

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 27

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

1.1. None identified.

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

Aquifer Yield Estimates

- 2.1. Approximately 100 acres or 15% is designated low yield or no aquifer.
- 2.2. Approximately 160 acres or 25% is designated less than 100 gpm.
- 2.3. Approximately 260 acres or 42% is designated as 100-500 gpm.
- 2.4. Approximately 120 acres is covered by Lake Anna, Keppers Lake and Linneman Lake.

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

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 100 acres or 15% is moderately sensitive to ground water pollution.
- 3.2. Approximately 160 acres or 25% is designated highly sensitive to ground water pollution.
- 3.3. Approximately 260 acres or 42% in very high sensitivity to ground water pollution.
- 3.4. Approximately 120 acres or 18% 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. 155B Chetek Sandy Loam, 1 to 6 percent slopes
- 4.2. 1055 Histosols and Haplaquolls, ponded
- 4.3. 41A Estherville Sandy Loam, 0 to 2 percent slopes
- 4.4. 41B Estherville Sandy Loam, 2 to 6 percent slopes
- 4.5. 543 Markey Muck
- 4.6. 1015 Psamments, sloping

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

- 5.1. 200 acres is zoned A-40.
- 5.2. 30 acres is zoned R-5.
- 5.3. 40 acres is zoned EE
- 5.4. 10 acres is zoned CR
- 5.5. 200 acres is in City of Avon
- 5.6. 160 acres is lakes Anna Lake, Keppers Lake, and Linneman Lake.

6. **Existing Road System Review and Comment**

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

- 6.1. County Rd 157 runs east from City of Avon for a quarter mile and meets with Norway Rd
 - 6.2. Norway Rd runs east to the east border and is parallel to I-94.
 - 6.3. 1st St SE runs east from City of Avon for an eighth of a mile and intersects with Norway Rd.
 - 6.4. County Rd 159 runs east the length of the section and parallels I-94.
 - 6.5. Linneman Lake Road runs south off County Rd 159 for an eighth of a mile and then east for a quarter mile.
 - 6.6. Char Ave runs south off County Rd 155 for one half mile.
 - 6.7. County Rd 50 runs south off County Rd 159 for 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 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 Wobegon Trail
 - 9.2. Lake Anna
 - 9.3. Keppers Lake
 - 9.4. Linneman Lake
10. **Adjacency Considerations**
- 10.1. Lake Wobegon Trail
 - 10.2. Lake Anna
 - 10.3. Keppers Lake
 - 10.4. Linneman Lake
 - 10.5. City of Avon
 - 10.6. Industrial Sites Budde Trucking, Columbia Gear, Co-Part Salvage, B&B Wood Chipping (empty as of 06-2002), Gravel Pit, Avon Auto Body, Martinni Auto Salvage, Ameri-Gas
11. **Tax Data**

Year Payable	2003	2002
Nbr of Parcels	27	
Land Mkt Value	\$ 979,000	\$ 772,000
Bldg Mkt Value	\$2,205,400	\$2,005,000
Total Mkt Value	\$3,184,400	\$2,777,000
Twp Taxes	\$ 5,917	\$ 6,000
Sch Taxes	\$ 8,171	\$ 7,000
County Taxes	\$ 15,247	\$ 14,000
Total Taxes	\$ 29,335	\$ 27,000

12. Recommendations:

- 12.1. Section should be viewed as a mixed development area. While there are small tracks of agricultural land there are 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. Areas adjacent to existing developed areas including the St Anna rural townsite should be given consideration as sites for new housing.
- 12.8. A portion 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.

Avon Township



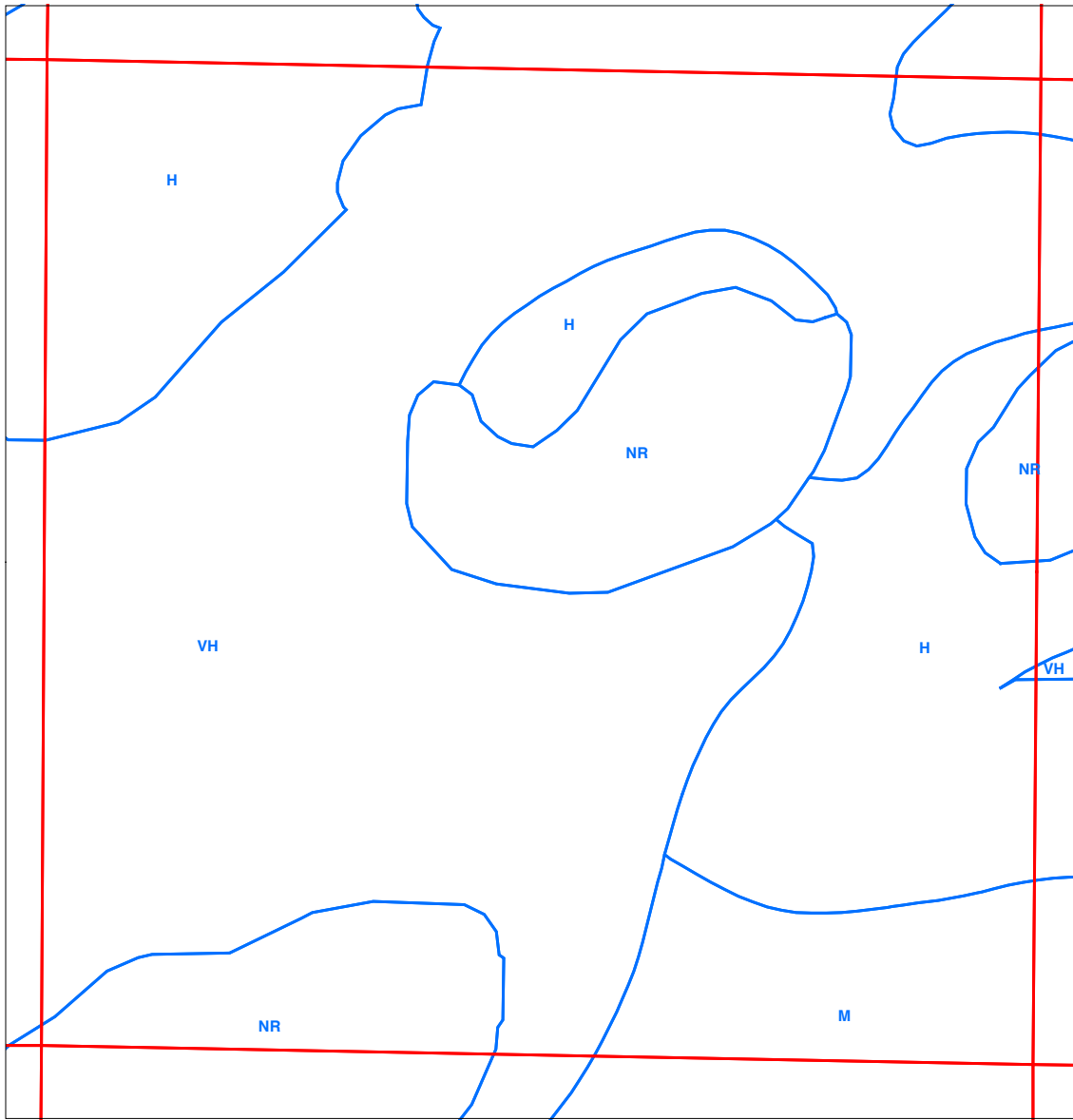
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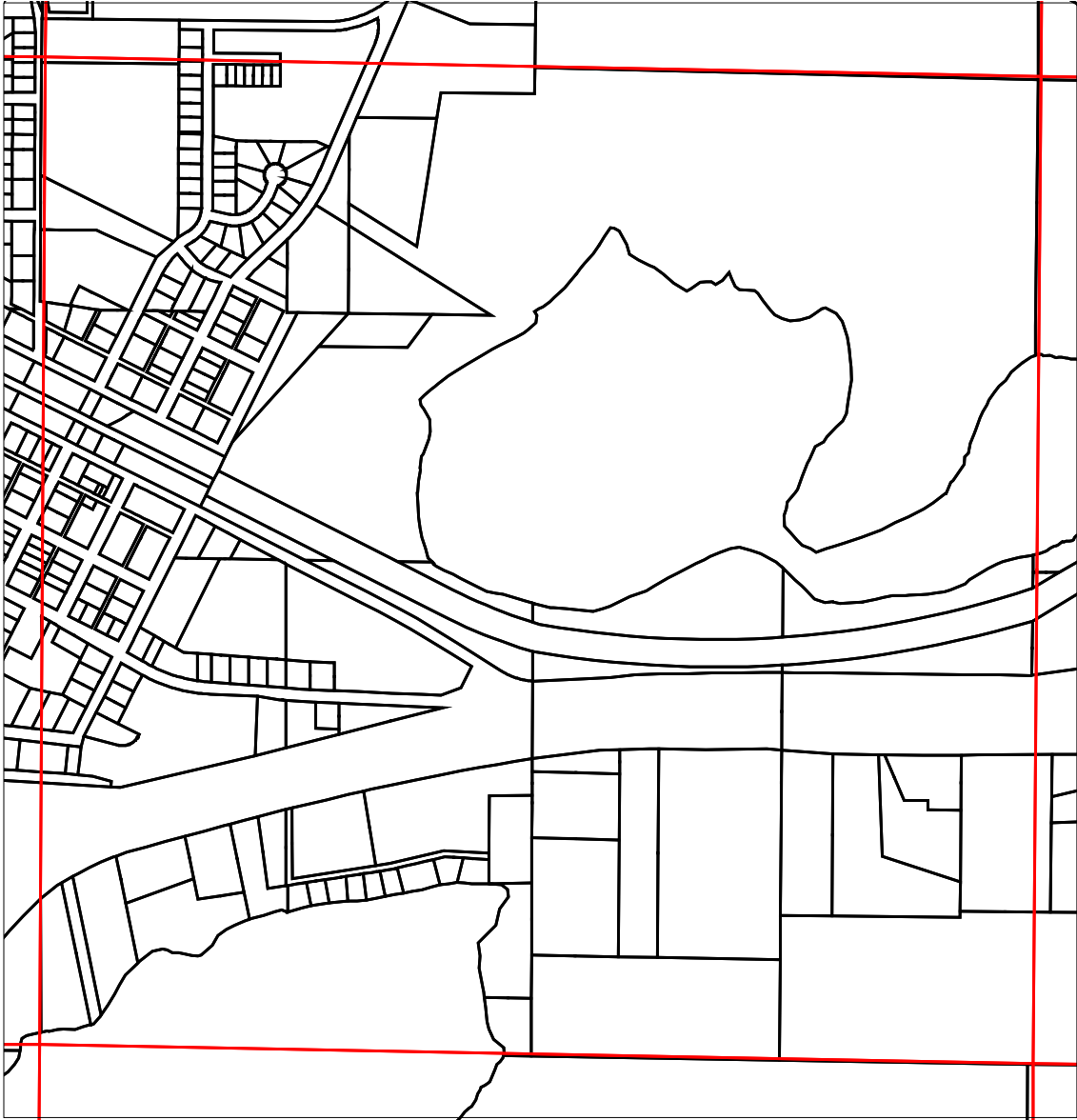
Section 27

(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

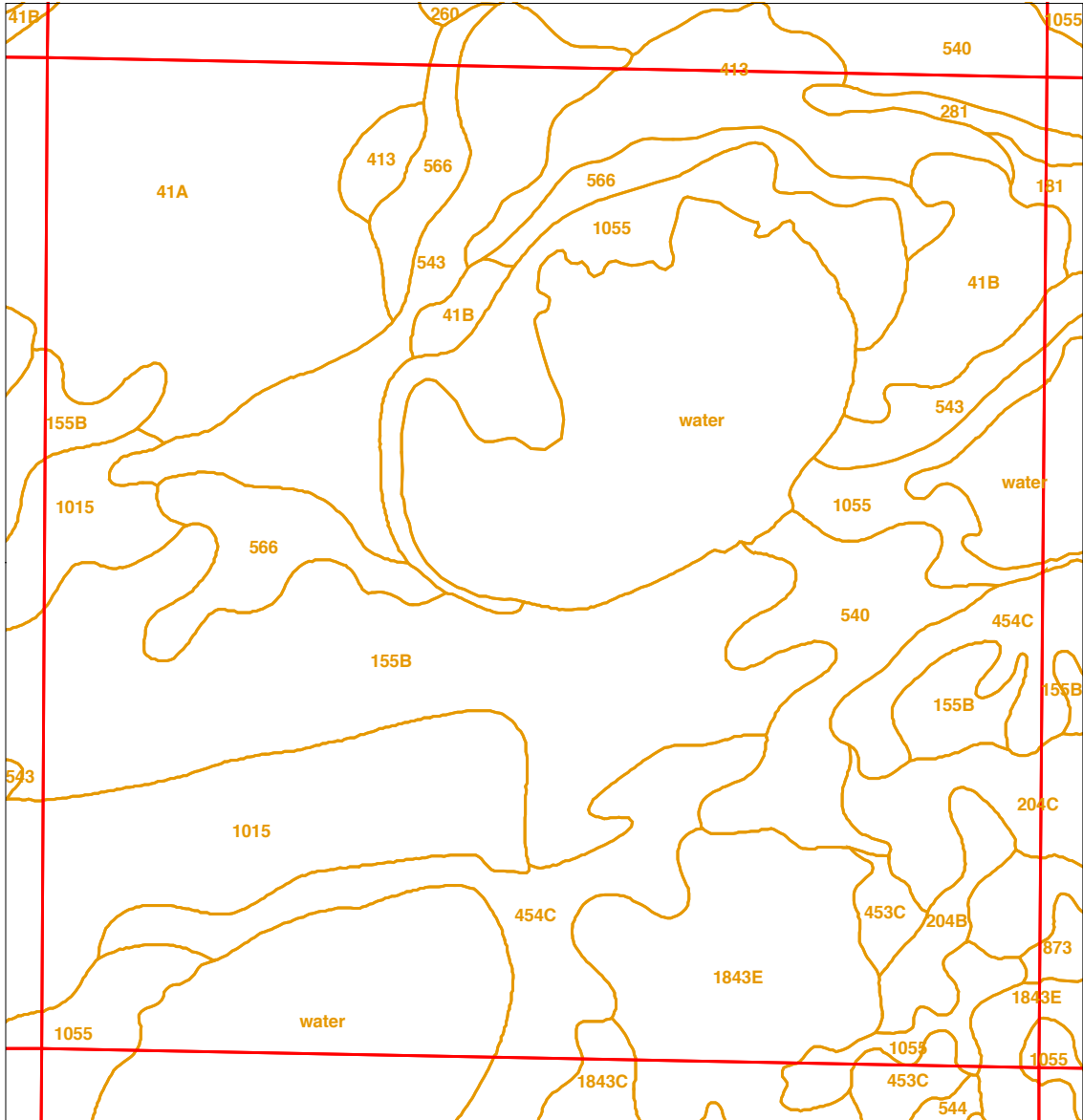
Ground Water Sensitivity



Parcel Boundaries



Soil Types



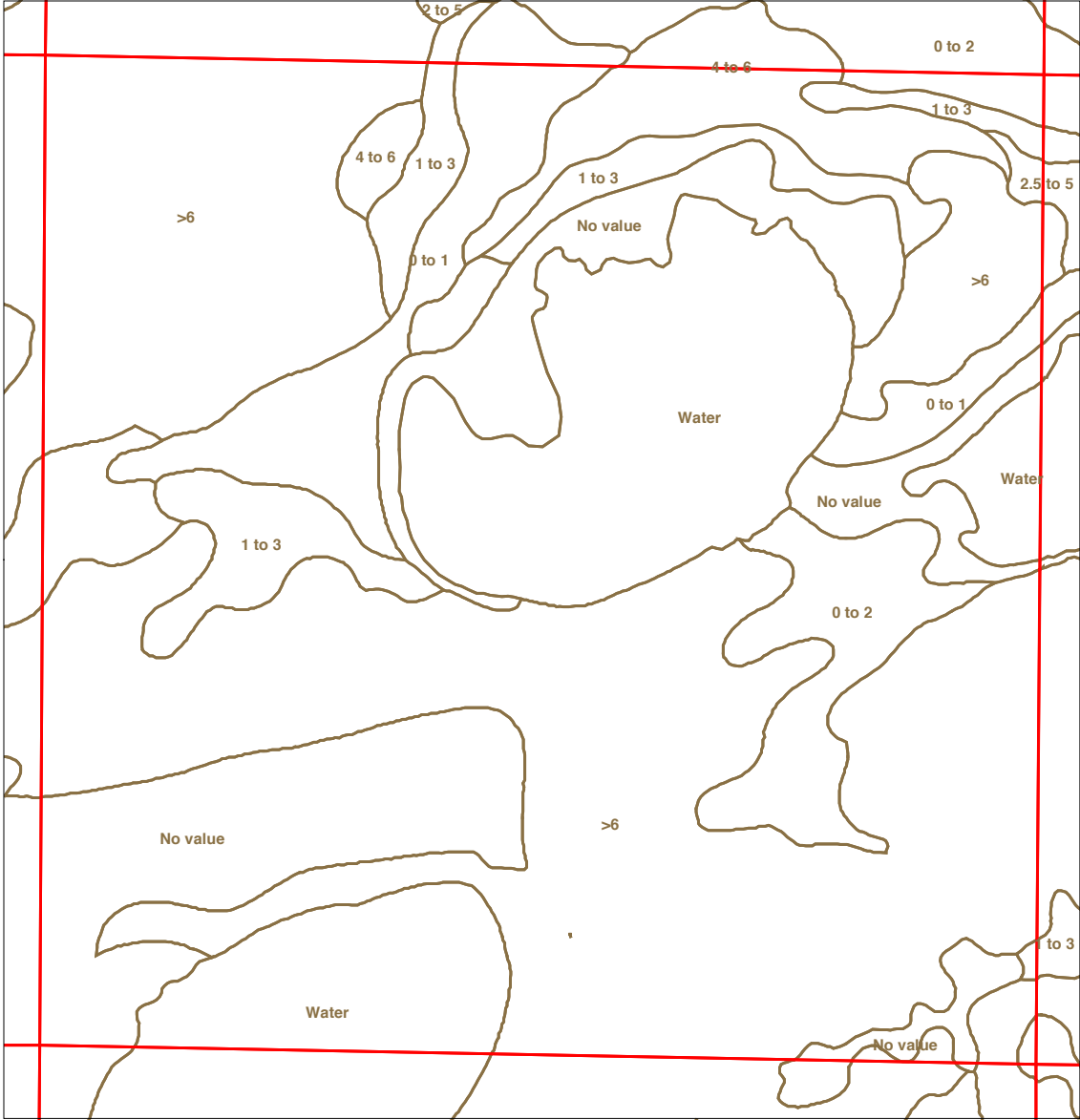
Topography

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

