

WRIGHT COUNTY BOARD OF ADJUSTMENT
Meeting of: July 14, 2023
A G E N D A

The Wright County Board of Adjustment will meet on Friday, July 14, 2023 at 8:30 a.m. in the County Commissioner's Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

ACTION ON MINUTES FOR THE JUNE 16, 2023 MEETING

1. **LARRY BERNING** – Cont. 6/16

LOCATION: 207 Halsey Ave SE – Lot 21, Oak Ridge View in Section 05, Township 119, Range 24, Wright County, MN (Lake Charlotte - Rockford Twp.) Tax # 215-035-000210 Property Owners: Larry M. Berning and Patricia S. Berning.

Requests a variance as regulated in Section 155.026, 155.006, & 155.049(F)(3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow an attached garage to the existing home. The proposed garage would be inside of the side yard setback and proposed building coverage would exceed the maximum allowed.

2. **STEVEN PEDERSON** – Cont. 6/16

LOCATION: 7599 20th Street SE - Part of the Northwest Quarter of the Northeast Quarter in Section 17, Township 119, Range 24, Wright County, MN (Rockford Twp.) Tax # 215-000-171204 Property Owners: Steven & Elizabeth Pederson

Requests a variance as regulated in Section 155.026, 155.047(F)(3), & 152.027(A)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a livestock building and open feedlot within the side yard setback.

3. **MICHAEL LUEDEMANN** – Cont. 6/16

LOCATION: 1211 50th Street NW – Lot 3, Block 1, Oak Shore Terrace Third Addition in Section 08, Township 120, Range 25, Wright County, MN (Lake Constance - Buffalo Twp.) Tax # 202-043-001030 Property Owners: Michael Luedemann & Nancy Luedemann

Requests a variance as regulated in Section 155.026 & 155.049(F)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a single-family dwelling within the setback from the centerline of the road as traveled.

4. **RANDOLPH KLATT** - New

LOCATION: 1281 20th St. NE & 1339 20th St. NE - part of the NE 1/4 of the NW 1/4 and part of Government Lot 1 of Section 29, Township 120, Range 25, Wright County, MN (Buffalo Twp.) Tax # 202-000-292100, -291200. Property Owners: LGK Inc., Randolph M. Klatt

Requests a lot line adjustment as regulated in Section 155.026 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a lot line adjustment between parcels 202-000-292100 and 202-000-291200

5. **CRAIG HERTZENBERG** – Cont. 6/16

LOCATION: 2405 62nd Street NW – Lot 8, Block 2, Sherwood Forest, Section 34, Township 121, Range 26, Wright County, MN (Maple Lake - Maple Lake Twp.) Tax # 210-129-002080 Property Owners: Stanley D Jensen & Dawn Damart Revtr

Requests a variance as regulated in Section 155.026, 155.049(F)(3), & 155.090(Table 3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct an addition to the existing home that would be inside of the side yard setback and setback to the septic tank.

6. **LUCAS JOHNSON** - LifeStyle Homes of Litchfield, Inc., - Cont. 6/16

LOCATION: 13886 101st Street NW – Lot 1, Block 2, Spring Beach First Addition, and portion of the West 50 acres of the Northwest Quarter, Section 14, Township 121, Range 28, Wright County, MN (Lake Augusta - Southside Twp.) Tax # 217-052-002010 & 217-000-142204 Property Owners: Hunt, Kimberly & Jeff

Requests a variance as regulated in Section 155.026, 155.049(F), & 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a single-family dwelling located within the shoreland, side yard, and road setback.

7. **JEFFREY YATES** – New

LOCATION: 17196 108th St NW – Breezy Ridge Lot 14 in Section 07, Township 121, Range 28, Wright County, MN (Lake Louisa - Southside Twp.) Tax # 217-020-000140. Property Owners: Jeffrey & Mary Yates Trust

Requests a variance as regulated in Section 155.026, 155.049(F)(2), 155.057(E)(1), & 155.090(Table 3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a new single-family dwelling within the shoreland, road, and septic building setbacks.

8. **BRIAN PARTRIDGE** – New

LOCATION: XXXX Oliver Ave NW – the N 1/2 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 in Section 23, Township 121, Range 28, Wright County, MN (Southside Twp.) Tax # 217-000-232100. Property Owners: Eleanora R Partridge Revtr

Requests a variance as regulated in Section 155.026 & 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to create a “1 per 40” entitlement division over 10.0 acres.

9. **MARTIN LATZIG** – Cont. 6/16

LOCATION: S 1/2 of the NE 1/4, also the SE 1/4 of the NW 1/4, also the NW 1/4 of the NW 1/4 all in Section 17, Township 118, Range 27, Wright County, MN (Victor Twp.) Tax # 219-000-171400 Property Owners: Ruth Latzig Revtr

Requests a variance as regulated in Section 155.026 & 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to create a “1 per 40” entitlement division over 10.0 acres with over 2.5 acres of prime soils.

10. **DIRK WESTVEER** – New

LOCATION: 10601 Amery Ave NW – Wildwood Terrance Lot 011 and Tract H, Registered Land Survey No. 45 in Section 12, Township 121, Range 26, Wright County, MN (Lake Ida – Silver Creek Twp.) Tax #216-028-000110 & 216-143-000080. Property Owners: Dirk J Westveer & Barbara S Olson

Requests a variance as regulated in Section 155.026, 155.049(F)(3), 155.057(E)(1), & 155.006 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct an addition to the existing home which is located within the shoreland and side yard setback. The proposed building and impervious surface coverage would be over the maximums allowed.

11. **THOMAS & REBECCA KESKEY** – New

LOCATION: 17833 County Rd 37 NW & 17831 County Rd 37 NW– East 1/2 of the NW 1/4 and the East 1/2 of the SW 1/4 in Section 30, Township 120, Range 28, Wright County, MN (French Lake Twp.) Tax # 209-000-302100 & - 302101. Property Owners: 17833 LLC

Requests a variance as regulated in Section 155.026 & 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to create a “1 per 40” entitlement division over 10.0 acres.

12. **ROGER KESKEY** – New

LOCATION: 12851 County Rd 35 W– part of the SW ¼ of the SW ¼ lying south of Hwy 35 in Section 36, Township 120, Range 28, Wright County, MN (French Lake Twp.) Tax # 209-000-363301. Property Owners: Keskey

Requests a variance as regulated in Section 155.026, 155.057(E)(1), & 155.090(Table 3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a new single-family dwelling and septic system within the shoreland setback.

13. **JOSEPH SCOTT** – New

LOCATION: xxxx Barton Ave SW – a northern portion of the SW 1/4 of the NE 1/4 in Section 11, Township 119, Range 26, Wright County, MN (Marysville Twp.) Tax # 211-000-111300. Property Owners: Joseph & Jean Scott

Requests a variance as regulated in Section 155.026, 155.048(F), & 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to create a “1 per 40” entitlement division with less than the required road frontage.

Respectfully submitted,



Aaron Ogle
Planner

Cc: Board of Adjustment
Twp. Clerks