

**INVER GROVE HEIGHTS  
PLANNING COMMISSION AGENDA**

TUESDAY, MARCH 15, 2016 – 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER
  
2. APPROVAL OF PLANNING COMMISSION MINUTES FOR FEBRUARY 16, 2016.
  
3. OTHER BUSINESS
  - 3.01 Presentation and Discussion with Tim Kuntz, City Attorney regarding Open Meeting Law
  
4. APPLICANT REQUESTS AND PUBLIC HEARINGS
  - 4.01 WAKOTA STORAGE - CASE NO.16-04C  
Consider a request for a Conditional Use Permit to allow a mini-storage facility on the B-3 zoned property located at the SW corner of 50<sup>th</sup> Street and Blaine Avenue.  
  
Planning Commission Action \_\_\_\_\_
  
5. ADJOURN

**\*\*This will also be a meeting of the Environmental Commission (EC) if a quorum of the EC is present, as the EC has been invited to attend. The agenda for the EC is the same as the agenda for the Planning Commission.**

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, February 16, 2016 – 7:00 p.m.  
City Hall Chambers - 8150 Barbara Avenue

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Dennis Wippermann  
Elizabeth Niemioja  
Bill Klein  
Pat Simon  
Annette Maggi  
Armando Lissarrague  
Tony Scales  
Harold Gooch

Commissioners Absent: Joan Robertson (excused)

Others Present: Heather Botten, Associate Planner

### **APPROVAL OF MINUTES**

The minutes from the January 19, 2016 and February 2, 2016 Planning Commission meetings were approved as submitted.

### **MOTORS MANAGEMENT CORP (LUTHER NISSAN KIA) – CASE NO. 16-01C**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment to allow for a building and parking lot expansion of the existing automobile dealership and a conditional use permit to exceed 25% impervious surface within the Shoreland Overlay District, for the property located at 1470 – 50<sup>th</sup> Street East. 5 notices were mailed.

#### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicants received approvals in 2011 for a building and parking lot expansion that was never completed. The applicants are now requesting a smaller expansion, including a request for a conditional use permit amendment to add a 5,615 square foot building addition and a 25,000 square foot parking/storage area expansion. The southern portion of the property is located in the shoreland overlay district so the applicants are also asking for a conditional use permit to exceed the impervious surface in a shoreland district. Impervious surface in the shoreland district is limited to a 25% maximum. Existing impervious surface on the lot is at 33.3%. The proposed property improvements would increase the impervious surface to 39.6%. The request was sent to the DNR for review and comment. The DNR reviewed the plans and have no concerns. Engineering has been working with the applicant on the design of the stormwater systems. The applicant is treating the additional stormwater runoff on the property and the volume of water leaving the property will not be increasing. Engineering will continue to work with them to secure final stormwater design drawings. One additional access point would be added to the southern part of the property to obtain access to the new parking area. Staff recommends approval of the request. Staff heard from one neighbor with an inquiry regarding the number of proposed additional parking stalls.

Commissioner Lissarrague asked staff to clarify the location of the proposed additional parking.

Ms. Botten showed a diagram of the proposed additional parking to the back parking area.

Commissioner Lissarrague asked if Luther Nissan Kia currently had additional parking to the north of their building.

Ms. Botten replied in the affirmative.

Commissioner Lissarrague asked where the building addition would be located.

Ms. Botten showed a diagram of the proposed building addition to the east of the existing building.

Commissioner Wippermann asked if the driveway on the east side of the building would remain to allow access from the north parking area to the south parking area.

Ms. Botten replied in the affirmative.

Commissioner Klein asked if a plan was in place to handle snow storage.

Ms. Botten replied that the applicant could best answer that question.

#### **Opening of Public Hearing**

Steve Sabraski, Landform Professional Services, 105 South Fifth Avenue, Minneapolis, advised he was representing Motors Management and the Luther Company.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Sabraski replied in the affirmative. He advised that snow storage on auto dealerships can be difficult, but they had ample room on this site to push the snow to the southwest portion of the property. In extreme instances they could melt or truck the snow.

Chair Maggi closed the public hearing.

#### **Planning Commission Discussion**

Commissioner Niemioja stated this request supported the comprehensive plan's goal of expanding existing uses and employment opportunities.

#### **Planning Commission Recommendation**

Motion by Commissioner Niemioja, second by Commissioner Wippermann, to recommend approval of the request for a conditional use permit amendment to allow for a building and parking lot expansion of the existing automobile dealership and a conditional use permit to exceed 25% impervious surface within the Shoreland Overlay District, for the property located at 1470 – 50<sup>th</sup> Street East, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on February 22, 2016.

### **CITY OF INVER GROVE HEIGHTS – CASE NO. 16-02ZA**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for an ordinance amendment to Title 10 of the City Code Zoning Regulations to modify the definition of "Massage Therapy, Licensed" and Other Home Occupations. No notices were mailed.

**Presentation of Request**

Heather Botten, Associate Planner, advised that in 2015 the City Council updated the City Ordinance regulating and licensing massage therapists and therapeutic massage businesses. As a result of that ordinance update certain references within the zoning code are no longer accurate. The proposed ordinance amendment updates these references and removes an outdated definition of a massage therapy business. No substantial changes are being made to the zoning ordinance.

Commissioner Klein asked if 'home occupations', which includes minor repair services, would include automotive repair.

Ms. Botten advised that the only language being considered tonight was in regard to massage therapy. Repair services as a home occupation would not include automotive repair that was open to the public.

**Opening of Public Hearing**

There was no public testimony.

**Planning Commission Recommendation**

Motion by Commissioner Simon, second by Commissioner Scales, to approve the request for an ordinance amendment to Title 10 of the City Code Zoning Regulations to modify the definition of "Massage Therapy, Licensed" and Other Home Occupations.

Motion carried (8/0).

**OTHER BUSINESS**

Ms. Botten advised that the March 2 Planning Commission meeting has been cancelled.

Ms. Botten advised that the joint Housing Committee/Planning Commission meeting is scheduled for March 15 at 5:00 p.m., prior to the regularly scheduled Planning Commission meeting. Dinner will be provided.

Chair Maggi thanked staff for responding so quickly to the request for the joint meeting with the Housing Committee.

The meeting was adjourned by unanimous vote at 7:16 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary

**PLANNING REPORT  
CITY OF INVER GROVE HEIGHTS**

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**REPORT DATE:** March 10, 2016

**CASE NO.:** 16-04C

**APPLICANT:** Wakota Storage

**PROPERTY OWNER:** Rosemount Storage, Inc.

**REQUEST:** Conditional Use Permit for a ministorage facility

**LOCATION:** 2XXX 50<sup>th</sup> Street (SW corner of Blaine Ave and 50<sup>th</sup> Street)

**HEARING DATE:** March 15, 2016

**COMPREHENSIVE PLAN:** CC, Community Commercial

**ZONING:** B-3, General Business

**REVIEWING DIVISIONS:** Planning

**PREPARED BY:** Heather Botten  
Associate Planner



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**BACKGROUND**

The applicant has submitted a request for a Conditional Use Permit (CUP) to allow a ministorage facility on the vacant property located on the southwest corner of Blaine Avenue and 50<sup>th</sup> Street. The applicant is proposing five storage buildings; one would be heated about 15,000 square feet in size and the other four would be considered cold storage ranging from about 5,000 square feet to 14,000 square feet in size. No outdoor storage would be allowed on the property.

The property is 3.67 acres in size and is currently three separate tax parcels. As a condition of approval the applicant would be required to combine the three tax parcels into one parcel.

**EVALUATION OF REQUEST**

Surrounding Uses. The subject property is surrounded by:

North	Townhomes; Zoned PUD; Guided HDR, High Density Residential
East	MnDot ROW
West	Vacant; Zoned B-3; Guided CC, Community Commercial
South	I-494, MnDot ROW

**SITE PLAN REVIEW**

Lot Size. The applicants will be combining the three tax parcels into one buildable lot for a total lot size of 3.67 acres. The lot consolidation would be done administratively.

Setbacks. The proposed buildings meet the required perimeter setbacks for the site.

Parking Lot. Parking for the proposed site consists of four customer/employee parking stalls located on the northeast side of the property. The zoning code does not have any specific parking requirements for ministorage facilities. Staff reviewed the parking based on the applicants need; the applicant stated there would typically be one employee on site with 3 stalls for customers. Staff is comfortable with the parking provided.

Screening/Landscaping. The submitted landscape plan shows a mixture of trees and shrubs around the perimeter of the property. The zoning code requires the equivalent of 58 trees to be planted based on one tree per 1,000 square feet of building floor area. The submitted landscape plan shows the equivalent of 51 trees that are a combination of over-story, ornamental, and shrub plantings. The applicant shall submit a revised landscaping plan that complies with code requirements prior to work commencing on site. Staff is recommending the additional trees be planted along the north and south lot lines.

The code requires all roof top and ground mounted mechanical equipment to be screened from view. The plans do not demonstrate where mechanical equipment would be located. Screening will be reviewed at time of building permit.

Access and Surfacing. There would be one access point along 50<sup>th</sup> Street. The parking and drive areas would be bituminous complying with code requirements.

Building Materials. All five building are proposed to be built with rock face block, complying with code requirements.

Lighting. All parking lot lighting and building lighting shall be designed so as to deflect light away from the public street. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Signage. Signs are not approved with the CUP request. All signage requires a separate sign permit and shall conform to the sign requirements of the B-3 zoning district.

Engineering. The Engineering Department has conducted a review of the plans and has been working with the applicant in regards to stormwater, grading and erosion control. The final details on the plans would be reviewed and approved by the City Engineer prior to any work commencing on the site.

An improvement agreement, storm water agreement, and related agreements are required to be executed between the City and the developer. The contracts will address the necessary site improvements, sewer and water connections, the parties responsible for the improvements, and will require financial surety for the landscaping and any other improvements that may be necessary.

#### GENERAL CONDITIONAL USE PERMIT REVIEW

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

This criterion is met. The Comprehensive Plan recognizes the proposed area as commercial. A ministorage facility is consistent with the long range plan for the area.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The use of a mini-storage facility is a conditional use in the B-3 and I-1 zoning districts. The property is located in the B-3 district, with approval of the CUP, the request would be consistent with the zoning requirements.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

This criterion is satisfied, the closest neighboring home is to the north about 200 feet away in a multi-family district. The proposed use would not create high noise or traffic levels or other adverse impacts to the neighborhood.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

This criterion is met; the proposed property improvements do not appear to have any negative effects on City facilities or services. Overall a mini-storage facility is a low intensity commercial use.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

- i. Aesthetics/exterior appearance*

The buildings would be constructed with rock face block, complying with code requirements.

- ii. Noise*

The noise from a ministorage facility would be pretty minimal for a commercial district.

- iii. Fencing, landscaping and buffering*

The property would have a chain link fence surrounding the site for security purposes. Landscaping is provided around the perimeter of the property and shall comply with code requirements.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows;*

*utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The lot is about 3.5 acres in size. Ministorage facilities are a conditional use in the B-3 zoning district; the proposed use is appropriate for the zoning, location, and the size of the lot.

Fire and building code requirements would be addressed with building permits to occupy the building.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

The use does not appear to have any negative effects on the public health, safety or welfare of the community.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

This criterion is satisfied. The applicant is working with the City Engineering department to comply with the City's surface water and groundwater regulations.

## **ALTERNATIVES**

The Planning Commission has the following alternatives available for the proposed request:

**A. Approval** If the Planning Commission finds the application acceptable, the Commission should recommend approval of the Conditional Use Permit with the following conditions:

1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified herein:

Site Plan	dated 2/16/16
Site Grading Plan	dated 3/8/16
Site Utility Plan	dated 3/8/16
Landscape Plan	dated 3/1/16
Exterior Elevations	dated 2/16/16
2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
3. All signage requires a separate sign permit and shall conform to the sign requirements of the B-3 zoning district. .

4. The applicant shall combine the three tax parcels into one parcel by Administrative Subdivision prior to work commencing on the property.
5. A revised landscaping plan shall be submitted and approved by the Planning Department prior to work commencing on the property.
6. All parking lot and building lighting on site shall be a down cast, “shoe-box” style and the bulb shall not be visible from property lines. Details of building lighting shall be submitted with the building permit.
7. Any roof top and/or ground utility equipment shall be completely screened on all sides from public view. Screening materials shall be compatible with the building’s overall design.
8. All plans shall be subject to the review and approval of the City Fire Marshal.
9. An improvement agreement, stormwater agreements, and other agreements related thereto, shall required to be executed between the City and the developer. The contract will address specific site improvements and parties responsible for improvements and will require financial surety for the landscaping and any other public improvements that may be necessary.
10. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
11. The developer shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.

**B. Denial** If the Planning Commission finds that the proposed request is not in the best interest of the physical development of the City, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

## **RECOMMENDATION**

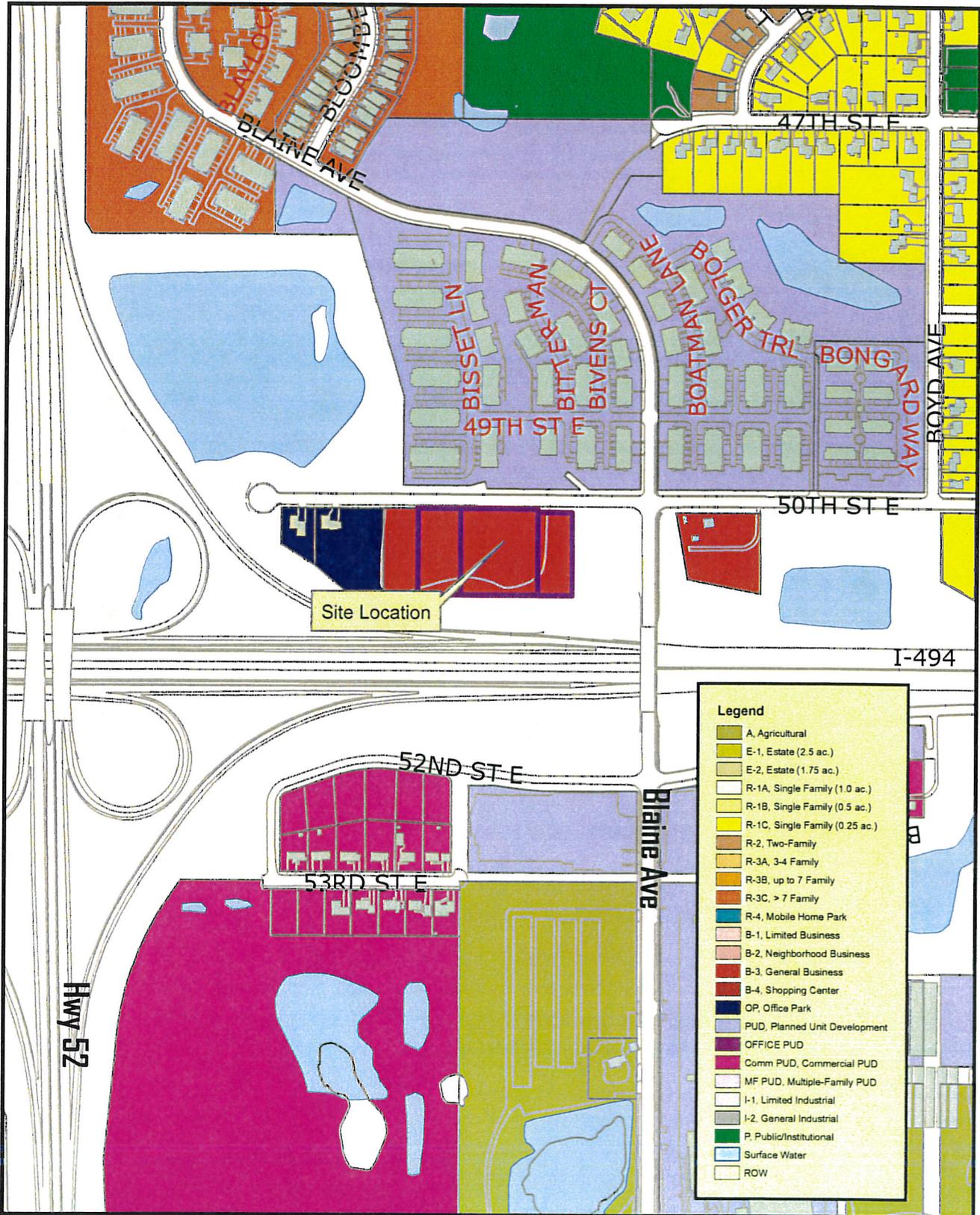
Based on the preceding report, Staff recommends **approval** of the conditional use permit to allow a ministorage facility with the conditions listed in Alternative A.

Attachments: Exhibit A – Location and Zoning Map  
Exhibit B – Narrative  
Exhibit C – Site Plan  
Exhibit D – Landscape Plan  
Exhibit E – Elevations

Map not to scale



# Wakota Storage Case No. 16-04C



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is to be used for reference purpose only. The City of IGH is not responsible for any inaccuracies herein contained.

**Exhibit A**  
**Zoning and Location Map**



**WAKOTA STORAGE - CONDITIONAL USE PERMIT NARRATIVE:**

CNH NO: 15007  
DATE: February 16, 2016  
TO: City of Inver Grove Heights

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The Wakota Storage project is a ministorage facility proposed for this 3.67 acre site 50<sup>th</sup> Street East. The development is a 5 building ministorage business providing storage services, both heated and cold storage, to serve the residents of Inver Grove Heights and adjacent communities. This submittal is requesting a Conditional Use Permit for this use as required by city ordinance for this zoning district.

This site is shown as Community Commercial in the Comprehensive Plan and zoned B-3 General Business as appropriate for a site fronting Interstate 494. The property is a 3.67 acre site just east of Highway 52 and north of 50<sup>th</sup> Street East. The five buildings combined have a total building area of 57,564 square feet or a site coverage of 36%.

The proposed ministorage facility is designed with an entrance of the east side of the frontage along 50<sup>th</sup> Street East with the offices at the main entry. The building exteriors consist of decorative rockface concrete masonry units, prefinished metal trim, aluminum storefront windows and prefinished metal overhead doors. All materials meet the architectural material standards in the city ordinance. The storage units are positioned such that all overhead doors face internally towards the inside of the site or south facing the berm along Interstate 494.

The north side of the site facing 50<sup>th</sup> Street East holds the stormwater infiltration basin and the sediment basin designed to meet the stringent stormwater controls required by city ordinance. This portion of the site has significant landscaping to soften and breakup the ministorage buildings behind the basins and providing a highly landscaped front to 50<sup>th</sup> Street East.

All general ordinance site development standards have been addressed in the design of the ministorage facility. The site design includes guest parking outside of the enclosed site with four stalls at the office prior to entering the gated facility for new clients entering the 664 square foot offices. Inside the gate, clients will park at their storage facility doors as is typical for this type of operation. Site lighting will be downcast shielded building mounted lights, again mostly on the interior between buildings. There are no lights along the 50<sup>th</sup> Street East property side except for a light at the parking stalls.



In summary, this is a nicely landscaped site with buildings that provide a permanent low-maintenance exterior finish appropriate for this zoning. The ministorage use is a low traffic, quiet property use and, in our opinion, a good fit for this site. On behalf of the property owner, thank you for your consideration of this proposal.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Quinn S. Hutson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Quinn S. Hutson, AIA, LEED AP  
Principal  
CNH Architects, Inc.



# Wakota Storage

## Inver Grove Heights, MN

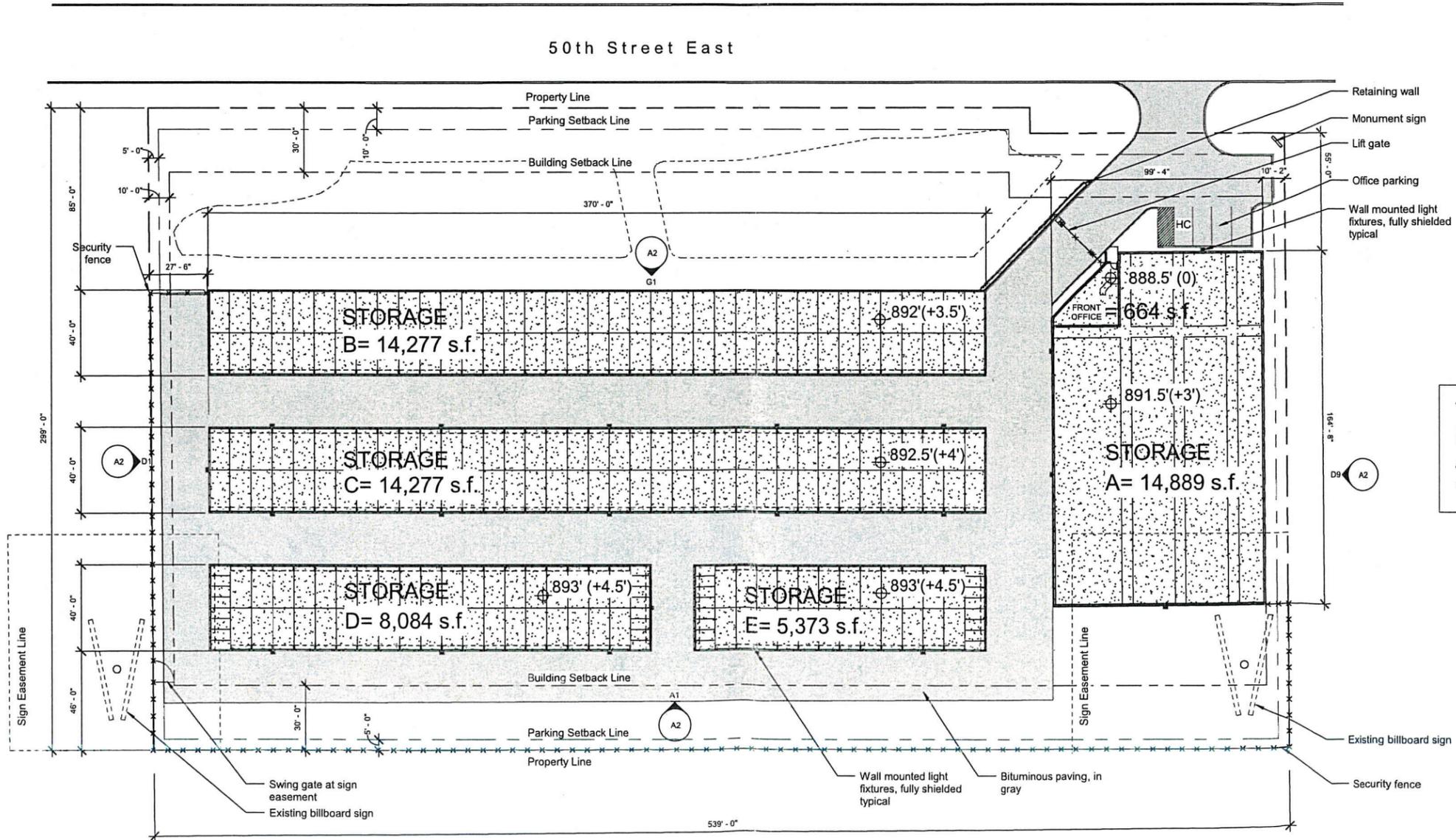
7300 WEST 147TH STREET, SUITE 504, APPLE VALLEY, MN 55124-7580 (621) 431-4433  
© COPYRIGHT BY CNH ARCHITECTS, INC.

Sheet Index	
A1	Site Plan
A2	Exterior Elevations
C-1	Certificat of Survey
C-2	Site Layout Plan
C-3	Grading and Drainage Plan
C-4	Utility Plan
C-5	Miscellaneous Site Details
L1	Landscape Plan

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: Quinn S. Hulston  
SIGNATURE: [Signature]  
DATE: 2/16/16  
LIC. NO.: 21234

CNH NO.: 15007  
DATE: Feb 16, 2016  
REVISIONS:



**TOTAL BUILDING AREA = 57,564 S.F.**

**A1 Overall Site Plan**  
1" = 30'-0"

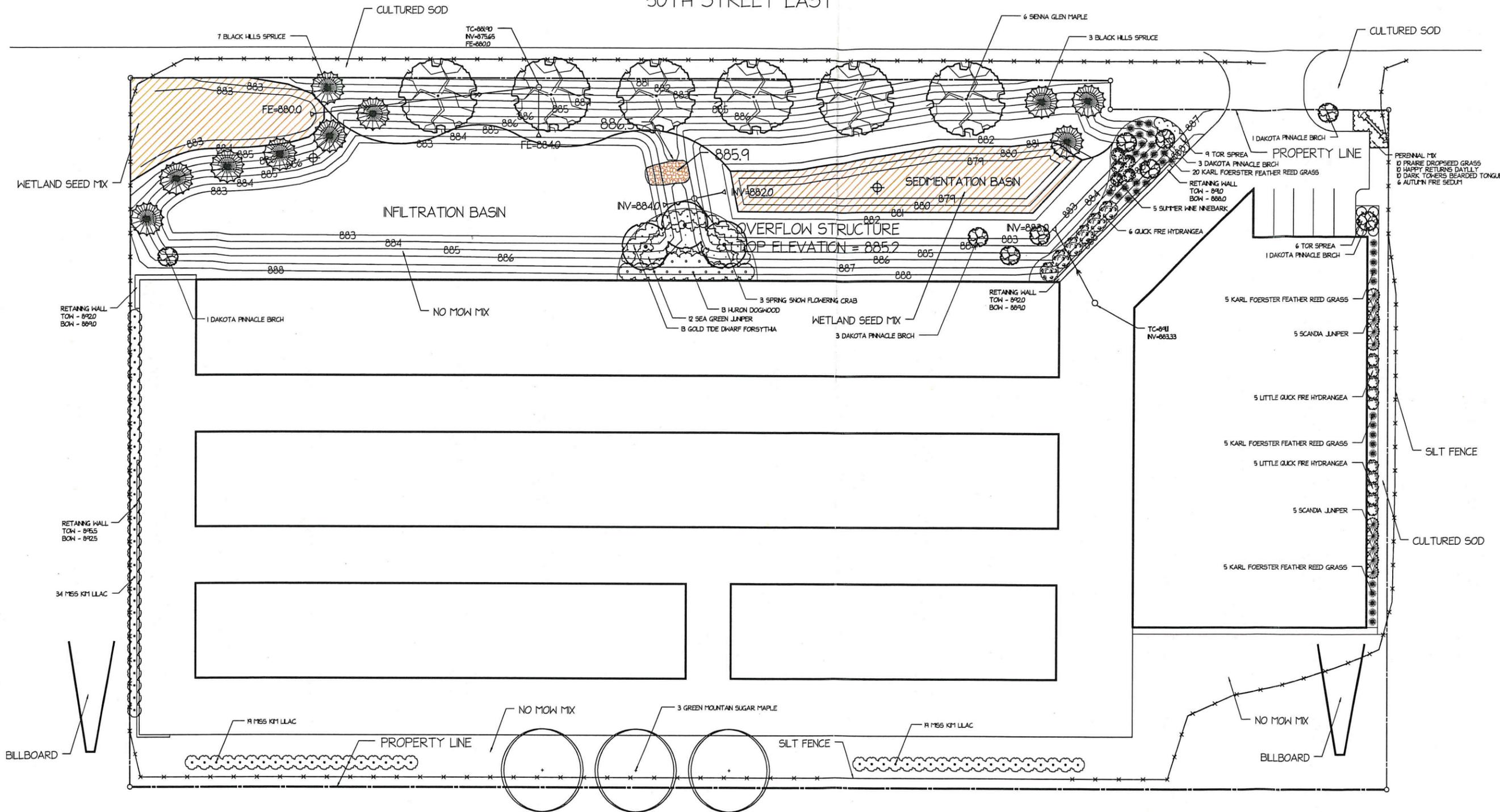
Wakota Storage  
50th Street East  
Inver Grove Heights

Site Plan

A1

CITY SUBMITTAL

50TH STREET EAST



WAKOTA MINI STORAGE  
 INVER GROVE HEIGHTS, MN  
 DATE 03/01/16  
 SCALE 1"=20'  
 DRAWING # 1 OF 1

TREE	QTY	RECOMMENDATION	ORIGIN	SIZE	HEIGHT	SPREAD
	3	Aster - variegated Green-Thriller	GREEN PINEAPPLE MAPLE	2 1/2" Ball & Burlap	10-12'	10-12'
	1	Aster - variegated Green-Thriller	SENA GLEN MAPLE	2 1/2" Ball & Burlap	10-12'	10'
	9	Black Hills Spruce	DAKOTA PINNACLE BIRCH	1 1/2" Ball & Burlap	3'	3'
	3	Flake - Spring Snow	SPRING SNOW FLOWERING CRAB	1 1/2" Ball & Burlap	25-30'	15-20'

ORIGIN	QTY	RECOMMENDATION	ORIGIN	SIZE	HEIGHT	SPREAD
	12	Jubilee Weeping Tree	SEA GREEN JUNIPER	1 Galen Container	2'	3-4'
	10	Jubilee Weeping Tree	SCANDIA JUNIPER	1 Galen Container	1'	3-4'
	10	Plant - Black Hills Spruce	BLACK HILLS SPRUCE	2" Ball & Burlap	10-12'	10-12'
	1	Cornus racemosa	SEA GREEN JUNIPER	1 Galen Container	2'	2'
	13	Forsythia x Caradoc	GOLD TIDE DWARF FORSYTHIA	2 Galen Container	2'	2'
	6	Hydrangea paniculata	QUICK FIRE HYDRANGEA	1 Galen Container	2'	2'
	10	Hydrangea paniculata	LITTLE QUICK FIRE HYDRANGEA	1 Galen Container	3-4'	3-4'
	5	Physocarpus opulifolius	SUMMER WINE NINEBARK	1 Galen Container	3-4'	3-4'
	15	Spiraea salicifolia	TOR SPREA	2 Galen Container	2'	2'
	72	Scilla sibirica	WAX KNOT LILAC	1 Galen Container	3-4'	3-4'

ORIGIN	QTY	RECOMMENDATION	ORIGIN	SIZE	HEIGHT	SPREAD
	20	Colonygrass & southern Knot Grass	KARL FOERSTER FEATHER REED GRASS	1 Galen Container	4'	3'
	10	Scandia Juniper	PRUNE DROPPED	1 Galen Container	2'	2'
	10	Scandia Juniper	HAPPY RETURNS DARTLEY	1 Galen Container	4'	3'
	10	Scandia Juniper	DARK TOWERS BEARDED TONGUE	1 Galen Container	3'	3'
	10	Scandia Juniper	AUTUMN FIRE SEDUM	1 Galen Container	4'	3'
	10	Scandia Juniper	NO MOW MIX	1 Galen Container	1'	1'
	10	Scandia Juniper	WETLAND SEED MIX	1 Galen Container	1'	1'

- NOTES:
- 1) PLAN BASED UPON 34 OVERSTORY TREE COUNT (676 LF OF SITE PERIMETER DIVIDED BY 50). PRESENT PLAN HAS 6 OVERSTORY TREES/EVERGREENS, 10 ORNAMENTAL (5 TOWARDS TREE COUNT), AND 17 SHRUB COUNT (753 TOWARDS TREE COUNT). TOTAL COUNT FOR TREES 3883.
  - 2) NORTH SIDE PLANTING BEDS TO RECEIVE NATURAL BED EDGER, AND TOPRESS BEDS WITH 3" OF COLORED HARDWOOD MULCH. MULCH TREE RINGS FOR ALL TREES NOT IN PLANTING BEDS.
  - 3) EAST BUILDING PLANTING BEDS TO RECEIVE POLY EDGER RESTRAINT AND 2-3" OVERSIZED RIVER ROCK OVER 402 INVEN FABRIC.
  - 4) CORNER SIGN PLANTING - POLY EDGER AND 3" COLORED MULCH.
  - 5) ALL PLANTING BEDS TO RECEIVE 3" OF COMPOST ROTOTILLED IN PLACE.
  - 6) IRRIGATE ALL SOD & SEED AREAS.
  - 7) WETLAND SEED MIX IN SEDIMENTATION BASINS, NO MOW MIX ON SOUTH, WEST, & NORTH SIDES OF WETLAND AREAS. CULTURED SOD ON NORTHSIDE BOULEVARD & EAST SIDE OF PROPERTY.
  - 8) SOUTH & WEST SIDE LLAC HEDGES TO RECEIVE A NATURAL SPADE EDGE & 3" COLORED MULCH.

THIS PLAN IS THE PROPERTY OF WINCO LANDSCAPE AND DESIGN. NO PART OF THIS PLAN MAY BE REPRODUCED OR INSTALLED WITHOUT WRITTEN PERMISSION FROM WINCO LANDSCAPE AND DESIGN.



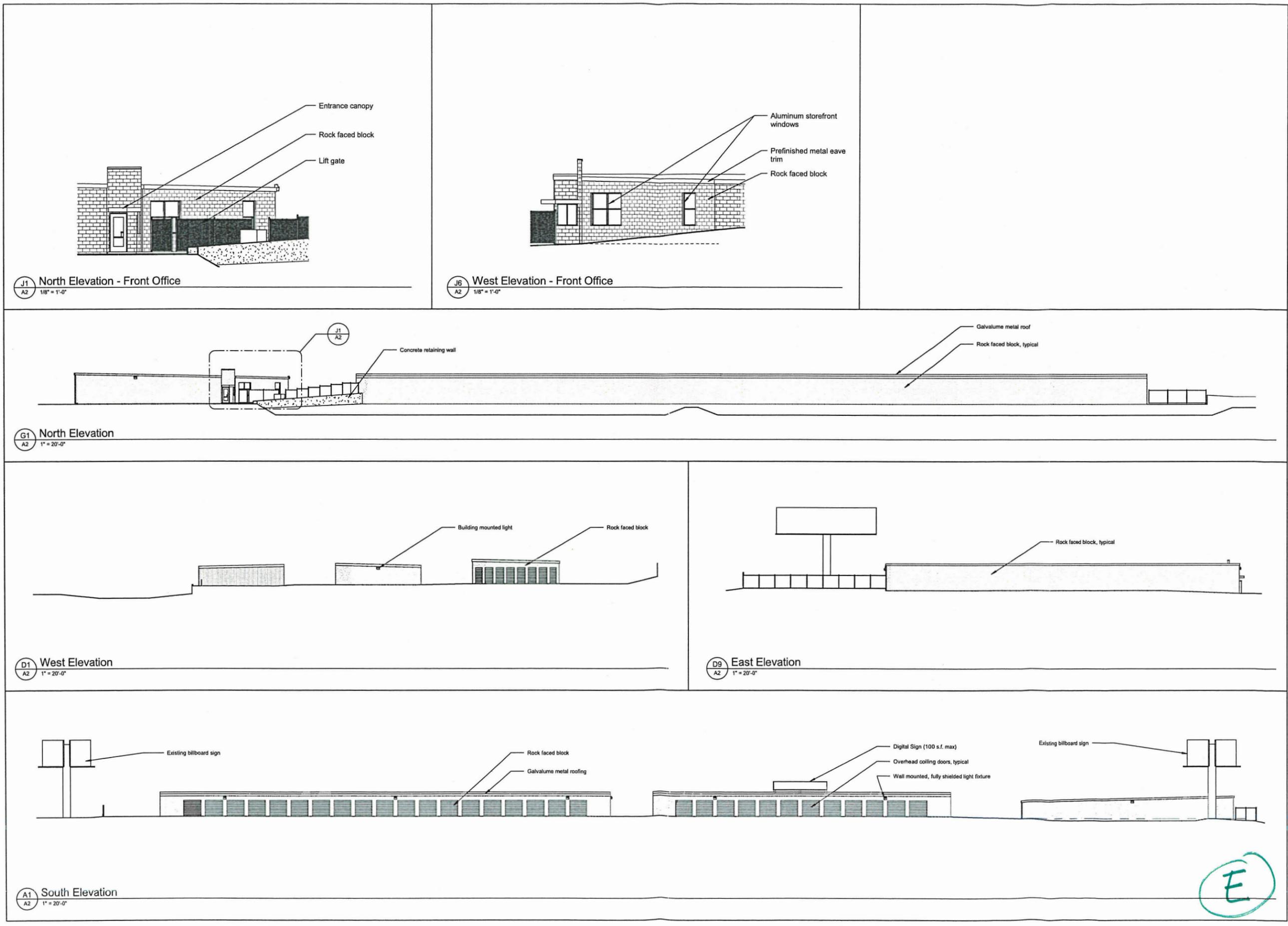
HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, DESIGN, CALCULATION AND CONSTRUCTION DETAILS ARE THE WORK OF AN ARCHITECT REGISTERED AND IN FULL COMPLIANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE STATE OF MINNESOTA.  
 PRINT NAME: Quinn S. Hulson  
 SIGNATURE: [Signature]  
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CNH NO.: 15007  
 DATE: Feb 16, 2016  
 REVISIONS:

Wakota Storage  
 50th Street East  
 Inver Grove Heights  
 Exterior Elevations

A2

**E**



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