



Le Sueur County, MN

Thursday, March 12, 2015

Regular session

Item 1

Samuelson Packet

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: *JESSE & TAMMY SAMUELSON*

PROJECT DESCRIPTION: Conditional Use Permit to allow the applicant to establish and operate an off-sale liquor store in a Recreational Commercial "RC" District on a Recreational Development "RD" lake, Lake Jefferson.

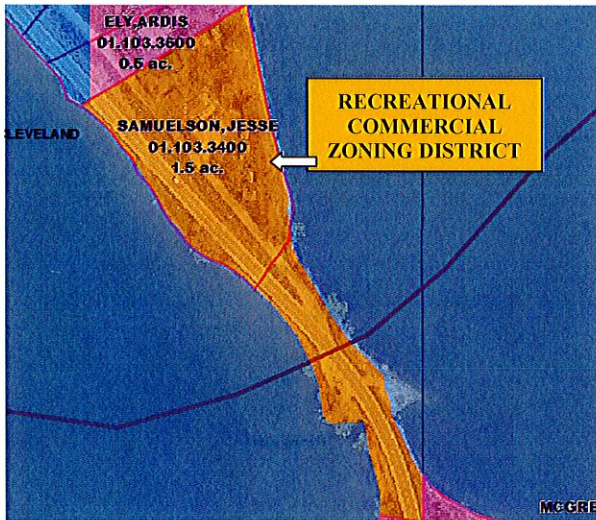
PROPERTY LOCATION: Government Lot 1, Section 3, Cleveland Township

SHORELAND DISTRICT DESCRIPTION: The intent of the **Recreational Commercial (RC) District** is to provide suitable locations for, and to encourage the development of, water orientated commercial recreation facilities in those areas of Le Sueur County which benefit the recreational needs of both residents and tourists, to avoid land use conflicts with residential areas and restrict incompatible commercial and industrial uses.

LIQUOR STORE, OFF-SALE - A structure primarily used for the sale of alcoholic beverages.

ZONING ORDINANCE: SECTIONS 13, Subdivision 13.3, Section 19

ZONING MAP:



SITE INFORMATION

LOCATION: Government Lot 1, Section 3, Cleveland Township

ZONING: "RC" Recreational Commercial

GENERAL SITE DESCRIPTION: Existing Site-

ACCESS: Existing Access, See Co. Hwy approval

EXISTING LAND USE WITHIN ¼ MILE:

North: Residential/Ag
East: Lake (Middle Jeff)

South: Residential/Ag
West: Lake (West Jeff)

BACKGROUND INFORMATION

See Narrative

TOWNSHIP BOARD NOTIFICATION

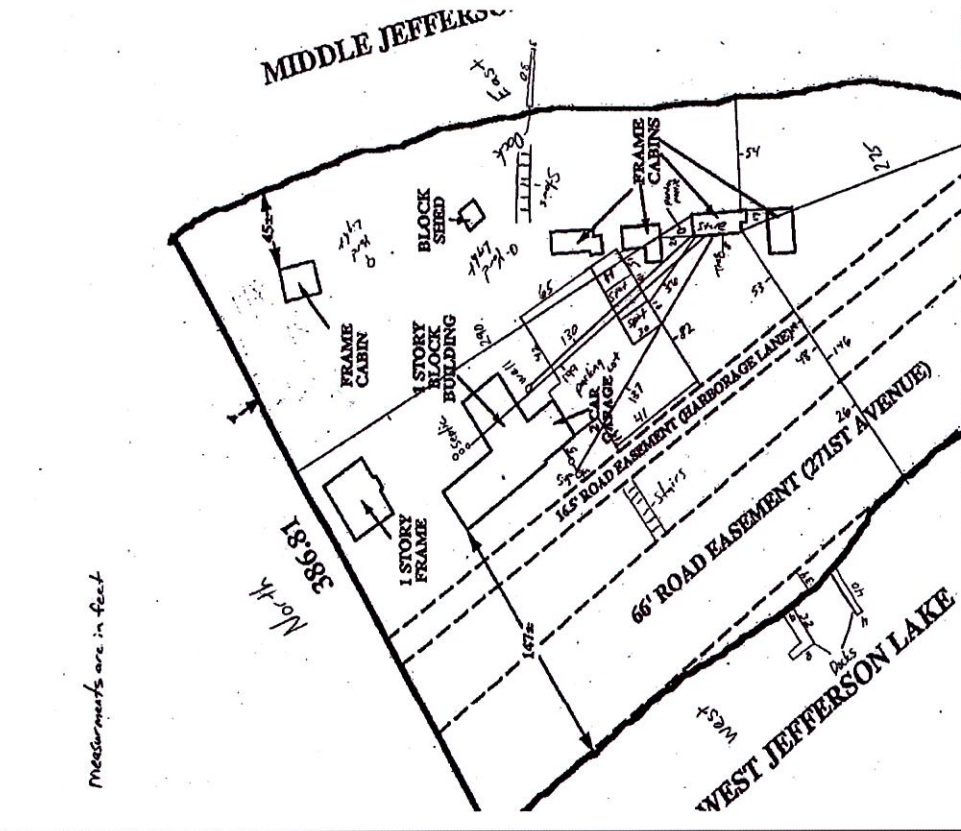
The applicant contacted Pat Mc Cabe of Cleveland Township on December 16, 2014.

NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is located within the Shoreland District.

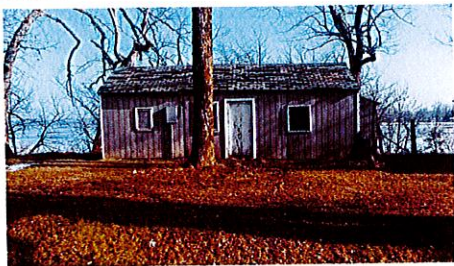
WETLANDS: According to the National Wetlands Inventory, no wetlands located in the quarter-quarter section where the construction company is proposed.

SITE PLAN



PHOTOS

Picture of Cabin #3. The future store:



Inside the store:



Parking Lot:

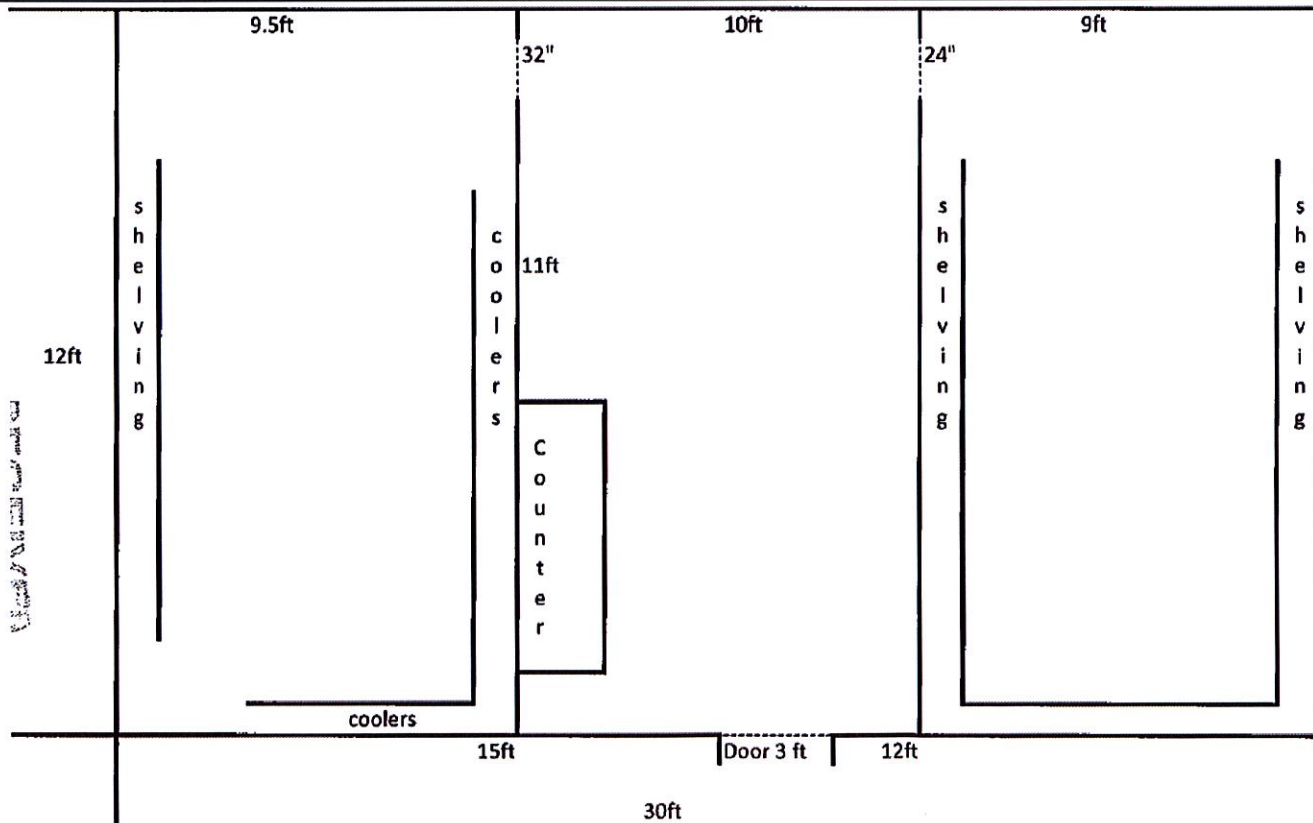


Picture of the Sign that will be changed



Restaurant, cafe, tavern, bar, or adult use establishment. One (1) parking space per each four (4) seats and one (1) space for each two (2) employees on the major shift.

FLOOR PLAN



PERFORMANCE STANDARDS- SECTION 19, LE SUEUR COUNTY ZONING ORDINANCE

OFF-SALE LIQUOR STORES AND TAVERNS

Landscaping and screening shall be constructed along the property lines when abutting a Residential zoning district

SUBDIVISION 6. LANDSCAPING AND SCREENING

- A. It is the intent of this Subdivision to provide that uses of land and structures shall be established and maintained.
- B. All required yards shall either be landscaped and green areas or be left in a natural state. If any yards are to be landscaped, they shall be landscaped to include but not limited to; lawns, trees, shrubs etc. Any areas left in a natural state shall be maintained. Where any business (structure, parking or storage) is adjacent to property zoned or developed for residential use, that business or industry shall provide screening along the boundary of the residential property. Screening shall also be provided where a business, parking lot, or industry is located across the street from a residential zone, but not on that side of a business or industry considered to be the front.
- C. All exterior storage shall be screened. The exceptions are:
 1. Merchandise being displayed for sale.
 2. Materials and equipment presently being used for construction on the premises.
- D. The screening required may consist of fences and/or landscaping. Plans of such screen shall be submitted for approval as a part of the site plan and installed prior to occupancy of any tract in the district.
- E. All junk yards, salvage yards, and open storage yards, shall be screened with buffer planting and screen fences. Plans of such screens shall be submitted for approval.
- F. Landscaping Maintenance. All structures and areas requiring landscaping and fences shall be maintained.

SUBDIVISION 7. SIGN STANDARDS

A. PURPOSE

The intent of this subdivision is to provide for necessary visual communications and to preserve and promote a pleasant physical environment within the County by regulating the type, number, size, height, lighting, maintenance, and erection of sign structures.

RECREATIONAL COMMERCIAL (RC) DISTRICT

1. **Ground/ Pylon Signs**
 - a. No more than one (1) sign shall be permitted per every thirty five (35) lineal feet of road frontage.
 - b. All parts of a sign shall be set back a minimum of ten (10) feet from property lines and all road right-of-ways.
 - c. The maximum height shall not exceed twenty (20) feet.
 - d. The maximum area shall not exceed one hundred (100) square feet.
2. **Wall Signs**
 - a. The signs shall not exceed twenty (20) percent of the wall area.
 - b. The signs shall not project above the roof level.

ATTACHMENTS

Application, Narrative, Map, Letters: Access Approval, DNR, Photos, Insurance

PLANNING AND ZONING COMMISSION CONSIDERATIONS:

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. The Conditional Use Permit does conform with the County Land Use Plan.
2. The Conditional Use Permit will not degrade the water quality of the County.
3. The proposed use will not adversely increase the quantity of water runoff.
4. The soil conditions are adequate to accommodate the proposed use.
5. The proposed use does not create a potential pollution hazard.
6. Adequate utilities, access roads, drainage and other necessary facilities have been or are provided.
7. The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

8. The establishment of the Conditional Use Permit will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.
9. The specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals, and general welfare.
10. The intensity of the proposal is not greater than the intensity allowed in the Applicable Zoning District.

PLANNING AND ZONING COMMISSION FINDINGS
--

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:

(Please circle one for each item: **Agree**, **Disagree**, **Not Applicable**.)

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity. **A D NA**
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. **A D NA**
3. The adequate utilities, access roads, drainage and other facilities have been or are being provided. **A D NA**
4. The adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. **A D NA**
5. The adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. **A D NA**

The following additional evaluation criteria and conditions apply to conditional uses within shoreland areas:

- a. **Evaluation criteria.** A thorough evaluation of the water body and the topographic, vegetation, and soils conditions on the site must be made to ensure:
 1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
 2. The visibility of structures and other facilities as viewed from public waters is limited.
 3. The site is adequate for water supply and on-site sewage treatment.
 4. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate this watercraft.

The Board of County Commissioners, upon consideration of the criteria listed above and the purposes of this Ordinance, shall attach such conditions to the issuance of the conditional use permits, as it deems necessary to fulfill the purposes of this Ordinance. Such conditions may include, but are not limited to, the following:

1. Increased setbacks from the ordinary high water level.
2. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted.
3. Special provisions for the location, design, and use of structures, sewage treatment system, watercraft, launching and docking areas, and vehicle parking areas.

Recommend (circle one) approval / denial / table / of Conditional Use Permit.

LE SUEUR COUNTY
 CONDITIONAL USE PERMIT CRITERIA
 PERMIT # 15013 Date: March 12, 2015

Applicant: Jesse & Tammy Samuelson

ROLL CALL VOTE

Conditional Use Permit Request: Establish and operate an off-sale liquor store

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*

	CR	AG	PT	DR	BB	JD	SO	SK	DK	DRY	TOTAL
1.											
2.											
3.											
4.											
5.											

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will main the goals of safety, health and the general welfare of the public.

DATE: _____ APPROVED: _____ DENIED: _____

PZ CHAIRPERSON _____

COUNTY BOARD MEETING DATE: _____

Le Sueur County

Conditional Use Application

I. **Applicant:**
Name Jesse & Tammy Samuelson
Mailing Address 46469 Harborage Ln
City Cleveland State MN Zip 56017
Phone # 507-327-7983 Phone # _____

II. **Landowner:**
Name Jesse & Tammy Samuelson
Mailing Address 46469 Harborage Ln
City Cleveland State MN Zip 56017
Property Address 46469 Harborage Ln
City Cleveland State MN Zip 56017
Phone # 507-327-7983 Phone # _____

III. **Parcel Information:**
Parcel Number R 01.103.3400 Parcel Acreage 1 1/2
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township Cleveland Section 3
Subdivision _____ Lot _____ Block _____

IV. **Township Notification:** Township must be notified of proposed use prior to application.

Cleveland Township notified on 12/16/14
(Township Name) (Date)

Board Member Pat McCabe regarding the proposed use.
(Name)

V. **Quantities and Submittal Formats:**

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made **in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.
- Applications will not be accepted by mail.**

VI. **Fees: Must be paid at the time of application.**

Conditional Use Permit \$ 750 After-The-Fact fee is **doubled.**
Filing Fee \$ 46

Additional Fees:

Special Meeting \$ 2,000
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater

VII. Type of Request:

- | | |
|--|--|
| <input type="checkbox"/> Self Service Storage | <input type="checkbox"/> Value Added Agriculture |
| <input type="checkbox"/> School/Church/Cemetery | <input type="checkbox"/> Antique Sales/Service/Repair |
| <input type="checkbox"/> Retail Nursery/Greenhouse | <input type="checkbox"/> Substation (Transmission Lines etc.) |
| <input type="checkbox"/> School/Church/Cemetery | <input checked="" type="checkbox"/> Other <u>off-sale liquor store</u> |

VIII. Description of Request:

a. A full description of request with detailed information must be attached.

b. Complete the following in relationship to the proposed Conditional Use Permit.

1. PROPOSED DAYS AND HOURS OF OPERATION: Mon-Sat 9am-10pm
2. ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS: 30 daily
3. LIST OF PUBLIC HEALTH PLANS:
 - i. Water Supply: existing well
 - ii. Toilet facilities: port-a-pottie
 - iii. Solid Waste Collection: weekly pick-up
4. FIRE PREVENTION: fire extinguishers
5. SECURITY PLANS: lights & locks
6. RETAIL SALES: all lines of beer, wine & liquor. Also see
7. FOOD OR ALCOHOL SERVED OR FOR SALE: alcohol not served, off sale narrative only.
8. DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL: (For example, pedestrian and/or vehicular traffic control.) no additional help needed.
9. SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC: none proposed.
10. EXTERIOR LIGHTING: Motion-sensored lights & 2 yard lights
11. PARKING AND LOADING: (1) 450 sq. ft handicapped stall, (2) 300 sq. ft stalls
12. SIGNAGE: Use existing sign & change the face of the sign.
13. ROAD ACCESS: (Approved by the road authority) See attachment
14. CERTIFICATE OF INSURANCE: See attachment
15. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS: (For example additional licensing and/or permitting) If, approved, we will apply for a liquor license through the County Board.

IX. Site Plan: Shall include but not limited to the following:

- | | | | |
|---------------------|-----------|-----------------------|----------------------------|
| • North point | • Lake | • Existing Structures | • Septic system |
| • Setbacks | • River | • Proposed Structures | • Well |
| • Property Lines | • Wetland | • Lot Dimensions | • Access (size & location) |
| • Road Right-Of-Way | • Stream | • Ponds | • Easements |
- Parking (Size & location-if applicable to application)
 - Landscape, screening and buffering (if applicable to application)
 - Location of significant trees to be removed (if applicable to application)

X. Attachments: shall include but not limited to:

- a. **Description of Request**-See Part VIII for full details and requirements.
- b. **Site Plan**-See Part IX for full details and requirements.
- c. **Full legal description**-Not abbreviated description from tax statement.
- d. **Access approval**-Attach approval in writing from proper road authority.
- e. **Township Notification**-See Part IV for details and requirements.
- f. **Septic System Compliance Inspection**
- g. **Erosion control plan**-Attach completed and signed plan including map.
- h. **Floor plans and/or blue prints**

XI. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and the recommendations of the Planning Commission to the County Board for final decision.

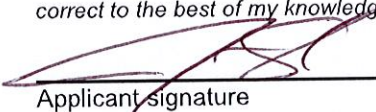
Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.


Applicant signature

2/3/15
Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.


Property Owner signature

2/3/15
Date

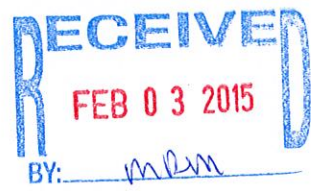
OFFICE USE ONLY

Request: Off-Sale Liquor store

Pre-App Date <u>2-3-15</u>	Lake Classification <u>RD</u>	Feedlot	500'	1000'	<input checked="" type="checkbox"/> N
Meeting Date <u>3-12-15</u>	Lake <u>J. Hersem</u>	Wetland Type	1-2	3-8	<input checked="" type="checkbox"/> N
60 Day <u>4-4-15</u>	FEMA Panel # 27079C0 <u>0270</u>	Water courses			<input checked="" type="checkbox"/> N
Zoning District <u>RC</u>	Flood Zone <u>X-outside</u>	Bluff			<input checked="" type="checkbox"/> N

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Request Description | <input checked="" type="checkbox"/> Access Approval | <input checked="" type="checkbox"/> Septic <u>Comp Insp</u> / Design |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Erosion Control Plan | <input checked="" type="checkbox"/> Meeting Reg / ATF / Spec |
| <input checked="" type="checkbox"/> Full Legal | <input checked="" type="checkbox"/> Blue Prints | <input checked="" type="checkbox"/> Fee \$ <u>7960</u> |
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Penalty \$ _____ |

Application Complete Michelle R Mettler 2-3-15 15013
 Planning & Zoning Department Signature Date Permit #



We, Jesse and Tammy Samuelson, would like to open and operate an off-sale liquor store on our property at 46469 Harborage Lane, Cleveland MN 56017. The name of the store will be BoonDocks Liquor. The store hours would consist of Monday thru Saturday from 8am to 10pm. If the state passes Sunday liquor sales we will be open Sundays from 8am to 10pm. We plan to sell all lines of beer, wine, and liquor. We also plan to sell pop, ice, and have propane tank exchange.

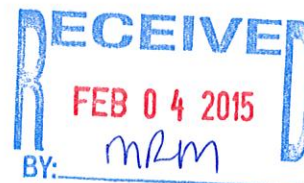
Our store will be unique in that we will supply the needs/wants of our customers. They will be able to suggest items to have available for purchase. The business operation will be family members and us to start. We plan to take cash, check, or credit card as a form of payment.

The location of the store will be in cabin number three which is located on the south side of our property. There are also three other cabins that are used for personal storage. Customers will access the store off of Harborage Lane and into the parking lot on the south side. Pictures of the future site are attached. If approved, we plan to side, shingle, install new windows, and install a new front door to the store. We will install motion sensed light for security on the front and the back of the store. The lights will face in the downward direction when on. The inside needs very little work and has a concrete floor already. We plan to cut the tree down in the front of the store.

We will also have docks on West and Middle Jefferson Lakes where customers can walk up and access the store. We plan to use a port-a-pottie for a restroom. We will have the waste and recycling picked up weekly by LJP Waste and Recycle. Our business cell phone will be the main line for the store.

I, Jesse, am the Director of Finance and Operations for LJP Waste & Recycle. I have worked there for 14+ years and understand how running a business works. My wife, Tammy, has worked in an office setting for 15+ years where she has developed excellent customer service skills.

Please consider our application for this conditional use permit as we think it will be a great business addition to the Lakes Area and LeSueur County.





Le Sueur County Highway Department

88 SOUTH PARK AVENUE • LE CENTER, MINNESOTA 56057
TEL: 507-357-8536; FAX: 507-357-4520
dtiegs@co.le-sueur.mn.us
David Tiegs, Assistant Highway Engineer

January 16, 2015

Mr. Jesse Samuelson
46469 Harborage LN
Cleveland, MN 56017

Re: Entrance Review

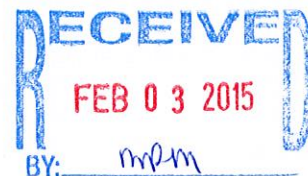
Dear Mr. Samuelson:

At your request I have reviewed the entrances at 46469 Harborage Lane. The proposed land use is not significantly different than what the property has been historically used for. Therefore I see no issues with the current property access.

Should you have any questions or need anything else please feel free to contact me.

Thanks,

Dave Tiegs
Le Sueur County
Assistant Highway Engineer



Minnesota Department of Natural Resources
DNR ECOLOGICAL & WATER RESOURCES
20596 HIGHWAY 7
HUTCHINSON, MN 55350
(320) 234-2550



January 12, 2015

Jesse and Tammy Samuelson
46469 Harborage Ln.
Cleveland, MN 56017-4420

Dear Mr. and Mrs. Samuelson:

Re: Shoreland Ordinance - Change of Land Use for parcel #01.103.3400 - Le Sueur County.

This letter is in response to your request for comment regarding a proposed change of use for cabin #3 in parcel 01.103.3400 LeSueur County. The development on this parcel currently includes a restaurant with four cabins. The proposed change would convert cabin #3 to a commercial business.

Zoning for this parcel is administered by LeSueur County. The Department participates in zoning decisions when parcels are located within the shoreland area of public water basins. The Department also administers the public water permit program. If activities are proposed below the ordinary high water elevation (OHWL) for Lake Jefferson you should contact me regarding possible permit requirements. The OHWL for Lake Jefferson is elevation 1018.50 feet.

The current development on this lot appears to be in conformance with Minnesota Rules, chapter 6120. Any proposed change to this parcel should consider zoning controls such as setback and percent impervious so the parcel does not become nonconforming. If the change in use does not require a variance to Minnesota Rules Chapter 6120, the Department does not object to the change in land use.

You also mentioned the possibility of adding one or two new docks to provide public access to your business from Lake Jefferson. You are encouraged to use the attached brochure to plan for any new dock structures that would be placed below the OHWL. Also, you will need to work with LeSueur County to determine the number, size and location of any new dock(s). Please be aware that a DNR public waters work permit is necessary should you provide mooring or docking facilities for seven or more watercraft and ancillary services common to marinas, such as boat storage, fueling, launching, repair, sanitary pumpout or restaurant services are provided.

Area Hydrologist Dan Girolamo discussed your proposed land use change with Michelle Mettler, at LeSueur County, and she explained the proposal in more detail. I copied her on this letter to document the Department's position on this requested land use change. Thank you for your inquiry and call me at (320) 234-2550, ext. 230 if you have any questions.

Best regards,

A handwritten signature in cursive script that reads "Garry M. Bennett".

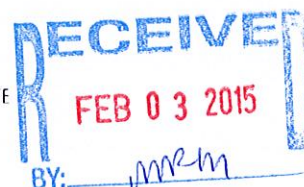
Garry M. Bennett
Area Hydrologist

Enclosure

cc: Michelle Mettler, LeSueur County
Dan Girolamo, Area Hydrologist, DNR EWR



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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/29/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Canopy Group 200 S. Main PO Box 175 Le Sueur MN 56058	CONTACT NAME: Mary Struck PHONE (A/C No. Ext.): (507) 665-3364 E-MAIL ADDRESS: marys@thecanopygroup.com		FAX (A/C No.): (507) 665-6510
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Boondocks LLC 46469 Harborage Lane Cleveland MN 56017	INSURER A: Acuity Insurance Company		14184
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 15/16

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			PENDING	3/1/2015	3/1/2016	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	EXCESS LIAB						AGGREGATE	\$
	DED							\$
	RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS	OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Liquor Liability			PENDING	3/1/2015	3/1/2016	Each Occurrence	\$1,000,000
							Aggregate	\$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

Le Sueur County
 88 South Park Avenue
 Le Center, MN 56057

RECEIVED
 FEB 03 2015
 BY: *MEM*

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Mary Struck/MARY *Mary Struck*

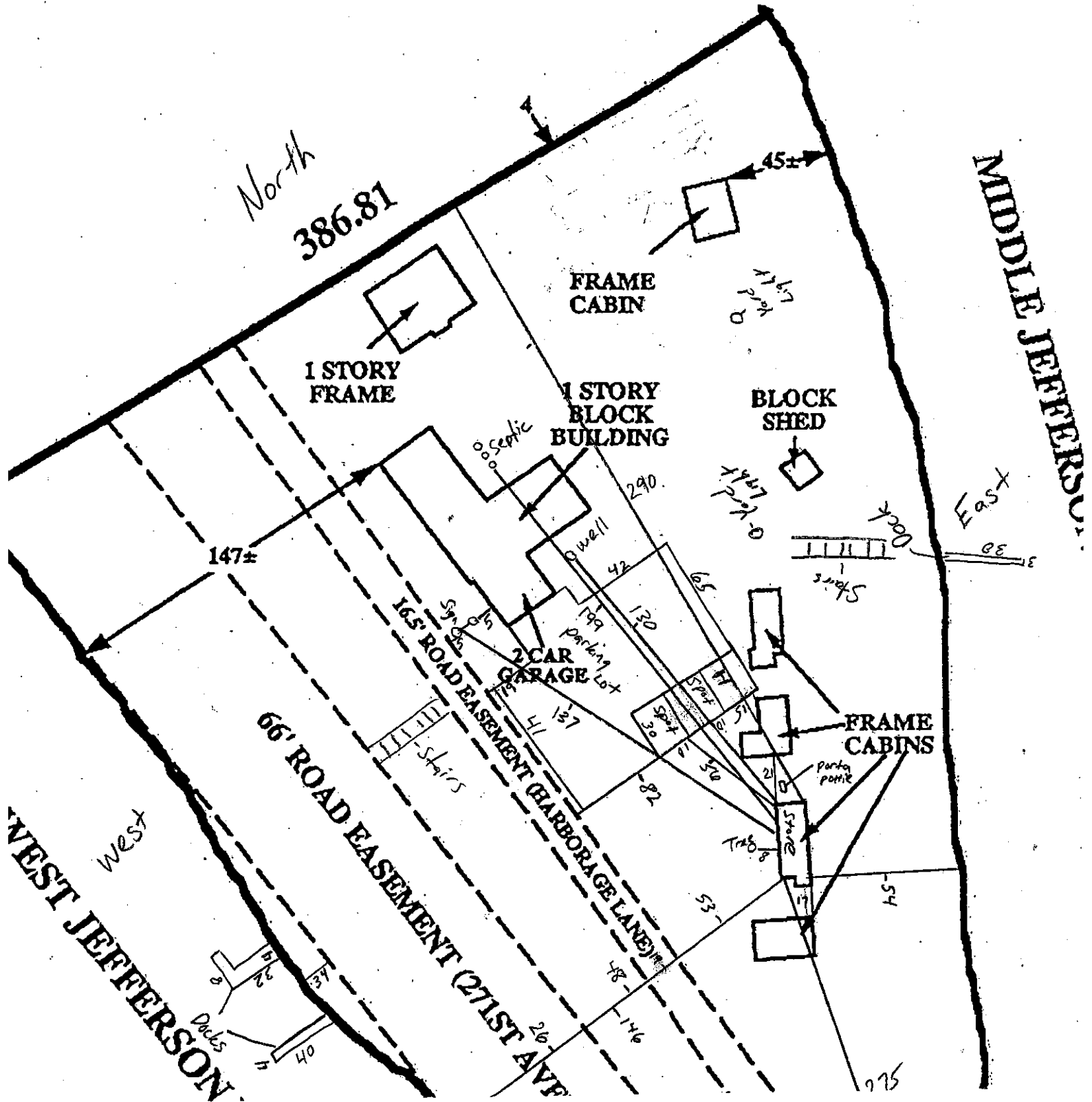
ACORD 25 (2010/05)

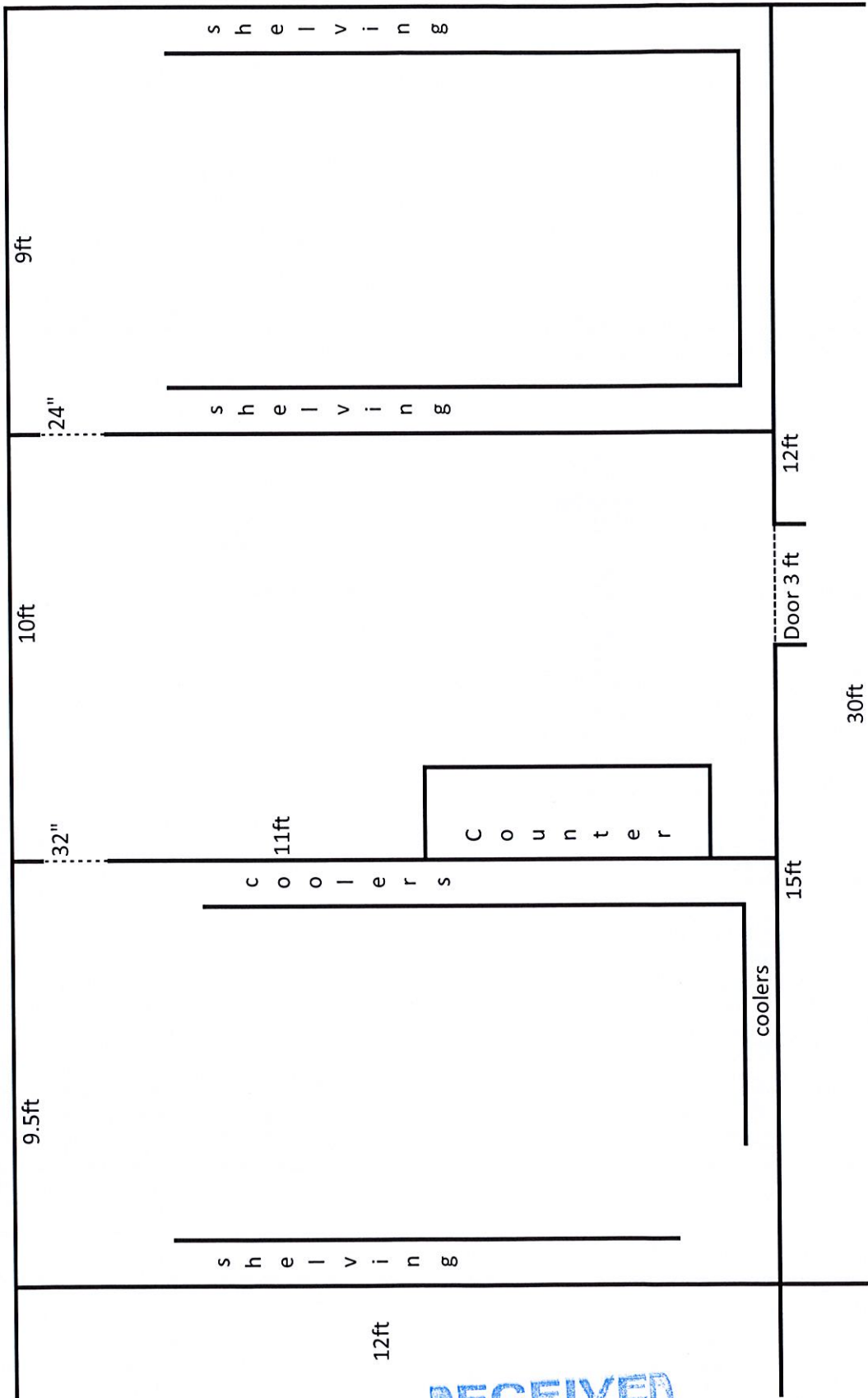
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INS025 (201005).01

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measurements are in feet

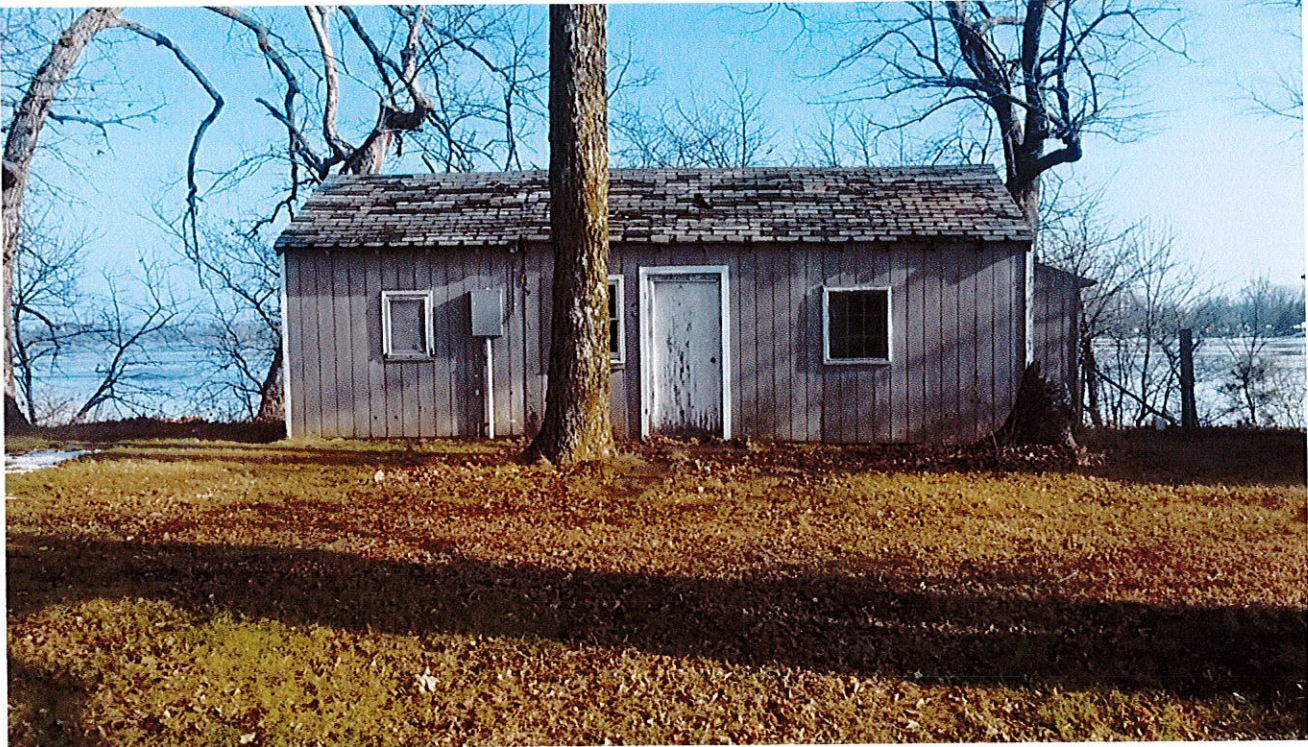




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01.103, 3400
 Samuelson

Picture of Cabin #3. The future store:



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Inside the store:



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Parking Lot:



Picture of the Sign that will be changed



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