

AGENDA

THE **BOARD OF ADJUSTMENT** WILL ASSEMBLE FOR A HEARING OF APPEALS FROM THE AITKIN COUNTY ZONING ORDINANCE ON April 1, 2026 **AT 4:00 P.M.** IN THE **AITKIN COUNTY GOVERNMENT CENTER BOARD ROOM, 307 SECOND STREET NW, AITKIN, MN 56431**. THE FOLLOWING APPLICATIONS WILL BE REVIEWED.

1. Call the meeting to order.
2. Roll call.
3. Approve the agenda for the April 1, 2026 Board of Adjustment meeting.

New Business:

4. JOHN W & KAREN F WILLIAMS TRUSTEES, 7100 TRALEE DR, EDINA, MN 55439, are requesting a variance from the required 100 foot ordinary high water level setback on a recreational development lake (Farm Island) to a setback distance of 55 feet to construct a 32 foot by 46 foot second story addition and a 12 foot by 21 foot residence addition on an existing nonconforming residence located 39 feet from the ordinary high water level, which is in the shore impact zone. .27 AC OF LOT 3 IN DOC 155367 AND .42 AC OF LOT 3 AS IN DOC 285452 & 283106, Section Twenty-eight (28), Township Forty-six (46), Range Twenty-seven (27), Aitkin County, MN.

APP-2026-000046

5. Approval of minutes, March 4, 2026.
6. Adjourn.

AITKIN COUNTY ZONING

NOTICE OF HEARING

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APP-2026-000046

AITKIN COUNTY ZONING

Property Location

Property:	Property Location								Property Attributes	
	Parcel Number	Property Address	Township or City Name	Owner Name(s)	Taxpayer Name(s)	Legal Description	Plat Name	Section-Township-Range	Lake Class	Lake Name
	07-1-080304		FARM ISLAND TWP	WILLIAMS, JOHN W & KAREN F TRUSTEES	WILLIAMS, JOHN W & KAREN F TRUSTEES	.42 AC OF LOT 3 AS IN DOC 285452 & 283106	DUMMERS SUBDIVISION OF LOTS 3 AND 4	S:28 T:46 R:27	RD	FARM ISLAND LAKE
07-1-080900	29570 436th PI AITKIN, MN 56431	FARM ISLAND TWP	WILLIAMS, JOHN W & KAREN F TRUSTEES	WILLIAMS, JOHN W & KAREN F TRUSTEES	.27 AC OF LOT 3 IN DOC 155367	DUMMERS SUBDIVISION OF LOTS 3 AND 4	S:28 T:46 R:27	RD	FARM ISLAND LAKE	
Driving directions to the proposed project from Aitkin:	169 to 28 to 436th									
Is the above parcel located in the Shoreland Zoning District?	<u>Yes</u>									

Detailed Narrative

<p>Enter a Detailed Narrative (If you have a prepared narrative please state "See attached" and attach the document below):</p>	<p>we started at 45% impervious area by removing some existing decks we are down to 34.53% by removing existing drive we will be at 24.8% we are wanting to build addition going up keeping height under 35ft we no we have to move some existing rock that incroach on to county land there is no other direction to build sewer and road are to the north</p>
<p>Provide the Ordinance(s) and the Section(s) of the Ordinance(s) from which you are requesting a variance:</p>	<p>sec 3 ordinance 3.3</p>

Supplemental Data

<p>Attach completed form here:</p>	<p>File 1: 2044_001.pdf File 2: john_williams_13_7.pdf File 3: Page_1_of_3_to_Print_24_X_36_LAYOUT_Williams_FEBRUARY_17th_2026.pdf File 4: Page_2_of_3_to_Print_24_X_36_LAYOUT_Williams_FEBRUARY_17th_2026.pdf File 5: Page_3_of_3_to_Print_24_X_36_LAYOUT_Williams_FEBRUARY_17th_2026.pdf</p>
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A Scaled Drawing or Survey

Scaled Drawing or Survey Checklist:	<u>Location and dimensions for all lot lines.</u> <u>Location and dimensions of all existing and proposed structures/additions.</u> <u>Location and depth of all existing and proposed wells within 100 feet of the property.</u>
Attach a Scaled Drawing or Survey:	File 1: john_williams10.pdf

Side Profile Sketch of the Structure

Attach a side profile sketch of your proposed structure or addition here (if applicable):	File 1: john_williams10.pdf
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Certificate of Septic Compliance

Attach a copy of one of the following, if applicable: - A current compliance inspection on an existing septic system. - A design for a new/replacement septic system.	File 1: 2038_001.pdf
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Shoreland Performance Worksheet

Complete the Shoreland Performance Worksheet and attach here:	File 1: john_williams_shoreline.pdf
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Standard Erosion Control Plan

Attach the completed Standard Erosion Control Plan here:	File 1: john_williams_eroision.pdf
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Property Deed

Attach the property deed:	File 1: john_williams_deed.pdf
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Terms

General Terms

<p>The landowner or authorized agent hereby certifies that to the best of their knowledge the application and supporting documents are a factual representation of the proposed project. The landowner or authorized agent agrees that, in making application, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County or State Ordinances or Statutes. It is the applicant's responsibility to contact other Local, County or State agencies to ensure the applicant has complied with all relevant Local, County or State Ordinances or Statutes.</p>
<p>Submittal of the above materials does not always constitute a complete application. Other information may be necessary to complete the application based on the type of request and onsite inspection.</p>
<p>I acknowledge that by submitting this application, the application and its attachments are public information.</p>

Invoice #69273 (02/17/2026) Expected Payment Method: Pay Online - Card or ECheck

Charge	Cost	Quantity	Total
Recording Fee added 02/17/2026 1:55 PM (Nonrefundable)	\$46.00	x 1	\$46.00
Variance added 02/17/2026 1:55 PM (Nonrefundable)	\$650.00	x 1	\$650.00
Grand Total			
			Total
			\$696.00
			Payment 02/17/2026
			\$696.00
			Due
			\$0.00

Results ([Go to top](#))
 Signature accepted
 Failed to send [Variance Ready for Action](#) notification to:

Approvals

Approval	Signature
Applicant	online submittal - 03/03/2026 11:23 AM - witnessed by Kim Burton 6567b8166fa66689662378aae11d84c3 df4957ebe4043e8f5cee65a3e5cac69c
#1 Administrative Review	Kim Burton - 03/11/2026 11:45 AM cb76a1da9c818097257830846c19301f 9fed187e358e00704c4780db241f21ed
#2 Board of Adjustment Approval	

Public Notes

Text:	<p>Distance to house from OHWL 55 feet Deck is 16 feet towards lake= closest point of structure (deck) to OHWL is 39 feet KB</p>
File(s):	<div style="border: 1px dashed black; height: 20px; width: 100%;"></div>

Admin Checklist

This review has been started by:	<input type="text" value="Kim Burton"/>
Zoning District of project location:	<input type="text" value="Shoreland"/>
Project located in the floodplain?	<input type="text" value="No"/>
Is the parcel a Lot of Record before 1-21-92 or have alternate sites been identified?	<input type="text" value="Yes"/>
Is this an after-the-fact application?	<input type="text" value="No"/>

Numbers

	Current Number	Next from Sequence
UID #	220374	<i>not applicable</i>
App. #	<input type="text" value="2026-000046"/>	<input type="button" value="««"/> 2026-000077
Permit #	<input type="text"/>	<input type="button" value="««"/> 2026-0063

Print View



**AITKIN COUNTY ENVIRONMENTAL SERVICES
PLANNING & ZONING**

Aitkin County Government Center
307 2nd Street NW, Room 219
Aitkin, MN 56431

aitkinpz@aitkincountymn.gov
Phone: 218-927-7342
Fax: 218-927-4372

AUTHORIZED AGENT FORM

I hereby authorize the agent named below to act as my authorized agent for all public hearing applications and land use permits on property located at:

Parcel Numbers(s):	07-1-080900
E911 Address of Property:	29570 436 th pl Aitkin, mn 56431

Authorized Agent Information:

Agent name:	Greg Row
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Property Owner Information:

Property Owner Signature:	John Williams	Date:	Feb 16-26
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PART I: SUPPLEMENTAL DATA TO VARIANCE APPLICATION

Aitkin County Environmental Services
307 Second St. NW, Room 219, Aitkin, MN 56431
Phone: 218.927.7342 Fax: 218.927.4372
www.co.aitkin.mn.us

Note: Place an "X" by each item below that applies to your variance request. Then, fill out **only** the applicable following section(s) that apply, as directed. **If a section does not apply to your request, leave it blank.**

What is the reason(s) for applying for the variance? Place an "X" by each applicable item.

- Setback issues for a proposed new structure: **Complete Section 1**
- Setback issues for an alteration to an existing nonconforming structure: **Complete Section 2**
- Setback issues for a septic system: **Complete Section 3**
- Land alteration: **Complete Section 4**
- Creating a lot not in conformance with the minimum Ordinance standards: **Complete Section 5**
- Other: attach separate sheet explaining variance request

Section 1 – New Structure(s)

Check all that apply and fill in requested information:

- Basement
 - Crawl space
 - Walk-out Basement
 - One Story Level
 - Story-and-a-Half Level
 - 2nd Story Level
- Proposed # of Bedrooms 2 Proposed Structure Height 8 ft.
- Existing Total Building Coverage 0 % Proposed Total Building Coverage 0 %
- Existing Total Impervious Surface Coverage 0 % Proposed Total Impervious Surface Coverage 0 %

"Building Coverage" means the ground surface covered by any building or appurtenance, including, but not limited to, decks, platforms, overhangs and projections therefrom, outdoor furnaces, fishhouses, sheds, carports, lean-to's, or any similar building. – as per the Aitkin County Shoreland Management Ordinance.

"Impervious surface coverage" means any structure, facility or surface that sheds water including structures and facilities, sewage treatment system absorption areas (equal to 190 sq.ft./bedroom), retaining walls, and roadway surfaces and parking areas. Impervious surface does not include eaves of two feet and less. – Per the Aitkin Count Shoreland Management Ordinance.

Itemized square footage of proposed structure(s):

32x46 2nd story

Check the item(s) from which you are requesting a variance and fill in the proposed setback distance. * Setbacks are measured to the nearest point on a structure which can be the eave overhang or an attached deck/platform.

Proposed Alteration Type _____

<input checked="" type="checkbox"/> Ordinary High Water Level (OHWL)	Existing Setback <u>55</u> ft.	Proposed Setback <u>55</u> ft.
_____ Property Line	Existing Setback <u>20</u> ft.	Proposed Setback <u>20</u> ft.
_____ Road Right-of way __ Twp __ Co. __ State	Existing Setback <u>30</u> ft.	Proposed Setback <u>30</u> ft.
_____ Bluff	Existing Setback _____ ft.	Proposed Setback _____ ft.
_____ Other: _____	Existing Setback _____ ft.	Proposed Setback _____ ft.

Section 3 – Septic System

Check the item(s) from which you are requesting a variance and fill in the proposed setback distance.

_____ Ordinary High Water Level (OHWL)	Proposed Setback _____ ft.
_____ Property Line	Proposed Setback _____ ft.
_____ Road Right-of way __ Twp __ Co. __ State	Proposed Setback _____ ft.
_____ Bluff	Proposed Setback _____ ft.
_____ Other: _____	Proposed Setback _____ ft.

Section 4 – Land Alteration

What is your land alteration? Check all categories that apply and indicate the total amount of excavation or placement of fill.

_____ More than 10 cubic yards on steep slopes and shore and bluff impact zones.	Total Cubic Yds. _____
_____ Other: _____	Total Cubic Yds. <u>0</u>

Section 5 – Creating Nonconforming Lot(s)

Check the item(s) from which you are requesting a variance and fill in the proposed dimensions.

_____ Property Width	Proposed Property Width _____
_____ Property Area	Proposed Property Area _____
_____ (2) Standard Septic Sites	
_____ Legal Access	

*2nd Story
32x44*

Check the item(s) from which you are requesting a variance and fill in the proposed setback distance. * Setbacks are measured to the nearest point on a structure which can be the eave overhang or an attached deck/platform.

Proposed Structure Type (indicate with or without living quarters) 2nd Story

Ordinary High Water Level (OHWL)
 Property Line
 Road Right-of way ___ Twp ___ Co. ___ State
 Bluff
 Other: _____

Proposed Setback 55 ft.
Proposed Setback _____ ft.
Proposed Setback _____ ft.
Proposed Setback _____ ft.
Proposed Setback _____ ft.

Section 2 – Alteration(s) to Existing Nonconforming Structure(s)

Check all that apply and fill in requested information:

Existing Structure
 Basement
 Crawlspace
 Walk-out Basement
 One Story Level
 Story-and-a-Half Level
 2nd Story Level

Proposed Addition(s)
 Basement
 Crawlspace
 Walk-out Basement
 One Story Level
 Story-and-a-Half Level
 2nd Story Level

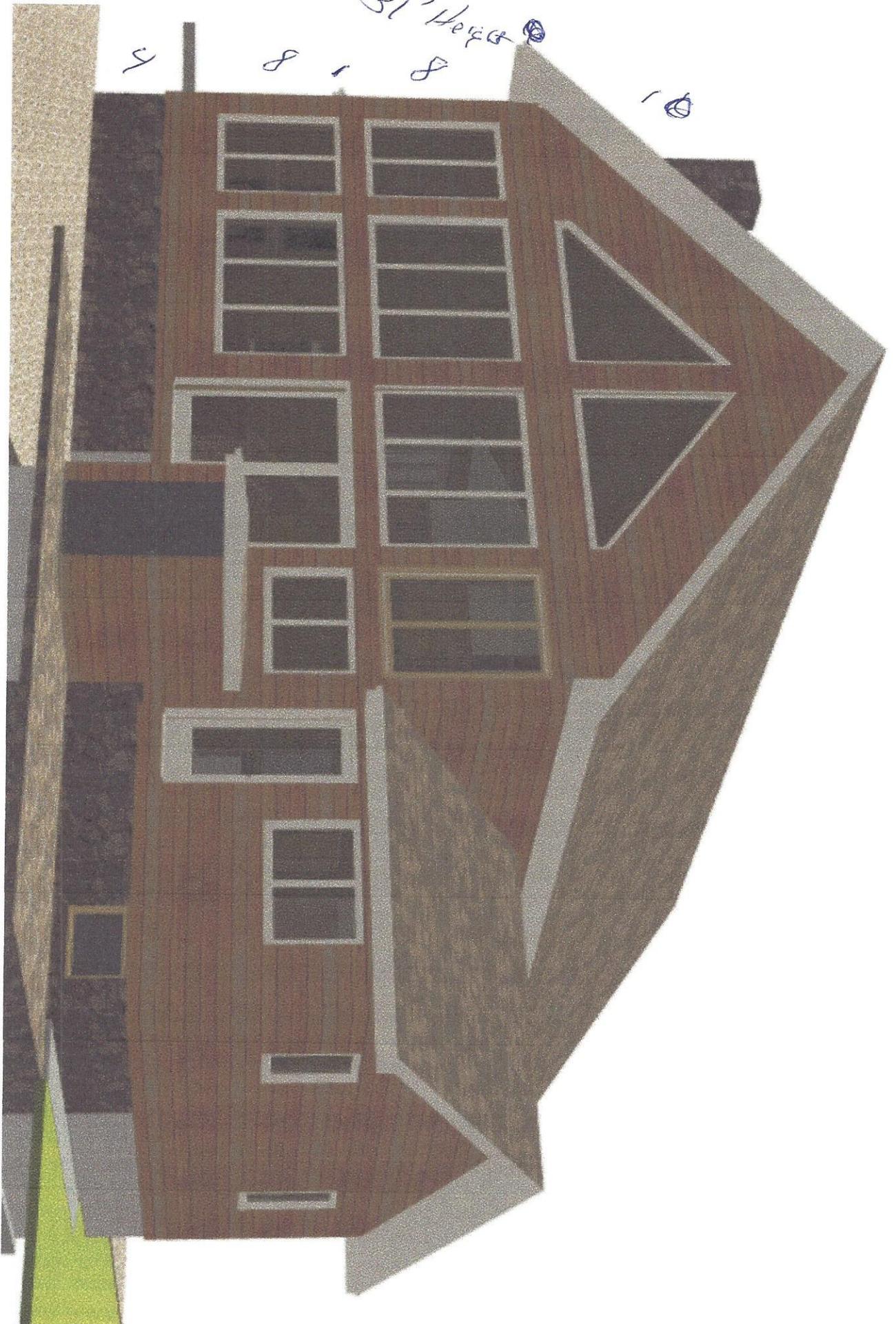
Existing Structure Height 16 ft.
Existing # of Bedrooms 2
Existing Building Coverage 14 %
Existing Total Impervious Surface Coverage 34.53 %

Proposed Addition(s) Height 33 ft.
Final # of bedrooms after remodel 3
Proposed Building Coverage 16 %
Proposed Total Impervious Surface Coverage 24.8 %

“Building Coverage” means the ground surface covered by any building or appurtenance, including, but not limited to, decks, platforms, overhangs and projections therefrom, outdoor furnaces, fishhouses, sheds, carports, lean-to’s, or any similar building. –as per the Aitkin County Shoreland Management Ordinance.

“Impervious surface coverage” means any structure, facility or surface that sheds water including structures and facilities, sewage treatment system absorption areas (equal to 190 sq.ft./bedroom), retaining walls, and roadway surfaces and parking areas. Impervious surface does not include eaves of two feet and less. – Per the Aitkin Count Shoreland Management Ordinance.

Itemized square footage of proposed structure(s):
32x46 2nd story 8x12 out
to the east



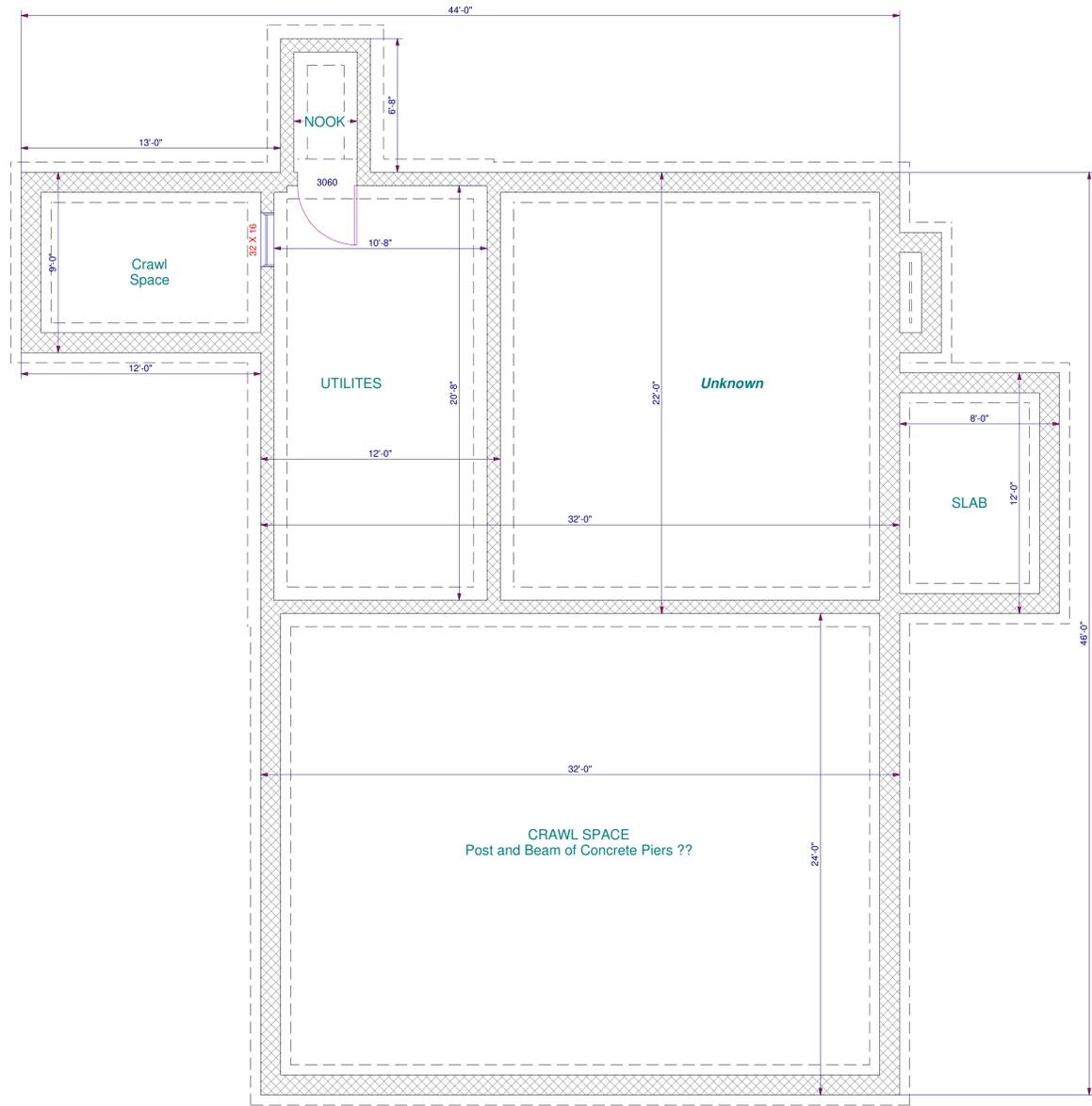
31' Height

4

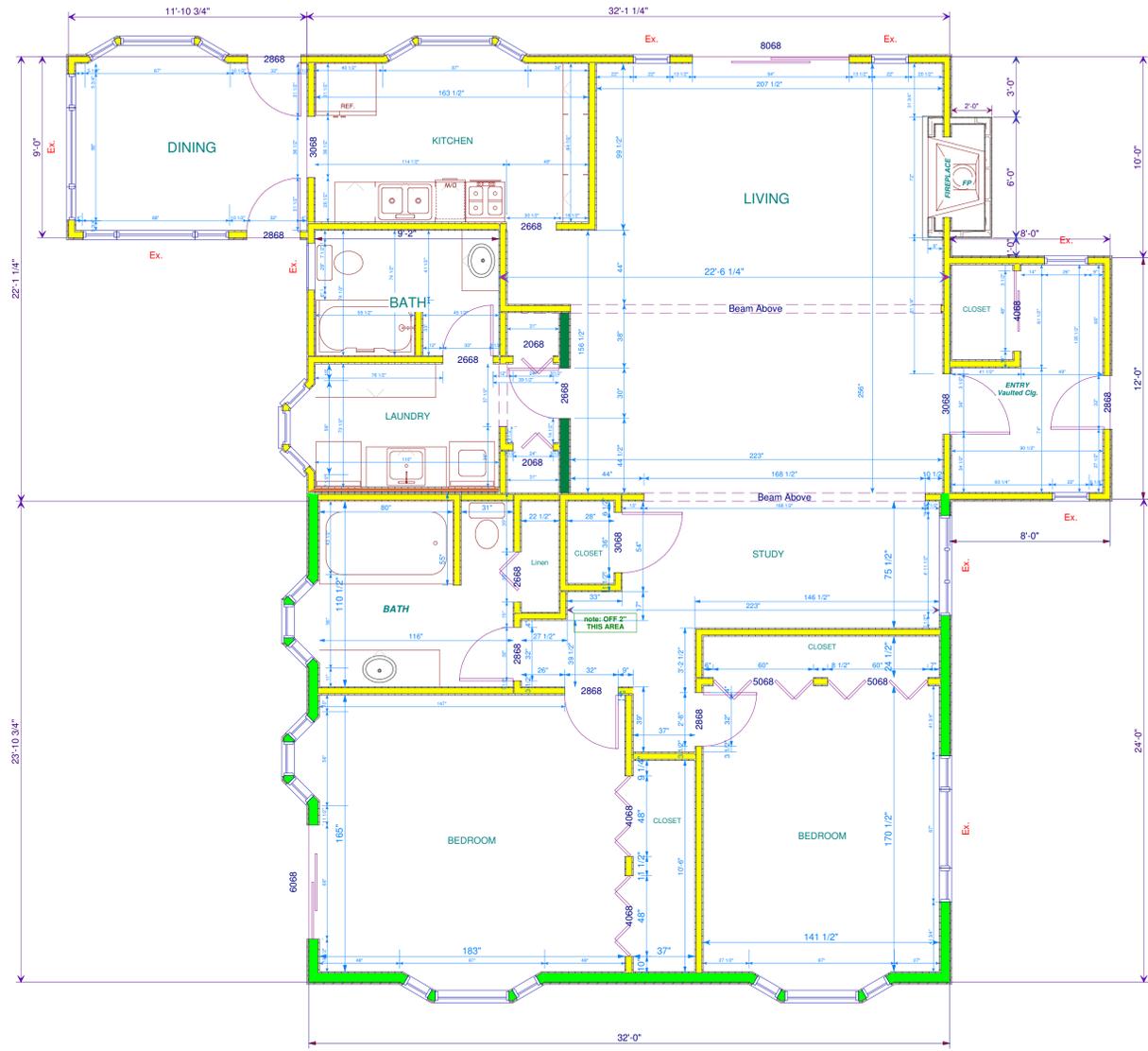
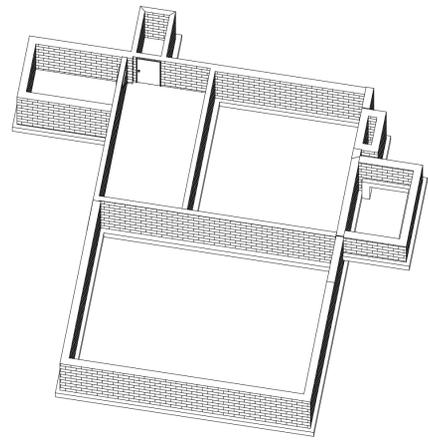
8 8

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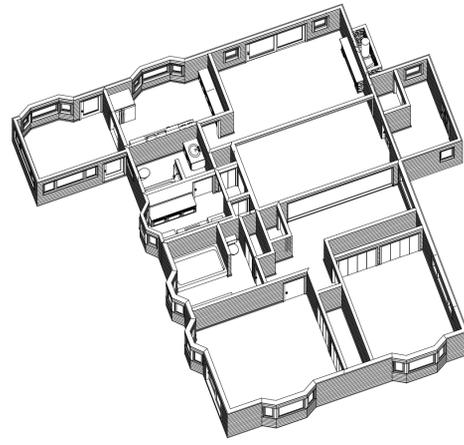


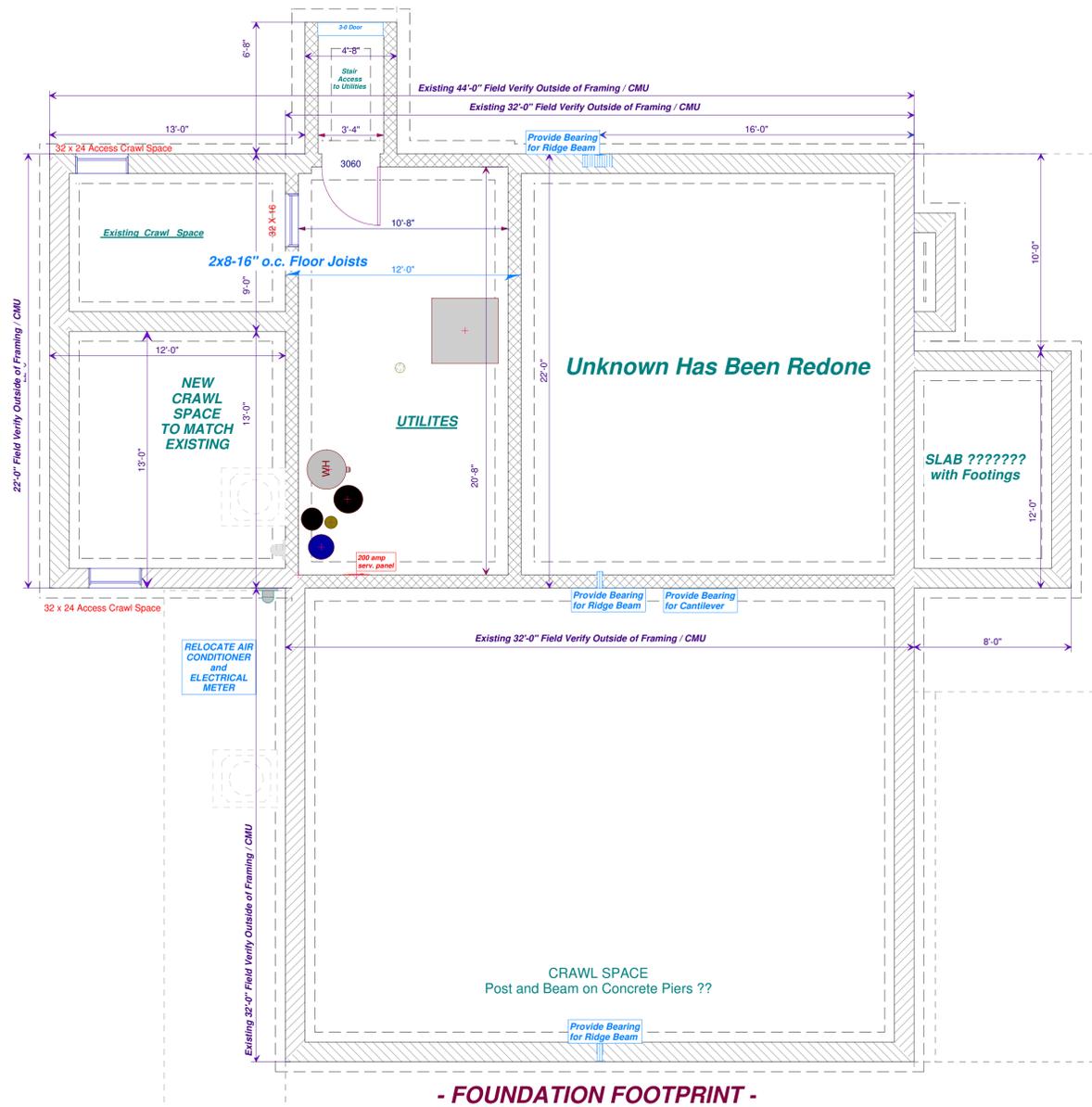


- EXISTING FOUNDATION FOOTPRINT



- EXISTING MAIN LEVEL FOOTPRINT

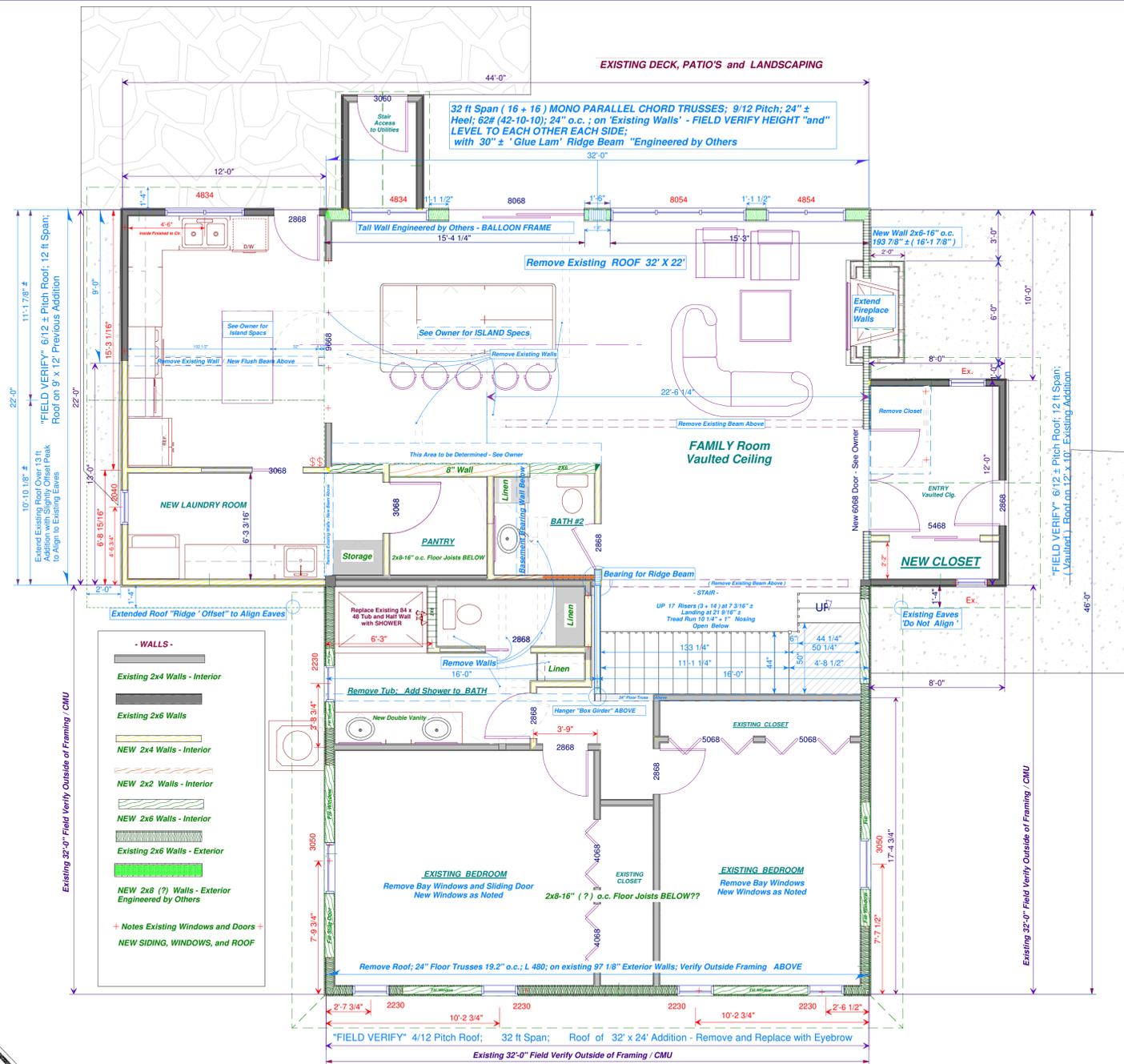
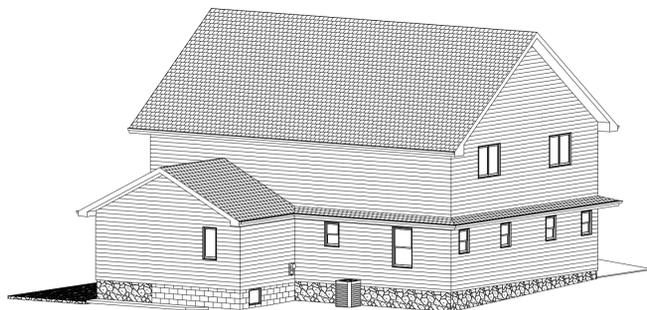
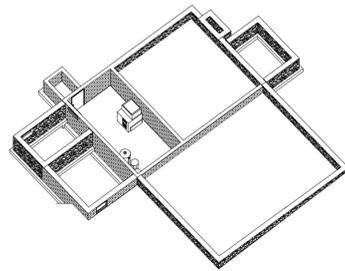




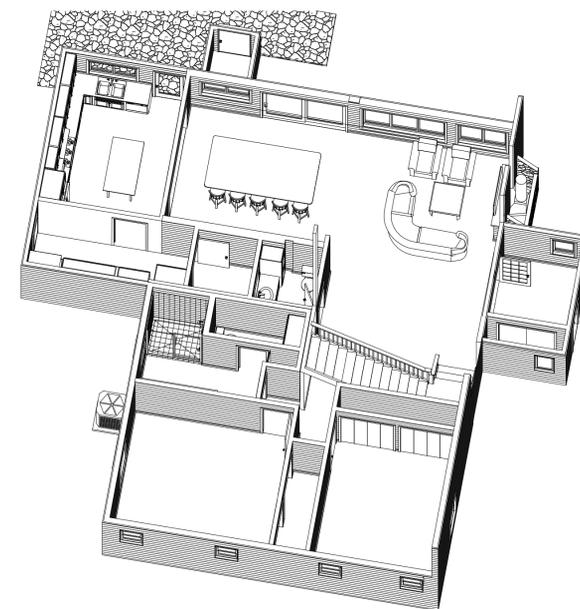
- FOUNDATION FOOTPRINT -



- NORTH ELEVATION -



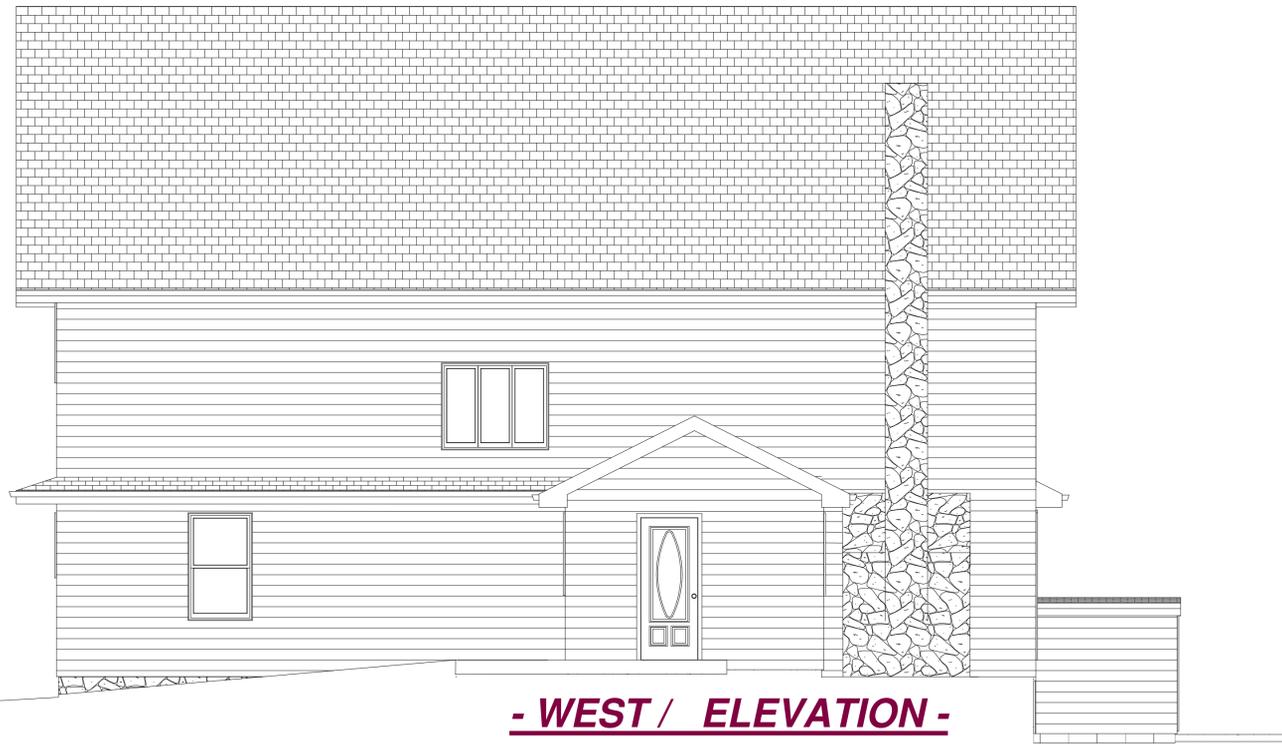
- MAIN LEVEL FOOTPRINT -



NOTE: ALL BUILDERS, SUBCONTRACTORS, ETC to MEET ALL APPLICABLE CODES

ALL DIMENSIONS, FOUNDATION, FRAMING and EXISTING STRUCTURE TO BE "FIELD VERIFIED"; MAKE NECESSARY ADJUSTMENTS

**JOHN WILLIAMS
29570 436th PLACE
FARM ISLAND LAKE
AITKIN (CTY) MINNESOTA**



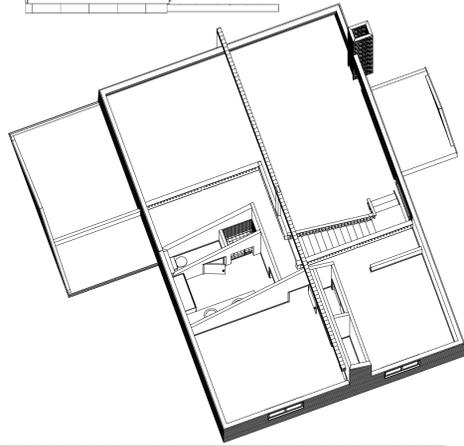
- WEST / ELEVATION -



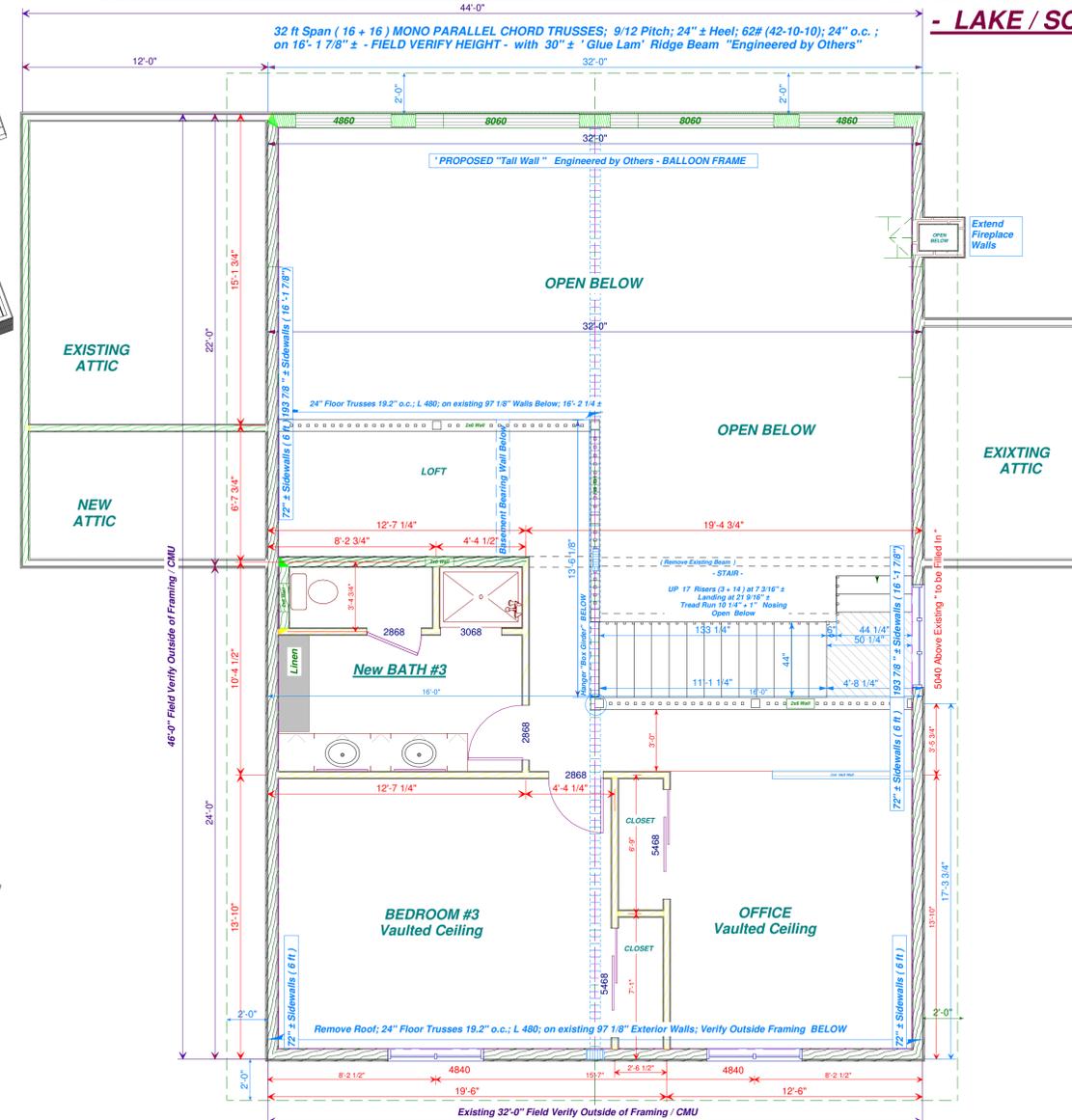
- LAKE / SOUTH ELEVATION -



- (EXISTING DECK ALONG THIS WALL) -



- EAST / ELEVATION -



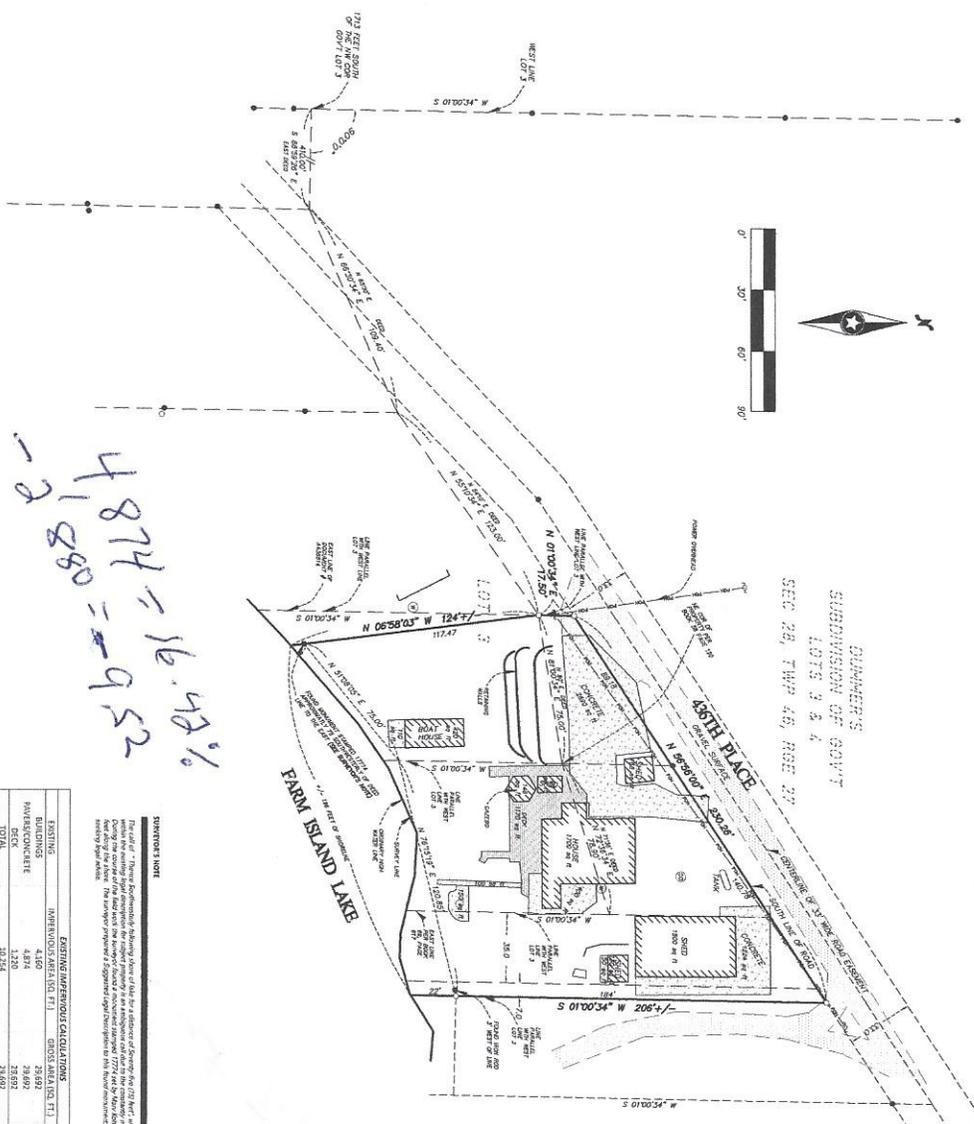
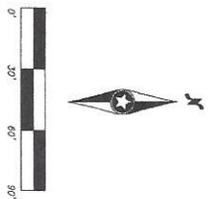
- UPPER LEVEL FOOTPRINT -

NOTE: ALL BUILDERS, SUBCONTRACTORS, ETC to MEET ALL APPLICABLE CODES

ALL DIMENSIONS, FOUNDATION, FRAMING and EXISTING STRUCTURE TO BE "FIELD VERIFIED"; MAKE NECESSARY ADJUSTMENTS

**JOHN WILLIAMS
29570 436th PLACE
FARM ISLAND LAKE
AITKIN (CTY) MINNESOTA**

EXISTING UTIL. OCCUPANCY: PWS DOCUMENT # 4441320



DUMMERS
 SUBDIVISION OF GOVT
 LOTS 3 & 4
 SEC. 28, TWP. 46, ROST. 27
 CORNER OF N. 46TH PLACE

EXISTING SUPERFICIAL CALCULATIONS

EXISTINGS	INFERIORS AREA (SQ. FT.)	GRDS. AREA (SQ. FT.)	PERCENT INFERIORS
BUILDINGS	4,874	29,892	14.01%
PAVING	1,280	78,092	4.11%
DRIVE	10,254	39,892	34.51%
TOTAL			

STREETS NOTE
 The plat of "Dummers Subdivision of Township 46 North and Range 27 West" is a subdivision of land in the County of Hennepin, Minnesota, and is subject to the provisions of the Minnesota Subdivision Act, Chapter 462B, Minnesota Statutes. The survey was prepared by Lakes Area Surveying, LLC, a professional engineering firm, on 5/20/24.

SUBMITTED LOCAL ORDINANCE:
 The plat of "Dummers Subdivision of Township 46 North and Range 27 West" is a subdivision of land in the County of Hennepin, Minnesota, and is subject to the provisions of the Minnesota Subdivision Act, Chapter 462B, Minnesota Statutes. The survey was prepared by Lakes Area Surveying, LLC, a professional engineering firm, on 5/20/24.

GENERAL NOTES:

1. Not to be construed as a warranty of accuracy or completeness.
2. The plat is subject to the provisions of the Minnesota Subdivision Act, Chapter 462B, Minnesota Statutes.
3. The plat is subject to the provisions of the Minnesota Subdivision Act, Chapter 462B, Minnesota Statutes.
4. The plat is subject to the provisions of the Minnesota Subdivision Act, Chapter 462B, Minnesota Statutes.
5. The plat is subject to the provisions of the Minnesota Subdivision Act, Chapter 462B, Minnesota Statutes.

LEGEND:

- EXISTING SETBACK LINE (SEE PLAN)



DATE: 5/20/24
 LICENSE NO.: 50319

PROJECT: WILLIAMS PROPERTY
 29570 436TH PLACE
 AITKIN, MN 56431

PREPARED FOR:
WILLIAMS PROPERTY
 29570 436TH PLACE
 AITKIN, MN 56431

**PART OF LOT 3,
 DUMMERS SUBDIVISION
 OF LOTS 3 & 4**
 Aitkin County, Minnesota
CERTIFICATE OF SURVEY

Date: 5/20/24

CTR244

AITKIN COUNTY
CERTIFICATE OF INSTALLATION/~~NOTICE OF NONCOMPLIANCE~~

This certificate of installation/~~notice of noncompliance~~ has been issued this 15th day of October, 2024 to certify compliance/~~noncompliance~~ with Aitkin County's Subsurface Sewage Treatment System Ordinance.

The premises covered by this certificate are legally described as: _____
.27 AC of Lot 3 in DOC 155367

Section 28 Township 46 Range 27 Lake Farm Island
PERMIT NO. 49074 Owner Name John Williams
Address 29570 436th Pl, Aitkin, MN, 56431
Installer Name Kohl Concepts
Type of System Inspected Type 2 Holding Tank
Parcel Number 07-1-080900

The certificate of installation/~~notice of noncompliance~~ was based on No 1 of the following:

- 1) Inspection of the installation or construction as in accordance with the above referenced permit and application design.

- 2) Review of as-built plans submitted in accordance with Subdivision 9.2 D of Aitkin County's Subsurface Sewage Treatment System Ordinance.

If the above permitted subsurface sewage treatment system is in noncompliance with Aitkin County's Subsurface Sewage Treatment System Ordinance, then the following shall serve as a Notice of Violation:

- 1) Statement of the findings of fact through inspections or investigations:

- 2) List of specific violations of Ordinance: _____

- 3) Requirements for correction or removal of violations: _____

- 4) Time schedule for compliance: _____

Failure to correct or remove the above violation(s) will result in this matter being turned over to the Aitkin County Attorney's Office for further legal action, which may result in revocation of licenses or registrations, fines and/or imprisonment.

INSPECTOR SIGNATURE Jody Grund

SUBSURFACE SEWAGE TREATMENT SYSTEM INSPECTION FORM
AITKIN COUNTY, MINNESOTA

Township Farm Island Date of Inspection 10/5/2024 App. Number 2024-001824
 Owner John Williams Parcel Number 07-1-080900 Installer Kohl
 Project Address 24370 436th Pl City Atzen Zip Code 56321

New Repair DIST. or DROP BOX & TYPE _____

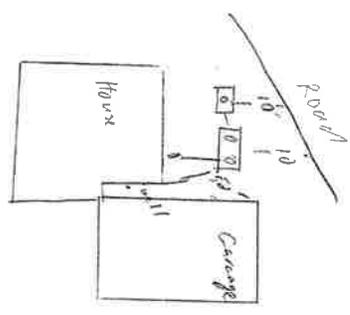
SETBACKS: Buildings to tank(s) 10 TRENCHES, BEDS, OR GRAVELLESS LEACHFIELD:
 Buildings to drainfield 57 Trench/Bed depth _____
 Wells 50' or 100' 57 Trench/Bed length _____
 Lake/Creek/Wetland 570' Trench/Bed bottom width _____
 Trench spacing _____
 Drainfield rock below pipe _____
 Size of gravelless pipe _____
 Depth of backfill _____
 Absorption area: square feet _____
 linear feet _____

SEPTIC TANKS: Number of tanks installed 6w - 2 Existing _____
 Liquid capacity and type 1-3000 L-650
 Type of baffle Plastic
 Inspection pipes Yes
 Manholes size 3-24"
 Manhole to grade Yes No _____

PUMPS: Tank capacity and type _____ New _____ Existing _____
 Pump manufacturer & model # _____
 Horsepower & GPM _____
 Feet of head _____
 Gallons per cycle _____
 Size of discharge line _____
 Type & location of alarm _____
 Water meter _____

DRAINING OF SYSTEM: (Include soils)
 Drainfield rock below pipe _____
 Depth of sand below rock _____
 Perforation size & spacing _____
 Pipe size & spacing _____
 Dimensions of rock bed _____
 Dimensions of sand base _____
 Final cover _____

Inspector's Comments: _____



Inspector's Signature [Signature] Installer's Signature [Signature]
 Rev:1/13 White - County Yellow - Applicant Pink - Installer

AITKIN COUNTY SHORELAND PERFORMANCE

(Structure Placement Guidance)

A property should obtain a score of 100 or more to meet performance standard requirements. A conforming lot is assigned a score of 100. A lot is deemed conforming when the structure meets the required setbacks to the protected water as specified in the Aitkin County Shoreland Management Ordinance (SMO). A structure that fails to meet this definition is considered non-conforming.

To determine the level of non-conformance and score (See Reference Table):

- 1) Determine the DNR classification of the protected water on the lot (SMO-4.13 & 4.14)..... 1: _____
- 2) Determine the required "Structure Setback" to that classification of water (SMO 5.2)..... 2: 100
- 3) Determine the "Actual Setback" of the structure by measuring the closest part of the structure to the protected water, bluff, right-of-way, property line, etc. for which a variance is sought..... 3: 55
- 4) Enter the corresponding 'Score Multiplier' 4: 1
- 5) Pre-mitigation 'Lot Score': Determine the percentage of the encroachment as it relates to the standard setback by multiplying the Actual Setback with the 'Score Multiplier' (Note: round to the nearest whole number)..... 5: 55

Reference Table: Performance Multipliers for structures, septics, bluff, and sidelots in Aitkin County.

Protected Waters Type (DNR Classification; SMO 4.13-4.14)	Required Structure Setback	Score Multiplier Structures	Required Septic Setback	Score Multiplier Septic	Score Multiplier Bluff	Score Multiplier Sidelot
General Development Lake	75'	1.333	75'	1.333	3.33	10.000
Recreational Development Lake	100'	1.000	75'	1.333		
Natural Environment Lake	150'	0.667	150'	0.667		
Mississippi River	150'	0.667	125'	0.800		
Tributary Stream	100'	1.000	75'	1.333		
Forested Stream	150'	0.667	100'	1.000		
Remote Stream	200'	0.500	150'	0.667		

Mitigation: To bring a non-conforming structure to a score of 100 the landowner conducts and maintains one or more of the below listed mitigating activities:

- A) Zone A(1): Plant and/or maintain a 12.5' wide natural vegetated buffer zone adjacent to the OHW and record deed restrictions to maintain vegetation in its natural state, prohibit mowing or vegetation removal.* Water access as defined in the Shoreland Management Ordinance is allowed (Section 5.31.B.2.c)..... **15 points**
- Zone A(2): Plant and/or maintain a 25' wide natural vegetated buffer zone adjacent to the OHW and record deed restrictions to maintain vegetation in its natural state, prohibit mowing or vegetation removal.* Water access as defined in the Shoreland Management Ordinance is allowed (Section 5.31.B.2.c)..... **30 points**
- B) Zone B: Plant and/or maintain an additional 12.5' wide natural vegetated buffer zone between Zone A landward. Record deed restrictions to maintain vegetation in its natural state, prohibit mowing or vegetation removal.* A ten-foot (10') access path is allowed. **20 points**
- C) Zone C: Plant and/or maintain an additional 12.5' wide natural vegetated buffer zone between Zone B landward. Record deed restrictions to maintain vegetation in its natural state, prohibit mowing or vegetation removal.* A ten-foot (10') access path is allowed. **10 points**
- D) Construction of rain garden(s) to Wisconsin DNR Manual specifications **20 points**
- E) Removal of all other structures that do not meet the standard building setbacks, including water oriented structures **20 points**
- F) Removal of impervious surfaces to at least half ordinance limits (SMO 5.52.A) **10 points**
- G) Removal of fill all placed in historic wetlands and guarantee of no future wetland fill recorded on deed **10 points**
- H) Re-vegetate bluff or steep slopes* and provide screening of structures from the lake..... **10 points**
- I) Diversion of all water runoff from impervious surfaces away from the lake into retention ponds, subsurface drains, wetlands, etc. with no outlet to the lake or tributary **10 points**
- J) Existing conditions may apply on the property that warrant credit *To be determined by P&Z*

Final Score = Pre-mitigation Lot Score (Line 5) 55 + Mitigation Totals (Lines A-I) 20 = 75

*Note: Plant materials for vegetative buffers shall be native to northern Minnesota. For every 5,000 square feet of buffer area, there shall be a minimum of four types of trees, six types of shrubs, seven forbs, and three grasses planted to achieve a one plant per square foot minimum coverage. Survival of all plants must be guaranteed for a minimum of 5 years

Board of Adjustment Chairperson

Applicant

EROSION CONTROL PLAN CHECKLIST

**Check the box if completed (leave empty if not applicable).
All items checked must be included on the site diagram.**

Site Characteristics

- North arrow, scale, and site boundary. Indicate and name adjacent streets or roadways.
- Location of existing drainageways, streams, rivers, lakes, wetlands or wells.
- Location of storm sewer inlets.
- Location of existing and proposed buildings and paved areas.
- The disturbed area on the lot.
- Approximate gradient and direction of slopes before grading operations.
- Approximate gradient and direction of slopes after grading operations.
- Overland runoff (sheet flow) coming onto the site from adjacent areas.

Erosion Control Practices

- Location of temporary soil storage piles.
Note: Soil storage piles should be placed behind a sediment fence, a 10 foot wide vegetative strip, or should be covered with a tarp or more than 25 feet from any downslope road or drainageway.
- Location of access drive(s) (driveways, turnarounds, approaches, etc.)
- Location of sediment controls (filter fabric fence, straw bale fence or 10-foot wide vegetative strip) that will prevent eroded soil from leaving the site.
- Location of sediment barriers around on-site storm sewer inlets.
- Location of diversions.
Note: Although not specifically required by code, it is recommended that concentrated flow (drainageways) be diverted (re-directed) around disturbed areas. Overland runoff (sheet flow) from adjacent areas greater than 10,000 sq. ft. should also be diverted around disturbed areas.
- Location of practices that will be applied to control erosion on steep slopes (greater than 12% grade).
Note: Such practices include maintaining existing vegetation, placement of additional sediment fences, diversions, and re-vegetation by sodding or seeding with use of erosion control mats.
- Location of practices that will control erosion on areas of concentrated runoff flow.
Note: Unstabilized drainageways, ditches, diversions, and inlets should be protected from erosion through use of such practices as in-channel fabric or straw bale barriers, erosion control mats, staked sod, and rock rip-rap. When used, a given in-channel barrier should not receive drainage from more than two acres of unpaved area, or one acre of paved area. In-channel practices should not be installed in perennial streams (streams with year round flow).
- Location of other planned practices not already noted.

**Check the box if completed (leave empty if not applicable).
All items checked must be included on the site diagram.**

Management Strategies

- Temporary stabilization of disturbed areas.
Note: It is recommended that disturbed areas and soil piles left inactive for extended periods of time be stabilized by seeding (between April 1 and September 15), or by other cover, such as tarping or mulching.
- Permanent stabilization of site by re-vegetation or other means as soon as possible (lawn establishment).
 - Indicate re-vegetation method: (Circle one of the following) Seed Sod
Other _____
 - Expected date of permanent re-vegetation: Aug 1 - 26
 - Re-vegetation responsibility of: (Circle one of the following)
Builder Owner/Buyer
 - Is temporary seeding or mulching planned if site is not seeded by Sept. 15 or sodded by Nov. 15? (Circle one of the following) Yes No
- Use of downspout and/or sump pump outlet extensions.
Note: It is recommended that flow from downspouts and sump pump outlets be routed through plastic drainage pipe to stable areas such as established sod or pavement.
- Trapping sediment during de-watering operations.
Note: Sediment-laden discharge water from pumping operations should be ponded behind a sediment barrier until most of the sediment settles out.
- Proper disposal of building material waste so that pollutants and debris are not carried off-site by wind or water.
- Maintenance of erosion control practices.
 - Sediment will be removed from behind sediment fences and barriers before it reaches a depth that is equal to half the height of the barrier.
 - Breaks and gaps in sediment fences and barriers will be repaired immediately. Decomposing straw bales will be replaced (typical bale life is three months).
 - All sediment that moves off-site due to construction activity will be cleaned up before the end of the same workday.
 - All sediment that moves off-site due to storm events will be cleaned up before the end of the next workday.
 - Access drives will be maintained throughout construction.
 - All installed erosion control practices will be maintained until the disturbed areas they protect are stabilized.

PART VII: STANDARD EROSION CONTROL PLAN

According to Aitkin County's Shoreland Management Ordinance, soil erosion control information needs to be included on the site plan which is submitted and approved prior to the issuance of zoning permits. The Standard Erosion Control Plan is provided to assist in meeting this requirement.

Instructions:

1. Complete this plan by filling in requested information, completing the site diagram and marking appropriate boxes on the inside of this form.
2. In completing the site diagram, give consideration to potential erosion that may occur before, during and after grading. Water runoff patterns can change significantly as a site is reshaped.
3. A cross section sheet is required for walkout basements and excavations into hillsides for determining volume of fill to be excavated.

Project Location 29570 436th pl Aitkin

Builder RER Inc Owner John Williams

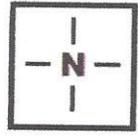
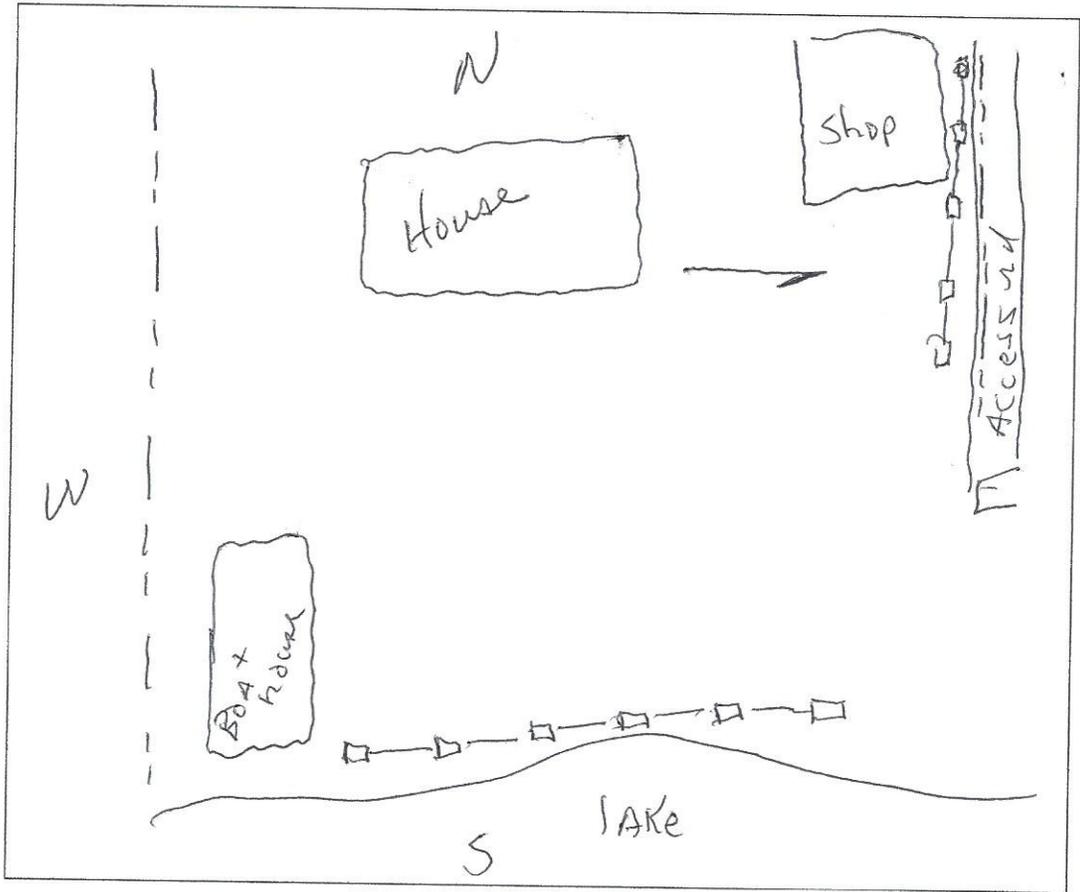
Worksheet Completed By Greg Rano Date _____

Amount of earthen material to be excavated and/or used for fill 0 cubic yards.

SITE DIAGRAM

Scale 1 inch = _____ feet

Please indicate north by completing the arrow.



EROSION CONTROL PLAN LEGEND

- PROPERTY LINE
- EXISTING DRAINAGE
- TEMPORARY DIVERSION
- FINISHED DRAINAGE
- LIMITS OF GRADING
- SILT FENCE
- STRAW BALES
- GRAVEL
- VEGETATION SPECIFICATION
- TREE PRESERVATION
- STOCKPILED SOIL

CRV Not Required
No Delinquent Taxes and Transfer Entered
Kathleen Ryan, County Auditor
State Deed Tax Paid
Lori Grams, County Treasurer

Doc No: **A489369**

WAD 1/1

Certified Filed and/or Recorded on
9/29/2025 11:15 AM

REC FEE	\$46.00
SDT	\$1.65

Office of the County Recorder
Aitkin County, Minnesota
Tara Snyder, County Recorder

Package: 98350 Mary

COPY

(Top 3 Inches reserved for recording data)

WARRANTY DEED

DEED TAX DUE: \$1.65

DATE: July 24, 2025

FOR VALUABLE CONSIDERATION, **John W. Williams and Karen Fong Williams**, spouses married to each other, ("**Grantors**"), hereby convey and warrant to **John Walter Williams and Karen Fong Williams, Trustees, or their successors in interest, of the John Walter Williams Living Trust dated July 29, 2022, and any amendments thereto, ("Grantees")**, real property in Aitkin County, Minnesota, legally described as follows:

→ See legal description attached hereto and made a part hereof as Exhibit "A"

Check here if all or part of the described real property is Registered (Torrens)

Consideration for this transaction is \$3,000.00 or less.

together with all hereditaments and appurtenances belonging thereto.

EXHIBIT "A"

→ Approximately 16/100ths of an acre of land in Lot Three (3) of Dummer's Subdivision of Government Lots Three (3) and Four (4) of Section Twenty-eight (28), Township Forty-six (46), Range Twenty-seven (27), Aitkin County, Minnesota, described as follows:

Commencing at a point on the West line and Seventeen Hundred Thirteen (1713) feet South of the Northwest corner of said Government Lot 3, thence running east at an angle of Ninety Degrees (90°) a distance of Four hundred ten (410) feet, thence North Sixty-five Degrees Thirty Minutes (65°30') East a distance of One Hundred Nine and 4/10ths (109.4) feet, thence North Fifty-four Degrees Ten Minutes (54°10') East a distance of One Hundred Twenty-three (123) feet, thence North Eighty Degrees (80°) East a distance of Seventy five feet to the point of beginning of the tract to be hereby described, thence North Seventy-one Degrees Thirty-six Minutes (71°36') East a distance of Seventy-eight and 9/10ths (78.9) feet, thence South parallel with the West line of said Government Lot 3 a distance of One Hundred (100) feet more or less to the shore of Farm Island Lake, thence in a Southwesterly direction along the shore of said lake to a point due South of the said point of beginning, thence North parallel with the East line of the hereby described tract to the point of beginning.

AND

→ All that part of Lot 3 of Dummer's Subdivision of Government Lots 3 and 4 in Section 28, Township 46, Range 27, Aitkin County, Minnesota, described as follows:

Commencing at a point 1713 feet South of the Northwest corner of said Government Lot 3; thence East 90° for a distance of 410 feet; thence North 65°30' East for a distance of 109.4 feet; thence North 54°10' East for a distance of 123 feet; thence North 80° East for a distance of 75 feet to the point of beginning of the tract to be described; thence North 71°36' East for a distance of 78.9 feet; thence North parallel with the West line of said Government Lot 3 for a distance of 76 feet to the South line of the public road; thence Southwesterly along the South right of way line of said road to a point due North of the point of beginning; thence South for a distance of 50 feet to the point of beginning; containing 11/100ths of an acre; more or less.

AND

→ That part of Lot 3, Dummer's Subdivision of Lots 3 & 4, Sec. 28 T. 46 R 27 W. of 4th P.M., according to the plat of record on file in the Office of the County Recorder, in and for Aitkin County, Minnesota, described as follows: Beginning at the iron monument at the northeast corner of the property deeded to LP. Kingston by the deed recorded in Book 58 of Deeds, page 120, in the office of said County Recorder; thence South 80 degrees West, assumed bearing, 75 feet along the North line of said Kingston property to an iron monument; thence North, parallel to the West line of Lot 3, said plat, to the existing, traveled road; thence Easterly along said road to its intersection with a line bearing north from the point of beginning; thence South to the point of beginning,

AND

↘

That part of Lot 3, Dummer's Subdivision of Lots 3 & 4, Sec. 28 T. 46 R 27 W. of 4th P.M., according to the plat of record on file in the Office of the County Recorder, in and for Aitkin County, Minnesota,

described as follows: A 35 foot wide strip of land lying adjacent to, parallel with, and Easterly of the East line of the tract deeded to Zellman by the deed recorded in Book 69 of Deeds, page 617, in the office of said County Recorder. Said 35 foot wide strip to be terminated on the North by the existing, traveled road and on the South by Farm Island Lake. Said strip being 200 feet, more or less, in length.

AND

→ That part of Lot 3, Dummer's Subdivision of Lots 3 & 4, Sec. 28 T. 46 R 27 W. of 4th P.M., according to the plat of record on file in the Office of the County Recorder, in and for Aitkin County, Minnesota, described as follows: The Easterly 7 feet of a 42 foot wide strip of land lying adjacent to, parallel with, and easterly of the East line of the tract deeded to Zellman by the deed recorded in Book 69 of Deeds, page 617, in the office of said County Recorder. Said 7 foot wide strip to be terminated on the North by the existing, traveled road and on the South by Farm Island Lake. Said strip being 210 feet, more or less, in length. Subject to any easements, reservations, or restrictions of record.

AND

→ Commencing at a point on the West line and One Thousand Seven Hundred Thirteen (1713) feet South of the Northwest corner of Government Lot Three (3), Section Twenty eight, Township Forty-six (46), Range Twenty-seven (27), Aitkin County, Minnesota; thence East at an angle of 90 degrees a distance of Four Hundred Ten (410) feet, thence North 65 degrees 30 minutes East a distance of One Hundred Nine and Four Tenths (109.4) feet; thence North 54 degrees and 10 minutes East a distance of One Hundred Twenty-three (123) feet; to point of beginning; Thence North 80 degrees East a distance of Seventy-five (75) feet, Thence South parallel to the West line of said Lot Three (3) a distance of Ninety-two (92) feet to shore of Farm Island Lake; Thence Southwesterly following shore of lake for a distance of Seventy-five (75) feet, thence North One Hundred Fifty (150) feet, more or less, to the point of beginning, said land also being described as part of Lot Three (3) of Dummer's Subdivision of Lots Three and Four (3 & 4) of Section 28, Township 46, Range 27. Subject to all ordinances, reservations, restrictions and easements now of record and subject to any established road or highway over and across any part of the premises.

Abstract Property