

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 35

1. Stearns County Biological Survey Review and Comment:

- 1.1. About 140 acres or 22% is identified as Oak Forest – Mesic Subtype.
- 1.2. About 20 acres or 3% is identified as Mixed Hardwood Swamp
- 1.3. About 20 acres or 3% is identified as Emergent Marsh.
- 1.4. About 10 acres or 2% is identified as Rich Fen – Sedge Subtype.

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

Aquifer Yield Estimates

- 2.1. Approximately 640 acres or 100% is designated low yield or no aquifer.

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 640 acres or 100% is moderately sensitive to ground water pollution.

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. 1843C Cushing-DeMontreville complex 8 to 15 percent slopes
- 4.4. 1843E Cushing-DeMontreville complex 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. 540 Seelyeville Muck

5. Stearns County Zoning Map Review and Comment

- 5.1. Approximately 520 acres or 82% is zoned A-40
- 5.2. Approximately 120 acres or 18% is zoned R-5

6. Existing Road System Review and Comment

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

- 6.1. 325th St runs west off the middle of the east border for one half mile.
- 6.2. Nutcracker Lane runs north and west off 325th St for one-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. Rolling hills and forest.
- 9.2. Numerous ponds

10. **Adjacency Considerations**

- 10.1. Rolling hills and forest
- 10.2. Numerous ponds
- 10.3. St John's University.

11. **Tax Data**

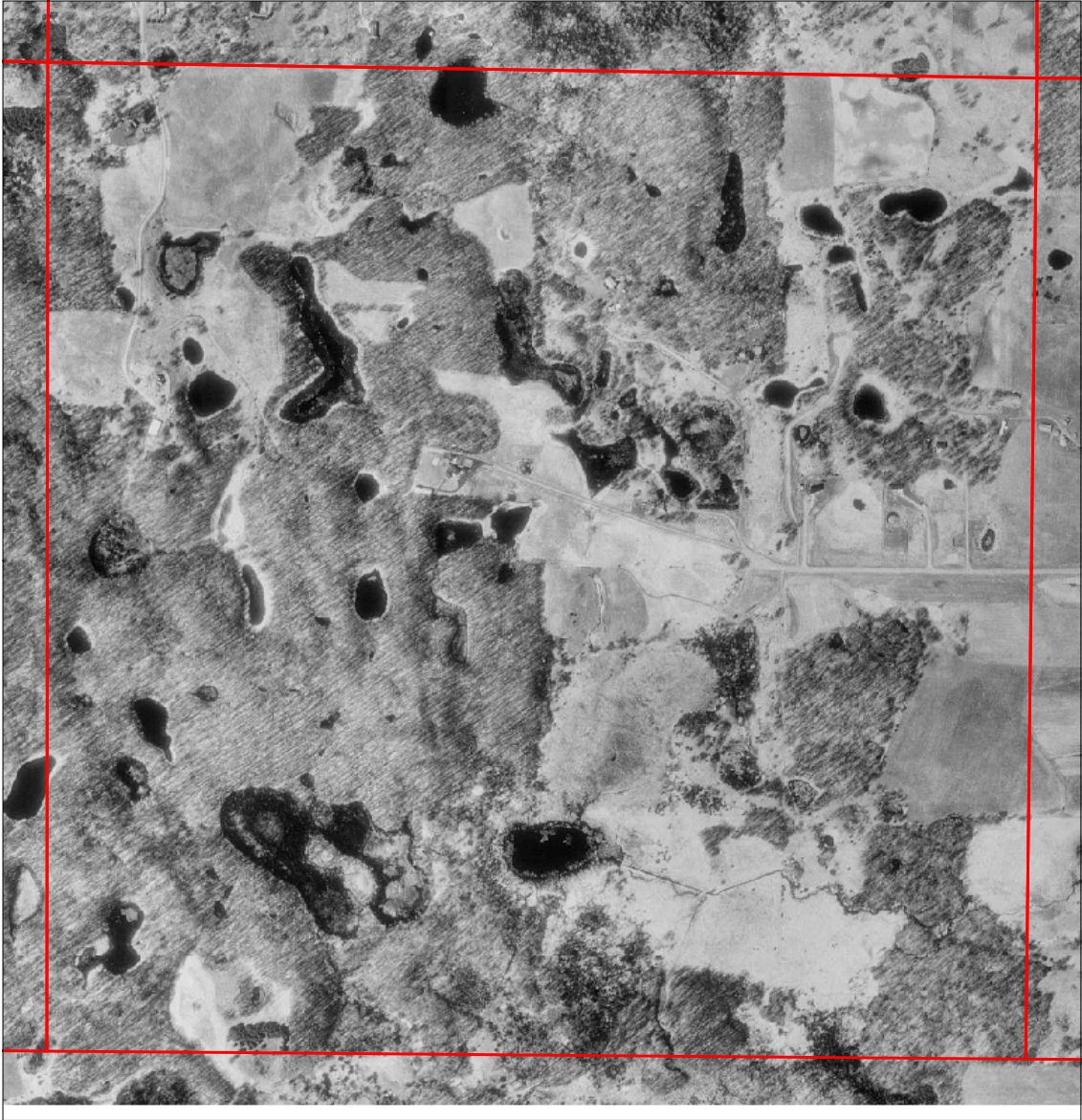
Year Payable	2003	2002
Nbr of Parcels	28	
Land Mkt Value	\$ 1,363,600	\$ 1,088,000
Bldg Mkt Value	\$ 2,269,900	\$ 2,009,000
Total Mkt Value	\$ 3,633,500	\$ 3,097,000
Twp Taxes	\$ 5,289	\$ 5,289
Sch Taxes	\$ 6,014	\$ 4,014
County Taxes	\$ 13,628	\$ 11,628
Total Taxes	\$ 24,931	\$ 21,931

12. **Recommendations:**

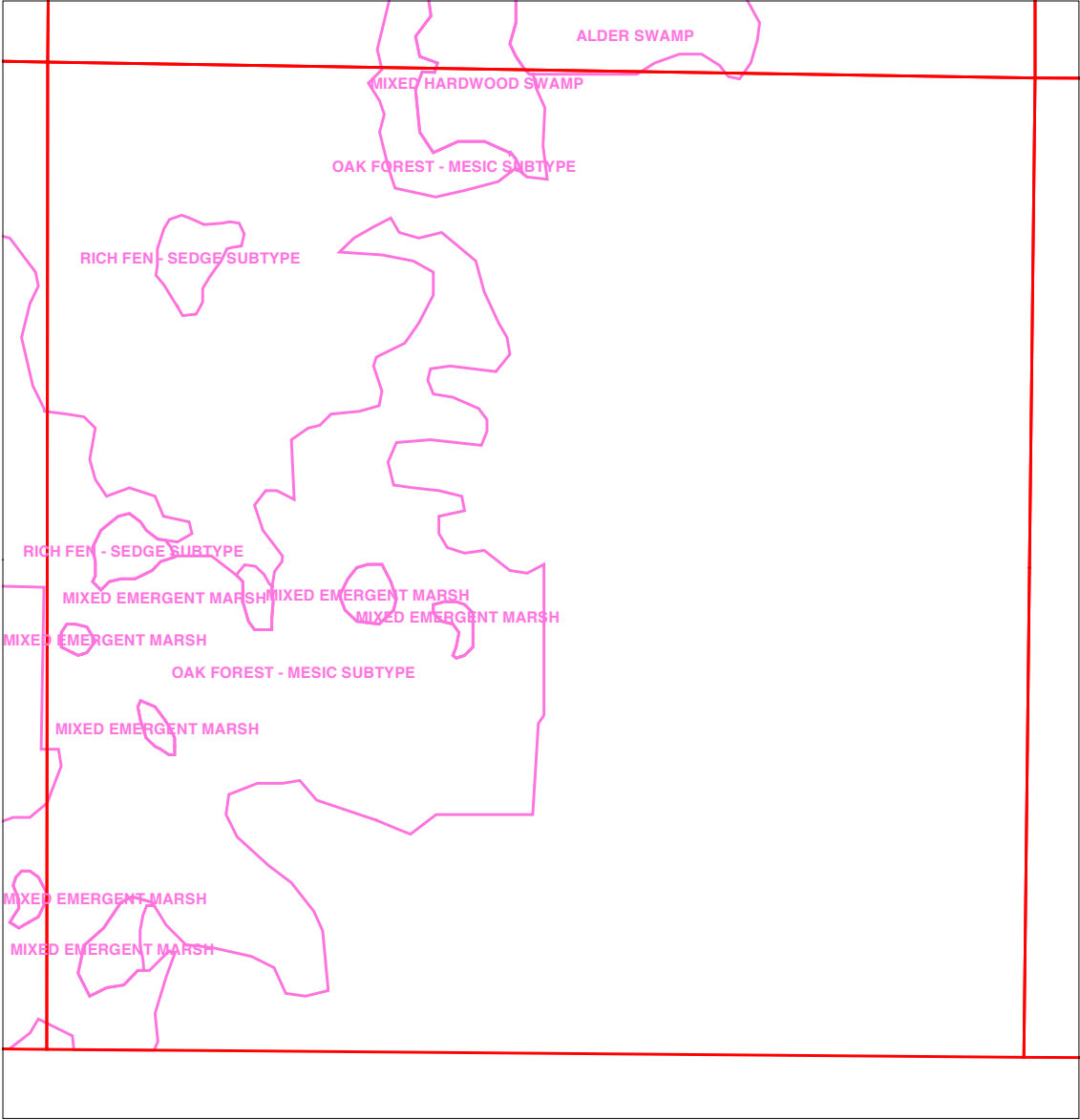
- 12.1. Section should be viewed as a mixed development area. While there are large tracks of agricultural land there are also many small residential tracts as well. Because of the mixed development this area should be given consideration for housing before other areas are considered even though housing 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 Small ponds and marshes and this needs to be considered when any construction or development is anticipated to insure these areas are not damaged by such activities.

Avon Township



Biological Survey Areas



(VH)Very High - Hours to months

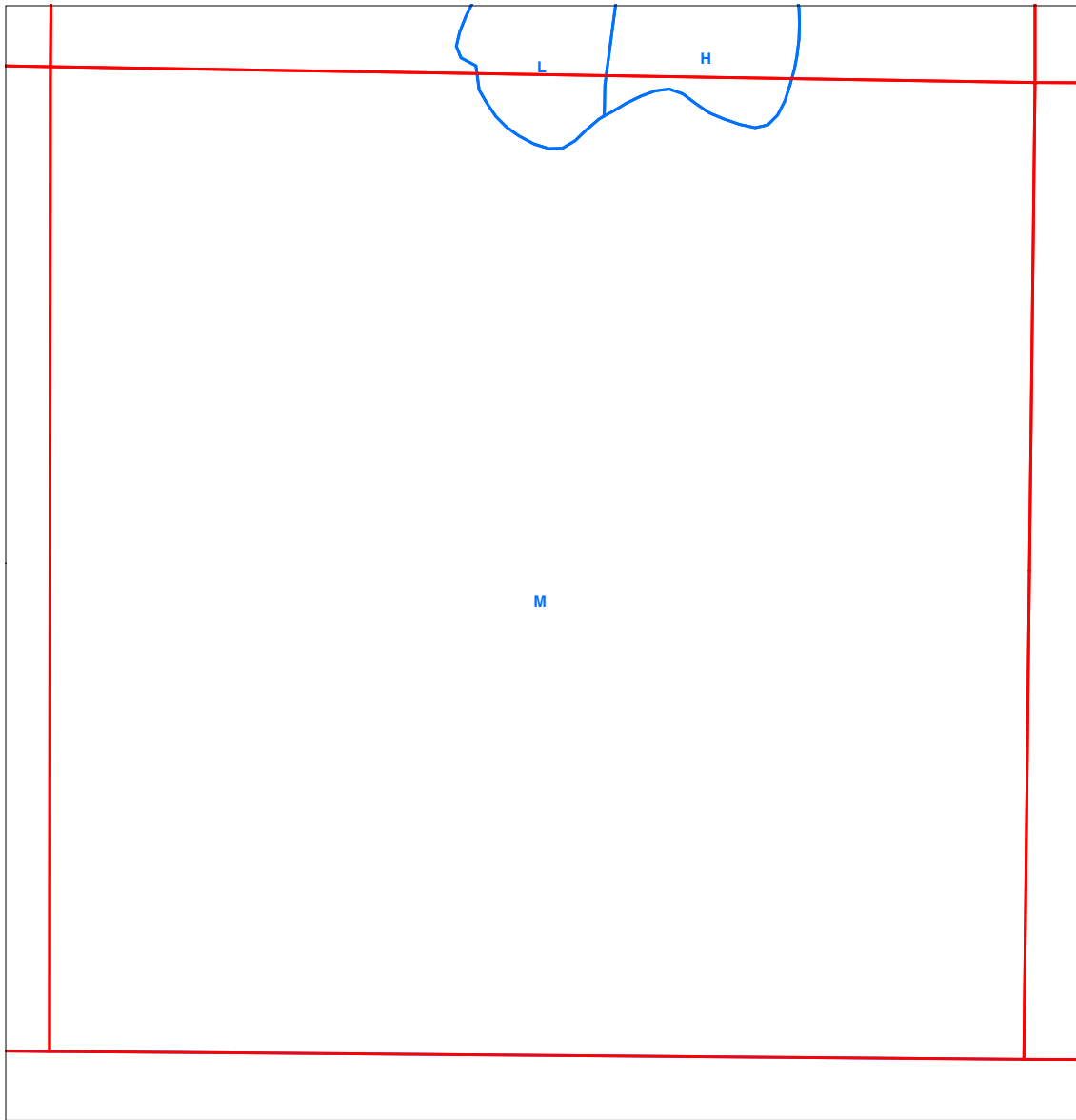
(H)High - Weeks to years

(M)Moderate - Years to decades

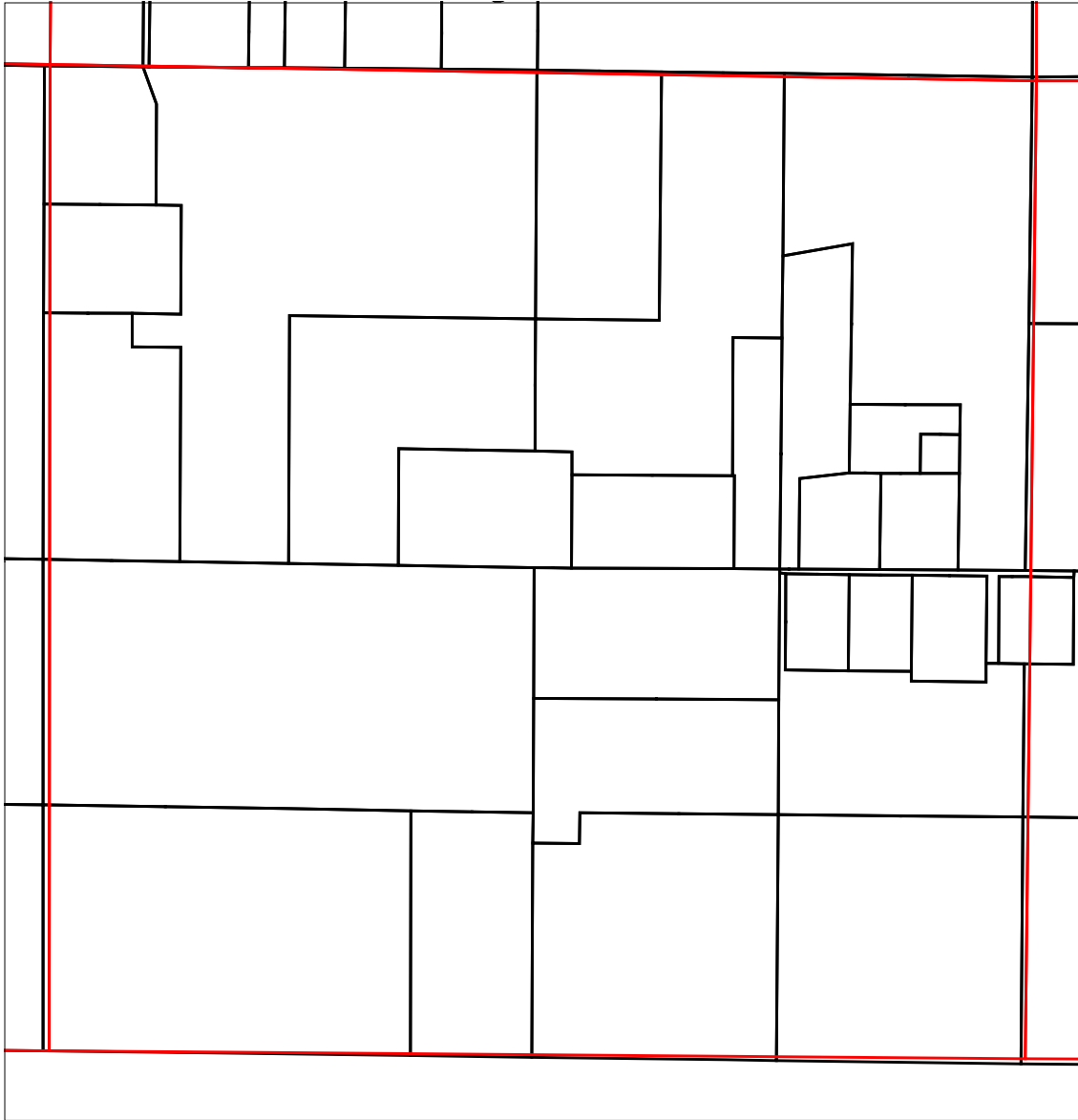
(L)Low - Decades to a century or more

(NR)Not Rated

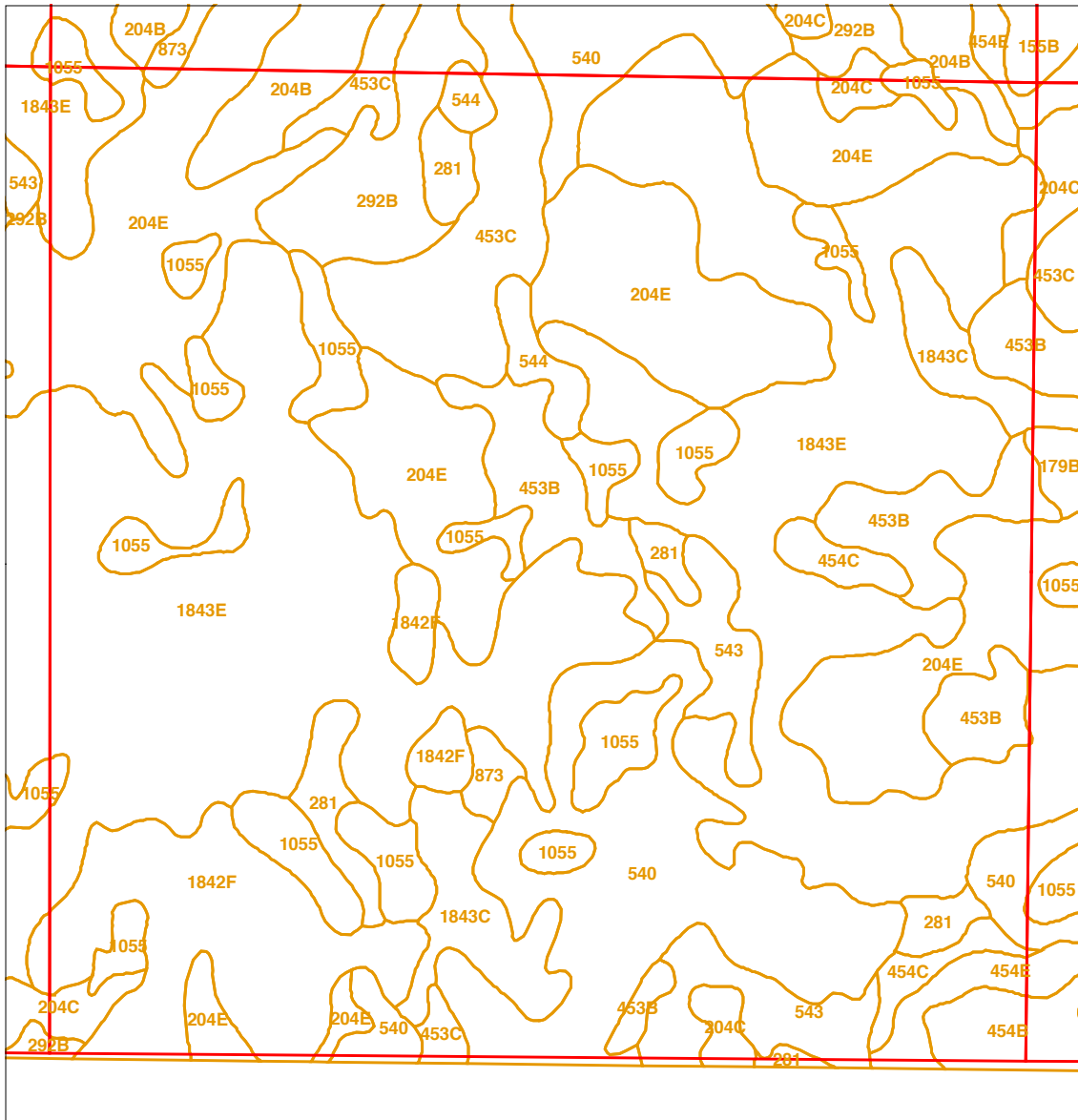
Ground Water Sensitivity



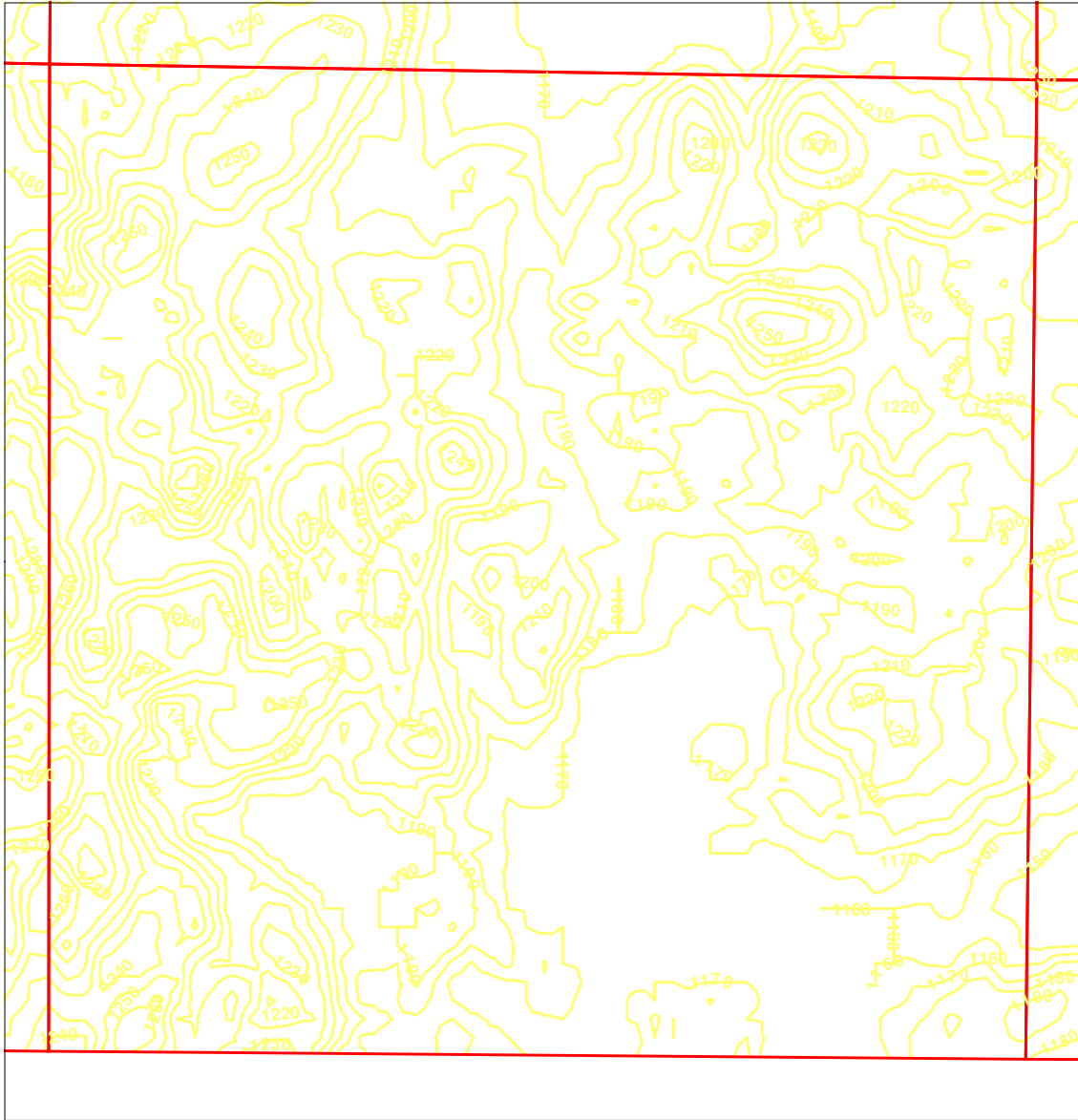
Parcel Boundaries



Soil Types

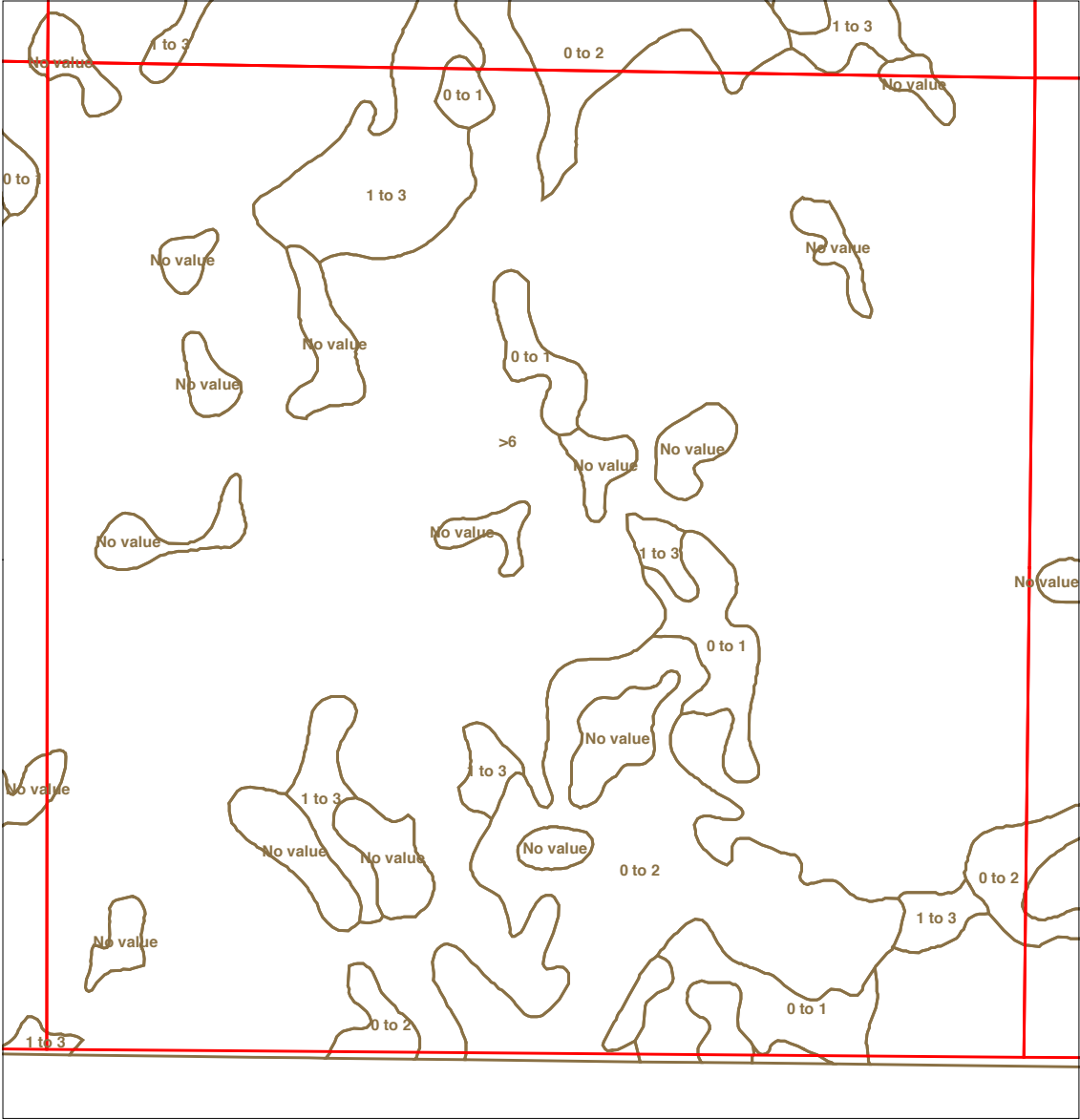


Topography Contours are at 10 foot intervals



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

