

Avon Township Land Use Management Assessment Worksheet

Avon Township Section 32

1. Stearns County Biological Survey Review and Comment:

- 1.1. About 140 acres or 22% of the SW corner of section is identified as Oak Forest – Mesic Subtype.

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

Aquifer Yield Estimates

- 2.1. Approximately 240 acres or 38% is designated low yield or no aquifer.
- 2.2. Approximately 120 acres or 18% is designated less than 100 gpm.
- 2.3. Approximately 40 acres or 6% is designated as 100-500 gpm.
- 2.4. Approximately 240 acres or 38% is lakes

3. Stearns County Geological Survey Permeable Soil Review and Comment

Ground-Water Sensitivity to Pollution

- 3.1. Approximately 280 acres or 44% is moderately sensitive to ground water pollution.
- 3.2. Approximately 40 acres or 6% is designated highly sensitive to ground water pollution.
- 3.3. Approximately 240 acres or 38% 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. 453B DeMontreville Loamy Sand, 2 to 8 percent slop
- 4.2. 453C Demontreville Loamy Sand, 8 to 15 percent slope
- 4.3. 1843C Cushing-DeMontreville complex 8 to 15 percent slopes
- 4.4. 1843E Cushing-DeMontreville complex 15 to 25 percent slopes
- 4.5. 454B Mahtomedi Loamy Coarse Sand, 2 to 8 percent slopes
- 4.6. 454C Mahtomedi Loamy Coarse Sand, 8 to 15 percent slopes
- 4.7. 1055 Histosols and Haplaquolls, ponded

5. Stearns County Zoning Map Review and Comment

- 5.1. Approximately 240 acres or 38% is zoned A-40
- 5.2. Approximately 100 acres or 15% is zoned R-5
- 5.3. Approximately 60 acres or 9% is zoned R-1
- 5.4. Approximately 240 acres or 38% is lakes.

6. Existing Road System Review and Comment

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

- 6.1. Upper Spunk Lake Rd runs west to east along the north border and Upper Spunk Lake Road for ¾ mile.
- 6.2. County Rd 9 runs along the entire south border.
- 6.3. Narnia Lane runs north off County Rd 9 from the west side of Upper Spunk Lake for one half mile.

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

- 7.1. 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.
- 7.2. 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. Upper Spunk Lake
- 9.2. Oak Forest – Mesic Subtype

10. **Adjacency Considerations**

- 10.1. Upper Spunk Lake
- 10.2. Oak Forest – Mesic Subtype
- 10.3. City of Avon
- 10.4. I-94 Freeway

11. **Tax Data**

Year Payable	2003	2002
Nbr of Parcels	66	
Land Mkt Value	\$ 2,742,600	\$ 1,929,000
Bldg Mkt Value	\$ 3,301,500	\$ 2,662,000
Total Mkt Value	\$ 6,044,100	\$ 4,591,000
Twp Taxes	\$ 9,031	\$ 6,000
Sch Taxes	\$ 12,471	\$ 9,000
County Taxes	\$ 23,264	\$ 19,000
Total Taxes	\$ 44,767	\$ 35,000

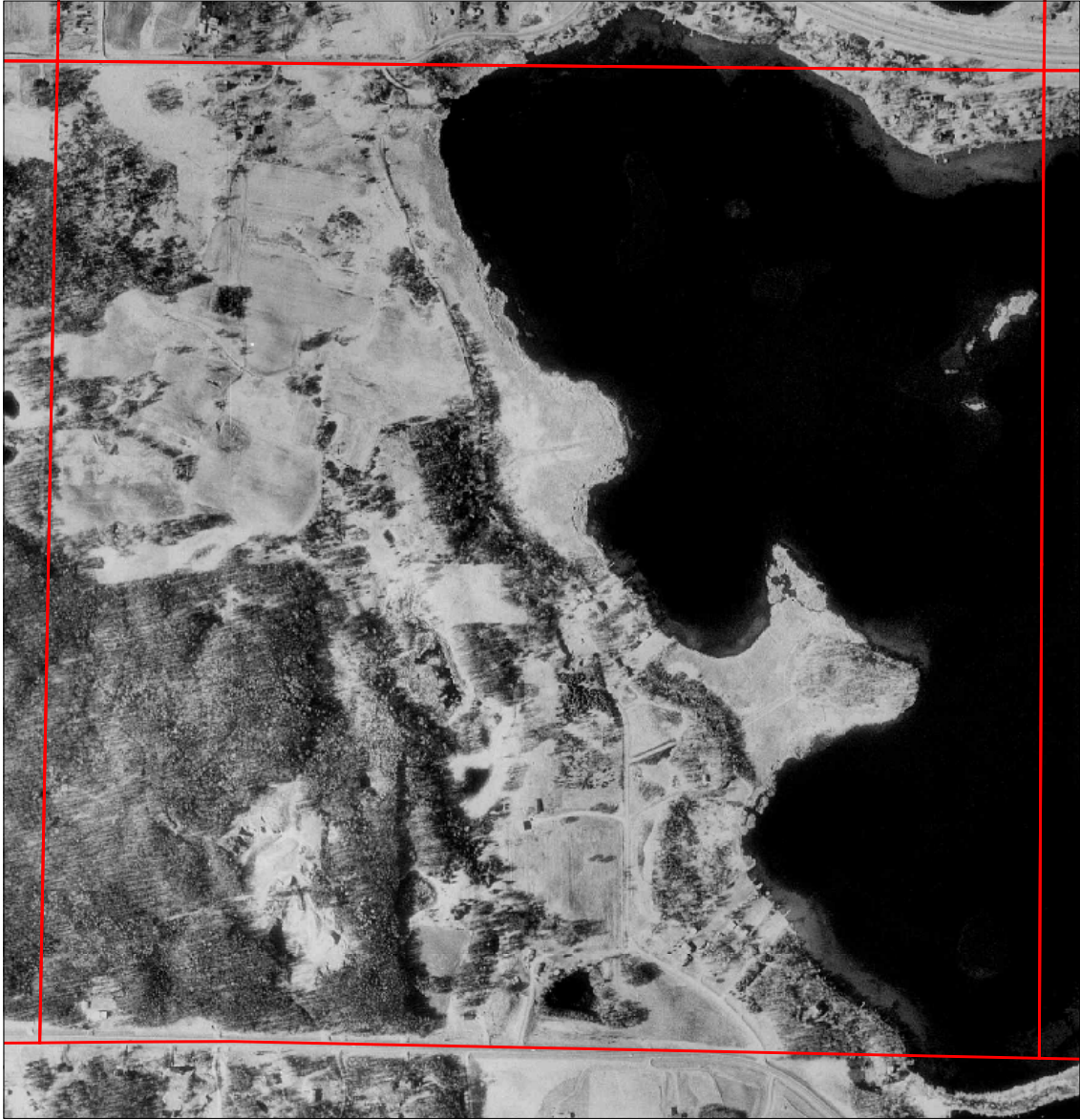
12. **Recommendations:**

- 12.1. Section should be viewed as a mixed development area. 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. 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. A large part of this section is covered by 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. Upper Spunk Lake covers a large part of this section.

Avon Township

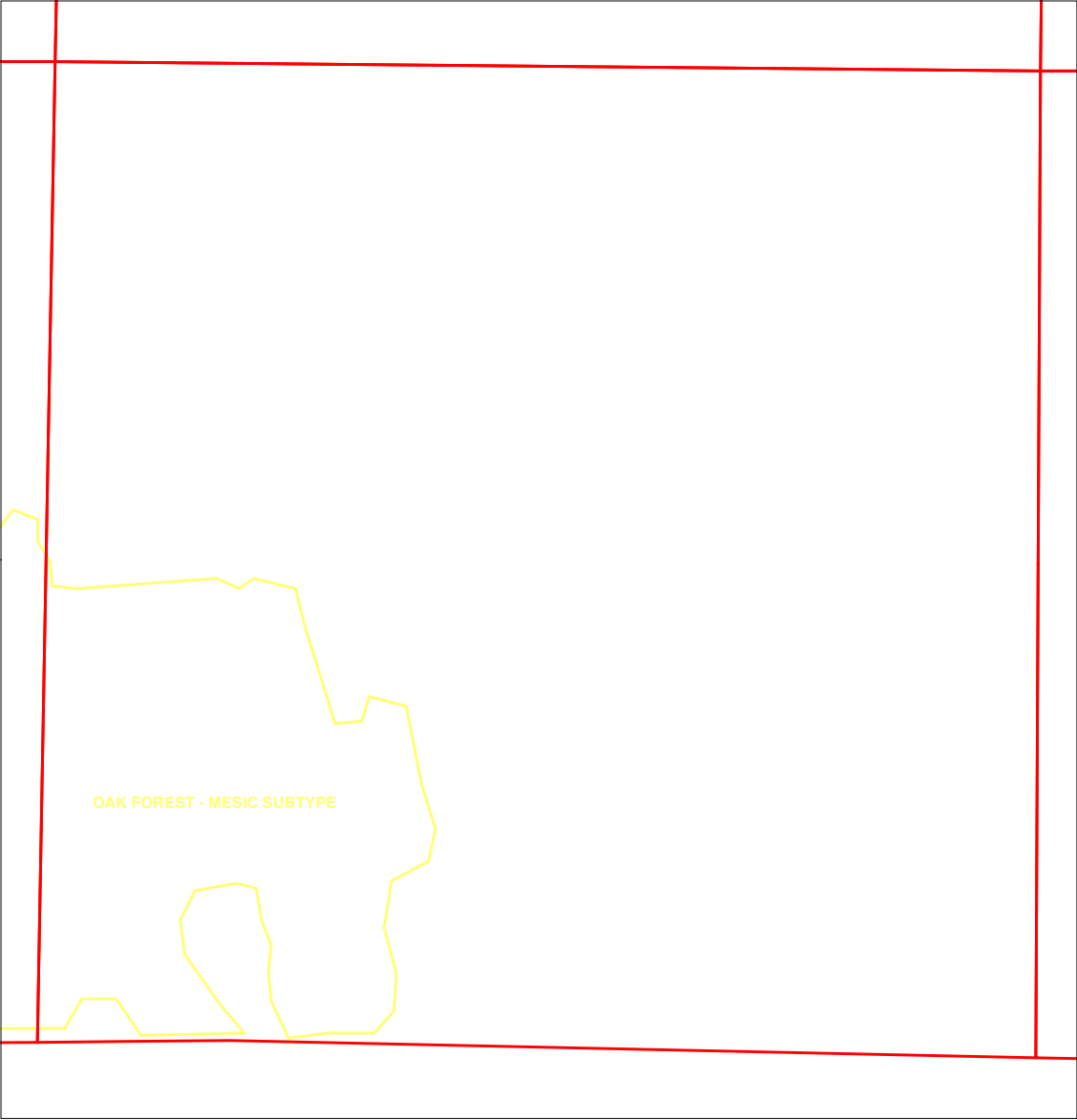


0 250 500 1,000 1,500
Feet



Section 32

Biological Survey Areas



(VH)Very High - Hours to months

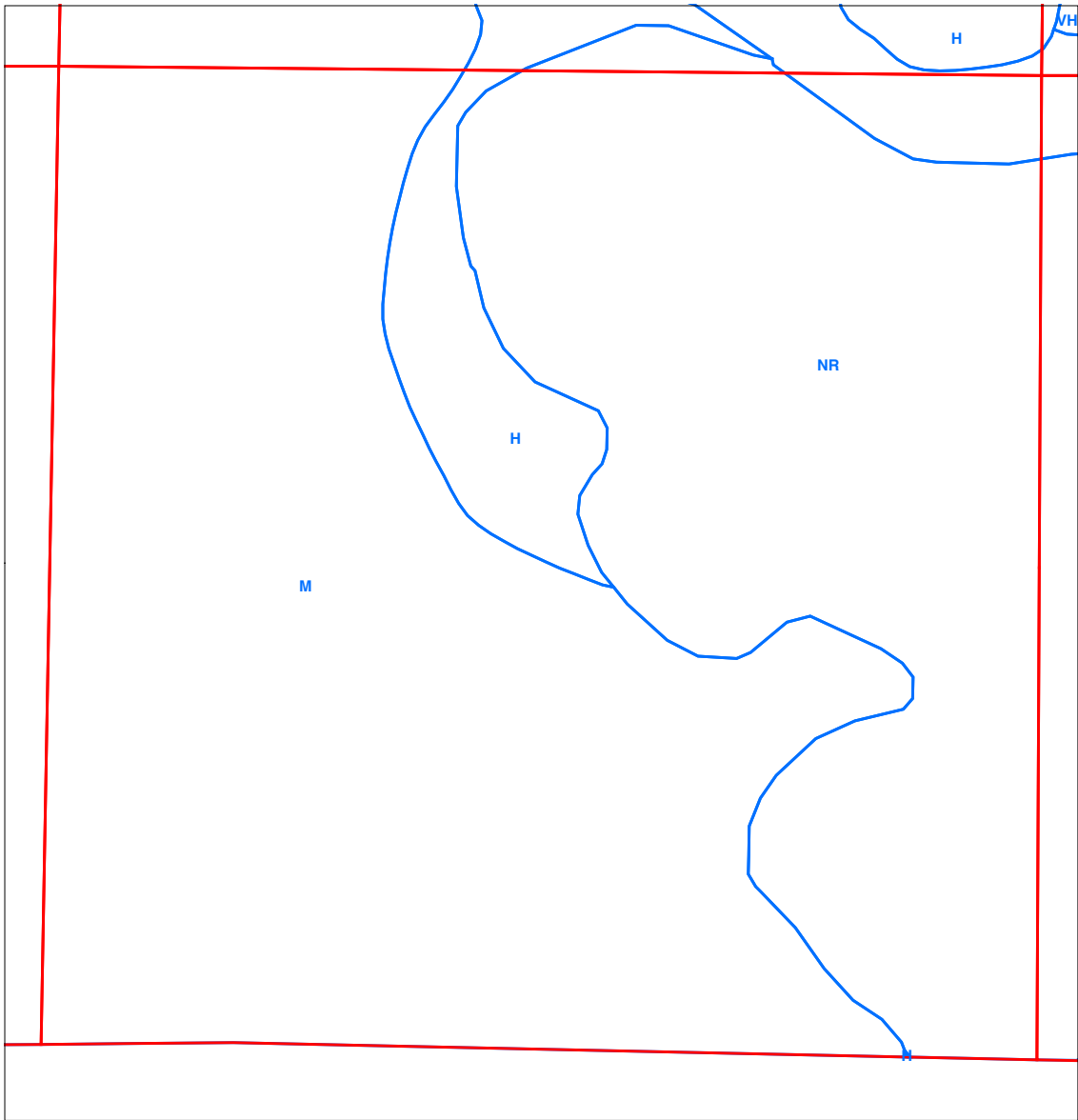
(H)High - Weeks to years

(M)Moderate - Years to decades

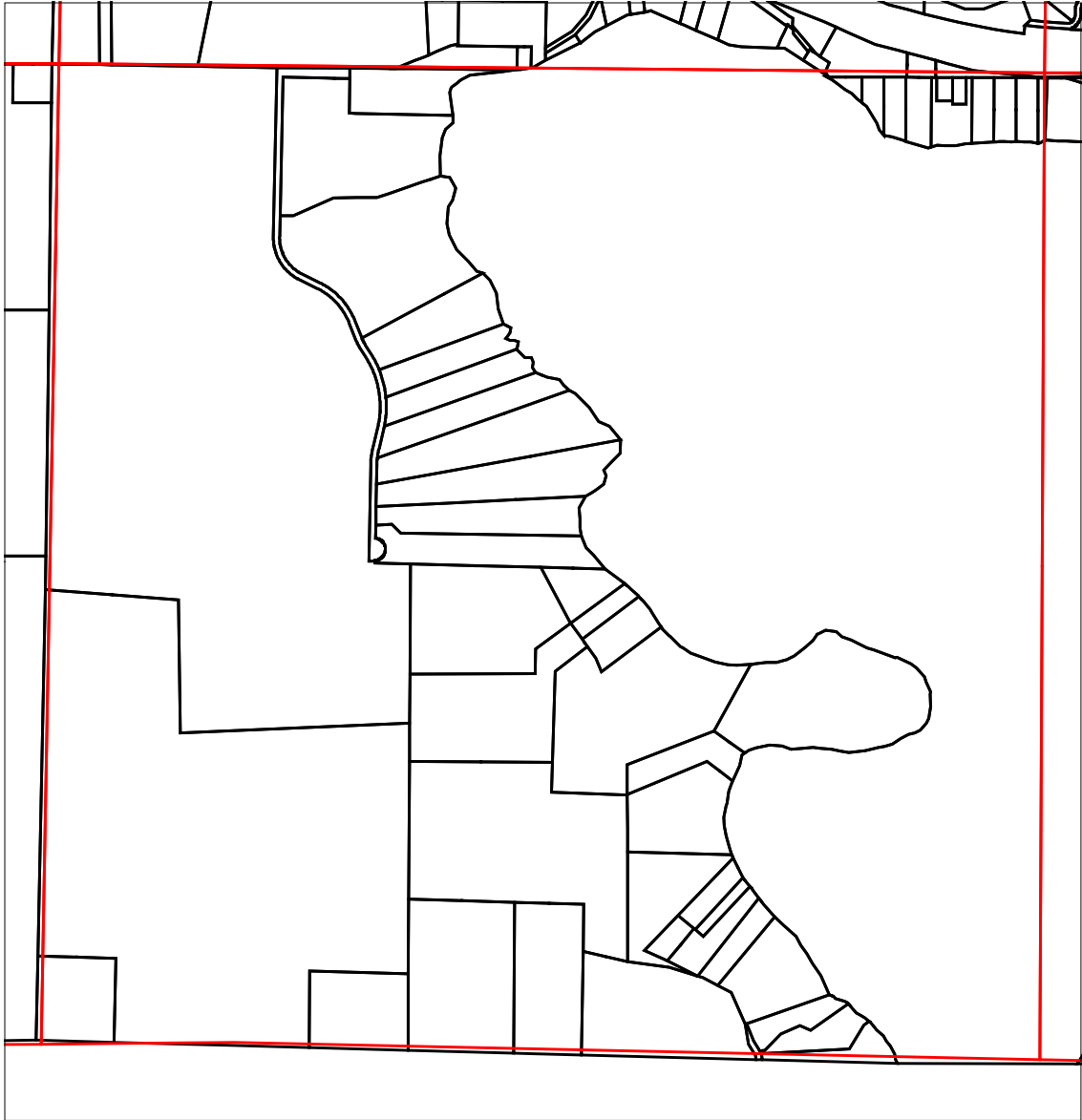
(L)Low - Decades to a century or more

(NR)Not Rated

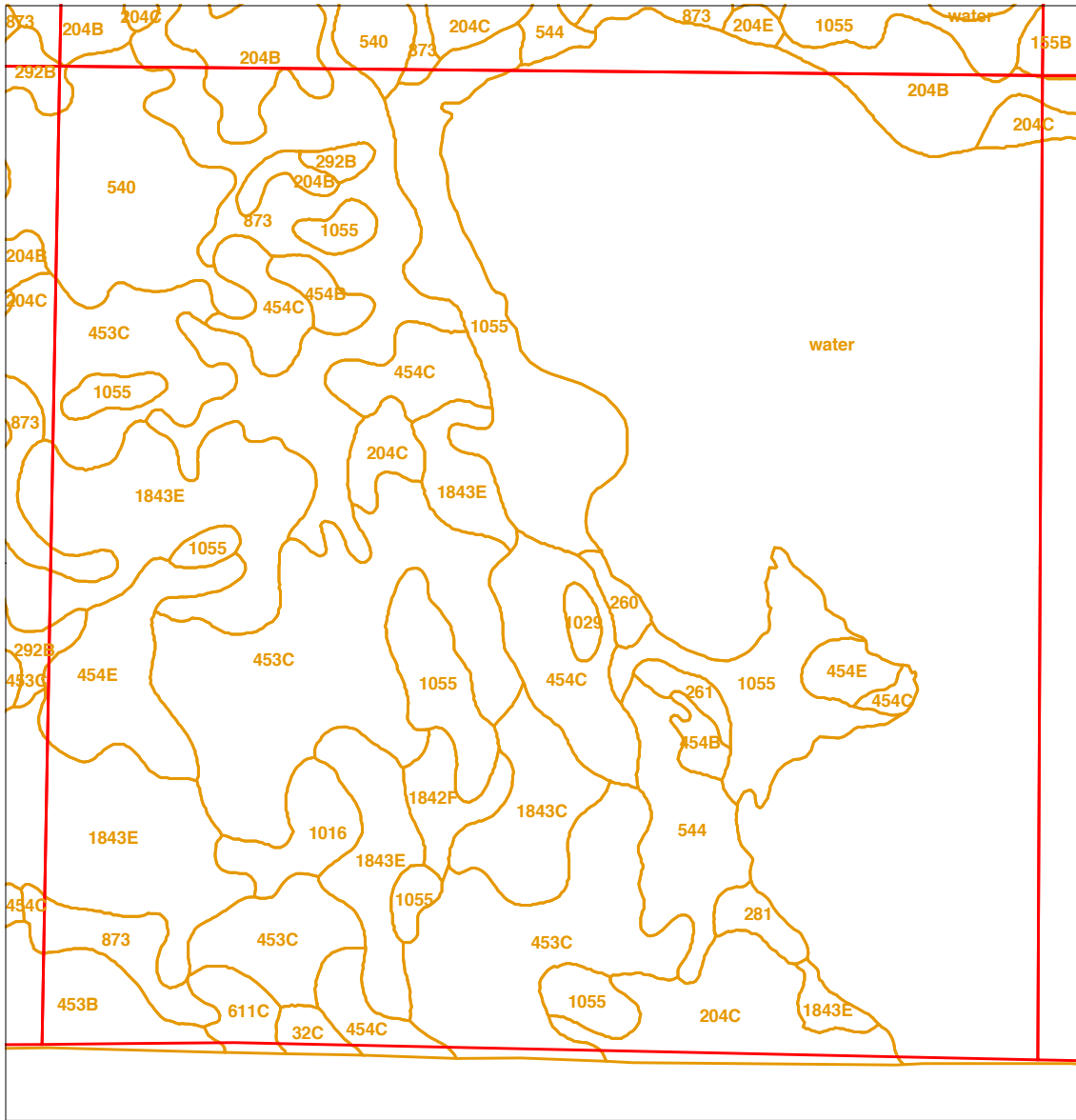
Ground Water Sensitivity



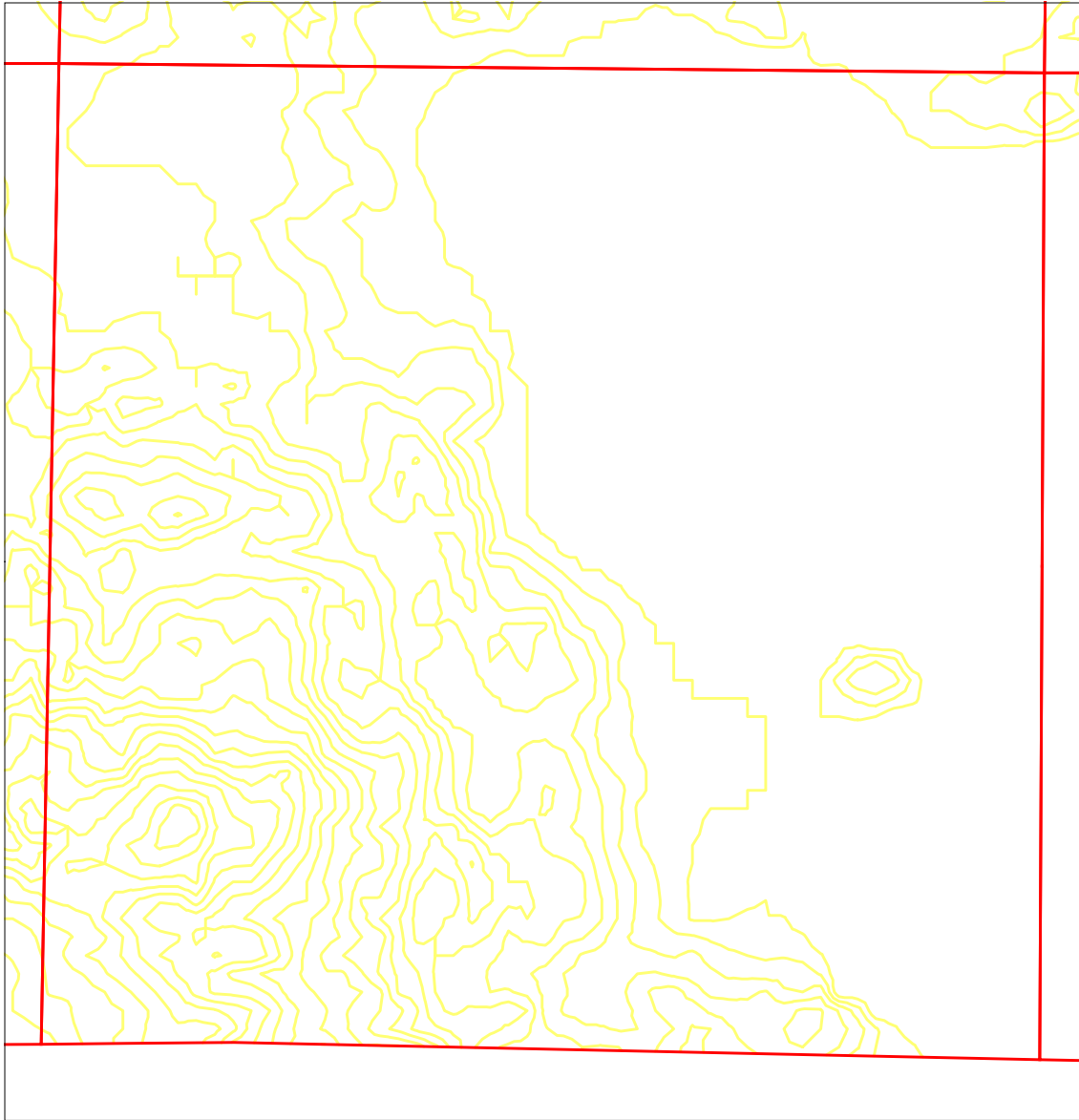
Parcel Boundaries



Soil Types

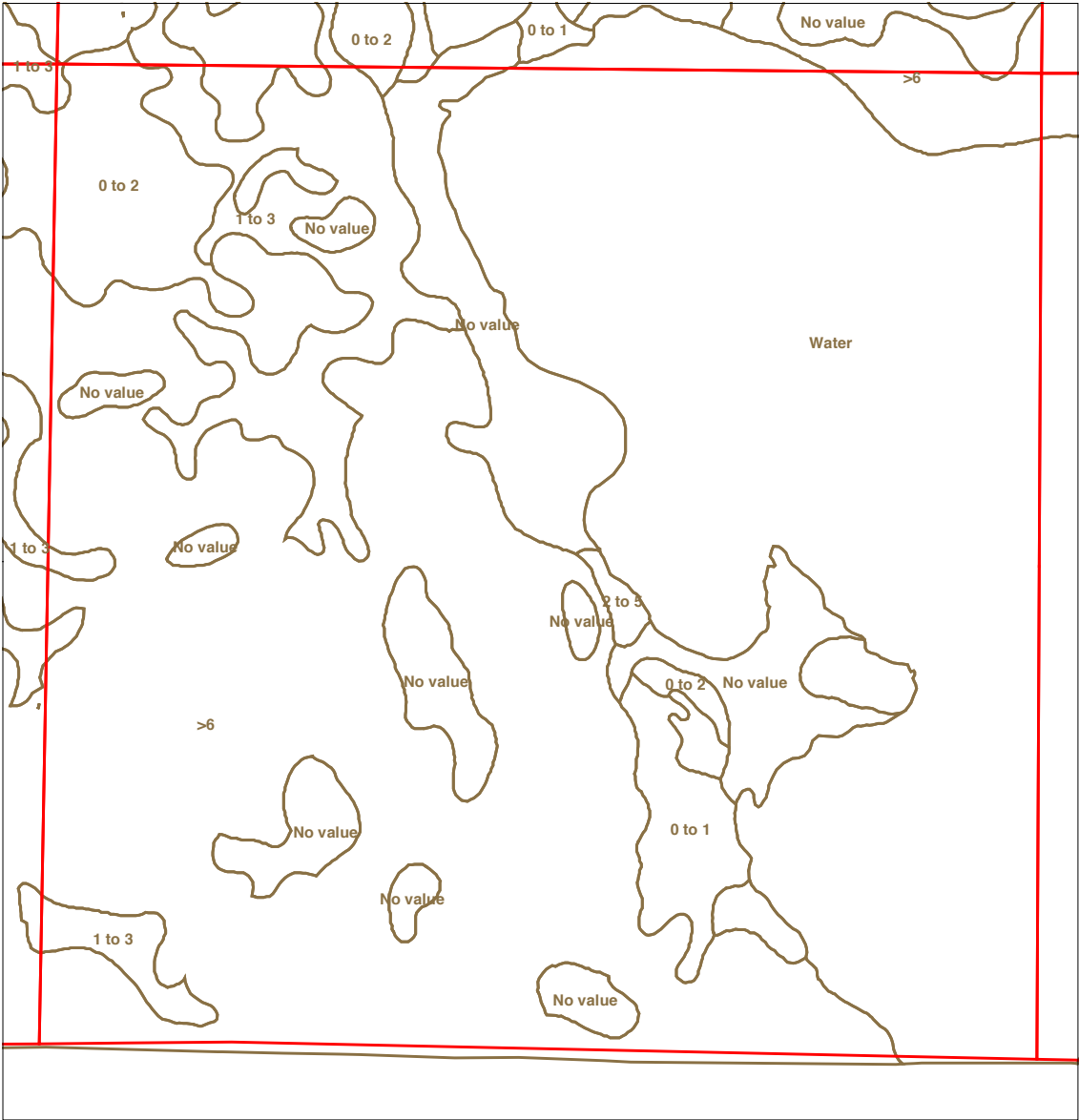


Topography Contours are at 10 foot intervals



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

