AGENDA

CITY OF MONONA
ZONING BOARD OF APPEALS
Monona City Hall – Conference Room
5211 Schluter Road, Monona, WI
Thursday March 17, 2016
5:30 p.m.

1. Call to Order.

2. Roll Call.

3. Appearances.

4. Approval of December 10, 2015 Meeting Minutes.

5. Joseph Fritz is requesting a variance from Sec. 13-1-80(d)(7)(a), accessory structure height requirements, of the Monona Municipal Code of Ordinances to construct a two story boat house in the shore yard of the property at 4537 Winnequah Road. (Case No. Z-001-2016)

6. Adjournment.

NOTE: Upon reasonable notice, the City of Monona will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Joan Andrusz at (608)222-2525, FAX: (608)222-9225, or through the City Police Department TDD telephone number 441-0399. The public is notified that any final action taken at a previous meeting may be reconsidered pursuant to the City of Monona ordinances. A suspension of the rules may allow for final action to be taken on an item of New Business.

It is possible that members of an a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above state meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above state meeting will take no action other than the governmental body specifically referred to above in this notice.

Agenda posted on the City Hall, Library, and Community Center bulletin boards and on the City of Monona's website, www.mymonona.com.

Minutes
Zoning Board of Appeals
December 10, 2015
5:30 pm

Chair Busse called the meeting of the Monona Zoning Board of Appeals to order at 5:30 pm.

Present: Chair Aldm Jim Busse, Mr. John Griffith, Mr. Glen Hermanson, 1st Alt Brett Blomme, 2nd Alt Chad Speight

Absent: Mr. Paul Gavins, Ms. Catherine Lamb

Also Present: City Planner Sonja Reichertz, Applicant/Property Owner David Lombardo, and Architect Matt Aro.

Approval of Minutes

A motion by Mr. Griffith, seconded by Mr. Hermanson to approve the minutes of September 10, 2015 carried with no changes.

David Lombardo is requesting a variance from Sec. 13-1-80(d)(7)(a), accessory structure height requirements, of the Monona Municipal Code of Ordinances to construct a two story boat house in the shore yard of the property at 5411 Tonyawatha Trail. (Case No. Z-002-2015)

Applicant David Lombardo was present with his architect Matt Aro, Aro & Eberle Architects to present his request for a variance. Mr. Lombardo requested a variance to the maximum height requirements in order to construct a two story boat house that would enable safe access from the lawn of the property down a steep slope to the waterfront. He said without a taller boat house, a 12' retaining wall with sharp drop off would be required, which would be unsafe for small children playing in the yard. Mr. Lombardo said the top of the boat house will not block views of the lake for any neighbors and it will be just below grade. He explained the variance will not negatively harm the public health, safety, and welfare and is needed due to the unnecessary hardship caused by the steep slope of the property.

Ms. Cynthia Byrne, 5413 Tonywatha Trail, a neighbor, appeared and said she has no issues with the proposal and agrees that the steep slope is a problem. She asked if the applicant had any information on how the excavation and drainage would be handled.

Mr. Donald Wichelt, 5501 Tonyawatha Trail, spoke in favor of the application. He also has a boat house which he relies upon for access to the lake from a steep slope.

Mr. Mike Fritz, 4537 Winnequah Road, said he has a boat house with a failing foundation and he has a similar problem in dealing with a steep slope. He does not think a retaining wall is an adequate solution, and supports the variance.

Architect Matt Aro stated that a steep retaining wall, moreover, is almost technically infeasible due to an existing easement in the rear yard. He addressed Ms. Byrne's question and stated that there will be no increased drainage onto any other property.

Mr. Blomme asked about the other examples included in the application. Mr. Lombardo said they are other two-story boat houses in the neighborhood that appear to be taller than allowed. City Planner Reichertz stated that the records in the file were rather sparse, but a variance was granted for one of the properties in order to stabilize the steep slope.

Mr. Hermanson said he thinks it fits well set into the slope and it is good that it has a flat roof.

2nd Alt. Speight said he thinks it looks great and it is consistent with the neighborhood.

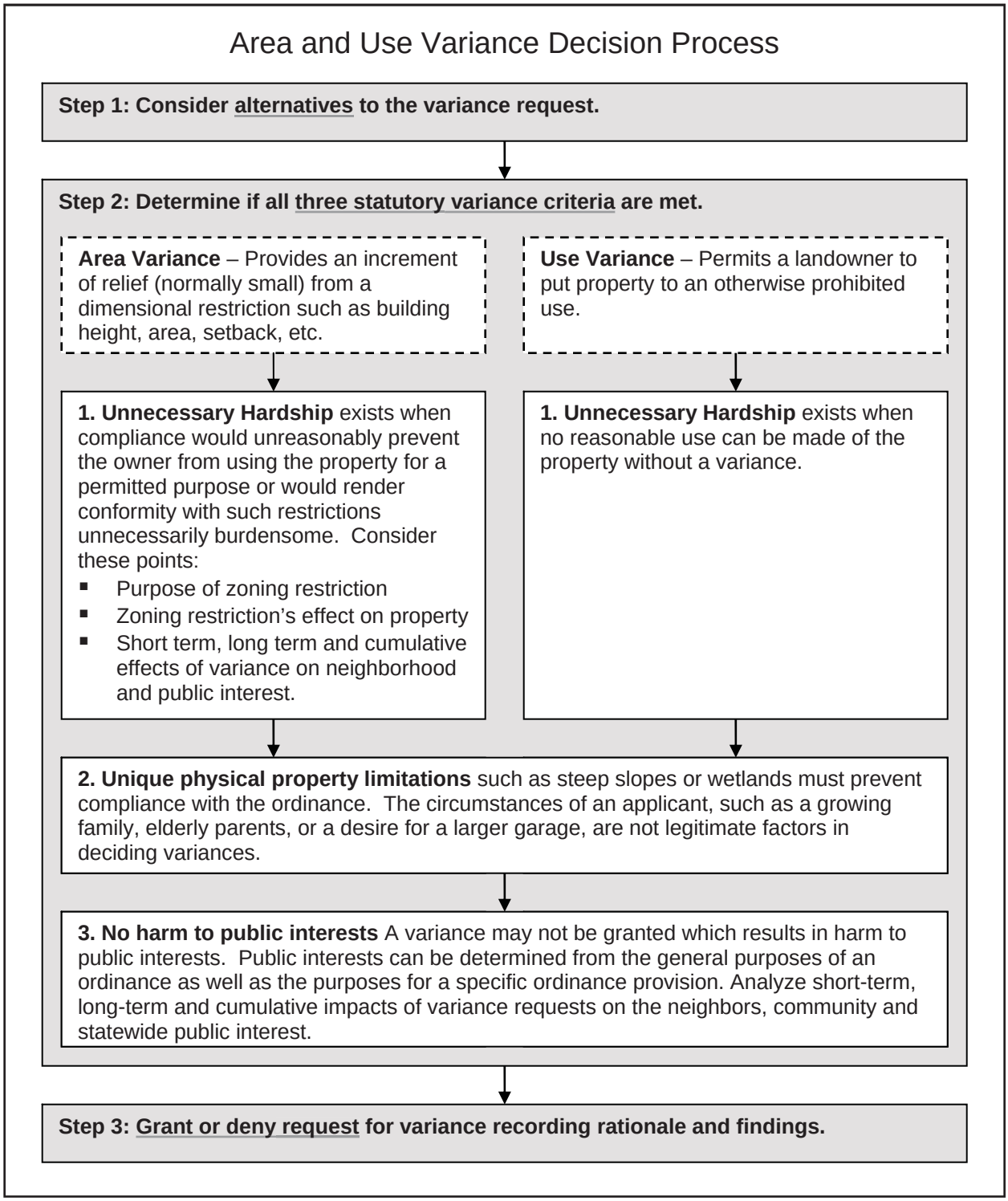
> A motion was made by Mr. Hermanson, seconded by Mr. Griffith, to grant a variance of 8 feet to the maximum height requirements for accessory buildings in a shore yard due to the natural steep slope on the lot. The motion carried.

Adjournment

> A motion by Mr. Griffith, seconded by Mr. Hermanson, to adjourn was carried. (5:45 pm)

Submitted by:
City Planner
Sonja Reichertz

Figure 25: Area and Use Variance Decision Process



City of Monona
5211 Schluter Road
Monona, WI 53716
Phone: (608) 222-2525
Fax: (608) 222-9225
www.mymonona.com

TO: Applicant for Zoning Variance

FROM: Office of City of Monona Zoning Administrator

This notice is being given to you to provide you with background information on the powers and duties of the City of Monona Zoning Board of Appeals. The following is not intended to constitute legal advice, nor is it meant to be an inclusive summary of relevant City ordinances (Monona Municipal Code Section 13-1-160) and State Statutes (Wisconsin Statutes Subchapter 62.23).

THE MONONA ZONING BOARD OF APPEALS

The Zoning Board of Appeals (ZBA), which is required by the Wisconsin Statute, has five regular members and two alternates, appointed by the Mayor and confirmed by the City Council. The Chairperson of the Board is a member of the City Council, and the other members are Monona citizens.

The procedures followed by the ZBA are similar to a court and are known as "quasi-judicial" in nature.

CONDUCT OF MEETINGS

Applicants making an appearance in front of the Board are generally asking for a variance or special exception from existing rules, or they are appealing a decision of the Zoning Administrator.

While the ZBA or City Staff can provide general information, you will have the responsibility to inform yourself of specific rules, regulations, and deadlines. The ZBA and City Staff are prohibited under State Statute from rendering legal advice.

You are not required to retain an attorney but are urged to consult with one if you have questions regarding your legal rights.

Although the procedures followed by the ZBA are quasi-judicial, the meetings are generally informal and do not follow the strict rules of evidence.

Applicants should arrive on time and be prepared to give a brief, concise explanation of what they want to do and why they are entitled to the relief they are seeking. Certain supporting materials are required to be submitted with your application (see application).

VARIANCES

Most people applying to the Monona Zoning Board of Appeals are requesting an "area variance" to such zoning setback restrictions as side yards, shore yards, street yards, etc. The ZBA has very narrow and limited authority to grant such variances. To obtain a variance, the applicant must show:

A. That the granting of the variance will not be contrary to the public interest;

B. Special circumstances exist which would cause "unnecessary hardship" if the zoning code were to be strictly enforced.

(over)

Concerning variances, the Wisconsin Supreme Court has adopted the following rule:

> "When considering an area variance, the question of whether unnecessary hardship or practical difficulty exists is best explained as whether compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome." (Snyder v. Waukesha County Zoning Board, 74 Wis 2d 468).

What constitutes "unnecessary hardship" may depend on the facts of each case, but the following principals have been established by Court decisions.

1. The hardship or difficulty must be peculiar to the parcel in question and different from that of other parcels, not one which affects all parcels similarly.
2. Loss of profit or pecuniary hardship is not in and of itself grounds for a variance.
3. Self-imposed hardship is not grounds for a variance.
4. Violations by neighboring owners do not justify granting a variance.
5. The hardship cannot be one that would have existed in the absence of a zoning code.
6. In granting variances, as in granting conditional uses, the Board may impose special conditions to insure that the public welfare will not be damaged.

The ZBA is not permitted to grant a variance unless "unnecessary hardship" is shown by the applicant. The burden of proof is on the applicant.

DECISIONS OF THE BOARD

The ZBA will make its decisions based on the evidence presented before it and in accordance with City ordinances and State Statutes. Decisions are generally made at the meeting when the request is made. A written copy of the decision will be mailed to you.

PUBLIC NATURE OF MEETINGS

Meetings of the ZBA are open to the public although specific portions of the meeting may be conducted privately under the Wisconsin Open Meeting Law.

Your neighbors will be informed of your request and may appear at your hearing.

CONCLUSION

We hope you find this information helpful. If you have additional questions, please contact the Zoning Administrator (1-800-422-5220) or your attorney.

THE CITY OF MONONA
OFFICE OF THE ZONING ADMINISTRATOR

City of Monona
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TO: The Zoning Board of Appeals
City of Monona, Dane County, Wisconsin

Name and Address of Application: Joseph Fritz and Cynthia Bender, 4537 Winnequah Rd.

Phone Numbers:

Home: 222-1845 Work: _____ Cell: 608/566-6954

FAX No. _____ E-Mail Address: mfritz@mercator.co

Address of Property: 4537 Winnequah Rd.

Lot: 10 Block: 3 Plat: 244200-Tonyawatha Springs

Present Use of Property: Single Family Residence with Boathouse

Proposed Use of Property: Single Family Residence with Boathouse

Zoning Classification: Single Family Residence District

Owner's Name and Address, if other than shown above: _____

Has a previous appeal or application been made with respect to this property? ☐ Yes ☒ No
If "yes", state nature of previous appeal or application.

REQUEST FOR VARIANCE

Attach separate sheet explaining:

1. Variance requested;
2. What special conditions exist which will cause practical difficultly or unnecessary hardship if the variance requested is not granted;
3. Why variance requested is not contrary to the public interest and will not endanger public safety and welfare;
4. Why variance requested will be in accord with the spirit of the zoning ordinance;
5. How the variance, if granted, will cause substantial justice to be done.

(over)

Each application must be accompanied by a copy of plat or plat of survey with the following information:

1. The location, boundaries, dimension, elevations, and size of property;
2. Accessory structures and utility easements;
3. Streets and other public ways;
4. Driveways and existing highway access restrictions;
5. All abutting properties;
6. Proposed detailed building plans and elevations;
7. Requested change or addition;
8. Must accompany nine (9) sets of blue prints and nine (9) copies of the application.

I swear that all of the above statement and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

_____ _____

(Signature of Applicant) (Date)

*** A $250 non-refundable filing fee is required with each application.**

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VARIANCES

Because those who draft a zoning ordinance cannot anticipate every land use question that will arise in a community, there needs to be some mechanism to give the ordinance flexibility. The board of appeal's authority to grant variances serves this purpose. A variance is permission granted by the board to build or develop in a way which is inconsistent with the dimensional standards contained in the ordinance. The variance procedure allows the impact of the general rules to be varied in response to unusual circumstances which constitute "unnecessary hardship" or "practical difficulty".

In deciding variance requests, the board of appeals acts as an agent of the local government, not the property owner. It is the board's duty to preserve the zoning ordinance without modification as far as possible while ensuring substantial justice for the individual.

A variance is not a convenience to the property owner. Nor should a variance be granted for reasons common to other properties. The appropriate remedy in this case would be an amendment to the ordinance. A variance for a use that is different than the ordinance allows (a "use variance") would alter the legislative intent of the ordinance. An amendment is the appropriate remedy here too. Variances are not intended to be granted frequently. The applicant for a variance must clearly show the board that his or her request is due to the very unusual qualities of the property and that it satisfies the variance standards.

What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each individual appeal. However, in applying the statutory standards, the board should keep in mind the following principles established by court decisions:

(a) The hardship or difficulty must be peculiar to the zoning parcel in question and different from that of other parcels, not one which affects all parcels similarly. Generally, hardship arises because of the unusual shape, topography or elevation of a parcel or because the property was created before the passage of the zoning ordinance and is not economically suitable for a permitted use or will not accommodate a structure of reasonable design for a permitted use if all area, yard and setback requirements are observed. See, for example, *Thalhofer v. Patri.* 240 Wis. 404 (1942).

(b) Loss of profit or pecuniary hardship is not in and of itself grounds for a variance. See, *Snyder v. Waukesha County Zoning Board,* in principle (f).

(c) Self-imposed hardship is not grounds for a variance. Reductions resulting from the sale of a property reducing the remainder below buildable size or cutting off existing access to a public highway or deed restrictions imposed by the owner's predecessor in title are generally considered to be self-imposed hardships. See, *State ex rel. Markdale Corp. v. Board of Appeals,* in principle (f).

(d) Violations by or variances granted to neighboring owners do not justify a variance. See, *Von Elm v. Board of Appeals,* 258 App. Div. 989 (N.Y. 1940).

(over)

(e) The hardship cannot be one that would have existed in the absence of a zoning ordinance. However, sometimes a legitimate hardship results from the interaction of the provisions of the zoning ordinance with other actions or regulations adopted by public authorities. See, *Thalhofer v. Patri*, in (a) on page 1.

(f) Use variances should not be granted by the board. A change in the use requires a zoning map amendment. Granting of a use variance is not permitted. See *Snyder v. Waukesha County Zoning Board*, 74 Wis. 2d 154 (1965). If a change in use is necessary to make feasible use of the land, the applicant should file a petition for zoning amendment. See, *State ex rel. Markdale Corp. v. Board of Appeals*, 27 Wis. 2d 154 (1965). Use variances are specifically prohibited in floodplain and shoreland districts established under ss. 59.971 and 87.30, Wis. Stats. and ss. NR 115.05(6)(e) and NR 116.21(4), Wis. Adm. Code.

(g) In granting variances, as in granting conditional uses, the board may impose special conditions to ensure that the public welfare will not be damaged. The power of a board of appeals to attach conditions to a variance, to protect adjoining property and preserve the essential character of the neighborhood, is well established, but the power is not unlimited. The conditions must relate reasonable to the proper objectives of the zoning ordinance. 3 Anderson, *American Law of Zoning 2d*, (1977) ss. 18.68 and 18.69.

(h) Variances attach to the property as a permanent right. Once a variance is granted, it is permanently applicable to the property. A new owner of the property may make use of a variance that was granted to the previous owner if all of the conditions that are attached to the variance are met. See *Goldberg v. City of Milwaukee Bd. of Zoning App.*, 115 Wis. 2d 517, 340 N.W. 2d 458 (Ct. App. 1983).

Attachment to Application for Variance

Hardship or Reason for Request for Variance:

Boathouse:
The 14 foot height limit on outbuildings imposed under Section 13-1-80(d)(7) of the City of Monona Zoning Ordinance imposes an unnecessary hardship on the Applicants (Joseph Fritz and Cynthia Bender). As shown in the accompanying maps and drawing, our property drops off dramatically as it approaches Lake Monona. Due to the topography of our property, we request permission to reconstruct a boathouse that has a height of 22 feet rather than 14 feet above ground level. The new boathouse would be rebuilt east of the existing boathouse and eliminate an existing encroachment (for which we have a recorded permanent easement) with our neighbor to the west.

The natural topography of our lot creates this hardship. The ground level of our home sits about 22 to 25 feet above the ground level that exists at the lakeside front of the proposed boathouse. If the boathouse were limited to a height of 14 feet, it would be about 11 feet lower than the lowest level of our home. In addition, we would have to construct a retaining wall with a 9-foot drop, which is not as safe for children or others as would be the two-story design with guardrails. In addition, the step-back construction required for a retaining wall of this height would consume much of the existing lakeside patio. The design of the boathouse promotes economic use of the land, by constructing vertically rather than increasing the depth and width of the proposed structure, which would be permitted under existing zoning.

Granting of a variance is also consistent with rather than contrary to the public interest. The upper level of the boathouse would be at the same level as the existing brick patio, so that our neighbors' views of Lake Monona would not be impeded or blocked. As shown in the accompanying materials (photo addenda 6,7), there are numerous two-story boathouses on properties along Lake Monona where a steep grade like ours exist. The proposed boat house would also be built at a similar height of two nearby boat houses (photo addenda 4,5) built to the west, and there fore blend in with rather than stand apart from the surrounding properties.

Finally, granting of the requested variance is entirely consistent with Monona's Zoning Code. Monona has "performance zoning", the goal of which is to "substitute [] sensible judgment and efficient administration for rigid regulations." Monona depends on Lake Monona for its beauty, desirability, recreational uses and property values. A boathouse is integral to each of those goals and uses. As explained above, the proposed variance further enhances each of those goals and uses by reducing the impact of the drop-off on the subject property and its occupants, causing the boathouse and the home itself to better blend together and increasing the safety and value of the property. We respectfully request that due to this natural hardship that the Board grant a variance for our property.

Garage:
Because we must demolish our existing garage to provide a construction access way to address the failing retaining wall and deteriorating boathouse, we plan to rebuild the garage along the west lot boundary. The seven-foot minimum side yard set back imposed under Section 13-1-80(d)(4) of the City of Monona Zoning Ordinance imposes an unnecessary hardship on the Applicants.

Due to the configuration of our 50-feet wide lot, we have very limited design flexibility. We request permission to construct a garage that has a three-feet setback from the west side yard rather than seven feet. If the garage was limited to a seven-foot setback, it would allow for just 16 feet of turning space to enter the garage, which would be very limiting, especially in winter.

Granting of a variance is consistent with rather than contrary to the public interest. By building the garage into the upward slope on the west edge of our lot and turning it on its edge, we will reduce the visual impact of the garage and the garage doors will not face the street. In exchange for this visual improvement, we request the three-foot setback to obtain 20 feet of vehicle back-up/turn around space. The three-foot setback will also allow us to maintain green space for plantings along the east property line. Safety is promoted by permitting access to Lake Monona via proceeding through the widened access way along the east side of the house

We are also seeking to reduce the impact on our neighbor to the west by reducing the profile of the garage by building it into the slope of the lot and incorporating a single-story design.

Finally, granting of the requested variance is entirely consistent with Monona's Zoning Code. Monona has "performance zoning", the goal of which is to "substitute [] sensible judgment and efficient administration for rigid regulations." As explained above, the proposed variance further enhances each of those goals and uses by reducing the visual impact of the garage on the subject property and its occupants, causing the garage and the home itself to better blend together and increasing the safety and value of the property. We respectfully request that due to this natural hardship that the Board grant a variance for our property.

Garage/ Boathouse Addition & House Remodel

for

Mike Fritz and Cindy Bender

abbreviations

The following abbreviations may be used throughout the document set. Some definitions share a common abbreviation; in these cases the most appropriate definition within the context of the document will prevail.

symbols

&	and
@	at
~	approximate, or approximately
°	degree
#	number, or pound
+/-	plus or minus

a

ab	anchor bolt
ac	air conditioning
accu	air conditioning condensing unit
act	acoustical ceiling tile
ad	area drain
addm	addendum
adj	adjustable, or adjacent
adj-s	adjustable shelving
aff	above finish floor
aggr	aggregate
aiv	air intake vent
aiv-f	air intake vent - furnace
alt	alternate
alum	aluminum
anch	anchor
approx	approximate, or approximately
arch	architect, or architectural
atten	attenuate, or attenuating
auct	automatic
av-r	air vent - return
av-s	air vent - supply
awn	awning

b

bf	bottom of
bbs	battery backup system
bd	board
bdrm	bedroom
bggc	barbeque grille gas connection
bld	bidet
bit	bituminous
bldg	building
blkg	blocking
bm	beam, or benchmark
bol	bollard
brg	bearing
bp	base plate, or bearing plate
bs	bar sink
bs-bi	bench seat - built in
bs-wd	bench seat - with drawers
bs-wm	bench seat - wall mount
bsmt	basement
bt	brine tank, or bath tub
btbsm	bath tub with shower module
bt-dm	bath tub - deck mounted
bt-dmj	bath tub - deck mounted, with jets
bt-fs	bath tub - free standing
btwn	between
bur	built-up roof
bvc	bathroom vanity cabinet
bv	bevel
bw	both ways

c

c-c	center-to-center
cab	cabinet
cap	capacity
catv	community antennae television
cb	construction bulletin
cd-e	clothes dryer - electric
cd-g	clothes dryer - gas
cem	cement, or cementitious
cf	ceiling fan
cfl	ceiling fan with light
cfci	contractor furnished contractor installed
cftc	chimney flue termination cap
cham	chamfer
chan	channel
cip	cast in place
cj	control joint
cl	center line
clg	ceiling
clos	closet
clr	clear
cmu	concrete masonry unit
coax	coaxial
col	column
com	common
comm	communication
comp	composition
conc	concrete
const	construction
cont	continue, or continuous
contr	contractor
corr	corridor
cpt	carpet
crs	course, or courses
cs-sm	chimney shroud - seamed metal
cstmt	casement
ct	ceramic tile
ct-e	cooktop - electric
ct-g	cooktop - gas
ctop	countertop
ctr	center
cu	cubic
cuft	cubic foot
cuyd	cubic yard
cw	clothes washer

d

d	deep, or depth
db	decibel
dbl	double
dd	distribution device
deg	degree
demo	demolition, or demolish
df	drinking fountain
dhwrp	domestic hot water recirculating pump
dia	diameter
diag	diagonal
dim	dimension
disp	dispenser, or disposal
disp-g	disposal - garbage
div	division
dl	dead load
dn	down
dr	door
ds	down spout
dt	drain tile
dtl	detail
dv	direct vent
dv-fp	direct vent - fireplace
dw	dishwasher
dwg	drawing

e

e	east
ea	each
eb	expansion bolt
ec	electrical contractor
ef	exhaust fan
eh	exhaust hood
eils	exterior insulation finish system
ej	expansion joint
elec	electric, or electrical
elev	elevation, or elevator
encl	enclosure
epbb	emergency power batter backup system
epdm	ethylene propylene diene monomer
epg-df	electric power generator - diesel fuel
epg-lp	electric power generator - liquid propane
epg-ng	electric power generator - natural gas
eps	expanded polystyrene
eq	equal
equip	equipment
erv	energy recovery ventilator
esm	electric service meter
ete	existing to remain
ev	exhaust vent
ev-af	exhaust vent - attic fan
ev-cd	exhaust vent - clothes dryer
ev-f	exhaust vent - furnace
ev-fp	exhaust vent - fireplace
ev-rh	exhaust vent - range hood
ev-wh	exhaust vent - water heater
ew	each way
excav	excavate, or excavation
exh	exhaust
exist	existing
exp	expansion
ext	exterior

f

f	fahrenheit
f-gb	furnace - gas boiler
f-gfa	furnace - gas forced air
f-guh	furnace - gas unit heater
faum	faucet - wall mounted
fa	fire alarm
fab	fabricate, or fabrication
facp	fire alarm control panel
fb	face brick, or floor box
fc	foot candle
fd	floor drain
fd-la	floor drain - linear strip
fdc	fire department connection
fdn	foundation
fec	fire extinguisher cabinet
ff	finished floor
ffe	finished floor elevation
fha	field height adjustable
fip	foam in place
fip-cc	foam in place - closed cell
fip-oc	foam in place - open cell
flash	flashing
flex	flexible
flr	floor
fluor	fluorescent
foc	face of concrete
fof	face of finish
fos	face of stud
fp	fireplace
fp-e	fireplace - electric
fp-f	fireplace - flue
fp-g	fireplace - gas fired
fp-wb	fireplace - wood burning
frz-c	freezer - chest
frz-u	freezer - upright
ft	foot, or feet
ftg	footing
fur	furr, or furring
furn	furnish or furniture
fv	field verify

g

ga	gage, or gauge
gal	gallon
galv	galvanized
gb	grab bar
gc	general contractor
gd	garbage disposer
gdo	garage door opener
gdr	girder
gfi	ground fault interrupt
gfr	glass fiber reinforced
gfrc	glass fiber reinforced concrete
gfrp	glass fiber reinforced polymer
gl	glass
glb	glass block
gr	guard rail
gran	granular
grnd	ground
gsf	gross square feet, or geotextile separation fabric
gsm	gas service meter
gwb	gypsum wallboard
gyp	gypsum

h

h	high, or height
h/c	hot and cold
hb	hose bibb
hc	hollow core
hdr	header
hdt	hanging door track
hdwd	hardwood
hdwr	hardware
hm	hollow metal
horiz	horizontal
hp	heat pump
hp-g	heat pump - geothermal
hr	hour, or hand rail
hr&s	hanging rod and shelf
hrv	heat recovery ventilator
htr	heater
hvac	heating ventilation and air conditioning
hvy	heavy

i

id	inside diameter
in	inch
incan	incandescent
incl	include, or including
insul	insulation
int	interior

j

jb	junction box
jct	junction
jst	joist
jt	joint

k

kip	kilopound
kit	kitchen
ksi	kilopounds per square inch

l

l	long, or length
lam	laminate
lav	lavatory
lb	pound
lbs	pounds
lc	linen cabinet
led	light emitting diode
lin	linear, or lineal, or linen closet
ll	live load
lp	liquid propane
lpgr	liquid propane gas regulator
lpst	liquid propane storage tank
lt	light
lsl	laminated strand lumber
lv	low voltage
lvl	laminated veneer lumber
lw	light weight

m

maint	maintenance
mas	masonry
mast	master
matl	material
max	maximum
mb	mop basin
mc	medicine cabinet
mech	mechanical
med	medium
memb	member, or membrane
mep	mechanical electrical plumbing
mezz	mezzanine
mfd	manufactured
mfr	manufacturer
mid	middle
min	minimum
mir	mirror
mir-f	mirror - framed
mir-fl	mirror - floor
misc	miscellaneous
mldg	molding
mo	masonry opening
mtd	mounted
mtg	mounting
mtl	metal
mum	municipal water meter
muo	microwave oven

n

n	north
ni	network interface
nic	not in contract
nid	network interface device
no	number
nom	nominal
nts	not to scale

o

oc	on center
od	outside diameter
ofci	owner furnished contractor installed
off	office
ofoi	owner furnished owner installed
oh	overhead
ohwm	ordinary high water mark
o-o	out to out
opgn	opening
opp	opposite
osb	oriented strand board
ov	oven, or over
ov-dbl	oven - double
ov-dbl-e	oven - double - electric
ov-dbl-g	oven - double - gas
ov-e	oven - electric
ov-g	oven - gas
ov&muo	oven and microwave oven combination

p

par	parallel
partn	partition
pb	panel board, or pull box
pb-e	panel board - electrical
pb-nt	panel board - network interface
pb-sw	panel board - structured wiring
pc	plumbing contractor
pcc	precast concrete
pcf	pounds per cubic foot
perf	perforated
perp	perpendicular
pl	plate, or property line
plam	plastic laminate
plbg	plumbing
plf	pounds per lineal foot
plywd	plywood
pnl	panel
pnt	paint
poly	polyethylene
prefab	prefabricated
prelim	preliminary
psf	pounds per square foot
psi	pounds per square inch
psl	parallel strand board
pt	pressure treated, or preservative treated, or pressure tank

q

qt	quarry tile
qty	quantity

r

ra	return air
ra-e	range - electric
ra-g	range - gas
rad	radius
rcp	reflected ceiling plan
rd	roof drain
ref	refrigerator
refric	refrigerator with ice maker
ref-uc	refrigerator - under counter
reinf	reinforced
req	required
resil	resilient
ret	return
rev	revision
rh-eir	radiant heater - electric infra-red
rh-gir	radiant heater - gas fired infra-red
rh-ebb	radiant heater - electric baseboard
rh-efp	radiant heater - electric flat panel wall mount
rh-hbb	radiant heater - electric hydronic baseboard
rh-wbb	radiant heater - hot water baseboard
rm	room
ro	rough opening
row	right of way

s

s	south
s&c	sump pump and crock basin
san	sanitary
satd	satellite dish
sb	soil boring, or shower basin
sb-p	shower basin - prefabricated
sbo	selected by owner
sc	solid core
scc	structured-composite cable
sched	schedule
scv	shower control valve
sd-gh	shower door - glass hinged
sd-gs	shower door - glass sliding
sf	square foot, or square feet
sh	shower head
sh-hh	shower head - hand held
sht	sheet
shwr	shower
sim	similar
sm-p	shower module - prefabricated
sp-hw	solar panel - hot water
sp-pv	solar panel - photovoltaic
spd	surge protection device
spec	specification
sq	square
ssm	solid surface material
ss	stainless steel
std	standard
stl	steel
stor	storage
struc	structural
sv	sheet vinyl
sw	switch
sym	symmetrical

t

t	tread
tf	top of
tb	towel bar
tbd	to be determined
td	trench drain
tele	telephone, or telecommunication
temp	temporary
t&g	tongue and groove
thk	thick, or thickness
tlt	toilet
tph	toilet paper holder
tr	towel ring
tr-p	trash/recyclable- pullout drawer
tv	television
typ	typical

w

wc	under counter
unex	unexcavated
unfin	unfinished
unc	unless noted otherwise
ur-flm	urinal - floor mounted
ur-wm	urinal - wall mounted
utp	unshielded twisted pair

v

v	vent
vb	vapor barrier
vct	vinyl composition tile
vert	vertical
vest	vestibule
vr	vapor retarder
vt	vinyl tile
vwb	vinyl wall base
vwc	vinyl wall covering

w

w	west, or wide, or width
wc	water closet
wc-uc	wine cooler - under cabinet
wd	wood
wd-s	stacked washer and dryer combination - electric
wd-g	stacked washer and dryer combination - gas
wdw	warming drawer
wdw	window
wf	wide flange
wfc	wood fiber composite
wfs	water filtration system
wh	water heater
wh-e	water heater - electric
wh-g	water heater - gas
wh-te	water heater - tankless electric
wh-tg	water heater - tankless gas
wms	wall mounted shelving
wp	water proof
wr	water resistant, or weather resistant
wrb	weather resistive barrier
ws	water softener
wss	water softener set with internal brine tank
wsct	wainscot
wt	weight
wwr	welded wire reinforcement

x

xh	extra heavy
xps	extruded polystyrene
xstr	extra strong

y

yd	yard

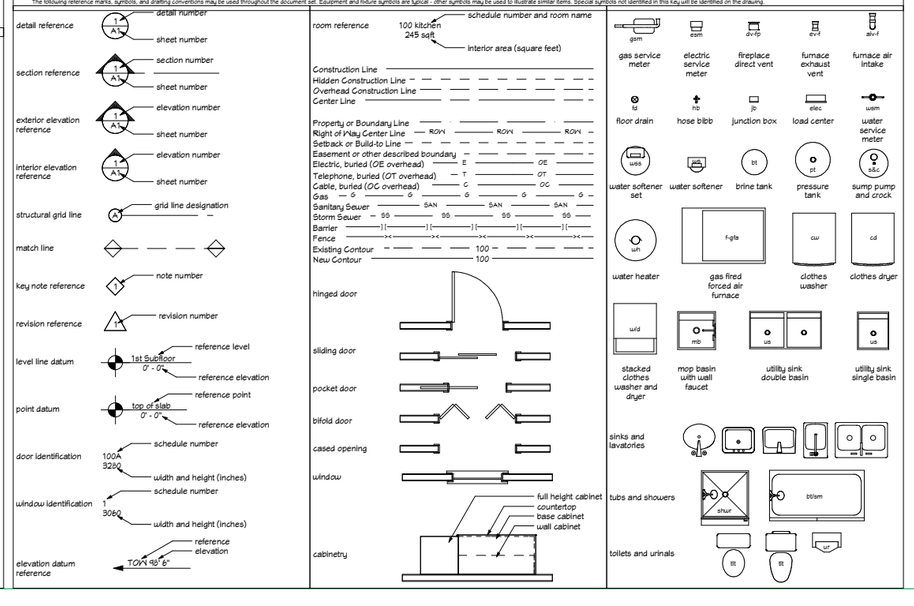
material key

These patterns may be used in plan or section to indicate material types. The same pattern may be used for different materials; these material identifications must be made within the context of the drawing. If there is a discrepancy between a text description of a material and a pattern as described in this key, the text description will prevail.

- brick: plywood, OSB or other sheathing
- concrete
- grout or mortar
- CMU
- cut stone
- stone aggregate or granular fill
- compacted or engineered fill
- earth
- sand or soil fines
- wood (finish trim, board, or molding)
- nominal lumber (board, stud, or timber)
- blocking (cut, planed or trimmed to a non-standard size)
- metal
- rigid insulation board
- loose fill insulation
- spray polyurethane foam insulation
- fiberglass blanket insulation

symbol key

The following reference marks, symbols, and drafting conventions may be used throughout the document set. Equipment and fixture symbols are typical - other symbols may be used to illustrate similar items. Special symbols not identified in this key will be identified on the drawing.



project summary

municipality
City of Monona, Dane County, WI

principal governing building codes
Wisconsin Uniform Dwelling Code

parcel data
Address: 4537 Winnequah Road, Monona, WI 53716
Zoning District: Single Family Residence District
Parcel Number: 071017146309
Description: TONYAWATHA SPRINGS BLOCK 3, LOT 10, ALSO THAT PRT LOT 9
TONYAWATHA SPRINGS ENCROACHED UPON ALG THE ELY BORDER SD LOT
BY A DECK AND BOATHOUSE.
Lot Area: 0.3374 acre

zoning restrictions
main building
Maximum Height: 35 feet
Street Yard: 30 feet
Side Yard: 7 feet *** Owner is applying for variance - Garage ***
Rear Yard: 40 feet

accessory building
Maximum Height: 14 feet *** Owner is applying for variance - Boathouse***
Street Yard: 30 feet
Side Yard: 3 feet
Rear Yard: 3 feet
Shore Yard: None

drawing index

T1	Title Page
T2	Exterior Renderings
SP/A1	Site Plan
A1	Boathouse Ground Floor Plan & Section Profiels
A2	Boathouse Upper/ Terrace Floor Plans and Exterior Elevation
A3	Proposed Garage/ Ground Flr. Level & Section Profiels
A4	Proposed 1A level - Flex Space Floor Plan & Roof Plan
A5	Proposed Garage - Exterior Elevations

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Not for Construction

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608-833-3401 www.bouridesign.com

Garage/ boathouse addition & House remodel
Mike Fritz and Cindy Bender
4537 Winnequa Road, Monona, WI 53716

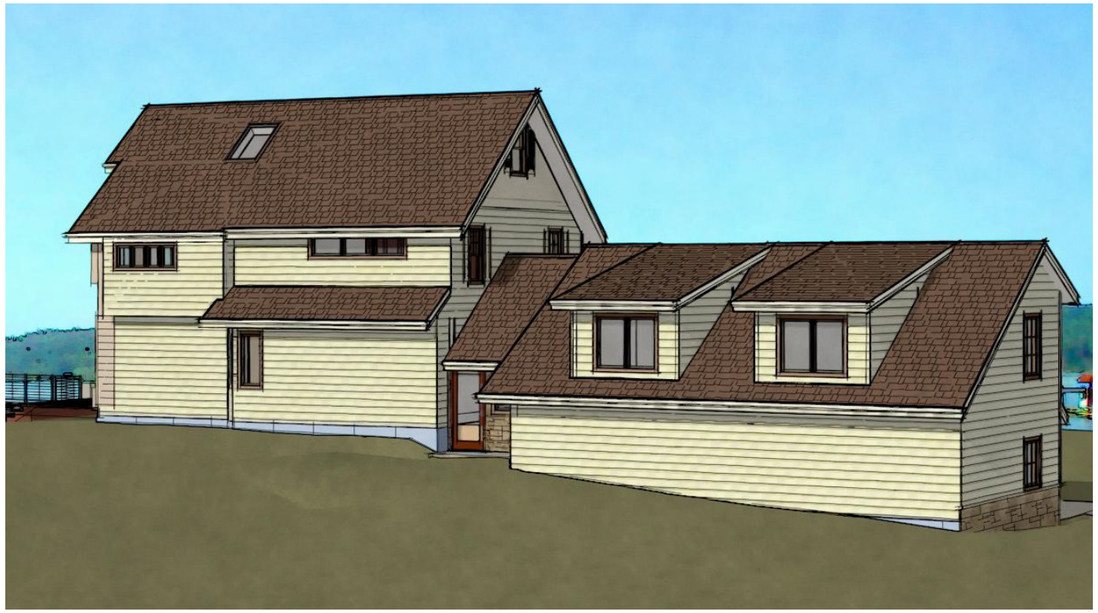
revision index

#	date	reference

project: 15069
date: 1/20/2016
drawn by: ja

T1

J:\2015 projects\15064 Fritz, Mike\2 - Design & Drawings\15064 Fritz Boathouse.dwg.out 1/20/2016 - 12:44:33 PM



4 Exteior Renderings

3 Exteior Renderings

2 Exteior Renderings

1 Exteior Renderings

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T2

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SITE PLAN SUMMARY

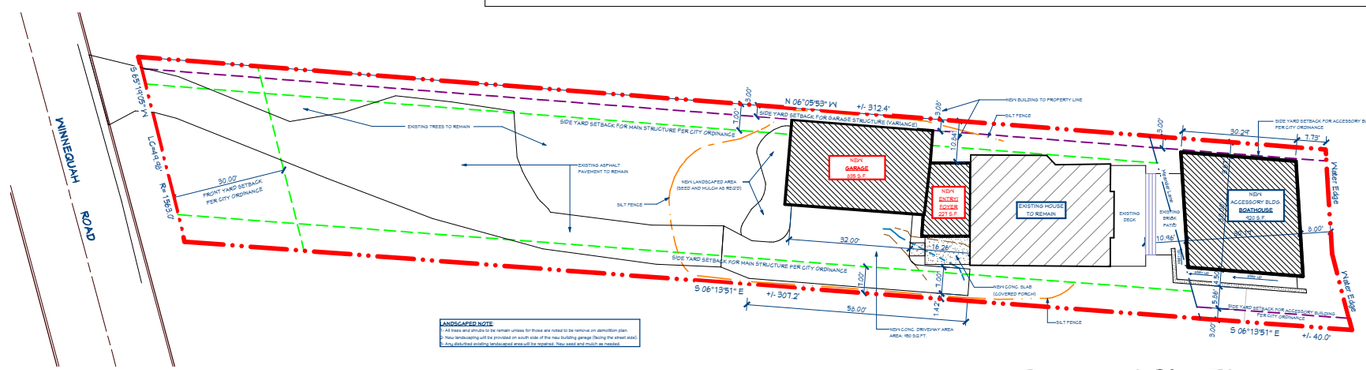
Lot Area:	12,706 sq.ft. = 0.2917 Acres (To Meaner Line)
Lot Coverage:	4,661 sq.ft./ 12,706 sq.ft. = 36.68% --> Max.= 40% (Driveways are included)
Proposed Building Footprint:	1,062 sq.ft. (Ground Level - Gross Area/ Garage & Entry Foyer)
Proposed Accessory Building:	920 sq.ft. (Boathouse)
Proposed Conc. Porch:	90 sq.ft. (Covered)
Proposed Conc. Sidewalk & Lake access:	355 sq.ft. (Ground Level)
Proposed Asphalt Pavement Area:	950 sq.ft. (New Driveway Area)
Existing Building to remain:	1,034 sq.ft.
Existing Deck:	250 sq.ft.

Demolition Structures:

Partial Existing Main Building:	486 sq.ft. (Entry & Garage)
Existing Accessory Building:	367 sq.ft. (Boathouse & lake access)
Existing concrete sidewalk & steps:	79 sq.ft.
Existing Asphalt driveways:	1,023 sq.ft.

Building:

Proposed Stories:	02 Stories (After infill depressed actual garage area)
Proposed Height:	22'-6" (measured from Garage to Ridge Line of Flex-space roof)

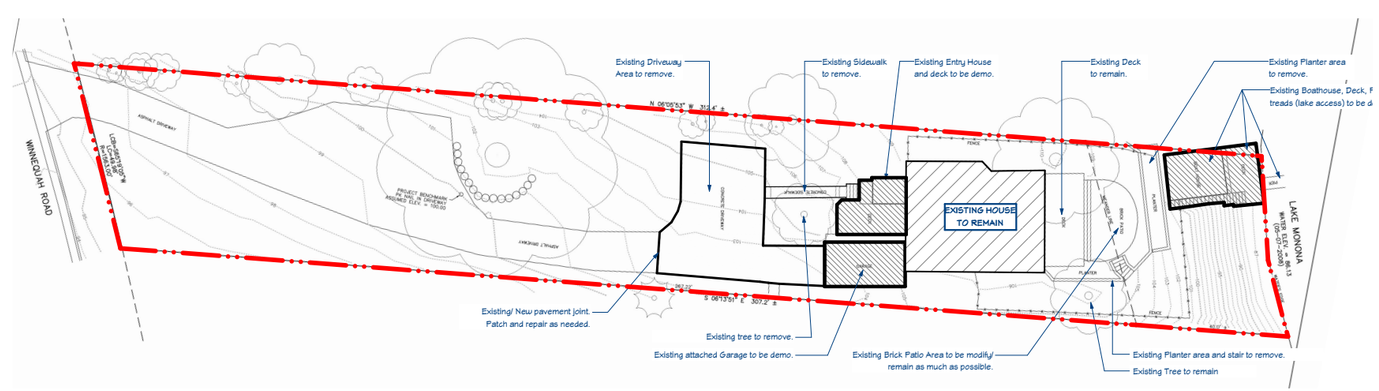


Proposed Site Plan
Garage & Boathouse Addition

True North

2

SCALE: 1" = 20'-0"
SCALE: 1' = 40'-0" (Half size format)



True North

1

Site Plan - Existing/ Demolition

SCALE: 1" = 20'-0"
SCALE: 1' = 40'-0" (Half size format)

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SW1

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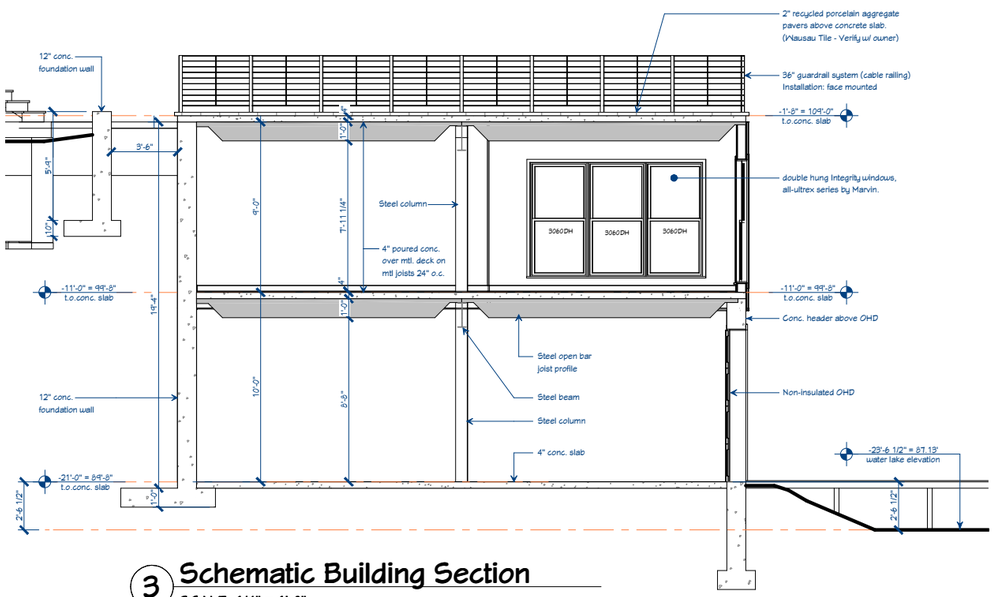
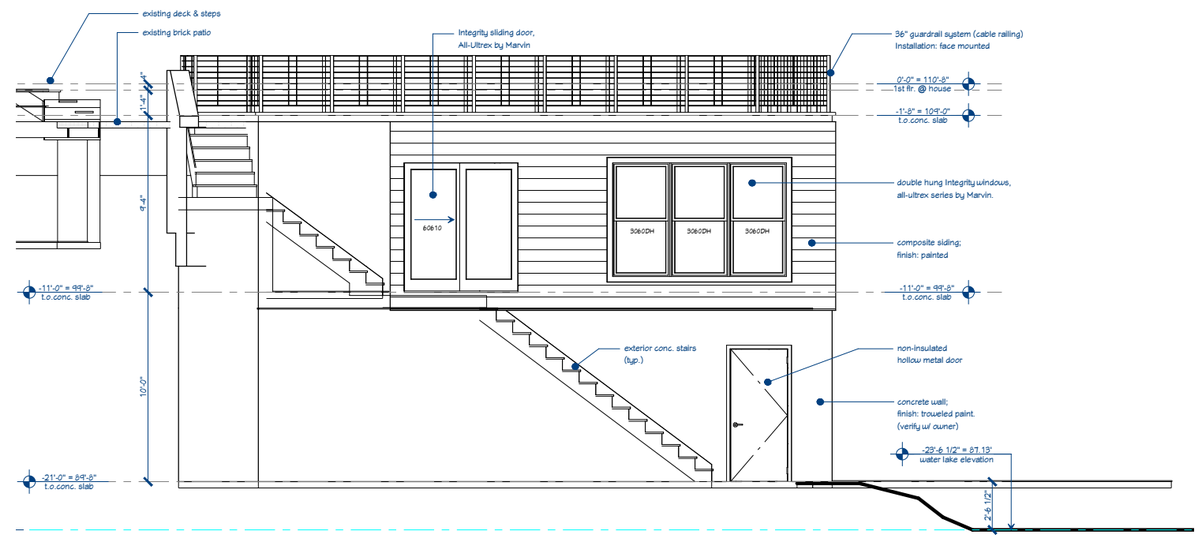


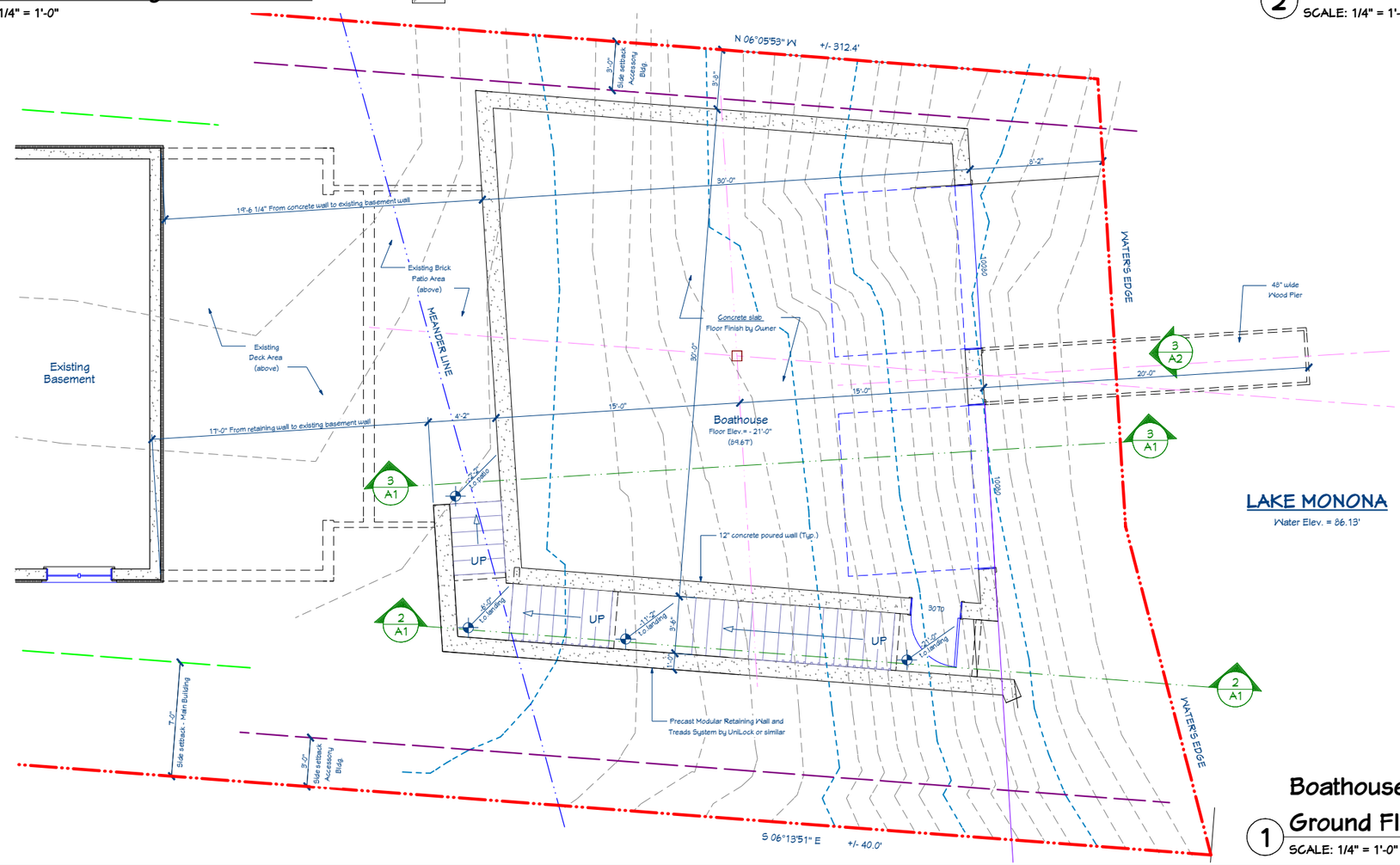
3 Schematic Building Section

SCALE: 1/4" = 1'-0"



2 Schematic Stair Profile

SCALE: 1/4" = 1'-0"



1 Boathouse Ground Floor Plan

SCALE: 1/4" = 1'-0"

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A1

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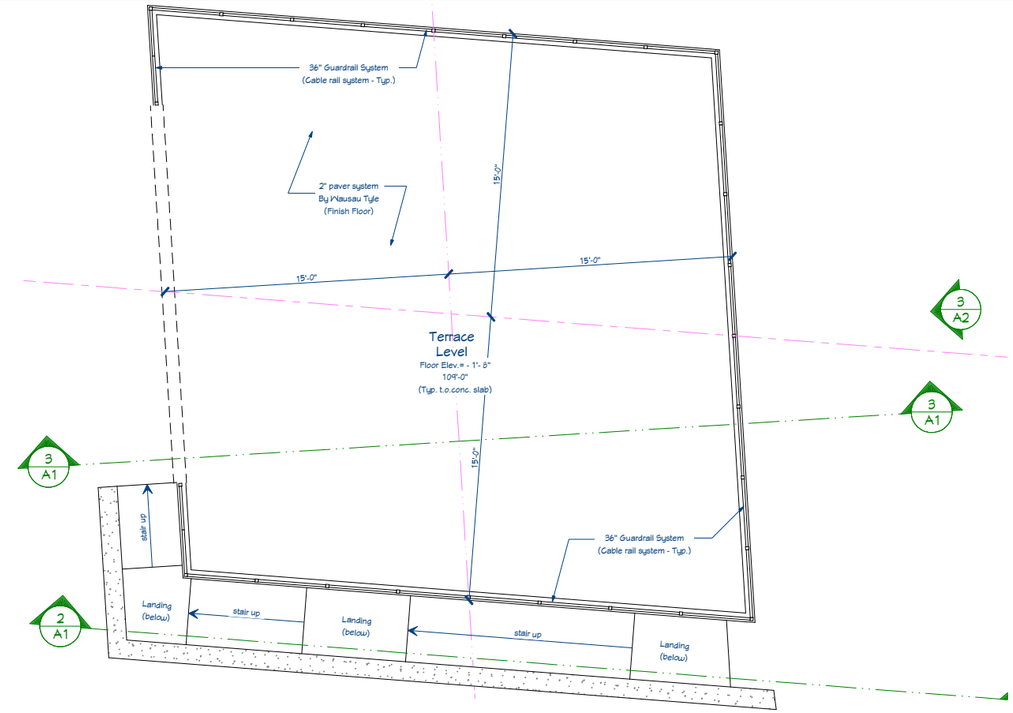
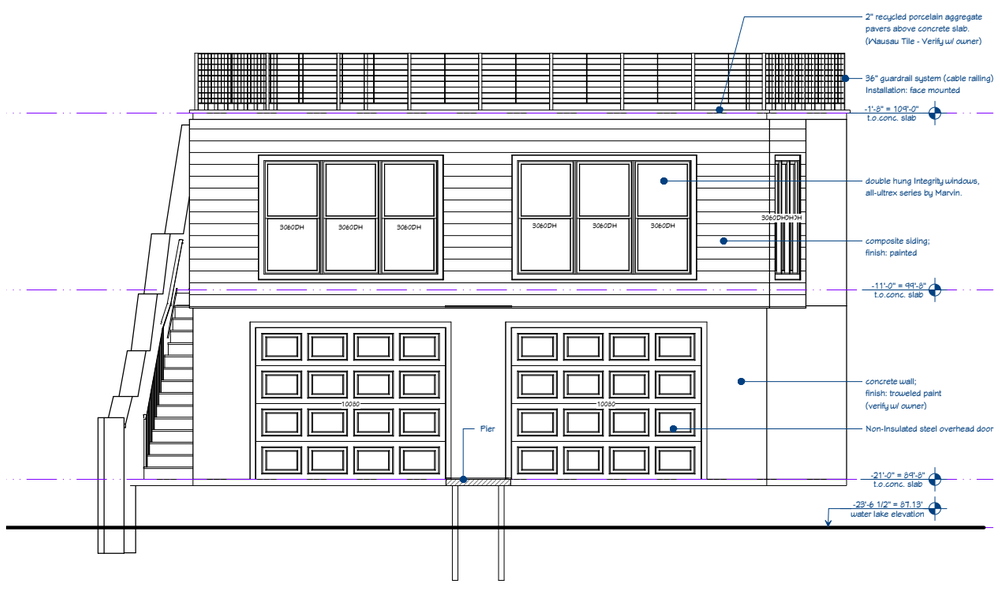


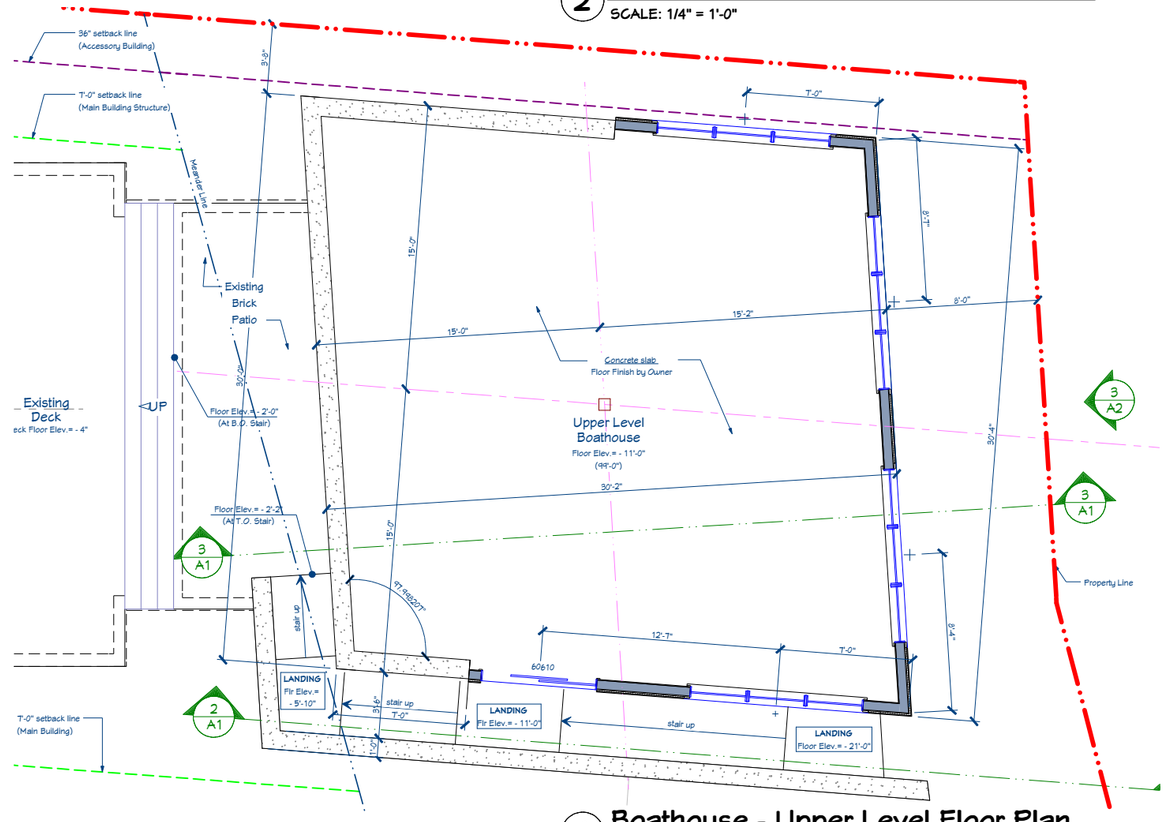
2 Boathouse - Terrace Level Floor Plan

SCALE: 1/4" = 1'-0"



3 Schematic Exterior Elevation

SCALE: 1/4" = 1'-0"



1 Boathouse - Upper Level Floor Plan

SCALE: 1/4" = 1'-0"

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A2

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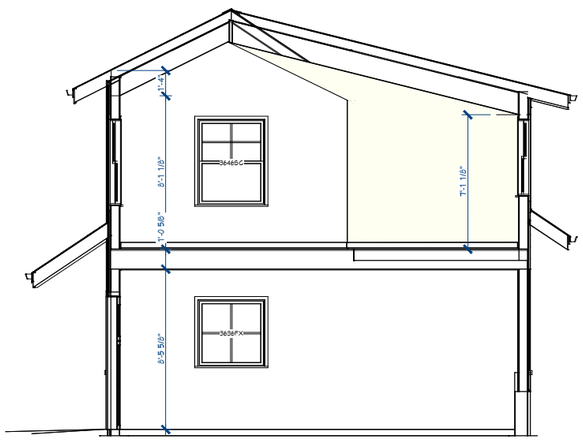
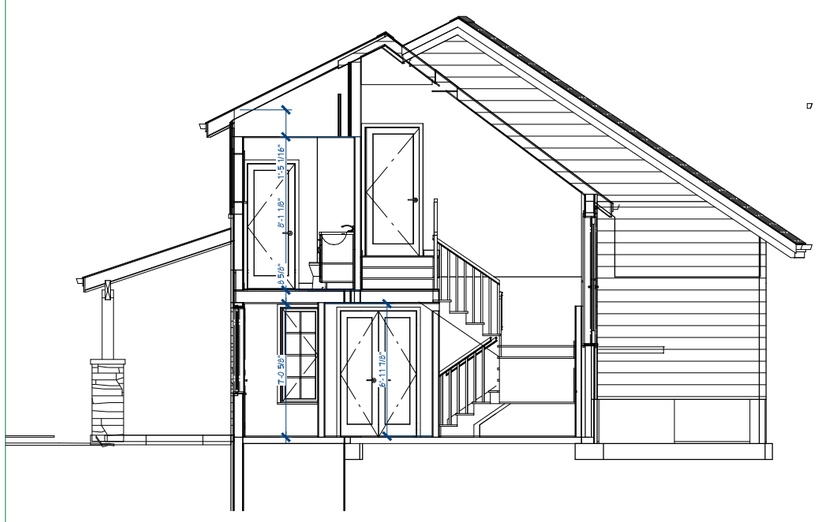


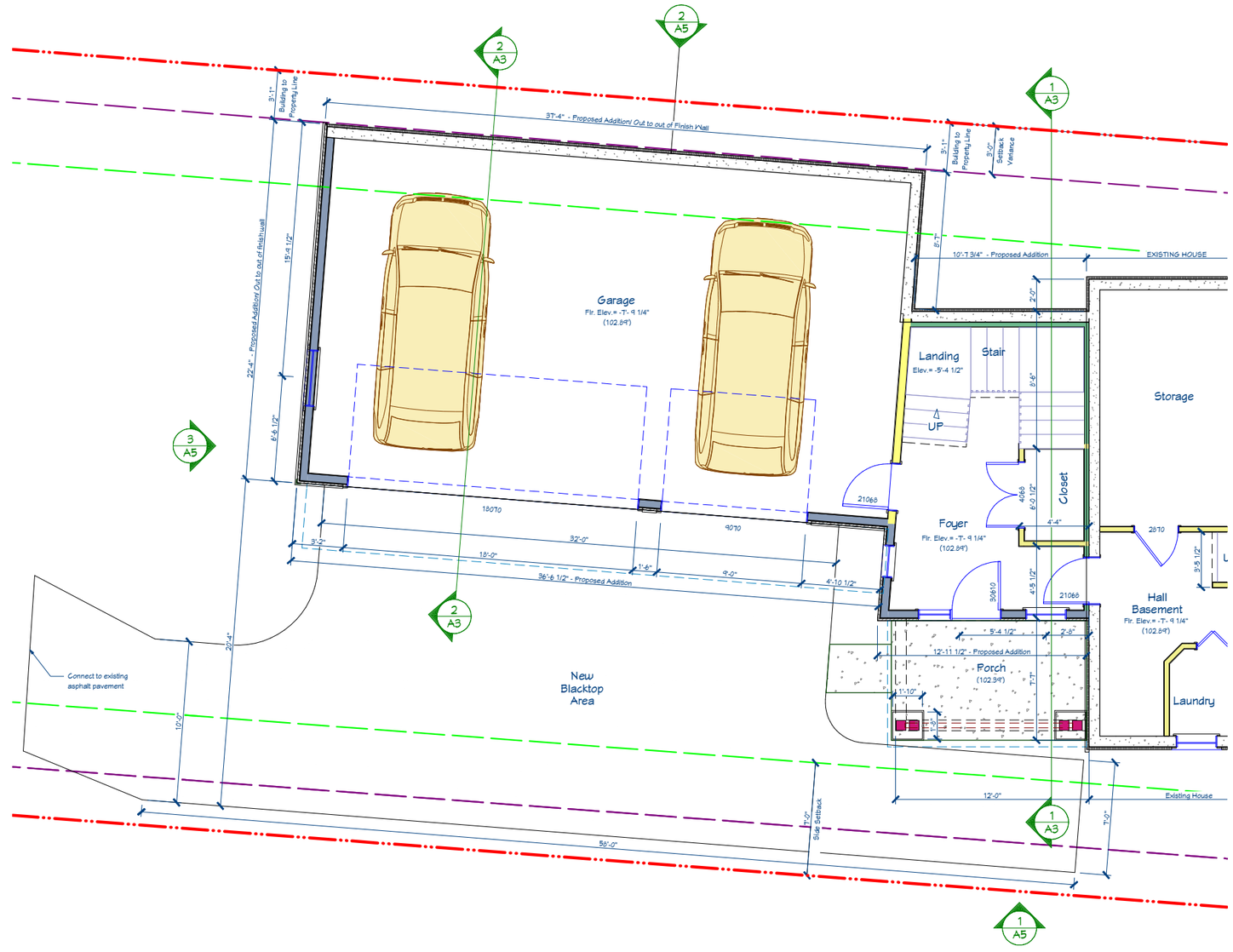
3 Building Section - Profile

SCALE: 1/4" = 1'-0"



2 Building Section - Profile

SCALE: 1/4" = 1'-0"



1 Proposed Garage/ Ground Floor Level

SCALE: 1/4" = 1'-0"

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revision index

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project: 15064
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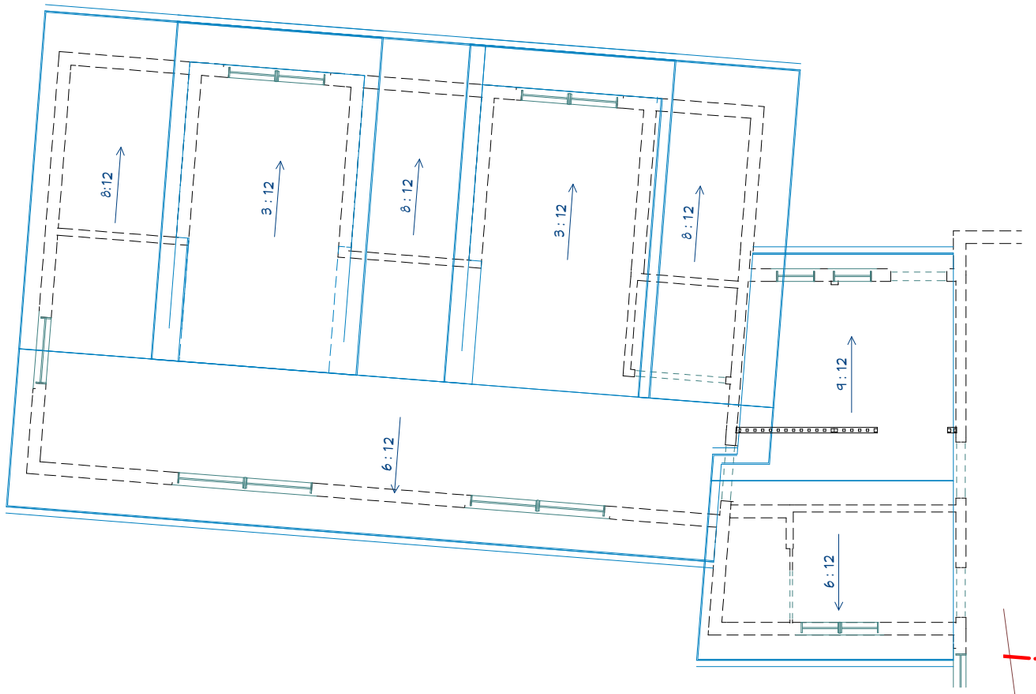
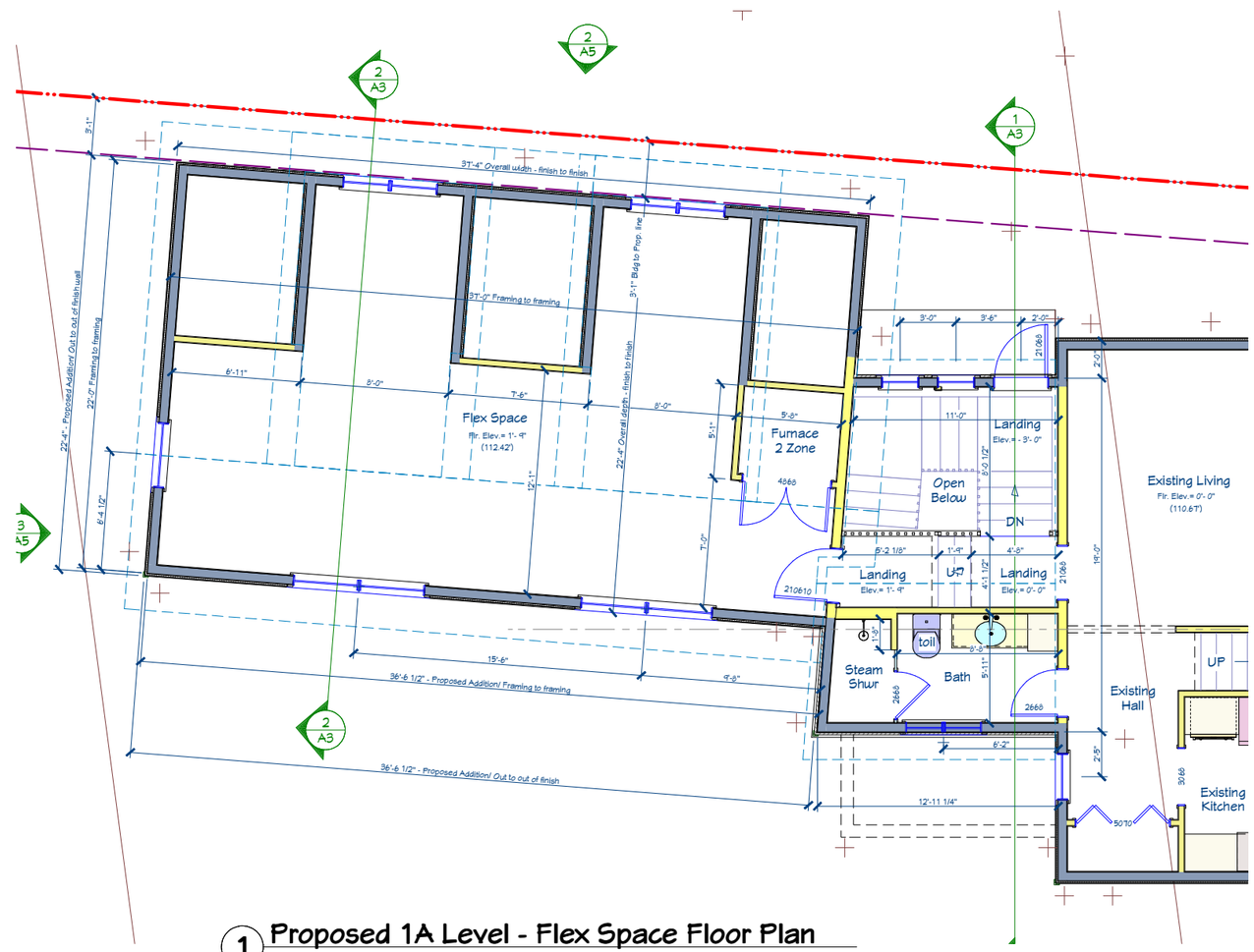
drawn by: ja

A3



2 Roof Plan - Proposed Addition

SCALE: 1/4" = 1'-0"



1 Proposed 1A Level - Flex Space Floor Plan

SCALE: 1/4" = 1'-0"

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A4

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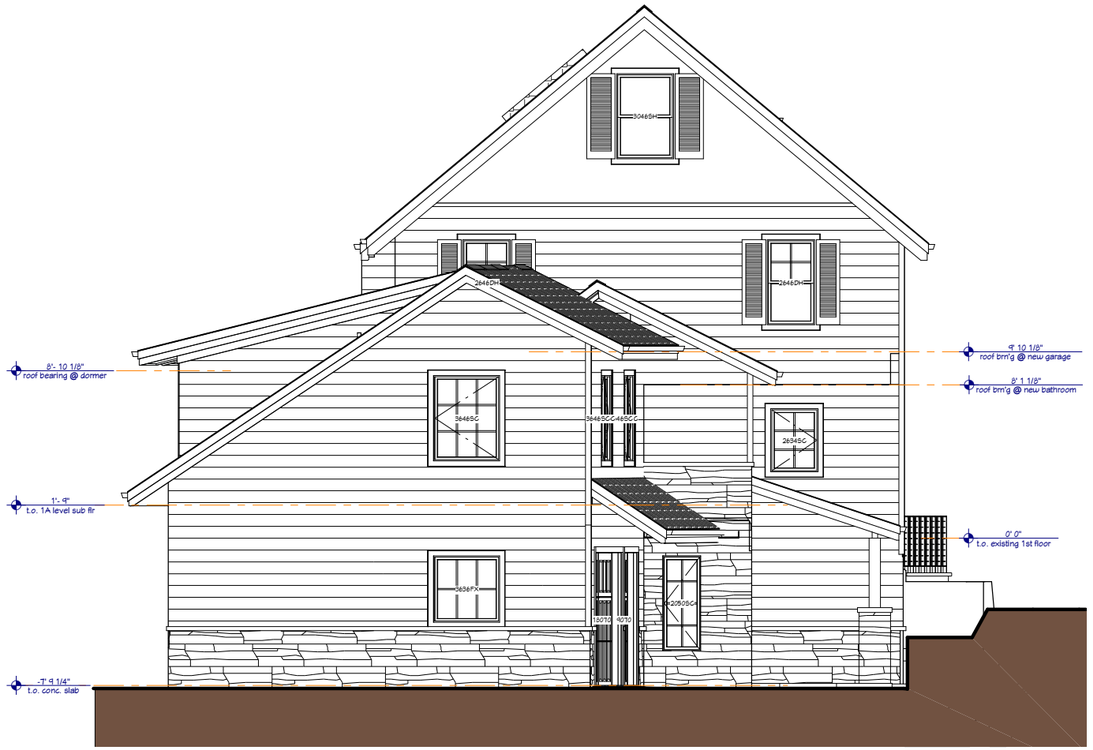
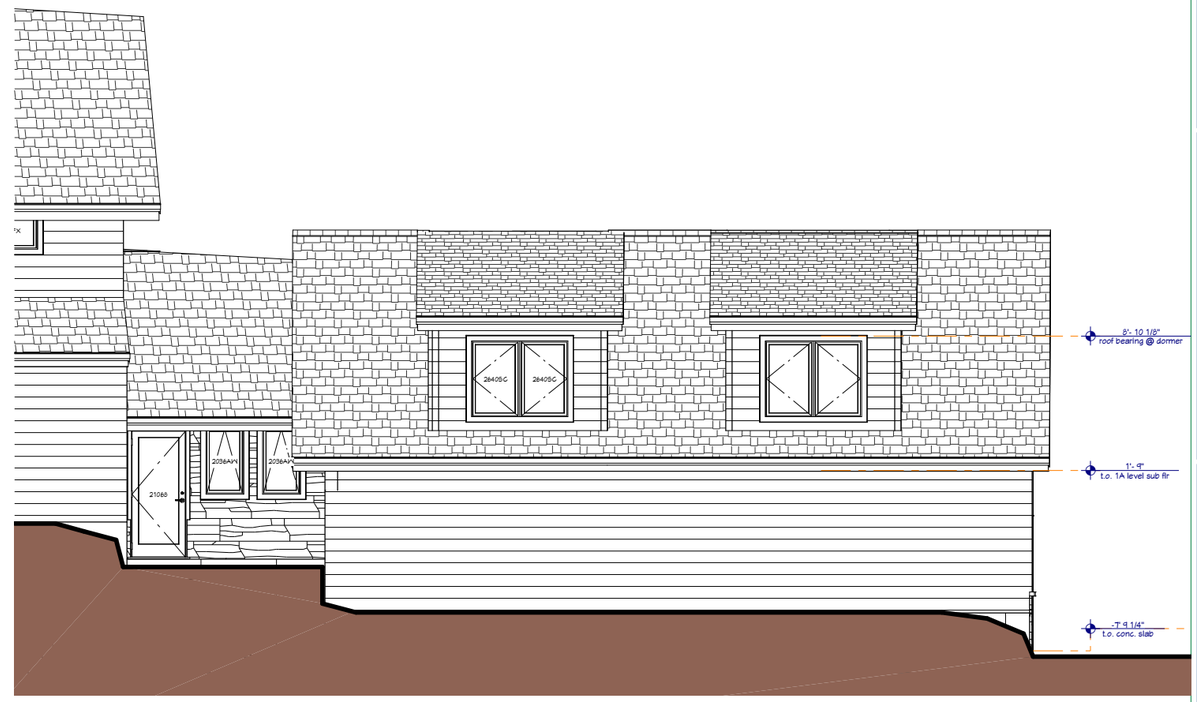


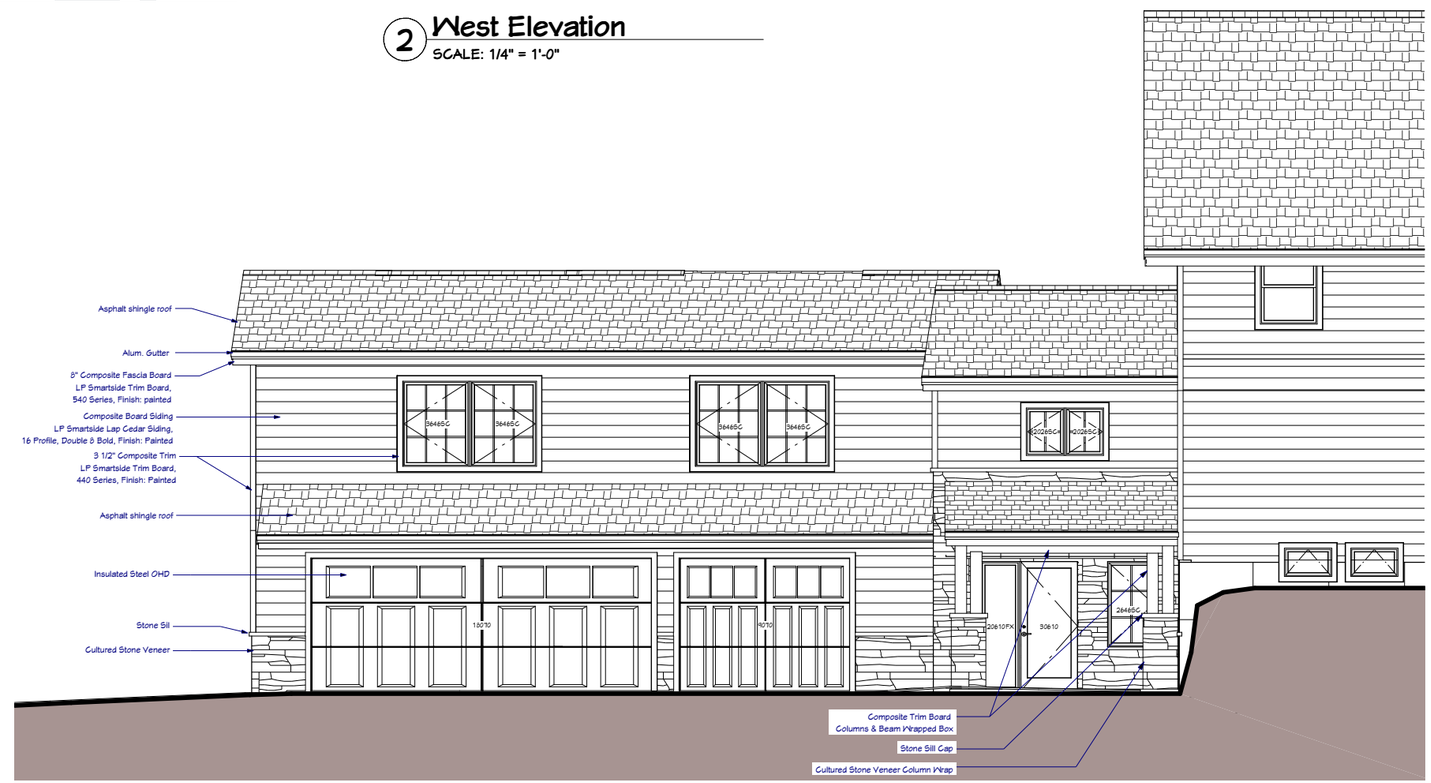
3 South Elevation

SCALE: 1/4" = 1'-0"



2 West Elevation

SCALE: 1/4" = 1'-0"



1 East Elevation

SCALE: 1/4" = 1'-0"

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A5

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Failing existing retaining wall tiers and cross view of neighboring boathouse.

Detail of steep existing shoreline which is prone to chronic erosion issues.

Street side perspective where planned garage is to be located.

4541 Winnequah Rd.

Neighboring boathouse roof deck approximates same height as our proposed roof deck.

4543 Winnequah Rd.

Neighboring boathouse roof deck approximates same height as our proposed roof deck.

4643 Tonyawatha Trail

4663 Tonyawatha Trail