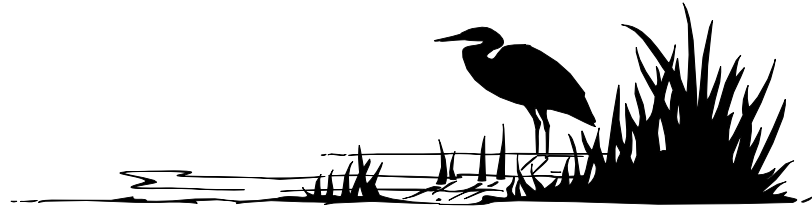


**AITKIN COUNTY PLANNING & ZONING**  
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Aitkin, MN 56431  
TELEPHONE: (218) 927-7378  
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**Planning Call #2023-001233**

**John & Jean Walli Trust (Parcel #10-0-049404)**

At the request of the property owners, a planning call was conducted on November 7<sup>th</sup>, 2023 at 15631 480<sup>th</sup> Street, Tamarack, MN 55787. The purpose of this planning call was to evaluate potential building sites and to confirm setback distances on this property.

The parcel is undeveloped with a potential building site on the northwest side of the property. The legal description of the parcel is as follows; **3.41 AC IN NE-NW & 1.59 AC IN LOT 1 AS IN DOC #473883**. The property is roughly 5.11 acres. The allowed development of this lot includes up to 35% of the lot, or 77,872.4 square feet. The parcel is zoned as **Farm Residential**.

The property owners are looking at constructing an approximately 1,800 square foot residence with a 36'x36' attached garage. A Type III Mound is being proposed for the septic system. All setbacks are met in the proposed locations. This is the highest point of the property. There are wetlands that cover the Southern 1/3 and a portion of the Eastern side of this property. With the proposed building and septic locations, the wetlands will not be impacted. Construction for this project isn't scheduled until the Spring of 2024.

The next step for this project is to apply for a residence permit and septic system permit, which can be done under a single Land Use Permit Application. A permit expires after one year, with the potential for a three month extension.

<b>Setback</b>	<b>Distance (Feet)</b>
Road Right-of-Way (ROW)	50
Septic Tank (To Structure)	10
Septic Drainfield (To Structure)	20
Well (To Structure)	3
Property Line (Farm Residential)	20

Sincerely,

Connor Plagge

Aitkin County Planning & Zoning

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218-927-7378

For more information on Aitkin County ordinances, please visit the Aitkin County website at <https://www.co.aitkin.mn.us/>.