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# Le Sueur County, MN

Thursday, May 14, 2015

Regular session

## Item 1

### Weick Storage Facility Packet

Staff Contact: Kathy Brockway or Michelle Mettler

# STAFF REPORT

## GENERAL INFORMATION

**APPLICANT:** SHAWN WEICK  
**OWNER:** ORION DEVELOPMENT

**911 ADDRESS:** NEW Island Road, Cleveland MN 56017

**PROJECT DESCRIPTION:** Establish and operate a self-service storage facility (boat and recreational equipment storage) in an Agriculture "A" District. Property is located in Government Lot 5, Section 1, Cleveland Township.

**AG DISTRICT PURPOSE:** The Agriculture (A) District is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones and subdivisions. They should be large contiguous land areas with mostly prime soils. Rezoning should only be considered on the zone's borders in order to maintain the Zoning integrity of the District. Dwellings that are allowed should be on the edges of the open farmland where possible or utilize existing abandoned farm sites. The total number of Dwellings shall not exceed sixteen (16) per section of land with the exception of Transfer of Development Right and lots of record. Transfer of development rights may be utilized to exceed the permitted housing density of one dwelling per quarter-quarter section (40 acres), provided that the density does not exceed four dwellings per quarter-quarter section in the receiving quarter-quarter section. Lots of Record, shall be exempt from density standards.

**ZONING ORDINANCE SECTIONS:** Section 8, Subdivision 3.X, Section 19

**Definition: SELF-SERVICE STORAGE FACILITY** - A commercial structure or group of structures that contain varying sizes of individual compartmentalized and controlled access stalls or lockers for the storage of customers' items.

**GOALS AND POLICIES:**

## SITE INFORMATION

**LOCATION:** 5.23 acre parcel from a 34.74 acre parcel, Section 1, Cleveland Township

**ZONING:** Agriculture "A" District

**GENERAL SITE DESCRIPTION:** Ag land

**ACCESS:** County Road/Township Road approved by Road Authorities (see attached documentation)

**EXISTING LAND USE WITHIN ¼ MILE:**

North: Ag	South: Ag/ Residential/Lakeshore
East: Ag/Residential	West: Ag/Residential

## BACKGROUND INFORMATION

See narrative

## TOWNSHIP BOARD NOTIFICATION

The applicant contacted John Kluntz, Cleveland Township Board member on April 12, 2015.

## NATURAL RESOURCES INFORMATION

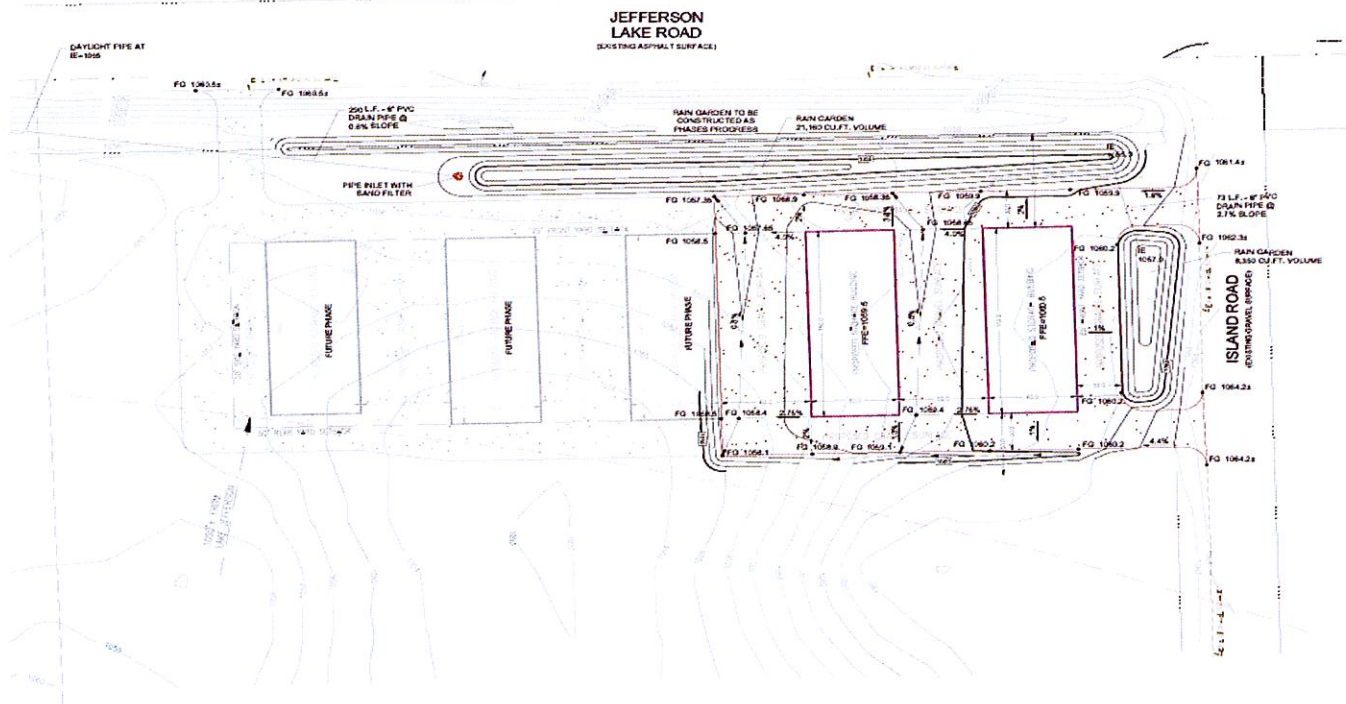
**SHORELAND:** The proposal is not located within the Shoreland District.

**WETLANDS:** According to the National Wetlands Inventory, No wetlands located in the quarter-quarter section where the project is proposed.

## ATTACHMENTS

Site Plan, Narrative, access approvals

## SITE PLAN



## LAND USE APPLICATION PERFORMANCE STANDARDS

- Name of Applicant Shawn Weick, Cleveland MN (applicant)
- Landowner: Orion Development Inc. Madison Lake MN (owner)
- Legal Description- Attached
- Proposed Days and Hours of Operation: 365 days, 24/7
- Security Plans: All buildings will have locked doors. There will be interior/exterior motion lights.
- Lighting: Comply with County Ordinance.
- Parking and Loading Areas: 60' wide gravel driveways to accommodate large vehicles and trailers.
- Signage: Comply with County Ordinance.
- Road Access: Approved by Road Authorities
- Fire Prevention: 4 fire extinguishers per building

**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. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance
10. Other factors impacting the public health, safety and welfare.

**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**

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

# Le Sueur County

## Conditional Use Application

### I. Applicant:

Name Shawn Weick  
Mailing Address 46324 Cape Horn Road  
City Cleveland State MN Zip 56017  
Phone # 612-214-8479 Phone # \_\_\_\_\_

### II. Landowner:

Name Orion Development Inc.  
Mailing Address 4608 Eastwood Ct  
City Madison Lake State MN Zip 56063  
Property Address new  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Phone # \_\_\_\_\_

### III. Parcel Information:

Parcel Number Part of parcel 01.101.1200 <sup>(split from)</sup> Parcel Acreage 5.23 acres of the 34.74 acres  
Attach Full Legal Description (**NOT** abbreviated description from tax statement)  
Township 109 Section 1  
Subdivision \_\_\_\_\_ Lot 5 Block \_\_\_\_\_

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

Cleveland Township notified on 2/13/15 4/12/15  
(Township Name) (Date)  
Board Member ~~Steve Rohlfing~~ John Kluntz 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:**

- Self Service Storage
- School/Church/Cemetery
- Retail Nursery/Greenhouse
- School/Church/Cemetery
- Value Added Agriculture
- Antique Sales/Service/Repair
- Substation/Transmission Lines etc.
- Other \_\_\_\_\_

**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: 365 days a year 24 hours a day
  - 2. ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS:  
44 persons on a weekly basis during the boating season. Almost no one during the winter.
  - 3. LIST OF PUBLIC HEALTH PLANS:
    - i. Water Supply: None
    - ii. Toilet facilities: None
    - iii. Solid Waste Collection: None
  - 4. FIRE PREVENTION: 4 fire extinguishers per building
  - 5. SECURITY PLANS: All buildings will have locking doors. There will be interior and exterior motion lighting
  - 6. RETAIL SALES: None
  - 7. FOOD OR ALCOHOL SERVED OR FOR SALE: None
  - 8. DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL: (For example, pedestrian and/or vehicular traffic control.)  
None
  - 9. SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC:  
None
  - 10. EXTERIOR LIGHTING: All outdoor lighting will be installed in conformance with the provisions of the subdivision 8 and state electrical code
  - 11. PARKING AND LOADING: 60' wide gravel driveways (with grass buffers) to accommodate large vehicles and trailers
  - 12. SIGNAGE: A sign displaying the business name that is 10'x3'
  - 13. ROAD ACCESS: (Approved by the road authority) Access to Jefferson Lake Road and Island Road
  - 14. CERTIFICATE OF INSURANCE: Will be provided
  - 15. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:  
(For example additional licensing and/or permitting) State of MN business for a limited liability company

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

- North point
- Setbacks
- Property Lines
- Road Right-Of-Way
- Lake
- River
- Wetland
- Stream
- Existing Structures
- Proposed Structures
- Lot Dimensions
- Ponds
- Septic system
- Well
- Access (size & location)
- 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.*

*[Signature]* 4/13/15  
Applicant signature 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.*

ORION DEVELOPMENT INC.  
BY: *[Signature]* Its. President 4/13/15  
Property Owner signature Date

**OFFICE USE ONLY**

Request: Boat storage facility

Pre-App Date <u>4-13-15</u>	Lake Classification <u>-</u>	Feedlot	500'	1000'	<u>N</u>
Meeting Date <u>5-14-15</u>	Lake <u>-</u>	Wetland Type	1-2	3-8	<u>N</u>
60 Day <u>6-16-15</u>	FEMA Panel # 27079C0 <u>270</u>	Water courses			<u>N</u>
Zoning District <u>A</u>	Flood Zone <u>X-outside</u>	Bluff			<u>N</u>

- |   |  |   |  |
|---|--|---|--|
| <input checked="" type="checkbox"/> Request Description | <input checked="" type="checkbox"/> Access Approval <u>twice</u> | <input type="checkbox"/> Septic             | <input checked="" type="checkbox"/> Comp Insp / Design |
| <input checked="" type="checkbox"/> Site Plan           | <input checked="" type="checkbox"/> Erosion Control Plan         | <input checked="" type="checkbox"/> Meeting | <input checked="" type="checkbox"/> Reg / ATF / Spec   |
| <input checked="" type="checkbox"/> Full Legal          | <input checked="" type="checkbox"/> Blue Prints                  | <input checked="" type="checkbox"/> Fee     | \$ <u>790-</u>   |
| <input checked="" type="checkbox"/> Ordinance           | <input type="checkbox"/> Other _____                             | <input type="checkbox"/> Penalty            | \$ _____   |

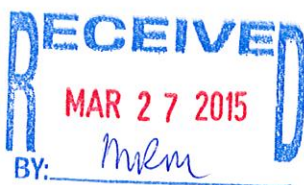
Application Complete *[Signature]* 4-13-15 15048  
Planning & Zoning Department Signature Date Permit #

## Proposed Legal Description

That part of Government Lot 5 in Section 1, Township 109 North Range 25 West, LeSueur County, Minnesota, described as:

Commencing at the North Quarter corner of said Section 1; thence South 90 degrees 00 minutes 00 seconds West, (assumed bearing), along the north line of said Government Lot 5, a distance of 566.11 feet to the northwesterly corner of Island Road according the plat of Kluntz's Lakewood Knoll Second Addition, on file and of record with the LeSueur County Recorder; thence South 00 degrees 07 minutes 00 seconds West, along the westerly line of said Island Road, 335.00 feet; thence South 90 degrees 00 minutes 00 seconds West, along a line parallel with the north line of said Government Lot 5, a distance of 680.00 feet; thence North 00 degrees 07 minutes 00 seconds East, along a line parallel with the westerly line of said Island Road, 335.00 feet to the point of intersection with the north line of said Government Lot 5; thence North 90 degrees 00 minutes 00 seconds East, along said north line, 680.00 feet to the point of beginning.

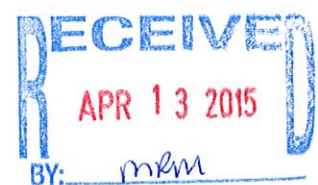
Said parcel contains 5.23 acres, subject to an easement for County State Aid Highway No. 18 (Jefferson Lake Road), along the northerly boundary. ALSO subject to any other easements of record.





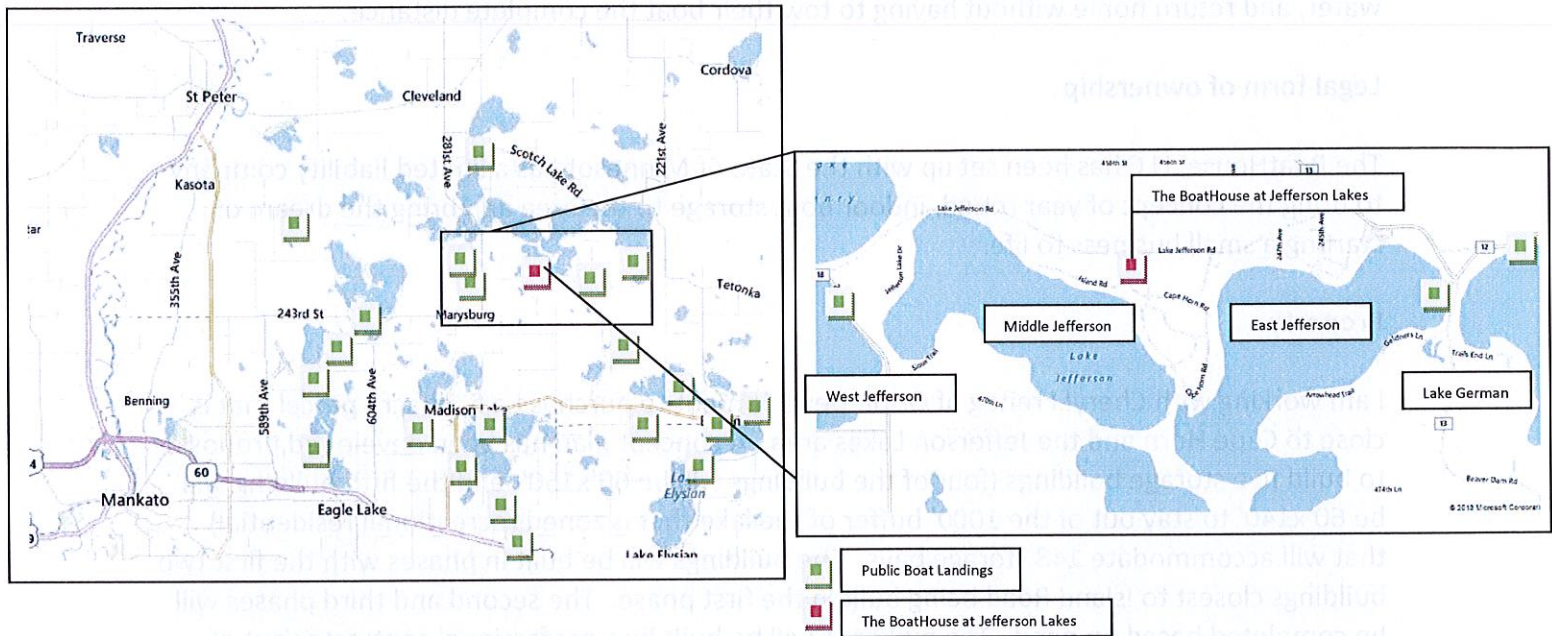
**The BoatHouse, LLC at Jefferson Lakes**  
**Request for Conditional Use Permit to accommodate**  
**cold storage (indoor)- boat storage**

**Shawn Weick**  
46324 Cape Horn Road  
Cleveland, MN 56017  
612.214.8479  
shawn@weicks.com



## General Company Description

Cape Horn is situated between two lakes (East Lake Jefferson, 700 acres and Middle Jefferson Lake, 705 acres) of the Lake Jefferson chain of lakes in south central Minnesota just south of Cleveland, MN. Within a 5 mile radius of the area are numerous other lakes, including West Jefferson Lake, German Lake, and Lake Washington. There are many residents on Cape Horn and the surrounding area that own boats, and with owning a boat comes with the need for storage. Storage of the boat is needed not only during the off season but during the boating season as well.



The BoatHouse, LLC at Jefferson Lakes will provide a year round boat storage option for residents on Cape Horn and the surrounding area. Residents will be able to store their boats or other recreational equipment inside, close to where they use the equipment. Currently the residents go many miles in many different directions to find storage for their recreational equipment. At a time when space in their garages is at a premium they are looking for options.

Why year round storage rather than just off season storage? I feel there is a need for storage year round. During the boating season when their boat is on a lift in the water, it will provide storage for their trailer (for residents of The Landing at Jefferson Lakes it is against the covenants to store recreational vehicles, sporting equipment, toys, trailers, boats, snowmobiles and wheeled and tracked vehicles in site from the street, adjacent lots, or Jefferson Lake). Therefore, The BoatHouse will give people somewhere to keep their boat trailer or other recreational vehicles while keeping them in compliance with covenants. During the off season, residents who currently go many miles in many different directions to find winter storage will now have a convenient location to store their boat during the winter. They will also have access to their boat to do any maintenance or upkeep, unlike most off season storage facilities, the customer drops their boat off and it is stored away in a warehouse where they do not have access to it until a specific date in the spring.

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 APR 13 2015  
 BY: *me*

I am also interested in the concept that will cater to residents of surrounding communities such as Mankato and St. Peter. These residents may be interested in owning a boat (pontoon or large boat) but do not want the hassle of having to park/store it at their residence during the season as well as in the off season. Also, year round storage would alleviate the hassle of having to trailer their boats long distances (approximately 45 miles round trip) to use it. The BoatHouse would offer boat owners convenience, as they will be able to travel to the lakes area, hook up their boat when they get here, drive the few miles to a public landing (public landing to 3 great lakes are within 3 miles), return their boat to storage after a day on the water, and return home without having to tow their boat the complete distance.

### **Legal form of ownership**

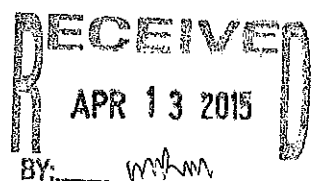
The BoatHouse, LLC has been set up with the State of Minnesota as a limited liability company to bring the concept of year round, indoor boat storage to the area and bring the dream of starting a small business to life.

### **Property**

I am working with Cheryl Freitag of Orion Development to purchase a 5.23 acre parcel that is close to Cape Horn and the Jefferson Lakes area. A concept plan has been developed proposing to build five storage buildings (four of the buildings will be 60'x150', and the fifth building will be 60'x140' to stay out of the 1000' buffer of the lake that is zoned recreational residential) that will accommodate 148 storage bays. The buildings will be built in phases with the first two buildings closest to Island Road being built in the first phase. The second and third phases will be completed based on need. The buildings will be built by a professional contractor out of steel material in a color that blends with the natural setting. They will be built to the international building code standard. All buildings will have reinforced poured concrete floors. Gravel will be used as the surface for the driveways and driveway entrances. Numerous deciduous trees (3-4 inch diameter) and coniferous trees (4-5 ft. tall) trees will be planted on the property. Grass buffers will be used around the perimeter of the gravel driveways on the areas that border the right of ways. The building perimeter areas will be landscaped using landscape edging, rock and/or mulch. Ornamental bushes will be planted in certain location in the landscape and other perennials such as daylilies and hostas shall be integrated into the landscaping. I have work with county staff making many changes to the landscape plan to accommodate buffer areas of vegetation and rain gardens to limit runoff. It is a storage facility so therefore there is no need for water or sewer.

### **Products and Services**

- *Storage*
  - a. *Boat Storage: year round and indoors*
  - b. *Recreational Equipment Storage: year round and indoors*



As a member of the Cleveland Township Board and a member of the Cleveland Township Road Authority I have met with Shawn Weick of The BoatHouse LLC and discussed the boat storage project at Jefferson Lake Road (County Road 18) and Island Road. We have discussed the proposed entrances to the property from Island Road and give approval for the project.

Name: John Kluntz

Signature: *John Kluntz*

Date: *4-13-15*

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APR 13 2015  
BY: *mkm*

LE SUEUR COUNTY HIGHWAY DEPARTMENT

Application For Access Driveway or Entrance Permit

C.S.A.H./Co. Hwy. No. 18

Name of Twp. Cleveland

SKETCH PROPERTY, PRESENT AND PROPOSED DRIVEWAY AND RELATION TO COUNTY HIGHWAY.

Name of Applicant: Shawn Weick Telephone No.: (612) 214 - 8479

Address: 46324 Cape Horn Rd, Cleveland, MN 56017

Name of Property Owner: Orion Development Inc. Telephone No.: (612) 599 - 8161

Address: 4608 Eastwood Ct, Madison Lake, MN 56063

Location: Co Hwy. No.: 18 in Le Sueur Co. 2 Miles N-S (E)-W of County 15  
(circle one) (Specify Road, or Intersection)

Legal Description of Property Part of government Lot 5, Sec. 1-T109N-R25W

Purpose of Driveway: Farm Residence \_\_\_\_\_ Field \_\_\_\_\_ Business X

Is a Building to be Constructed: Yes X No \_\_\_\_\_ What kind Boat Storage

Possible replacement cost of this pipe will be the responsibility of the owner: Yes/No  
(Circle One)

Will the Building be Temporary: \_\_\_\_\_ Permanent X

Distance from center of highway to front of building is 215 feet.

Is land higher? Higher, Not sure lower? \_\_\_\_\_ or level? \_\_\_\_\_ with highway.  
(show feet & inches) (show feet & inches)

Number of present driveways to property 0 Date Proposed driveway will be needed June 2015

Give exact location to Proposed Driveway to Property: (Give lath to mark center of Proposed Driveway)

Place a Green fiberglass rod @ the location. Close to the "No passing zone" sign ≈ 600ft west of Island Road

I, We, the undersigned, herewith make application for permission to construct the access driveway at the above location, said driveway to be constructed to conform with the standards of the Minnesota Highway Department and to any special provisions included in the permit. It is agreed that all work will be done to the satisfaction of the Le Sueur County Highway Department. It is further agreed that no work in connection with this application will be started until the application is approved and the permit issued.

Access drives onto any public roads shall require a review by the Road Authority. The Road Authority shall determine the appropriate location, size, and design of such access drives and may limit the number of access drives in the interest of public safety.

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MAR 24 2015  
BY: lmem

Access drives which traverse wooded, steep, or open field areas shall be constructed and maintained to a minimum ten (10) foot width base material depth sufficient to support access by emergency vehicles and have an unobstructed width of not less than fourteen (14) feet and an unobstructed vertical clearance of not less than thirteen (13) feet, six (6) inches. Access drives outside the road rights of ways shall not exceed twelve percent (12%) grade unless approved by the local fire chief.

Access drives shall have a twenty (20) foot long flat grade directly adjacent to the road that drive accesses.

All lots or parcels with dwellings shall have direct adequate physical access for emergency vehicles along the frontage of the lot or parcel from either an existing or dedicated public roadway.

All roads serving more than one (1) lot or parcel with dwellings shall be built to township road specifications or at least sixty six (66) feet wide with a minimum driving surface width of twenty-four (24) feet.

Access drives in excess of one hundred fifty (150) feet shall provide a minimum turn-around of forty (40) feet in width by forty (40) feet in length.

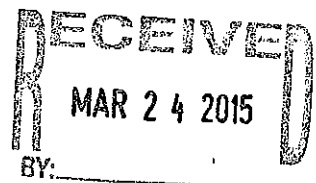
**BE IT RESOLVED:** That the County Highway Engineer is hereby authorized and instructed to control farm and field entrances on all County State Aide Highways, including roads scheduled for new construction, under the following regulations.

- A: One field and one farm entrance shall be allowed per owner or approved additional access at no cost to owner.
- B: A permit shall be required on all additional entrance requests.
- C: All new culverts and aprons on additional entrance requests shall be furnished by the private owner, and constructed according to the Engineer's specifications.
- D: All new culvert materials and aprons shall become the property of the County Highway Department and entrances shall be maintained by same.
- E: There shall be no distinction for entrances with or without culvert.
- F: The relocation of existing entrances shall be accomplished at the private owner's expense and according to the Engineer's specifications, except where the County is proved negligent.

**BE IT RESOLVED:** That the design standards for County Roads be the same as those currently listed in State Aid Rules for County State Aid Highways.

2/4/15  
Date

Shawn Weid  
Signature of Applicant



**Office Use Do Not Write On This Page.**

**\*NOT VALID UNLESS SIGNED AND NUMBERED\***

Access Driveway or Entrance Permit: 2015003  
Permit No.

Permission is hereby granted for the construction of the driveway as described in the above application, said driveway to be constructed in accordance with the Minnesota Highway Departments Driveway Standard Plate Nos. 9000B and 9001A and subject to the requirements on the next page and the following special provisions:

\* Final location of entrance must be coordinated with Le Sueur County Engineering staff at time of construction to avoid conflict with signing of NO PASSING zone.  
It is expressly understood that this permit is conditioned upon replacement or restoration of the County Highway to its original or to satisfactory condition.

2/11/15  
Date

David Ouzg  
Asst. Le Sueur County Highway Engineer

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BY: mm

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Minnesota Business Name  
**The BoatHouse L. L. C.**

Business Type  
**Limited Liability Company (Domestic)**

File Number  
**788498200029**

Status  
**Active / In Good Standing**

Registered Office Address  
**46324 Cape Horn Rd  
Cleveland MN 56017  
USA**

MN Statute  
**322B**

Filing Date  
**10/15/2014**

Renewal Due Date:  
**12/31/2015**

Registered Agent(s)  
**(Optional) None provided**

Filing History

Filing History

10/15/2014

Original Filing - Limited Liability Company (Domestic)

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MAR 24 2015  
BY: *mem*



## The BoatHouse, LLC at Jefferson Lakes - Lease Agreement

This AGREEMENT, made and entered into this (#) day of (Month), (Year), by and between The BoatHouse, LLC., of Cleveland, Minnesota, owner of The BoatHouse, LLC at Jefferson Lakes, hereinafter referred to as LESSOR and (Customer Name), hereinafter referred to as LESSEE.

WHEREAS, LESSOR is the owner of the buildings located in the County of Le Sueur, state of Minnesota, for the purpose of storing boats, items and equipment incidental to boats and boating, and such other items of personal property, equipment and vehicles as LESSOR and LESSEE shall mutually agree; and WHEREAS, LESSEE desires to lease 1 portion(s) of said building for a period of one year increments commencing this 1 day of May 2015, for the purpose of storing (List of Items).

NOW THEREFORE, in consideration of the sum of \$XXX.XX (lease fee) and \$50.00 (refundable key security deposit), LESSOR hereby leases the LESSEE 1 storage spot(s). FURTHER, LESSEE agrees to maintain any of and all insurance said LESSEE may desire as to any items LESSEE shall store in said building and LESSOR shall be held HARMLESS for any and all losses by LESSEE, or anyone in LESSEE's behalf may suffer that is not as a direct result of negligence of LESSOR or his duly authorized agents. It being understood and agreed by the between parties hereto that LESSOR shall not maintain nor be required to maintain any insurance upon items for property of LESSEE and LESSEE shall remain wholly responsible for any and all insurance said LESSEE may desire or losses said LESSEE may incur. LESSOR will provide insurance on the buildings and property. FURTHER, LESSEE agrees to pay replacement costs for any and all damage done to building(s) and property as a result of LESSEE negligence during the lease period.

IN AGREEMENT, LESSEE MAY NOT sub-lease, or let anyone have a key to LESSOR's building(s) without permission of the LESSOR. If LESSEE desires not to lease from LESSOR, LESSEE will advise LESSOR to that affect 30 days prior to end of annual lease, and LESSEE will clean building space(s) and return key(s) to receive key deposit back. SPACES are rented YEARLY and annual payments are NOT REFUNDABLE should LESSEE desire not to lease prior to the lease termination date. LESSEE is responsible for general care of LESSEE storage space; it is to be kept clean and swept once/quarter. NO GARBAGE, OIL, CANS, FOOD or ANYTHING THAT ATTRACTS RODENTS or other ANIMALS is to be left in the storage area or on the property. NO OVERNIGHT CAMPING in buildings or on land.

BOAT MAKE	
SIZE - FT	
TRAILER - FT	
BLDG #	
SPACE #	

RECEIVED

MAR 24 2015

BY: mmem

Shawn E. Weick (Electronic signature)

Shawn E. Weick, Owner

LESSEE Signature

Address

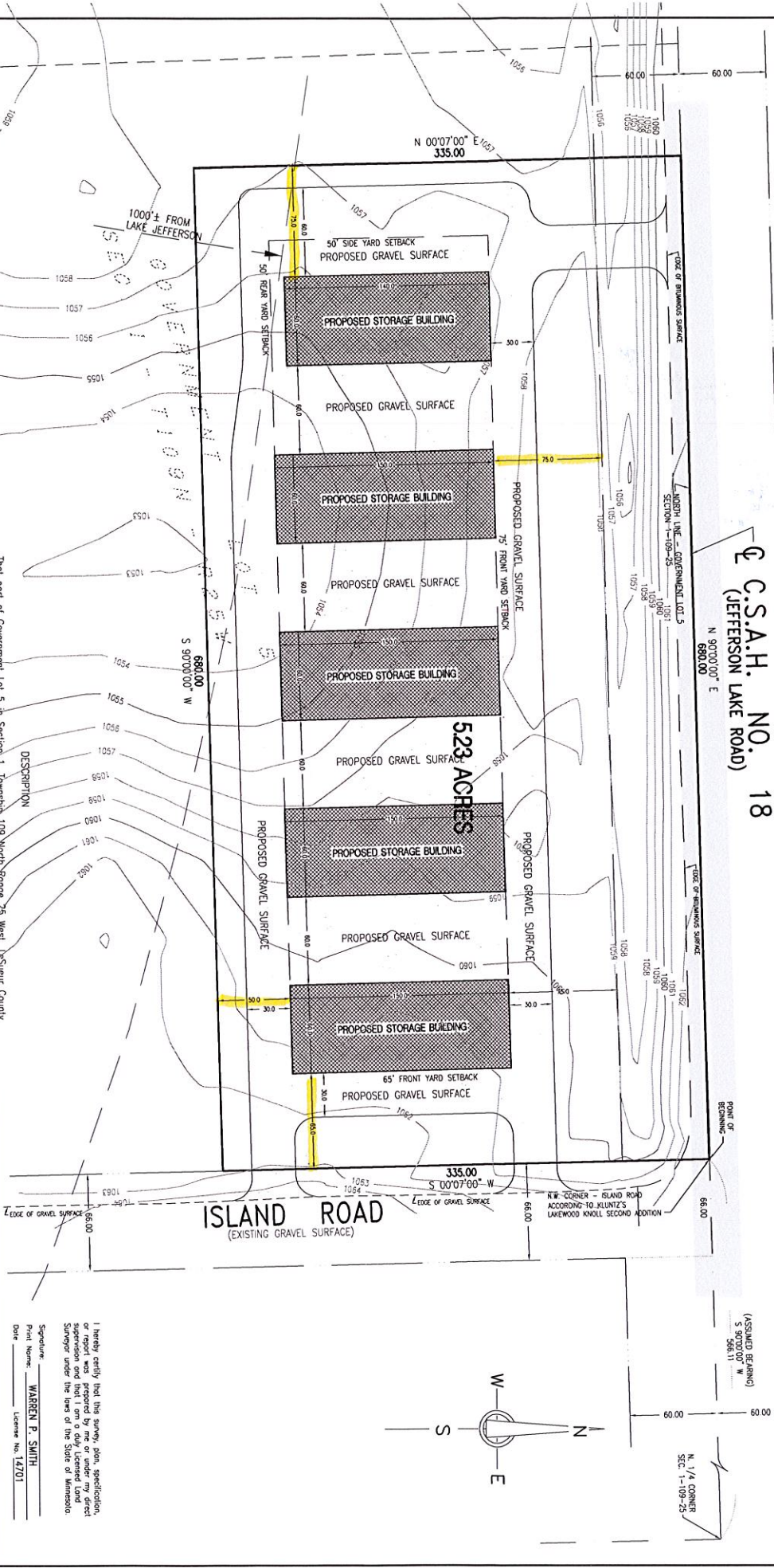
City, State Zip Code

Cell Phone #

Home Phone #

Email Address(es)

C.S.A.H. NO. 18  
(JEFFERSON LAKE ROAD)  
N 90°00'00" E  
680.00



RECEIVED  
MAR 27 2015  
BY: mfm

That part of Government Lot 5 in Section 1, Township 109 North Range 28 West, LeSueur County, Minnesota, described as:

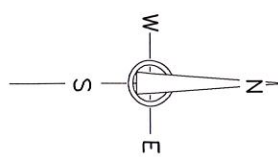
Commencing at the North Quarter corner of said Section 1, thence South 90 degrees 00 minutes 00 seconds West, (assumed bearing), along the north line of said Government Lot 5, a distance of 568.11 feet to the northwesterly corner of Stone Road according to the plat of Kurt's Lakewood Knoll Second Addition, on the one of record with the LeSueur County Records, thence South 00 degrees 00 minutes 00 seconds West, along the westerly line of said Stone Road, a distance of 568.00 feet to the northwesterly corner of said Government Lot 5, 99 minutes 00 seconds West, along North 00 degrees 02 minutes 00 seconds East, along a line parallel with the westerly line of said Island Road, 335.00 feet to the point of intersection with the north line of said Government Lot 5, thence North 90 degrees 00 minutes 00 seconds East, along said north line, 680.00 feet to the point of beginning.

Said parcel contains 5.23 acres, subject to an easement for County State Aid Highway No. 18 (Jefferson Lake Road), along the northerly boundary. ALSO subject to any other easements of record.

DESCRIPTION

I hereby certify that this survey, plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.

Signature: WARREN P. SMITH  
Print Name: WARREN P. SMITH  
Date: \_\_\_\_\_ License No. 14701



**The Boathouse @ Jefferson Lakes**  
CONCEPT PLAN  
LESUEUR COUNTY, MINNESOTA

PART OF GOVERNMENT LOT 5,  
SEC. 1-T109N-R25W

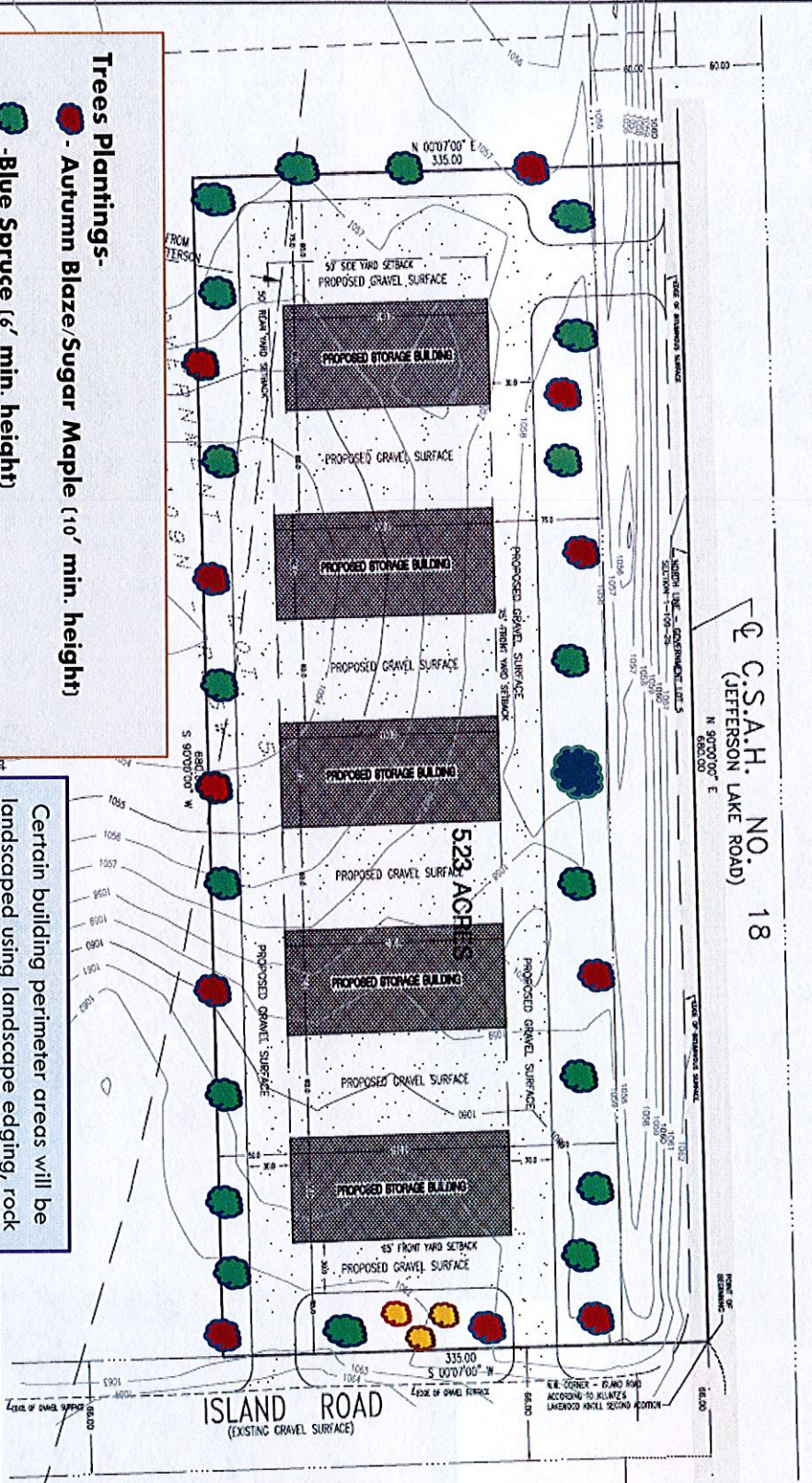
151 ST. ANDREWS COURT  
SARASOTA, FL 34237  
PHONE: 907-345-1003





FOR: WEICK, SHAWN  
SCALE: 1"=50'  
DATE: MAR. 2015  
F.B.: FILE 14897

# The Boathouse

@ Jefferson Lakes  
Landscape Plan

C.S.A.H. NO. 18  
(JEFFERSON LAKE ROAD)  
N 90°00'00" E  
600.00'



- Trees Plantings-**
-  - Autumn Blaze/Sugar Maple (10' min. height)
  -  - Blue Spruce (6' min. height)
  -  - Austrian Pine (15' min. height)
  -  - Flowering Pear (6' min. height)

Certain building perimeter areas will be landscaped using landscape edging, rock and/or mulch. Ornamental bushes will be planted in certain locations in the landscape and other perennials such as daylilies and hostas shall be integrated into the landscaping.

along the northerly boundary. ALSO subject to any other easements of record.

**The Boathouse @ Jefferson Lakes**  
CONCEPT PLAN  
LE SUEUR COUNTY, MINNESOTA

DATE: MAR. 2015  
SCALE: 1"=20'

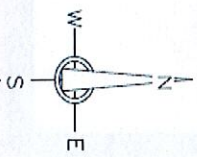
FOR: WICKI, SHAWN  
DATE: MAR. 2015  
FILE: FILE 14887

PART OF GOVERNMENT LOT 5,  
SEC. 1-T109N-R25W

I hereby certify that this survey, plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.

Signature: WARREN P. SMITH  
Print Name: \_\_\_\_\_  
License No. 142701

**RECEIVED**  
APR 13 2015  
BY: mm

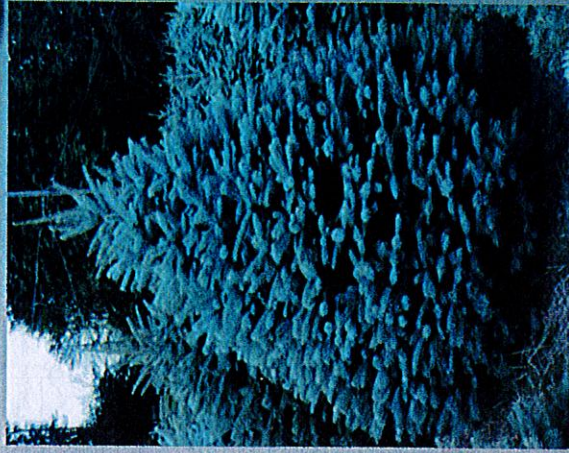




Cleveland Flowering Pear



Autumn Blaze Maple



Colorado Blue Spruce



Austrian Pine

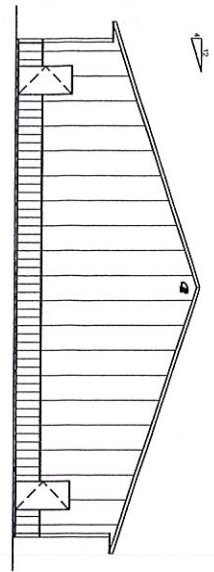


Sugar Maple

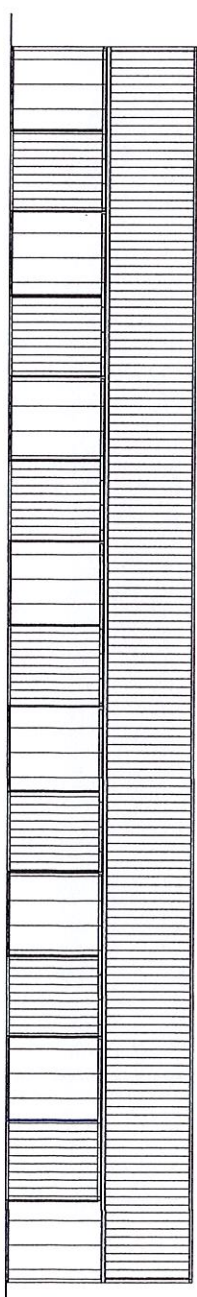
RECEIVED  
APR 13 2015  
By: [signature]

60' X 150' X 12'

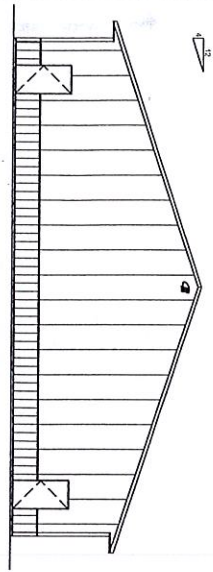
RECEIVED  
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 BY: *mlm*



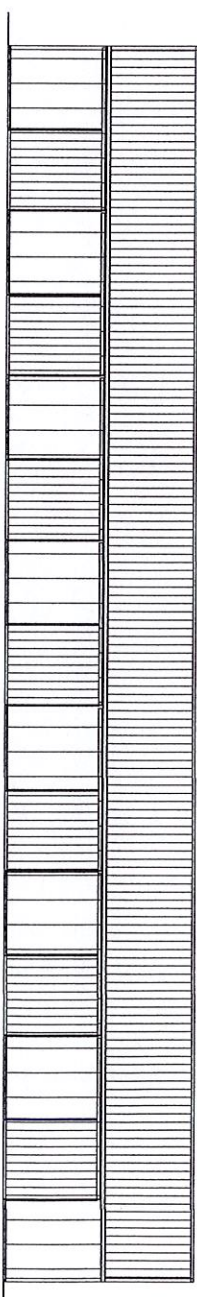
ENDWALL 1



SIDEWALL 1



ENDWALL 2

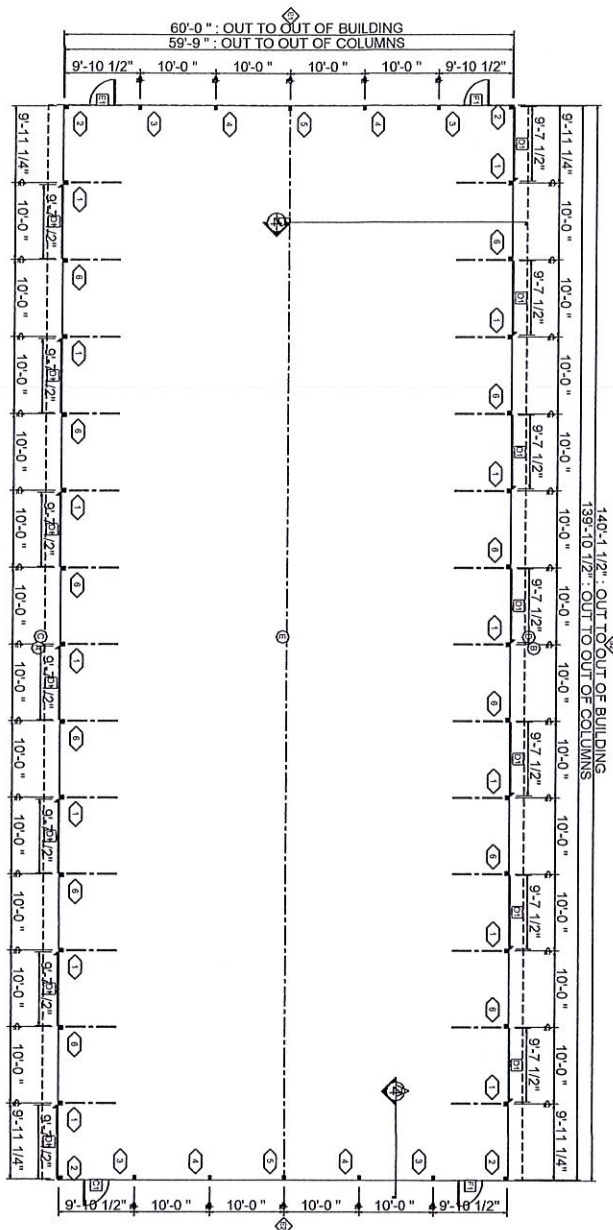


SIDEWALL 2

*1 extra 10' bay on one end wall*

	DEALER INFO. Lani Driscoll 889 Kingsway Drive Le Sueur, MN 56058	CUSTOMER INFO. Shawn Weick Jefferson Lake Rd Cleveland, MN 56017	BUILDING DESCRIPTION 60'-0" X 150'-1" X 12'-0" Uni-Facade Embedded QP031915	Customer Approval DATE: 4/10/2015	PROJ: 070A-12236-02-00 <b>PROPOSAL DRAWINGS ONLY</b> <small>Not intended for Construction Purposes          The information presented in this drawing is based on a preliminary design using the input provided. The final design is subject to Lester Engineering review.          * Not To Scale *</small>
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RECEIVED  
 APR 13 2015  
 BY: Menn



OPENING SCHEDULE

ID	MODEL	COLOR	NOMINAL	ROUGH	FRAME	FINISH
E1	W/LK DOOR 5100 SOLID	36880	40x81	KC432, KC430, KC471, KC470		
C1	W/LK DOOR 5100 SOLID	36880	40x81	KC432, KC430, KC471, KC470		
D1	1/2" HIGH METAL GLAZ SLIDING	NA	120x144	115, 9x133		
F1	W/LK DOOR 5100 SOLID	36880	40x81	KC432, KC430, KC471, KC470		

COLUMN SCHEDULE

ID	PART	SHAPE	LENGTH	BASE	FOOTING	TYPE	YDS/BGS	DET	ANCHOR	TYPE	BRS/BLTS	DET
1	691230	F56866	20'-0"	-61	10' X 32'	POURED	0.1724	EF203	BLOCK		0	EF211
2	692218	FEB66	18'-0"	-52	8' X 18'	POURED	0.0436	EF203	BLOCK		0	EF211
3	692222	FEB66	22'-0"	-52	8' X 18'	POURED	0.0436	EF203	BLOCK		0	EF211
4	692226	FEB66	26'-0"	-52	8' X 18'	POURED	0.0436	EF203	BLOCK		0	EF211
5	692228	FEB66	28'-0"	-52	8' X 18'	POURED	0.0436	EF203	BLOCK		0	EF211
6	C003	F56866	20'-0"	-61	10' X 32'	POURED	0.1724	EF203	BLOCK		0	EF211

1 extra 10' bay on  
 one end wall

DEALER INFO.

Lani Driscoll  
 889 Kingsway Drive  
 Le Sueur, MN 56058

CUSTOMER INFO.

Shawn Weick  
 Jefferson Lake Rd  
 Cleveland, MN 56017

BUILDING DESCRIPTION

60'-0" X 140'-1" X 12'-0"  
 Uni-Frame Embedded  
 QP031915

Customer Approval

DATE: 4/10/2015

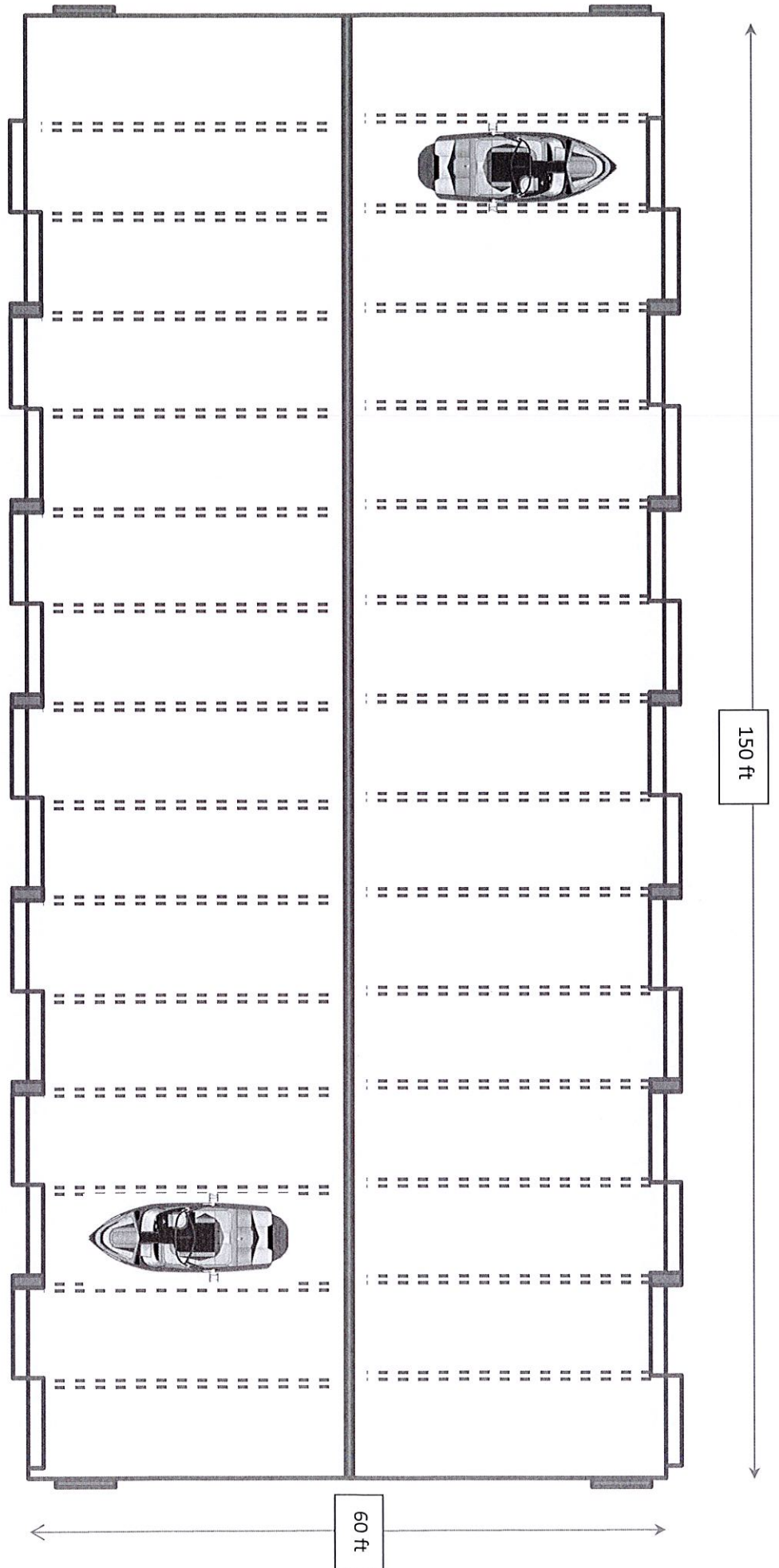
PROJ: 070A-12236-01-00

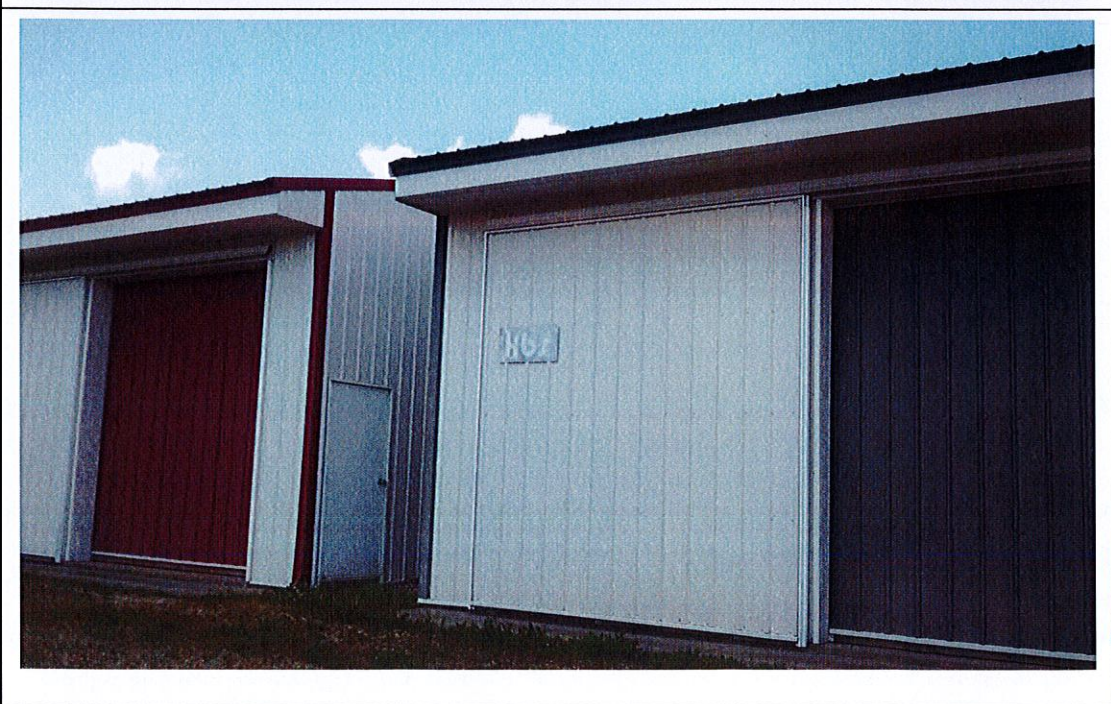
PROPOSAL DRAWINGS ONLY

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 \* Not To Scale \*



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BY: *mm*





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APR 13 2015  
BY: mm





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APR 13 2015  
BY: mlm