

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 34

1. Stearns County Biological Survey Review and Comment:

- 1.1. About 40 acres or 6% of SW corner of Section is identified as Oak Forest - Mesic Suptype.
- 1.2. About 80 acres or 12% on the east and SE side of the section is Oak Forest – Mesic Subtype and Mixed Emergent Marsh.

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

Aquifer Yield Estimates

- 2.1. Approximately 560 acres or 88% is designated low yield or no aquifer.
- 2.2. Approximately 20 acres or 3% is designated less than 100 gpm.
- 2.3. Approximately 60 acres or 9% is lakes

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 540 acres or 85% is moderately sensitive to ground water pollution.
- 3.2. Approximately 40 acres or 6% in very high sensitivity to ground water pollution.
- 3.3. Approximately 60 acres or 9% 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. 1843C Cushing-DeMontreville complex 8 to 15 percent slopes
- 4.2. 1843E Cushing-DeMontreville complex 15 to 25 percent slopes
- 4.3. 204B Cushing Sandy Loam, 2 to 8 percent slopes
- 4.4. 204C Cushing Sandy Loam, 8 to 15 percent slopes
- 4.5. 204E Histosols and Haplaquolls, ponded
- 4.6. 1016 Udorthents, loamy

5. Stearns County Zoning Map Review and Comment

- 5.1. Approximately 510 acres or 80% is zoned A-40
- 5.2. Approximately 80 acres or 12.5% is zoned Commercial/Recreational (CR)
- 5.3. Approximately 10 acres or 2% is zoned General Industrial (GI)
- 5.4. Approximately 40 acres or 6.25% is lakes.

6. Existing Road System Review and Comment

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

- 6.1. Nakomis Drive west off County Rd 50 in middle of north border for a quarter mile.
- 6.2. County Rd 50 bisects the section.

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. Linneman Lake
- 9.2. Oak Forests and Emergent Marsh
- 9.3. City of Avon
- 9.4. Industrial Sites: Northwest Rule & Die and Buening Sawmill.

10. **Adjacency Considerations**

- 10.1. Linneman Lake
- 10.2. Oak Forests and Emergent Marsh
- 10.3. City of Avon
- 10.4. Industrial Sites: Northwest Rule & Die and Buening Sawmill.
- 10.5. City of Avon
- 10.6. Approximately 80 acres are designated for commercial development.

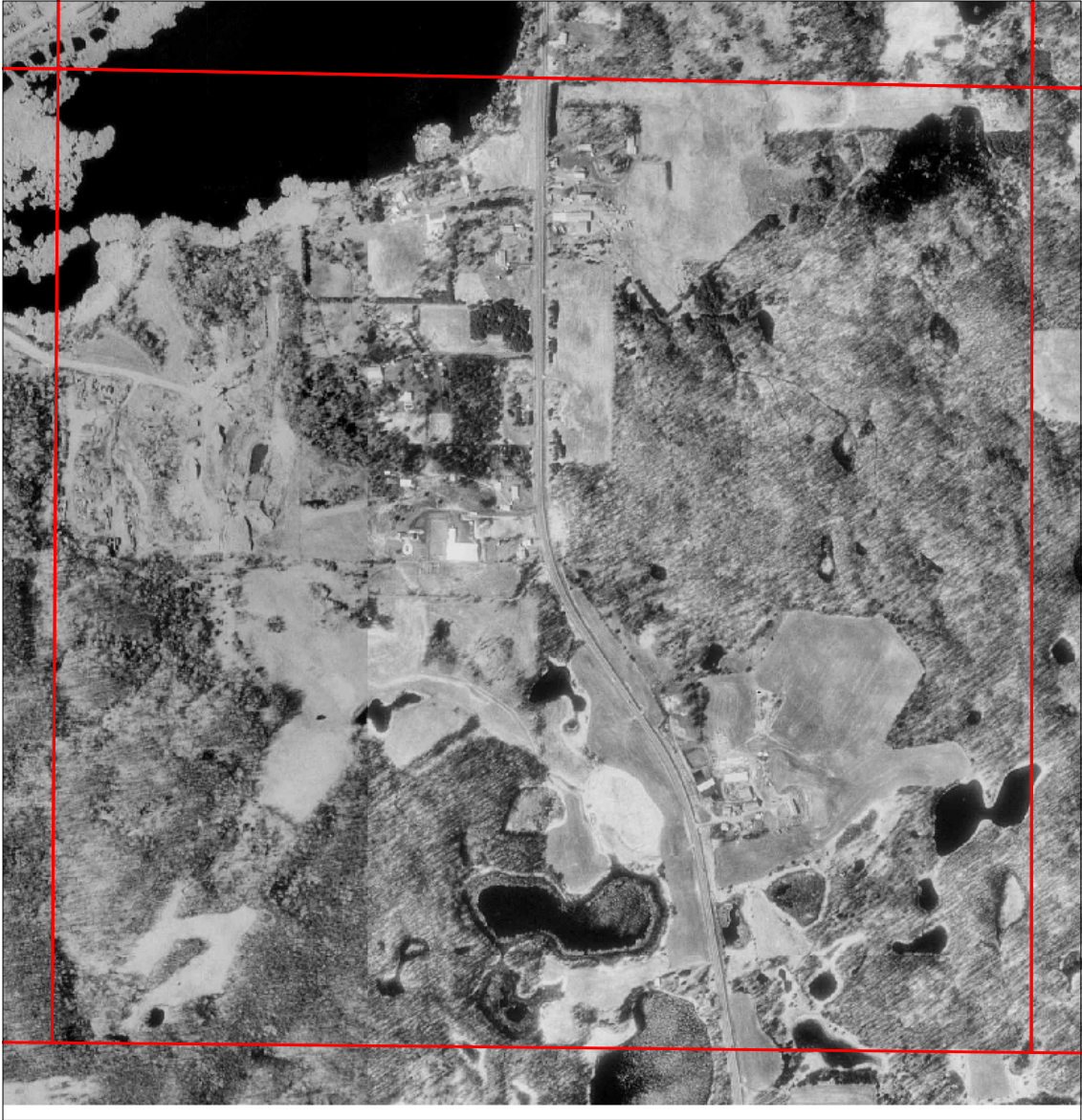
11. **Tax Data**

Year Payable	2003	
Nbr of Parcels	20	
Land Mkt Value	\$ 1,037,300	\$ 795,
Bldg Mkt Value	\$ 1,667,500	\$ 1,657,
Total Mkt Value	\$ 2,704,800	\$ 2,453,
Twp Taxes	\$ 3,903	\$ 4,
Sch Taxes	\$ 5,368	\$ 4,
County Taxes	\$ 10,053	\$ 9,
Total Taxes	\$ 19,324	\$ 18,

12. **Recommendations:**

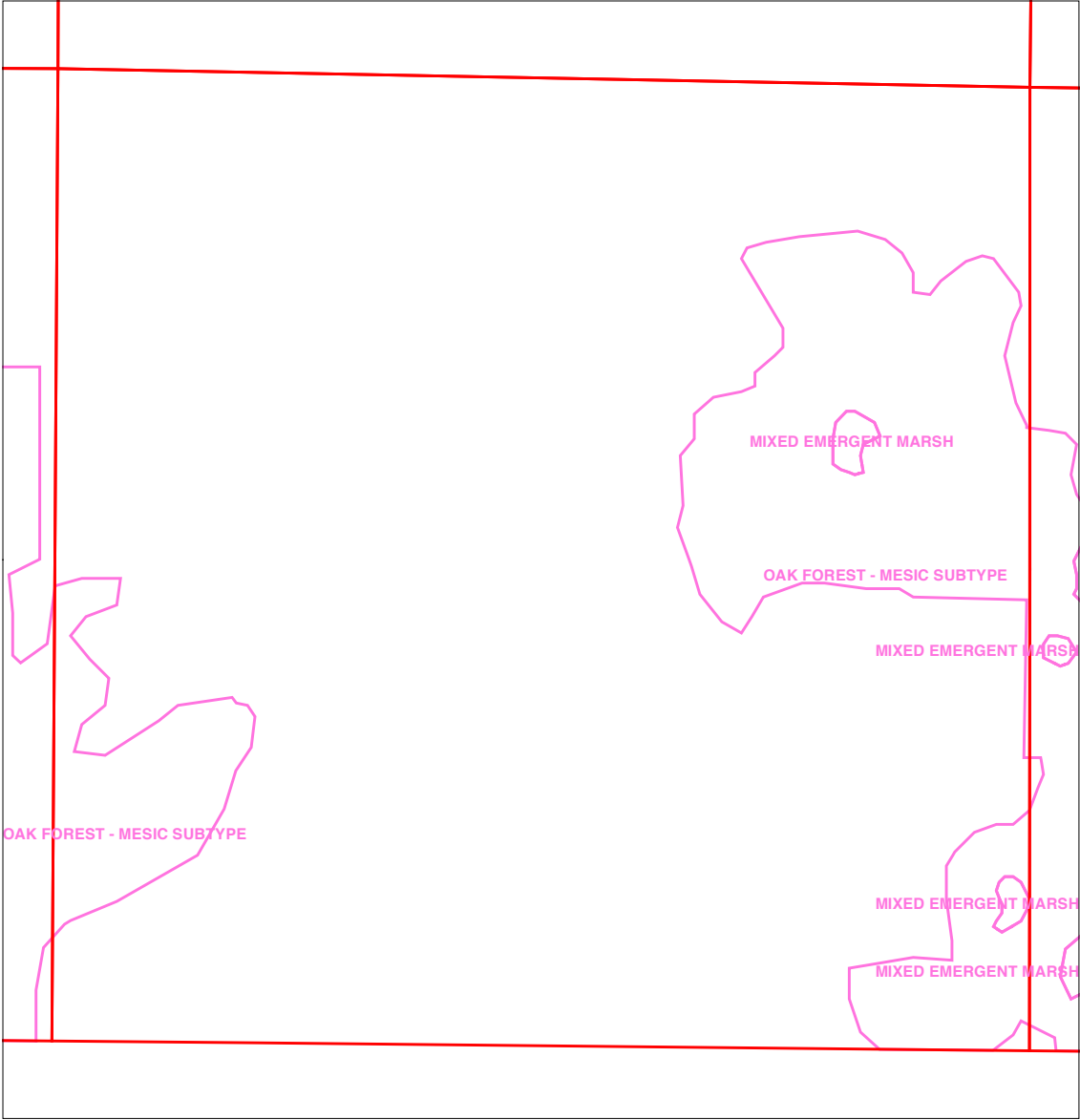
- 12.1. Section should be viewed as a mixed development area. While there are large tracts of agricultural land and commercial tracts there are also many small residential tracts as well. Because of the mixed development this area should be given consideration for housing before other areas are considered 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 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



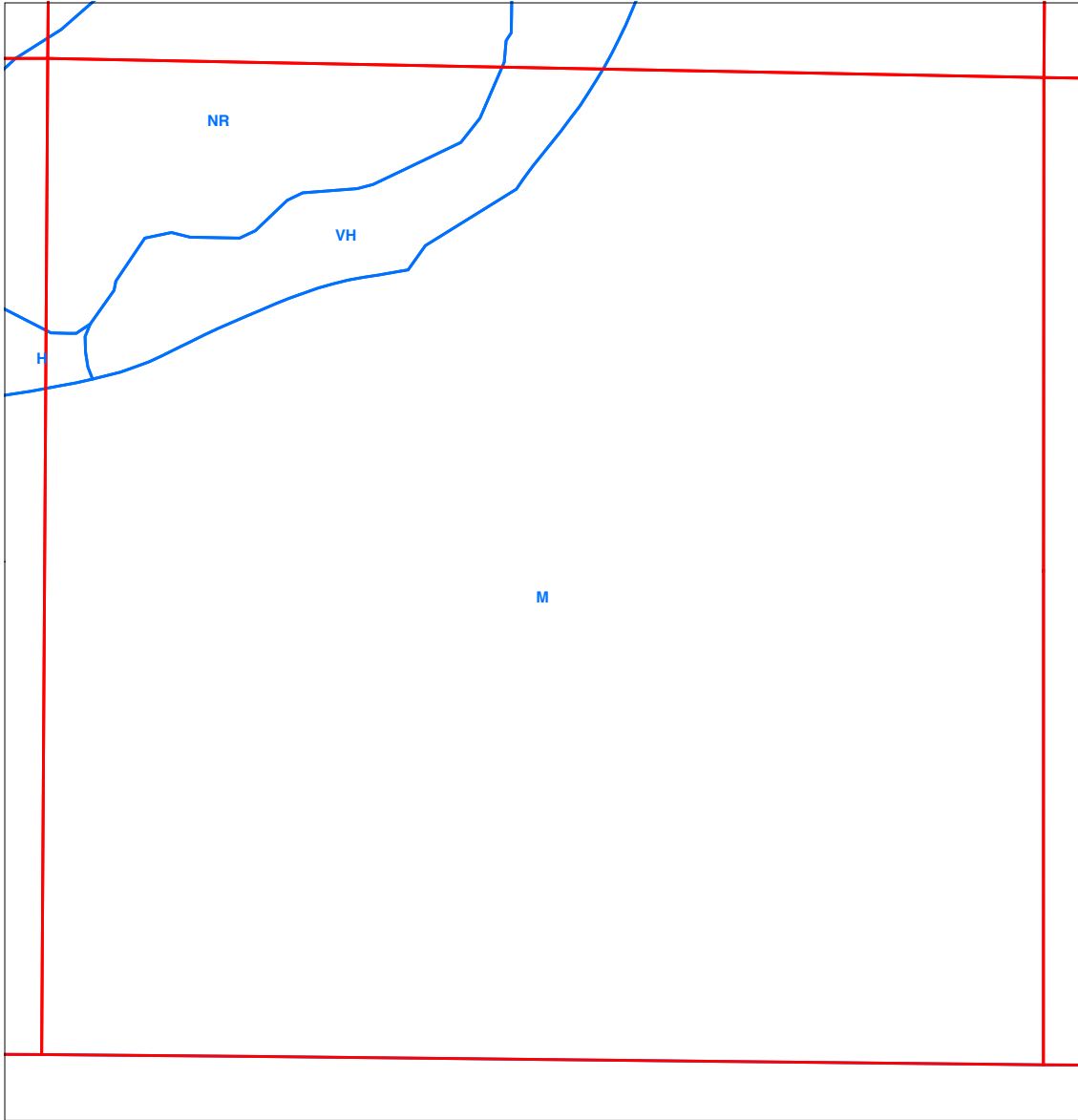
Section 34

Biological Survey Areas

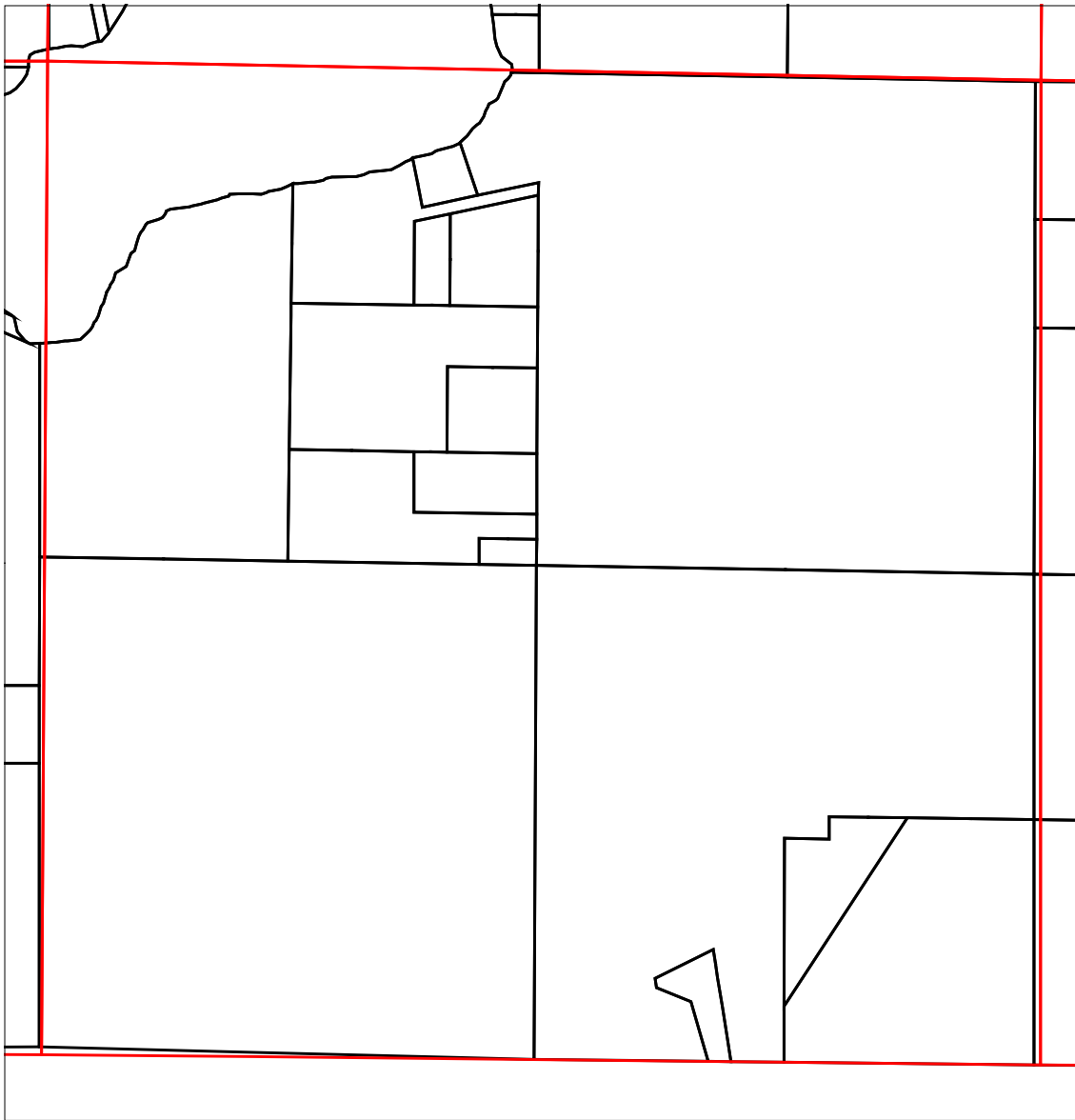


(VH)Very High - Hours to months
(H)High - Weeks to years
(M)Moderate - Years to decades
(L)Low - Decades to a century or more
(NR)Not Rated

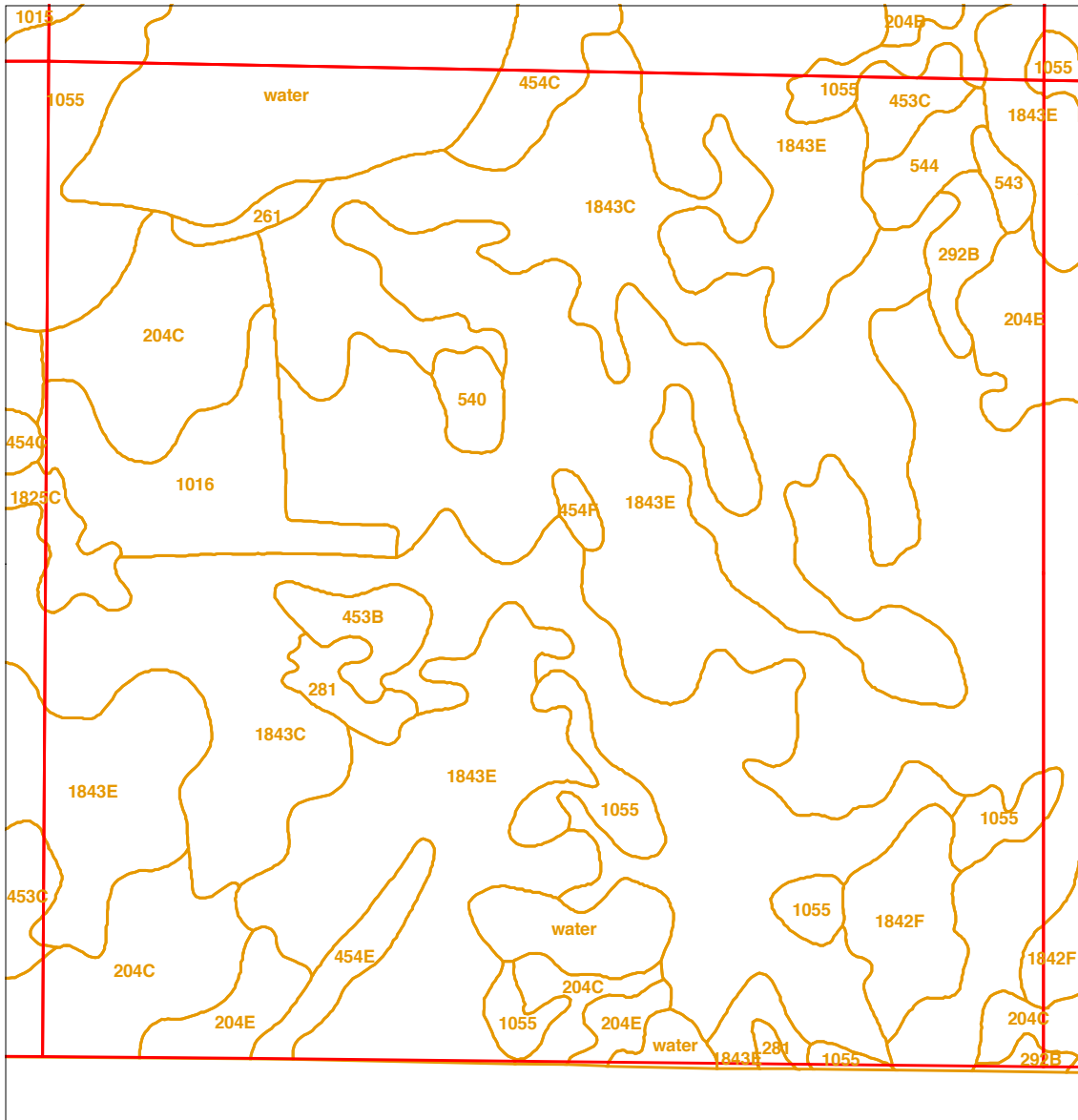
Ground Water Sensitivity



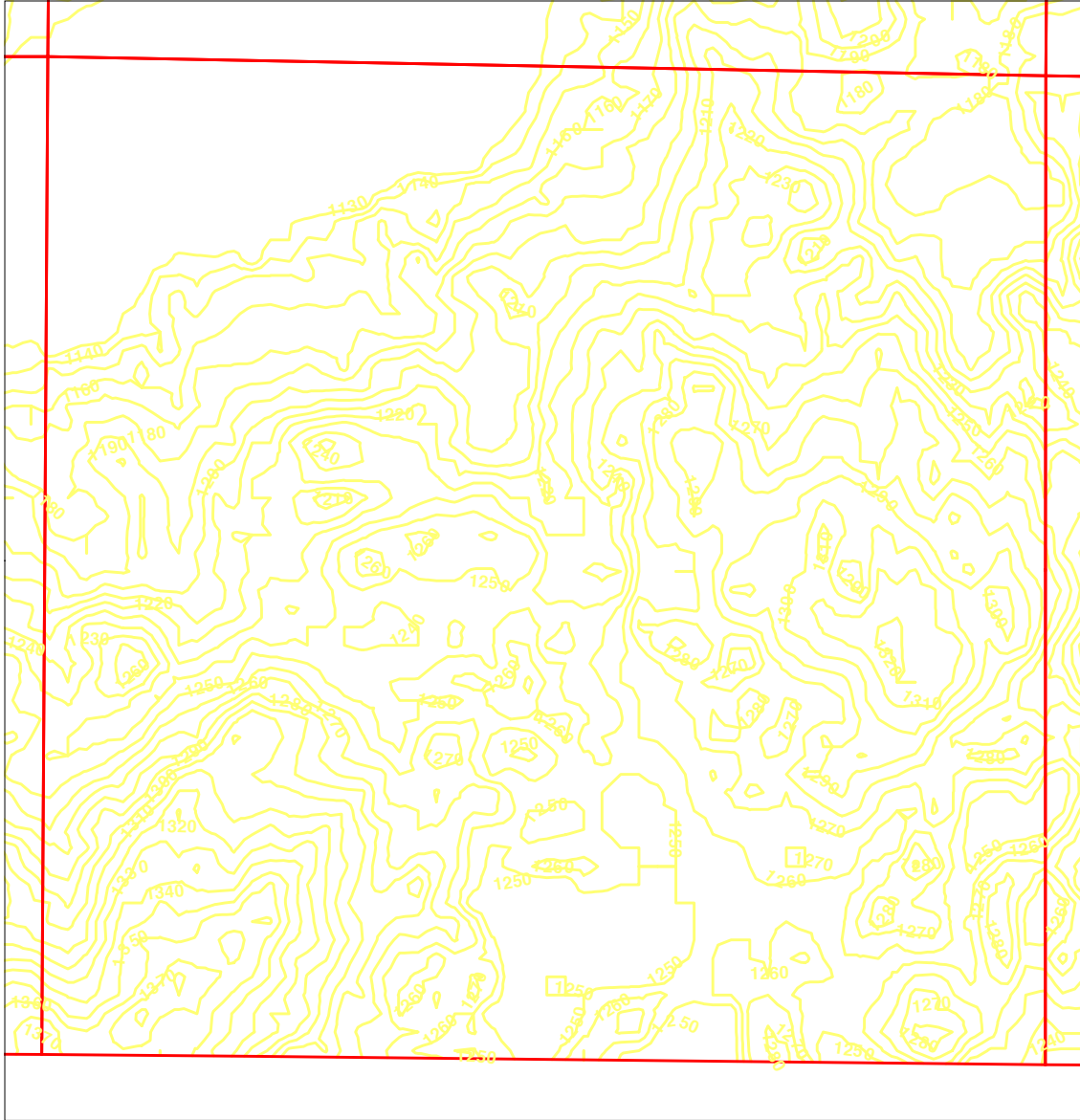
Parcel Boundaries



Soil Types

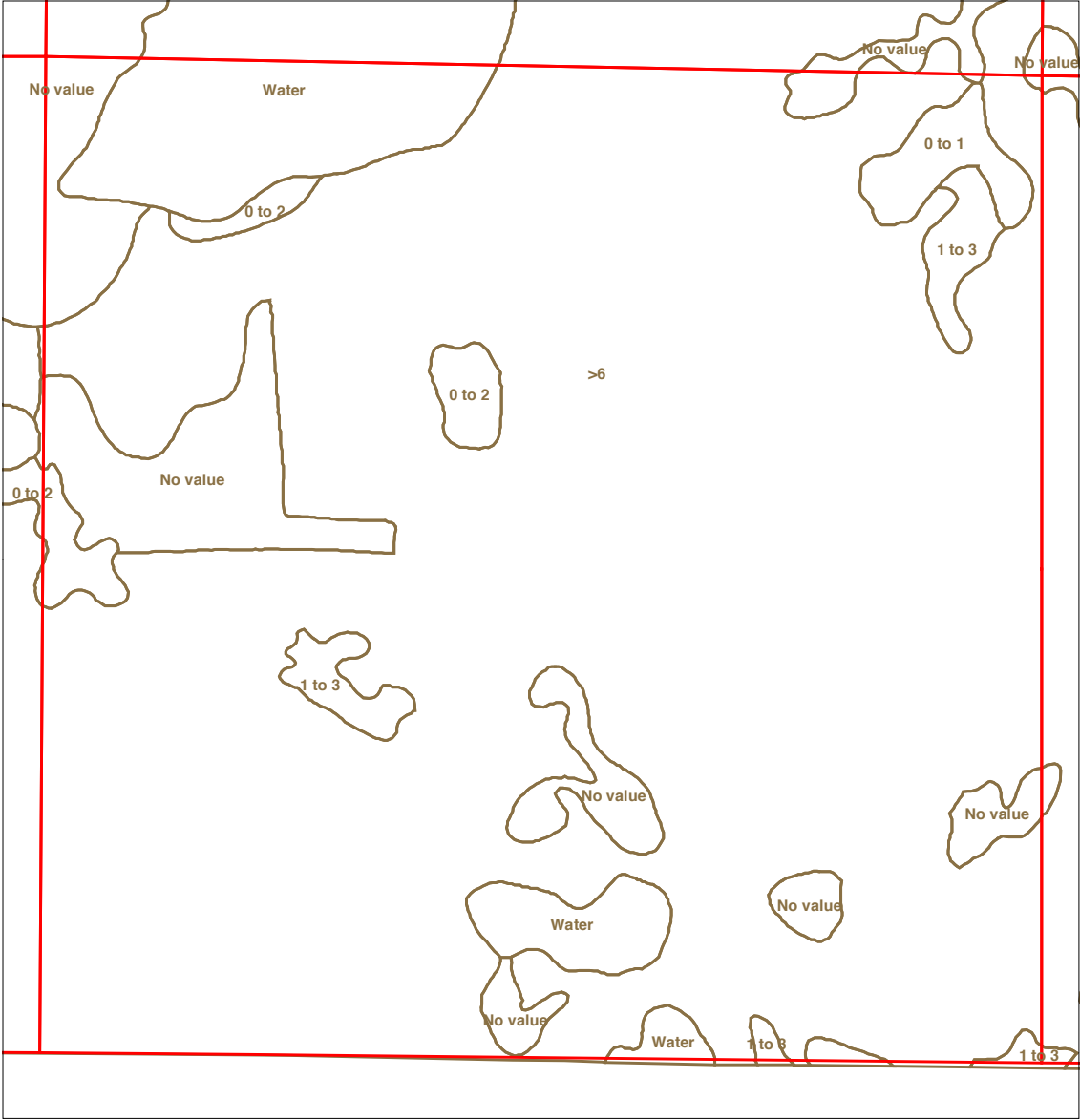


Topography Contours are at 10 foot intervals



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

