

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 07

1. Stearns County Biological Survey Review and Comment:

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

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

Aquifer Yield Estimates

- 2.1. In the NE of the section approximately 160 acres with 500-1000 gpm.
- 2.2. A narrow strip of the section running diagonally from the NW to the SE of approximately 120 acres with 100-500 gpm.
- 2.3. A narrow strip of the section running diagonally from NW to the SE of approximately 120 acres with less than 100 gpm.
- 2.4. In the SW corner approximately 200 acres with low yield or no aquifer.

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. In the NE of the section approximately 400 acres with high sensitivity.
- 3.2. In the SW of the section approximately 240 acres with moderate sensitivity.

4. Soil Type Review and Comment

- 4.1. Most Common Soil Types in order by area covered by each soil type:
- 4.2. (i.e. the first soil type listed represents the largest area of the section).
- 4.3. 540 Seelyeville Muck
- 4.4. 7A Hubbard Loamy Sand, 0 to 2% slopes
- 4.5. 7B Hubbard Loamy Sand, 2 to 6% slopes
- 4.6. 7C Hubbard Loamy Sand, 6 to 12% slopes
- 4.7. 639B Ridgeport sandy loam, 2 to 6% slope
- 4.8. 1055 Histosols and Haplaquolls, ponded

5. Stearns County Zoning Map Review and Comment

- 5.1. Majority of section approximately 500 acres is designated A-40.
- 5.2. Approximately 60 acres along Pelican Lake in NE is designated R-1 and another narrow strip of 40 acres in the NW corner along Pine Lake is also designated R-1.
- 5.3. Approximately 40 acres in NW is designated R-5

6. Existing Road System Review and Comment

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

- 6.1. County Rd 154 runs along the northern border
- 6.2. Red Oak Court runs off County Rd 154 in the NW corner.
- 6.3. 367th St runs east off 186th Ave along north side of Lazy Lagoon.

- 6.4. 368th St runs east off 186th Ave along south side of Lazy Lagoon. (Note: 367th and 368th Streets are designated roads but have not been accepted as township roads because they do not meet the standards for township roads.)
- 6.5. 186th Ave runs south off County 154 for approximately three quarter mile.
- 6.6. Tower Rd runs along the east border going north approximately a half 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 marsh 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. Pelican, Pine and Little Pine lakes area
- 9.2. Marsh areas west of Pelican Lake

10. Adjacency Considerations

- 10.1. Plat in NW corner of the section along County Rd 154 and along the north shore of Pine Lake.
- 10.2. Plat in the eastern part of the section adjacent to Pelican Lake along the lagoon that provides access to Pelican Lake.
- 10.3. Pelican, Pine and Little Pine Lakes area and the stream that connects Pine and Little Pine Lake.

11. Taxes

| | | |
|------------------------|---------------------|-----------|
| Year Payable | <u>2002</u> | : |
| Parcels | 40 | |
| Land Mkt Value | \$ 1,139,300 | \$ 000, |
| Bldg Mkt Value | \$ 1,730,200 | \$ 000, |
| Total Mkt Value | \$ 2,869,500 | \$ |
| Twp Taxes | \$ 4,872 | \$ 000, |
| Sch Taxes | \$ 6,148 | \$ 000, |
| County Taxes | \$ 11,440 | \$ 000, |
| Watershed Taxes | \$ - | \$ 000, |
| Total Taxes | \$ 22,460 | \$ |

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 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 Pelican, Pine and Little Pine lakes 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 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 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 Pelican, Pine and Little Pine Lakes.

Avon Township



Section 7

(VH)Very High - Hours to months

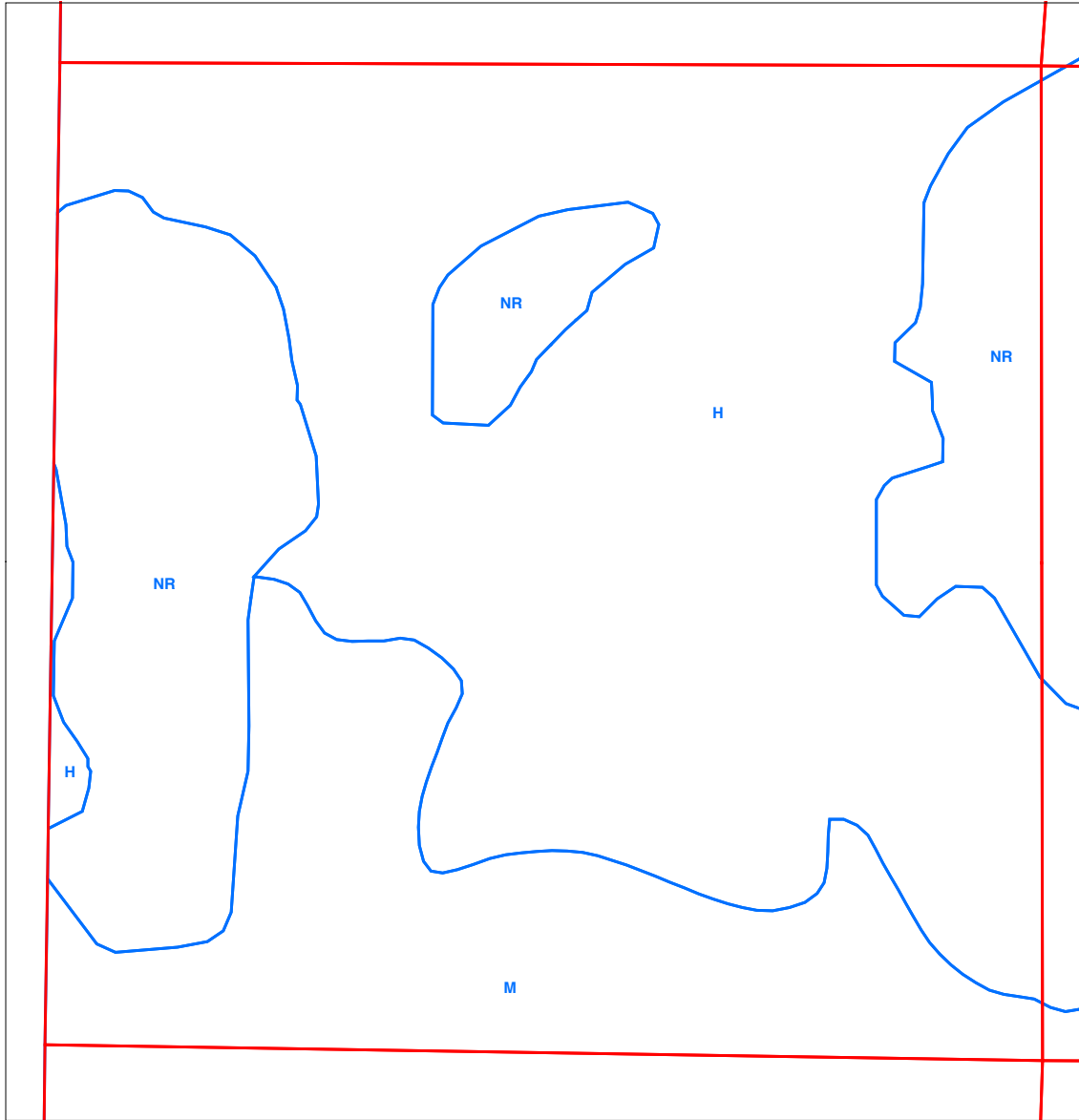
(H)High - Weeks to years

(M)Moderate - Years to decades

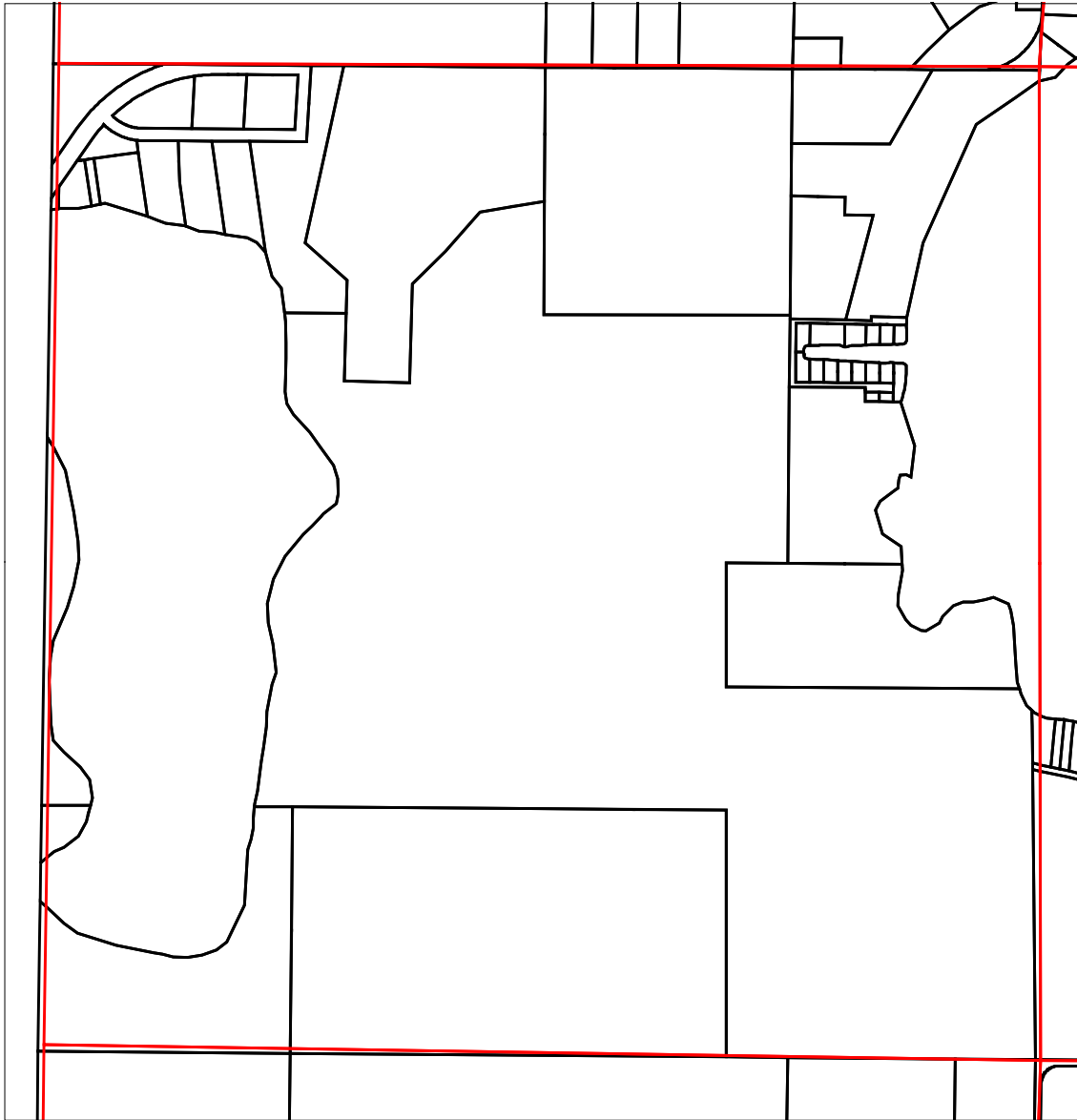
(L)Low - Decades to a century or more

(NR)Not Rated

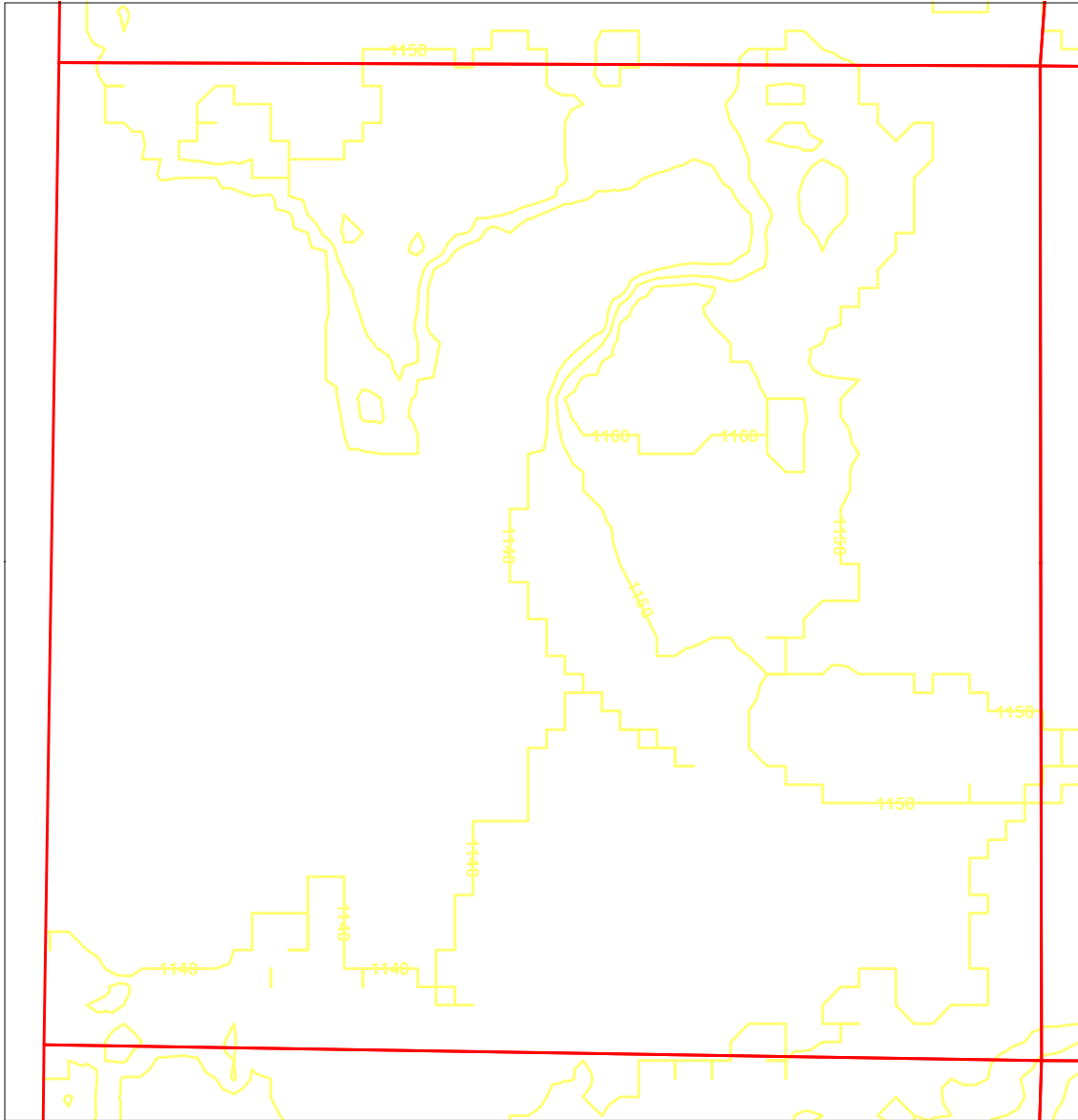
Ground Water Sensitivity



Parcel Boundaries

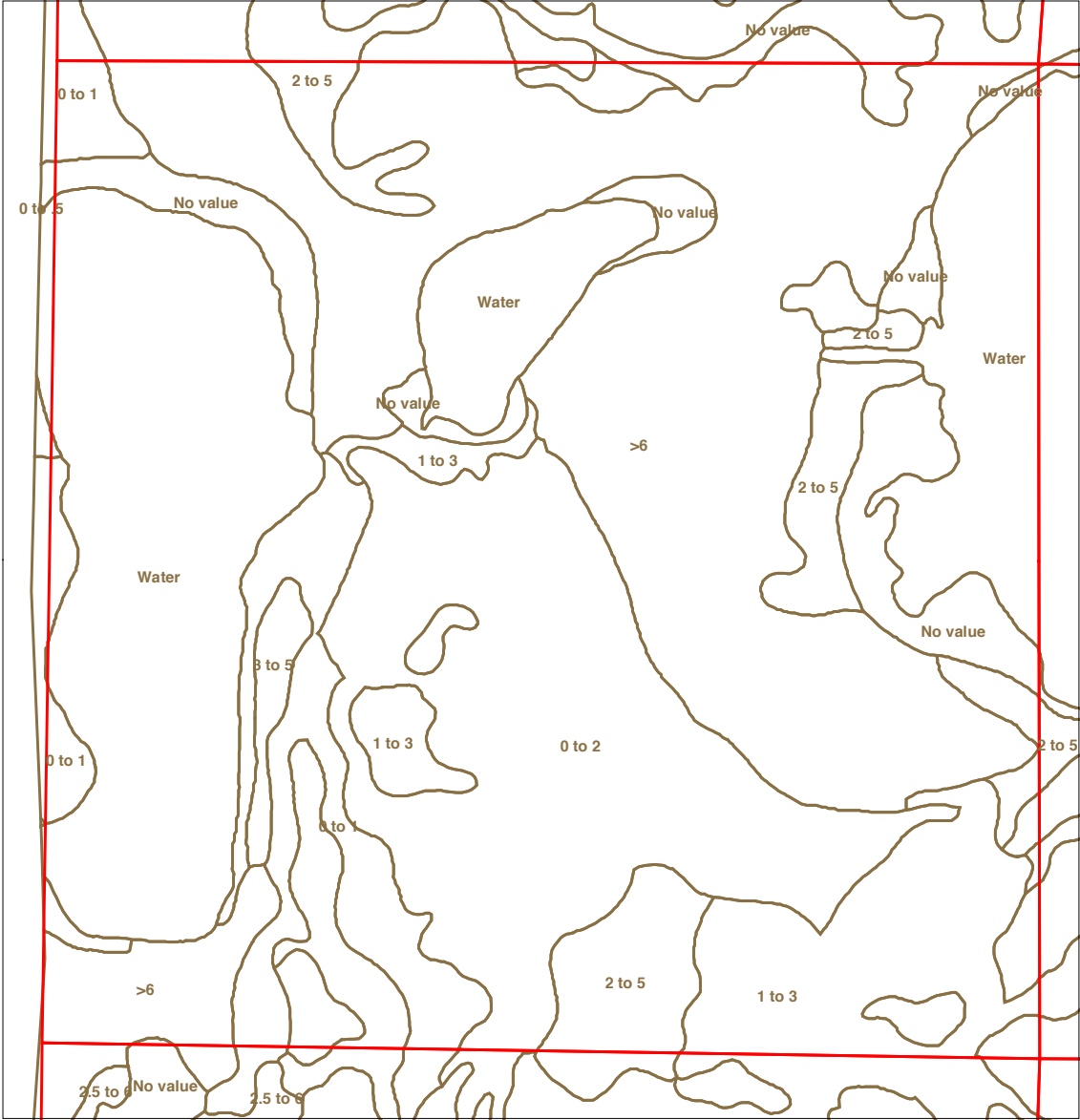


Topography Contours are at 10 foot intervals



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

