



REQUEST FOR ACTION CITY COUNCIL

Agenda Date: 5/19/2026
Agenda Section: Consent Agenda

Department Origination: Community Development

Agenda Item: Adopt Resolution 2026-040 approving a conditional use permit to allow grading exceeding 50 cubic yards of material within a shoreland district for the replacement of a retaining wall

Approval Required: Simple Majority Vote

BACKGROUND

The applicant has requested a conditional use permit (CUP) to allow grading involving the movement of greater than 50 cubic yards of material within the shoreland overlay district of Perch Lake for property located at 12962 Knollwood Drive. The applicant is proposing to replace an existing wood retaining wall along the north side lot line of the subject property with a two-tiered boulder retaining wall.

Specifically, the applicant is proposing to replace an existing retaining wall along a side lot line to stabilize the slope and add visual appeal. There is currently a wood retaining wall in the location of the proposed improvements that is caving in and tipping down the slope and needs to be replaced. The existing wall is approximately six feet tall with two feet of slope from the top of the wall up to the driveway. The new wall would level out the grade at the driveway and would create a two-tiered wall. Each tier of the new wall would be four feet tall with a six-foot-wide landscaped terrace between the two tiers. Each tier of the wall would be constructed with four-foot-tall boulders. Smaller boulders would be placed in the crevasses between the larger boulders. Total material proposed to be moved exceeds 50 cubic yards. The proposed project area is along the north side lot line of the subject property and is within the shoreland district to Perch Lake. The eastern portion of the wall closest to the lake crosses the property line onto the property to the north located at 12972 Knollwood Drive. The owner of 12972 Knollwood Drive has signed onto the application to allow the wall to cross the property line. A condition of approval has been added to the draft resolution requiring the applicant to submit an easement agreement for the retaining wall between the two neighbors to be reviewed by the City Attorney and recorded against both properties with Crow Wing County prior to beginning construction of the wall.

FINANCIAL IMPLICATIONS

None.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends approval of the requested CUP, subject to the findings and conditions in the draft resolution.

COUNCIL ACTION REQUESTED

Adopt Resolution 2026-040 approving a conditional use permit to allow grading exceeding 50 cubic yards of material within a shoreland district for the replacement of a retaining wall.