

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 01

1. Stearns County Biological Survey Review and Comment:

1.1. No biologically sensitive areas identified by county in this section.

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

2.1. Entire section is low yield – less than 100 gallons per minute.

3. Stearns County Geological Survey Permeable Soil Review and Comment

3.1. Entire section is identified as moderately sensitivity to pollution of ground water

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. 200B Holdingford Sandy Loam, 4 to 8 percent slopes
- 4.2. 233B Growton Sandy Loam, 1 to 4 percent slopes
- 4.3. 1892 Prebish Fine Sandy Loam
- 4.4. 204B Cushing Sandy Loam, 2 to 8 percent slopes
- 4.5. 144B Flak Sandy Loam, 4 to 8 percent slopes
- 4.6. 144C Flak Sandy Loam, 8 to 15 percent slopes
- 4.7. 292B Alstad Sandy Loam, 1 to 4 percent slopes

5. Stearns County Zoning Map Review and Comment

5.1. Entire section is zoned A40. The section is dominated by large parcels with a few parcels less than 20 acres. Area is either actively being farmed or land is open and undeveloped.

6. Existing Road System Review and Comment

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

- 6.1. County Road 52 borders Holding Township on the north boundary
- 6.2. 145th Ave on west border north to south half mile
- 6.3. 370th St borders southern boundary
- 6.4. County Road 155 on west border south to north half mile
- 6.5. County Road 3 shared boundary with St Wendel Township

7. Avon Township Comprehensive Plan Review and Comment

7.1. The majority 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.

8. Historical Considerations

8.1. None identified.

9. Scenic Considerations

9.1. None identified.

10. Adjacency Considerations

- 10.1. Holding Township borders the section on the north.
- 10.2. St Wendel Township borders the section on the east.
- 10.3. County Ditch #18 generally bisects the section from the SW to the NE

11. Tax Data

| | | |
|--------------------|--------------|----------|
| Year Payable | 2003 | |
| Nbr of Parcels | 19 | |
| Land Mkt Value | \$ 1,036,000 | \$ 803 |
| Bldg Mkt Value | \$ 1,037,300 | \$ 1,023 |
| Toal Mkt Value | \$ 2,073,300 | \$ 1,827 |
| Twp Taxes | \$ 2,339 | \$ 2 |
| Sch Taxes | \$ 5,030 | \$ 4 |
| County Taxes | \$ 6,027 | \$ 5 |
| Total Tax & Assmts | \$ 13,396 | \$ 12 |

12. Recommendations:

- 12.1. Section should be viewed as primarily agricultural and very limited low density residential. This area should be protected from residential growth to preserve the ability for the existing farming operations to continue operating long term.



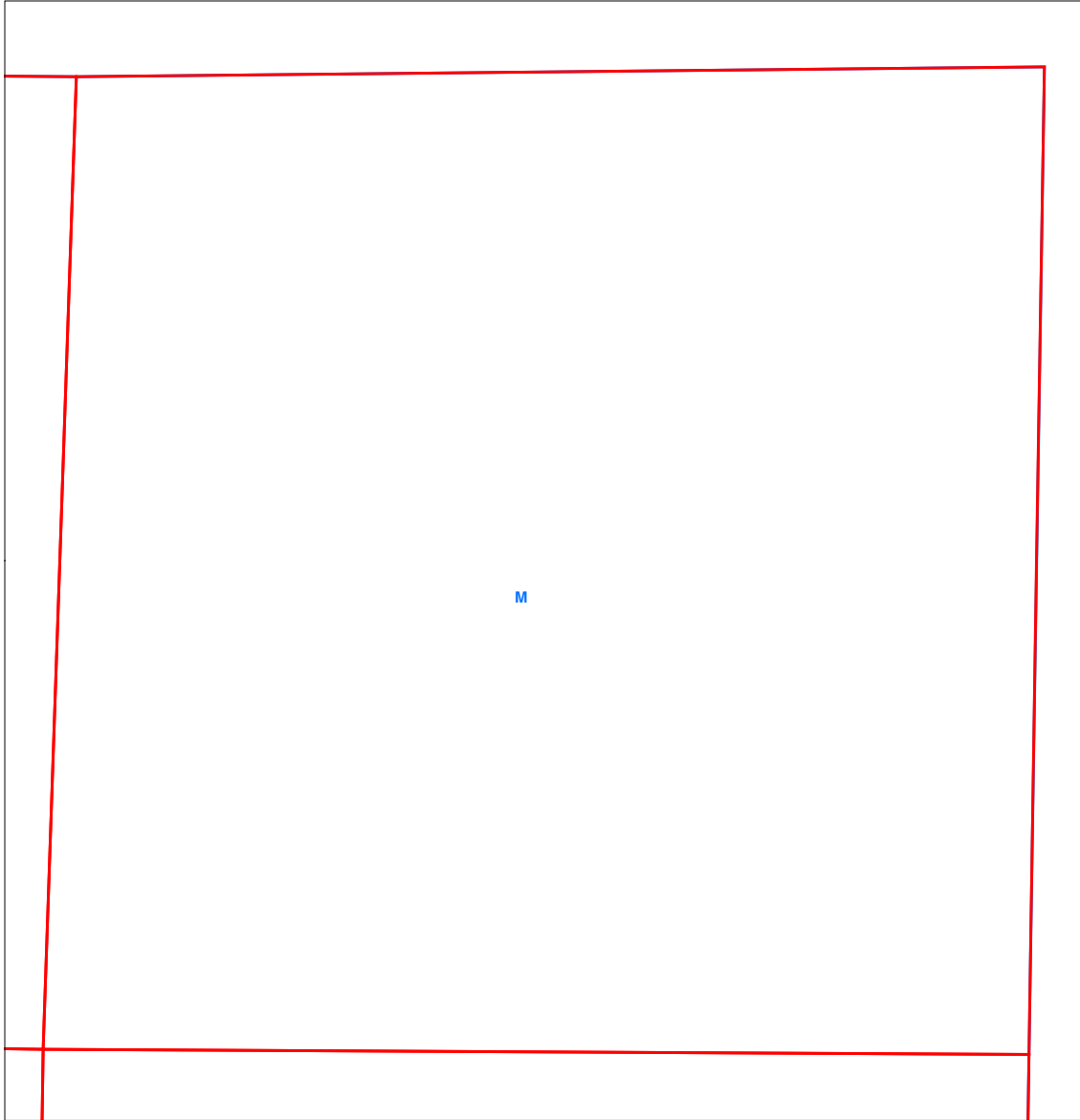
Avon Township



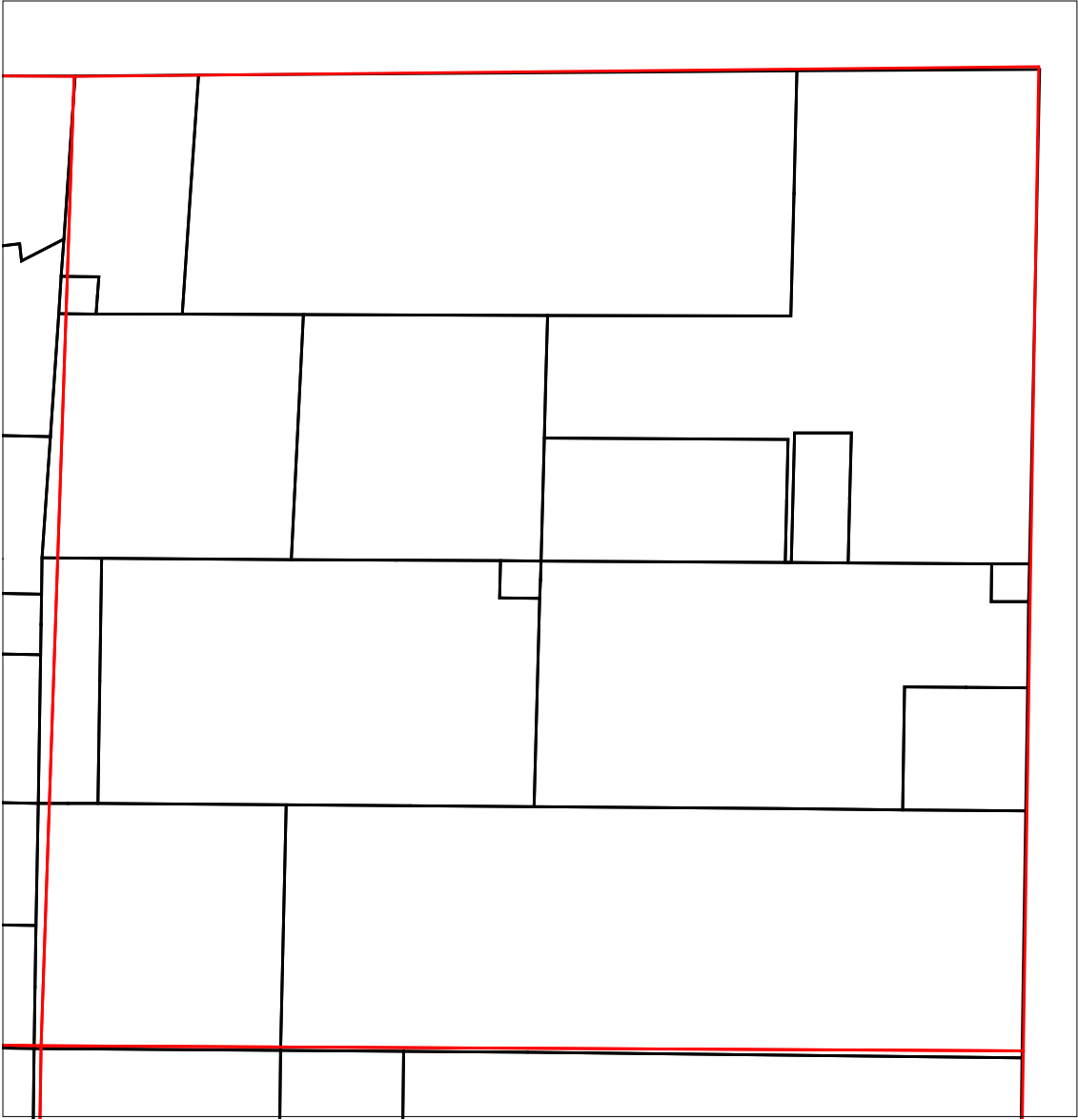
Section 1

(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



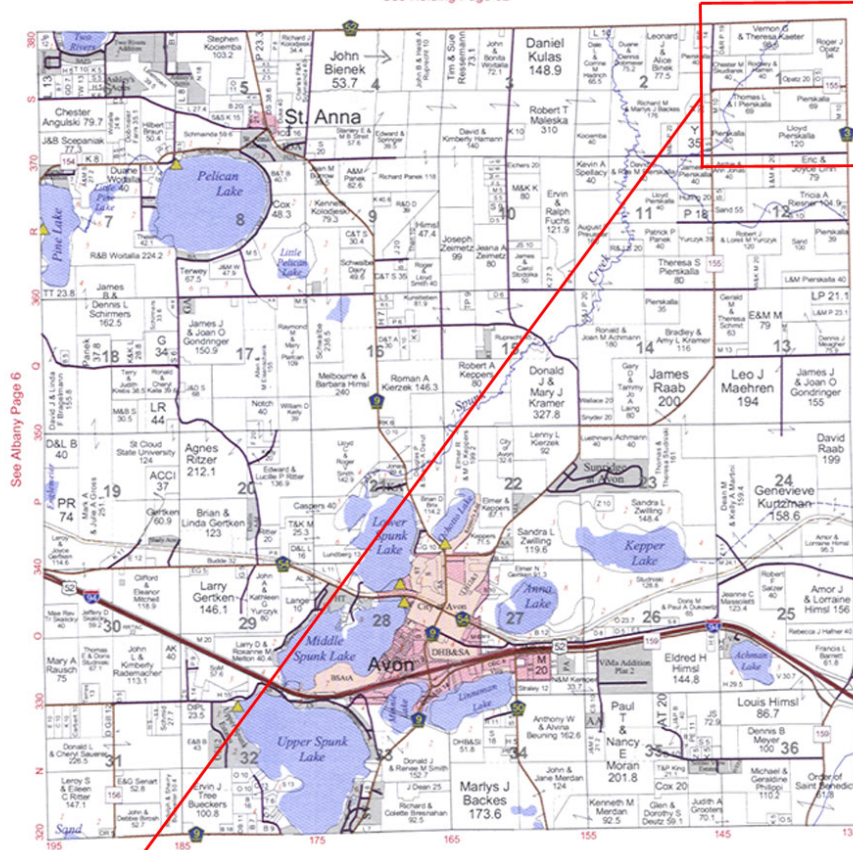
Avon Township Plat Map 2003 Section 01

AVON



T125N - R30W

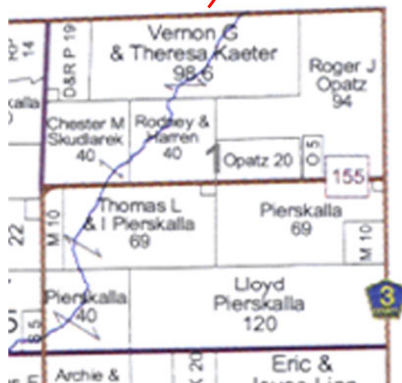
See Holding Page 32



See Albany Page 6

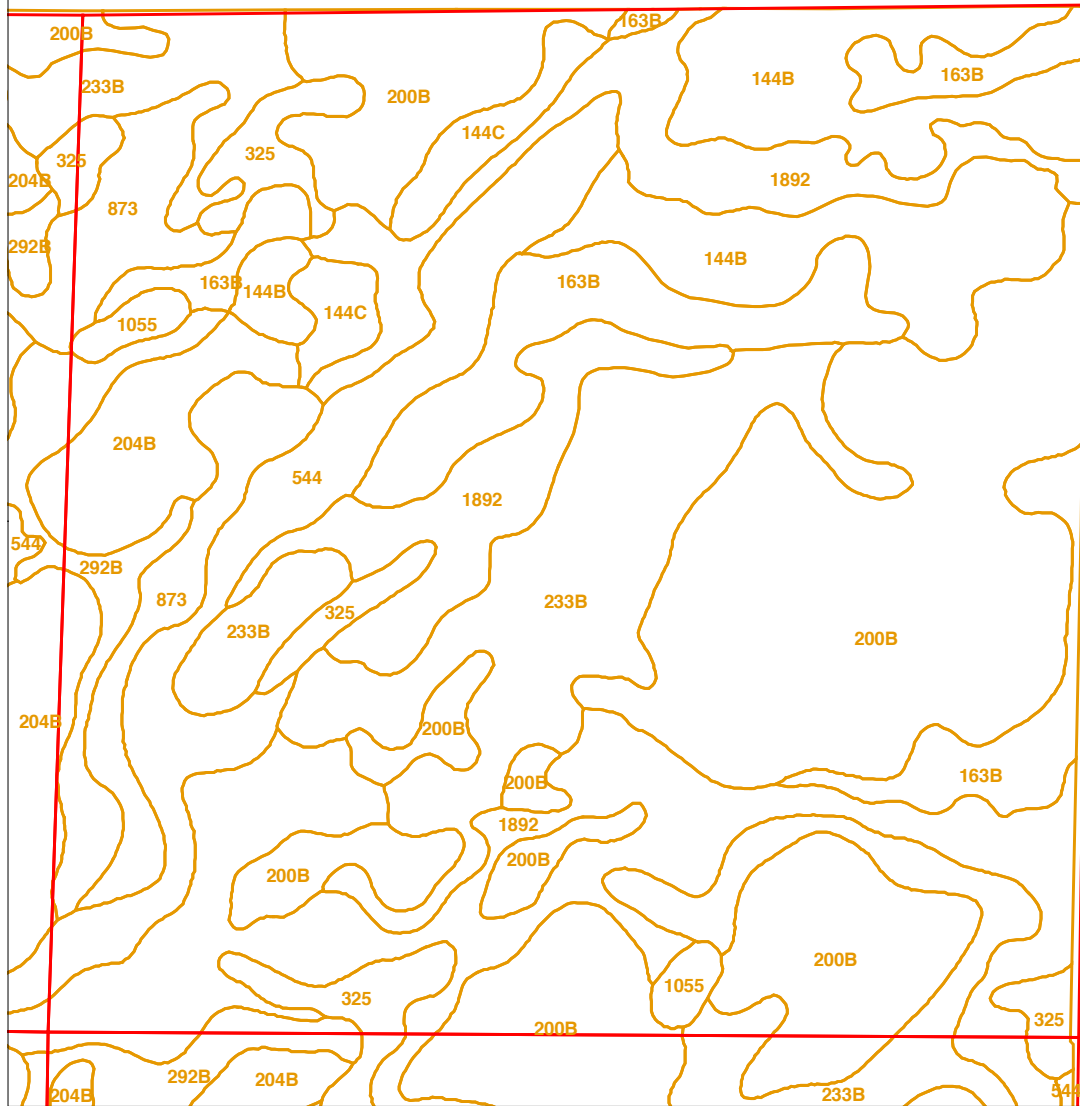
See St. Wendel Page 84

See Collegeville Page 16



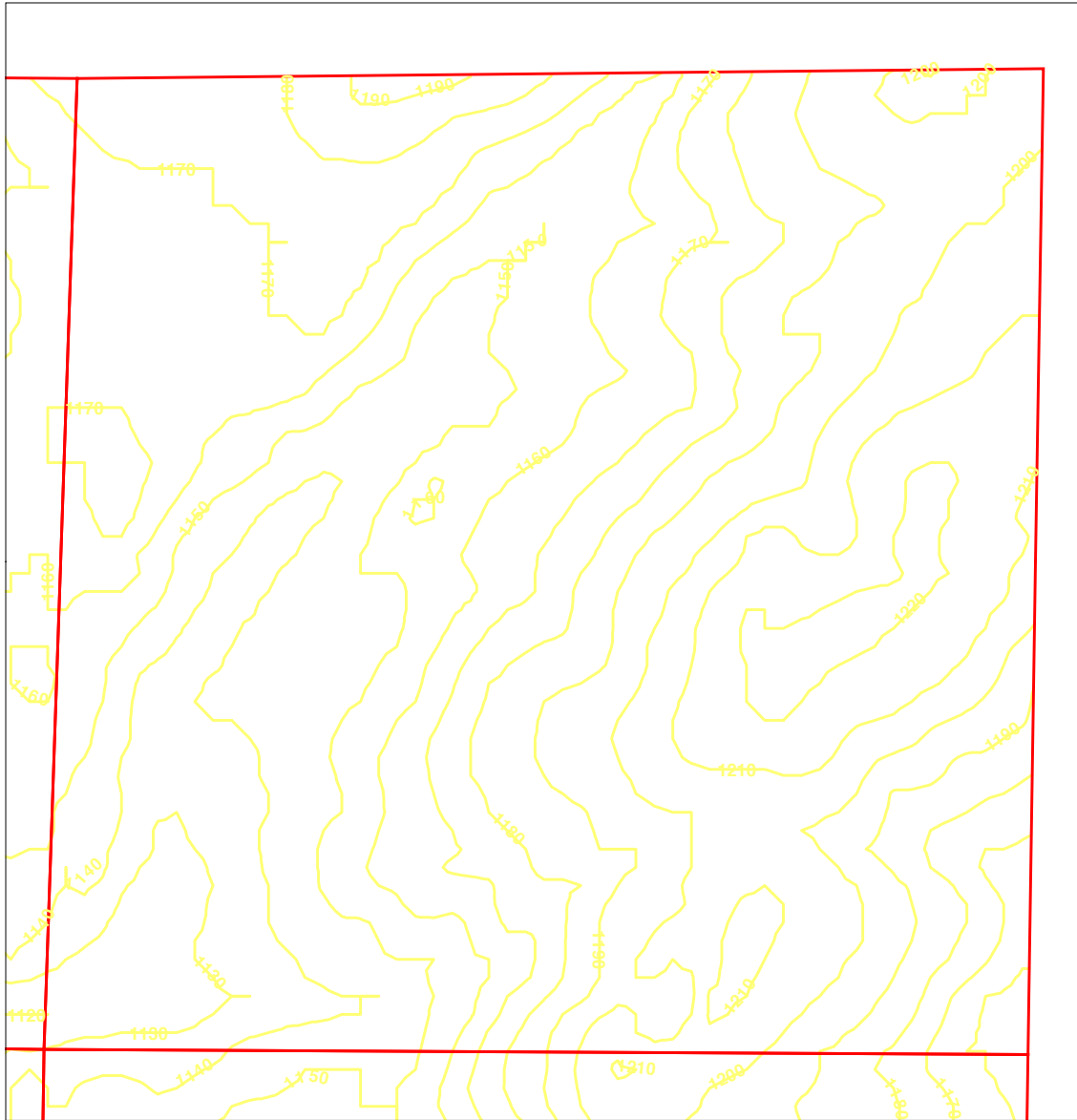
Soil Types

The map displays a complex distribution of soil types across a rectangular area. The regions are labeled with alphanumeric codes: 200B, 233B, 144B, 163B, 144C, 1892, 325, 204B, 873, 292B, 1055, 544, 1892, 233B, 200B, 204B, 292B, 873, 325, 200B, 1892, 200B, 1055, 200B, 233B, 325, 204B, 292B, 204B, 233B, and 544. A prominent red line runs vertically along the left side of the map, and a red line runs horizontally across the bottom. The map is enclosed in a black rectangular border.



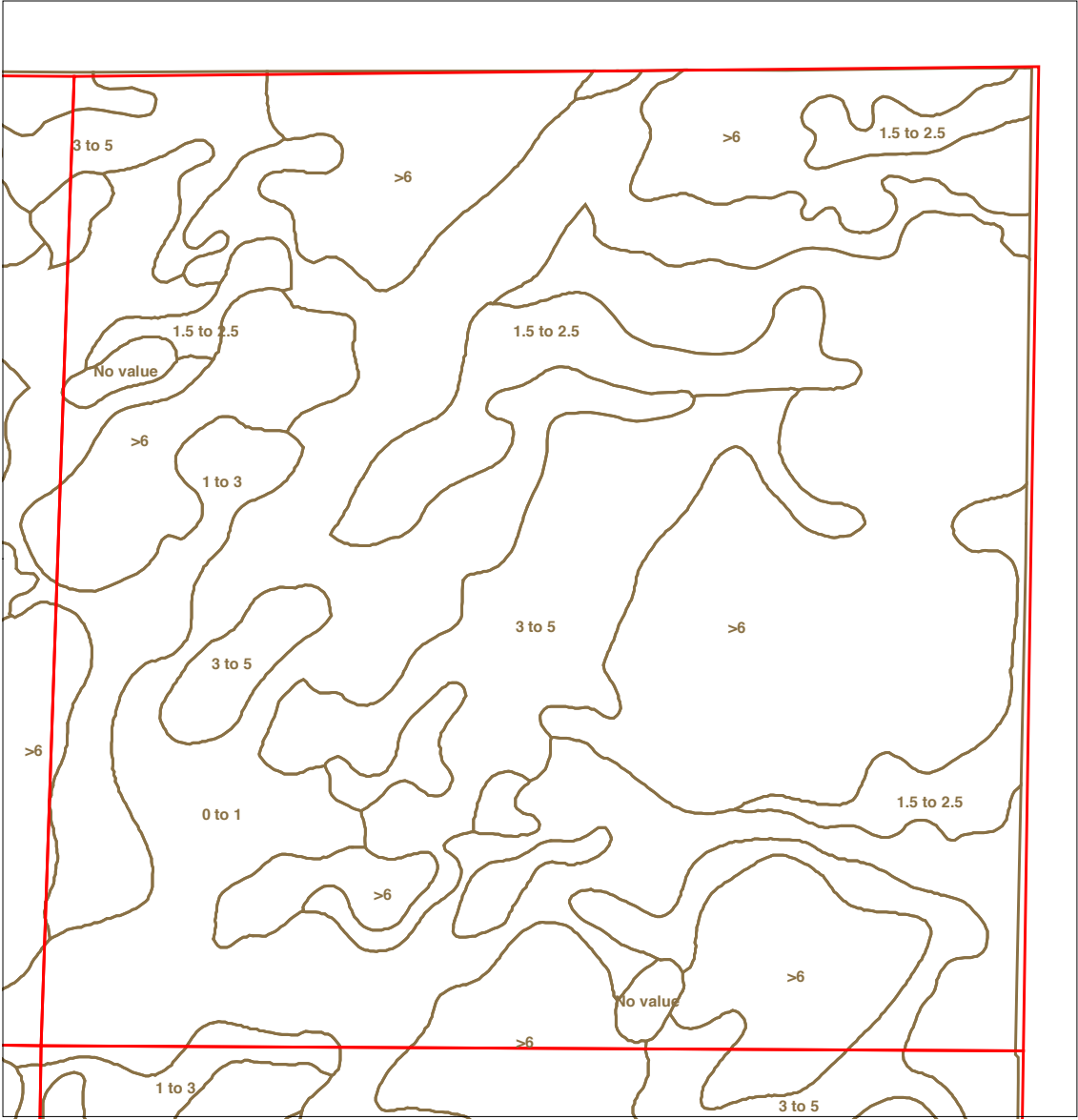
Topography

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

