

WRIGHT COUNTY BOARD OF ADJUSTMENT
Meeting of: December 8, 2023
A G E N D A

The Wright County Board of Adjustment will meet on Friday, December 8, 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 NOVEMBER 3, 2023 MEETING

1. **ROY STELZER** – Cont. 10/13

LOCATION: xxxx 75th St. SW – SW ¼ of the NE ¼ and Part of the NW ¼ of Section 09, Township 118, Range 26, Wright County, Minnesota. (Woodland Twp.) Tax #220-000-091300 & 220-000-092400 Property Owner: Constance Beck, Roy A Stelzer & Linda A Stelzer

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 add land from 220-000-092400 to 220-000-091300.

2. **ANTHONY BAKEBERG** – Cont. 11/3

LOCATION: xxxx Grover Ave SW – Government Lots 3 & 4 in Section 12, Township 118, Range 27, Wright County, Minnesota. (Yaeger - Victor Twp.) Tax #219-000-124200 Property Owner: George J Bakeberg & Kathleen M Bakeberg

Requests a variance as regulated in Section 155.026 and 155.048(G)(4) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to create a "1 per 40" entitlement division that exceeds the 10.0-acre maximum.

3. **STEVEN KLAMMER** – Cont. 11/3

LOCATION: xxxx 70th St SW – part of the E1/2 OF SE 1/4 and part of the E 1/2 of the SE 1/4 in Section 05, Township 118, Range 27, Wright County, Minnesota. (Victor Twp.) Tax #219-000-054100 Property Owner: Joni M Hedtke, Lori K Manecke & Steven W Klammer

Requests a variance as regulated in Section 155.026 and 155.048(B)(10) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to create three divisions for agricultural purposes that do not increase the density or number of residential building sites but do not contain at least 40 acres and at least one complete quarter-quarter section.

4. **JOHN GRABER** – Cont. 11/3

LOCATION: 6416 Quinn Ave NW – Lot 7, Sylvan Shore on Lake Sylvia of Section 32, Township 121, Range 28, Wright County, Minnesota. (W. Sylvia – Southside Twp.) Tax #217-058-000070 Property Owner: Susan J Graber Revtr

Requests a variance as regulated in section 155.026 and 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 within a bluff.

5. **JAMES BURANEN** – New

LOCATION: 14882 State Hwy 55 NW & xxxx Osborn Ave NW– Part of SW 1/4 of SW1/4 and part of the N ½ of the SW 1/4 of Section 15, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-000-153305, 217-000-153302 & 217-000-153101 Property Owner: J & J Dock & Marine Service Inc. & Anna M Ryan

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 adjust existing lot lines between parcels 217-000-153305, 217-000-153302, and 217-000-153101.

6. **SHEILA SMUDE** – Cont. 11/3

LOCATION: 625 25TH St NW – part of the SW 1/4 in Section 24, Township 120, Range 26, Wright County, Minnesota. (Unnamed Lake - Chatham Twp.) Tax #203-000-243200 Property Owner: DUANE B OTNESS TR

Requests a variance as regulated in Section 155.026 and 155.048(G)(4) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to create a “1 per 40” entitlement division that exceeds the 2.5-acre prime farmland maximum.

7. **HENRY & KAREN MATTSON** – New

LOCATION: 1855 & 1873 Bolton Drive – Part of N 1/2 of the NW 1/4 as well as the SW 1/4 of the NW 1/4 in Section 26, Township 120, Range 26, Wright County, Minnesota. (Berthiaume – Chatham Twp.) Tax #203-000-262104 & 203-000-262100 Property Owner: Henry A & Karen H Mattson

Requests a variance as regulated in Section 155.026 and 155.048(G)(4) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to expand an existing “1 per 40” entitlement division over the 2.5 acre maximum the Board noted as part of the original variance approval for the “1 per 40” division.

8. **THOMAS MORRIS** – New

LOCATION: 5614 Quinlar Ave NW – Lot 3, Block 2, Davidson’s Addition in Section 05, Township 120, Range 28, Wright County, Minnesota. (W. Sylvia - French Lake Twp.) Tax #209-013-002030 Property Owner: Thomas R. Morris & Kim D Morris

Requests a variance as regulated in section 155.026, 155.049(F)(3), 155.057(E)(1), and 155.090(Table 3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow an addition and a deck to the existing home which is within the side yard and shoreland building setback. The request is to also allow a septic pressure bed within the property line setback.

9. **JOAN KOTILA** – New

LOCATION: XXXX County Road 35 W – NW1/4 OF SE1/4 along with SW1/4 OF SW1/4 & E1/2 OF NW1/4 OF SW1/4 & SE1/4 OF SW1/4 & W35A OF NE1/4 OF SW1/4 & SW1/4 SW1/4 OF SE1/4....of Section 34, Township 120, Range 28, Wright County, Minnesota. (French Lake Twp.) Tax #209-000-344200 & 209-000-343401 Property Owner: Joan Kotila

Requests a variance as regulated in Section 155.026 and 155.048(G)(4) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to create a “1 per 40” entitlement division that exceeds the 10.0-acre maximum and does not meet the required road frontage.

10. **JEAN DUFRESNE** – New

LOCATION: 3955 Donnelly Drive NW – Portions of Lot 6,7 & 8 of Maple Crest Addition and Lot 2, Block 1 Maple Crest 2nd Addition in Section 04, Township 120, Range 26, Wright County, Minnesota. (Maple - Maple Lake Twp.) Tax #210-014-000070 & 210-155-001020 Property Owner: Charles Dufresne & Maria C Moreno

Requests a variance as regulated in Section 155.026, 155.006, and 155.049(F)(3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to replace the existing home within the side yard setback and exceed the lot coverage maximums.

11. **MICHAEL DEWITTE** – New

LOCATION: 5574 County Road 30 SE – Part of SW 1/4 of SE1/4 in Section 01, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-200-014311 Property Owner: MICHAEL R & MARY L DEWITTE

Requests a variance as regulated in Section 155.026 and 155.048(F)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct an addition to the existing home that is within the road setback.

Respectfully submitted,



Aaron Ogle
Planner

Cc: Board of Adjustment
Twp. Clerks