

**WACONIA PLANNING COMMISSION MEETING AGENDA**



**Tuesday, October 14, 2025  
5:00 PM**

**VISION STATEMENT**

**A thriving, connected community with deep roots: a great place to live for a lifetime.**

**MISSION STATEMENT**

**A city that leads, serves, and governs to enhance the quality of life for all community members.**

CHAIR: CHAD GENZ  
MEMBER: JOE POLUNC  
MEMBER: BRUCE PAULSEN  
MEMBER: DARYL PETERSON  
MEMBER: JACOB WECKMAN  
ALTERNATE: SIMON MALINSKI

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**NOTE: TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST,  
PLEASE BE PRESENT AT 6:30 P.M.**

Those with items on the agenda should reach out to their staff contact. Others who wish to participate in the meeting, please contact the Community Development Director at 952-442-3106 or [lbraaten@waconia.mn.gov](mailto:lbraaten@waconia.mn.gov) to make certain that you are called upon during the meeting.

- 1. CALL MEETING TO ORDER AND ROLL CALL**
- 2. ADOPT AGENDA**
- 3. NEW BUSINESS**
  - 1) Steep Slope Permit — 748 Old Beach Lane**
- 4. ADJOURN**



## REQUEST FOR PLANNING COMMISSION ACTION

|                                 |  |
|---------------------------------|--|
| <b>Meeting Date:</b>            | October 14, 2025                             |
| <b>Item Name:</b>               | 3.1. Steep Slope Permit — 748 Old Beach Lane |
| <b>Originating Dept:</b>        | Community Development                        |
| <b>Presented By:</b>            | Lane Braaten                                 |
| <b>Previous Council Action:</b> | None   |
| <b>Item Type:</b>               | Regular Session                              |

**RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED:** Motion to recommend approval/denial of the Steep Slope Permit application submitted by Mark LaRose for the property located at 748 Old Beach Lane.

### **EXPLANATION OF AGENDA ITEM:**

#### **BACKGROUND**

**Applicant:** Mark LaRose

**Property Owner:** Monica Norwick

**Address:** 748 Old Beach Lane

**PID#** 754030011

**Zoning:** R-1, Single-Family Residential District

**Special District:** Shoreland Overlay District

#### **REQUEST:**

The City has received a Steep Slope Alteration Permit application from Mark LaRose (the “applicant”) to allow replacement of existing non-conforming retaining walls within a steep slope/bluff/bluff impact zone on the property located at 748 Old Beach Lane.

#### **APPLICABLE ORDINANCE PROVISIONS:**

1. Section 900.05 – District Regulations, Subd. 2.B – R-1, Single-Family Residential District
2. Section 900.06 – Supplementary Regulations, Subd. 7 – Shoreland Overlay District
3. Section 900.06 – Supplementary Regulations, Subd. 8 – Environmental Protection Regulations
4. Section 900.12 – Administration, Enforcement and Procedures, Subd. 11 – Land Alterations

#### **DEFINITIONS:**

*Bluff* means a topographic feature such as a hill, cliff, or embankment having all of the following characteristics:

- a. Part or all of the feature is located in a shoreland area.
- b. The slope rises at least twenty-five (25) feet above the ordinary high water level of the waterbody.
- c. The grade of the slope from the toe of the bluff to a point twenty-five (25) feet or more above the ordinary high water level averages thirty (30) percent or greater.
- d. The slope must drain toward the waterbody. An area with an average slope of less than eighteen (18) percent over a distance of fifty (50) feet or more shall not be considered part of the bluff.

*Bluff impact zone* means a bluff and land located within twenty (20) feet from the top of the

bluff.

*Sensitive Resource Management* – The preservation and management of areas unsuitable for development in their natural stage due to constraints such as shallow soils over groundwater to bedrock, highly erosive or expansive soils, steep slopes, susceptibility to flooding or occurrence of flora or fauna in the need of special protection.

*Intensive Vegetation Clearing*: - The complete removal of trees or shrubs in a contiguous patch, strip, row or block.

*Shore Impact Zone* – Land located between the ordinary high water level of a public water and a line parallel to it at a setback of 50% of the structure setback.

*Shoreland* – Land located within the following distances from public water; 1,000 feet from the ordinary high water level of a lake, pond, or flowage; and, 300 feet from a river or stream, whichever is greater. The limits of shorelands may be reduced whenever the waters involved are bounded by topographic divides which extend landward from the waters for lesser distances and when approved by the Commissioner.

*Steep Slope* – Land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the sites soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of these regulations. Where specific information is not available, steep slopes are lands having average slopes over 12% as measured over horizontal distances of 50 feet or more, that are not bluffs.

#### **STEEP SLOPE ALTERATION PERMIT PROCEDURES:**

The City Code requires, prior to the commencement of any development on a steep slope (or in this case a bluff/bluff impact zone), an application for a permit shall be made to the City for review and approval by the Planning Commission and City Council.

The Shoreland Overlay District states “*Local government officials must evaluate the possible soil erosion impacts and development visibility from public waters before issuing a permit for construction of sewage treatment systems, roads, driveways, **structures or other improvements on steep slopes. When determined necessary, conditions must be attached to issued permits to prevent erosion and to preserve existing vegetation screening of structures, vehicles, and other facilities as viewed from the surface of the public waters, assuming summer, leaf-on vegetation** (emphasis added).*”

In summary of the City Code, shoreland alterations are allowed as long as the applicant is not intensively clearing the vegetation on the steep slope, the structures on the property are reasonably screened as viewed from the water, pesticide use is minimized on the property, grading and or filling done in a way as not to detrimentally affect the lake or neighboring properties, exposure of bare ground is limited and methods to control soil erosion are put in place.

**ENVIRONMENTAL PROTECTION REGULATIONS:**

*“Land alteration is the process of changing the existing landscape by excavating, filling, or grading... ..no land shall be altered, excavated, filled or graded and no vegetation removed without first obtaining a permit from the City.”*

**PLANNING CONSIDERATIONS:**

1. The applicant has submitted a steep slope permit to replace the existing non-conforming retaining walls located within the bluff/bluff impact zone, which appear to have been put in place around the same time the home was built in 1991.
2. City code allows the direct replacement of existing non-conforming structures, which is what is being proposed by the property owner/applicant.
3. The existing retaining walls are starting to fail and require immediate attention to ensure the steep slope/bluff/bluff impact zone integrity is not compromised.
4. The Shoreland Alteration section of the City Code states that no intensive clearing of vegetation on a steep slope is allowed. Due to the sensitive nature of the bluff and bluff impact zone some stabilization and temporary removals will be necessary to replace the existing walls. The cleared/affected areas will be re-graded and stabilized per the erosion control plan submitted and reviewed by the City Engineer.
5. Approval of the Steep Slope Land Alteration Permit request shall also serve as approval for the grading to be done in conjunction with the proposed improvements. The grading shall be completed per the requirements stated in the City Code and as summarized below:
  - a. All operations shall be conducted within the property lines. Grading that extends over the property lines shall require easements from adjacent property owners.
  - b. Upon completion of grading operations the disturbed areas shall be restored with topsoil or other approved cover material and shall be reseeded to establish approved vegetation.
  - c. Finished grades shall not adversely affect adjacent properties.
  - d. Drainage facilities shall be provided to effectively divert or convey storm water run-off.
  - e. Provisions of effectively controlling fire, rodents, and dispersal of material by wind or by hauling to and from the site, and for general maintenance of the site shall be made.
6. City staff contacted representatives from the DNR, the Carver County Water Management Organization (CCWMO), and Carver Soil & Water (SWCD). To date, no comments have been received, but they are aware of the erosion issue and have verbally expressed an understanding that something needs to be done and have requested further information as the plans are reviewed and finalized.

**RECOMMENDATION**

The Planning Commission should review the Steep Slope Permit application and make a recommendation to the City Council. Upon a recommendation, this application will be placed on the October 20th City Council meeting for review and consideration.

If the Planning Commission chooses to recommend approval of the Steep Slope Permit for 748 Old Beach Lane, staff would recommend the approval upon the following conditions:

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. All indirect costs associated with the building permit review, and final plans associated with engineering and administrative costs shall be paid by the applicant.
4. The applicant shall submit a certified wall plan signed by an engineer licensed in MN. This type of wall would require fabric, tile and granular backfill. Specifically, a building permit application is required for retaining walls at 4 ft. or greater in height.
5. The final erosion control plan shall be reviewed and approved by the City Engineer. Any further revisions requested by the City Engineer shall be incorporated in the final erosion control plan and shall be installed accordingly.
6. The landscaping plan for restoration shall be reviewed and approved by City staff and the SWCD prior to issuance of a building permit.
7. All operations shall be conducted within the property lines. Grading that extends over the property lines shall require easements from adjacent property owners.
8. Finished grades shall not adversely affect adjacent properties.
9. The applicant shall submit an As-Built survey upon completion of the project to ensure the existing non-conforming walls have not been expanded.
10. The applicant shall contact the Community Development Department for a final site inspection when all conditions of approval regarding this application have been completed.

**ATTACHMENTS:**

1. Location Map
2. Steep Slope Permit Application
3. Certificate of Survey
4. Applicant Statement with Retaining Wall Details
5. La Rose Steep Slope Permit Plan UPDATED
6. Images 09.26.25

| <b>FINANCIAL IMPLICATIONS:</b>   | <b>ADVISORY BOARD RECOMMENDATIONS:</b>  |
|--|---|
| Funding Sources & Uses:<br>Budget Information:<br>_____ Budgeted<br>_____ Non-Budgeted<br>_____ Amendment Required | Planning Commission:<br>_____<br>Park Board:<br>_____<br>Personnel Committee:<br>_____<br>Other: More sample text.<br>_____ |





CITY OF WACONIA  
201 South Vine Street  
Waconia, MN 55387  
Phone: (952) 442-2184 Ext. 2  
Fax (952) 442-2135  
[www.waconia.org](http://www.waconia.org)

## STEEP SLOPE ALTERATION PERMIT

Prior to the commencement of any development on a steep slope (18% of greater), an application for a permit shall be made to the City for review and approval by the Planning Commission and City Council.

### Shoreland Overlay Zone

Where specific information is not available, steep slopes are lands having average slopes over 12%, as measured over horizontal distances of 50 feet or more, that are not bluffs.

Present zoning classification: \_\_\_\_\_

Existing use of property: residential home

### THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO PROCESS THE APPLICATION

1. The time period over which the construction will take place.
2. The mapping and description of soil types, locations and erosion potential.
3. A topographic map showing existing contours.
4. A map showing the proposed or altered topography.
5. A description of vegetation and the amount of disturbance proposed.
6. Plans showing how the steep slopes will be developed, retained, and protected.
7. Erosion control plans.
8. Payment of application fee (\$125 Residential, \$250 Non-Residential) and \$500 deposit. Additional consulting review fees may apply, such as civil engineering and legal counsel.

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Mark R. LaRose

9/16/2005



CITY OF WACONIA  
201 South Vine Street  
Waconia, MN 55387  
Phone: (952) 442-2184 Ext. 2  
Fax (952) 442-2135  
[www.waconia.org](http://www.waconia.org)

## **APPLICANT INFORMATION**

1. Owner's Name: Mark LaRose
2. Address of Property: 748 Old Beach Lane, Waconia MN 55387
3. PID Number: \_\_\_\_\_
4. Legal Description: \_\_\_\_\_
5. Applicant's Name: Mark LaRose
6. Mailing Address: 748 Old Beach Lane, Waconia MN 55387
7. Daytime Phone(s): (952) 201-9580
8. Email Address: mark.larose@mchsi.com

**\*The City will distribute copies & appropriate information to applicant via email\***

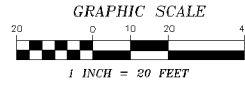
## **OFFICE USE ONLY**

Date Received: \_\_\_\_\_

Fee: \$ \_\_\_\_\_  
Receipt #: \_\_\_\_\_

# PROPOSED SITE PLAN

~for~ MARK & MONICA La ROSE  
 ~of~ 748 OLD BEACH LANE, WACONIA, MN



## LAKE WACONIA

ACCORDING TO THE MINNESOTA D.N.R.  
 HIGHEST KNOWN WATER ELEV.= 963.9 NGVD 29  
 ORDINARY HIGH WATER ELEV.= 963.1 NGVD 29  
 MEASURED WATER ELEV. (01JUN20) = 962.70 NCVD 29

### LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES MONUMENT SET
- DENOTES EXISTING FENCE
- BL — DENOTES BLUFF LINE
- DENOTES EXISTING CONTOURS
- AC DENOTES AIR CONDITIONING UNIT
- × 502.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES LIGHT POLE
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES PROPOSED RAIN BARREL
- DENOTES METAL FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- OHW — DENOTES OVERHEAD WIRE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVER SURFACE

### LEGAL DESCRIPTION OF RECORD

Tract A, REGISTERED LAND SURVEY NO. 108, files of Registrar of Titles. (Torrrens)

AND

That part of Government Lot 3, Section 13, Township 116, Range 25, described as follows:

Commencing at the southeasterly corner of said Tract A; Registered Land Survey No. 108; thence on an assumed bearing of North 9 degrees 17 minutes 46 seconds West, along the northwesterly line of said Tract A, 130.18 feet to the point of beginning; thence North 0 degrees 05 minutes 42 seconds West 62.54 feet, to an intersection with a line drawn parallel with and 10.0 feet northeasterly of the northeasterly line of said Tract A; thence North 9 degrees 17 minutes 46 seconds West, along said parallel line, 73 feet, more or less, to the shore line of Lake Waconia, thence southwesterly, along said shore line, 10 feet, more or less, to its intersection with the northeasterly line of said Tract A; thence South 9 degrees 17 minutes 46 seconds East, along said northeasterly line, 135 feet, more or less, to the point of beginning. (Abstract)

### NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/01/20.
- Bearings shown are on an assumed datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.

### BENCHMARK

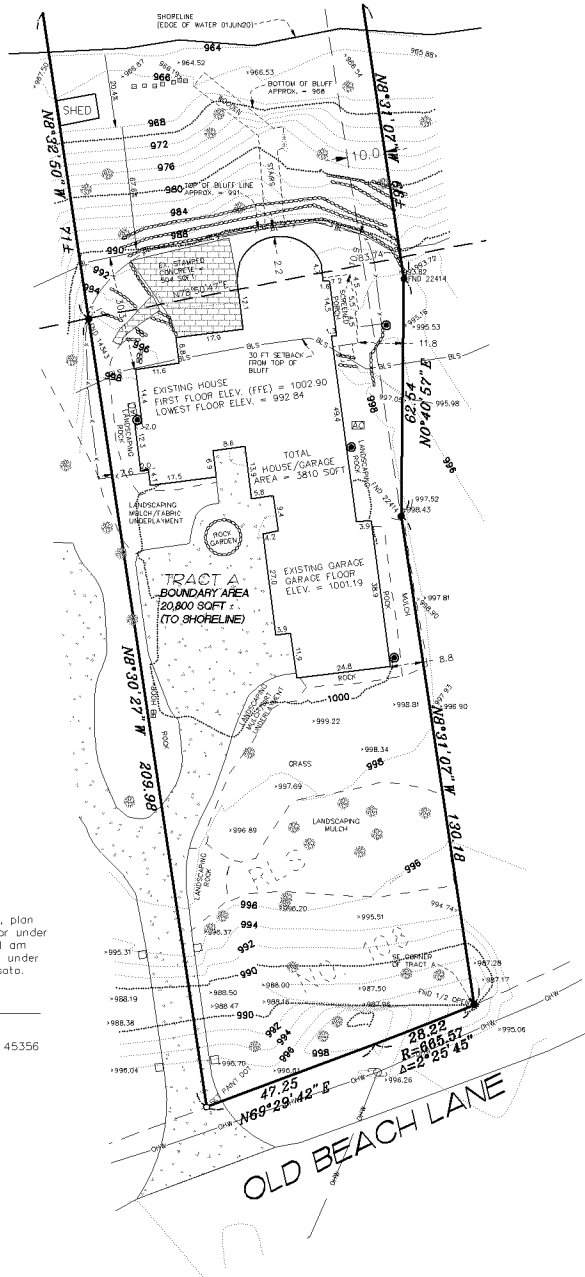
BENCHMARK: MNDOT OSD STATION #79759  
 MNDOT NAME: 1002 BE  
 ELEVATION = 963.03 (NGVD29)

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

*KNSM*  
 KURT D. NELSON  
 Date: 10/9/2020 License No. 45356

**PROPOSED IMPERVIOUS SURFACE CALCULATIONS**

|  |              |
|--|--------------|
| TOTAL LOT AREA (MEASURED TO OHW)                   | 20,800± SQFT |
| EXISTING HOUSE AND GARAGE                          | 3,810 SQFT   |
| EXISTING SHED                                      | 67 SQFT      |
| EXISTING PAVERS                                    | 50 SQFT      |
| EXISTING RETAINING WALLS (ADJ. TO IMPERV. SURFACE) | 46 SQFT      |
| EXISTING CONCRETE                                  | 2,813 SQFT   |
| PROP. COVERED SCREEN DECK                          | 92 SQFT      |
| TOTAL IMPERVIOUS SURFACE                           | 6,978± SQFT  |
| PERCENT IMPERVIOUS                                 | 33.5%        |



**E. G. RUD & SONS, INC.**  
 Professional Land Surveyors  
 990 5th Avenue SE, Suite 2  
 Hutchinson, MN 55350  
 Tel. (320) 587-2025 Fax (320) 587-2595

|               |                              |                 |
|---------------|------------------------------|-----------------|
| DRAWN BY: CBS | JOB NO: 200547LS             | DATE: 10/9/2020 |
| CHECK BY: KDN | FILED CREW: CBS & BCK        |                 |
| 1 02JUL20     | REVISION TO HARD COVER       | CBS             |
| 2 02JUL20     | REVISION TO HOUSE            | CBS             |
| 3 10SEP20     | REVISION TO HOUSE/IMPERVIOUS | CBS             |
| NO. DATE      | DESCRIPTION                  | BY              |

200547LS

September 3, 2025

TO: City of Waconia  
PROPERTY: 748 Old Beach Lane  
RE: Steep Slope Permit for Eroding Hillside

**REQUESTED INFORMATION:**

Please find below the requested information in support of our application for a Steep Slope Permit for the above-referenced property:

**1) Time Period Over Which Construction Will Take Place** - Construction is expected to take approximately two weeks. We anticipate the project will begin in late October or early November, depending on weather and scheduling.

**2) Description of Soil Types** - Preliminary shovel work indicates that the majority of the soil is sandy loam, consistent with other lakeshore properties in the area. However, subsoil conditions will not be fully known until excavation begins.

**3) Topographic Map Showing Existing Contours** - Please refer to the attached plan, which includes property lines, existing topographic contours, and proposed elevations with new retaining walls.

**4) Description of Vegetation and Amount of Disturbance Proposed** - The hillside is currently overgrown with invasive species, primarily buckthorn and poison ivy. The proposed project will disturb approximately 2,975 square feet of slope.

**5) Erosion Control Plans & Steep Slope Development Strategy** - Please refer to the attached plan and typical cross-section of the boulder walls we construct. Our design will maintain a 3:1 slope using a combination of boulder retaining walls (each under 4 feet in height), natural boulder outcroppings, appropriate plant material, and mulch.

**EROSION CONTROL TIMELINE:**

**Pre-Construction:**

- Install silt fence along the shoreline.
- Erosion control socks will be kept on-site and used as needed at the end of each workday to reduce runoff.

**During Construction (approx. two weeks):**

- Maintain shoreline silt fence.
- Utilize erosion control socks on the slope as needed during overnights and weekends to minimize erosion.

**Post-Construction:**

- The hillside will be covered with erosion control fabric until plantings are installed.
- After planting, the slope will be covered with double-shredded mulch to further stabilize the soil.
- Long-term erosion control will be achieved through the establishment and spread of plant roots, complemented by the structural support of boulder walls.

Please feel free to contact me directly at (651) 775-5401 or [libby@boulderimages.com](mailto:libby@boulderimages.com) should you have any questions or need additional information.

Thank you for your time and consideration,  
**Libby Montreuil**, Boulder Images, Inc.  
[www.boulderimages.com](http://www.boulderimages.com)

SPECIALIZING IN BOULDER LANDSCAPING

Naturalistic Rock Outcroppings \* Boulder Retaining Walls \* Waterfalls \* Rock Gardens \* Stepping Stone Stairways \* Firepits

September 3, 2025

TO: City of Waconia  
PROPERTY: 748 Old Beach Lane  
RE: Steep Slope Permit for Eroding Hillside

**To Whom It May Concern:**

My name is Libby Montreuil with Boulder Images Incorporated, a professional boulder retaining wall company with more than 26 years of experience building structural, long-lasting retaining walls across the metro area and beyond. Over the years, we have worked not only for thousands of residential and commercial property owners but also directly for cities, including Cottage Grove, Apple Valley, Burnsville, Rosemount, and Eagan, just to name a few — all of whom can provide references regarding our work and expertise.

We recently inspected the retaining wall at **748 Old Beach Lane** and found it to be one of the most poorly constructed walls I've seen in my 21-year career — ranking among the top three worst examples in terms of craftsmanship, structural integrity, and overall safety.

From both an in-person assessment and photographic evidence, it's clear that the wall has been failing for some time and continues to deteriorate. Key issues include:

- Severely undersized and lightweight rock material for the scale of the slope
- Lack of proper geotextile fabric behind the wall and drainage planning
- Inadequate engineering regarding both surcharge and water management
- Visible lean and shifting, with multiple boulders already displaced, and fence beginning to lean/fail
- Proximity of the wall to key structures including the patio and home

This is no longer a matter of general repair — the wall is in **emergency condition**. Continued movement poses an imminent risk to the hillside, patio, and home foundation. A proper rebuild will require heavy machinery and appropriately sized boulders, far beyond what hand-set methods can achieve. Boulder Images specializes in stabilizing high-risk slopes such as this.

We have included photos and documents outlining the current condition and our recommended solution for stabilization. Please feel free to contact me at **651-775-5401** or [libby@boulderimages.com](mailto:libby@boulderimages.com) with any questions or for additional details.

Thank you for your time and consideration,  
**Libby Montreuil**,  
Boulder Images, Inc.  
[www.boulderimages.com](http://www.boulderimages.com)



12545 Driftwood Lane  
Apple Valley, MN 55124

boulderimages.com

Phone 651-322-7499  
boulderimages.com

September 3, 2025

TO: City of Waconia  
PROPERTY: 748 Old Beach Lane  
RE: Steep Slope Permit for Eroding Hillside

**PLANT KEY:**

- A – Karl Foerster Feather Reed Grass, #1 container, 51 total
- B – Incrediball Hydrangea, #2 container size, 13 total
- C – Red Flame Grass (Miscanthus), #1 container size, 12 total
- D – Wine n' Roses Weigela, #3 container size, 3 total
- E – Little Lime Punch Hydrangea, #3 container size, 5 total
- F – Ivory Halo Dogwood, #3 container size, 1 total
- G – Existing Trees

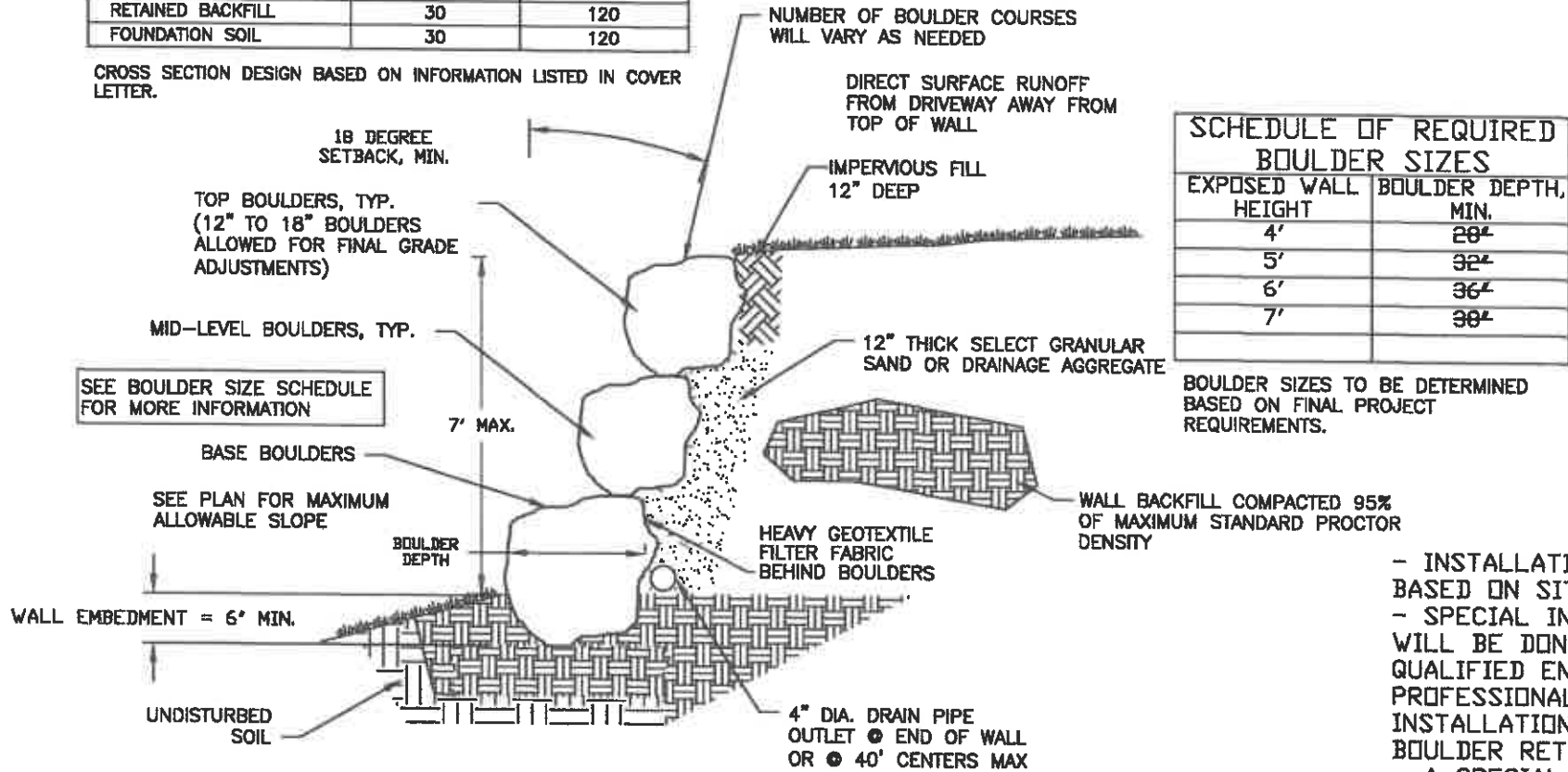
SPECIALIZING IN BOULDER LANDSCAPING

Naturalistic Rock Outcroppings \* Boulder Retaining Walls \* Waterfalls \* Rock Gardens \* Stepping Stone Stairways \* Firepits

SOIL VALUES USED IN THE DESIGN OF THIS PROJECT

| TYPE OF SOIL        | FRICTION ANGLE (DEGREES) | UNIT WEIGHT (lb/ft <sup>3</sup> ) |
|---------------------|--------------------------|-----------------------------------|
| REINFORCED BACKFILL | ---                      | ---                               |
| RETAINED BACKFILL   | 30                       | 120                               |
| FOUNDATION SOIL     | 30                       | 120                               |

CROSS SECTION DESIGN BASED ON INFORMATION LISTED IN COVER LETTER.



| SCHEDULE OF REQUIRED BOULDER SIZES |                     |
|------------------------------------|---------------------|
| EXPOSED WALL HEIGHT                | BOULDER DEPTH, MIN. |
| 4'                                 | 28"                 |
| 5'                                 | 32"                 |
| 6'                                 | 36"                 |
| 7'                                 | 38"                 |

BOULDER SIZES TO BE DETERMINED BASED ON FINAL PROJECT REQUIREMENTS.

- INSTALLATION MAY VARY BASED ON SITE CONDITIONS.
- SPECIAL INSPECTIONS WILL BE DONE BY A QUALIFIED ENGINEER OR PROFESSIONAL WITH THE INSTALLATION OF THE BOULDER RETAINING WALL.
- A SPECIAL INSPECTIONS REPORT WITH AN AS-BUILT DRAWING SHALL BE SUBMITTED TO THE ROCHESTER BUILDING DEPARTMENT PRIOR TO A FINAL INSPECTION BEING SCHEDULED.

TYPICAL SECTION - 7' BOULDER RETAINING WALL (HEIGHT VARIES)

SCALE: NONE

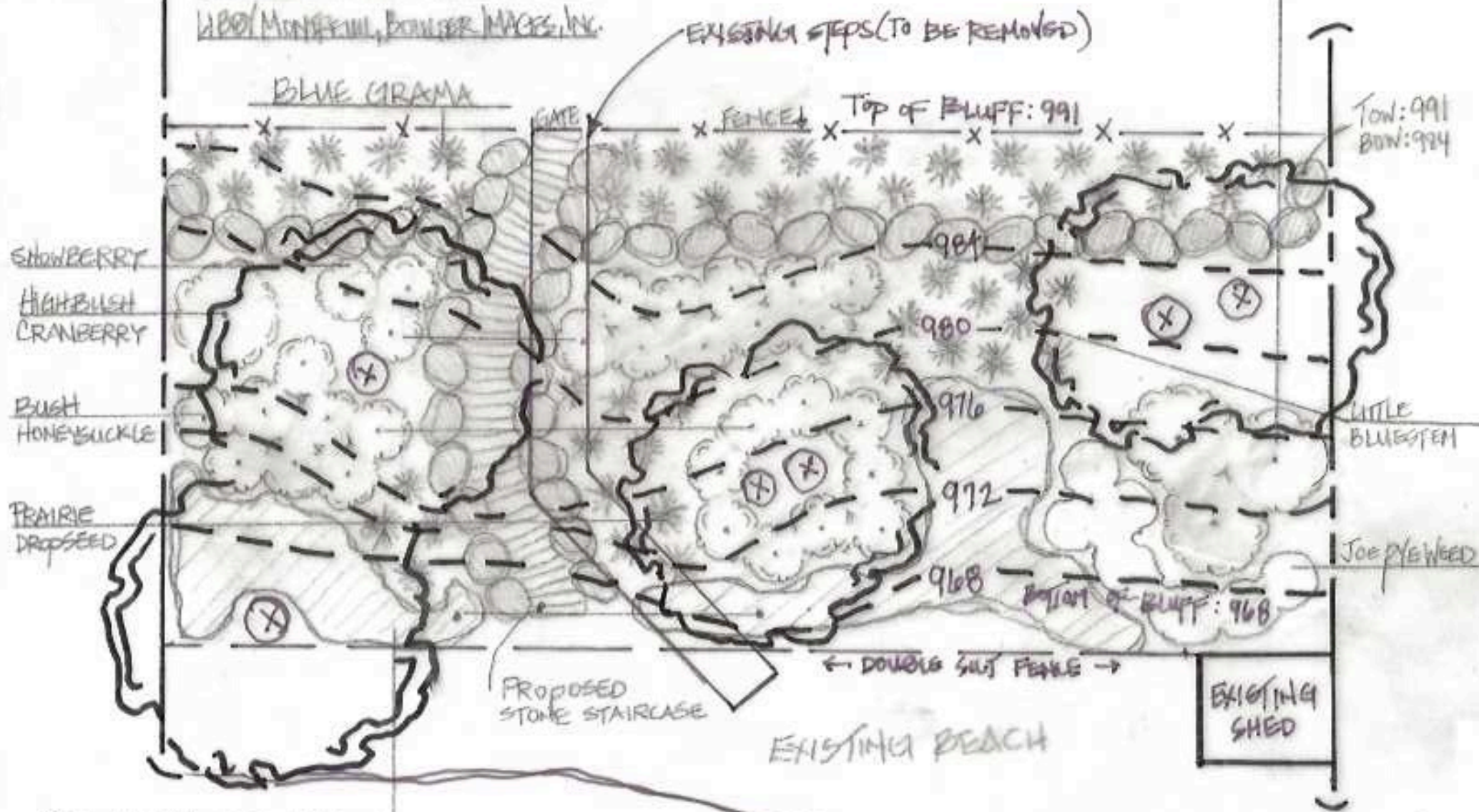
|                     |   |                                    |
|---------------------|---|------------------------------------|
| Designed By:<br>PDS | PROJECT NAME/<br>LOCATION:<br><br>TYPICAL SECTION   | Date:<br>6/24/2022                 |
| Checked By:<br>PDS  | <b>CRITERIUM-SCHIMNOWSKI ENGINEERS</b><br>161 DUNBAR WAY<br>MAHTOMEDI, MN 55115<br>PHONE: 651.779.7700<br>FAX: 651.779.7114<br>pschimmo@criterion-schimnowski.com | Project No:<br>22-XXXX             |
| Scale:<br>AS NOTED  | CLIENT:<br>SEE NOTES ABOVE. CONTACT WALL ENGINEER FOR A FINAL DESIGN.   | Drawing Name:<br>7-FT BOULDER WALL |

LA'ROSE RESIDENCE

148 OLD BEACH LN, WACONIA

SCALE: 1"=10'

WBO/MONTEFUMI, BONNER IMAGES, INC.



SNOWBERRY  
Highbush CRANBERRY  
BUSH HONEYSUCKLE  
PRAIRIE DROPSEED

BLUE GRAMA

EXISTING STEPS (TO BE REMOVED)

Highbush CRANBERRY

Top: 991  
Bot: 984

984

980

976

972

968

Bottom of Bluff: 968

Little BLUESTEM

Joe Pye WEED

PROPOSED STONE STAIRCASE

← DOUBLE GUT FEELER →

EXISTING SHED

EXISTING BEACH

PERENNIAL MIX: PHLOX, CONEFLOWER,  
BLAZING STAR, BUTTERFLY WEED,  
CARDINAL FLOWER, WILD GERANIUM



