

# Avon Township Land Use Management Assessment Worksheet

## Avon Township Section 24

### 1. Stearns County Biological Survey Review and Comment:

- 1.1. 25% is classified as Wet Meadow.

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

#### Aquifer Yield Estimates

- 2.1. Approximately 360 acres or 56% is designated less the 100 GPM.
- 2.2. Approximately 280 acres or 44% 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 280 acres or 44% is designated highly sensitive to ground water pollution.
- 3.2. Approximately 200 acres or 31 % is moderately sensitive to ground water pollution.
- 3.3. Approximately 160 acres or 25% in 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. 541 Rifle Mucky Peat
- 4.2. 204B Cushing Sandy Loam, 2 to 8 percent slopes
- 4.3. 204C Cushing Sandy Loam, 8 to 15 percent slopes
- 4.4. 204E Cushing Sandy Loam, 15 to 25 percent slopes
- 4.5. 543 Markey Muck
- 4.6. 453B DeMontreville Loamy Sand, 2 to 8 percent slopes
- 4.7. 453C Demontreville Loamy Sand, 8 to 15 percent slopes

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

- 5.1. Entire section is zoned A-40.

### 6. Existing Road System Review and Comment

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

- 6.1. Norway Rd runs along south border quarter mile east of west border for one half mile
- 6.2. Meadow View Rd runs north off Norway Rd a quarter mile east of the west border diagonally to the NW.

### 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. Sylvester Salzer Century Farm.

9. **Scenic Considerations**

- 9.1. Lake Woebegon Trail.
- 9.2. Large portion of the area is forested.

10. **Adjacency Considerations**

- 10.1. H&R Shooting Preserve along the north border..
- 10.2. County Ditch #25 runs from the west border from the SW diagonally NE to approximately the middle of the section and then slightly SE to the eastern border.

11. **Taxes**

Year Payable	<u>2003</u>	<u>2</u>
Nbr of Parcels	7	
Land Mkt Value	\$ 516,500	\$ 406,7
Bldg Mkt Value	\$ 318,400	\$ 84,7
<b>Total Mkt Value</b>	<b>\$ 834,900</b>	<b>\$ 491,4</b>
Twp Taxes	\$ 910	\$ 4
Sch Taxes	\$ 1,839	\$ 7
County Taxes	\$ 2,346	\$ 1,1
<b>Total Taxes</b>	<b>\$ 5,095</b>	<b>\$ 2,4</b>

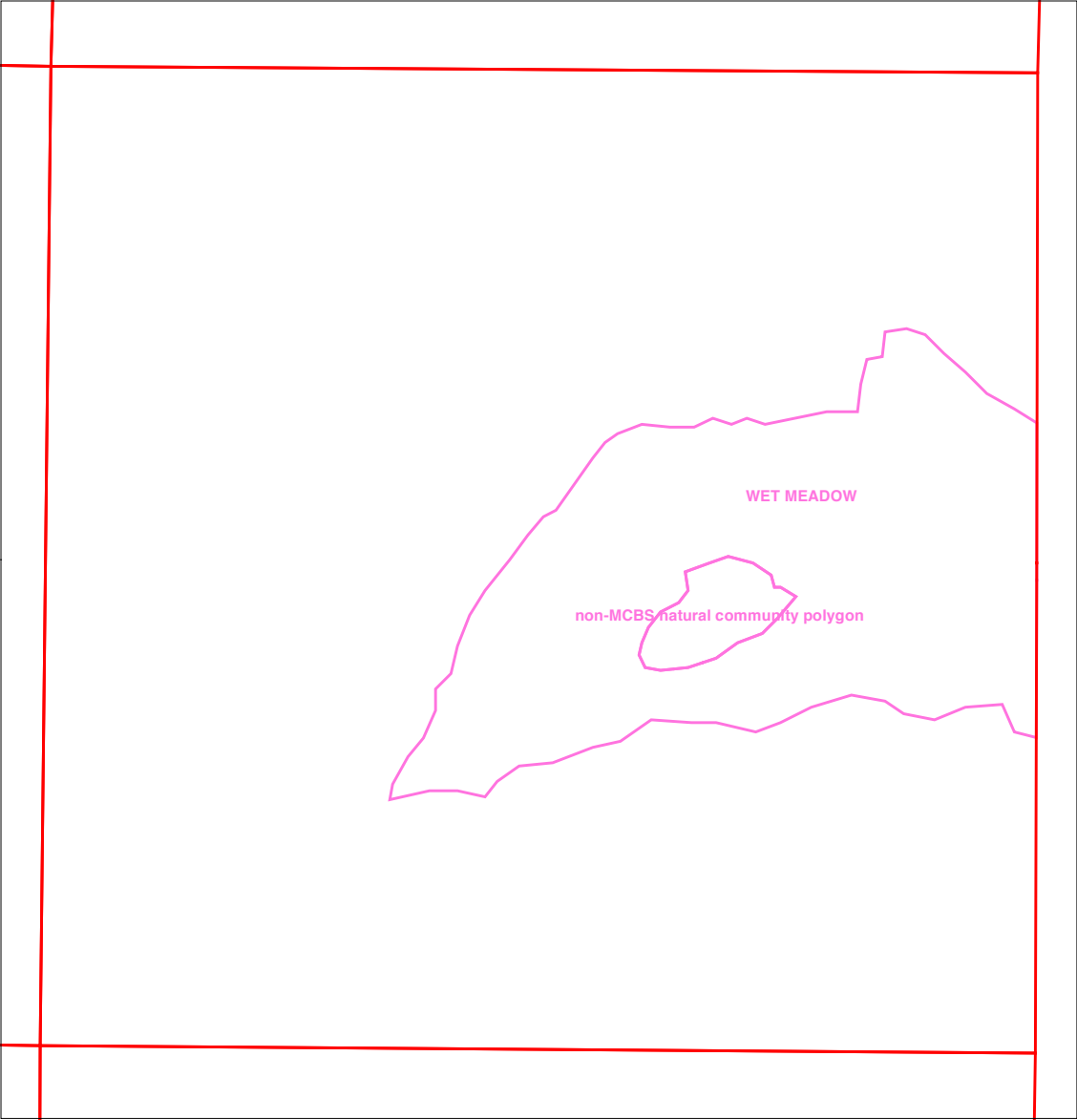
12. **Recommendations:**

- 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.
- 12.2. 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.

# Avon Township



# Biological Survey Areas



(VH)Very High - Hours to months

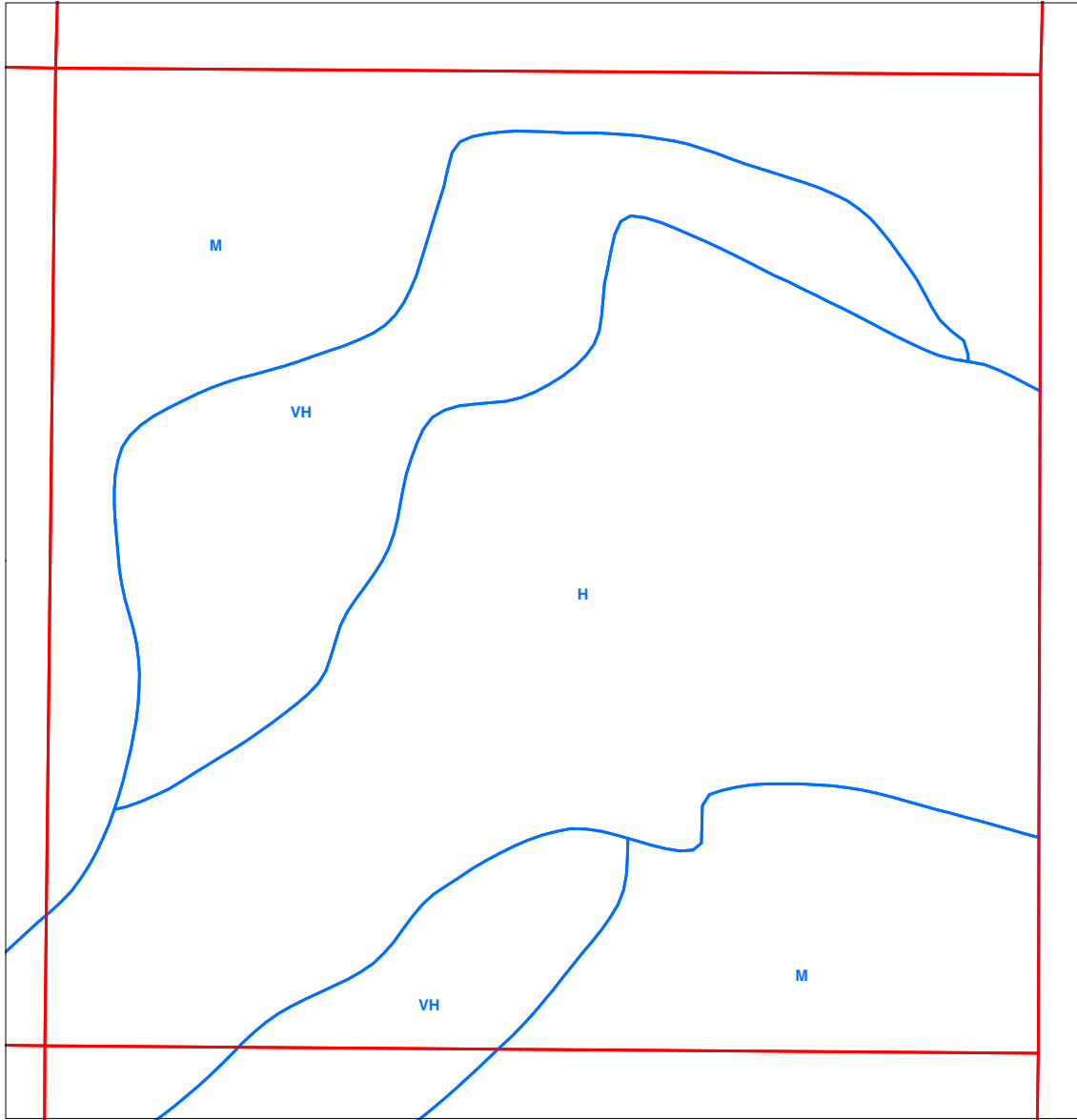
(H)High - Weeks to years

(M)Moderate - Years to decades

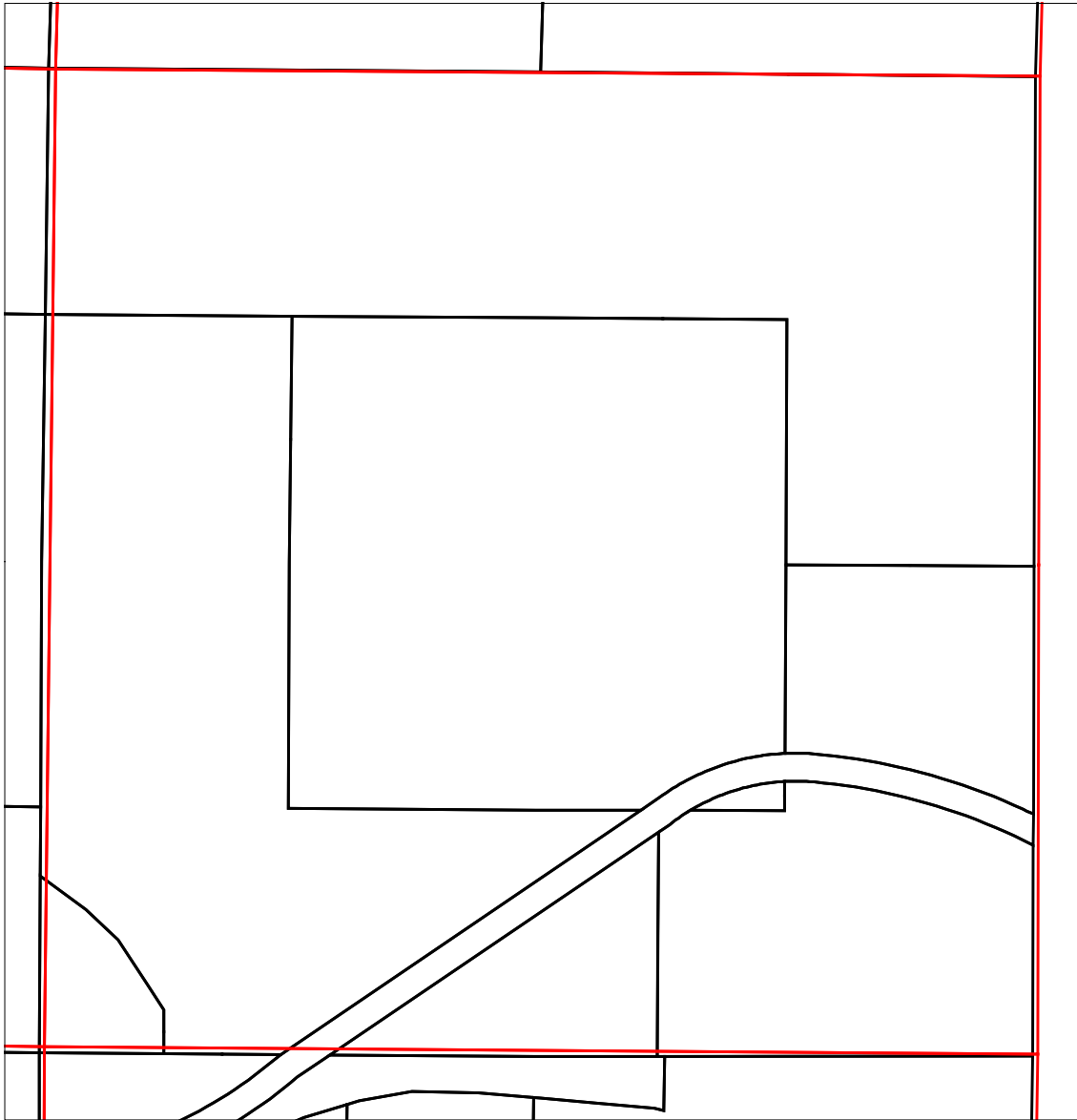
(L)Low - Decades to a century or more

(NR)Not Rated

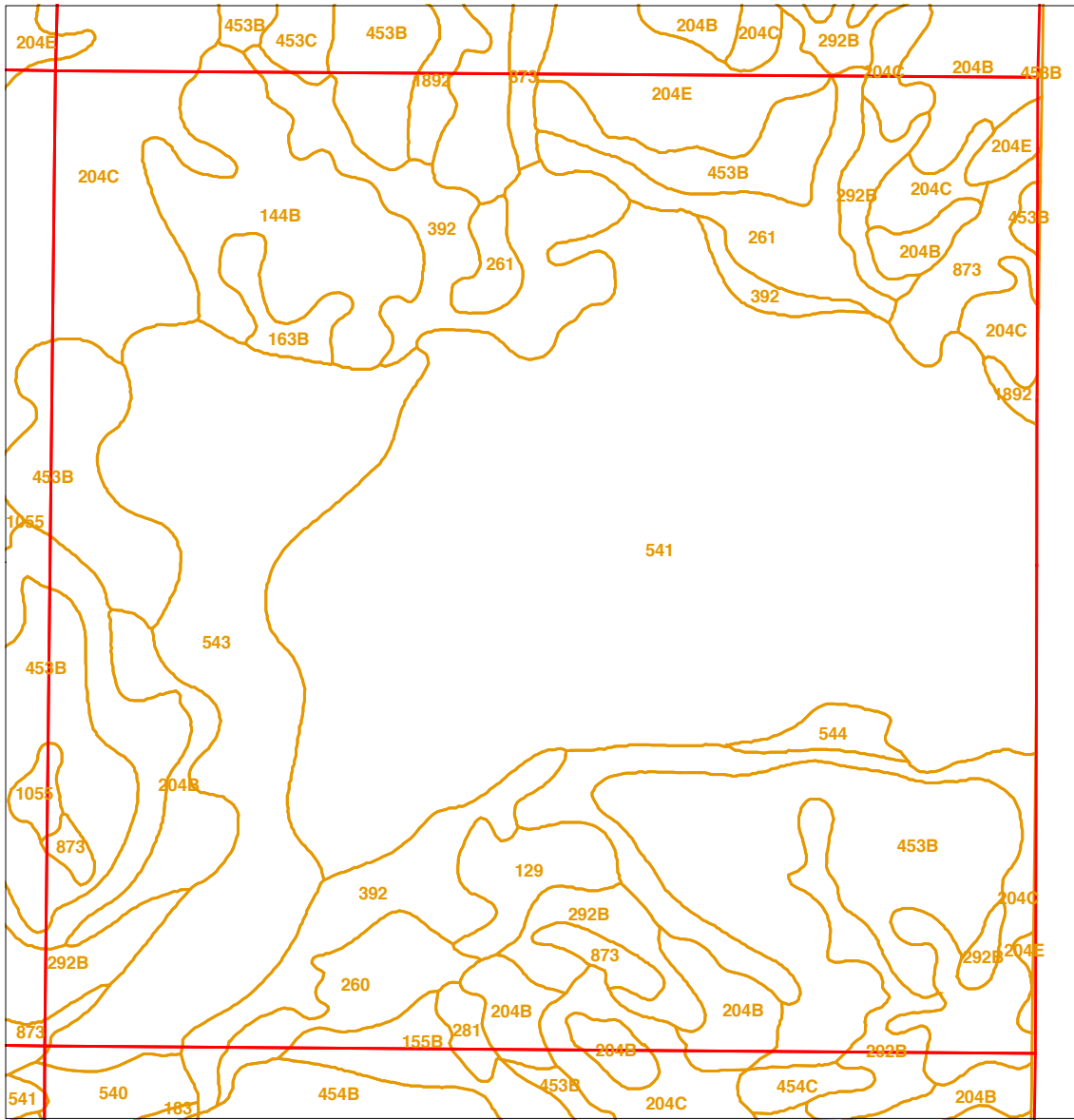
## Ground Water Sensitivity



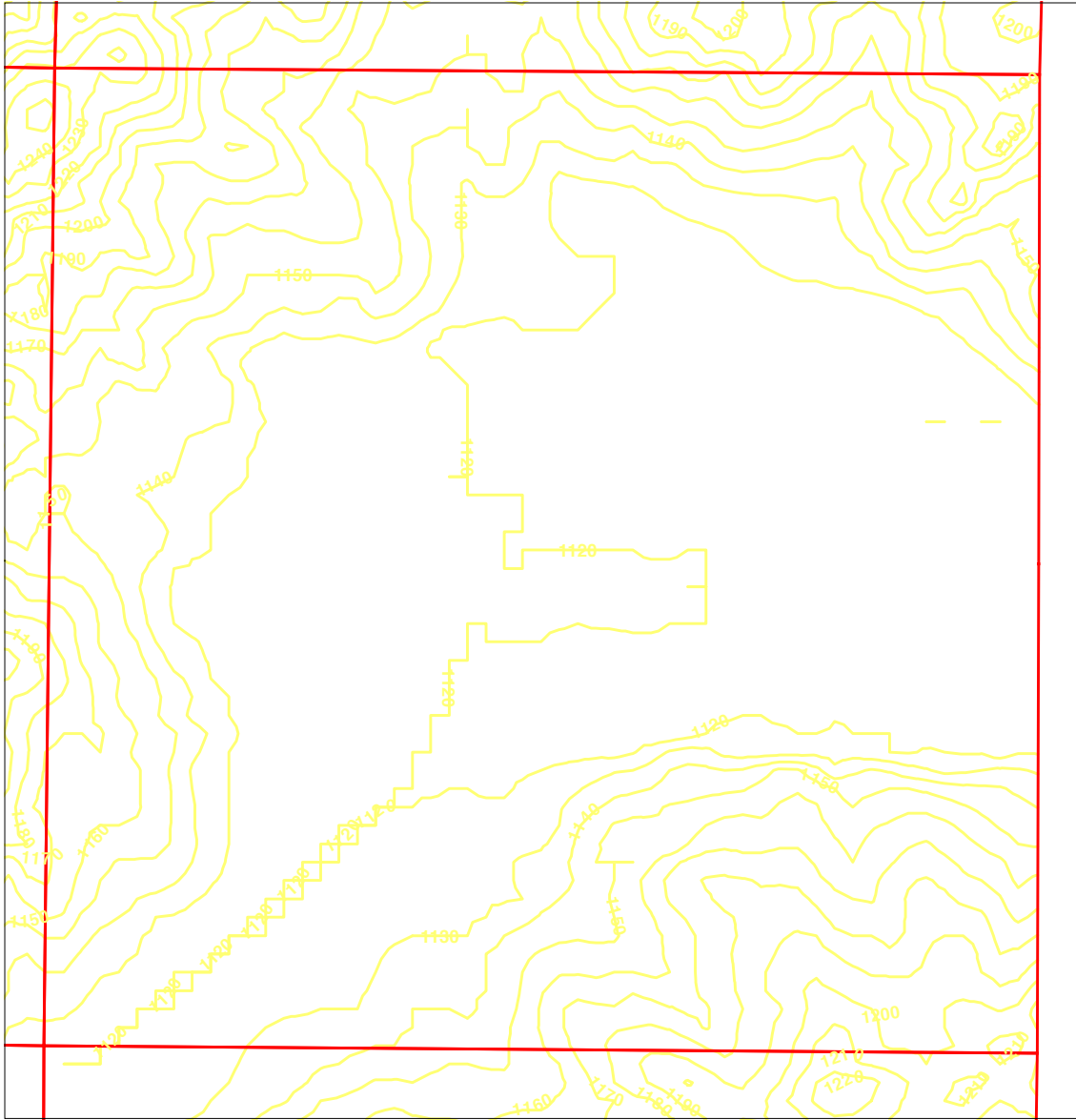
# Parcel Boundaries



# Soil Types



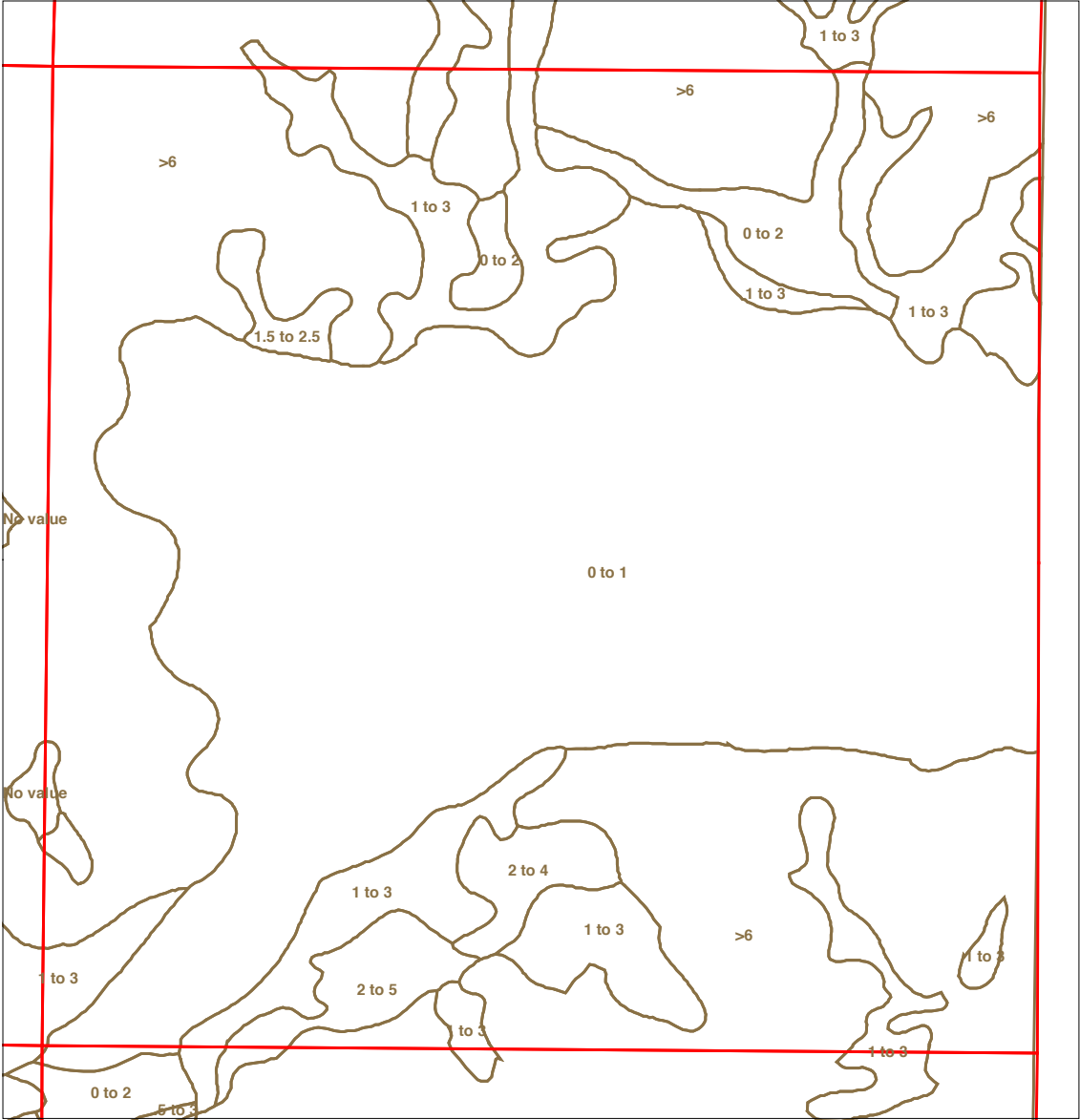
Topography    Contours are at 10 foot intervals



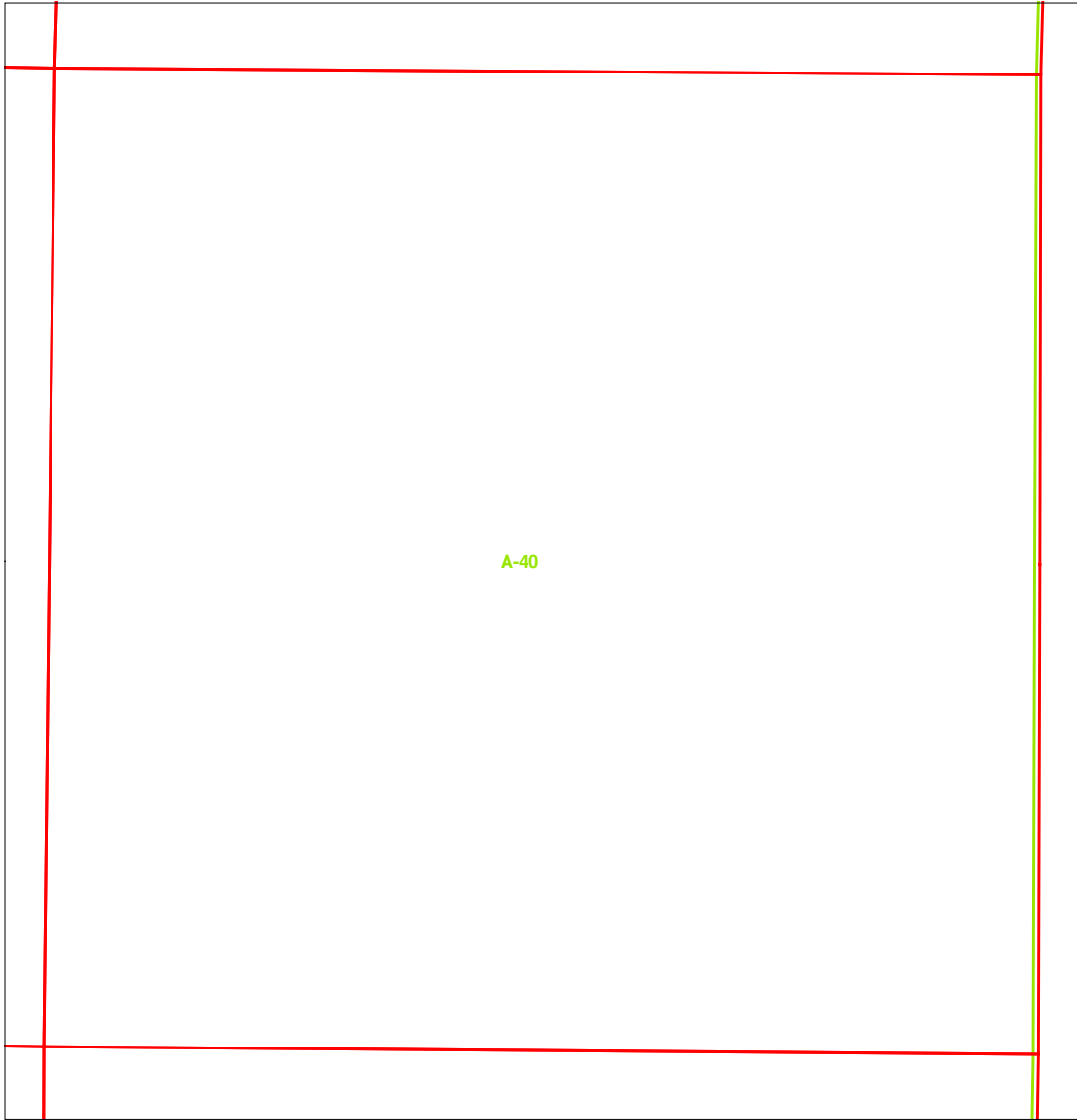


# Water Table Map

\* 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



A-40