

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 28

1. Stearns County Biological Survey Review and Comment:

- 1.1. None identified

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

Aquifer Yield Estimates

- 2.1. Approximately 40 acres or 6% is designated less than 100 gpm.
- 2.2. Approximately 400 acres or 63% is designated as 100-500 gpm.
- 2.3. Approximately 200 acres or 31% is lakes

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 240 acres or 38% is designated highly sensitive to ground water pollution.
- 3.2. Approximately 200 acres or 31% in very high sensitivity to ground water pollution.
- 3.3. Approximately 200 acres or 31% 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. 1055 Histosols and Haplaquolls, ponded
- 4.2. 155B Chetek Sandy Loam, 1 to 6 percent slopes
- 4.3. 1015 Psamments, sloping

5. Stearns County Zoning Map Review and Comment

- 5.1. About 40 acres or 6% is zoned A-40
- 5.2. About 30 acres or 5% is zoned R-5
- 5.3. About 5 acres or 1% is zoned R-1
- 5.4. About 200 acres or 31% is covered by lakes
- 5.5. About 365 acres or 57% is City of Avon

6. Existing Road System Review and Comment

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

- 6.1. County Rd 54 runs east from NW corner diagonally between Middle and Lower Spunk Lakes to the east border.
- 6.2. Highland Terrace is a loop off Shorewood Drive to Orchid Court and is about a quarter mile long.
- 6.3. Orchid Court runs about eighth of a mile off Shorewood Drive

- 6.4. I-94 runs east from the SW corner to east border about a quarter mile north of the south border.
- 6.5. Marsh Lane runs north off County Rd 54 for about a quarter mile.
- 6.6. Poverty Point Drive runs south off County Rd 54 opposite Marsh Lane for about a quarter mile.

7. **Avon Township Comprehensive Plan Review and Comment**

- 7.1. The bulk of this area already within the city limits of Avon and as such any development should predicated on annexation into the City of Avon to provide water and sewer services.
- 7.2. A large portion of this section is covered by water including Middle Spunk Lake, Minnie Lake and Linneman Lake.

8. **Historical Considerations**

- 8.1. None Identified.

9. **Scenic Considerations**

- 9.1. Middle Spunk Lake
- 9.2. Lower Spunk Lake
- 9.3. Minnie Lake
- 9.4. Linneman Lake
- 9.5. Marsh west of Marsh Lane

10. **Adjacency Considerations**

- 10.1. Middle Spunk Lake
- 10.2. Lower Spunk Lake
- 10.3. Minnie Lake
- 10.4. Linneman Lake
- 10.5. Marsh west of Marsh Lane
- 10.6. City of Avon

11. **Tax Data**

| | | |
|-----------------|--------------|--------------|
| Year Payable | <u>2003</u> | 2002 |
| Nbr of Parcels | 47 | |
| Land Mkt Value | \$ 1,950,000 | \$ 1,311,000 |
| Bldg Mkt Value | \$ 3,785,200 | \$ 3,536,000 |
| Total Mkt Value | \$ 5,735,200 | \$ 4,847,000 |
| Twp Taxes | \$ 8,540 | \$ 8,540 |
| Sch Taxes | \$ 11,793 | \$ 10,793 |
| County Taxes | \$ 22,009 | \$ 22,009 |
| Total Taxes | \$ 42,342 | \$ 41,342 |

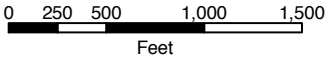
12. **Recommendations:**

- 12.1. 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.

- 12.2. Areas adjacent to existing developed areas including the City of Avon should be given consideration as sites for new housing.
- 12.3. A large part of this section is covered by water or adjacent to other bodies of 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 Upper, Middle and Lower Spunk Lakes and Minnie and Linneman Lake.

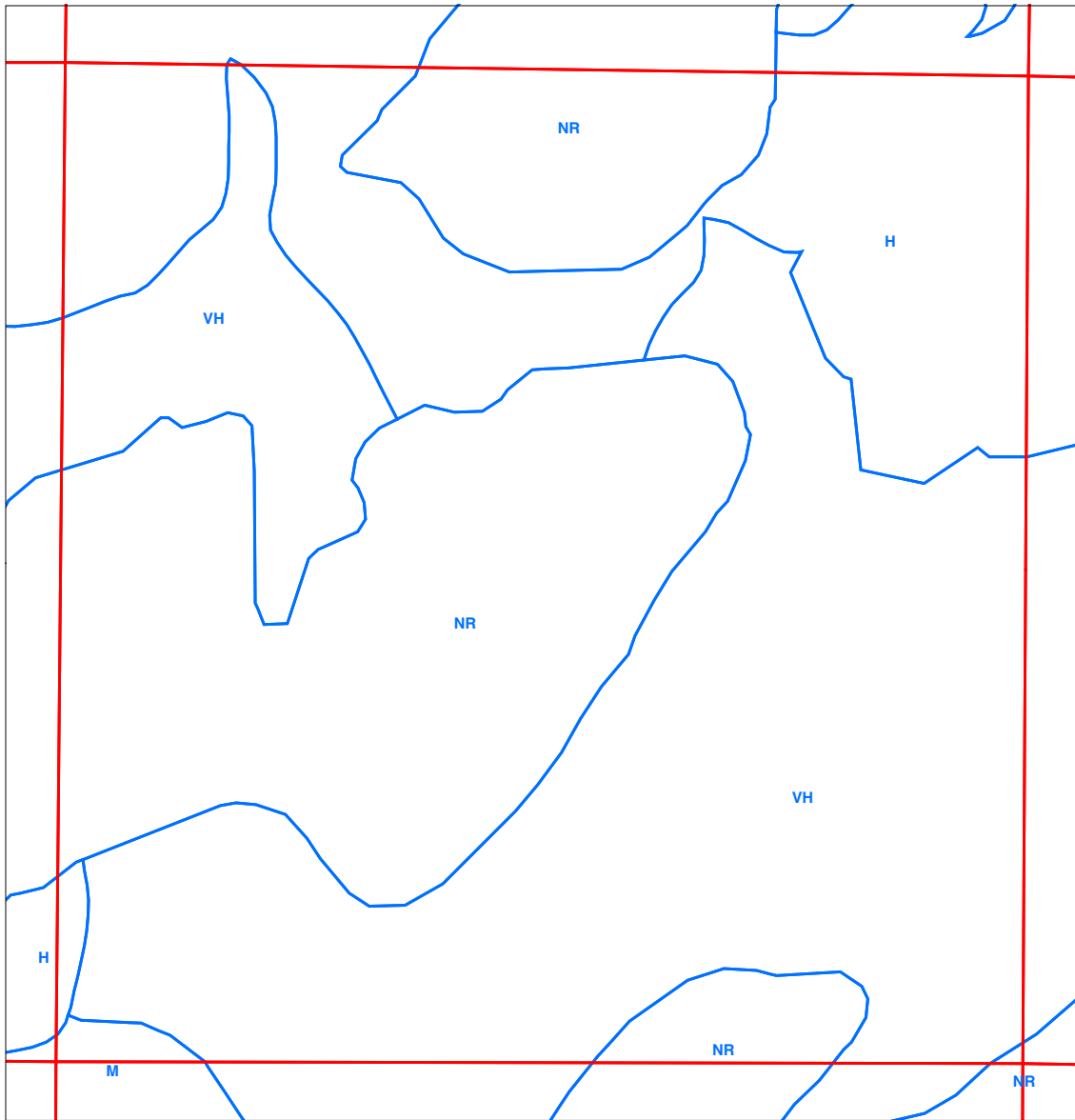
Avon Township



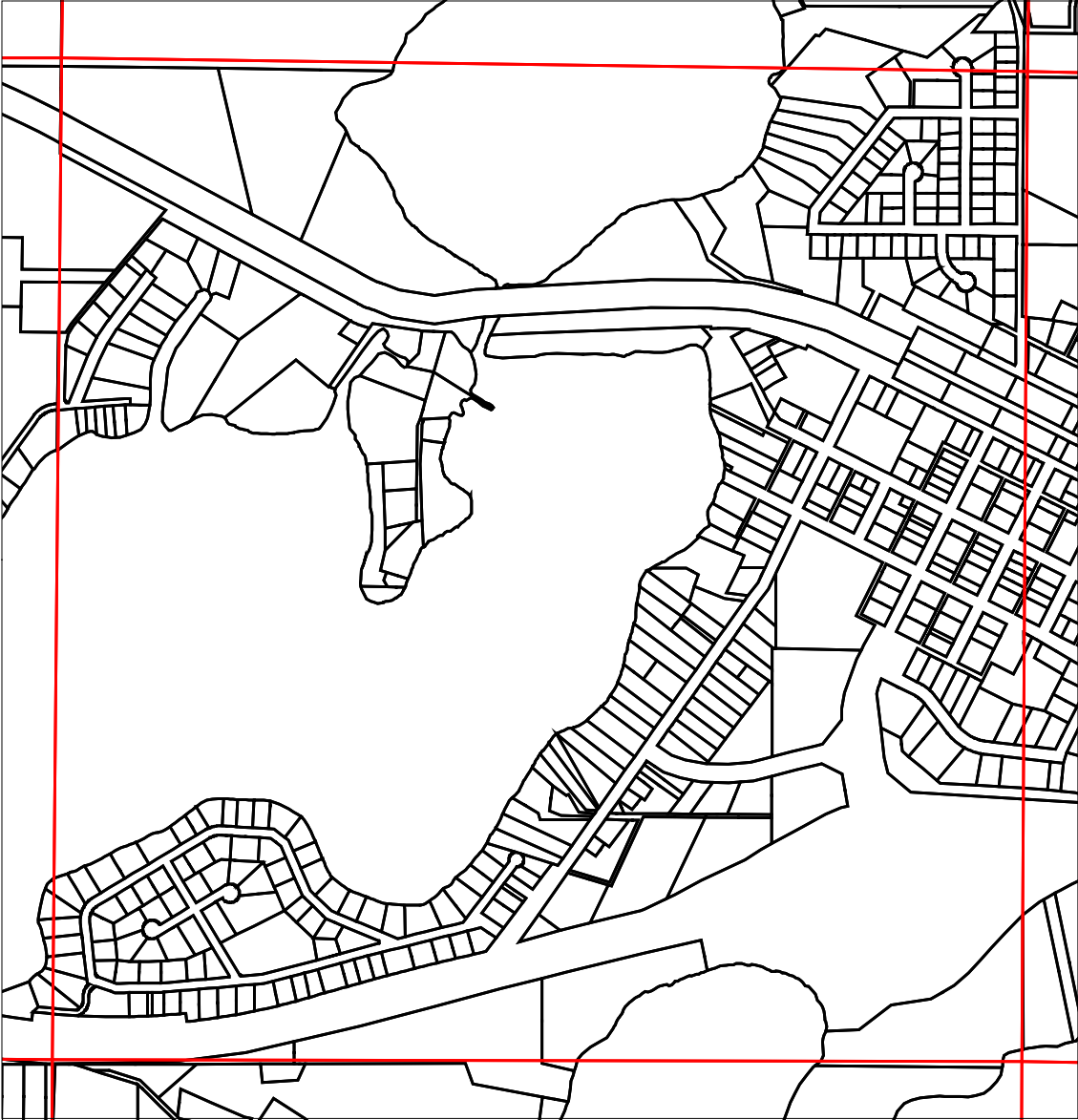
Section 28

(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

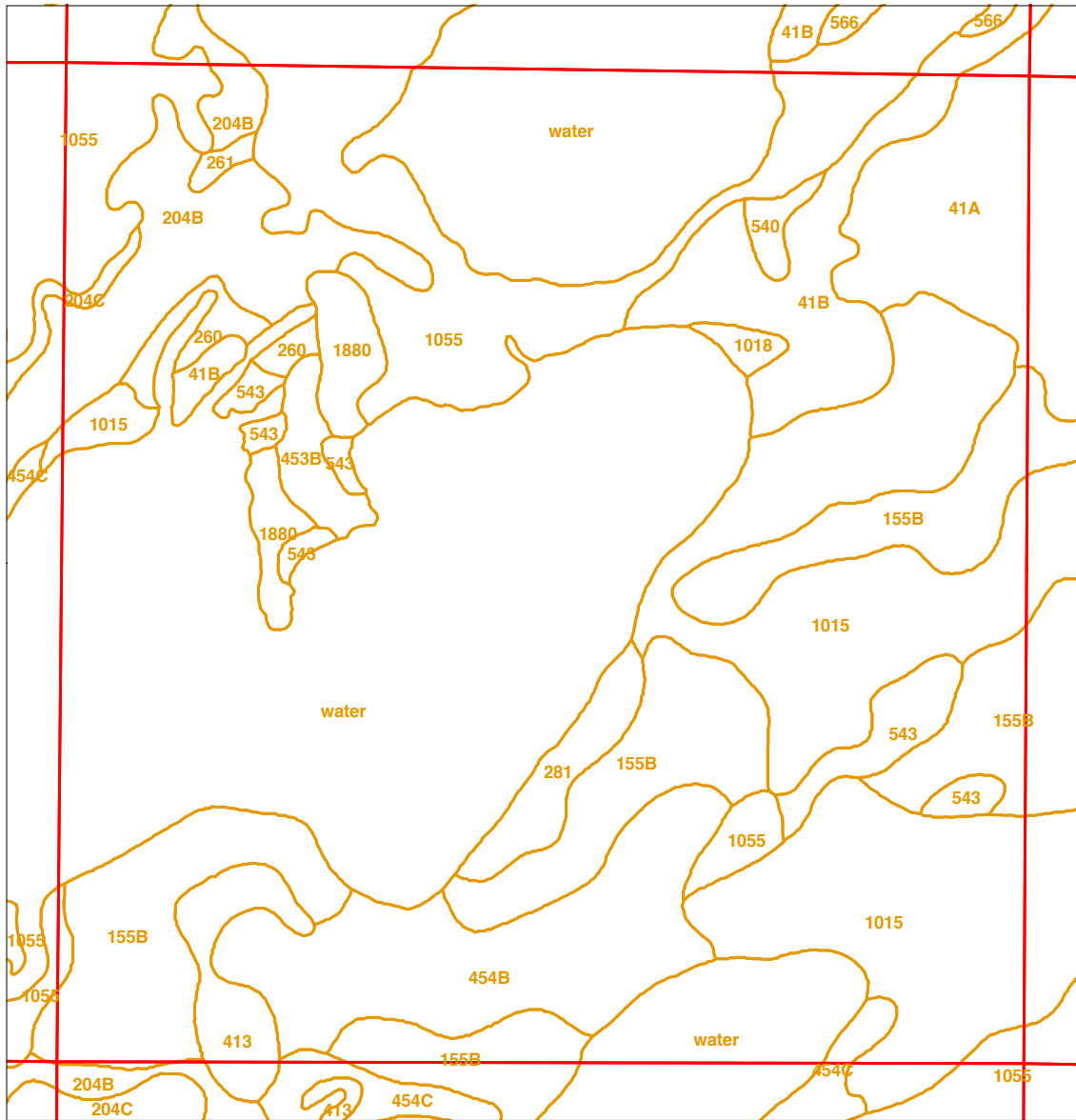
Ground Water Sensitivity



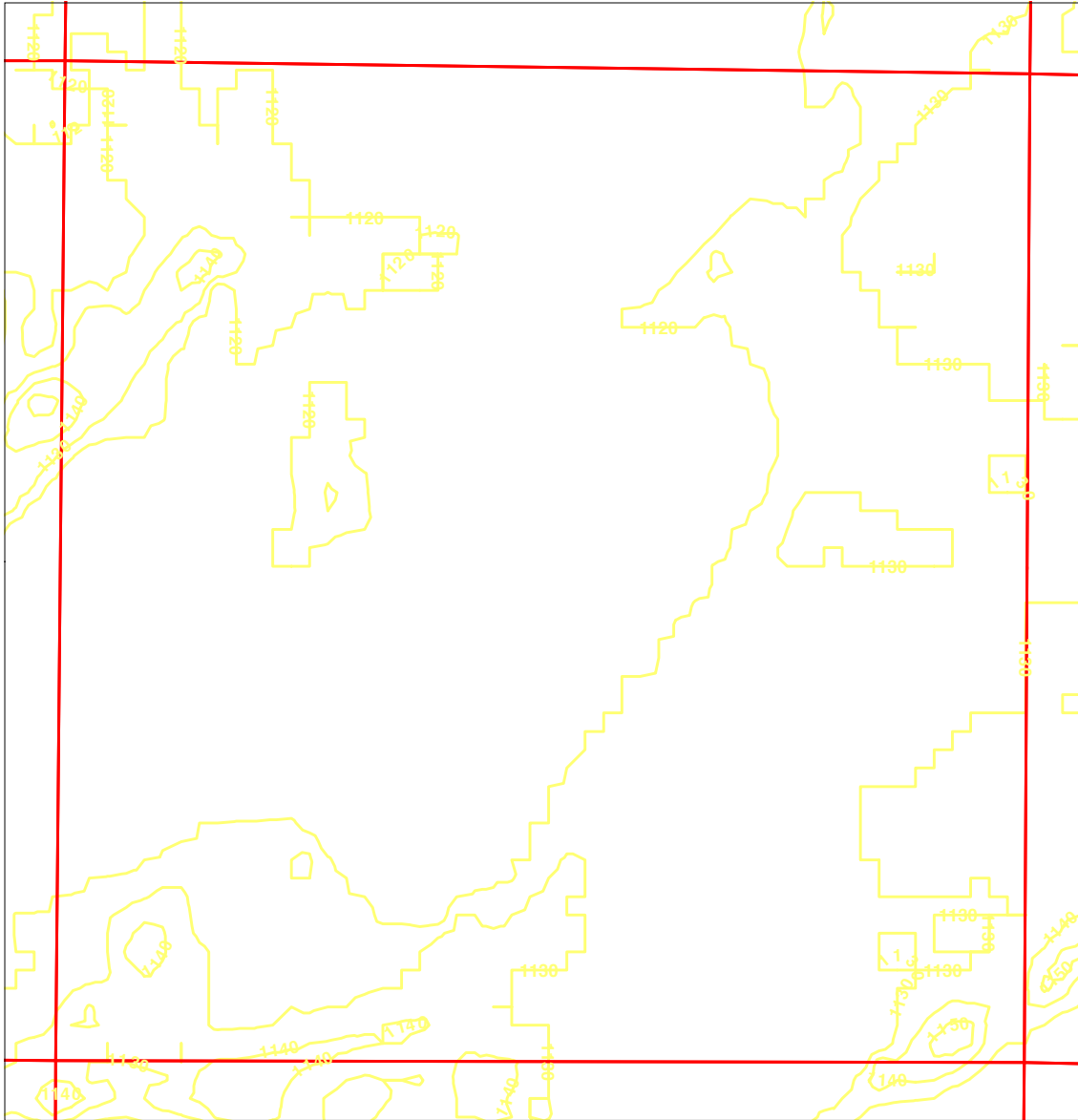
Parcel Boundaries



Soil Types

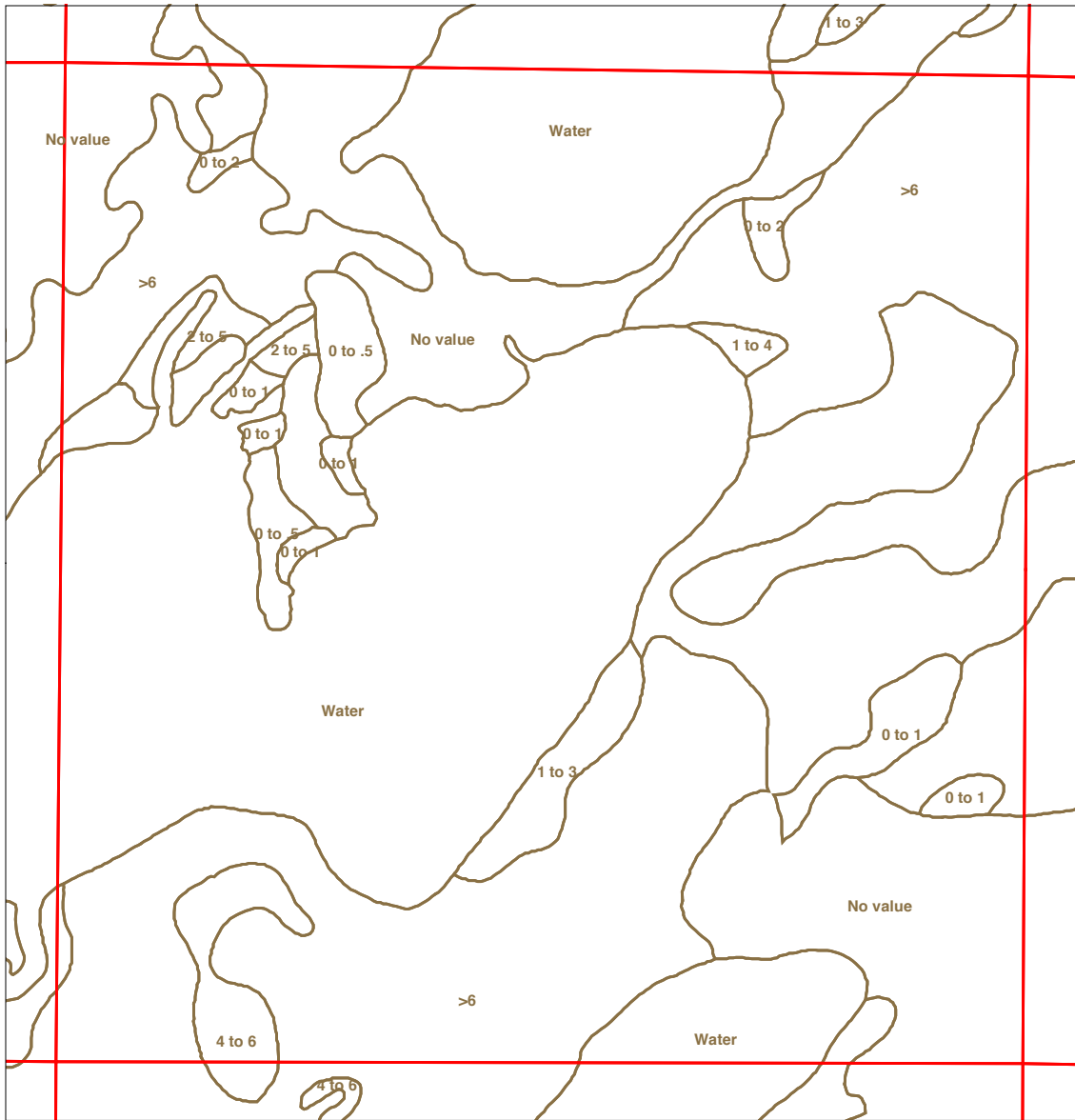


Topography



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

