

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 25

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

1.1. 25% Wet Meadow

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

Aquifer Yield Estimates

2.1. Approximately 380 acres or 60% is designated low yield or no aquifer.

2.2. Approximately 200 acres or 31% is designated less than 100 gpm.

2.3. Approximately 60 acres or 9% is Achman Lake.

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

Ground-Water Sensitivity to Pollution

3.1. Approximately 20 acres or 3% is moderately sensitive to ground water pollution.

3.2. Approximately 100 acres or 16% is designated highly sensitive to ground water pollution.

3.3. Approximately 520 acres or 81% in very high sensitivity to ground water pollution.

3.4. Approximately 100 acres is Achman Lakes.

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. 200C Holdingford Sandy Loam, 8 to 15 percent slopes

4.3. 454B Mahtomedi Loamy Coarse Sand, 2 to 8 percent slopes

4.4. 454C Mahtomedi Loamy Coarse Sand, 8 to 15 percent slopes

4.5. 454E Mahtomedi Loamy Coarse Sand, 15 to 25 percent slopes

4.6. 873 Prebish-Nokay Complex

4.7. 453B DeMontreville Loamy Sand, 2 to 8 percent slopes

4.8. 453C Demontreville Loamy Sand, 8 to 15 percent slopes

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

5.1. Approximately 630 acres is classified A-40.

5.2. Approximately 15 acres is classified R5.

5.3. Approximately 100 acres is Achman Lake.

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 the west border from the middle of the west border and angles NE to north border and then SE from the middle of the north border to the east border.

- 6.2. Meadow View Rd runs north off Norway Rd a quarter mile east of the west border diagonally to the NW.
- 6.3. 135th Ave runs along the east border beginning a quarter mile south of the north border for approximately one half mile.
- 6.4. County Rd 159 runs from the middle of the west border then SE diagonally for ¼ mile to the I-94 St John's exchange.
- 6.5. Achman Lake road runs south off County Rd 159 for about ¼ mile.
- 6.6. I-94 runs diagonally from the middle of the west border SE to the SE corner.

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. Old one room school house ruin exists near the St Johns exit between County Rd 159 and the east bound exit lane.
- 8.2. Stonework house is located on the north side of I-94 about one mile west of the St John's exit.

9. **Scenic Considerations**

- 9.1. Achman Lake and the area south of the lake including stand of old sugar maples.
- 9.2. Large oak forested area north of I94

10. **Adjacency Considerations**

I-94 crosses the section diagonally from west to east.
Achman Lake

11. **Tax Data**

Year Payable	2003	2002
Nbr of Parcels	19	
Land Mkt Value	\$ 922,200	\$ 739,000
Bldg Mkt Value	\$ 1,111,300	\$ 1,019,000
Total Mkt Value	\$ 2,033,500	\$ 1,758,000
Twp Taxes	\$ 2,464	\$ 2,464
Sch Taxes	\$ 3,026	\$ 2,464
County Taxes	\$ 6,350	\$ 5,072
Total Taxes	\$ 11,840	\$ 10,000

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 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. A portion of this section is covered by Achman 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 25

(VH)Very High - Hours to months

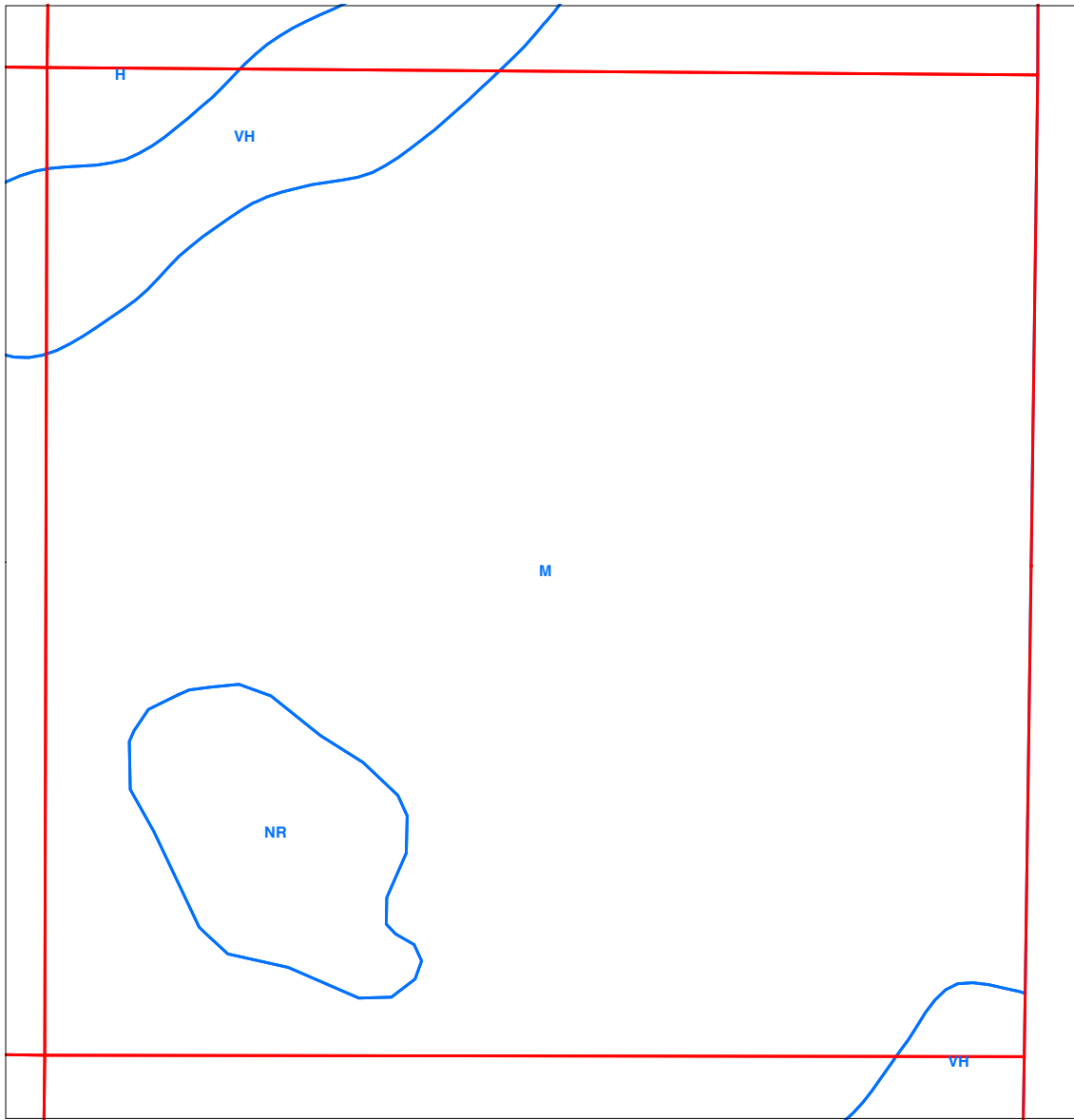
(H)High - Weeks to years

(M)Moderate - Years to decades

(L)Low - Decades to a century or more

(NR)Not Rated

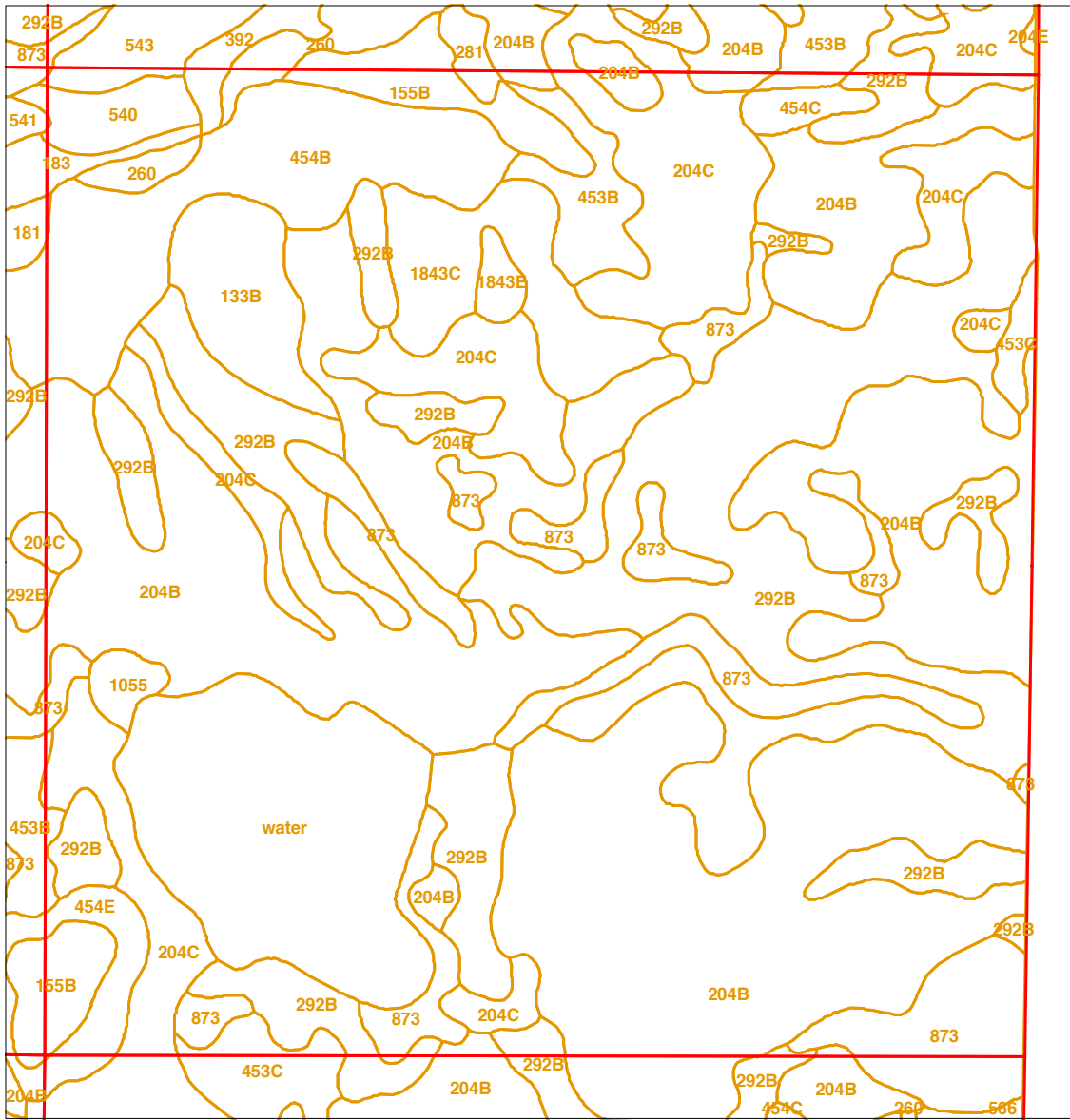
Ground Water Sensitivity



Parcel Boundaries

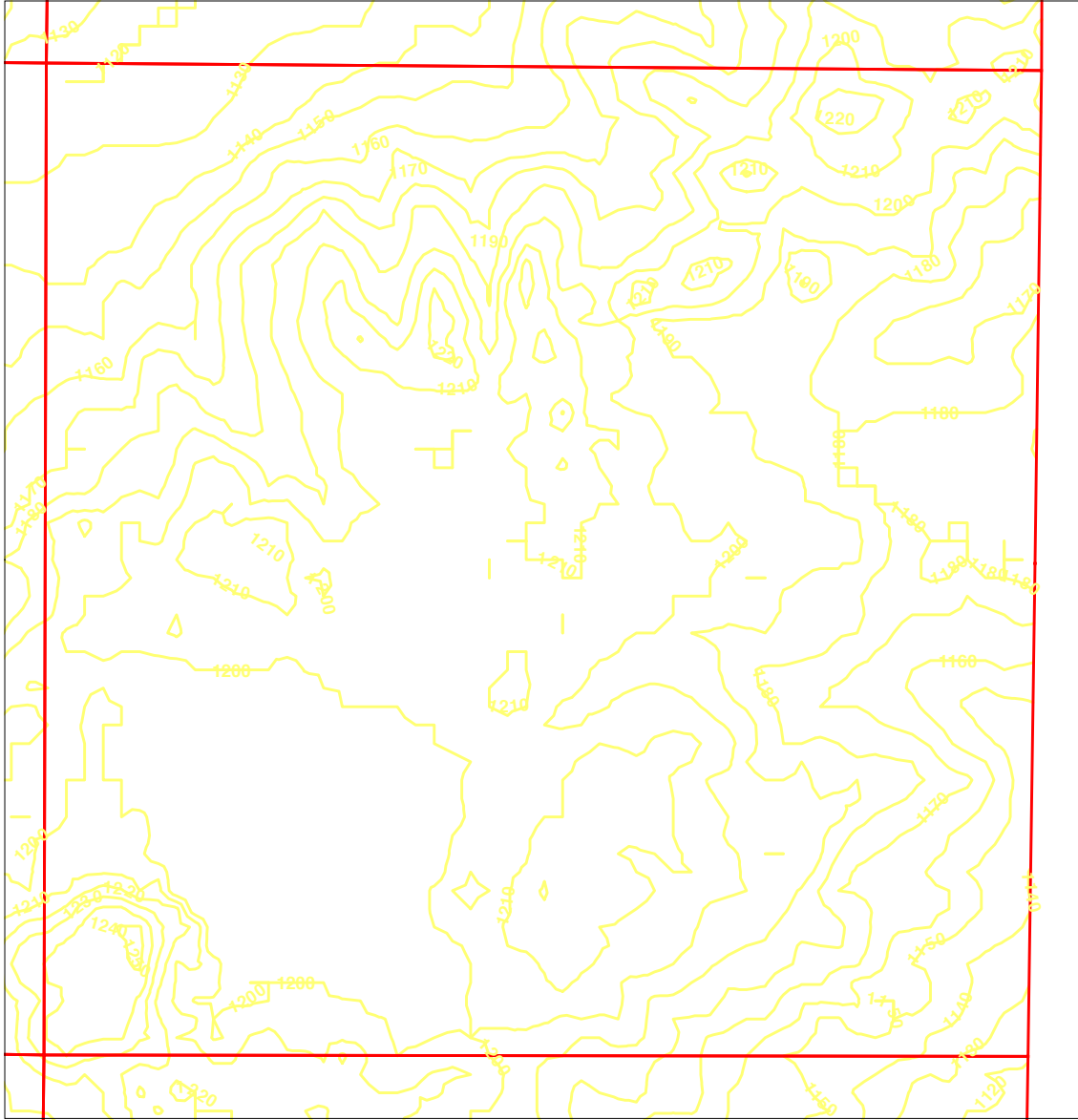


Soil Types



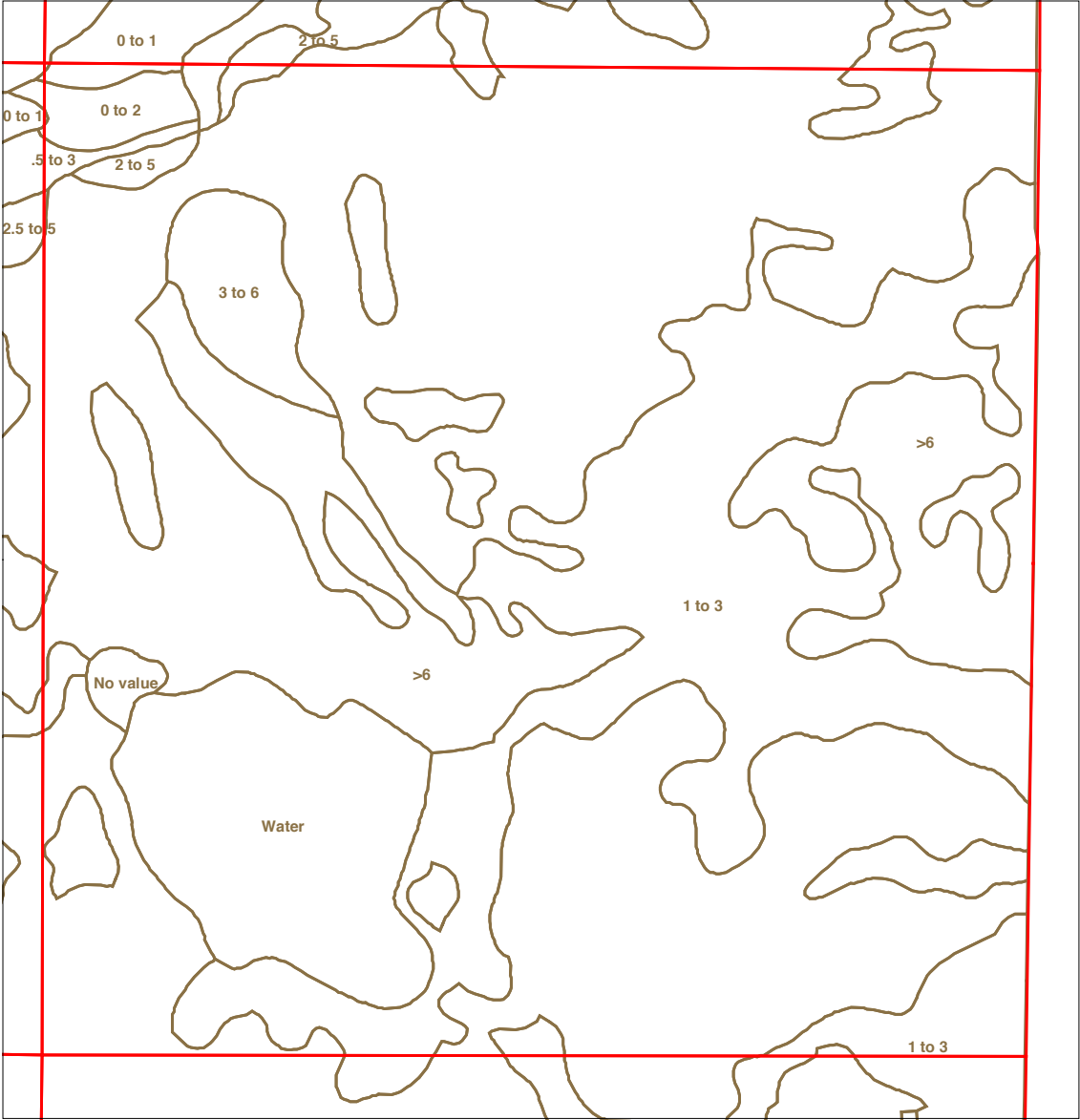
Topography

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

