

# Avon Township Land Use Management Assessment Worksheet

## Avon Township Section 21

### 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:

#### Aquifer Yield Estimates

- 2.1. Approximately 320 acres or 50% is designated low yield or no aquifer.
- 2.2. Approximately 80 acres or 12.5% is designated less than 100 gpm.
- 2.3. Approximately 160 acres or 25% is designated as 100-500 gpm.
- 2.4. Approximately 100 acres is lakes

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

#### Ground-Water Sensitivity to Pollution

- 3.1. Approximately 300 acres or 47 % is moderately sensitive to ground water pollution.
- 3.2. Approximately 80 acres or 12.5% is designated highly sensitive to ground water pollution.
- 3.3. Approximately 160acres or 25% in very high sensitivity to ground water pollution.
- 3.4. Approximately 100 acres is lakes

### 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. 1055 Histosols and Haplaquolls, ponded
- 4.2. 204B Cushing Sandy Loam, 2 to 8 percent slopes
- 4.3. 204C Cushing Sandy Loam, 8 to 15 percent slopes
- 4.4. 204E Cushing Sandy Loam, 15 to 25 percent slopes
- 4.5. 453B DeMontreville Loamy Sand, 2 to 8 percent slopes
- 4.6. 453C Demontreville Loamy Sand, 8 to 15 percent slopes
- 4.7. 544 Cathro Muck

### 5. Stearns County Zoning Map Review and Comment

- 5.1. Majority of section is zoned A40
- 5.2. Approximately 40 acres bordering Lower Spunk lake on the east side is zoned R-1.

### 6. Existing Road System Review and Comment

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

- 6.1. Kopyy Lane runs west off County Rd 9 for about a quarter mile.
- 6.2. Spunk Lane runs SE diagonally off County Rd 9 for about a quarter mile.

- 6.3. Marsh Lane runs north off County Rd 54 for approximately a half mile.
- 6.4. County Rd 9 runs NW diagonally from SE corner of the section to the middle of the north border of the section.

7. **Avon Township Comprehensive Plan Review and Comment**

- 7.1. A 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. Lower Spunk Lake
- 9.2. Spunk Creek
- 9.3. Ochotto Lake
- 9.4. Forested areas along west and north shore of Lower Spunk Lake

10. **Adjacency Considerations**

- 10.1. Much of the SE is adjacent to the City of Avon.
- 10.2. Lower Spunk Lake
- 10.3. Spunk Creek
- 10.4. Ochotto Lake
- 10.5. Kopyy Acres Subdivision located in the SE quarter of the NE quarter.

11. **Taxes**

Year Payable	2003	2002
Nbr of Parcels	51	
Land Mkt Value	\$ 1,890,000	\$ 1,342,
Bldg Mkt Value	\$ 3,407,000	\$ 3,002,
Total Mkt Value	\$ 5,297,000	\$ 4,344,
Twp Taxes	\$ 7,305	\$ 7,
Sch Taxes	\$ 10,088	\$ 8,
County Taxes	\$ 18,816	\$ 16,
Total Taxes	\$ 36,209	\$ 31,

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.
- 12.4. Special consideration should be given to locating housing near existing residential areas to keep housing concentrated and not located haphazardly in the township. Proximity to existing residential areas will facilitate the use of common septic systems and eventual installation of community sewer and water systems.
- 12.5. Some housing is necessary to maintain an adequate tax base to provide services to township residents as areas adjacent to the city of Avon are annexed reducing the existing tax base for the township.
- 12.6. It is important to balance limited growth with fiscal responsibility to maintain sufficient revenues to avoid substantial increases in taxes which will result in additional financial hardship for existing agriculture related businesses and the remaining residents of the township.
- 12.7. A large part of this section is covered by water and this needs to be considered when any construction or development is anticipated to insure the water body is not damaged by such activities. The bodies of water are Lower Spunk Lake, Ochotto Lake and Spunk Creek.
- 12.8. This section is adjacent to the City of Avon and development should be view as limited and that any major development must include annexation to allow for public services for water and sewer. Annexation will minimize the impact on natural features of the township.

# Avon Township



0 250 500 1,000 1,500  
Feet



Section 21

(VH)Very High - Hours to months

(H)High - Weeks to years

(M)Moderate - Years to decades

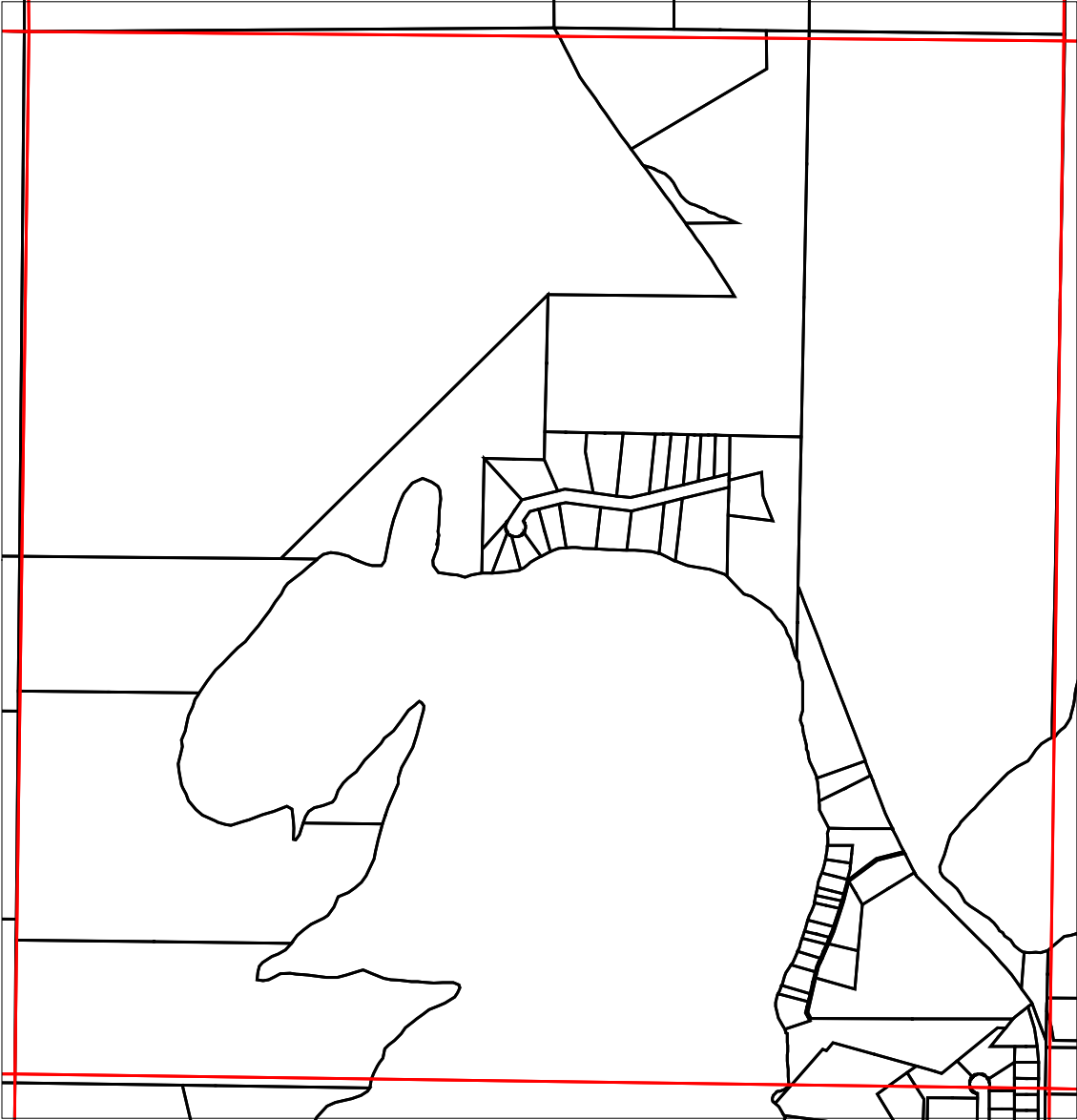
(L)Low - Decades to a century or more

(NR)Not Rated

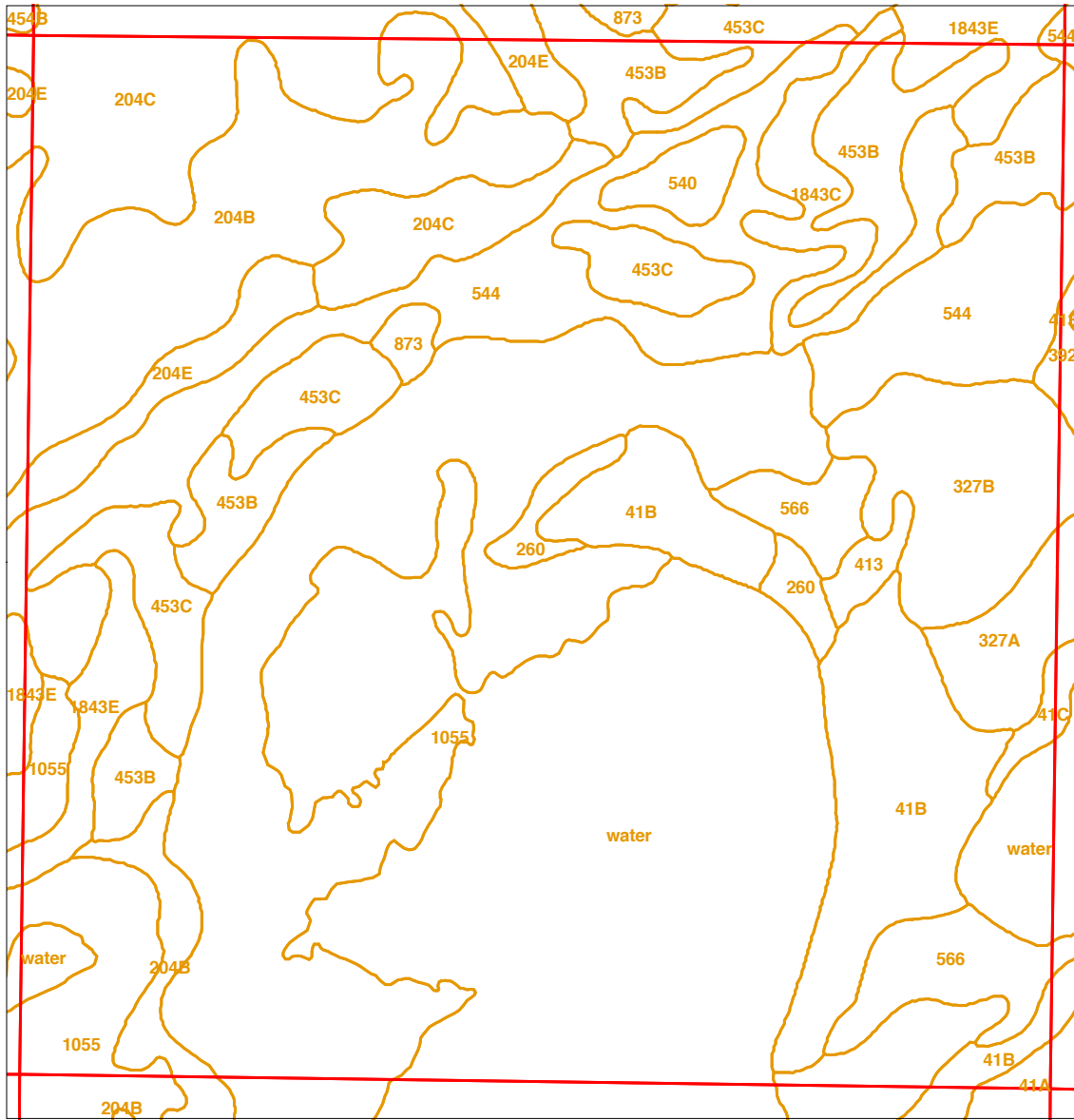
## Ground Water Sensitivity



Parcel Boundaries

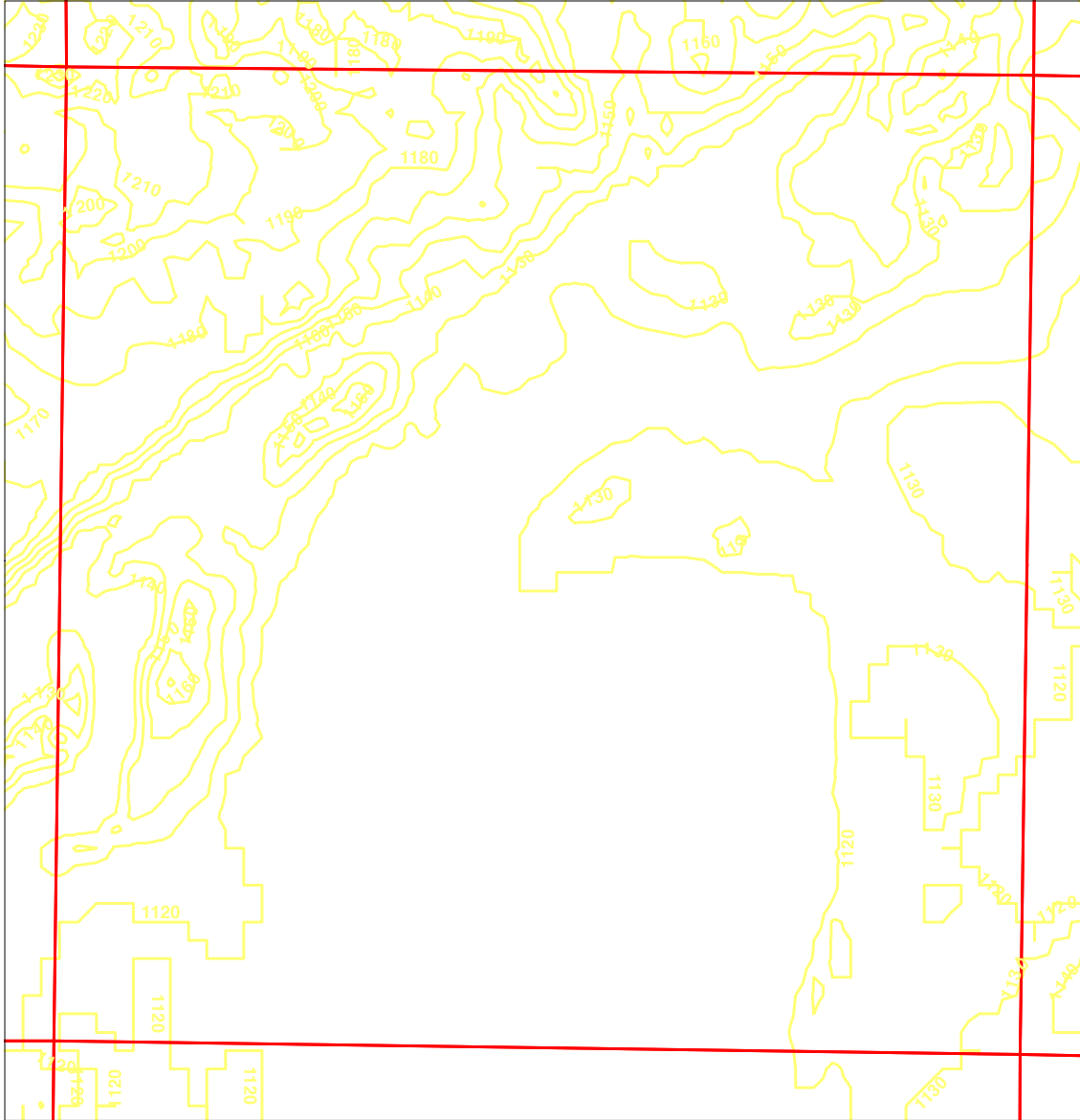


# Soil Types



# Topography

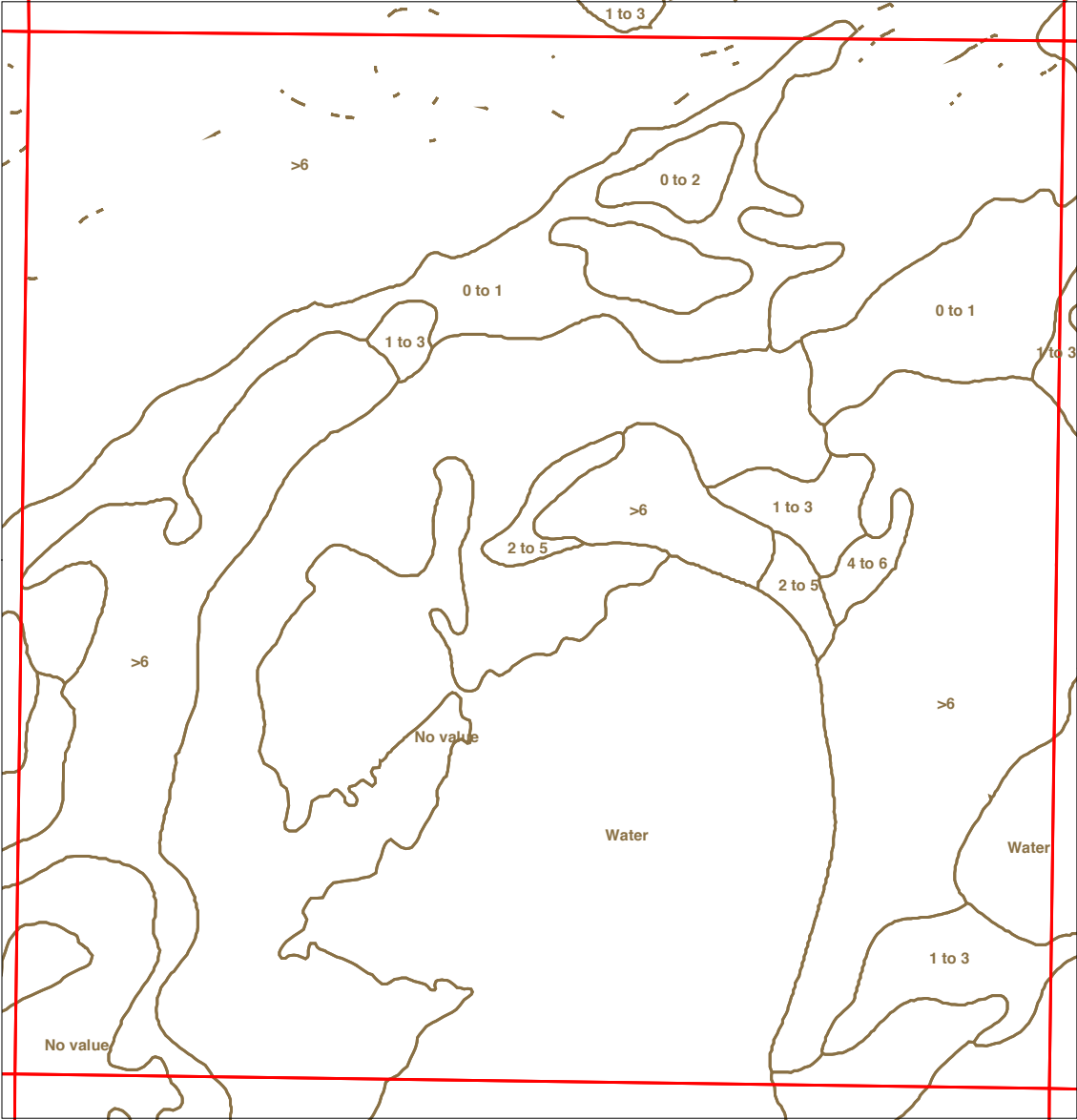
Contours are at 10 foot intervals





# 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

