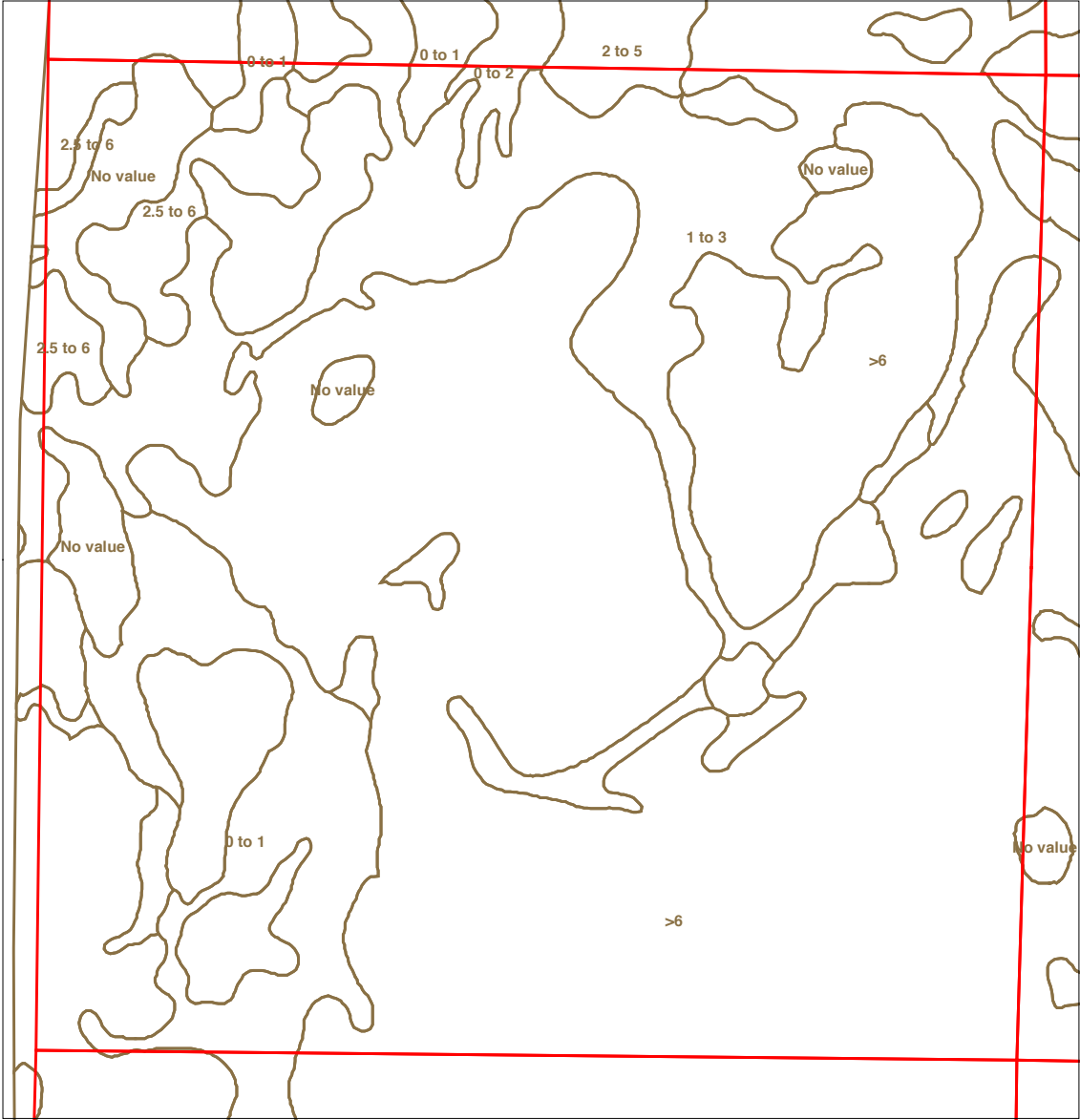


Topography Contours are at 10 foot intervals



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

