

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 29

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

None identified.

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

Aquifer Yield Estimates

- 2.1. Approximately 160 acres or 25% is designated low yield or no aquifer.
- 2.2. Approximately 320 acres or 50% is designated less than 100 gpm.
- 2.3. Approximately 100 acres or 15% is designated as 100-500 gpm.
- 2.4. Approximately 60 acres or 9% is lakes.
- 2.5. Spunk Creek flows north from Big (Upper) Spunk Lake into Middle Spunk Lake and then into Lower Spunk Lake.

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

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 260 acres or 40% is moderately sensitive to ground water pollution.
- 3.2. Approximately 260 acres or 40% is designated highly sensitive to ground water pollution.
- 3.3. Approximately 60 acres or 9% in very high sensitivity to ground water pollution.
- 3.4. Approximately 60 acres or 9% is lakes, streams and marsh.

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. 454E Mahtomedi Loamy Coarse Sand, 15 to 25 percent slopes
- 4.7. 540 Seelyeville Muck
- 4.8. 525 Muskego Muck
- 4.9. 873 Prebish-Nokay Complex
- 4.10. 543 Markey Muck

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

- 5.1. Approximately 460 acres or 72% is zoned A-40
- 5.2. Approximately 20 acres or 3% is zoned R-5
- 5.3. Approximately 40 acres or 6% is zoned R-1
- 5.4. Approximately 60 acres or 9% is zoned RMH

5.5. Approximately 60 acres or 9% is lakes, streams and marsh.

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

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

- 6.1. County Road 54 one mile along northern border
- 6.2. I-94 crosses the western border and angles SE to SE corner of the section.
- 6.3. 332nd Street about one quarter mile east of western border and north of southern border.
- 6.4. Upper Spunk Lake Road along southern border
- 6.5. 185th Ave north about one quarter mile along western border beginning on south border.
- 6.6. 180th Ave about one half mile beginning in middle of northern border going SSW (gravel road)

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. 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. A dam constructed as a WPA project from the 1930's controls the water level in Big Spunk Lake and creates a barrier to free travel between the two lakes however it can be portaged to gain access to both lakes
- 8.2. In addition a portion of a field stone wall constructed in the 1930's is still present along the southern section border. The wall is located on the Gene and Mark Casey property. The story is that the wall was built by a man with one arm who originally owned the property.
- 8.3. The property bordering the north side of I-94 currently owned by Larry and Roxanne Melton was used as a concrete plant in the 1960's and the early 1970's. A well on the property is supposed to have generated in excess of 400 gallons per minute. The well has since been capped as required by state law.

9. **Scenic Considerations**

- 9.1. The lakes and surrounding rolling hills and trees provide a very impressive view when traveling on adjacent roads including I-94.

10. **Adjacency Considerations**

- 10.1. The entire section borders the city of Avon on the east
- 10.2. Three quarter mile of the east edge of section borders on Middle Spunk Lake.
Approximately one half mile of the southern edge of section borders on Upper Spunk Lake.

10.3. The Lange Trenching Company currently operates a gravel pit on the northern edge of the section adjacent to County Road 54 approximately one quarter mile west of the east border.

11. Tax Data

Year Payable	2003	2002
Nbr of Parcels	55	
Land Mkt Value	\$ 2,979,000	\$ 2,145,000
Bldg Mkt Value	\$ 4,539,000	\$ 4,258,000
Total Mkt Value	\$ 7,518,000	\$ 6,403,000
Twp Taxes	\$ 10,837	\$ 11,000
Sch Taxes	\$ 14,965	\$ 13,000
County Taxes	\$ 27,918	\$ 26,000
Total Taxes	\$ 53,719	\$ 50,000

12. Preliminary 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 along Middle Spunk Lake. 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 lakes and stream such as excessive run off into the creek from 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 locating housing near existing residential areas to keep housing concentrated and not located haphazardly in the township. Proximately to existing residential areas will facilitate the use of common septic systems and eventual installation of community sewer and water systems.
- 12.4. 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.
- 12.5. 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.
- 12.6. 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 Middle Spunk Lake and a small stream that originates in the middle of the section and flows east into the lake just north of the rest area in the south eastern corner of the section.

Avon Township



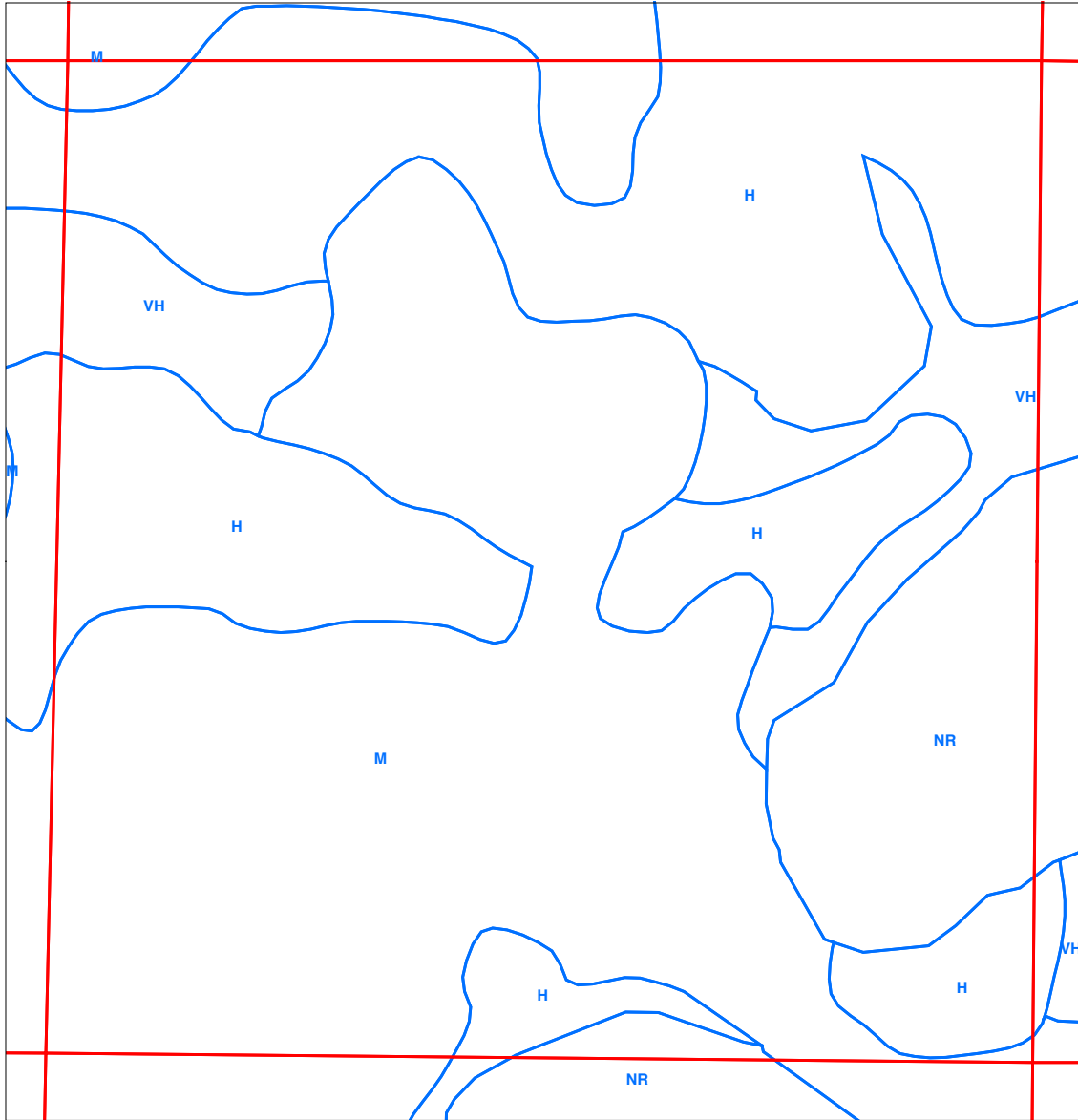
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Feet



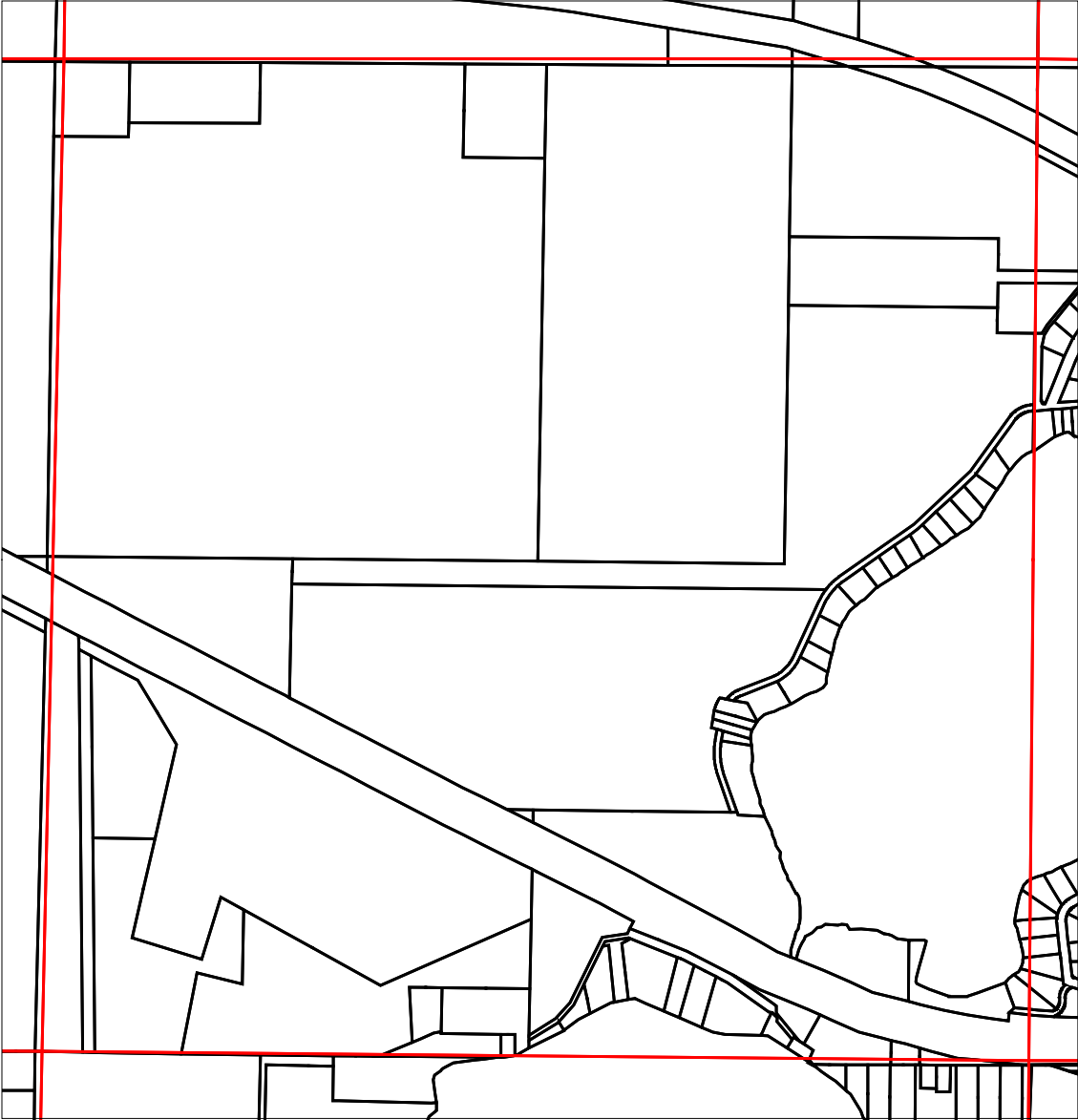
Section 29

(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



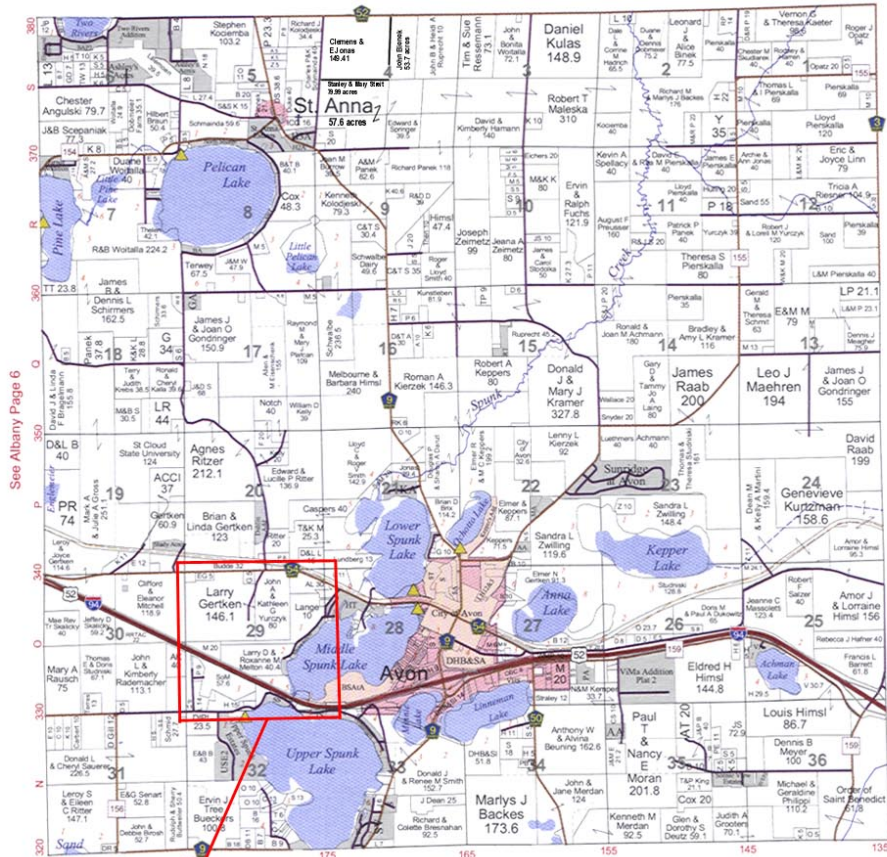
Avon Township Plat Map 2003 Section 29

AVON



T125-R30W

See Holding Page 32



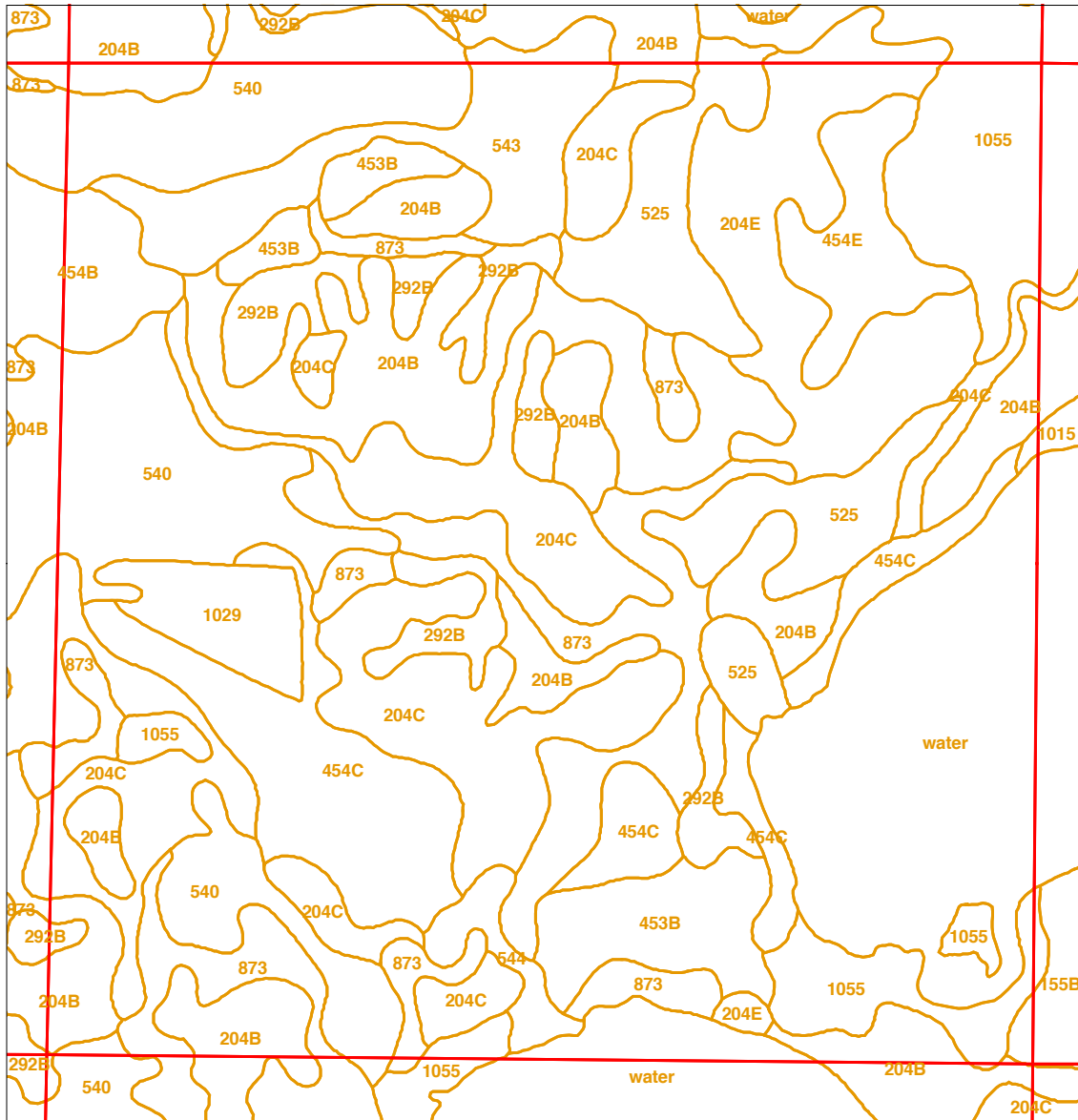
See Albany Page 6

See St. Wendel Page 84

See Collegville Page 16

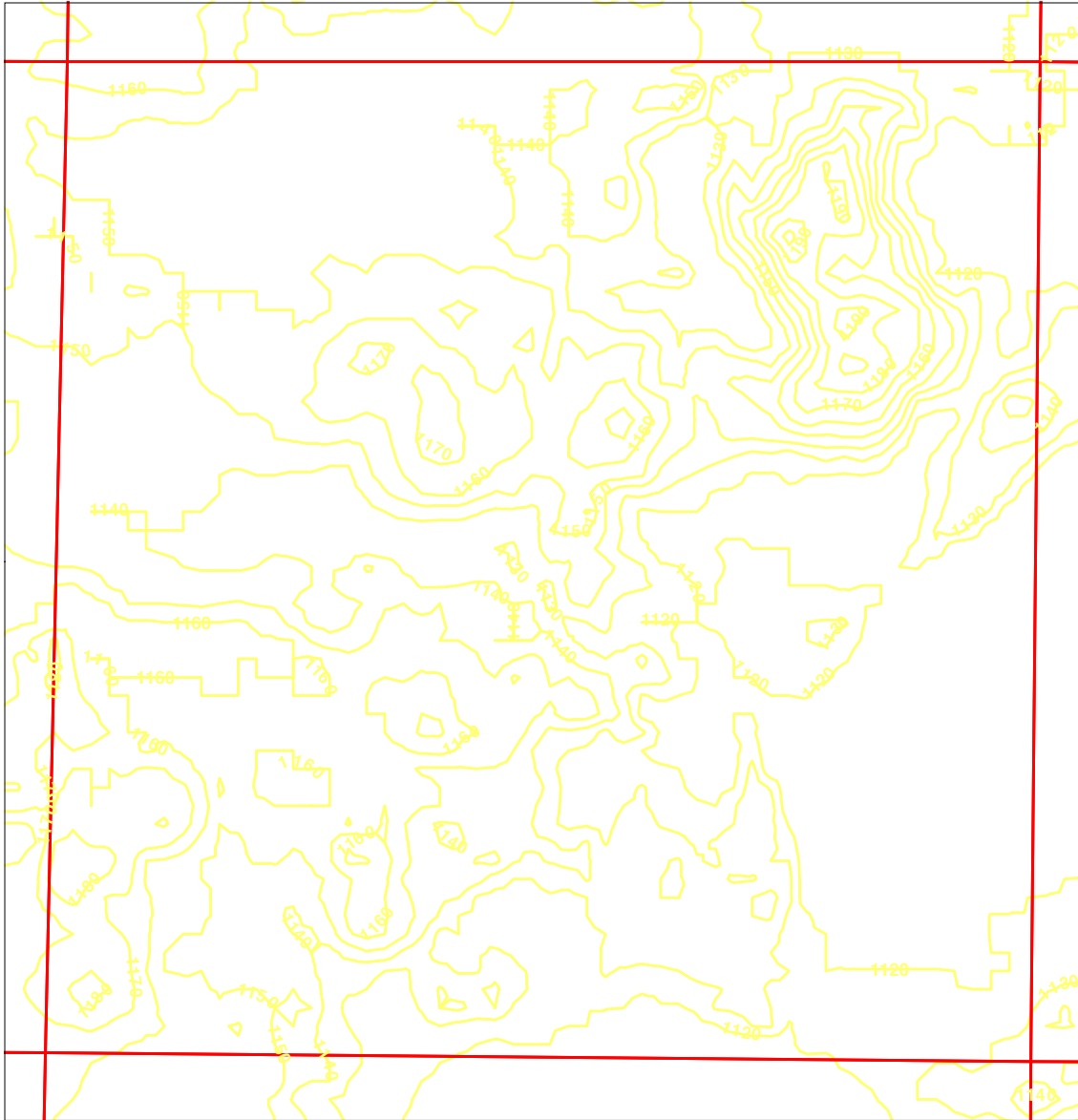


Soil Types



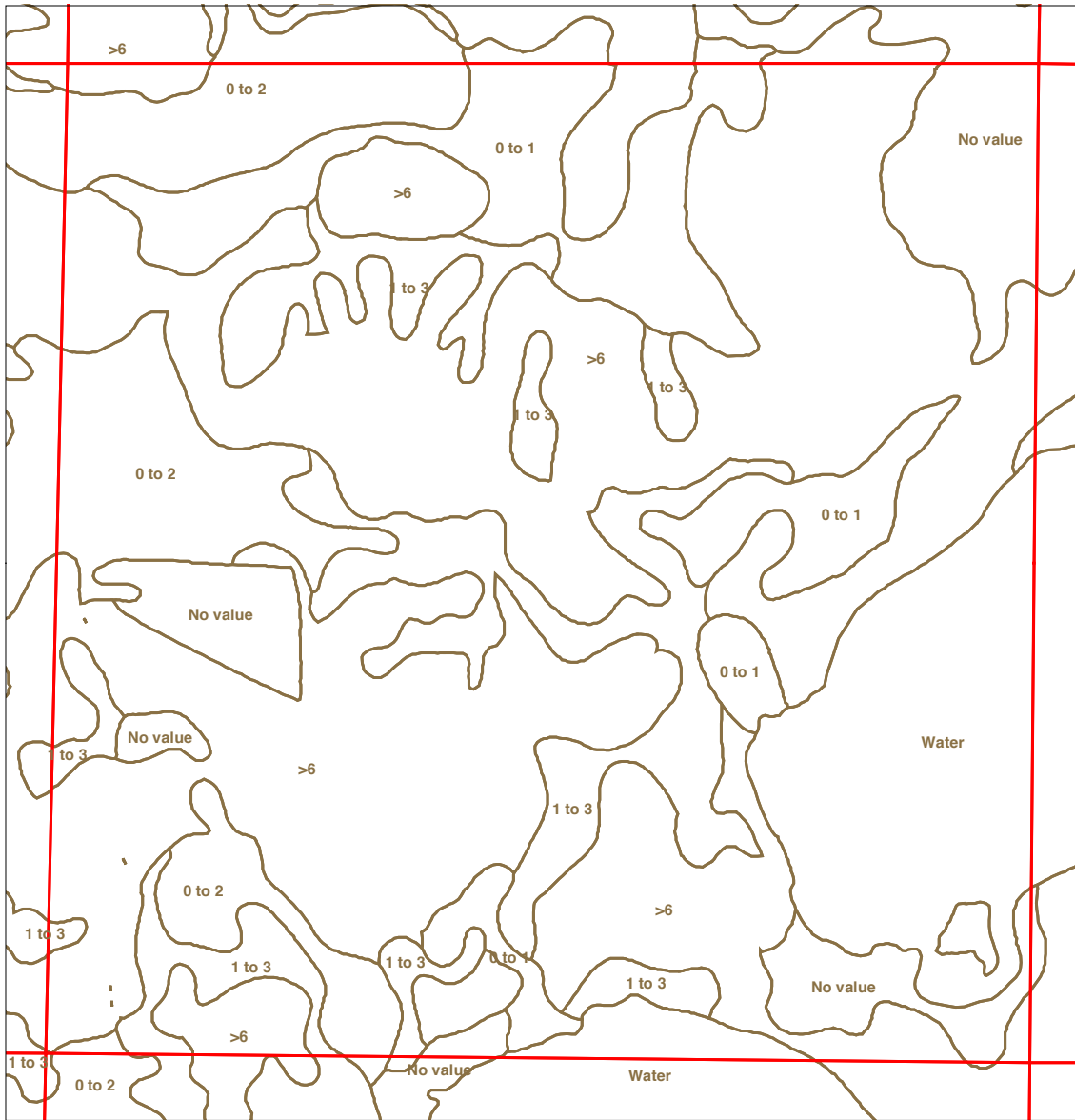
Topography

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

