

Comments Regarding Proposed Zoning Variances at Nelson Property in Corinna

I am **Raymond Weiss**, one of the two Managing Partners in the **Weiss-Hansbarger Family Limited Partnership**, which owns the property that we call "Cedar Ridge" on Clearwater Lake. The Nelson property lies adjacent to ours, and the access road to our place traverses their property. The other Managing Partner is my niece Star Butterson, a daughter of my now-deceased sister. She has submitted a concurring opinion about this proposed set of variances.

The Cedar Ridge property was initially purchased from William & Mary Ahsenmacher, (the farm family owning a homestead there) by my paternal grandparents Oscar & Alice Weiss in 1914, with additional property purchased in 1915. Oscar & Alice lived in Minneapolis. The date the original deed was filed at the Wright County Courthouse was 21 August 1914, and three summers ago we celebrated the 100th anniversary of the place. When Oscar died in 1953, the place was inherited by my father Freeman Weiss. When our father died in 1985, my sister Charlotte Weiss Hansbarger and I inherited it. We set up the Weiss-Hansbarger FLP in 1999 to facilitate the inheritance, ownership, and use of the property for at least the next 50 years.

Several years after Oscar purchased his property, he encouraged his sister Cora Weiss Joerns & her husband to purchase property there also and build a house similar to Oscar's. So they bought a strip of similar lakeshore property from William & Mary Ahsenmacher. This property runs parallel to ours and reaches back towards the north to the same extent. It has been owned by subsequent families, and it is now owned by Todd Beuning, and he has agreed to sell the Nelsons a small piece of his property to allow construction of this proposed garage.

I do not know the full history of the Nelson property, but this approximately pie-shaped piece was also sold by William and Mary Ahsenmacher to a woman who was known in the family as "The Nurse," so it was called the "The Nurse's Cottage." Over the subsequent years, it has been owned by a number of individuals and now the Nelsons. This property lies between our property and that of Mr. Beuning.

In about 1922 a brother of Oscar, Edwin Weiss, also living in Minneapolis, wanted to join in use of the lake property, so Oscar allowed his brother to construct a cottage up the hill from the main house. Edwin was basically a "squatter" on Oscar's property. He built a cottage, and this brown cottage remains part of the property. We call it "The Bungalow," and it is now used primarily as extra sleeping and kitchen space with extra storage space in its basement. Until 1995 "The Bungalow" was used as a lake cottage by Edwin Weiss and his heirs, but they have all died so we now use it exclusively. This building sits near the Nelson west property line.

The main house at Cedar Ridge has many windows and no insulation, so it can only be used during the May-to-October season. My parents used to live in it from May to the end of October. It is strictly a summer place. I have been visiting Cedar Ridge since 1944 when I was age 5. For eight years (1957-1965) I lived there all summer while I attended the University of Minnesota to earn both BS and MD degrees. I have spent time there every summer but one since 1954. Since I retired in Jan 2017, I have and will be spending considerable time there each summer.

Our access road that traverses the Nelson property was initially installed in 1914 and is a perpetual right-of-way to our property. We are the only ones using it. This section of our access road is only about 80 feet long as it runs across the Nelson property.

Several years after purchasing their property, the Nelsons built a shed adjacent to our access road. In view of the need for now obtaining variances for another building along that same road, it appears to me that this shed itself violates zoning restrictions. However, since it is small and does not obstruct the right-of-way, I have never made any official objection to it. In addition, when I became aware of it, it was already halfway constructed.

In 2014 the Nelsons built a stone wall along the road, using the road shoulder as the wall foundation. This construction was done without even so much as a "by your leave" notice to me or any family member. This wall clearly shrunk the road space by 1 or 2 feet, but again it was a fait d'accompli when I first saw it. This wall significantly impinges on our right-of-way and has caused problems with getting large trucks and other vehicles with trailers down that road. However, I have never made an issue of this wall because it was already in place when I first saw it. What was I going to do, spend considerable money to obtain legal assistance to force them to tear it down and revise it?

Now the Nelsons propose squeezing in another building along that road and have applied for zoning variances to authorize its construction. The first anyone in the family heard about this plan was when I received the official notice from Corinna Township of a Hearing on the application, just two weeks prior to this meeting. Again, not even a courtesy discussion with me or any family member took place at any time. Because other family members are currently using the place, I have now had to spend hundreds of dollars to travel out there from my home near Washington, DC, *solely* to attend this hearing.

As the only users of that road, we are greatly concerned about the adverse appearances on an 80-foot segment of our access road being crowded with *another*, but much larger, building adjacent to it, one whose height far exceeds the Township restrictions. It seems to us that the Nelsons have already made changes in their property that violate zoning requirements, and now they want another one, this time with Township authorization. One of their property improvements has adversely affected the access to our property for trucks and vehicles with trailers. The Nelsons have communicated an intention to make this new building as unobtrusive from our main house as possible, but how are they going

to make it unobtrusive from The Bungalow, which is only some 60 feet from that road segment? It isn't possible!

We believe the building restrictions in Corinna Township were put in place for good reasons, two of which are limitations on the height and the distances from adjacent roads and nearby buildings already in place. As one of the two Managing Partners of this family property, I vigorously disagree with their proposed plan of building this garage, and I ask the Township Board to deny it.

Respectfully submitted,

A handwritten signature in black ink that reads "Raymond B. Weiss". The signature is written in a cursive style with a large initial 'R' and a distinct 'W'.

Raymond B. Weiss