AGENDA

CITY OF MONONA
ZONING BOARD OF APPEALS
Monona City Hall – Conference Room
5211 Schluter Road, Monona, WI 53716
Tuesday April 26, 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 up to 8' more than the minimum height requirements, and a variance from Sec. 13-1-80(d)(4)(b), side yard setback requirements, to build a garage with a setback 4' less than the minimum side yard setback required for the property at 4537 Winnequah Road. (Case No. Z-002-2016)

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.

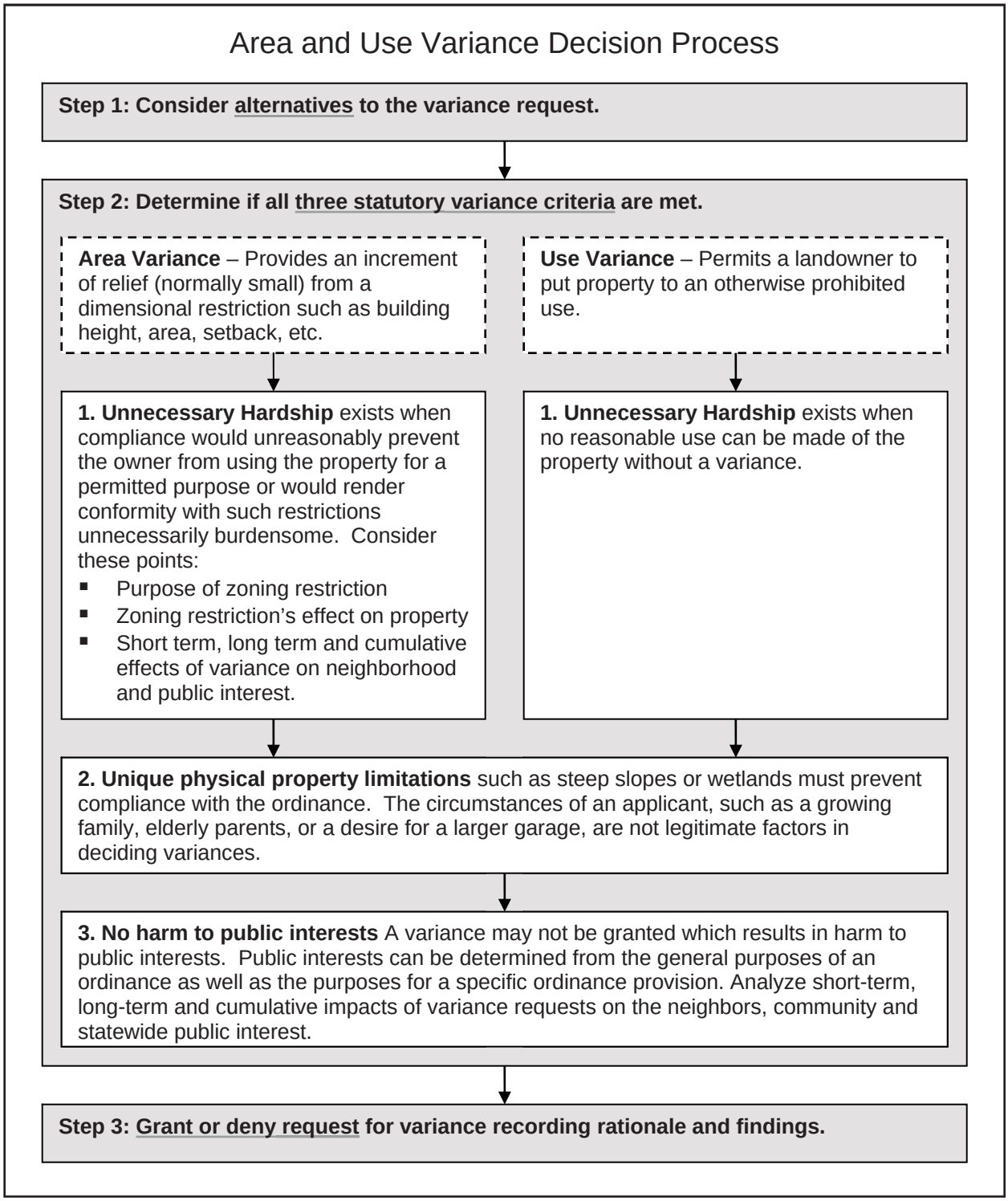
> A motion was made by Mr. Hermanson, seconded by Mr. Griffith, to grant a variance of 8 feet to the maximum height requirements for accessory buildings in a shore yard due to the natural steep slope on the lot. The motion carried.

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



MONONA

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

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.

Joseph M Fritz _____ 2/3/16 _____

(Signature of Applicant) (Date)

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

Attachment to Application for Variance

Initial Statement:

It does not appear that a variance is required by applicant to construct the proposed boathouse. Applicants (Joseph Fritz and Cynthia Bender) propose constructing a boathouse that has a height that is even with ground level (i.e., zero feet) on the side of the boathouse that would face the street and a height not to exceed 22 feet above ground level on the side of the boathouse that would face the water. Section 13-1-80(d)(7) of the City of Monona Zoning Ordinances provides that the "maximum height" of an accessory building is fourteen (14) feet. Under Section 13-1-4(b)(3), the "height" is "a distance to be measured from the mean ground level immediately adjoining the **front** of a structure . . . to the highest point of a flat . . . roof."

The Ordinances clarify that in the case of lake property the "front" of a structure is synonymous with that part of the structure that faces the "street" (in contrast to that part of the structure that faces the water). Section 13-1-80(d)(8)(a) states that the term "front yard" is "a confusing term and is replaced by shore yard and street yard depending on location. The "street yard" is the area abutting a street. Section 13-1-80(d)(8)(c). The "shore yard" is the area abutting a body of water. Section 13-1-80(d)(8)(b). Thus, the rear yard setback, in the case of lakefront property, is actually the "shore yard" (and for accessory buildings is zero). Section 13-1-80(d)(7)(c)4. Accordingly, the "front" of a structure faces the street.

This interpretation makes sense: a building that is limited to 14 feet in height (rather than the 35 foot height limitation of a residential structure) on the side facing the street does little to impede sightlines from the street to the water, as the banks of the lake tend to slope toward the water.

Moreover, if the Ordinance limiting height was actually intended to be based on the above ground level at the back of the structure (i.e., facing the water) then the Ordinance must clearly so state, which it does not: Zoning ordinances are in derogation of the common law and, hence, are to be construed in favor of the free use of private property. Rathkopf, 1 *The Law of Zoning and Planning* (4th ed.), ch. 9, p. 9.1. The provisions of a zoning ordinance, to operate in derogation of the common law, must be in clear, unambiguous, and peremptory terms. *Grube v. Moths* (1972), 56 Wis.2d 424, 427, 202 N.W.2d 261; *Burke v. Milwaukee & Suburban Transport Corp.* (1968), 39 Wis.2d 682, 690, 159 N.W.2d 700; *Missionaries of Our Lady of La Sallette v. Village of Whitefish Bay* (1954), 267 Wis. 609, 66 N.W.2d 627.

Accordingly, we request that the Zoning Board of Appeals find that the proposed boathouse complies with the "height" limitations imposed under City of Monona Ordinances. Alternatively, if it does not make that determination, then we request a variance from the height limitation as explained below.

Attachment to Application for Variance

Hardship or Reason for Request for Variance:

Boathouse:
If the Zoning Board of Appeals determines that the 14 foot "height" limitation of accessory buildings imposed under Section 13-1-80(d)(7) is to be measured using the side facing the water (rather than the side facing the street) as the "front", the 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 quite dramatically as it approaches Lake Monona. Due to the topography of our property, we request permission to construct a boathouse that has a height not to exceed 22 feet rather than 14 feet above ground level. Our intention is to construct the boathouse so that the top roof deck is flush with the grade of our existing brick patio. Though our proposed plan notes a boathouse height of 19' 6", there is a question as to whether the topographical survey understates the distance from the lakeshore to the brick patio, which is why we have specified a height not to exceed 22 feet. We are willing to stipulate that the height of the top roof deck of the boathouse not exceed the grade of the existing brick patio, but in no case shall it be more than 22 feet above ground level at water's edge. The new boathouse would be built east of the existing boathouse and eliminate an existing encroachment (for which a quit claim deed exists) 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 actually 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. There are at least nine two-story boathouses on properties along Lake Monona where a steep grade like ours exists. In the accompanying materials, photos six and seven show two examples. The proposed boathouse would also be built at a similar height of two nearby boathouses (photos 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 Ordinances imposes an unnecessary hardship on the Applicants.

Due to the narrow 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 and unsafe, especially in winter or during rainy times. Our proposed garage design is 22 feet deep, versus the 24 foot recommended minimum standard dimension. In addition, the width of the left turn-in apron for the garage is 20' 6", while standard parking lots with two opposite sides of parking typically require a 24' backup lane between stall stripes.

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.

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.

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

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

Photo addenda 4,5) 4541 and 4543 Winnequah Rd.

Neighboring boathouse roof decks approximate same height as our proposed roof deck.

Examples of two story boathouses with similar steep shoreline topography: 4643 and 4663 Tonyawatha Trail

Street side perspective where planned garage is to be located.

Garage/ Boathouse Addition & House Remodel for Mike Fritz and Cindy Bender

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

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SW1	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

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
auot — automatic
av-r — air vent - return
av-s — air vent - supply
awn — awning

b
b/ — bottom of
bbs — battery backup system
bd — board
bdrm — bedroom
bggc — barbeque grille gas connection
bid — 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
bt/sm — 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
cf/l — 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
csmt — 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
eifs — 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
etr — 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
f-wm — 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-ls — 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
mwm — municipal water meter
mwo — 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&mwo — oven and microwave oven combination

p
par — parallel
partn — partition
pb — panel board, or pull box
pb-e — panel board - electrical
pb-ni — 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
ref/ic — 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
t/ — 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
t/r-p — trash/recyclable- pullout drawer
tv — television
typ — typical

u
uc — under counter
unex — unexcavated
unfin — unfinished
uno — unless noted otherwise
ur-fm — 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
w/d-e — stacked washer and dryer combination - electric
w/d-g — stacked washer and dryer combination - gas
wdrw — 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.

- detail reference — 1 / A1: detail number; sheet number
- section reference — 1 / A1: section number; sheet number
- exterior elevation reference — 1 / A1: elevation number; sheet number
- interior elevation reference — 1 / A1: elevation number; sheet number
- structural grid line — A: grid line designation
- match line
- key note reference — 1: note number
- revision reference — 1: revision number
- level line datum — 1st Subfloor 0' - 0": reference level; reference elevation
- point datum — top of slab 0' - 0": reference point; reference elevation
- door identification — 100A 3280: schedule number; width and height (inches)
- window identification — 1 3060: schedule number; width and height (inches)
- elevation datum reference — TOW 98' 6": reference elevation

- room reference — 100 kitchen 245 sqft: schedule number and room name; interior area (square feet)
- Construction Line
- Hidden Construction Line
- Overhead Construction Line
- Center Line
- Property or Boundary Line
- Right of Way Center Line — ROW
- Setback or Build-to Line
- Easement or other described boundary
- Electric, buried (OE overhead) — E / OE
- Telephone, buried (OT overhead) — T / OT
- Cable, buried (OC overhead) — C / OC
- Gas — G
- Sanitary Sewer — SAN
- Storm Sewer — SS
- Barrier
- Fence
- Existing Contour — 100
- New Contour — 100
- hinged door
- sliding door
- pocket door
- bifold door
- cased opening
- window
- cabinetry — full height cabinet; countertop; base cabinet; wall cabinet

- gsm — gas service meter
- esm — electric service meter
- dv-fp — fireplace direct vent
- ev-f — furnace exhaust vent
- aiv-f — furnace air intake
- fd — floor drain
- hb — hose bibb
- jb — junction box
- elec — load center
- wsm — water service meter
- wss — water softener set
- ws — water softener
- bt — brine tank
- pt — pressure tank
- s&c — sump pump and crock
- wh — water heater
- f-gfa — gas fired forced air furnace
- cw — clothes washer
- cd — clothes dryer
- w/d — stacked clothes washer and dryer
- mb — mop basin with wall faucet
- us — utility sink double basin
- us — utility sink single basin
- sinks and lavatories
- tubs and showers — shwr; bt/sm
- toilets and urinals — tlt; tlt; ur

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Design Development
Not for Construction

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608-833-3400 www.bourildesign.com

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

revision index

#	date	reference

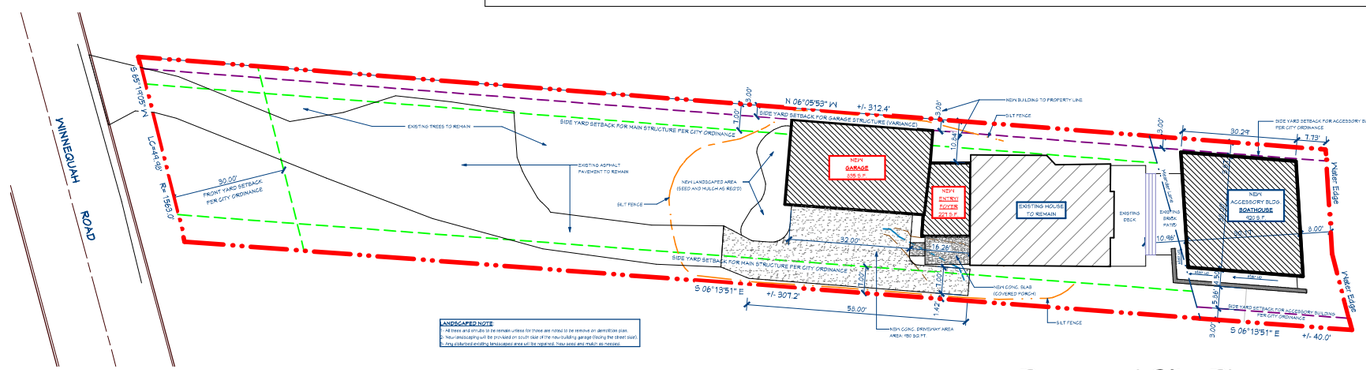
project: 15069
date: 1/20/2016
drawn by: ja

T1

J:\2015 projects\15069 Fritz, Mike\2 - Design & Drawings\15069 Fritz Boathouse.layout 1/20/2016 - 12:44:33 PM

SITE PLAN SUMMARY

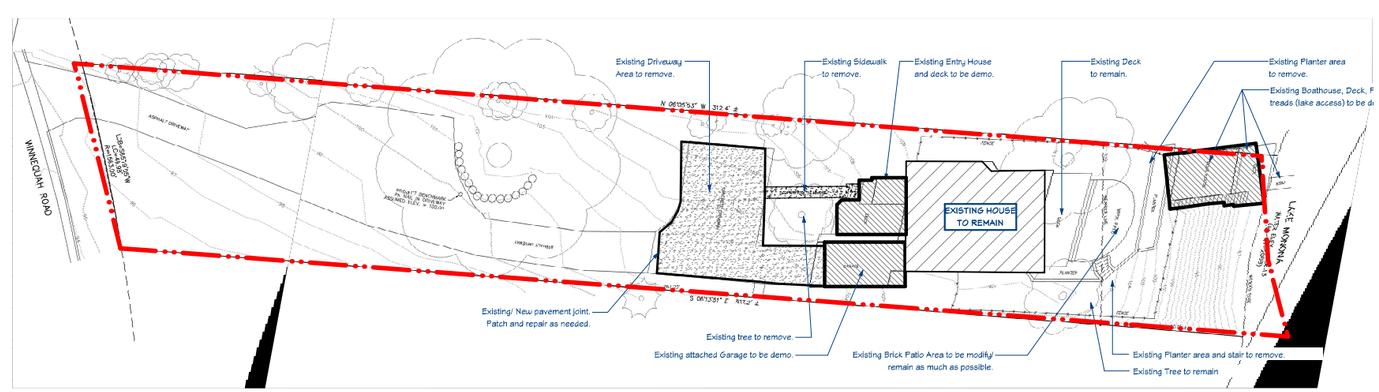
Lot Area:	12,706 sq.ft. = 0.2917 Acres (To Meaner Line)
Lot Coverage:	4,661 sq.ft./ 12,706 sq.ft. = 36.68% --> Max.= 40% (Driveways are included)
Proposed Building Footprint:	1,062 sq.ft. (Ground Level - Gross Area/ Garage & Entry Foyer)
Proposed Accessory Building:	920 sq.ft. (Boathouse)
Proposed Conc. 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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project: 15069
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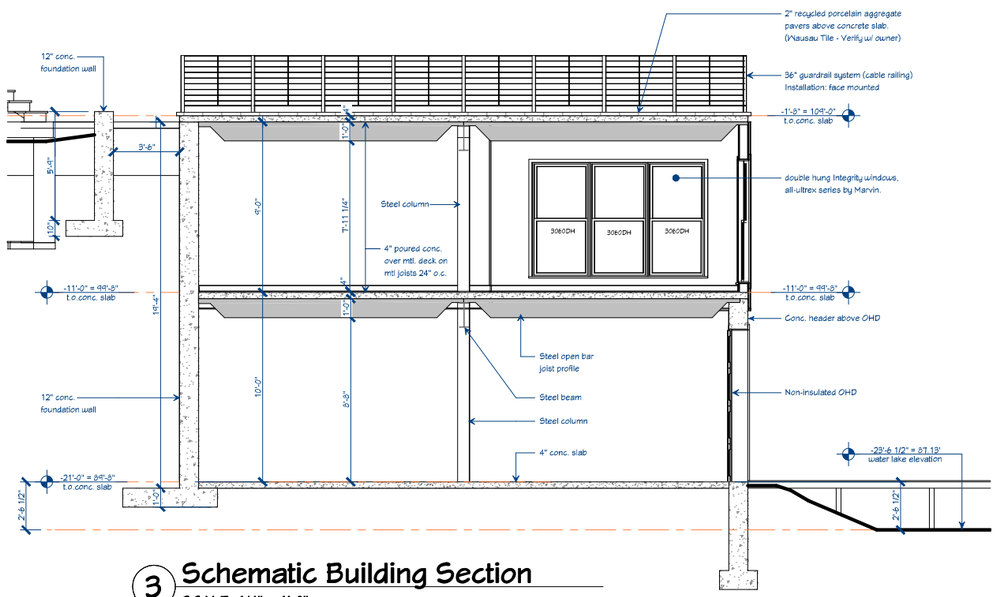
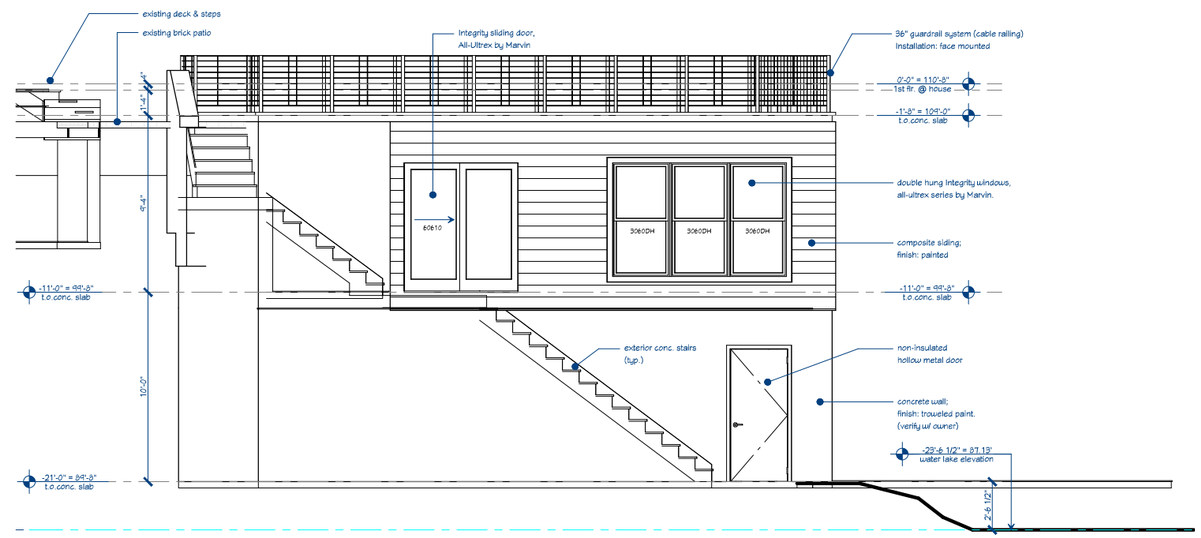
drawn by: ja

SW1

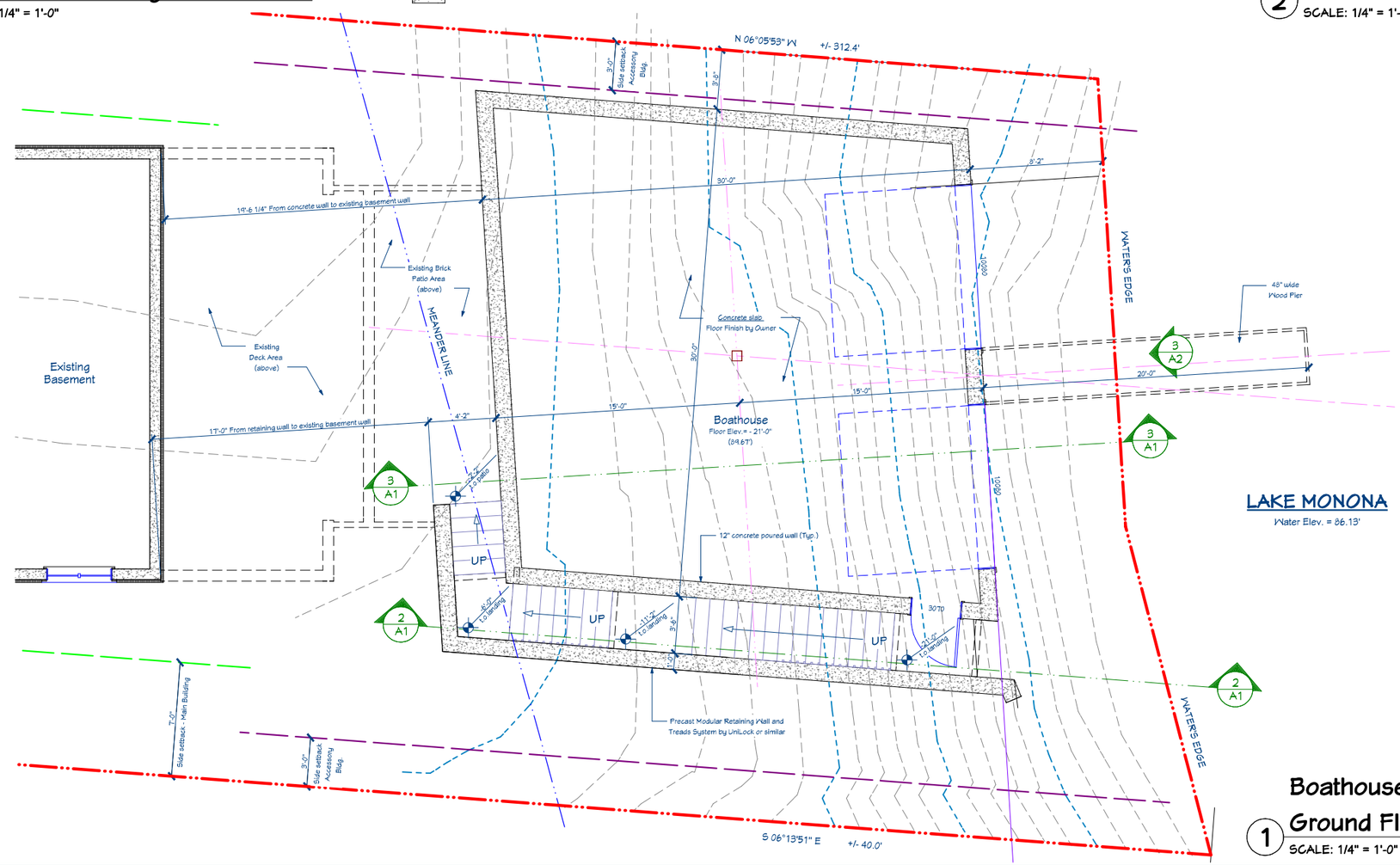
J:\2015 projects\15069 Fritz, Mike\2 - Design & Drawings\15069 Fritz Boathouse.layout 1/20/2016 - 12:44:34 PM



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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project: 15069
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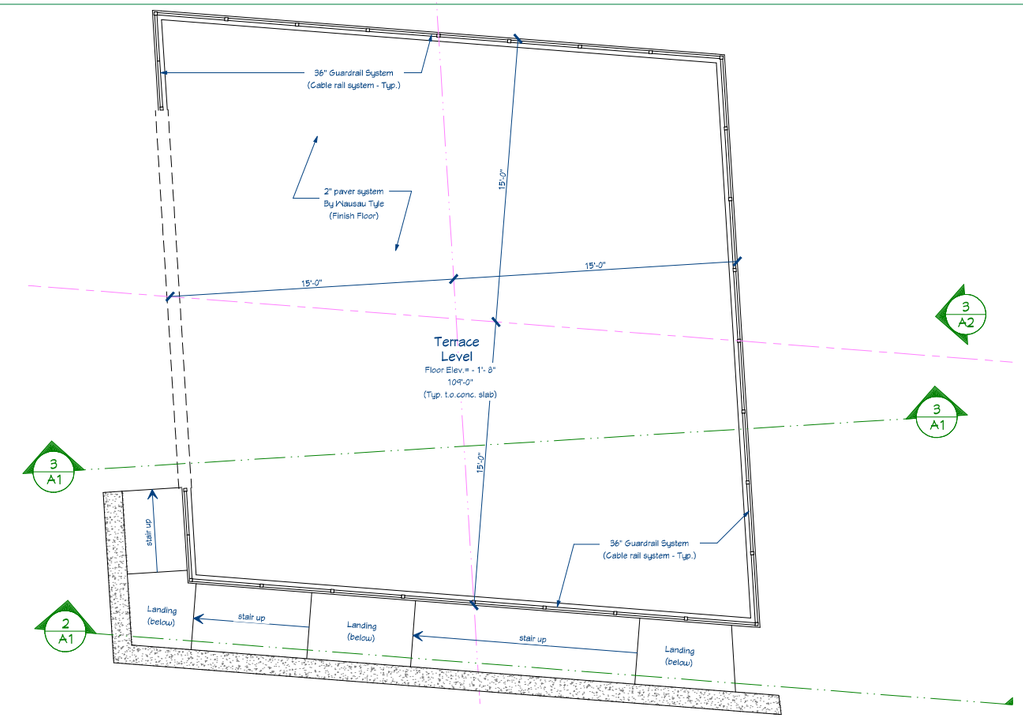
drawn by: ja

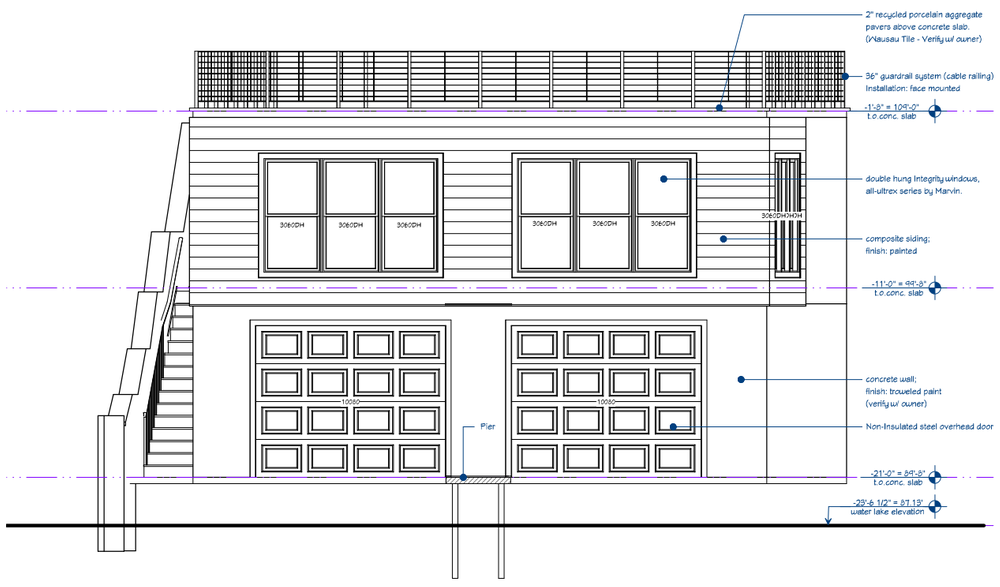
A1

J:\2015 projects\15069 Fritz, Mike\2 - Design & Drawings\15069 Fritz Boathouse layout 1/20/2016 - 12:44:34 PM



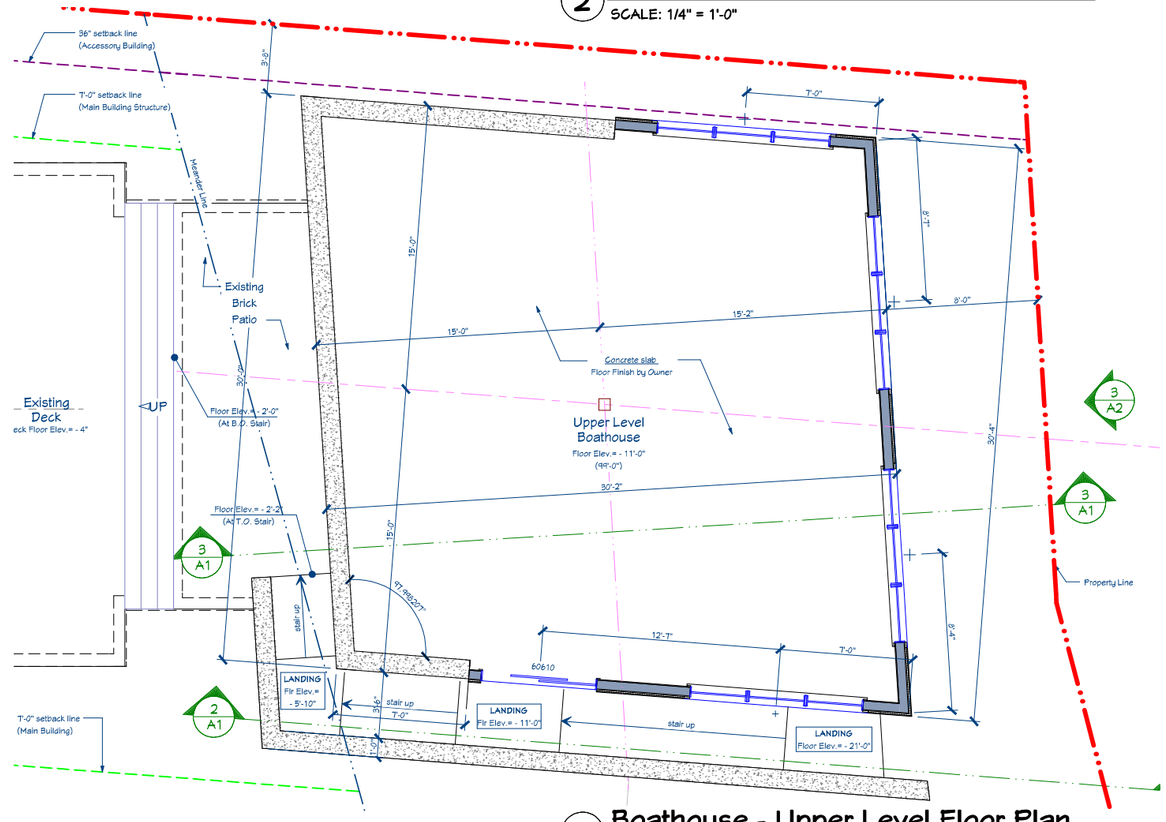
2 Boathouse - Terrace Level Floor Plan

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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revision index

#	date	reference

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

A2

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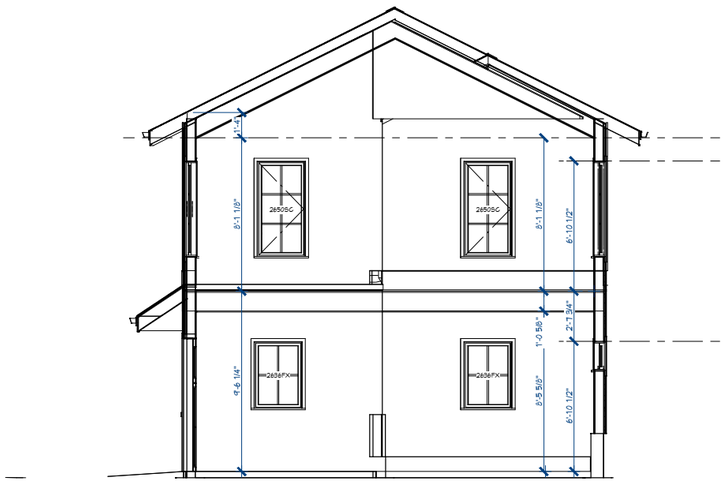
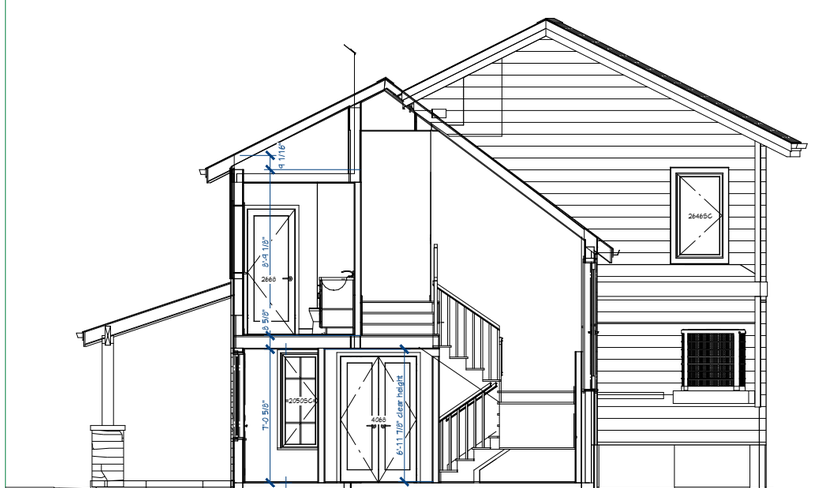


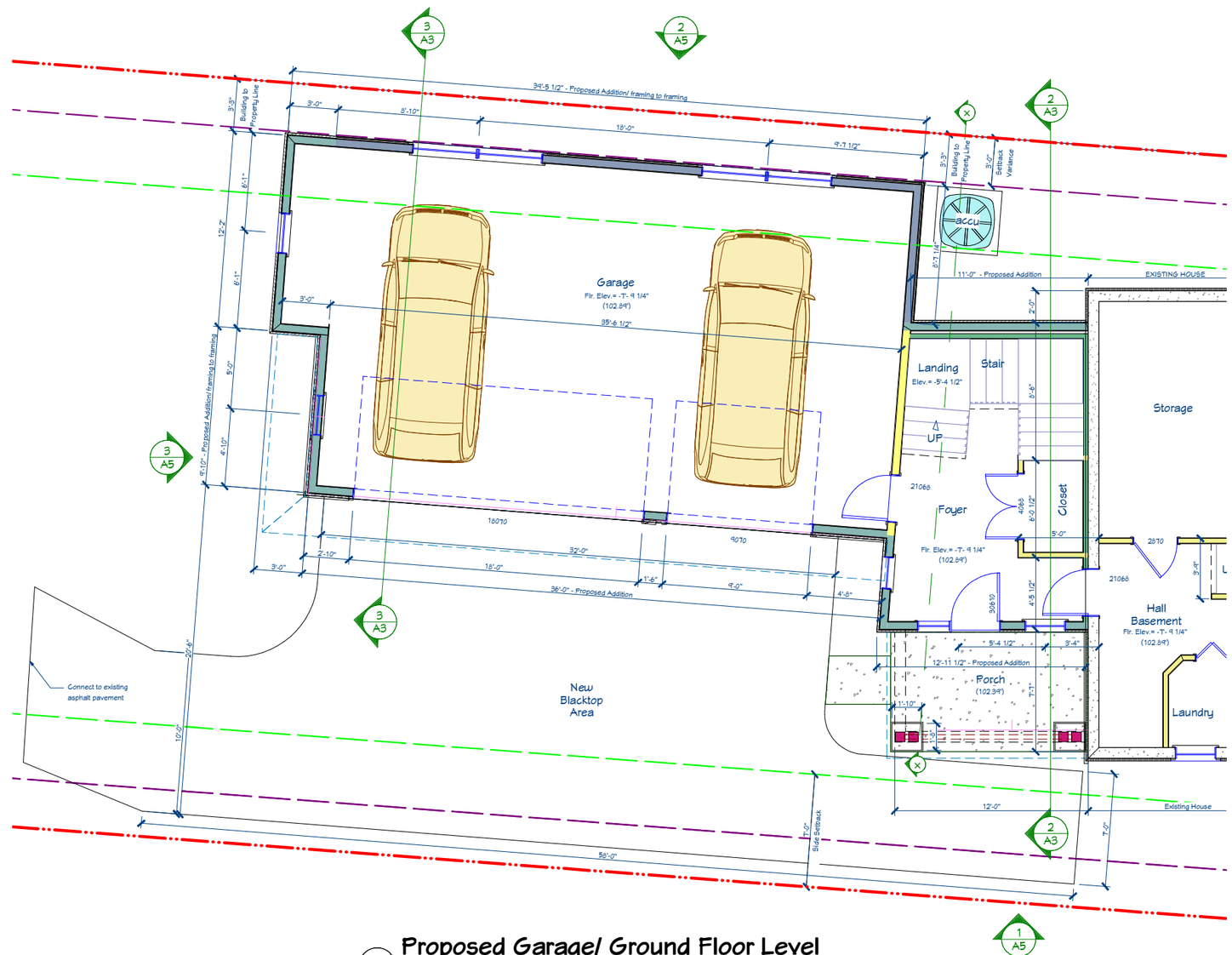
3 Building Section - Profile

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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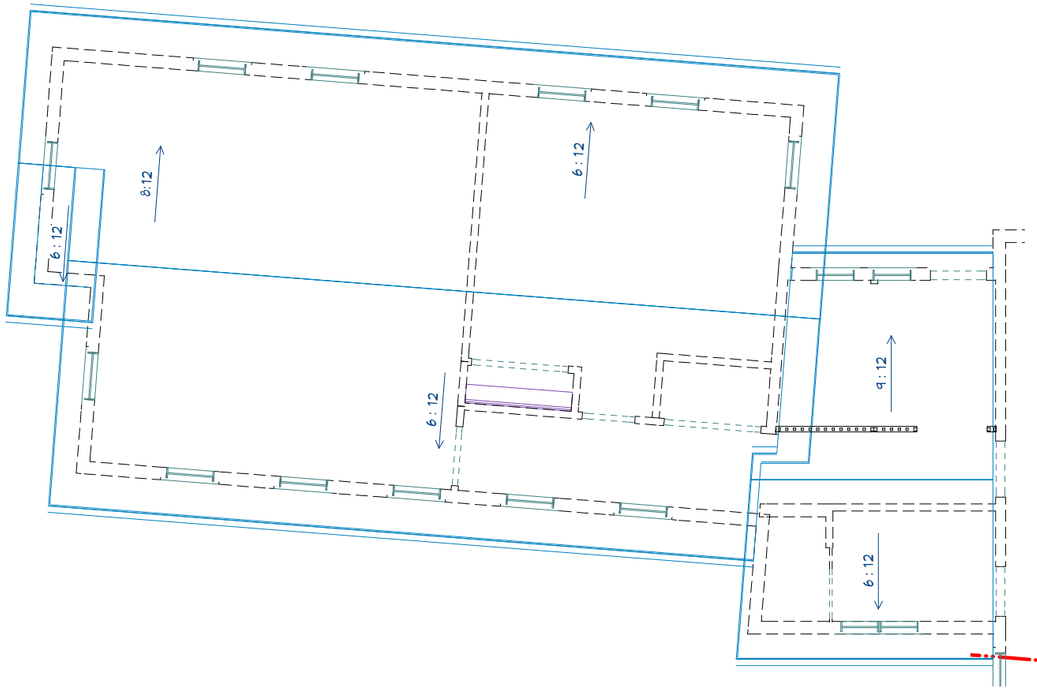
revision index		
#	date	reference

project: 15064
date: 2/9/2016
drawn by: ja

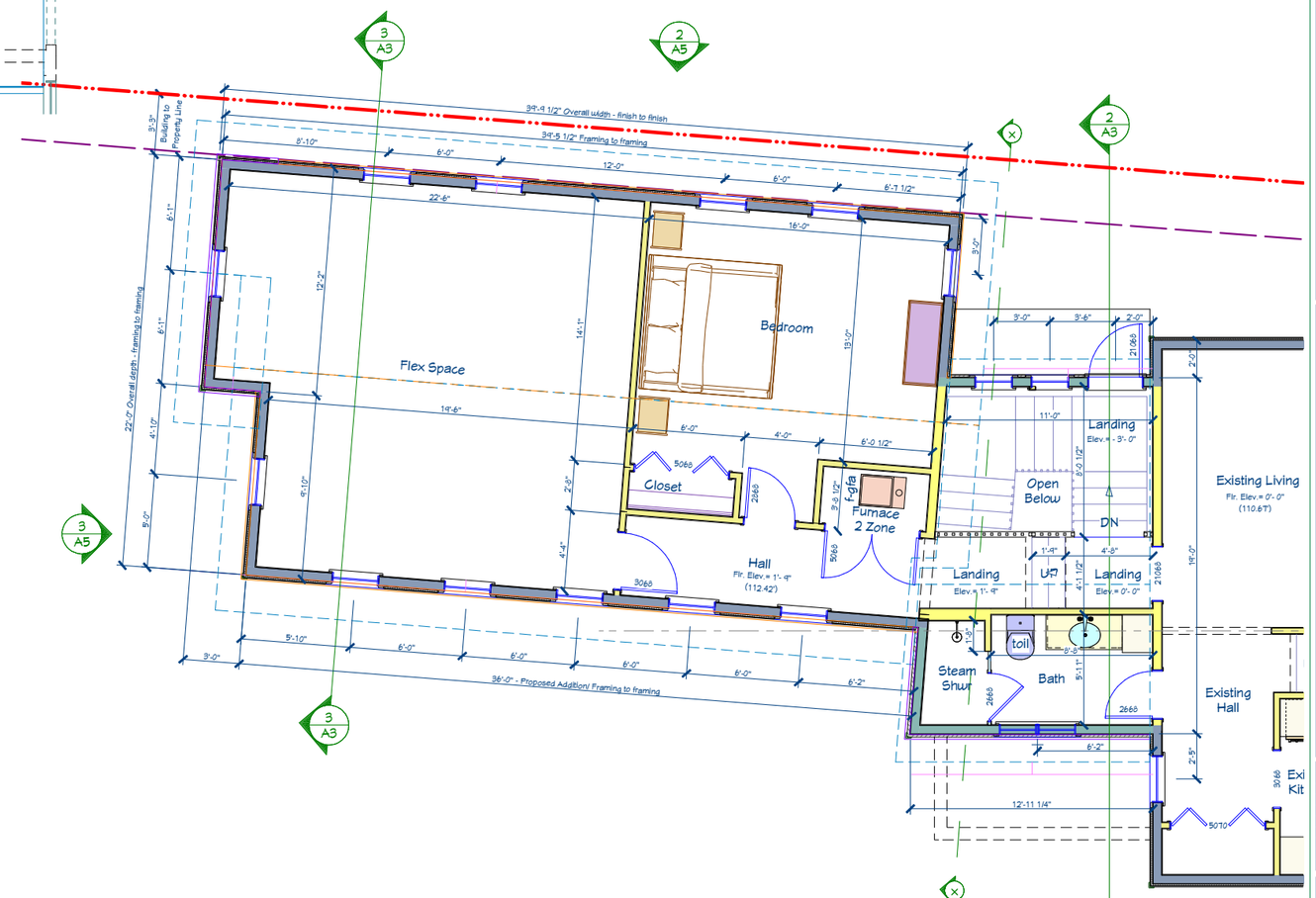
A3

J:\2015 projects\15064 Fritz, Mike\2 - Design & Drawings\15064 Fritz Boathouse layout 2/9/2016 - 12:29:24 PM



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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revision index		
#	date	reference

project: 15064
date: 2/3/2016
drawn by: jb

A4

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Exterior Renderings