

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 26

1. Stearns County Biological Survey Review and Comment:

- 1.1. South of I-94 about midway through the section there is 80 acres or 12% Oak Forest – Mesic Subtype, Alder Swamp, and Mixed Hardwood Swamp.

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 320 acres or 50% is designated less than 100 gpm.

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 60 acres or 10% is identified as low sensitivity to ground water pollution
- 3.2. Approximately 160 acres or 25% is moderately sensitive to ground water pollution
- 3.3. Approximately 280 acres or 44% is designated highly sensitive to ground water pollution.
- 3.4. Approximately 100 acres or 15% in very high sensitivity to ground water pollution.
- 3.5. Approximately 40 acres or 6% is 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. 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. 541 Rifle Mucky Peat
- 4.5. 873 Prebish-Nokay Complex
- 4.6. 292B Alstad sandy loam, 1 to 4 percent slopes

5. Stearns County Zoning Map Review and Comment

- 5.1. About 480 acres or 75% is zoned A-40
- 5.2. About 100 acres or 15% is zoned R-5
- 5.3. About 60 acres or 10% is made up of lakes Anna, Keppers, and wet meadow.

6. Existing Road System Review and Comment

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

- 6.1. Norway Rd roughly bisects the section west to east just north of I-94.
- 6.2. I-94 runs west to east across the section just south and parallel to Norway Rd.
- 6.3. County Rd 159 runs west to east across the section just south and parallel to I-94.

- 6.4. 331st St runs east off 154th Ave for a quarter mile.
- 6.5. 154th Ave runs south off County Rd 159 for one 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 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. Lake Wobegon Trail
- 9.2. Lake Anna
- 9.3. Keppers Lake
- 9.4. Oak Forest
- 9.5. Alder Swamp
- 9.6. Mixed Hardwood Swamp

10. **Adjacency Considerations**

- 10.1. Lake Wobegon Trail
- 10.2. Lake Anna
- 10.3. Keppers Lake
- 10.4. Oak Forest
- 10.5. Alder Swamp
- 10.6. Mixed Hardwood Swamp
- 10.7. I-94

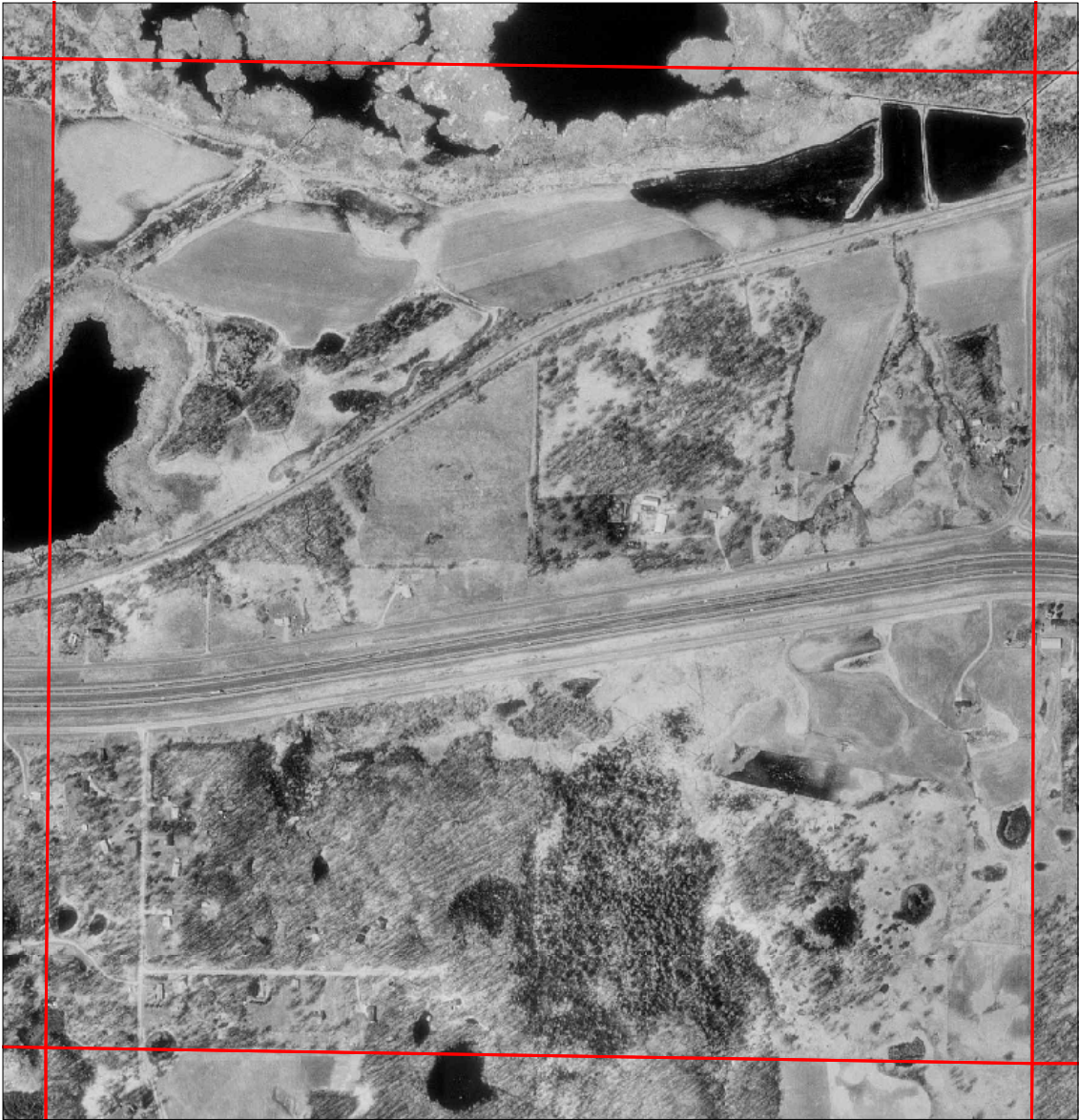
11. **Tax Data**

Year Payable	2003	2002
Nbr of Parcels	29	
Land Mkt Value	\$ 1,137,700	\$ 842,000
Bldg Mkt Value	\$ 2,273,100	\$ 2,126,000
Total Mkt Value	\$ 3,410,800	\$ 2,968,000
Twp Taxes	\$ 4,601	\$ 4,601
Sch Taxes	\$ 6,354	\$ 6,354
County Taxes	\$ 11,854	\$ 11,854
Total Taxes	\$ 22,809	\$ 22,809

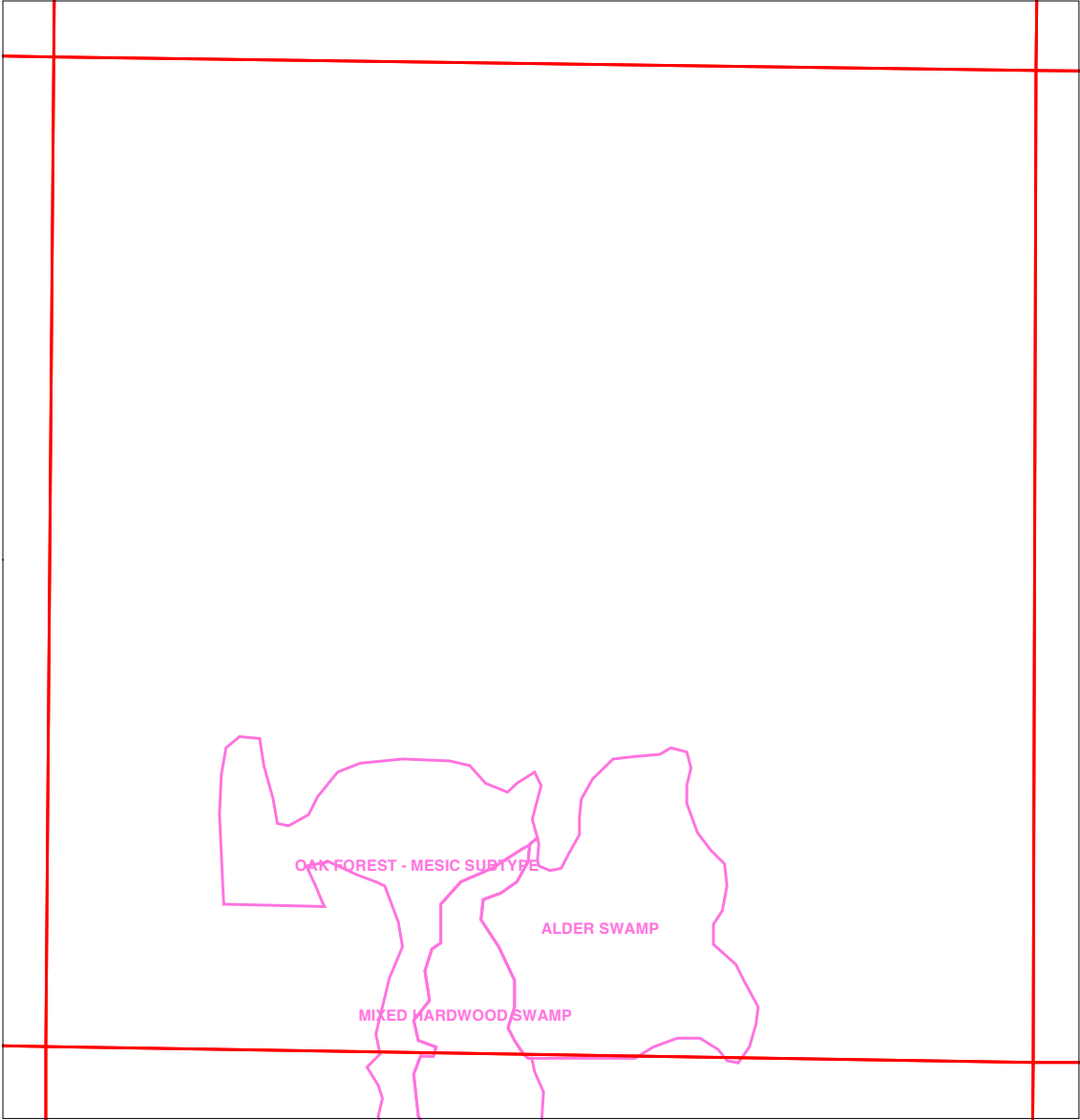
12. **Recommendations:**

- 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. Proximately 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. Areas adjacent to existing developed areas including the St Anna rural townsite should be given consideration as sites for new housing.
- 12.8. A portion of this section is covered by water including Kepper Lake and 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

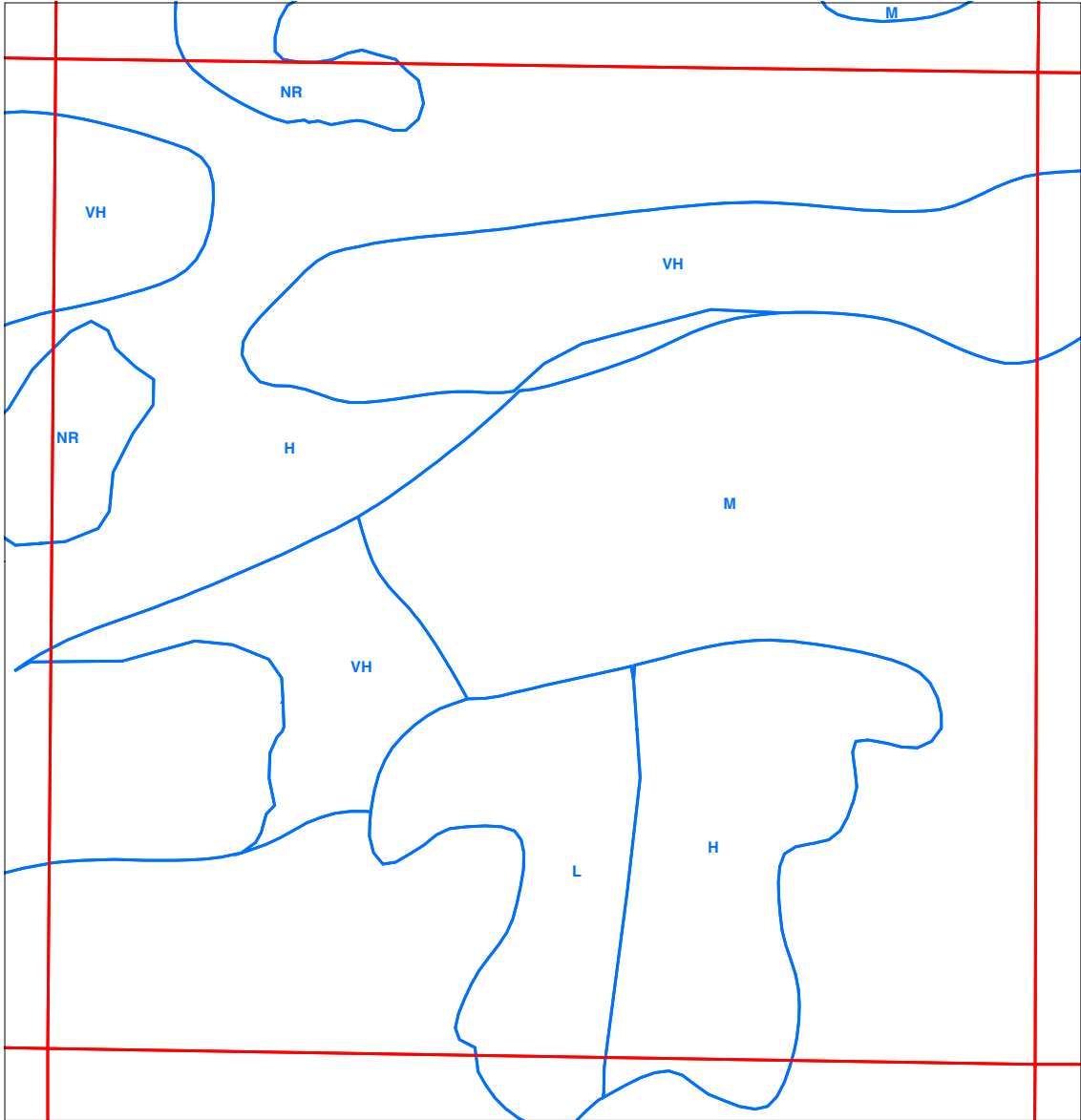


Biological Survey Areas

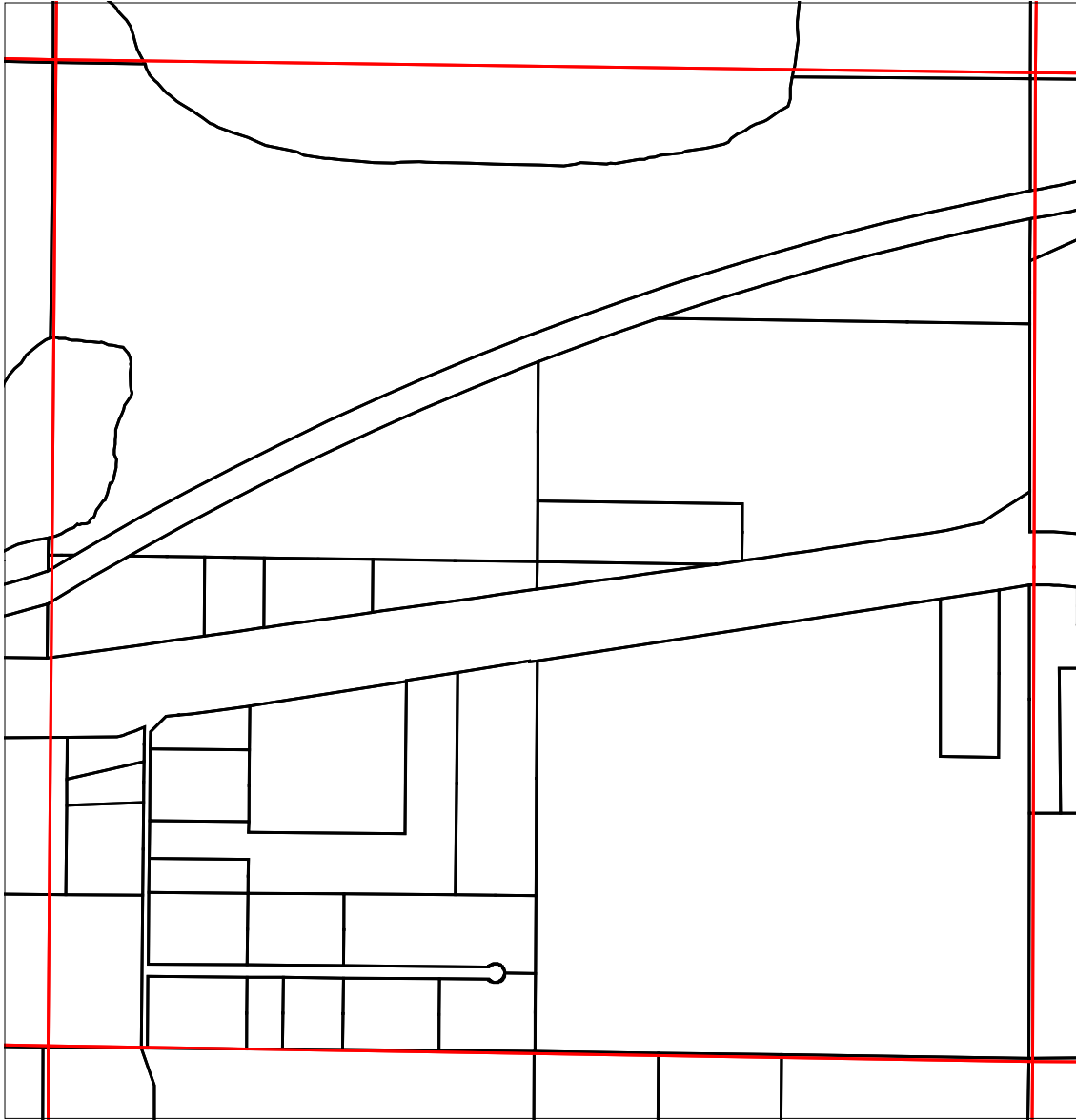


- (VH)Very High - Hours to months
- (H)High - Weeks to years
- (M)Moderate - Years to decades
- (L)Low - Decades to a century or more
- (NR)Not Rated

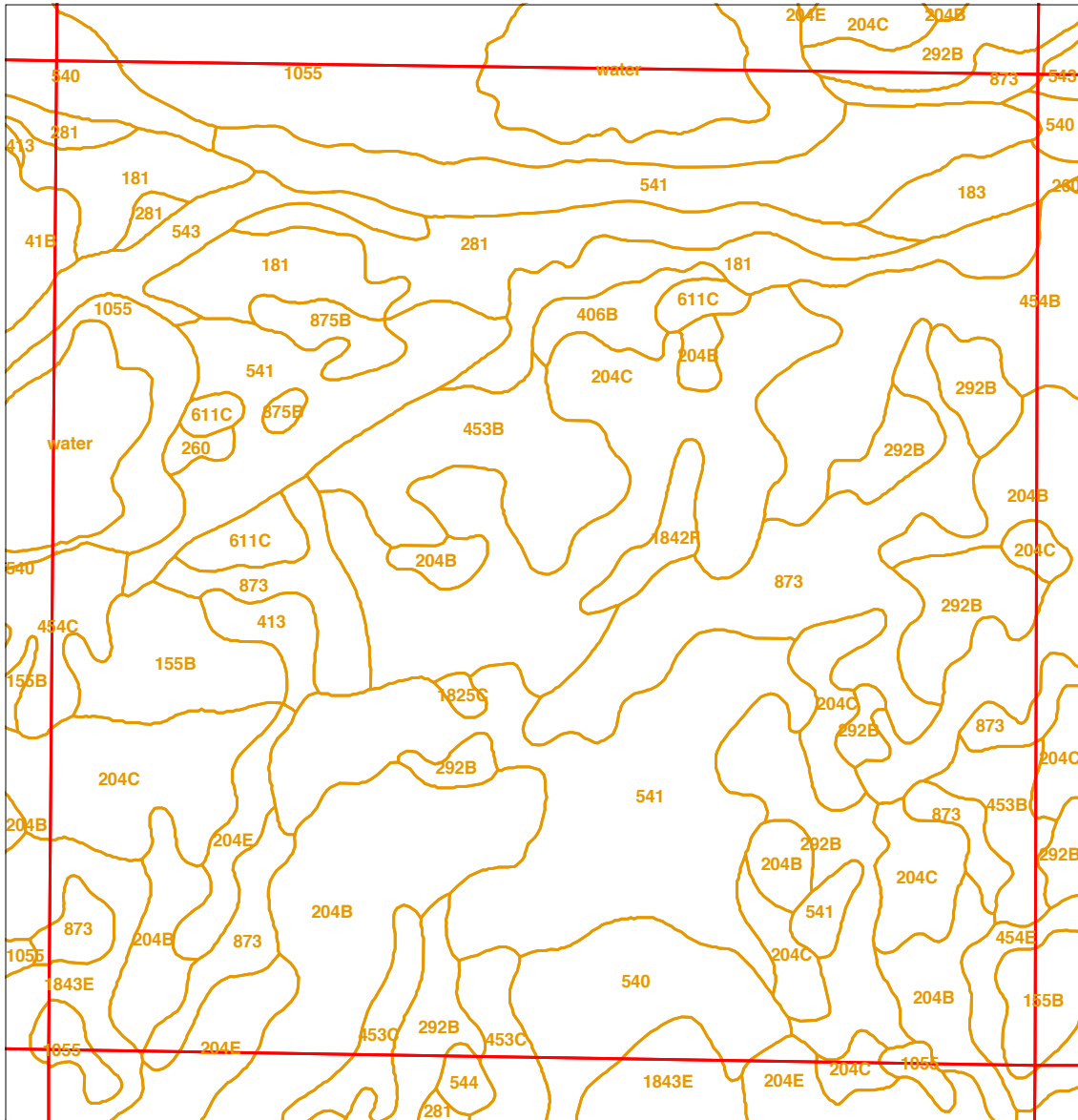
Ground Water Sensitivity



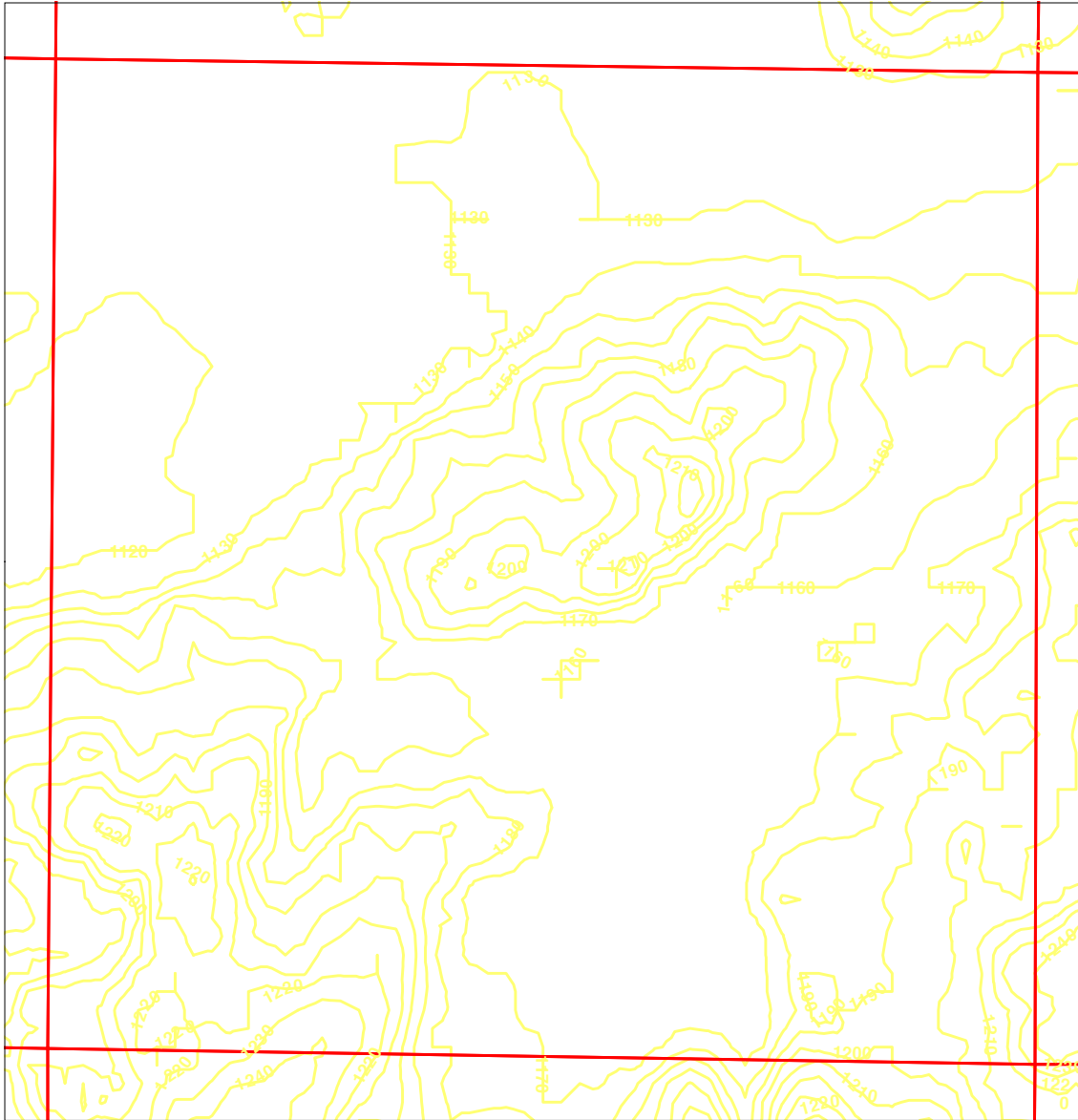
Parcel Boundaries



Soil Types

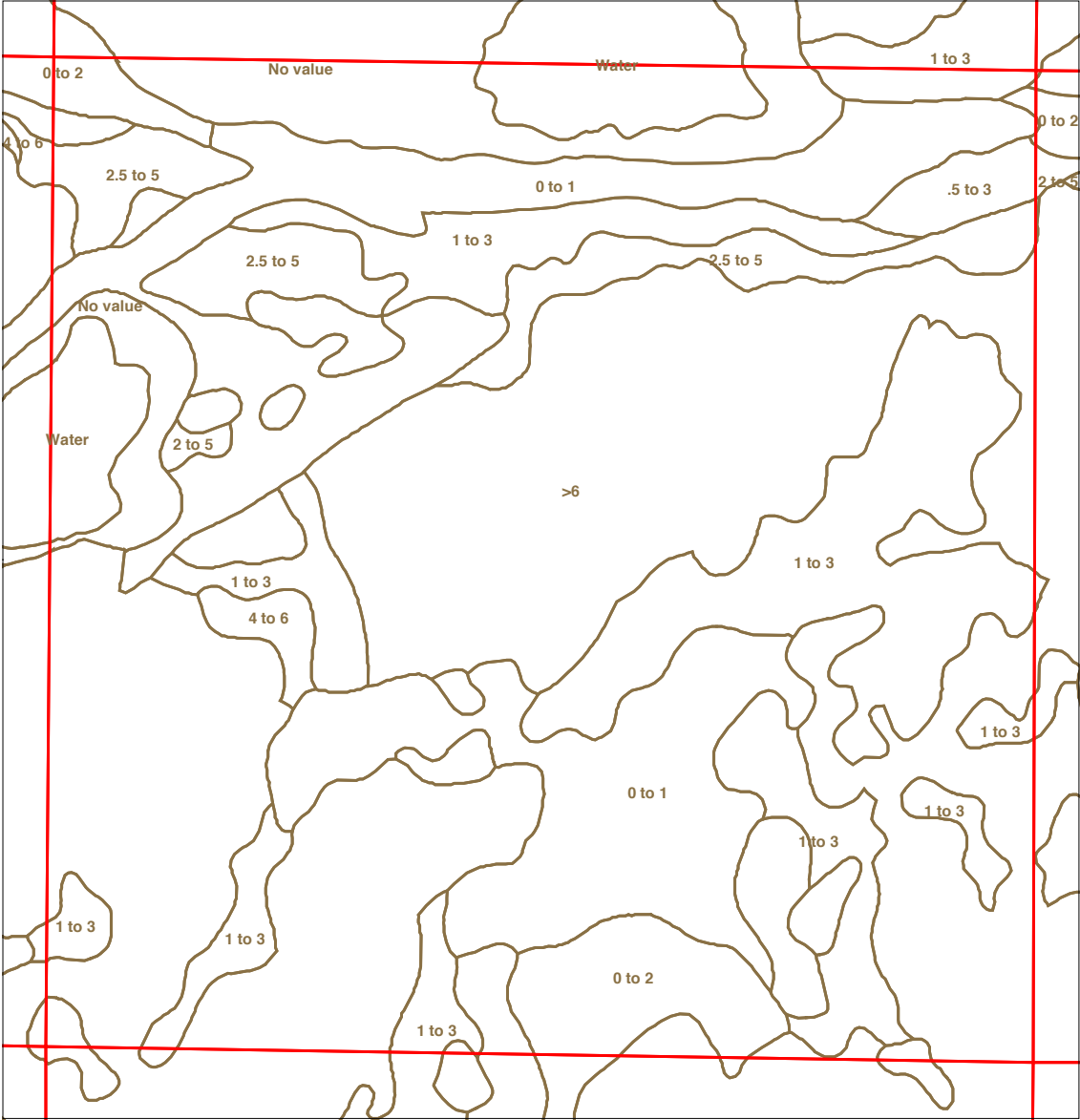


Topography Contours are at 10 foot intervals



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

