

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 23

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. Approximately 320 acres or 50% is designated low yield or no aquifer.
2.2. Approximately 300 acres or 47% is designated less than 100 gpm.
2.3. Approximately 20 acres or 3% is designated 100 to 500 gpm.

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

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 320 acres or 50% is moderately sensitive to ground water pollution.
3.2. Approximately 160 acres or 25% is highly sensitive to ground water pollution.
3.3. Approximately 160 acres or 25% has a very high sensitivity 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. | 204E | Cushing Sandy Loam, 15 to 25 percent slopes |
| 4.4. | 1055 | Histosols and Haplaquolls, ponded |
| 4.5. | 453B | DeMontreville Loamy Sand, 2 to 8 percent slopes |
| 4.6. | 453C | Demontreville Loamy Sand, 8 to 15 percent slopes |
| 4.7. | 261 | Isan Loamy Sand |

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

- 5.1. About 420 acres or 66% is zoned A-40.
5.2. About 80 acres or 13% is zoned R-5.
5.3. About 140 acres or 22% is covered by Keppers Lake

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

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

- 6.1. County Rd 155 $\frac{3}{4}$ mile east along the north border and $\frac{1}{4}$ mile south along the west border.
6.2. Parkwood Circle runs east off County Rd 155 about a half mile.
6.3. Parkwood Court runs a quarter mile off the east end of Parkwood Circle.

6.4. Plum Hill Lane connects the north and south branches of Parkwood Circle about a one half mile from the eastern end of Parkwood Circle.

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. Keppers Lake
9.2. Ochotto Lake

10. **Adjacency Considerations**

- 10.1. Sunridge Addition
10.2. Ochotto Lake
10.3. Keppers Lake
10.4. City of Avon Sewage Treatment Plant
10.5. City of Avon in part of the SW ¼ of the section

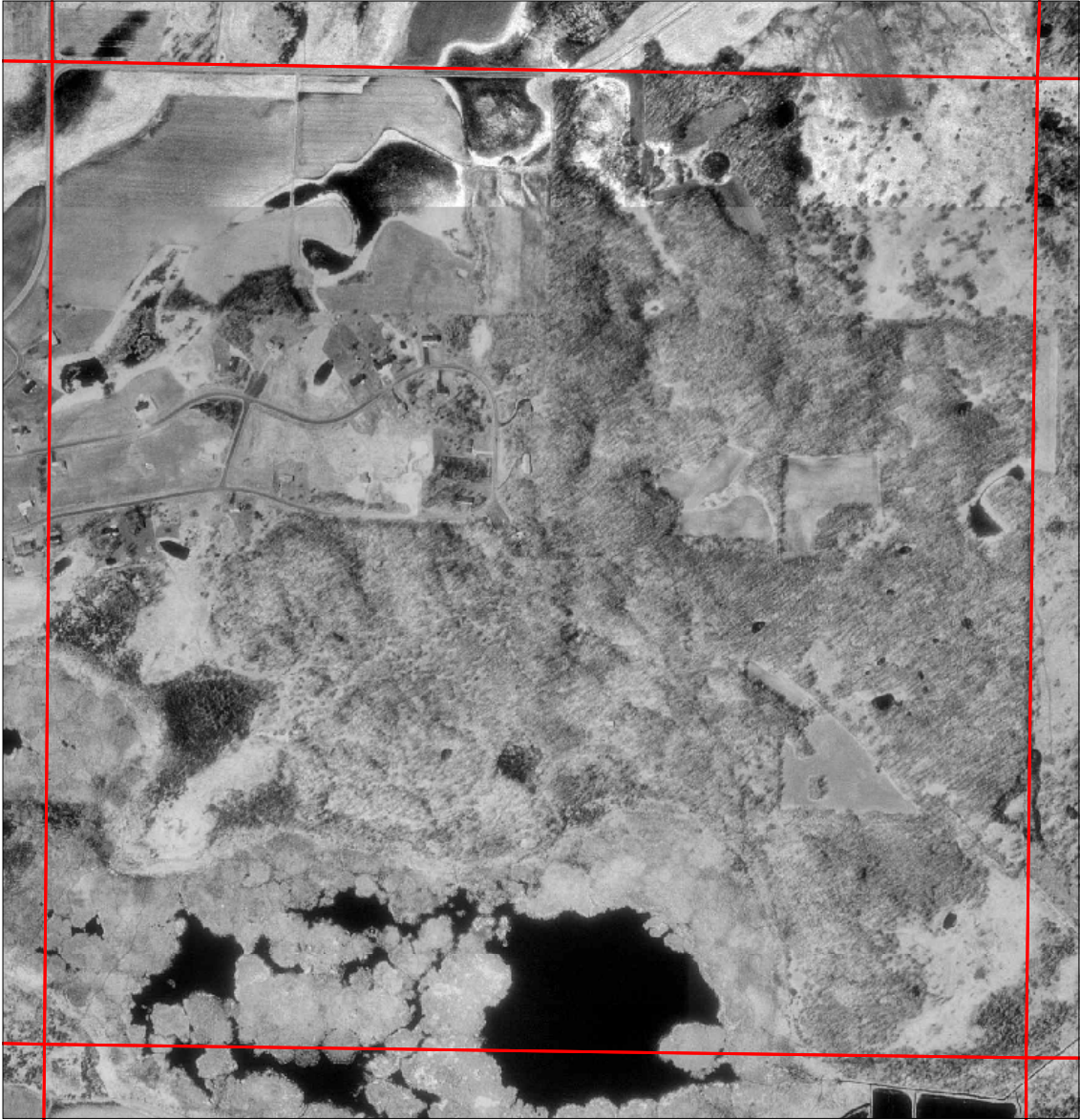
11. **Taxes**

Year Payable	2003	
Nbr of Parcels	91	
Land Mkt Value	\$ 2,730,400	\$ 1,837,
Bldg Mkt Value	\$ 8,816,200	\$8,084,
Total Mkt Value	\$11,546,600	\$9,921,
Twp Taxes	\$ 17,051	\$ 16,
Sch Taxes	\$ 23,932	\$ 20,
County Taxes	\$ 43,932	\$ 38,
Total Taxes	\$ 84,915	\$ 75,

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. Areas adjacent to existing developed areas including the St Anna rural townsite should be given consideration as sites for new housing.
- 12.6. A portion of this section is covered by Kepper Lake and this needs to be considered when any construction or development is anticipated to insure the water body is not damaged by such activities.

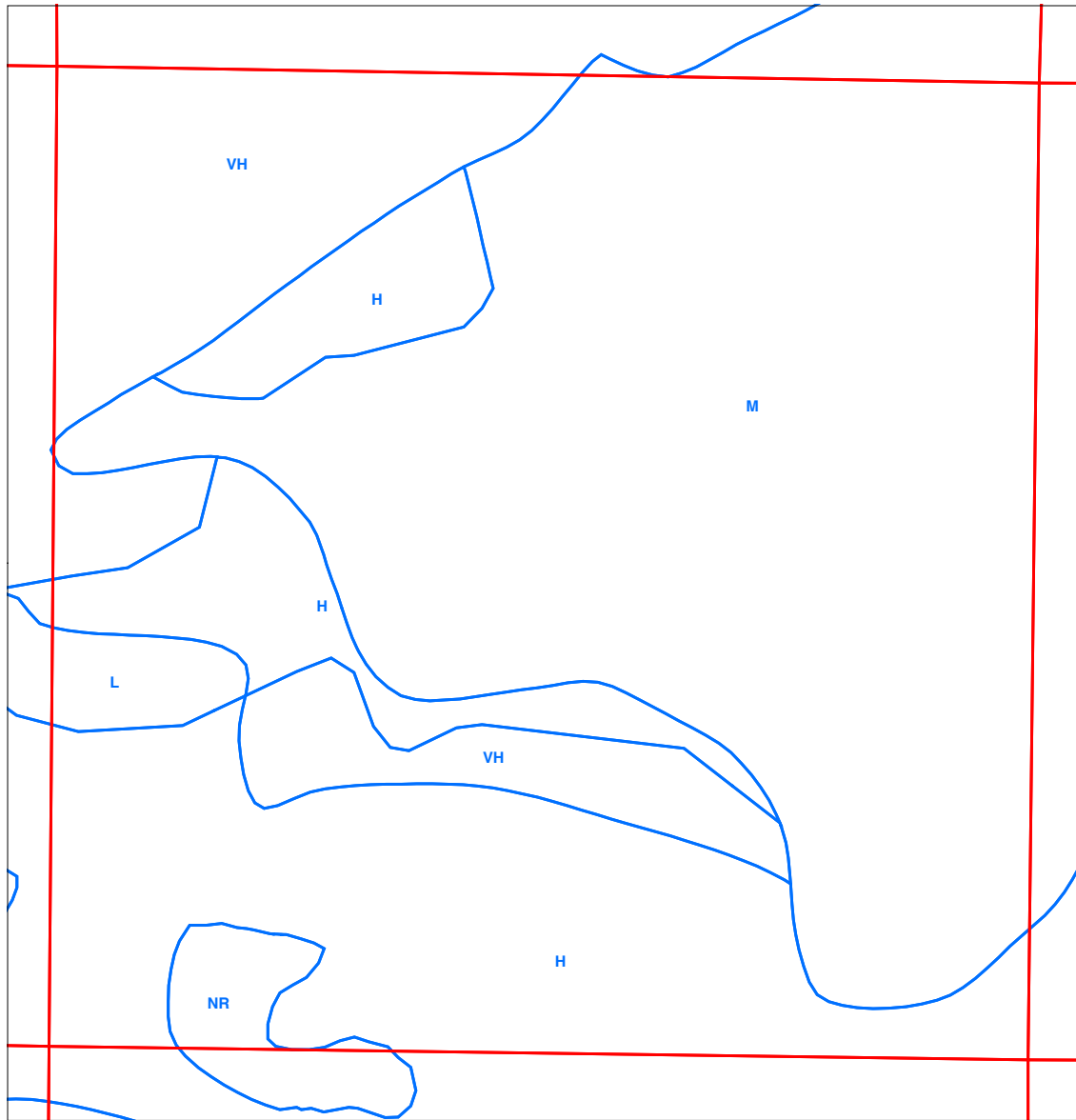
Avon Township



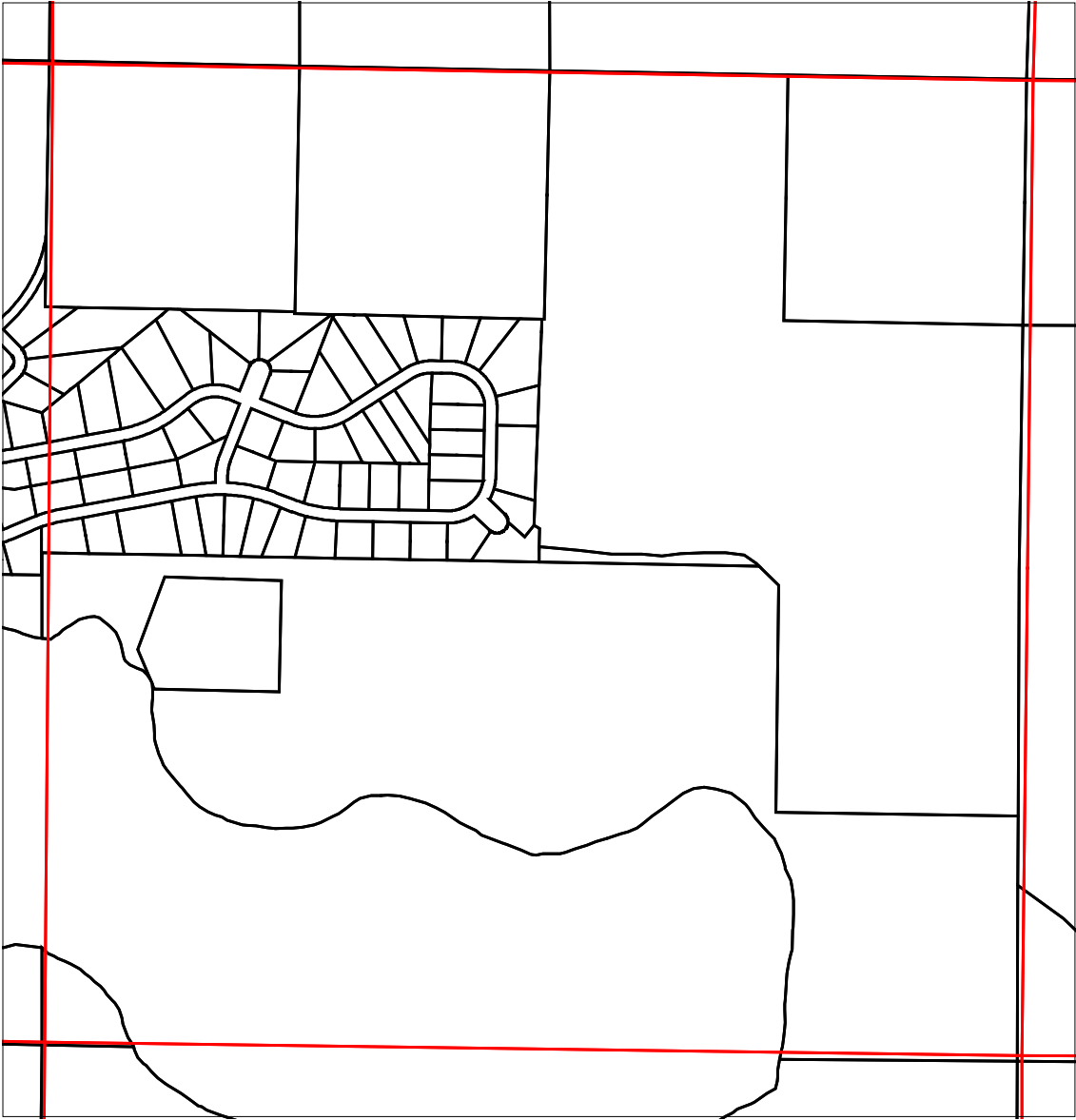
Section 23

(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

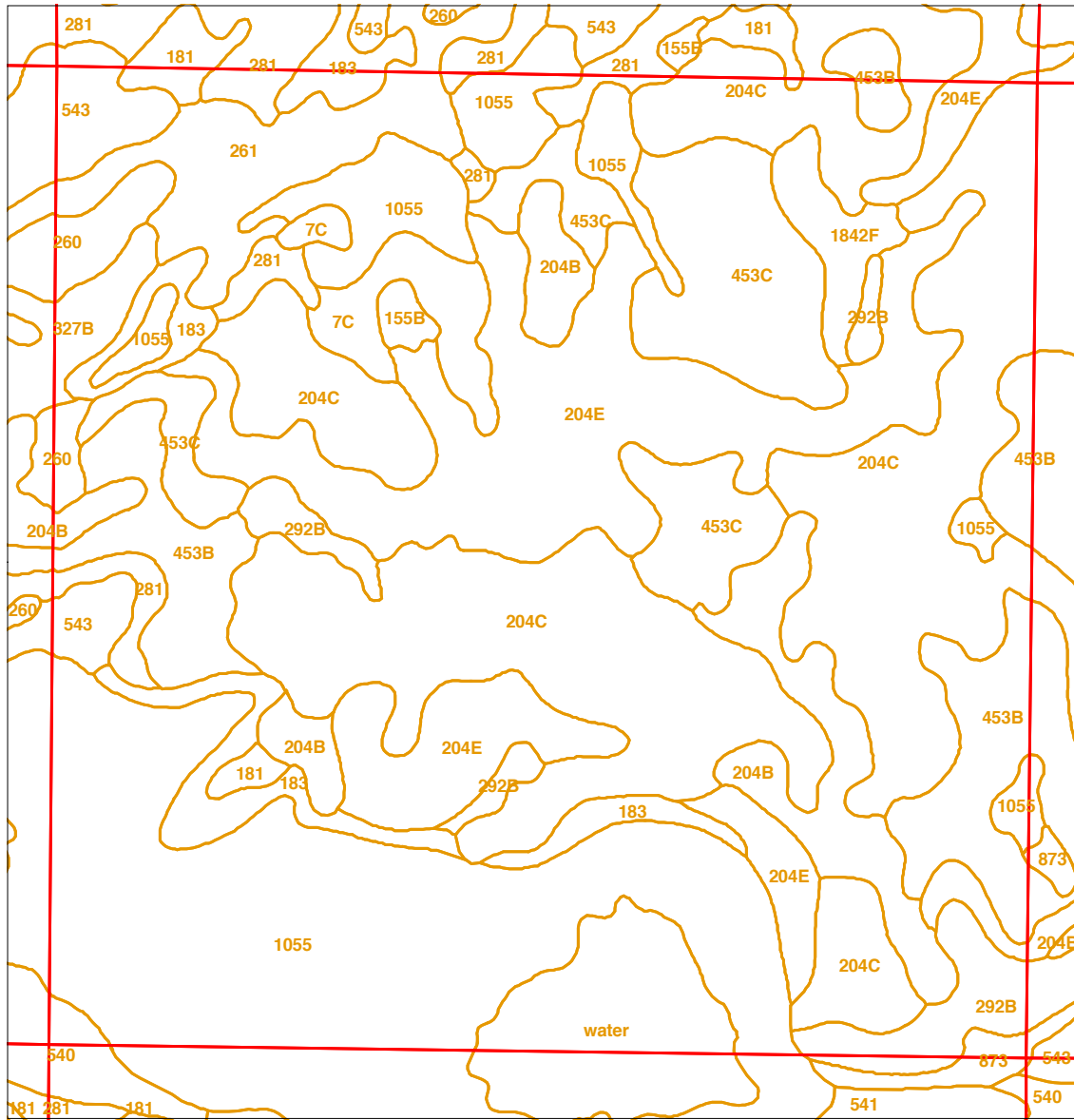
Ground Water Sensitivity



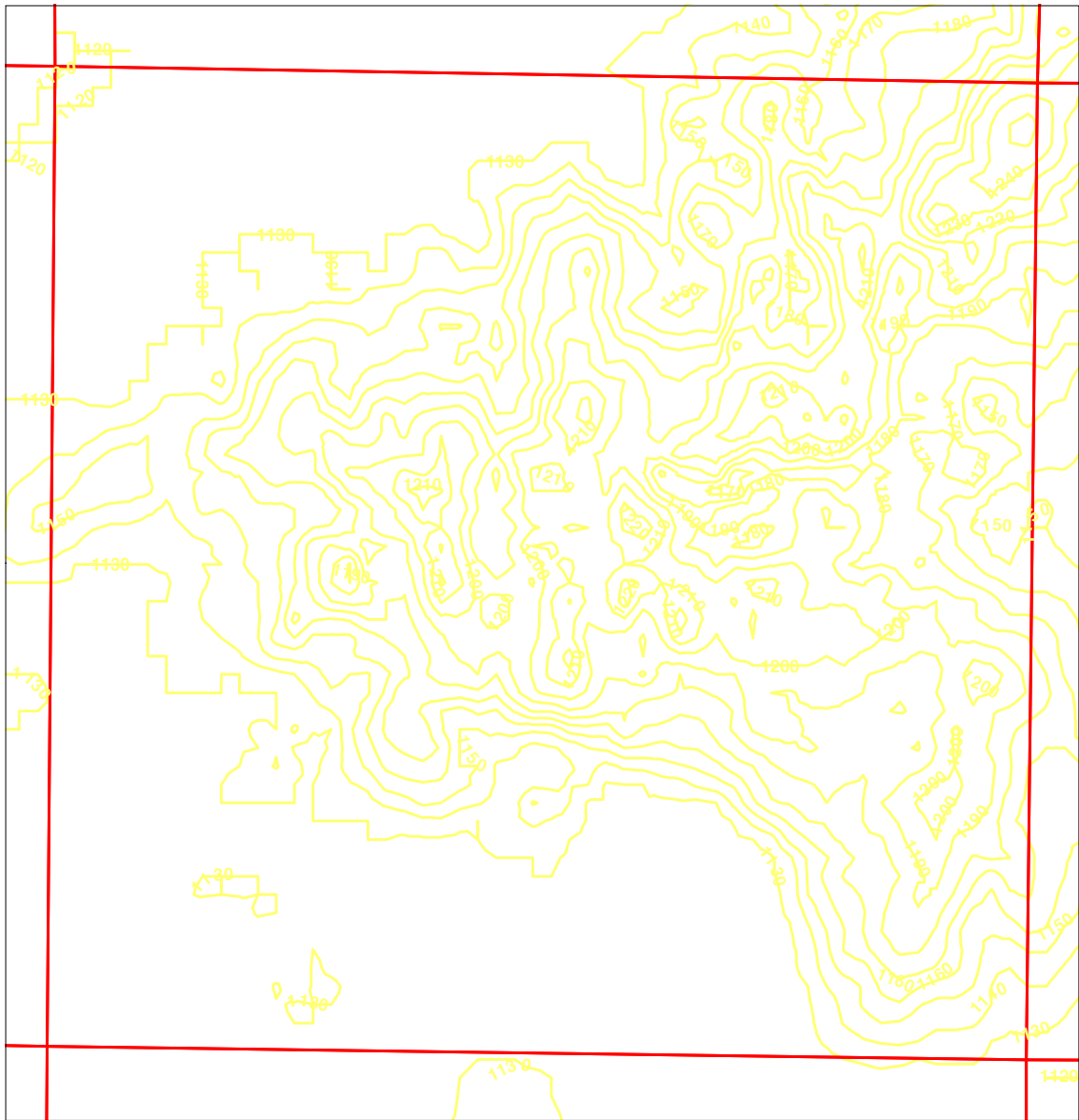
Parcel Boundaries



Soil Types

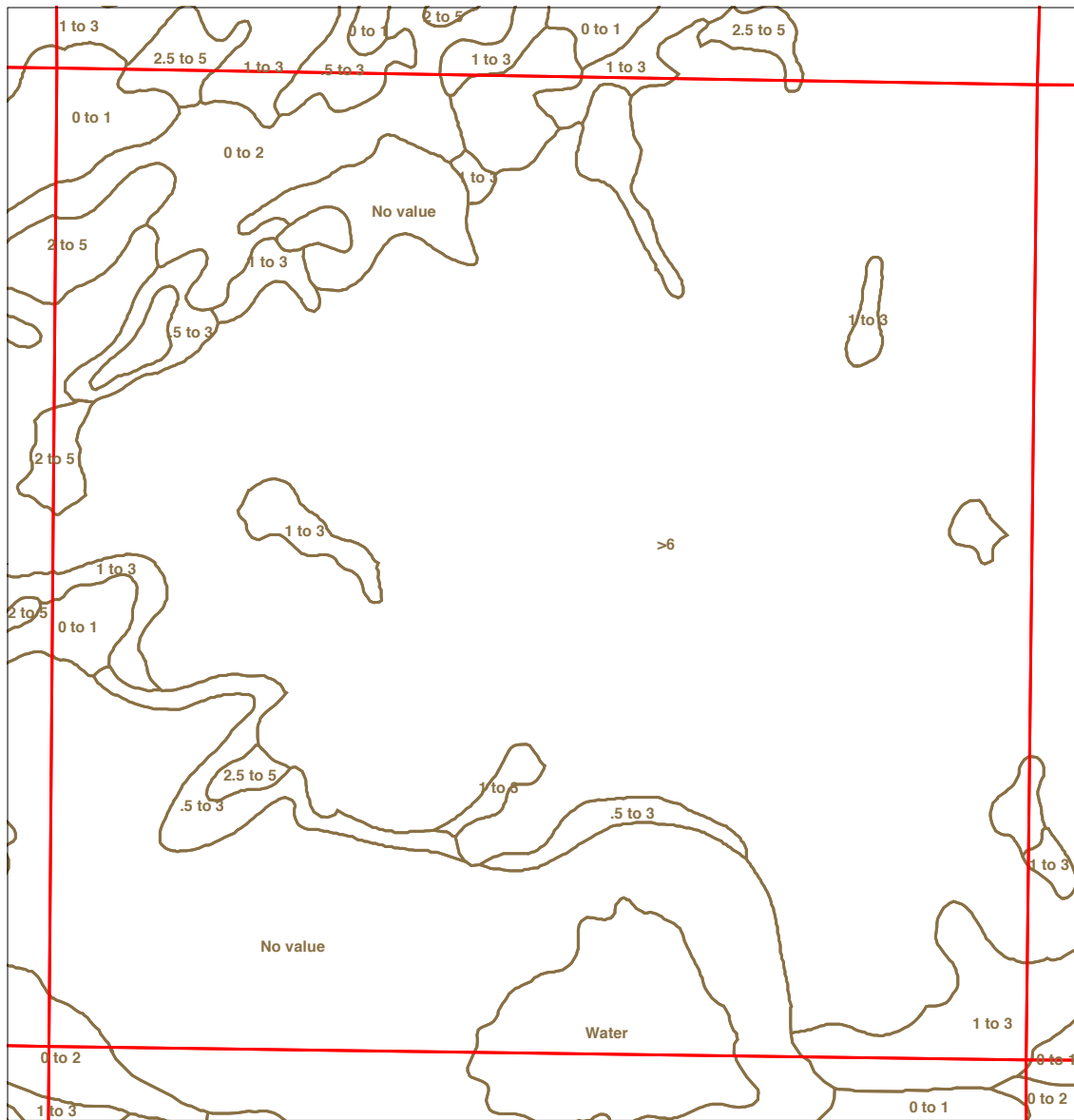


Contours are at 10 foot intervals



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

