

## AGENDA

CITY OF MONONA  
ZONING BOARD OF APPEALS  
Monona City Hall – Conference Room  
5211 Schluter Road, Monona, WI 53716  
Thursday June 16, 2016  
5:30 p.m.

1. Call to Order.
2. Roll Call.
3. Appearances.
4. Approval of April 26, 2016 Meeting Minutes.
5. Joseph Fritz is requesting a variance from Sec. 13-1-80(d)(4)(b), side yard setback requirements, to build a garage with a setback approximately 4' less than the minimum side yard setback required for the property at 4537 Winnequah Road. (Case No. Z-003-2016)
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](http://www.mymonona.com).

**Minutes  
Zoning Board of Appeals  
April 26, 2016  
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, Mr. Paul Gavins,  
2<sup>nd</sup> Alt Chad Speight

Absent: Ms. Catherine Lamb, 1<sup>st</sup> Alt Brett Blomme

Also Present: City Planner Sonja Reichertz, Applicant/Property Owner Joseph Fritz,  
Applicant's Attorney Rick Schmidt, and Applicant's Architect Bob Bourill.

**Approval of Minutes**

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

**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).**

Charlie Talbert, 4531 Winnequah Road, spoke against the boathouse proposal. Mr. Talbert said he and his wife oppose the boathouse height because it will obstruct views and negatively impact the general enjoyment of their property.

Vicky Talbert, 4531 Winnequah Road, registered against the boathouse proposal.

James Okray, 4527 Winnequah Road, spoke against the boathouse proposal. He said he is a neighbor to the east and said that if the boathouse is allowed, it will block views from his yard of the capitol, Madison skyline, and sunset and the structure would fill in an existing open view. He said alternatives can be considered such as repairing the retaining wall.

Peter Turney, 4535 Winnequah Road, spoke against the boathouse proposal. He has lived at this location for 12 years and is a neighbor to the east. He said he will be the most impacted if the variance is approved and that it will negatively impact his property value. He confirmed with a realtor that it will degrade the value. Second, he said his home is at a lower elevation. He is concerned about water runoff and erosion and that he will have to fix the drainage in his yard again if this is approved. Third, his view from the yard, patio, and dining room will all be blocked and it will impact the amount of sunlight in his home.

Attorney Jeff Vercauteren, representing the Turney's, spoke against the boathouse proposal. He submitted a letter in advance of the meeting detailing the property owners' objection. He said the applicant provided examples of other boathouses which are not relevant to the determination of whether or not this property should receive a variance. It should not be contrary to property values and public interest. It is his opinion that the legal standards for granting a variance have not been met. His letter only addresses the boathouse request, not the garage variance request.

Amy Dixon, 4533 Winnequah Road, spoke against the boathouse proposal. Her property is lower and the boathouse will obstruct their lake views. The lake views are why they live in the property they do and it is essential to the value of their home and obstruction of that view will be detrimental. Runoff is also a concern. In 2015 she said they improved their shoreline and from this they learned that there are many ways to address slopes.

Bill Dixon, 4533 Winnequah Road, spoke against the proposal and said if approved, it will negatively impact the enjoyment of their house, air, light and views. He cited the letters that he provided the ZBA prior to the hearing. He said he researched recent ZBA meetings; there have been 26 meetings since 2008, three of which have dealt with lakeshore construction. The first was in 2009 at 5001 Tonyawatha Trail where it was determined the boathouse would not interfere with views. The second was December 2015 when the applicant was approved, but the property conditions were different in that the home's elevation was much higher. In a third instance, the neighbors all testified that it would impair views and that was cited as reason for denial. His conclusion of this request is that there are no unique circumstances and that all the neighbors in this area have found other ways to deal with the steep slope. He also shared photos he took that show the view of the sunset from his home looking towards the proposed boathouse.

George Kinsler, 4539 Winnequah Road, spoke against the garage setback variance request. He said he is the neighbor directly to the west and he is opposed to the garage variance. He does not believe a hardship has been proven, or that a variance would be justified.

City Planner Reichertz read the names of other individuals that registered regarding the application into the record. She also noted that any letters received prior to the meeting were provided to the ZBA members. Individuals registered and their positions are as follows:

- Henry Bauman, 4545 Winnequah Road, registered in support.
- John Mansfield and Donna Paulnock, 4551 Winnquah Road, registered in support.
- David Lombardo, 5411 Tonyawatha Trail, registered in support.
- Doran Jason, 4541 Winnequah Road and 4543 Winnequah Road, registered in support.
- Anne Wellman, 4529 Winnequah Road, registered in opposition.
- Anne Wenzel, residence not in Monona, registered in opposition.
- Frederick Wenzel, 4521 Winnequah Road, registered in opposition.

Applicant Joseph Fritz presented his requests for a boathouse height variance and a garage side yard setback variance.

- Regarding the garage variance request, he said if he complied with the required variance, it would only allow for 16' of turn around space. He has already reduced the width of the garage to 22' instead of the recommended 24'. He said parking areas typically require a

drive aisle of 24' of back up space. The garage will also be oriented such that no doors will face the street. If the variance were granted, he would have 20' of back up space.

- Regarding the boathouse height variance request, Mr. Fritz showed photos of the existing retaining wall that is failing, a cracked boathouse foundation, and views across the lake. He said there are trees that currently block the westward view. He said that due to the slope, they have limited options. The slope is natural; it is not a self-created hardship. The house is about 25' higher than the lake elevation. If the boathouse were held to a height of 14', they would have a 9' drop-off of a retaining wall that is unsafe. The two stories serve primarily as a retaining wall. The flat roof of the boathouse will be even with the elevation of an existing patio. Plans show the boathouse height going up to 19'8" but there are questions on the accuracy of the topographic survey so they are requesting up to 22'. They will comply with the 3' side yard setback requirement. The flat roof of the boat house will be 4' below the grade of the west neighbor. He said they have tried to address this issue since 2008. Landscape companies have not been interested due to access, slope issues, and the pressure that would come from a retaining wall. He would be very sensitive to any runoff issues.

Bob Bourill, applicant's architect, said there is steep slope that is on the verge of being unrestrained in its natural condition, on a narrow lot, and it will continue to erode. Approval of a variance would also address an existing non-conforming structure that is on the neighbor's property to the west. The grade of the properties to the west rises substantially.

Rick Schmidt, applicant's attorney, said the purposes of the variance are to avoid construction of an unsafe retaining wall, and to account for the difference in height between the home's elevation down to the roof of the boathouse. He noted that whether the boat house is a certain height or not will not affect runoff. He said that the garage variance is justified because they would be dealing with a turn-around space that is less than recommended to turn into a side entry garage.

Mr. Speight said the garage variance appears justified due to the narrow lot and that a side entry garage is appropriate, and it will not appear to cause harm to the public interest. Regarding the boathouse, he said that approval of this would set a bad precedent for inappropriate development on the lakeshore. He said the city does not even allow fences to be built in the shore yard so to allow a boathouse that blocks views does not make sense. He is not clear what the hardship is and believes that there should be an alternative that does not impact the views of the neighboring property. He is concerned about the large footprint, but it appears it is within the allowable square footage for accessory structures. All of the neighbors opposed are on the east side because that is where the slopes are lower and their views are impacted. We must consider the community standard and have some consideration for lake views in a lake-side community.

Mr. Gavins said he does not think the boathouse variance is appropriate and agrees with the statement of Mr. Speight. Regarding the garage, he said perhaps if it was not so massive it could be reoriented without the need for a variance. It does not seem like this is the only solution.

Mr. Hermanson said that if the garage were detached, it would have a compliant setback and that if it is built into the hill, it seems like it would minimize the impact. He understands that it is a

Zoning Board of Appeals  
April 26, 2016  
Draft Minutes Subject to Approval

narrow lot, but he does not see the need to have to turn into it from the side rather than have a front entry garage. He said the boathouse height will impact sight lines for the neighbors and he is not in favor of it.

Mr. Griffith said that he felt the previous variance request by the Lombardos in December 2015 was justified because those homes are situated higher above the lake and therefore the views were not impacted. The community in this situation will be impacted by blocked views.

Mr. Fritz said he would like an opportunity to discuss various alternatives.

A motion by Mr. Speight, seconded by Mr. Hermanson to table the request was carried, so that revised plans may be submitted and reviewed by the public and board members.

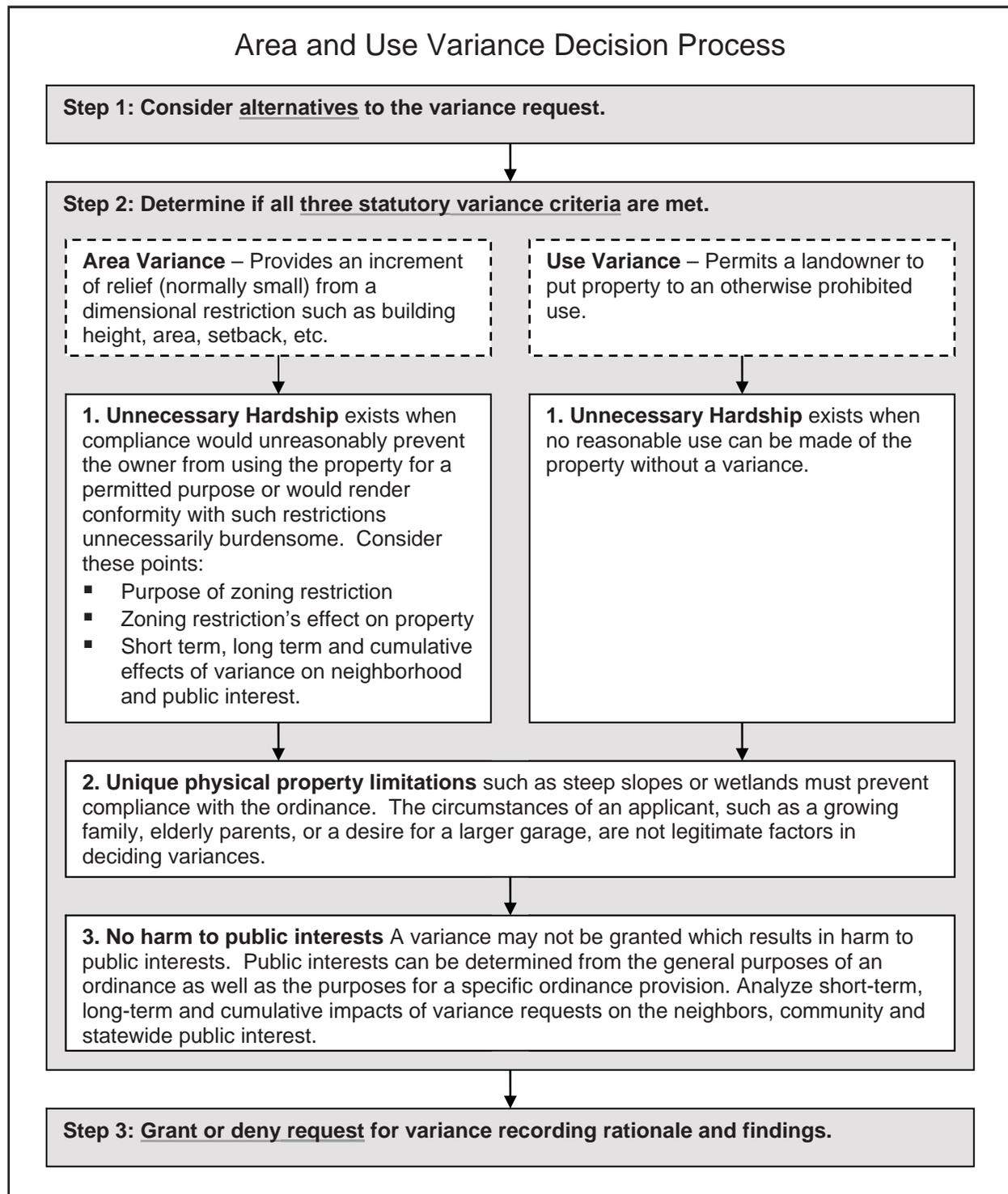
There was no further discussion.

### **Adjournment**

A motion by Mr. Griffith, seconded by Mr. Hermanson, to adjourn was carried. (6:45 pm)

Submitted by:  
City Planner  
Sonja Reichertz

**Figure 25:** Area and Use Variance Decision Process



## Attachment to Application for Variance

We are demolishing our existing garage to provide a construction access way to address a failing retaining wall and deteriorating boathouse, we plan to rebuild the garage along our west side yard boundary. This request for variance pertains only to our proposed garage. We have withdrawn our request for a variance to exceed the height limit on the boathouse and may request a separate variance for the boathouse at a later date.

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-foot wide lot, we have very limited design flexibility for building a garage. We request permission to construct a garage that has a three-foot 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 cited by *Garage Journal*. In addition, the width of the left turn-in apron for the garage is 20 feet, six inches, 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 side 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 reducing the impact on our neighbor to the west by building the garage into the slope of our lot, and thus lowering its profile.

Granting of a variance is also consistent with established precedence on our block. The two-story house on the east side of our property (4535 Winnequah Rd.) is located three feet from our side yard.

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.

Exterior Renderings

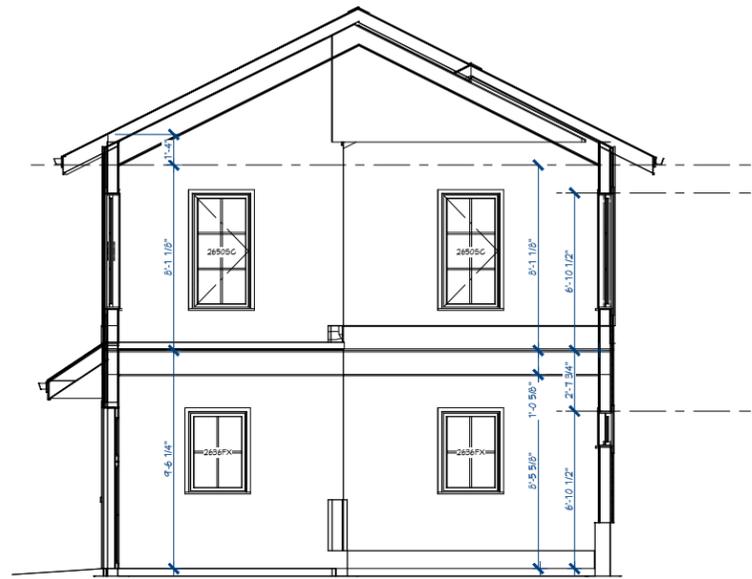




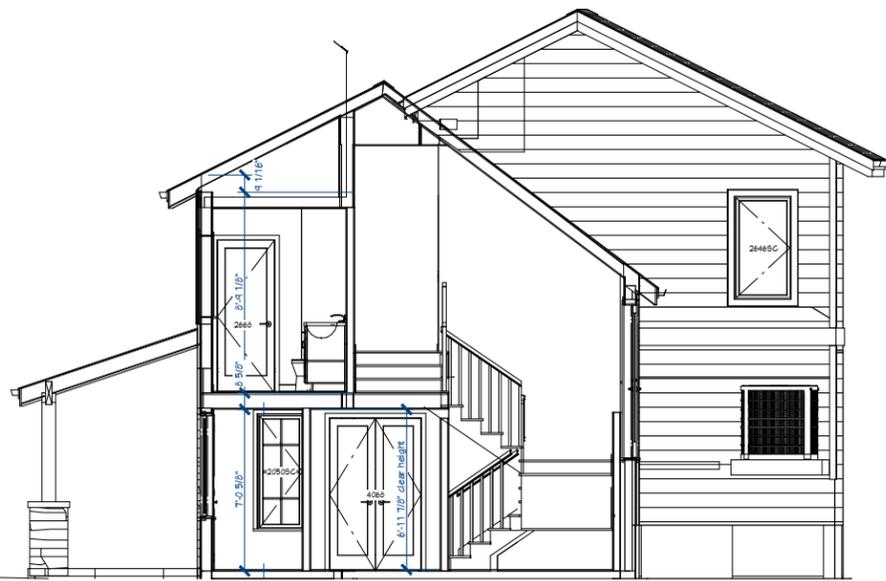
Street side perspective where planned garage is to be located.



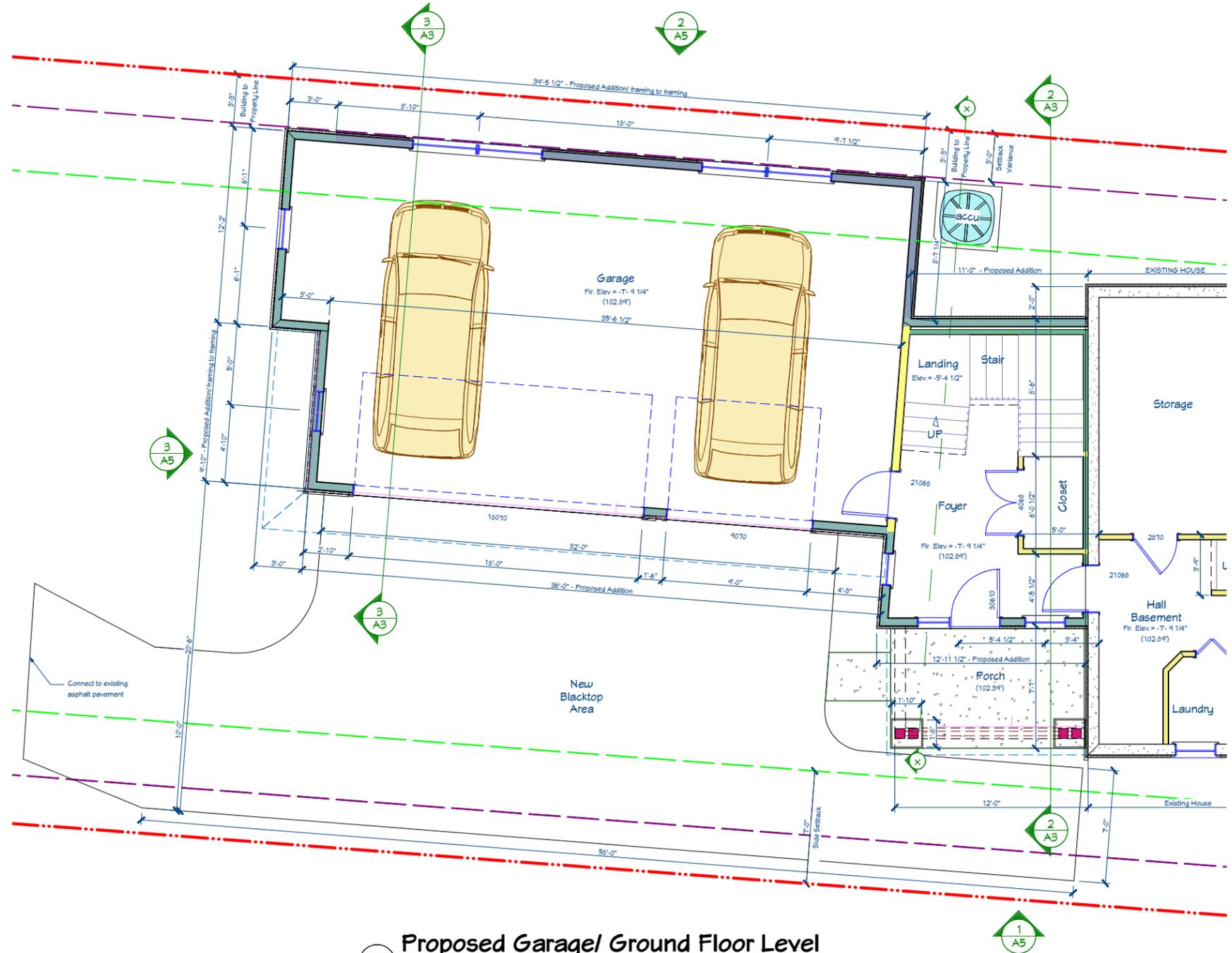
There is ample precedent for three-foot side yard variances on our block. The two-story house of our neighbor immediately to the east (4535 Winnequah Rd.) is located three feet from our side yard property line.



**3 Building Section - Profile**  
SCALE: 1/4" = 1'-0"



**2 Building Section - Profile**  
SCALE: 1/4" = 1'-0"



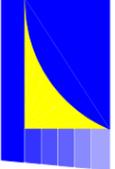
**1 Proposed Garage/ Ground Floor Level**  
SCALE: 1/4" = 1'-0"

J:\2015 projects\15064\Fritz, Mike\2 - Design & Drawings\15064\Fritz Bathroom layout\_2/2/2016 - 12:28:24 PM

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**Design Development**  
Not for Construction

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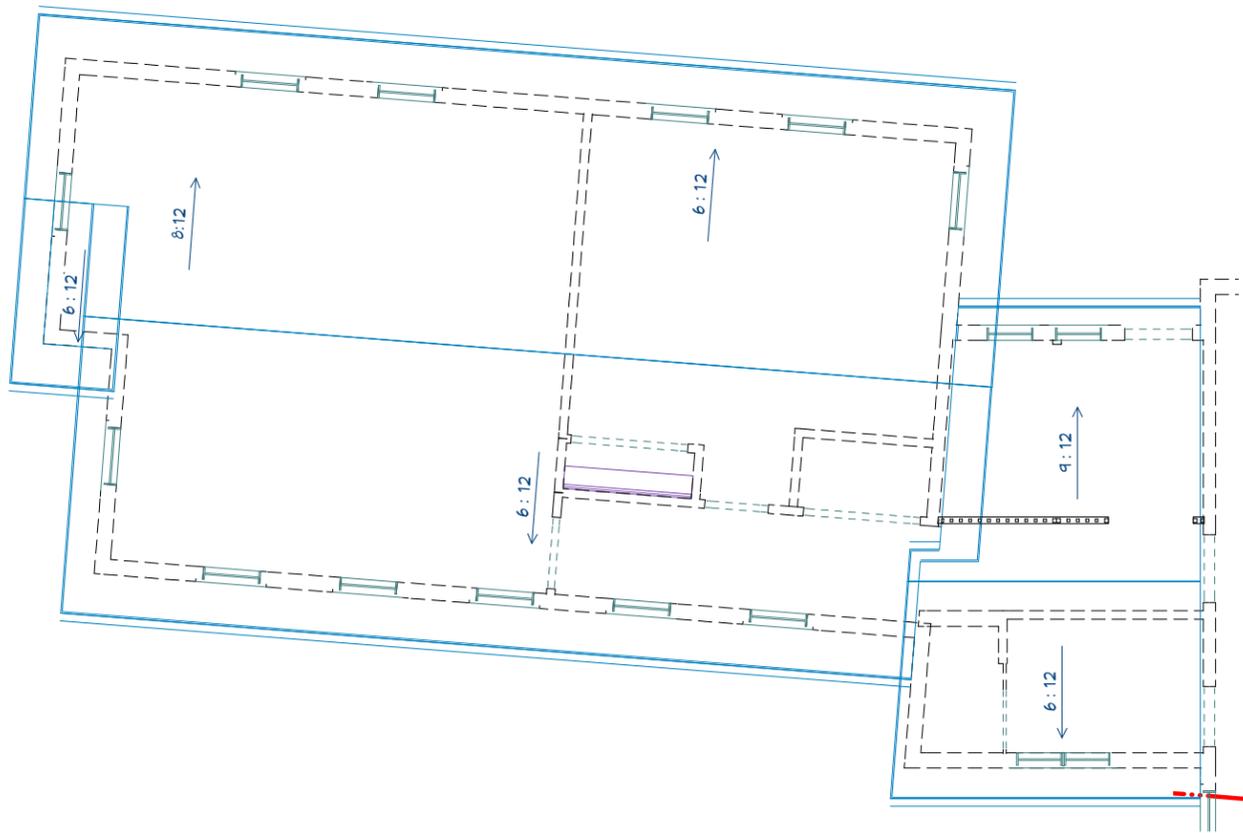
**Garage/ bathroom addition & House remodel**  
**Mike Fritz and Cindy Bender**  
4537 Minnequa Road, Monona, WI 53116

revision index		
#	date	reference

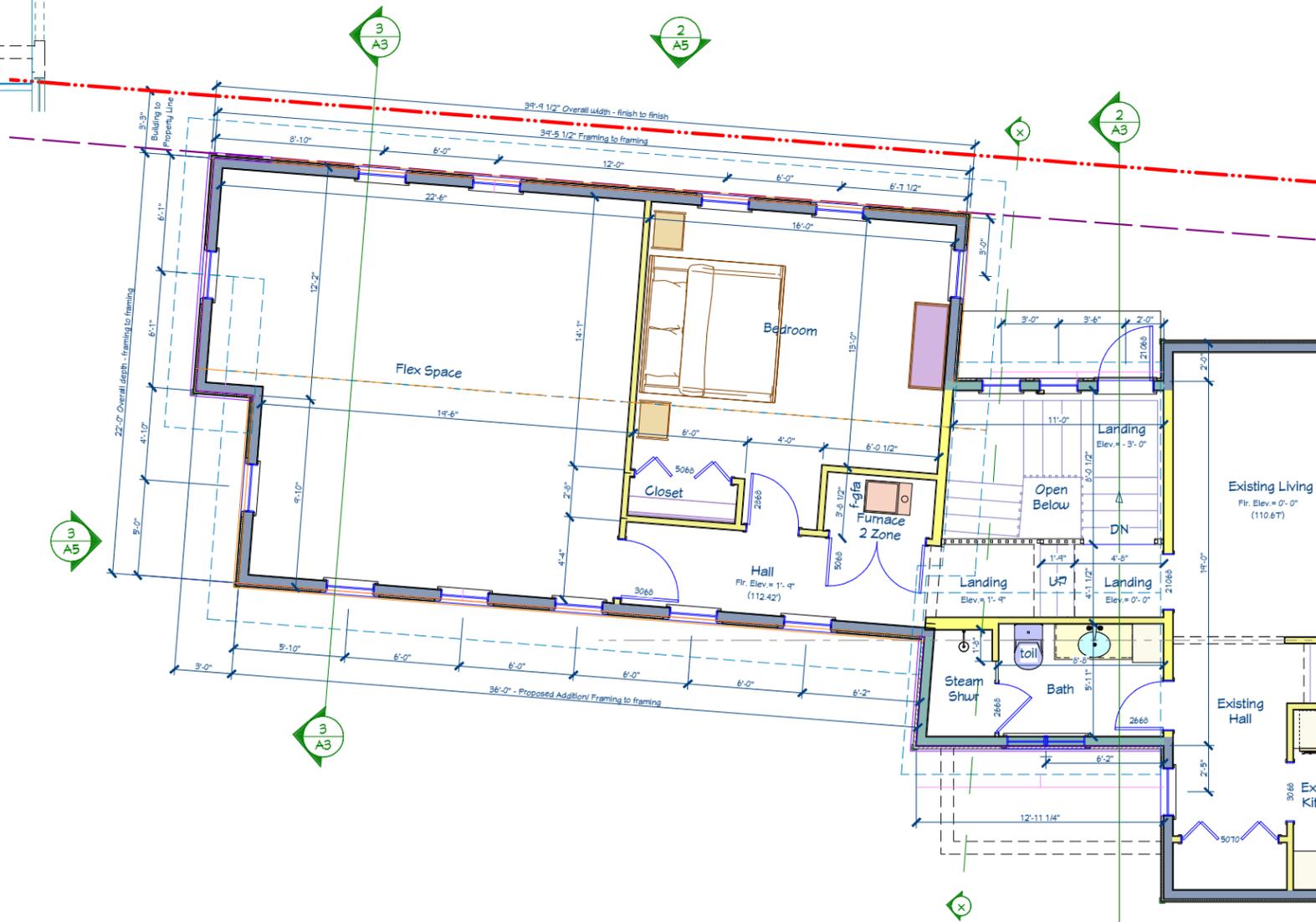
project: 15064  
date: 2/3/2016  
drawn by: ja

**A3**

J:\2015 projects\15064 Fritz Bathhouse layout 2/2/2016 - 12:28:24 PM



**2 Roof Plan - Proposed Addition**  
SCALE: 1/4" = 1'-0"

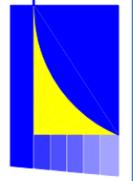


**1 Proposed 1A Level - Flex Space Floor Plan**  
SCALE: 1/4" = 1'-0"

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**Garage/ bathhouse addition & House remodel**  
**Mike Fritz and Cindy Bender**  
4537 Minnequa Road, Monona, WI 53116

revision index		
#	date	reference

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

**A4**

# Garage/ Boathouse Addition & House Remodel

## for Mike Fritz and Cindy Bender



project summary	
<b>municipality</b>	City of Monona, Dane County, WI
<b>principal governing building codes</b>	Wisconsin Uniform Dwelling Code
<b>parcel data</b>	Address: 4537 Minnequah Road, Monona, WI 53116 Zoning District: Single Family Residence District Parcel Number: 071011746309 Description: TONYANATHA SPRINGS BLOCK 3, LOT 10, ALSO THAT PRT LOT 9 TONYANATHA SPRINGS ENGROACHED UPON ALG THE ELY BORDER SD LOT BY A DECK AND BOATHOUSE. Lot Area: 0.3974 acre
<b>zoning restrictions</b>	
<b>main building</b>	Maximum Height: 35 feet Street Yard: 30 feet Side Yard: 7 feet *** Owner is applying for variance - Garage *** Rear Yard: 40 feet
<b>accessory building</b>	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
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A1	Boathouse Ground Floor Plan & Section Profiles
A2	Boathouse Upper Terrace Floor Plans and Exterior Elevation
A3	Proposed Garage/ Ground Flr. Level & Section Profiles
A4	Proposed 1A Level - Flex Space Floor Plan & Roof Plan
A5	Proposed Garage - Exterior Elevations

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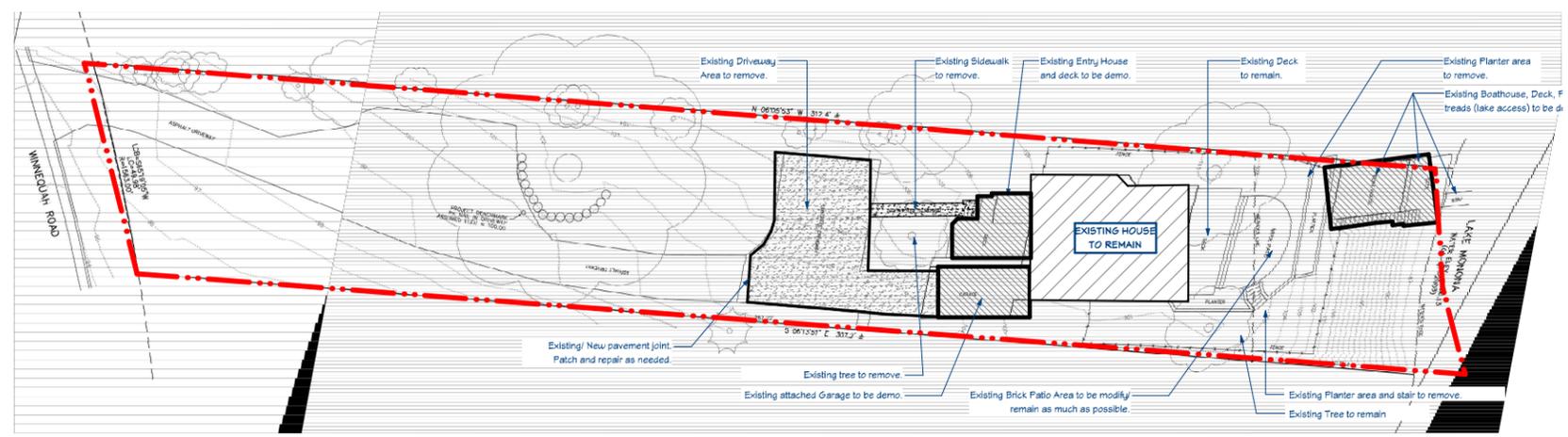
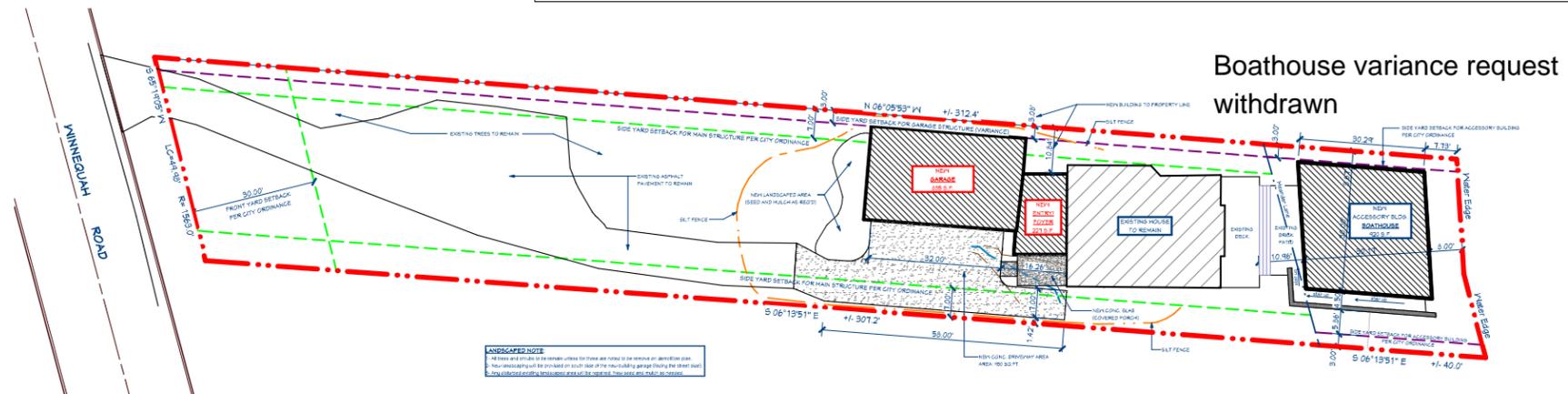
project: 15064  
date: 1/20/2016  
drawn by: ja

# T1

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.			
<b>A</b>	and	<b>E</b>	parallel
<b>@</b>	at	<b>par</b>	partition
<b>≈</b>	approximately, or approximately	<b>pb</b>	panel board, or pull box
<b>°</b>	degree	<b>pb-e</b>	panel board - electrical
<b>#</b>	number, or pound	<b>pb-rl</b>	panel board - reduced lighting
<b>≠</b>	not equal	<b>pb-l</b>	panel board - structured lighting
<b>∅</b>	anchor bolt	<b>pc</b>	plumbing contractor
<b>ac</b>	air conditioning	<b>pc-cc</b>	precast concrete
<b>accu</b>	air conditioning landscaping unit	<b>pcf</b>	pounds per cubic foot
<b>act</b>	actuacoustic ceiling tile	<b>perf</b>	perforated
<b>ad</b>	area drain	<b>perp</b>	perpendicular
<b>adm</b>	admission	<b>pl</b>	plate, or proprietary
<b>adj</b>	adjustable, or adjacent	<b>plm</b>	plastic laminate
<b>ajs</b>	adjustable shelving	<b>plg</b>	plumbing
<b>alf</b>	above finish floor	<b>plf</b>	pounds per linear foot
<b>agr</b>	aggregate	<b>plwd</b>	plywood
<b>av</b>	air intake vent	<b>prt</b>	part
<b>av-f</b>	air intake vent - furnace	<b>ply</b>	ply/ply/ply
<b>alt</b>	alternate	<b>prc</b>	precast
<b>alum</b>	aluminum	<b>prf</b>	prefinished
<b>anch</b>	anchor	<b>prf</b>	prefinished
<b>approx</b>	approximate, or approximately	<b>prf</b>	prefinished
<b>arch</b>	architect, or architectural	<b>prf</b>	prefinished
<b>attn</b>	attentive, or elevating	<b>prf</b>	prefinished
<b>aut</b>	automatic	<b>prf</b>	prefinished
<b>av-r</b>	air vent - return	<b>prf</b>	prefinished
<b>av-s</b>	air vent - supply	<b>prf</b>	prefinished
<b>aur</b>	auring	<b>prf</b>	prefinished
<b>B</b>		<b>prf</b>	prefinished
<b>br</b>	bottom of	<b>prf</b>	prefinished
<b>bts</b>	battery backup system	<b>prf</b>	prefinished
<b>bd</b>	board	<b>prf</b>	prefinished
<b>brm</b>	bedroom	<b>prf</b>	prefinished
<b>bgs</b>	barbecue grill gas connection	<b>prf</b>	prefinished
<b>bs</b>	basin	<b>prf</b>	prefinished
<b>bc</b>	bituminous	<b>prf</b>	prefinished
<b>blg</b>	building	<b>prf</b>	prefinished
<b>blk</b>	blocking	<b>prf</b>	prefinished
<b>bm</b>	beam, or benchmark	<b>prf</b>	prefinished
<b>bl</b>	blast	<b>prf</b>	prefinished
<b>brg</b>	bearing	<b>prf</b>	prefinished
<b>bp</b>	base plate, or bearing plate	<b>prf</b>	prefinished
<b>bs</b>	base plate	<b>prf</b>	prefinished
<b>br-s</b>	berch seat - built in	<b>prf</b>	prefinished
<b>br-sd</b>	berch seat - with drawers	<b>prf</b>	prefinished
<b>brum</b>	berch seat - with mount	<b>prf</b>	prefinished
<b>brst</b>	berch seat	<b>prf</b>	prefinished
<b>br</b>	brine tank, or bath tub	<b>prf</b>	prefinished
<b>btm</b>	bottom	<b>prf</b>	prefinished
<b>btm</b>	bath tub with shower module	<b>prf</b>	prefinished
<b>bt-dm</b>	bath tub - deck mounted	<b>prf</b>	prefinished
<b>bt-dmj</b>	bath tub - deck mounted, with jets	<b>prf</b>	prefinished
<b>bt-f</b>	bath tub - free standing	<b>prf</b>	prefinished
<b>btun</b>	between	<b>prf</b>	prefinished
<b>bur</b>	built-up roof	<b>prf</b>	prefinished
<b>bvc</b>	bathroom vanity cabinet	<b>prf</b>	prefinished
<b>bv</b>	bevel	<b>prf</b>	prefinished
<b>bu</b>	buttweld	<b>prf</b>	prefinished
<b>C</b>		<b>prf</b>	prefinished
<b>c-c</b>	center-to-center	<b>prf</b>	prefinished
<b>cab</b>	cabinet	<b>prf</b>	prefinished
<b>cap</b>	capacity	<b>prf</b>	prefinished
<b>cabv</b>	community antenna television	<b>prf</b>	prefinished
<b>ca</b>	combustion	<b>prf</b>	prefinished
<b>ca-e</b>	clothes dryer - electric	<b>prf</b>	prefinished
<b>ca-g</b>	clothes dryer - gas	<b>prf</b>	prefinished
<b>cam</b>	camera, or cameraless	<b>prf</b>	prefinished
<b>cl</b>	ceiling fan	<b>prf</b>	prefinished
<b>cl-f</b>	ceiling fan with light	<b>prf</b>	prefinished
<b>cl-i</b>	ceiling fan with contractor installed	<b>prf</b>	prefinished
<b>cl-c</b>	chimney fire termination cap	<b>prf</b>	prefinished
<b>clm</b>	chamfer	<b>prf</b>	prefinished
<b>cln</b>	channel	<b>prf</b>	prefinished
<b>clp</b>	cast in place	<b>prf</b>	prefinished
<b>cl-j</b>	center joint	<b>prf</b>	prefinished
<b>cl</b>	center line	<b>prf</b>	prefinished
<b>clg</b>	ceiling	<b>prf</b>	prefinished
<b>cl-cb</b>	ceiling cabinet	<b>prf</b>	prefinished
<b>cl</b>	clear	<b>prf</b>	prefinished
<b>cmu</b>	concrete masonry unit	<b>prf</b>	prefinished
<b>col</b>	column	<b>prf</b>	prefinished
<b>com</b>	common	<b>prf</b>	prefinished
<b>comm</b>	communication	<b>prf</b>	prefinished
<b>comp</b>	composition	<b>prf</b>	prefinished
<b>conc</b>	concrete	<b>prf</b>	prefinished
<b>const</b>	construction	<b>prf</b>	prefinished
<b>cont</b>	continue, or continuous	<b>prf</b>	prefinished
<b>cont</b>	contractor	<b>prf</b>	prefinished
<b>con</b>	conductor	<b>prf</b>	prefinished
<b>cap</b>	capot	<b>prf</b>	prefinished
<b>cos</b>	course, or courses	<b>prf</b>	prefinished
<b>cas</b>	chromium-plated - seamless metal	<b>prf</b>	prefinished
<b>cas</b>	casement	<b>prf</b>	prefinished
<b>ca</b>	ceramic tile	<b>prf</b>	prefinished
<b>ca-e</b>	conductor - electric	<b>prf</b>	prefinished
<b>ca-g</b>	conductor - gas	<b>prf</b>	prefinished
<b>clp</b>	countertop	<b>prf</b>	prefinished
<b>center</b>	center	<b>prf</b>	prefinished
<b>cu</b>	cubic	<b>prf</b>	prefinished
<b>cuft</b>	cubic foot	<b>prf</b>	prefinished
<b>cuft</b>	cubic and	<b>prf</b>	prefinished
<b>cu</b>	clothes washer	<b>prf</b>	prefinished
<b>D</b>		<b>prf</b>	prefinished
<b>d</b>	deep, or depth	<b>prf</b>	prefinished
<b>db</b>	decibel	<b>prf</b>	prefinished
<b>db</b>	double	<b>prf</b>	prefinished
<b>dd</b>	differential device	<b>prf</b>	prefinished
<b>dg</b>	degree	<b>prf</b>	prefinished
<b>dm</b>	diameter, or diameter	<b>prf</b>	prefinished
<b>dr</b>	drinking fountain	<b>prf</b>	prefinished
<b>drp</b>	drinking hot water re-circulating pump	<b>prf</b>	prefinished
<b>dia</b>	diameter	<b>prf</b>	prefinished
<b>diag</b>	diagonal	<b>prf</b>	prefinished
<b>dim</b>	dimension	<b>prf</b>	prefinished
<b>dis</b>	dispenser, or disposal	<b>prf</b>	prefinished
<b>dis-p</b>	disposal - garbage	<b>prf</b>	prefinished
<b>dis</b>	disposal	<b>prf</b>	prefinished
<b>dl</b>	dead load	<b>prf</b>	prefinished
<b>dn</b>	down	<b>prf</b>	prefinished
<b>dr</b>	door	<b>prf</b>	prefinished
<b>ds</b>	down spout	<b>prf</b>	prefinished
<b>at</b>	at	<b>prf</b>	prefinished
<b>at</b>	at	<b>prf</b>	prefinished
<b>av</b>	air intake vent	<b>prf</b>	prefinished
<b>av-f</b>	air intake vent - furnace	<b>prf</b>	prefinished
<b>av-s</b>	air intake vent - supply	<b>prf</b>	prefinished
<b>av</b>	air intake vent	<b>prf</b>	prefinished
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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.
<b>Demolition Structures:</b>	
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.
<b>Building:</b>	
Proposed Stories:	02 Stories (After infill depressed actual garage area)
Proposed Height:	22'-6" (measured from Garage to Ridge Line of Flex-space roof)



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**Design  
Development**  
Not for Construction

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**Garage/ boathouse addition & House remodel**  
**Mike Fritz and Cindy Bender**  
4537 Minnequa Road, Monona, WI 53116

revision index		
#	date	reference

project: 15064  
date: 1/20/2016  
drawn by: ja

**SW1**