

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 20

1. Stearns County Biological Survey Review and Comment:

- 1.1. NW corner 10% Oak Woodland.

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

Aquifer Yield Estimates

- 1.1. Approximately 600 acres or 94% is rated low yield or no aquifer.
- 1.2. Approximately 40 acres or 6% is rated with a yield of less than 100 gpm.

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 480 acres or 75% of the section is classified as moderately sensitive to ground water pollution.
- 3.2. Approximately 160 acres or 25% is classified as highly sensitive to ground water pollution with the majority of this area in the SE quarter and small areas in the N & NE.

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. 454B Mahtomedi Loamy Coarse Sand, 2 to 8 percent slopes
- 4.5. 454C Mahtomedi Loamy Coarse Sand, 8 to 15 percent slopes
- 4.6. 453B DeMontreville Loamy Sand, 2 to 8 percent slopes
- 4.7. 453C Demontreville Loamy Sand, 8 to 15 percent slopes
- 4.8. 1055 Histosols and Haplaquolls, ponded

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. Goose Haven Rd runs east diagonally to the NE off Tower Rd for quarter mile.
- 6.2. County Rd 54 runs the length of the south border.
- 6.3. Tower Rd bisects the section running north to south.

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 large 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.
- 7.3. Housing should be limited to areas that are not heavily forested but limited in areas adjacent to surface water such as marshes, wetlands, lakes and streams. Reference Section V Housing.

8. Historical Considerations

- 8.1. None identified.

9. Scenic Considerations

- 9.1. Lake Woebegon Trail on Great Northern Railroad right of way.
- 9.2. Oak forested hills.
- 9.3. Ponds and marshes.

10. Adjacency Considerations

- 10.1. Area has communications tower located in NW quarter of the section.
- 10.2. Avon Sportsman’s Club Rifle Range borders on the west border in the SW quarter of the NW quarter.
- 10.3. St Cloud State Biological Study area borders on the west border in the NW quarter of the NW quarter.
- 10.4. Dahlin Addition located in the NW quarter of the SE quarter.
- 10.5. Several ponds and marshes are natural features that are susceptible to damage from development and care needs to be take to minimize any potential negative impact.
- 10.6. Area has several tracts of forested land that should be preserved and care taken to minimize the impact of development.

11. Taxes

Year Payable	2003	
Nbr of Parcels	20	
Land Mkt Value	\$ 1,059,000	\$ 863,
Bldg Mkt Value	\$ 1,070,300	\$ 1,023,
Total Mkt Value	\$ 2,129,300	\$ 1,886,
Twp Taxes	\$ 2,399	\$ 2,
Sch Taxes	\$ 3,313	\$ 3,
County Taxes	\$ 6,180	\$ 5,
Total Taxes	\$ 11,892	\$ 11,

12. Recommendations:

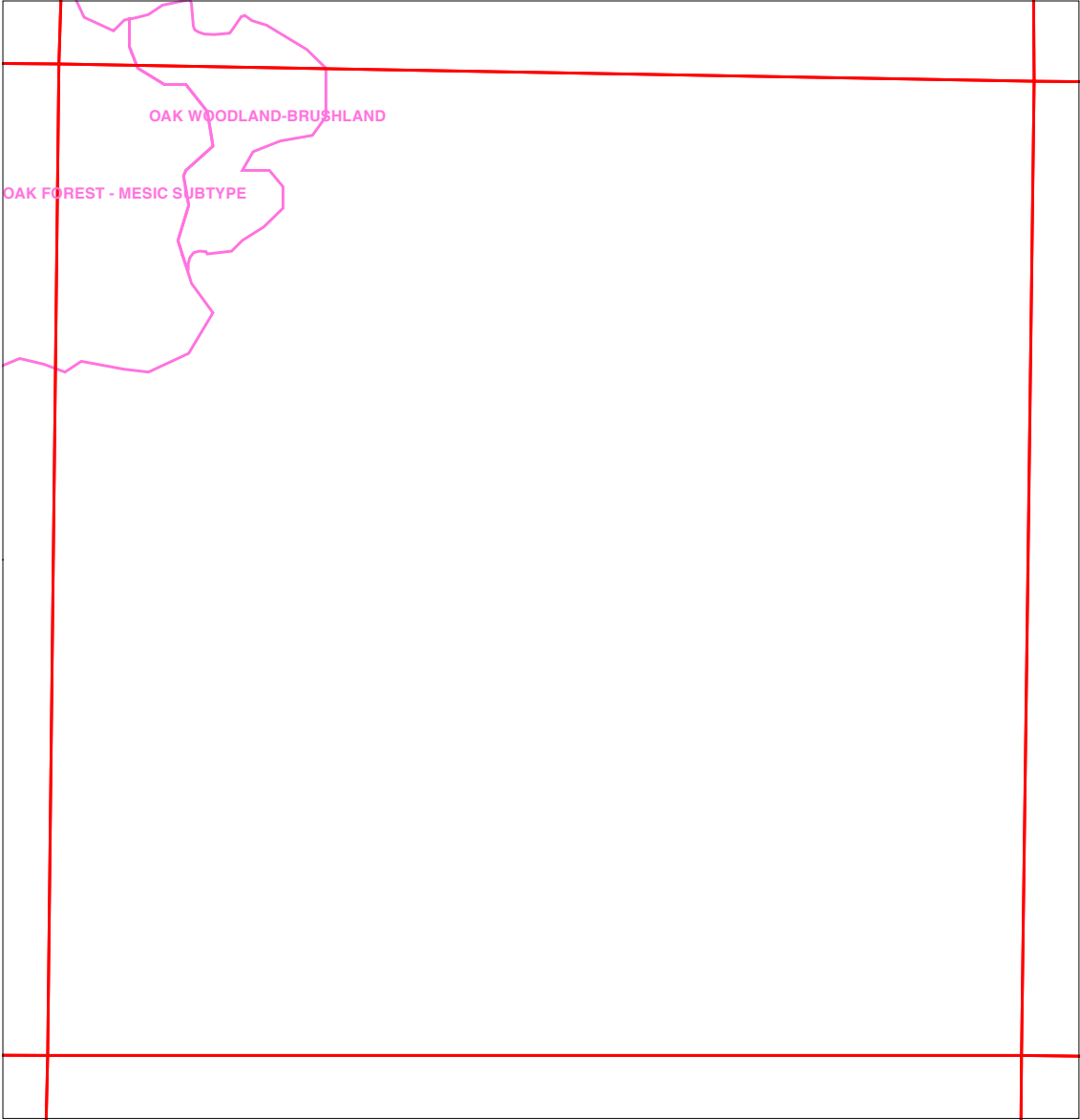
- 12.1. Section should be viewed as a mixed development area. While there are large tracks of agricultural land there are also many small residential tracts as well. Because of the mixed development this area should be given consideration for housing before other areas are considered even though housing development should be limited due to the lack of community services for sewer and water.
- 12.2. Special consideration should be given concerning any construction or development to insure there is no negative impact on natural features such as lakes, streams, ponds and forested areas to avoid excessive run from residential lawn and garden chemicals, 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.

Avon Township



Section 20

Biological Survey Areas



(VH)Very High - Hours to months

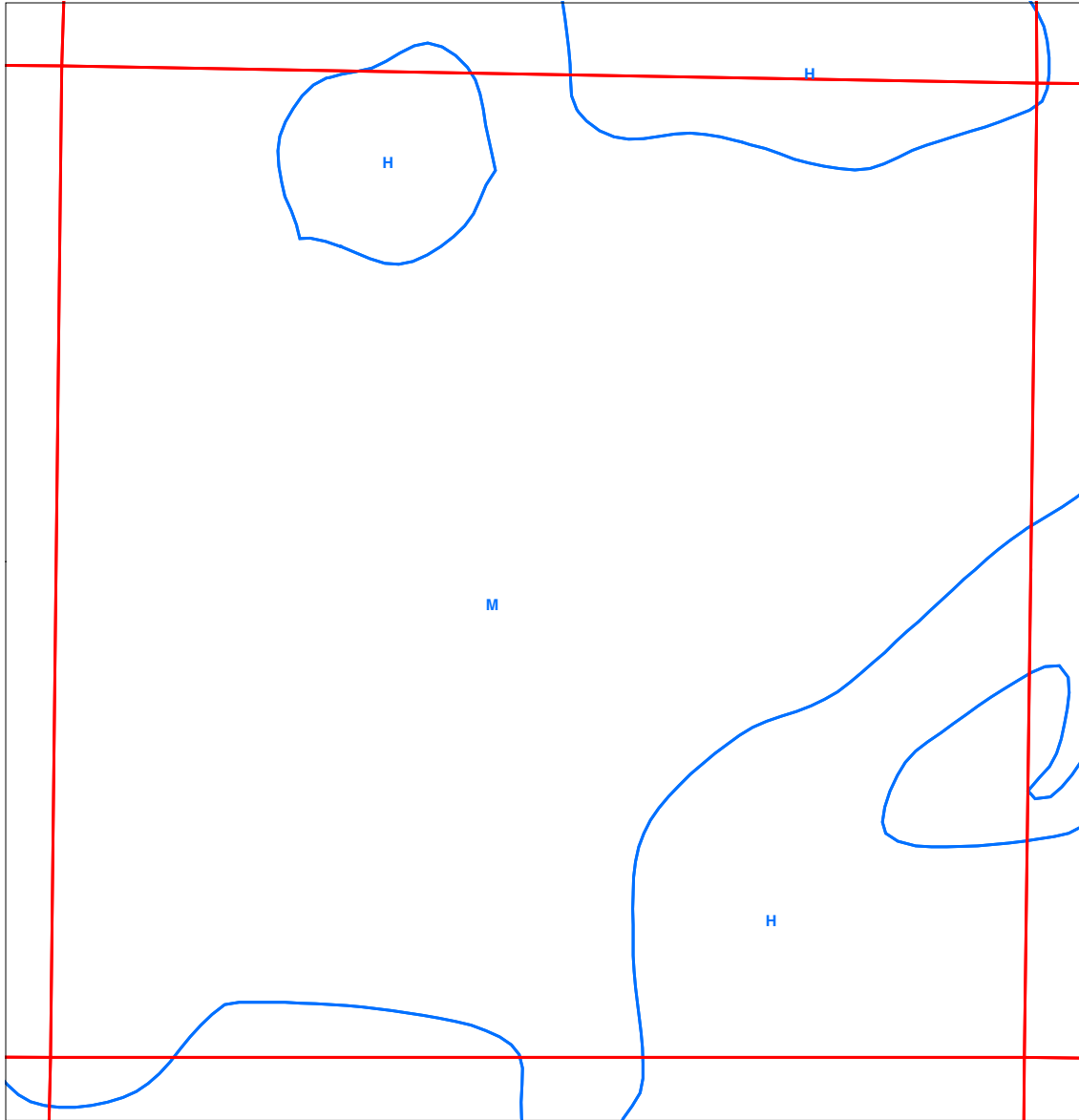
(H)High - Weeks to years

(M)Moderate - Years to decades

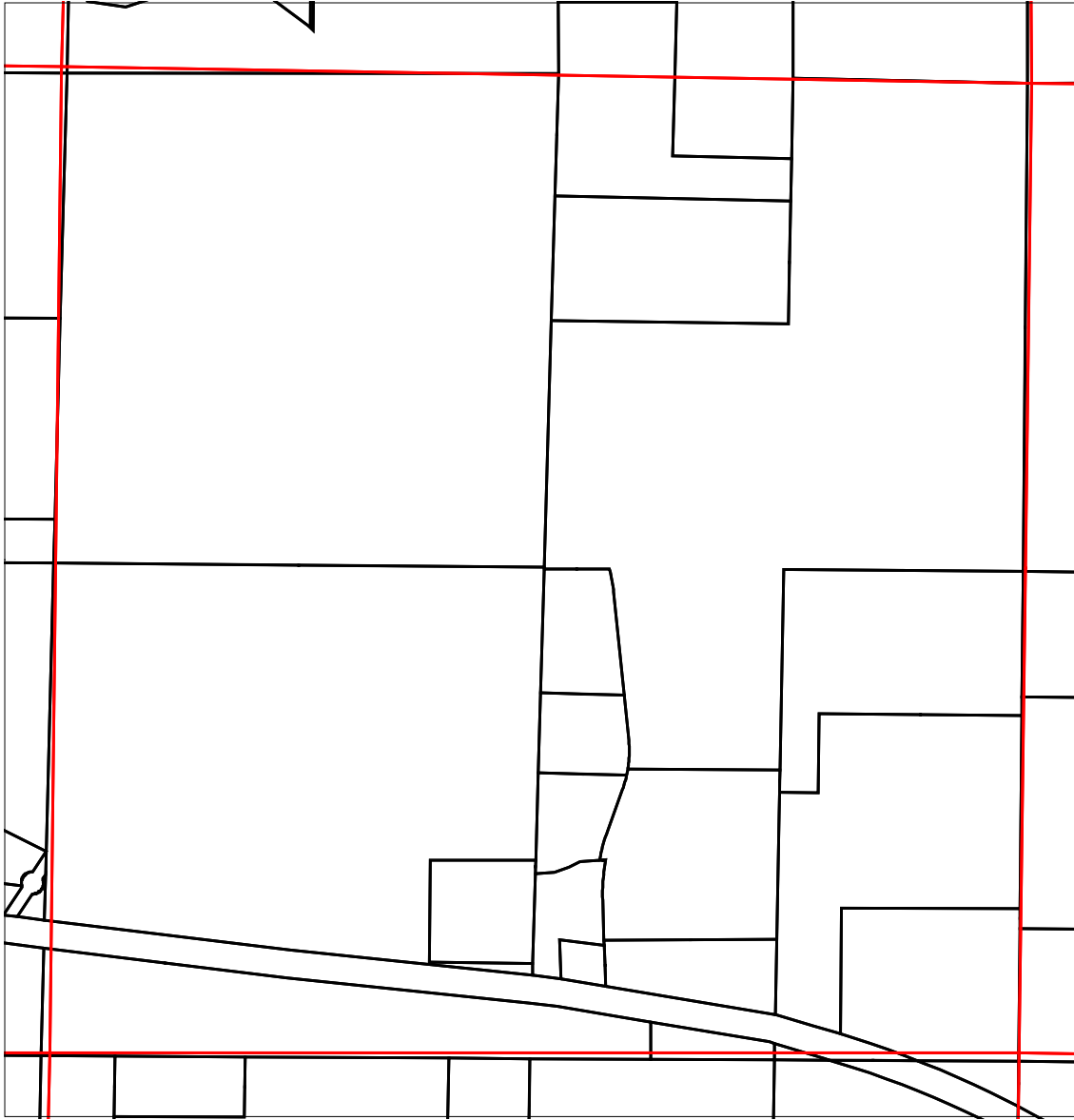
(L)Low - Decades to a century or more

(NR)Not Rated

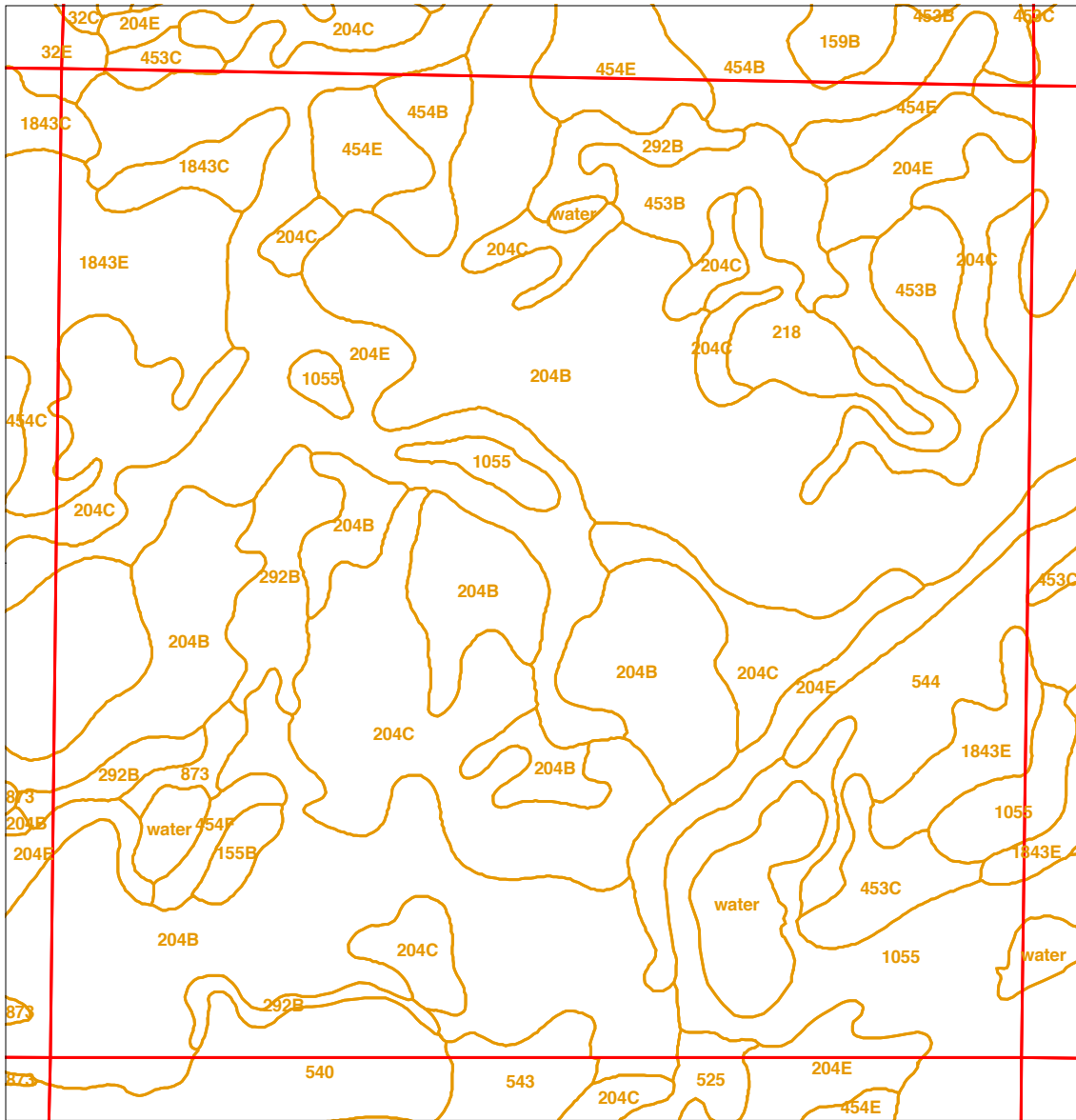
Ground Water Sensitivity



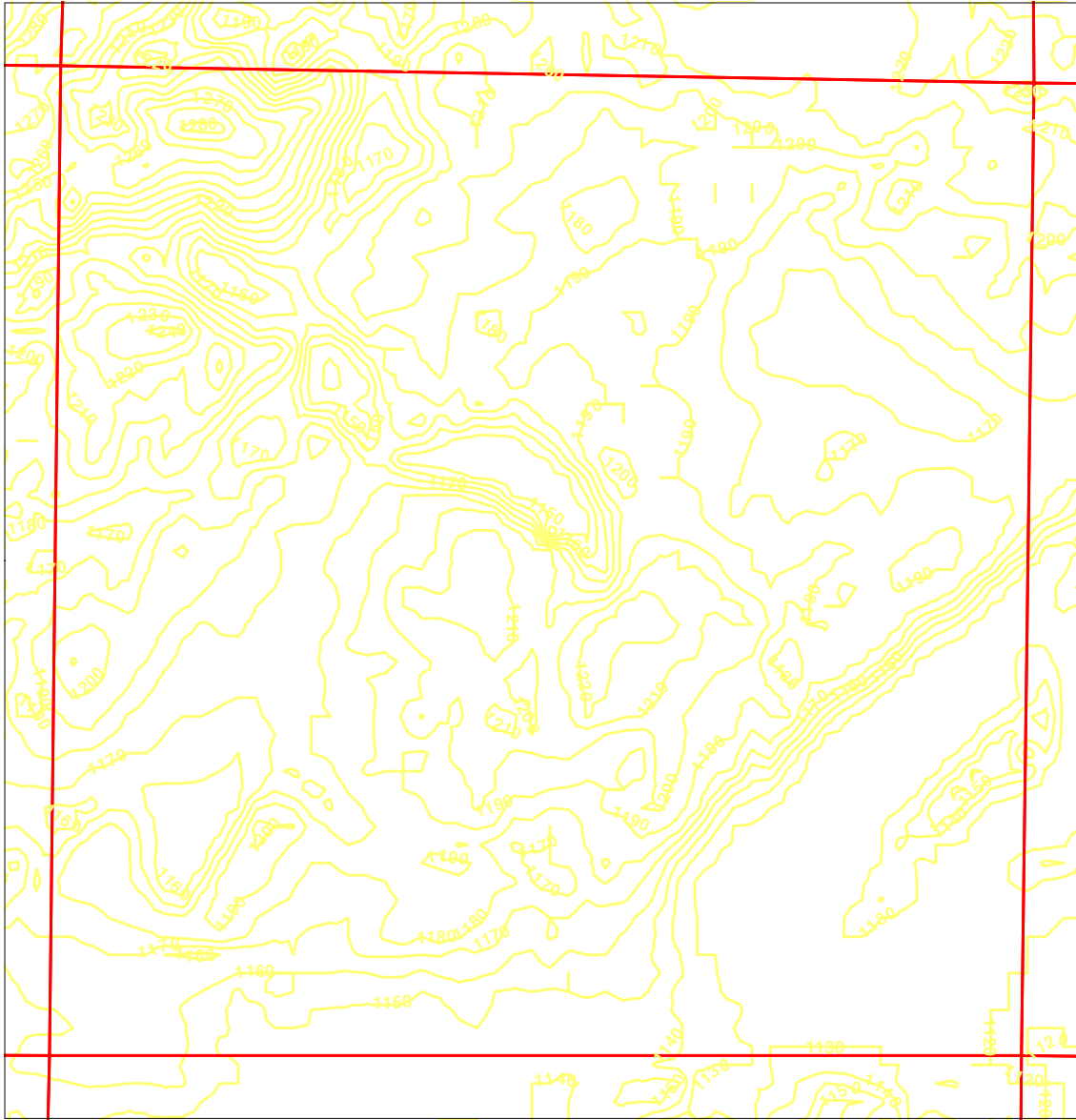
Parcel Boundaries



Soil Types

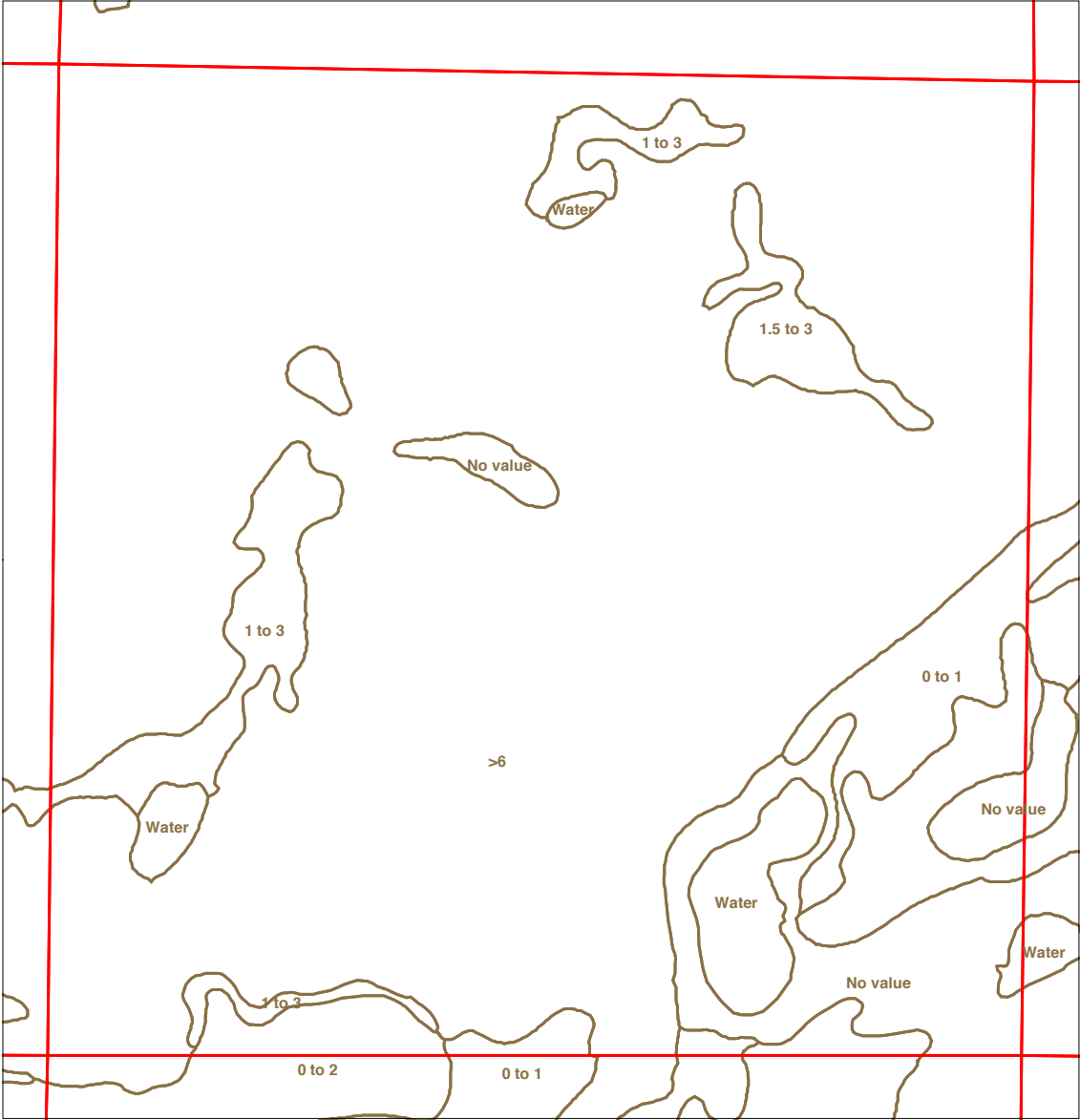


Topography Contours are at 10 foot intervals



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

