

**WRIGHT COUNTY BOARD OF ADJUSTMENT**

**Meeting of: June 16, 2023**

**A G E N D A**

The Wright County Board of Adjustment will meet on Friday June 16, 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 MAY 19, 2023 MEETING**

1. **JUSTIN PHILLIPS** – Cont. 5/19

LOCATION: 3162 62<sup>ND</sup> Street SW – Lot 1, Block 2, Carrigan Shores, Section 31, Township 118, Range 25, Wright County, MN (Woodland Twp.) Tax # 220-013-002010 Property Owners: Justin Phillips and Tabitha Phillips

Requests a variance as regulated in section 155.026 and 155.003(B)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a storage building that would be over the maximum allowed detached building area allowed on the property.

2. **MICHAEL BUNN** – Cont. 4/21 & 5/19

LOCATION: 1156 State Hwy 25 SE – the W 1/2 of the NW 1/4 of Section 08, Township 119, Range 25, Wright County, MN (Rockford Twp.) Tax # 215-100-082201. Property Owners: Gary R Ilstrup, Roger K Ilstrup & Carol Ilstrup, Lee Russeth

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.

3. **LARRY BERNING** – New

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.

4. **STEVEN PEDERSON** – New

LOCATION: 7599 20<sup>th</sup> 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.

5. **COLTON HENTGES** – New

LOCATION: 2078 Cameron Ave SE - Part Gov't Lot 4, Section 16, Township 119, Range 25, Wright County, MN (Dean Lake - Rockford Twp.) Tax # 215-100-162116 Property Owners: Alyssa Hentges

Requests a variance as regulated in Section 155.026, 155.049(F)(3), & 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 and attach it to the existing detached garage. The home & garage would be inside the shoreland and side yard setback.

6. **MARK BARTHEL** – New

LOCATION: 7153 Rosewood Ave NW – Part of the Southwest corner of the Southwest 1/4 of Section 30, Township 121, Range 28, Wright County, MN (Lake Union - Southside Twp.) Tax # 217-000-303312 Property Owners: Mark A. and Dianne M. Barthel

Requests a variance as regulated in Section 155.026, 155.049(F)(2), & 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow an addition to the existing home that would be inside of the shoreland building setback. The request is also to allow a detached garage that would be inside of the road setback.

7. **LUCAS JOHNSON** - LifeStyle Homes of Litchfield, Inc., - New

LOCATION: 13886 101<sup>st</sup> 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.

8. **MICHAEL LUEDEMANN** – New

LOCATION: 1211 50<sup>th</sup> 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.

9. **CRAIG HERTZENBERG** – New

LOCATION: 2405 62<sup>nd</sup> 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.

10. **MARTIN LATZIG** – New

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.

11. **WHOLEMYSTIC ENTERPRISES LLC**– Cont. 3/3 & 3/31 & 5/19

LOCATION: 815 Greer Avenue NW – Part of Gov’t Lot 1, NE ¼, Section 36, Township 120, Range 27, Wright County, Minnesota. (Rock Lake - Albion Twp.) Tax #201-000-361200 Property Owner: Wholemystic Enterprises LLC

Requests an appeal of the Zoning Administrator’s interpretation of a feedlot and the denial of a single-family dwelling and septic permit, as regulated in section 155.026 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Respectfully submitted,

Aaron Ogle  
Planner

Cc: Board of Adjustment  
Twp. Clerks