VILLAGE OF EPHRAIM

FOUNDED 1853

VILLAGE OF EPHRAIM BOARD MEETING AGENDA
TUESDAY, MAY 12, 2026, 7:00 PM
9996 Water Street- Village Hall

NOTE: THIS MEETING WILL BE SIMULTANEOUSLY HELD VIA TELECONFERENCING. STAFF, COMMITTEE MEMBERS, AND THE PUBLIC ARE WELCOME TO PARTICIPATE IN THIS MANNER. TELECONFERENCING WILL BE AVAILABLE BY COMPUTER, PHONE, TABLET, OR DIAL-IN. CONNECTION INFORMATION BELOW:

1. **Call to Order:**
2. **Quorum:**
3. **Changes in Agenda:**
4. **Visitors' Comments:**
5. **Approval of Previous Minutes:**
6. **President's Comments:**
7. **Consent Agenda Items:**
8. **Public Hearing:**
   a) Public Hearing regarding Ordinance 01-2026 an Ordinance amending the Village of Ephraim zoning code 17.20 (Protected Waterfront)
9. **Administration:**
   a) Presentation of 2025 Audit Report from CLA LLP
   b) Discussion regarding Phase 2- Airport Master Plan Study
   c) Discussion and Consideration regarding Ordinance 01-2026 an Ordinance amending the Village of Ephraim zoning code 17.20 (Protected Waterfront)
   d) Discussion and Consideration regarding intent to reinstate current PW Ordinance should a new PW Ordinance revision not be approved by the Village Board within 6 months.
   e) Discussion and Consideration regarding renewal – Class "B" Alcohol Beverage Retailers License:
      1. A&M Enterprises of Door County Inc – dba Somerset Inn & Suites – 10401 Water Street
   f) Discussion and Consideration regarding renewal – Combination Class "B" and "Class C" Alcohol Beverage Retailers License:
      1. Anatolia Cuisine DC LLC – dba Anatolia Cuisine DC – 9922 Water Street Unit 7
      2. Chef's Hat Café LLC – dba Chef's Hat – 3063 Water Street
      3. Klaud's Kitchen Inc – dba Klaud's Kitchen – 10420 Water Street
      4. La Sirena LLC – dba La Sirena – 9996 Pioneer Lane
      5. Prince of Pierogi LLC – dba Prince of Pierogi Restaurant – 9922 Water Street Unit 6
      6. Summer Kitchen Inc - Summer Kitchen Restaurant – 10425 Water Street
      7. Sunset Harbor Grill LLC – dba Sunset Harbor Grill – 10018 Water Street
   g) Discussion and Consideration regarding Temporary Class "B" Alcohol Beverage Retailers License:
      1. Ephraim Business Council (EBC) – Fyr Bal Festival – June 20, 2026
      2. Ephraim Fire & Rescue Association (EFRA) – Fyr Bal Festival – June 20, 2026
   h) Update regarding North Path Project.
   i) Discussion and consideration regarding North path ribbon cutting
   j) Discussion regarding Administration building project planning, design and options
   k) Discussion and consideration regarding committee/committee appointments (see packet)
   l) Discussion and consideration regarding Non-Profit use of Village Hall and fees
   m) Discussion regarding planting of Liberty Tree
   n) Discussion and consideration regarding interviews for open maintenance position
10. **Physical Facilities:**
    a) Discussion and consideration regarding HVAC replacement at Village Hall
    b) Update regarding Village brush dump
    c) Discussion and consideration regarding Canada goose damage management plan
    d) Discussion and consideration regarding 2026 road paving projects utilizing DC Highway Department
11. **CPC:**
    a) Discussion and consideration regarding Emergency Operations Plan
12. **Committee Minutes for review**
13. **New Business for Next Meeting:**
14. **The Village Board may entertain a motion and convene into closed session per §19.85(1)(c), considering** employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. ***For the purpose of discussing the building and grounds maintenance worker position.***
15. **Please take** notice pursuant to §19.85(2) Wis. Stats, the Village Board may entertain a motion and reconvene in open session and may address the matters considered in closed session and all other matters on the agenda.
16. **Adjournment:**

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/562315093

You can also dial in using your phone.
Access Code: 562-315-093
United States: +1 (872) 240-3311

Deviation from the listed order may occur**

Please note, that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information please contact Andrea Collak, Clerk Village of Ephraim, PO Box 138, Ephraim, WI 54211

Andrea Collak, Clerk

Kim Roberts, Deputy Clerk

Date: 5/11/2026

_X_ Village Administrative Office
_X_ Visitors' Center
_X_ Post Office
_X_ Website: ephraim.wi.gov
_X_ Emailed to WDOR Radio/Peninsula Pulse

VILLAGE OF EPHRAIM
VILLAGE BOARD MEETING MINUTES
TUESDAY, APRIL 14, 2026 – 7:00 P.M.
9996 WATER STREET- EPHRAIM VILLAGE HALL

Action Items:

Mulliken moved, T. Nelson seconded to approve the minutes of March 10, 2026, as presented, all ayes. Motion carried.

Mulliken moved, Hoyerman seconded to approve the consent agenda as presented, all ayes. Motion carried.

Mulliken moved, Meacham seconded to request that the Village Administrator work with the DOT for the Fyr Bal road closure as presented, all ayes. Motion carried.

Meacham moved, Mulliken seconded to approve the renewal of the Class "B" alcohol beverage retailer licenses for Hotel Ephraim LLC DBA Water Street Inn - 9944 Water Street and Ephraim Motel Inc., DBA Ephraim Motel - 10407 Highway 42, pending fire inspection, all ayes. Motion carried.

Mulliken moved, Meacham seconded to approve the renewal combination– Class "B" and "Class C" Alcohol Beverage Retailers Licenses for Anatolia Cuisine LLC -9922 Water Street Unit 7, Prince of Pierogi LLC - 9922 Water Street Unit 6, Sunset Harbor Grill LLC - dba Sunset Harbor Grill- 10018 Water Street, Burren Enterprises LLC - dba Pearl Wine Cottage -3056 and 3058 Church Street, Larry George Krause dba Old Post Office Restaurant - 10040 Water Street, and SIP JF LLC- dba SIP- 10326 Water Street pending fire and health inspections, all ayes. Motion carried.

T. Nelson moved, Hoyerman seconded to approve Resolution 01-2026 – 2025 Budget Amendment, all ayes. Motion carried.

T. Nelson moved, Meacham seconded to set for public hearing on May 12, 2026, Chapter §17.20 of the Ephraim Code of Ordinances as it relates to the Protected Waterfront District, all ayes. Motion carried.

Meacham moved, Hoyerman seconded to establish an agreement for annual fees with the Door County Pickleball Club with a first-year fee of three hundred dollars ($300) and five hundred dollars ($500) for each subsequent year for access to the westernmost tennis court, seven (7) days a week from 12:00 PM to 3:00 PM, all ayes with T. Nelson abstaining. Motion carried.

Mulliken moved, Hoyerman seconded to approve the Wastewater Treatment Facility roof repair at a cost not to exceed four thousand six hundred dollars ($4,600), funded by the Wastewater Replacement Fund, all ayes. Motion carried.

Mulliken moved, Meacham seconded to approve the Wastewater Treatment Facility Receiving Station roof repair at a cost not to exceed twenty-two thousand five hundred thirty dollars ($22,530), funded by the Wastewater Replacement Fund, all ayes. Motion carried.

Mulliken moved, Hoyerman seconded to take no action on the McMahon engineering Proposal for Phase 2 of the Wastewater Project, all ayes. Motion carried.

Meacham moved, T. Nelson seconded to adjourn at 9:20 PM, all ayes. Motion carried.

Present: Rick Hoyerman, Matt Meaham (online), Carly Mulliken, Tim Nelson, and Ken Nelson – President.

Absent: None.

Staff: Brent Bristol -Village Administrator, Justin MacDonald – Fire Chief/Maintenance Manager, Brad Rasmussen – Wastewater OIC, and Kim Roberts - Deputy Clerk.

Guests in person: Cindy and Bruce Nelson, Grace and John Held, Marcia Ellis, Karen McMurtry, Andy

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Bartelt, Kelsey Stone (EBC), Lane Methner (EBC), BD Thorp, and Scott and Julie Barnes.

Guests Online: Kathy Pentler, Monique McClean, Tony Kappell (McMahon), "Angie", Kerry Nelson, Paul Wilson, John Cox, and "caller 01".

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1. **Call to Order**: K. Nelson called the meeting to order at 7:00 PM.
2. **Quorum:** A quorum was present for the meeting.
3. **Changes to the agenda:** There were no changes.
4. **Visitors' Comments:** There were no Visitors' Comments.
5. **Approval of Previous Minutes:**
   Mulliken moved, T. Nelson seconded to approve the minutes of March 10, 2026, as presented, all ayes. Motion carried.
6. **President's Comments:**
   K. Nelson congratulated Tim Nelson and Matt Meacham on their recent re-election to the Village Board. He expressed his enthusiasm for working with them to benefit the Village.
7. **Consent Agenda:**
   Mulliken moved, Hoyerman seconded to approve the consent agenda as presented, all ayes. Motion carried.
8. **Administration:**
   a. **Presentation from Maintenance Manager Justin MacDonald relating to winter storm Elsa:**
   K. Nelson thanked Justin MacDonald, Matt Bader, and Brad Rasmussen for their efforts, noting they operated the Village's three (3) trucks nearly non-stop for five (5) days, sometimes sleeping at the public works building during winter storm Elsa.

   MacDonald remarked on the challenges of the winter storm, underscoring the indispensable help from Rasmusson and Bader. Their roles were vital when the snowfall began on Thursday with nine inches (9"). Saturday's preparations included fueling trucks, preparing vehicles, and preparing the emergency generators. By early Sunday morning, operations began with two (2) trucks and a skid steer. Despite severe winds on Monday, which caused near-whiteout conditions and power outages, the team displayed teamwork by repeatedly getting unstuck and assisting each other. The office sustained closures Monday and Tuesday, described by MacDonald as "unheard of in village operations." With roads becoming impassable, efforts shifted to aiding the Highway and Sheriff's Departments. Tuesday saw improvements in road accessibility, further supported by Piel's 1980 Oshkosh truck, crucial for opening up intersections that Village equipment was not capable of handling. MacDonald praised the cooperation of residents who heeded the calls not to travel, whose compliance eased efforts, reporting only three (3) welfare checks required. Closing with photos of snow drifts and operations, he expressed profound gratitude to his crew and recognized their sacrifices, highlighting how photo evidence documented their feats, with one (1) image even making national news.

   b. **Presentation of the Annual Fire Report:**
   MacDonald reviewed the 2025 Annual Fire Department Report. He covered 2025 staffing, training, equipment, fire inspections, equipment maintenance, station maintenance, annual testing, and community engagement. He went on to review call data, trends, and Fire/EMS responses in 2025.

   K. Nelson thanked MacDonald and asked him to pass along the board's appreciation to all volunteers, noting the impressive statistics.

   c. **Update regarding the Door County Emergency Tower Project Draft Intergovernmental Agreement and Easement:**
   Bristol noted he had received a response from the County regarding the Village's concerns about the Easement and Maintenance Operations Agreements, which had been forwarded to the Board that day. Since neither they nor their attorney had adequate time to review the response, Bristol

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suggested forwarding it to the Village attorney for review. He noted that the County had updated the site plan to move the tower to the far southeast corner of the village property on German Road, as previously requested. Further testing and borings would be needed at some point.

d. **Discussion and consideration regarding EBC request for Fyr Bal road closure:**
Lane Methner from the Ephraim Business Council requested the road closure for Fyr Bal on Saturday, June 20th, from 7:30 AM to 10:30 PM. This represented the same closure used successfully for many years, with this being her ninth Fyr Bal coordination.

The closure would extend from Moravia Street (Marina area) on the south to Cedar Street to the north, with remote parking at the Ephraim Gibraltar Airport and old Shopko parking lot, and buses providing transportation from 8:30 AM to 10:30 PM. The request aimed to provide a safe environment for attendees, with coordination through Door County Emergency Services and MacDonald to ensure all safety measures were in place.

Bristol noted this was approval to apply for the closure, as it remained subject to WI DOT approval for the state highway closure, though the WI DOT had been cooperative historically.

Mulliken moved, Meacham seconded to request that the Village Administrator work with the DOT for the Fyr Bal road closure as presented, all ayes. Motion carried.

e. **Discussion and consideration regarding renewal – Class "B" Alcohol Beverage Retailers License:**

1. **Hotel Ephraim LLC – dba Water Street Inn – 9944 Water Street:**
2. **Ephraim Motel Inc. – dba Ephraim Motel – 10407 HWY 42:**

Meacham moved, Mulliken seconded to approve the renewal of the Class "B" alcohol beverage retailer licenses for Hotel Ephraim LLC DBA Water Street Inn - 9944 Water Street and Ephraim Motel Inc, DBA Ephraim Motel - 10407 Highway 42, pending fire inspection, all ayes. Motion carried.

f. **Discussion and consideration regarding renewal – Class "B" and "Class C" Alcohol Beverage Retailers License:**

1. **Anatolia Cuisine DC LLC – dba Anatolia Cuisine DC -9922 Water Street Unit 7**
2. **Prince of Pierogi LLC – dba Prince of Pierogi Restaurant – 9922 Water Street Unit 6**
3. **Sunset Harbor Grill LLC – dba Sunset Harbor Grill – 10018 Water Street**
4. **Burren Enterprises LLC – dba Pearl Wine Cottage – 3056 & 3058 Church Street**
5. **Larry George Krause – dba Old Post Office Restaurant – 10040 Water Street**
6. **Sip JF LLC – dba Sip- 10326 Water Street**

Mulliken moved, Meacham seconded to approve the renewal combination– Class "B" and "Class C" Alcohol Beverage Retailers Licenses for Anatolia Cuisine LLC -9922 Water Street Unit 7, Prince of Pierogi LLC - 9922 Water Street Unit 6, Sunset Harbor Grill LLC - dba Sunset Harbor Grill- 10018 Water Street, Burren Enterprises LLC - dba Pearl Wine Cottage -3056 and 3058 Church Street, Larry George Krause dba Old Post Office Restaurant - 10040 Water Street, and SIP JF LLC- dba SIP- 10326 Water Street pending fire and health inspections, all ayes. Motion carried.

g. **Discussion and consideration regarding Resolution 01-2026 – 2025 Budget Amendment:**
Bristol explained this was an annual resolution provided by Collak around audit time to close out the books by moving money around for the use of room tax, PRAT, and Capital Reserve funds that are set aside for specific purposes but not necessarily budgeted for use within a given year.

T. Nelson moved, Hoyerman seconded to approve Resolution 01-2026 – 2025 Budget Amendment, all ayes. Motion carried.

h. **Update regarding the North Path Project:**
K. Nelson reported that construction was planned to start on the 21st of the month. A contractor had

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cut down all stumps and still needed to grind them before construction could begin.

Bristol noted that, as a land-disturbing activity, they hoped everything would be adequately drained without creating muddy conditions. The anticipated completion remained before Memorial Day weekend, fingers crossed. Bristol added that he would be communicating with affected property owners about project start, timing of disruptions, driveway access, and when work impacting individuals would occur.

K. Nelson expressed appreciation for all landowners who engaged with easements to the Village for the path construction.

i. **Update regarding Moravia Point Landscaping Project:**
Bristol acknowledged that the winter storm caused delays, but noted that progress continued. They met with Bob Bultman from Door County Prairie Company for a proposal focusing on native prairie grass and flower plantings. Bultman emphasized patience, recommending against stump removal due to erosion risks. Prairie plants establish roots before flowering, with initial growth later replaced by perennials. Oats were suggested for quick greening over stumps. Prescriptive burning would control invasives and aid growth. The Physical Facilities Committee supported further investigation. T. Nelson sought clarity regarding bushes and trees in previous iterations of the plan. After review, it was noted that the motion giving Bristol direction from the March Board meeting addressed grass and seeds only, allowing for future additions. Bristol sought to confirm board expectations on the plan's scope and whether work could start soon. K. Nelson directed Bristol to proceed with the plan, prioritizing greenery for Fyr Bal, without delaying progress. Some areas could green this year, though full seeding would likely be in the fall. Mulliken supported the plan's consistency, suggesting signage for education and protection during seeding, as seen in Madison with controlled burn sites.

j. **Discussion and consideration regarding setting PW ordinance amendment for public hearing:**
Nelson provided extensive background on the Protected Waterfront District Ordinance §17.20, which was modified in September 2024 to allow limited expansion possibilities for properties between Highway 42 and the water from Good Eggs to the Anderson Warehouse.

The 2024 modifications to the ordinance aimed to allow up to 1.5-story homes while preventing full 2-story construction due to concerns about mass, scale, and compatible infill. However, since the amendment to the ordinance, two (2) concept plans have come forward showing full two (2) story houses with mass and scale beyond intended limits, all involving teardowns of existing structures.

An ordinance modification would provide time to review and revise §17.20 to clarify original intentions and reflect the Plan Committee and Village Board goals. The proposal would repeal section §17.23(b)(1), allowing additions, modifications, or replacement of existing residences, while keeping section (2), allowing replacement of residences destroyed by natural disasters or fires. Section §17.25 covering the review process would also be struck.

K. Nelson emphasized that current concept reviews had no vested interest. There would be one more, possibly two, depending on the timing of complete application submissions, Plan Committee meetings that would occur under existing rules, with any proposals meeting current ordinance requirements being considered under the current ordinance.

K. Nelson read into the record the motion of the Plan Committee on March 31, 2026. *"McClean moved, Held seconded to recommend to the Village Board a building permit moratorium of six months in the Protected Waterfront District, all ayes. Motion carried.***"**

As Plan Committee Chairman, K. Nelson spoke about feeling constantly reactive over the past ten (10) years and believing the Protected Waterfront District was so critical that a timeout was needed to properly review and revise the ordinance.

Hoyerman, as both a Board and Plan Committee member, agreed with K. Nelson's assessment while noting he would like to see a sunset provision or time frame to provide confidence to developers and

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property owners that this wouldn't be permanent. He suggested a deadline would help provide motivation for completion.

T. Nelson agreed with the time frame concept but observed that people would continue submitting concepts outside the ordinance language regardless of revisions.

K. Nelson committed to the Plan Committee meeting twice monthly for working sessions if needed, suggesting six (6) meetings over three (3) months should be sufficient to complete revisions. This timeline would start after the May Village Board meeting, if approved, with a proposal back to the Village Board by August.

Meacham asked if the Plan Committee would work to make the new ordinance clearer and more definitive.

K. Nelson confirmed this goal, noting the need for better definitions of terms like "footprint" and distinctions between living space, garages, and sheds.

Mulliken suggested approaching the new village attorney about reviewing the ordinance or providing available language.

Bartelt, speaking as a Plan Committee member, supported the proposal but questioned whether a time limit was intentionally omitted.

K. Nelson explained the attorney saw no need for time limits with this approach, but acknowledged Hoyerman's point about fairness. He committed to a three-month Plan Committee timeline with a proposal to the board by August.

Bristol clarified this would only remove the Conditional Use option for additions, modifications, or teardown rebuilds, while maintenance, window replacement, siding changes, and other normal improvements would continue under regular processes, including Historic Preservation Committee Design Review.

Bartelt suggested the time limit question could be addressed at the public hearing or through a motion amendment when actually passing the ordinance.

Bristol suggested a secondary motion to reinsert old language if no plan committee proposal materialized by the deadline.

John Cox stated that he found the approach "gimmicky" and questioned eliminating ordinance language temporarily rather than simply working harder on revisions. He planned to comment at the public hearing.

Marsha Ellis from the Historic Preservation Committee asked about enforcement avenues and legal ramifications for homeowners with existing plans.

Bristol confirmed no complete, formal applications had been submitted. Those who attended Plan Committee meetings were aware of potential changes, and they had until the ordinance change to submit applications under current rules.

K. Nelson explained enforcement would simply involve not issuing building permits for eliminated project types.

T. Nelson moved, Meacham seconded to set for public hearing on May 12, 2026, Chapter §17.20 of the Ephraim Code of Ordinances as it relates to the Protected Waterfront District, all ayes. Motion carried.

9. **Physical Facilities:**

   a. **Discussion and consideration regarding the establishment of 2026 Pickleball fees:**
   Meacham reported the Physical Facilities Committee had met with the Door County Pickleball Club and reached an agreement on an annual fee structure. The first-year fee would be three hundred dollars ($300), guaranteeing court time seven days a week from 12:00 to 3:00 PM. After discussions

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with the administrative staff about tennis usage primarily occurring in the mornings, this timeframe worked well. After the first year, the annual fee would be five hundred dollars ($500). The lower first-year fee helped offset the club's investment in court striping and equipment.

Hoyerman asked whether this was a multi-year agreement or required annual reapplication.

Meacham indicated they would address this on a year-to-year basis.

Bristol confirmed this would become part of the annual fee schedule review process each November.

The arrangement would stripe the westernmost court for pickleball while maintaining tennis availability on the second court, even during pickleball times.

Meacham moved, Hoyerman seconded to establish an agreement for annual fees with the Door County Pickleball Club with a first-year fee of three hundred dollars ($300) and five hundred dollars ($500) for each subsequent year for access to the westernmost tennis court, seven (7) days a week from 12:00 PM to 3:00 PM, all ayes with T. Nelson abstaining. Motion carried.

10. **Wastewater:**
    a. **Discussion and consideration regarding WWTF and Receiving Station Roof Repair:**
    Rasmussen explained that the main treatment plant roof, redone in 2008, was holding up fairly well but required approximately four thousand three hundred fifty dollars ($4,350) in repairs following last year's inspection. The receiving station building had its original roof with seams split around the entire perimeter, causing water to run down all four interior walls during the recent snow melt. Regardless of other project plans, Rasmussen recommended addressing the receiving station roof sooner rather than later. Work would occur within the next couple of weeks, pending approval, funded from the replacement fund.

    A discussion was held regarding the roof repairs at the Wastewater Treatment Facility. Mulliken noted the proposal included an additional two hundred and fifty dollars ($250) for remedial work and questioned why this wasn't included. After discussion, K. Nelson suggested approving four thousand six hundred dollars ($4,600) total to include the remedial work. Mulliken confirmed the replacement fund balance was approximately six hundred seventy thousand dollars ($670,000) with Rasmusson and verified this work wasn't included in other WW Facility Plan Proposals. Bristol requested treating these as separate motions for the two (2) different projects.

    Mulliken moved, Hoyerman seconded to approve the Wastewater Treatment Facility roof repair at a cost not to exceed four thousand six hundred dollars ($4,600), funded by the Wastewater Replacement Fund, all ayes. Motion carried.

    Mulliken moved, Meacham seconded to approve the Wastewater Treatment Facility Receiving Station roof repair at a cost not to exceed twenty-two thousand five hundred thirty dollars ($22,530), funded by the Wastewater Replacement Fund, all ayes. Motion carried.

    b. **Discussion and update regarding WW project:**
    K. Nelson outlined three (3) tasks discussed at the previous meeting. First, he worked with Bristol and auditor Drewieske to create a spreadsheet examining options for delaying the project three (3) to five (5) years while exploring different funding approaches rather than facing an immediate $11 million impact and dramatic rate increases. This spreadsheet was in development.

    Second, Rasmusson, Oakley, and Kappell were working on value engineering to ensure the project included only needs rather than wants while maintaining all necessary components. Third, the analysis of REUs was being worked on.

    Bristol added that Roberts was establishing the foundational structure for an REU system, which involved considerable work. The goal was for her to hand off this foundation to the Wastewater Committee for modifications, ultimately enabling her to send invoices and collect payments through the system without requiring as much hands-on involvement.

    K. Nelson noted this had been a long-awaited, difficult process aimed at creating a fairer system that

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could be clearly explained to residents. He mentioned Kappell's observation that pursuing a 2027 construction timeline would require action on his proposal that night due to Phase 2 design requirements and application deadlines. The discussion centered on whether this timeline was reasonable, considering both the possibility of loan forgiveness in 2027 and the challenge of determining funding approaches.

Mulliken asked about combining phases to maximize loan forgiveness potential rather than pursuing separate phase applications. Nelson confirmed this approach, noting it would provide the maximum possible forgiveness rather than double benefits.

Kappell explained that keeping phases separated now faced uncertainty about principal forgiveness availability after the state fiscal year 2027 funding cycle, when the bipartisan infrastructure law money would be exhausted. The DNR had no predictions about future principal forgiveness offerings.

However, Mulliken's suggestion of reapplying for Phase 1 in 2027 was possible, which could maximize principal forgiveness if successful, while giving more time to address funding challenges.

Bristol found this interesting, noting that going with two phases in 2027 wouldn't increase their score, likelihood of approval, or forgiveness amount. While the Clean Water Fund would continue beyond 2027, rates and principal forgiveness availability remained uncertain.

Kappell acknowledged he would be speculating about when future funding decisions might be known, as these depended on federal government implementation and state distribution.

K. Nelson suggested this approach would allow repackaging what they submitted, noting they couldn't include Phase 2 elements without a completed final design as required by the state.

Mulliken recognized this would involve another two hundred thirty-six thousand dollars ($236,000) expenditure for engineering of Phase 2 and questioned whether this made sense given that their previous application didn't receive funding due to money running out rather than proposal deficiencies.

Rasmussen noted the importance of considering construction management costs, as splitting into two (2) phases would cost significantly more than completing the project in one (1) year versus two (2).

K. Nelson acknowledged this reality, noting construction engineering costs alone could add a couple of hundred thousand dollars for extended timelines.

T. Nelson questioned the impact on sewer rates, with others confirming very significant increases of 100 percent or more.

McMurtry noted that traditionally, capital improvements had been funded through M&L fees on the property taxes rather than sewer rates, though this could be changed by ordinance.

T. Nelson reflected on their rationale from the previous month for delaying, questioning why they would pursue immediate action given the rate increase concerns. He expressed skepticism about qualifying for principal forgiveness upon resubmission and discomfort with imposing 100+ percent sewer rate increases without compelling reasons beyond speculation about potential forgiveness.

Kappell confirmed that withdrawing from the 2026 funding cycle wouldn't negatively impact future applications, as the project was already scored and eligible for 2027 funding.

Meacham stated he wouldn't vote for anything causing such dramatic rate increases and preferred delaying 3-5 years to put "the horse in front of the cart" rather than the reverse.

K. Nelson asked Kappell about the feasibility of submitting applications and declining funding if principal forgiveness wasn't received, then returning in 3-5 years.

Kappell confirmed this was common practice that wouldn't negatively affect the DNR's opinion of the municipality.

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K. Nelson noted they would need to decide on resubmission by September 30, 2026, providing time to complete the three (3) tasks.

Hoyerman emphasized that too many variables existed, including the REU system revision and the need to save money for future projects to avoid putting another board in similar positions. He felt they lacked sufficient real numbers to present to the public.

K. Nelson agreed they should continue working on the three (3) outlined tasks - funding analysis, public engagement, and determining appropriate delay timelines - with a decision point in September about potential resubmission.

Mulliken suggested ensuring any resubmitted Phase 1 represented a "needs only" proposal rather than including unnecessary elements.

The consensus emerged to continue analysis work and public engagement while maintaining the September deadline option for potential resubmission.

c. Discussion and consideration regarding McMahon engineering Proposal for Phase 2:
Given the previous discussion outcomes, K. Nelson noted they wouldn't act on Kappell's contract proposal for Phase 2 that night, deferring it to a future board meeting.

Mulliken moved, Hoyerman seconded to take no action on the McMahon engineering Proposal for Phase 2 of the Wastewater Project, all ayes. Motion carried.

d. Discussion regarding WW Solar Project:
Bristol discussed pursuing solar as an independent project, separate from the treatment plant phases, following recommendations from the Wastewater and Green Tier Committees. Eland Electric, familiar with local solar installations, indicated continued eligibility for grants covering roughly a third of project costs if completed by the end of 2027.

A discussion was held regarding the Wastewater Solar Project. B. Nelson noted that this allowed more flexibility than the earlier July 1 start date, with a decision needed by March 2027 for adequate preparatory time. Mulliken noted compatibility with the current plant and potential funding from a two-hundred-fifty-thousand-dollar ($250,000) Energy Innovation Grant with a June 30 deadline. Understanding grant timelines is crucial. B. Nelson underlined cost savings, highlighting reduced electric bills and a fourteen-and-a-half (14.5) year payback based on utility rate assumptions. The system suits Ephraim's sunny land and aligns with power needs during high tourist seasons. Twenty-five (25) year solar panel warranties add investment security. Bristol and B. Nelson discussed grant eligibility requiring tax return filings, and competitive bidding for contracts over twenty-five thousand dollars ($25,000) was needed. K. Nelson summarized that the Board needed to figure out funding and that it was reasonable to make a decision six (6) to eight (8) months from now.

11. **Committee Minutes for review:** There were no comments.

12. **New Business for the Next Meeting:**

a. Village Emergency Operations Plan

13. **Adjournment:**
Meacham moved, T. Nelson seconded to adjourn at 9:20 PM, all ayes. Motion carried.

Recorded by,
Kim Roberts – Deputy Clerk

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VILLAGE OF EPHRAIM

FOUNDED 1853

INTEROFFICE MEMORANDUM

TO: VILLAGE BOARD
FROM: CLERK
SUBJECT: CLERK'S REPORT
DATE: MAY 12, 2026

I submitted an annual project and expenditure report for the American Rescue Plan Act-Coronavirus State and Local Fiscal Recovery Funds (ARPA-SLFRF) for the Village of Ephraim on April 13, 2026.

In April I sent out notice regarding our Board of Review (BOR) to newspaper. The BOR notice was published on May 1st, 2026. The Open Book is scheduled for Tuesday, May 19th, 2026 from 10:00AM to 12 PM via phone, and the annual BOR meeting is scheduled for Wednesday, June 3rd, 2026, from 4:00PM to 6:00PM.

Application for Alcohol License notices for **Anatolia Cuisine, Chef's Hat, Klaud's Kitchen, La Sirena, Prince of Pierogi, Sunset Harbor Grill, Somerset Inn & Suites, and Summer Kitchen Restaurant** were published in the newspaper on April 17, 2026. There were no significant modifications made to where the alcoholic beverages are going to be stored, sold/served, and consumed.

The Renewal Alcohol Beverage License Applications are attached to your packet for your consideration. **All of the businesses still need proof of a recently passed fire inspection and health inspection. The approval should be contingent upon a passed fire inspection and health inspection.**

Ephraim Business Council (EBC) and **Ephraim Fire-Rescue Association (EFRA)** applied for a Temporary Class "B" License. They would like to be able to sell fermented malt beverages at the 61st FYR Bal Festival on Saturday, June 20, 2026. Both applications are complete and attached to your packet for your consideration.

I have taken minutes for HPC, Plan, and Wastewater Committee, and entered invoices for payment. I have also reconciled cash, made deposits, processed payroll, and all the necessary government reports.

Please feel free to contact me with any questions or concerns.

Sincerely,

Andrea Collak - Clerk/Treasurer

VILLAGE OF EPHRAIM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	ADMINISTRATION					
100-10-41110	GENERAL PROPERTY TAXES	.00	1,382,021.58	1,382,022.43	.85	100.0
100-10-41150	MANAGED FOREST LANDS	.00	78.28	8.00	(70.28)	978.5
100-10-41210	ROOM TAXES	3,609.17	5,310.71	370,000.00	364,689.29	1.4
100-10-41220	ROOM TAX GRANT	.00	29,076.22	50,000.00	20,923.78	58.2
100-10-41223	PRAT	.00	43,562.96	150,000.00	106,437.04	29.0
100-10-41800	INTEREST ON TAXES	27.62	81.03	300.00	218.97	27.0
100-10-43410	STATE - SHARED REVENUE	.00	.00	42,041.00	42,041.00	.0
100-10-43430	EXEMPT COMPUTER AID	.00	.00	142.00	142.00	.0
100-10-43530	STATE TRANSPORTATION AIDS	25,787.00	51,574.00	103,148.00	51,574.00	50.0
100-10-43650	STATE AID - FOREST CROP	.00	(19.57)	.00	19.57	.0
100-10-43660	STATE PAYMENT IN LIEU OF TAXES	497.67	2,368.57	2,000.00	(368.57)	118.4
100-10-43690	STATE-VIDEO SERVICE PROVIDER	.00	.00	2,773.00	2,773.00	.0
100-10-44100	CABLE FRANCHISE FEES	.00	3,295.23	13,000.00	9,704.77	25.4
100-10-44110	LIQUOR LICENSES	53.00	123.00	2,500.00	2,377.00	4.9
100-10-44111	OPERATOR LICENSE	.00	.00	500.00	500.00	.0
100-10-44112	PICNIC LICENSE	.00	.00	20.00	20.00	.0
100-10-44113	SHORT TERM RENTAL LICENSE	.00	400.00	12,000.00	11,600.00	3.3
100-10-44200	DOG LICENSES	11.00	66.00	8.00	(58.00)	825.0
100-10-44300	BUILDING & SIGN PERMITS	.00	25.00	1,500.00	1,475.00	1.7
100-10-44310	BUILDING INSPECTION FEES	2,751.00	5,756.10	2,000.00	(3,756.10)	287.8
100-10-46101	ASSESSMENT LETTERS	125.00	400.00	1,000.00	600.00	40.0
100-10-46730	TENNIS COURT FEES	305.00	305.00	1,000.00	695.00	30.5
100-10-46840	PERSONNEL SERV PAYMENTS	.00	.00	19,900.00	19,900.00	.0
100-10-46900	OTHER REVENUE	.00	.00	2,000.00	2,000.00	.0
100-10-48000	MISCELLANEUS INCOME	1,000.00	1,000.01	.00	(1,000.01)	.0
100-10-48100	INTEREST INCOME/GENL	.00	38,281.77	120,000.00	81,718.23	31.9
100-10-48200	RENTALS OF VILLAGE PROPERTIES	.00	501.00	5,500.00	4,999.00	9.1
100-10-48307	SALE OF RECYCLABLE MATERIALS	.00	.00	2,000.00	2,000.00	.0
	TOTAL ADMINISTRATION	34,166.46	1,564,206.89	2,285,362.43	721,155.54	68.4
	FIRE					
100-50-43420	STATE - FIRE DUES	.00	.00	11,000.00	11,000.00	.0
	TOTAL FIRE	.00	.00	11,000.00	11,000.00	.0
	TOTAL FUND REVENUE	34,166.46	1,564,206.89	2,296,362.43	732,155.54	68.1

VILLAGE OF EPHRAIM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATION					
100-10-51100-100	SALARIES	2,100.00	8,400.00	30,000.00	21,600.00	28.0
100-10-51100-101	SS/MED	160.65	642.60	1,377.00	734.40	46.7
100-10-51100-320	TRAINING/CONFERENCES	.00	.00	200.00	200.00	.0
100-10-51300-200	LEGAL FEES	.00	2,661.50	25,000.00	22,338.50	10.7
100-10-51400-100	SALARIES	11,643.20	43,899.80	151,355.46	107,455.66	29.0
100-10-51400-101	SS/MED	803.04	3,629.32	11,578.69	7,949.37	31.3
100-10-51400-102	RETIREMENT	838.30	3,746.40	10,292.17	6,545.77	36.4
100-10-51400-103	HEALTH INSURANCE	3,952.60	10,862.11	47,431.17	36,569.06	22.9
100-10-51400-104	DISABILITY INSURANCE	.00	920.91	2,800.00	1,879.09	32.9
100-10-51400-105	WORKERS COMPENSATION	.00	200.00	457.47	257.47	43.7
100-10-51400-310	VEHICLE FUEL	.00	12.23	400.00	387.77	3.1
100-10-51400-311	VEHICLE MAINTENANCE	.00	.00	500.00	500.00	.0
100-10-51400-312	CELLPHONE	.00	510.56	1,750.00	1,239.44	29.2
100-10-51400-320	TRAINING/CONFERENCES	.00	.00	1,500.00	1,500.00	.0
100-10-51400-330	BANK FEES	40.70	201.70	500.00	298.30	40.3
100-10-51400-331	POSTAGE	317.00	1,512.51	3,500.00	1,987.49	43.2
100-10-51400-332	OFFICE EQUIPMENT	.00	.00	2,000.00	2,000.00	.0
100-10-51400-333	OFFICE SUPPLIES/EXPENCES	.00	495.96	5,000.00	4,504.04	9.9
100-10-51400-334	COMPUTER SUPPLIES/EXPENCES	.00	2,351.04	15,000.00	12,648.96	15.7
100-10-51400-335	PROFESSIONAL DUES/EXPENCES	.00	65.00	1,500.00	1,435.00	4.3
100-10-51400-336	LEGAL NOTICES/ADDS	.00	.00	500.00	500.00	.0
100-10-51400-339	PRINTING COSTS	.00	242.80	2,500.00	2,257.20	9.7
100-10-51400-340	VEHICLE INSURANCE	.00	178.00	373.48	195.48	47.7
100-10-51400-342	COMMITTEE/WORKER EXPENSE	.00	.00	220.00	220.00	.0
100-10-51400-343	CONTINGENCY	.00	.00	3,500.00	3,500.00	.0
100-10-51400-344	UNIFORMS	.00	.00	300.00	300.00	.0
100-10-51400-710	CHARITABLE DONATIONS	.00	1,000.00	1,000.00	.00	100.0
100-10-51440-316	SUPPLIES/EXPENCES	.00	.00	1,500.00	1,500.00	.0
100-10-51440-320	TRAINING/CONFERENCES	.00	.00	500.00	500.00	.0
100-10-51440-342	COMMITTEE/WORKER EXPENSE	.00	.00	2,500.00	2,500.00	.0
100-10-51500-100	SALARIES	2,741.76	12,252.74	35,639.97	23,387.23	34.4
100-10-51500-101	SS/MED	188.54	851.67	2,726.46	1,874.79	31.2
100-10-51500-102	RETIREMENT	197.40	882.18	2,423.52	1,541.34	36.4
100-10-51500-103	HEALTH INSURANCE	961.44	2,642.12	11,537.31	8,895.19	22.9
100-10-51500-300	AUDITING EXPENSES	.00	.00	15,000.00	15,000.00	.0
100-10-51530-210	OTHER CONTRACTUAL SERVICE	.00	2,896.80	8,500.00	5,603.20	34.1
100-10-51600-211	PROPERTY INSURANCE	.00	1,231.00	1,259.06	28.06	97.8
100-10-51600-303	ELECTRICITY	.00	3,191.10	7,500.00	4,308.90	42.6
100-10-51600-304	LP GAS	.00	743.80	1,500.00	756.20	49.6
100-10-51600-305	WELL TESTS	.00	60.00	240.00	180.00	25.0
100-10-51600-306	PHONE	.00	1,103.70	4,000.00	2,896.30	27.6
100-10-51600-309	INTERNET	.00	269.97	675.00	405.03	40.0
100-10-51601-210	OTHER CONTRACTUAL SERVICES	.00	.00	10,000.00	10,000.00	.0
100-10-51601-211	PROPERTY INSURANCE	.00	3,304.00	3,332.47	28.47	99.2
100-10-51601-303	ELECTRICITY	.00	718.48	3,500.00	2,781.52	20.5
100-10-51601-304	LP GAS	.00	2,884.59	7,000.00	4,115.41	41.2
100-10-51601-305	WELL TESTS	.00	60.00	.00	(60.00)	.0
100-10-51601-308	SEWER FEES	.00	.00	1,500.00	1,500.00	.0
100-10-51601-309	INTERNET	.00	612.45	1,700.00	1,087.55	36.0
100-10-51910-200	ILLEGAL TAXES REFUNDED	.00	4,011.37	.00	(4,011.37)	.0
100-10-51910-730	MISC EXPENSE	.00	.00	3,800.00	3,800.00	.0
100-10-51930-212	LIABILITY INSURANCE	.00	6,021.00	7,000.00	979.00	86.0

VILLAGE OF EPHRAIM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
100-10-52400-100	SALARIES	770.56	3,443.71	10,017.60	6,573.89	34.4
100-10-52400-101	SS/MED	53.74	242.65	766.35	523.70	31.7
100-10-52400-102	RETIREMENT	55.48	247.94	681.20	433.26	36.4
100-10-52400-103	HEALTH INSURANCE	213.66	587.17	2,563.85	1,976.68	22.9
100-10-55300-316	SUPPLIES/EXPENSES	.00	.00	2,600.00	2,600.00	.0
100-10-56400-100	SALARIES	1,926.40	8,609.26	25,044.00	16,434.74	34.4
100-10-56400-101	SS/MED	134.36	606.61	1,915.87	1,309.26	31.7
100-10-56400-102	RETIREMENT	138.70	619.86	1,702.99	1,083.13	36.4
100-10-56400-103	HEALTH INSURANCE	534.12	1,467.79	6,409.62	4,941.83	22.9
100-10-56400-333	OFFICE SUPPLIES/EXPENSES	.00	.00	500.00	500.00	.0
100-10-56700-720	SUBSIDY TO ORGANIZATION	.00	29,076.22	.00	(29,076.22)	.0
100-10-56701-210	ROOM TAX EXPENSES	.00	.00	50,000.00	50,000.00	.0
100-10-58100-600	PRINCIPAL	.00	235,000.00	235,000.00	.00	100.0
100-10-58200-601	INTEREST	.00	60,084.38	114,293.76	54,209.38	52.6
	TOTAL ADMINISTRATION	27,771.65	465,255.00	905,364.47	440,109.47	51.4

VILLAGE OF EPHRAIM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC WORKS					
100-20-53000-100	SALARIES	12,239.73	48,818.01	170,268.40	121,450.39	28.7
100-20-53000-101	SS/MED	831.91	3,773.92	12,681.28	8,907.36	29.8
100-20-53000-102	RETIREMENT	881.26	3,937.95	11,225.25	7,287.30	35.1
100-20-53000-103	HEALTH INSURANCE	4,660.44	12,642.25	61,696.79	49,054.54	20.5
100-20-53000-104	DISABILITY INSURANCE	.00	630.66	2,500.00	1,869.34	25.2
100-20-53000-105	WORKERS COMPENSATION	.00	1,882.00	5,028.86	3,146.86	37.4
100-20-53000-312	CELLPHONE	.00	89.31	600.00	510.69	14.9
100-20-53000-320	TRAINING/CONFERENCES	.00	.00	600.00	600.00	.0
100-20-53000-333	OFFICE SUPPLIES/EXPENSES	.00	339.72	1,000.00	660.28	34.0
100-20-53000-344	UNIFORMS	.00	.00	2,250.00	2,250.00	.0
100-20-53301-220	MOWING	.00	.00	1,500.00	1,500.00	.0
100-20-53301-221	SWEEPING/MARKING	.00	.00	6,000.00	6,000.00	.0
100-20-53301-222	ROAD TRIMMING	.00	.00	2,000.00	2,000.00	.0
100-20-53301-223	SNOW REMOVAL	.00	6,742.94	32,000.00	25,257.06	21.1
100-20-53301-300	FACILITY EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
100-20-53301-302	FACILITY MAINT./REPAIR/STREET	.00	.00	5,000.00	5,000.00	.0
100-20-53302-820	OTHER IMPR. OUTLAY/STREET REC	.00	5,000.00	.00	(5,000.00)	.0
100-20-53310-310	VEHICLE FUEL	.00	1,512.06	12,000.00	10,487.94	12.6
100-20-53310-311	VEHICLE MAINTENANCE	.00	854.99	20,000.00	19,145.01	4.3
100-20-53310-340	VEHICLE INSURANCE	.00	708.00	1,476.60	768.60	48.0
100-20-53321-303	ELECTRICITY/VISITOR CENTER	.00	96.16	700.00	603.84	13.7
100-20-53321-305	WELL TESTS/VISITOR CENTER	.00	.00	150.00	150.00	.0
100-20-53321-308	SEWER FEES/VISITOR CENTER	.00	.00	600.00	600.00	.0
100-20-53322-210	OTHER CONTR. SERV./MAINT.BUILD	.00	304.50	2,500.00	2,195.50	12.2
100-20-53322-211	PROPERTY INSURANCE/MAINT.BUILD	.00	4,665.00	4,693.76	28.76	99.4
100-20-53322-301	FACILITY SUPPLIES/MAINT.BUILD	.00	89.54	2,000.00	1,910.46	4.5
100-20-53322-302	FACILITY MAINT/REPAIR/MAIN.B	.00	543.51	17,000.00	16,456.49	3.2
100-20-53322-304	LP GAS/MAINT.BUILD	.00	2,948.79	2,500.00	(448.79)	118.0
100-20-53322-305	WELL TESTS/MAINT.BUILD	.00	.00	300.00	300.00	.0
100-20-53322-309	INTERNET/MAINT.BUILD	.00	165.00	2,225.00	2,060.00	7.4
100-20-53322-350	JANITORIAL SUPPLIES/MAINT.BUIL	.00	341.00	5,000.00	4,659.00	6.8
100-20-53322-351	HARDWARE/TOOLS/MAINT.BUILD	.00	27.04	1,500.00	1,472.96	1.8
100-20-53322-352	EQUIPMENT RENTAL	.00	.00	1,000.00	1,000.00	.0
100-20-53322-820	BLDG IMPR.OUTLAY/MAINT.BUILD	.00	403.50	3,000.00	2,596.50	13.5
100-20-53420-301	FACILITY SUPPLIES/STREET LIGHT	.00	107.60	200.00	92.40	53.8
100-20-53420-302	FACILITY MAINT/REPAIR/STREET L	.00	.00	400.00	400.00	.0
100-20-53420-303	ELECTRICITY/STREET LIGHT	.00	4,217.67	18,000.00	13,782.33	23.4
100-20-53440-210	OTHER CONTR SERVICE/STORM SE	.00	.00	2,000.00	2,000.00	.0
100-20-53620-210	OTHER CONTR SERVICE/RECYCLING	.00	2,309.97	8,500.00	6,190.03	27.2
100-20-53621-210	OTHER CONTR SERVICE/GARBAGE	.00	638.07	3,000.00	2,361.93	21.3
100-20-53640-210	OTHER CONTR SERVICES/WEED	.00	.00	4,000.00	4,000.00	.0
100-20-55200-225	MULCH	.00	.00	5,000.00	5,000.00	.0
100-20-55200-226	DIRT & STONE	.00	.00	4,000.00	4,000.00	.0
100-20-55200-227	FLOWERS	.00	.00	6,000.00	6,000.00	.0
100-20-55200-228	TREE CUTTING	.00	1,490.19	6,500.00	5,009.81	22.9
100-20-55200-229	PLUMBING	.00	33.96	3,000.00	2,966.04	1.1
100-20-55200-230	ELECTRICAL/PARKS & GROUNDS	.00	.00	500.00	500.00	.0
100-20-55200-232	CONCRETE	.00	.00	500.00	500.00	.0
100-20-55200-300	FACILITY EQUIPMENT/PARKS&GROU	.00	.00	1,800.00	1,800.00	.0
100-20-55200-302	FACILITY MAINT/REPAIR/PARKS&GR	.00	67.48	4,500.00	4,432.52	1.5
100-20-55200-303	ELECTRICITY/HARBORSIDE/WETLAN	.00	220.38	700.00	479.62	31.5
100-20-55200-353	EQUIPMENT REPAIR/MAINT/PARKS	.00	357.19	2,500.00	2,142.81	14.3

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
100-20-55200-830	OTHER IMPR OUTLAY/PARKS/TREES	.00	8,187.77	28,400.00	20,212.23	28.8
100-20-55200-840	PROJECT OUTLAY/PARKS&GROUNDS	.00	.00	5,000.00	5,000.00	.0
100-20-55420-305	WELL TESTS/BEACH	.00	.00	120.00	120.00	.0
100-20-55420-308	SEWER FEES/BEACH	.00	.00	645.00	645.00	.0
	TOTAL PUBLIC WORKS	18,613.34	114,146.13	497,260.94	383,114.81	23.0
	FIRE					
100-50-52100-301	LAW ENFORCEMENT	.00	.00	5,000.00	5,000.00	.0
100-50-52200-100	SALARIES	1,604.17	2,789.18	21,000.00	18,210.82	13.3
100-50-52200-101	SS/MED	310.64	1,623.21	4,000.00	2,376.79	40.6
100-50-52200-102	RETIREMENT	96.29	518.21	1,200.00	681.79	43.2
100-50-52200-103	HEALTH INSURANCE	67.07	678.82	3,000.00	2,321.18	22.6
100-50-52200-105	WORKERS COMPENSATION	.00	316.00	1,000.00	684.00	31.6
100-50-52200-106	LOSA (AD)	.00	.00	7,000.00	7,000.00	.0
100-50-52200-211	PROPERTY INSURANCE	.00	752.00	780.73	28.73	96.3
100-50-52200-302	FACILITY MAINTENANCE/REPAIR	27.00	948.54	5,000.00	4,051.46	19.0
100-50-52200-304	LP GAS	.00	1,187.13	1,500.00	312.87	79.1
100-50-52200-310	VEHICLE FUEL	.00	756.99	5,000.00	4,243.01	15.1
100-50-52200-312	CELLPHONE	.00	155.87	800.00	644.13	19.5
100-50-52200-320	TRAINING/CONFERENCES	.00	3,328.26	13,000.00	9,671.74	25.6
100-50-52200-333	OFFICE SUPPLIES/EXPENCES	.00	.00	400.00	400.00	.0
100-50-52200-335	PROFESSIONAL DUES/EXPENCES	.00	560.00	1,200.00	640.00	46.7
100-50-52200-340	VEHICLE INSURANCE	.00	3,024.00	6,311.15	3,287.15	47.9
100-50-52200-353	EQUIPMENT REPAIR/MAINTENANCE	567.00	6,570.01	30,000.00	23,429.99	21.9
100-50-52200-368	PREVENTION MATERIALS (AD)	.00	.00	300.00	300.00	.0
100-50-52200-369	FIRE NUMBER IMPROVEMENTS	.00	134.34	500.00	365.66	26.9
100-50-52200-370	PAGER MAINTENANCE	.00	.00	600.00	600.00	.0
100-50-52200-371	EQUIPMENT	.00	2,417.69	28,200.00	25,782.31	8.6
100-50-52200-372	EPHRAIM FIRE CALLS	513.00	2,173.50	7,000.00	4,826.50	31.1
100-50-52200-374	MUTUAL AID FIRE CALLS	810.00	4,093.50	8,500.00	4,406.50	48.2
100-50-52200-375	EPHRAIM FIRE MTGS	540.00	3,745.50	22,000.00	18,254.50	17.0
100-50-52200-378	EPHRAIM EVENT CALLS	.00	.00	475.00	475.00	.0
100-50-52200-379	INSPECTION/DATA ENTRY (AD)	54.00	398.00	3,100.00	2,702.00	12.8
100-50-52200-810	EQUIPMENT OUTLAY	.00	.00	4,000.00	4,000.00	.0
100-50-52300-377	FIRST RESPONDER EXPENCES	.00	.00	9,000.00	9,000.00	.0
	TOTAL FIRE	4,589.17	36,170.75	189,866.88	153,696.13	19.1
	TOTAL FUND EXPENDITURES	50,974.16	615,571.88	1,592,492.29	976,920.41	38.7
	NET REVENUE OVER EXPENDITURES	(16,807.70)	948,635.01	703,870.14	(244,764.87)	134.8

VILLAGE OF EPHRAIM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC WORKS					
201-20-46410	WATER TEST REVENUE	4,500.45	9,767.11	38,627.00	28,859.89	25.3
201-20-48100	WATER ACCOUNT INTEREST	.00	183.72	.00	(183.72)	.0
	TOTAL PUBLIC WORKS	4,500.45	9,950.83	38,627.00	28,676.17	25.8
	TOTAL FUND REVENUE	4,500.45	9,950.83	38,627.00	28,676.17	25.8

VILLAGE OF EPHRAIM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER					
201-30-53700-110	PERSONNEL SERVICES	.00	.00	1,000.00	1,000.00	.0
201-30-53700-210	OTHER CONTRACTUAL SERVICE	.00	.00	12,000.00	12,000.00	.0
201-30-53700-331	POSTAGE	.00	.00	1,000.00	1,000.00	.0
201-30-53700-335	PROFESSIONAL DUES/EXPENSES	.00	.00	400.00	400.00	.0
201-30-53700-397	WATER TESTING COSTS	.00	37.25	12,800.00	12,762.75	.3
201-30-53700-398	WATER TESTING OPERATIONS EXP	.00	256.36	8,400.00	8,143.64	3.1
201-30-53700-400	VEHICLE REPLACEMENT	.00	.00	3,745.00	3,745.00	.0
	TOTAL WASTEWATER	.00	293.61	39,345.00	39,051.39	.8
	TOTAL FUND EXPENDITURES	.00	293.61	39,345.00	39,051.39	.8
	NET REVENUE OVER EXPENDITURES	4,500.45	9,657.22	(718.00)	(10,375.22)	1345.0

VILLAGE OF EPHRAIM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

DOCKS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	DOCKS					
202-40-46751	MOORINGS	1,367.97	6,252.93	8,000.00	1,747.07	78.2
202-40-46752	SEASONAL SLIPS	22,194.54	41,159.69	84,000.00	42,840.31	49.0
202-40-46753	LAUNCHING FEES	.00	.00	10,000.00	10,000.00	.0
202-40-46754	TRANSIENT FEES	346.65	2,466.35	25,000.00	22,533.65	9.9
202-40-46755	SEASONAL DINGHY FEES	100.00	592.72	1,000.00	407.28	59.3
202-40-46756	SEASONAL LAUNCH FEES	.00	.00	2,000.00	2,000.00	.0
202-40-48100	INTEREST INCOME	.00	1,506.06	4,000.00	2,493.94	37.7
	TOTAL DOCKS	24,009.16	51,977.75	134,000.00	82,022.25	38.8
	TOTAL FUND REVENUE	24,009.16	51,977.75	134,000.00	82,022.25	38.8

VILLAGE OF EPHRAIM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

DOCKS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	DOCKS					
202-40-55430-100	SALARIES	.00	.00	24,000.00	24,000.00	.0
202-40-55430-101	SS/MED	.00	.00	1,500.00	1,500.00	.0
202-40-55430-105	WORKERS COMPENSATION	.00	148.00	337.40	189.40	43.9
202-40-55430-110	PERSONEL SERVICES	.00	.00	19,900.00	19,900.00	.0
202-40-55430-211	PROPERTY INSURANCE	.00	5,875.00	5,903.15	28.15	99.5
202-40-55430-303	ELECTRICITY	.00	473.03	1,800.00	1,326.97	26.3
202-40-55430-305	WELL TESTS	.00	.00	120.00	120.00	.0
202-40-55430-307	WATER TREATMENT	.00	.00	3,000.00	3,000.00	.0
202-40-55430-308	SEWER FEES	.00	.00	496.00	496.00	.0
202-40-55430-309	INTERNET	.00	365.00	1,300.00	935.00	28.1
202-40-55430-312	CELLPHONE	.00	72.59	300.00	227.41	24.2
202-40-55430-331	POSTAGE	.00	.00	175.00	175.00	.0
202-40-55430-333	OFFICE SUPPLIES/EXPESES	.00	.00	1,200.00	1,200.00	.0
202-40-55430-334	COMPUTER SUPPLIES/EXPENCES	.00	105.00	6,000.00	5,895.00	1.8
202-40-55431-240	BUOYS & PLACEMENT	.00	.00	10,000.00	10,000.00	.0
202-40-55431-360	DOCK REPAIR	.00	.00	8,000.00	8,000.00	.0
202-40-55431-361	DOCK EQUIPMENT	.00	.00	1,500.00	1,500.00	.0
202-40-55431-362	MINOR PROJECTS	.00	302.72	10,000.00	9,697.28	3.0
202-40-55431-810	EQUIPMENT OUTLAY	.00	.00	38,468.45	38,468.45	.0
202-40-55431-830	OTHER IMPROVEMENT OUTLAY	.00	8,255.00	.00	(8,255.00)	.0
	TOTAL DOCKS	.00	15,596.34	134,000.00	118,403.66	11.6
	TOTAL FUND EXPENDITURES	.00	15,596.34	134,000.00	118,403.66	11.6
	NET REVENUE OVER EXPENDITURES	24,009.16	36,381.41	.00	(36,381.41)	.0

VILLAGE OF EPHRAIM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER					
610-30-41900	MISC NONOPERATING INCOME/TAX	.00	131,120.66	131,120.00	(.66)	100.0
610-30-44900	CONNECT/HT PERMIT FEES	14,157.00	14,157.00	.00	(14,157.00)	.0
610-30-45190	0.045 LATE CHARGE-SEWERED CUS	78.25	78.25	1,500.00	1,421.75	5.2
610-30-46410	SEWER CHARGES	(150.00)	115,077.00	460,308.00	345,231.00	25.0
610-30-46411	HOLDING TANK/SEPTIC CHARGES	1,557.68	3,677.83	24,000.00	20,322.17	15.3
610-30-46730	MISC RENTALS/SERVICES	.00	.00	1,000.00	1,000.00	.0
610-30-48100	INTEREST ON INVESTMENTS	.00	6,112.01	.00	(6,112.01)	.0
610-30-48400	MISC INCOME/LAWSUIT SETTLEMEN	.00	.00	20,000.00	20,000.00	.0
610-30-48410	WATER TEST LABOR INCOME	.00	.00	12,000.00	12,000.00	.0
610-30-49200	TRANSFERS IN OTHER FUNDS - WW	.00	.00	3,500.00	3,500.00	.0
	TOTAL WASTEWATER	15,642.93	270,222.75	653,428.00	383,205.25	41.4
	TOTAL FUND REVENUE	15,642.93	270,222.75	653,428.00	383,205.25	41.4

VILLAGE OF EPHRAIM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2026

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER					
610-30-57401-100	SALARIES	13,176.21	52,346.14	167,576.70	115,230.56	31.2
610-30-57401-101	SS/MED	909.47	4,092.70	12,475.37	8,382.67	32.8
610-30-57401-102	RETIREMENT	948.69	4,222.97	11,089.22	6,866.25	38.1
610-30-57401-103	HEALTH INSURANCE	4,166.55	11,345.62	45,031.78	33,686.16	25.2
610-30-57401-104	DISABILITY INSURANCE	.00	444.57	2,000.00	1,555.43	22.2
610-30-57401-105	WORKERS COMPENSATION	.00	1,805.00	4,853.47	3,048.47	37.2
610-30-57401-200	LEGAL FEES	.00	.00	1,000.00	1,000.00	.0
610-30-57401-211	PROPERTY INSURANCE	.00	8,139.00	8,167.28	28.28	99.7
610-30-57401-306	PHONE	.00	908.26	2,500.00	1,591.74	36.3
610-30-57401-309	INTERNET	.00	165.00	1,500.00	1,335.00	11.0
610-30-57401-310	VEHICLE FUEL	.00	408.76	3,000.00	2,591.24	13.6
610-30-57401-311	VEHICLE MAINTENANCE	.00	1,960.47	4,000.00	2,039.53	49.0
610-30-57401-312	CELLPHONES	.00	312.59	1,000.00	687.41	31.3
610-30-57401-320	TRAINING/CONFERENCES	.00	606.35	4,000.00	3,393.65	15.2
610-30-57401-331	POSTAGE	.00	.00	400.00	400.00	.0
610-30-57401-333	OFFICE SUPPLIES/EXPENSES	.00	158.40	250.00	91.60	63.4
610-30-57401-334	COMPUTER SUPPLIES/EXPENSES	.00	101.20	2,000.00	1,898.80	5.1
610-30-57401-335	PROFESSIONAL DUES/EXPENSES	.00	528.58	4,000.00	3,471.42	13.2
610-30-57401-337	AUDITING EXPENSES	.00	.00	6,900.00	6,900.00	.0
610-30-57401-340	VEHICLE INSURANCE	.00	814.00	1,698.59	884.59	47.9
610-30-57401-343	CONTINGENCY	.00	158.27	1,000.00	841.73	15.8
610-30-57401-344	UNIFORMS	.00	.00	450.00	450.00	.0
610-30-57401-387	GROUNDS MAINTENANCE	.00	.00	500.00	500.00	.0
610-30-57401-389	SAFETY EXPENSES	.00	142.52	4,000.00	3,857.48	3.6
610-30-57402-210	OTHER CONTRACTUAL SERVICES	.00	368.64	2,000.00	1,631.36	18.4
610-30-57402-303	ELECTRICITY	.00	7,746.31	30,000.00	22,253.69	25.8
610-30-57402-304	LP GAS	.00	1,975.49	2,500.00	524.51	79.0
610-30-57402-351	HARDWARE/TOOLS	.00	64.98	1,300.00	1,235.02	5.0
610-30-57402-380	CHEMICALS PLANT	.00	4,325.32	9,500.00	5,174.68	45.5
610-30-57402-381	CHEMICALS LAB	.00	582.28	3,000.00	2,417.72	19.4
610-30-57402-382	LAB EQUIPMENT & REPAIR	.00	237.78	2,000.00	1,762.22	11.9
610-30-57402-383	SLUDGE EXPENSE	.00	227.88	20,000.00	19,772.12	1.1
610-30-57402-385	PLANT EQUIPMENT & REPAIR	.00	588.00	10,000.00	9,412.00	5.9
610-30-57402-386	ODOR CONTROL	.00	.00	2,600.00	2,600.00	.0
610-30-57402-390	UV PLANT DISINFECTION	.00	.00	4,500.00	4,500.00	.0
610-30-57402-810	EQUIPMENT OUTLAY	.00	.00	7,500.00	7,500.00	.0
610-30-57403-303	ELECTRICITY	.00	1,852.08	7,500.00	5,647.92	24.7
610-30-57403-304	LP GAS	.00	80.10	1,000.00	919.90	8.0
610-30-57403-384	COLLECTION SYSTEM MAINT	.00	2,146.29	13,000.00	10,853.71	16.5
610-30-57404-810	EQUIPMENT OUTLAY	.00	3,909.13	116,515.60	112,606.47	3.4
610-30-57404-840	OTHER IMPROUTLAY-ENGINEERING	.00	26,871.83	.00	(26,871.83)	.0
	TOTAL WASTEWATER	19,200.92	139,636.51	522,308.01	382,671.50	26.7
	TOTAL FUND EXPENDITURES	19,200.92	139,636.51	522,308.01	382,671.50	26.7
	NET REVENUE OVER EXPENDITURES	(3,557.99)	130,586.24	131,119.99	533.75	99.6

Ephraim Fire Department
P.O. Box 138, Ephraim, WI 54211
Fire Chief Justin MacDonald

April 2026

EPHRAIM RUNS: 1

04-04-26	3043 Cedar St. Apt.2	5 Firefighters	Cooking fire/Vent building

EPRHAIM EMR CALLS: 1

MUTUAL AID (MA) AUTO AID (AA) or MABAS RUNS: 5

04-06-26	2615 W. Meadow Rd.	BHFD (AA) 5 Firefighters	Chimney Fire/Cancelled
04-11-26	2040 Hill Rd.	SBLG (MABAS) 9 Firefighters	Wildland Fire/Assist on scene
04-11-26	Sand Ln. & Silverdale Rd.	SBFD (MABAS) 7 Firefighters	Wildland Fire/Cancelled enroute
04-14-26	998 STH 42	SBLG (AA) 6 Firefighters	Smoke in home/Assist on scene
04-26-26	4458 CTY E	EHFD (AA) 5 Firefighters	Smoke in home/Cancelled at station

YEAR TO DATE FIRE CALLS: 26 YEAR TO DATE EMS CALLS: 15

TRAINING COMPLETED:

Ephraim Home Meeting:

Our 1st training session was held on April 2nd, and training was on Wildland Fire Operations. Firefighters reviewed all aspects of Wildland Operations from correct vehicle usage, water & foam applications, turnout gear usage, hose line usage, where to fight wildland fire from and general wildland firefighting safety was gone over. 14 Firefighters took part in this training.

Ephraim 2nd Meeting:

Our 2nd meeting was held on April 17th. Training was on Pump Operations with Engine 408. Firefighters trained on placing truck into gear, setting proper pressures, drafting operations, flowing water from several lines at one time and general pump operations safety was gone over. 8 Firefighters took part in this training.

Other Training:

-EMR's attended monthly training.
-Chief MacDonald attended a 16 hour course on Fire Investigation and Explosions held in Sturgeon Bay.

Other:

-Monthly truck checks were completed
-Engine 408 went to JB Truck for Radiator work while Engine 408 was out of service Baileys Harbor Fire provided us with one of their Engines as a back up.
-Engine 407 went to JB Truck for a Fuel issue. Truck was repaired in 2 days with some modifications to the tank.
-Chief MacDonald began Fire Inspections on Businesses who hold Alcohol Licenses
-Chief MacDonald and Assistant Chief Rockwell attended the FDIC Trade Show looking at new products for the department and gathering information regarding a new engine.
-Work on Rescue Boat continues with new motor installation and revamp of fuel system

Respectfully Submitted
Fire Chief
Justin MacDonald

April 2026
Ephraim WW, WWT, SS
Manager OIC Report

EFF samples sent to Northern Lake Services for ammonia testing:

Ph testing: Five times per week as required.

TSS, BOD, Po4, labs with lab cleanup: Twice per week as required.

Eff E-coli test, this must be done May-October once per week while running disinfection.

- Installed UV system and start up without any issues.
- Set up trash pump at lift 1 in preparation for possible back ups due to high flows during rain and snow melting. Glad to say we didn't need to use it. We did have 345,000 gallons flow through the plant within a 24 hr period.
- Spent several days looking for sources of infiltration. We were lucky to have Great Lakes TV & Seal on-site for two days with their camera truck. We found 5 leaking manholes, 4 have been repaired already, 1 sump pump connected to the sewer which has been shut off, and about 6 cracked or broken laterals, I have been in contact with most of them and repairs are in the process.
- We completed the sewer flushing and will be scheduling the lift stations cleaning.
- We sent out all the required effluent samples for our discharge permit renewal and will hopefully finish the renewal process soon.
- We sent out our annual sludge characteristics test along with PFAS test required by Sturgeon Bay for their permit renewal.

Ephraim Well Water Testing		**Year to Date**
Number of Water Tests:	147	304
In-House Bacteria:	107	262
Clean Water Testing:	40	42

Ephraim Septage Service:
Holding Tank Pump Outs: 4 9
Septic Pump Outs / Inspections:
Emergency Call Ins:
Weather:

Precip:	5.4	13.81
Max Temp:	67	67
Min Temp:	20	-17

Respectfully submitted,
Brad Rasmusson

Village of Ephraim
Wastewater Manager

Village of Ephraim Physical Facilities/Utilities
April Maintenance Manager Report

Work done in April:

- Cleaning of Administration Building, Library, and Village Hall.
- Turned on water to all buildings and completed repairs to broken water lines as needed.
- Installed new thatcher's on mowers (Joe Biwer made some new brackets for better fit)
- Thatching of all properties.
- Seed several areas that trees removed
- Door County Highway swept roadways.
- Cleaned up sand across from beach
- Deep cleaning all Public Restrooms.
- Set up Administration Office for Election
- Hung new gutters on Administration Office
- Clean up several downed trees in parks
- Hockers double ground wood chips by Maintenance Shop
- Peninsula Property Services began work at Village Dump
- Various Diggers Hotline Tickets completed for work in and around the north end path
- Clean shop floor and document floor issues (heaving of epoxy in areas, drainage)
- Open Spruce Street for season
- Change out several old street light bulbs
- Conducted Snow & Ice Control 1 time
- Removed Christmas lights from Streetlights

Respectfully Submitted

Justin MacDonald
Maintenance Manager
jmacdonald@ephraim.wi.gov

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
13 FRONTIER									
0737-100501	1	Phone Charges-WW 262-159-0737	Invoice	04/25/2026	05/13/2026	478.05		478.05	610-30-5740
Total 0737-100501-4-2026:						478.05	.00	478.05	
Total 13 FRONTIER:						478.05	.00	478.05	
18 FERRELLGAS									
1133469084	1	Propane VH	Invoice	03/27/2026	05/13/2026	583.89		583.89	100-10-5160
Total 1133469084:						583.89	.00	583.89	
1133530266	1	Propane WW	Invoice	04/03/2026	05/13/2026	501.17		501.17	610-30-5740
Total 1133530266:						501.17	.00	501.17	
1133613849	1	Propane VH	Invoice	04/14/2026	05/13/2026	695.51		695.51	100-10-5160
Total 1133613849:						695.51	.00	695.51	
1133707950	1	Propane VH	Invoice	04/24/2026	05/13/2026	292.09		292.09	100-10-5160
Total 1133707950:						292.09	.00	292.09	
Total 18 FERRELLGAS:						2,072.66	.00	2,072.66	
24 WISCONSIN PUBLIC SERVICE									
0403256491-	1	Streetlights	Invoice	04/28/2026	05/13/2026	713.60		713.60	100-20-5342
Total 0403256491-22-4-2026:						713.60	.00	713.60	
Total 24 WISCONSIN PUBLIC SERVICE:						713.60	.00	713.60	
53 NORTHERN DOOR COMMUNICATIONS									
30166	1	3 Months Radio Service	Invoice	04/29/2026	05/13/2026	304.50		304.50	100-20-5332
Total 30166:						304.50	.00	304.50	
Total 53 NORTHERN DOOR COMMUNICATIONS:						304.50	.00	304.50	
64 CULLIGAN									
APRIL2026	1	Salt at WW	Invoice	04/02/2026	05/13/2026	23.80		23.80	610-30-5740
Total APRIL2026:						23.80	.00	23.80	
Total 64 CULLIGAN:						23.80	.00	23.80	
139 HOCKERS EXCAVATING									
4451	1	Double Grind Mulch	Invoice	04/24/2026	05/13/2026	4,400.00		4,400.00	100-20-5520
Total 4451:						4,400.00	.00	4,400.00	
Total 139 HOCKERS EXCAVATING:						4,400.00	.00	4,400.00	
195 AECOM TECHNICAL SERVICES INC									
2001140041	1	WIS 42 Streetscape-North Path-2026 C	Invoice	05/06/2026	05/13/2026	6,080.00		6,080.00	100-20-5330

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 2001140041:						6,080.00	.00	6,080.00	
Total 195 AECOM TECHNICAL SERVICES INC:						6,080.00	.00	6,080.00	
235 QUILL CORPORATION									
48634650	1	Office Supplies	Invoice	04/21/2026	05/13/2026	79.33		79.33	100-10-5140
Total 48634650:						79.33	.00	79.33	
Total 235 QUILL CORPORATION:						79.33	.00	79.33	
342 BIWER WELDING									
APRIL2026	1	Skids for Door Prop	Invoice	04/27/2026	05/13/2026	350.00		350.00	100-50-5220
Total APRIL2026:						350.00	.00	350.00	
MAY2026	1	Mount Dethatchers on Mowers	Invoice	05/04/2026	05/13/2026	619.00		619.00	100-20-5520
Total MAY2026:						619.00	.00	619.00	
Total 342 BIWER WELDING:						969.00	.00	969.00	
701 VILLAGE OF EPHRAIM/GENL									
1Q-SEWER	1	Sewer 1Q-Maintenance	Invoice	04/01/2026	05/13/2026	150.00		150.00	100-20-5332
Total 1Q-SEWER:						150.00	.00	150.00	
Total 701 VILLAGE OF EPHRAIM/GENL:						150.00	.00	150.00	
740 NORTHERN ELECTRIC INC									
21433	1	North Path Project	Invoice	05/05/2026	05/13/2026	643.80		643.80	100-20-5330
Total 21433:						643.80	.00	643.80	
Total 740 NORTHERN ELECTRIC INC:						643.80	.00	643.80	
916 FASTENAL COMPANY									
WISTU17819	1	Nylock Nuts & Flat Washers	Invoice	04/23/2026	05/13/2026	14.38		14.38	100-20-5332
Total WISTU178196:						14.38	.00	14.38	
Total 916 FASTENAL COMPANY:						14.38	.00	14.38	
1064 KIM ROBERTS									
MAY2026	1	Phone Reimbursement-May 2026	Invoice	05/01/2026	05/13/2026	15.00		15.00	100-10-5140
Total MAY2026:						15.00	.00	15.00	
Total 1064 KIM ROBERTS:						15.00	.00	15.00	
1190 DANIEL OAKLEY									
MAY2026	1	Cell Phone Reimbursement-May 2026	Invoice	05/01/2026	05/13/2026	15.00		15.00	610-30-5740
Total MAY2026:						15.00	.00	15.00	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 1190 DANIEL OAKLEY:						15.00	.00	15.00	
1324 DEMPSEY LAW FIRM LLP									
22398-5-5-20	1	Attorney Fees	Invoice	05/05/2026	05/13/2026	2,704.50		2,704.50	100-10-5130
Total 22398-5-5-2026:						2,704.50	.00	2,704.50	
Total 1324 DEMPSEY LAW FIRM LLP:						2,704.50	.00	2,704.50	
9204 PROFESSIONAL SUPPLY									
1129097	1	Cleaning Supplies	Invoice	05/01/2026	05/13/2026	382.50		382.50	100-20-5332
Total 1129097:						382.50	.00	382.50	
Total 9204 PROFESSIONAL SUPPLY:						382.50	.00	382.50	
9290 ANDREA COLLAK									
MAY2026	1	Cell Phone Reimbursement-May 2026	Invoice	05/01/2026	05/13/2026	30.00		30.00	100-10-5140
Total MAY2026:						30.00	.00	30.00	
Total 9290 ANDREA COLLAK:						30.00	.00	30.00	
Total :						19,076.12	.00	19,076.12	
Current period checks for future period invoices.									
6 LAMPERTS									
590468		Chk No: 47705 (1)	Calculated	01/13/2021				6.77-	610-21100
Total 590468:						.00	.00	6.77-	
Total 6 LAMPERTS:						.00	.00	6.77-	
15 JUNGWIRTH'S ACE HARDWARE									
342682,83,7		Chk No: 47703 (1)	Calculated	01/13/2021				52.38-	610-21100
Total 342682,83,794,343056:						.00	.00	52.38-	
Total 15 JUNGWIRTH'S ACE HARDWARE:						.00	.00	52.38-	
16 HAMMERSMITH TV									
10081464		Chk No: 47700 (1)	Calculated	01/13/2021				3.99-	100-21100
Total 10081464:						.00	.00	3.99-	
10081474		Chk No: 47700 (1)	Calculated	01/13/2021				22.97-	100-21100
Total 10081474:						.00	.00	22.97-	
Total 16 HAMMERSMITH TV:						.00	.00	26.96-	
24 WISCONSIN PUBLIC SERVICE									
0403256491-		Chk No: 46957 (1)	Calculated	01/30/2020				629.75-	100-21100
Total 0403256491-00022-1-2:						.00	.00	629.75-	
0403256491-		Chk No: 46957 (1)	Calculated	01/30/2020				795.08-	100-21100

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
0403256491-		Chk No: 46957 (1)	Calculated	01/30/2020				512.98-	100-21100
Total 0403256491-00031-1-2:						.00	.00	1,308.06-	
0403256491-		Chk No: 46957 (1)	Calculated	01/30/2020				80.02-	100-21100
0403256491-		Chk No: 46957 (1)	Calculated	01/30/2020				448.41-	100-21100
0403256491-		Chk No: 46957 (1)	Calculated	01/30/2020				29.00-	100-21100
0403256491-		Chk No: 46957 (1)	Calculated	01/30/2020				70.56-	100-21100
Total 0403256491-00045-1-2:						.00	.00	627.99-	
0403256491-		Chk No: 46957 (1)	Calculated	01/30/2020				181.92-	202-21100
Total 0403256491-00046-1-2:						.00	.00	181.92-	
0403256491-		Chk No: 46957 (1)	Calculated	01/30/2020				177.60-	610-21100
0403256491-		Chk No: 46957 (1)	Calculated	01/30/2020				428.78-	610-21100
0403256491-		Chk No: 46957 (1)	Calculated	01/30/2020				1,575.28-	610-21100
Total 0403256491-00047-1-2:						.00	.00	2,181.66-	
0403256491-		Chk No: 47758 (1)	Calculated	02/02/2021				30.95-	100-21100
Total 0403256491-22-1-21:						.00	.00	30.95-	
Total 24 WISCONSIN PUBLIC SERVICE:						.00	.00	4,960.33-	
33 VAN'S FIRE & SAFETY									
4142037		Chk No: 47731 (1)	Calculated	01/13/2021				418.14-	100-21100
Total 4142037:						.00	.00	418.14-	
4142038		Chk No: 47731 (1)	Calculated	01/13/2021				38.50-	610-21100
Total 4142038:						.00	.00	38.50-	
Total 33 VAN'S FIRE & SAFETY:						.00	.00	456.64-	
48 GOING GARBAGE									
NOV2020		Chk No: 47698 (1)	Calculated	01/13/2021				2,261.27-	610-21100
Total NOV2020:						.00	.00	2,261.27-	
Total 48 GOING GARBAGE:						.00	.00	2,261.27-	
53 NORTHERN DOOR COMMUNICATIONS									
24548		Chk No: 46111 (1)	Calculated	01/09/2019				428.87-	610-21100
24548		Chk No: 46111 (1)	Calculated	01/09/2019				643.20-	100-21100
Total 24548:						.00	.00	1,072.07-	
24584		Chk No: 46111 (1)	Calculated	01/09/2019				1,786.51-	100-21100
Total 24584:						.00	.00	1,786.51-	
27187		Chk No: 47714 (1)	Calculated	01/13/2021				534.95-	100-21100

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 27187:						.00	.00	534.95-	
27233		Chk No: 47714 (1)	Calculated	01/13/2021				34.95-	100-21100
Total 27233:						.00	.00	34.95-	
Total 53 NORTHERN DOOR COMMUNICATIONS:						.00	.00	3,428.48-	
56 GIBRALTAR AREA SCHOOLS									
PILT2019		Chk No: 46952 (1)	Calculated	01/30/2020				1,641.62-	100-21100
Total PILT2019:						.00	.00	1,641.62-	
PILT2020		Chk No: 47756 (1)	Calculated	02/02/2021				1,882.70-	100-21100
Total PILT2020:						.00	.00	1,882.70-	
Total 56 GIBRALTAR AREA SCHOOLS:						.00	.00	3,524.32-	
61 LEAGUE OF WISCONSIN MUNICIPALITIES									
80988		Chk No: 46953 (1)	Calculated	01/30/2020				100.00-	100-21100
Total 80988:						.00	.00	100.00-	
Total 61 LEAGUE OF WISCONSIN MUNICIPALITIES:						.00	.00	100.00-	
63 SAFEbuilt LLC									
0054143-IN		Chk No: 46120 (1)	Calculated	01/09/2019				211.50-	100-21100
Total 0054143-IN:						.00	.00	211.50-	
Total 63 SAFEbuilt LLC:						.00	.00	211.50-	
98 EPHRAIM BUSINESS COUNCIL									
NOVEMBER		Chk No: 47775 (1)	Calculated	02/09/2021				1,581.50-	100-21100
Total NOVEMBER2020:						.00	.00	1,581.50-	
OCT2020		Chk No: 47690 (1)	Calculated	01/13/2021				13,029.27-	100-21100
Total OCT2020:						.00	.00	13,029.27-	
VARIOUS201		Chk No: 46093 (1)	Calculated	01/09/2019				250.00-	100-21100
Total VARIOUS2018:						.00	.00	250.00-	
Total 98 EPHRAIM BUSINESS COUNCIL:						.00	.00	14,860.77-	
138 COUNTY OF DOOR - RYAN SCHLEY									
2020-330004		Chk No: 47680 (1)	Calculated	01/13/2021				78.73-	100-21100
Total 2020-33000431:						.00	.00	78.73-	
2020-330004		Chk No: 47681 (1)	Calculated	01/13/2021				225.06-	100-21100
2020-330004		Chk No: 47681 (1)	Calculated	01/13/2021				214.00-	610-21100

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 2020-33000432:						.00	.00	439.06-	
2020-330004		Chk No: 47679 (1)	Calculated	01/13/2021				5,278.46-	100-21100
Total 2020-33000459:						.00	.00	5,278.46-	
PILT2019		Chk No: 46951 (1)	Calculated	01/30/2020				2,202.02-	100-21100
Total PILT2019:						.00	.00	2,202.02-	
PILT2020		Chk No: 47754 (1)	Calculated	02/02/2021				2,275.05-	100-21100
Total PILT2020:						.00	.00	2,275.05-	
Total 138 COUNTY OF DOOR - RYAN SCHLEY:						.00	.00	10,273.32-	
228 NCL OF WISCONSIN INC.									
447825		Chk No: 47712 (1)	Calculated	01/13/2021				62.67-	610-21100
Total 447825:						.00	.00	62.67-	
Total 228 NCL OF WISCONSIN INC.:						.00	.00	62.67-	
235 QUILL CORPORATION									
3331810		Chk No: 46117 (1)	Calculated	01/09/2019				57.79-	100-21100
3331810		Chk No: 46117 (1)	Calculated	01/09/2019				224.82-	100-21100
Total 3331810:						.00	.00	282.61-	
3453098		Chk No: 46117 (1)	Calculated	01/09/2019				37.98-	100-21100
Total 3453098:						.00	.00	37.98-	
Total 235 QUILL CORPORATION:						.00	.00	320.59-	
342 BIWER WELDING									
DEC2020		Chk No: 47673 (1)	Calculated	01/13/2021				175.00-	100-21100
Total DEC2020:						.00	.00	175.00-	
Total 342 BIWER WELDING:						.00	.00	175.00-	
346 DINGES FIRE COMPANY									
15599		Chk No: 47686 (1)	Calculated	01/13/2021				180.00-	100-21100
Total 15599:						.00	.00	180.00-	
Total 346 DINGES FIRE COMPANY:						.00	.00	180.00-	
357 KEITH'S AUTOMOTIVE									
012838		Chk No: 47704 (1)	Calculated	01/13/2021				68.90-	100-21100
Total 012838:						.00	.00	68.90-	
012890		Chk No: 47704 (1)	Calculated	01/13/2021				158.95-	100-21100

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 012890:						.00	.00	158.95-	
Total 357 KEITH'S AUTOMOTIVE:						.00	.00	227.85-	
530 FLS BANNERS LTD									
99297		Chk No: 46095 (1)	Calculated	01/09/2019				18.18-	610-21100
Total 99297:						.00	.00	18.18-	
Total 530 FLS BANNERS LTD:						.00	.00	18.18-	
543 CELLCOM WISCONSIN RSA 10									
216505		Chk No: 47676 (1)	Calculated	01/13/2021				39.40-	100-21100
216505		Chk No: 47676 (1)	Calculated	01/13/2021				26.46-	100-21100
216505		Chk No: 47676 (1)	Calculated	01/13/2021				22.08-	202-21100
216505		Chk No: 47676 (1)	Calculated	01/13/2021				19.82-	100-21100
216505		Chk No: 47676 (1)	Calculated	01/13/2021				89.81-	100-21100
216505		Chk No: 47676 (1)	Calculated	01/13/2021				78.11-	100-21100
Total 216505:						.00	.00	275.68-	
Total 543 CELLCOM WISCONSIN RSA 10:						.00	.00	275.68-	
651 EAGLE MECHANICAL									
12754		Chk No: 47689 (1)	Calculated	01/13/2021				1,195.40-	100-21100
Total 12754:						.00	.00	1,195.40-	
Total 651 EAGLE MECHANICAL:						.00	.00	1,195.40-	
673 TOWN OF GIBRALTAR									
30223116		Chk No: 47730 (1)	Calculated	01/13/2021				207.00-	100-21100
Total 30223116:						.00	.00	207.00-	
Total 673 TOWN OF GIBRALTAR:						.00	.00	207.00-	
701 VILLAGE OF EPHRAIM/GENL									
SEWER4Q-2		Chk No: 46127 (1)	Calculated	01/09/2019				110.00-	100-21100
SEWER4Q-2		Chk No: 46127 (1)	Calculated	01/09/2019				304.70-	100-21100
SEWER4Q-2		Chk No: 46127 (1)	Calculated	01/09/2019				110.00-	202-21100
SEWER4Q-2		Chk No: 46127 (1)	Calculated	01/09/2019				121.00-	100-21100
SEWER4Q-2		Chk No: 46127 (1)	Calculated	01/09/2019				110.00-	100-21100
Total SEWER4Q-2018:						.00	.00	755.70-	
Total 701 VILLAGE OF EPHRAIM/GENL:						.00	.00	755.70-	
720 DOOR COUNTY INSPECTIONS LLC									
EPH-1-1-202		Chk No: 47773 (1)	Calculated	02/09/2021				1,473.53-	100-21100
Total EPH-1-1-2021:						.00	.00	1,473.53-	
Total 720 DOOR COUNTY INSPECTIONS LLC:						.00	.00	1,473.53-	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
754 DAVE'S MOWING AND MORE LLC									
6522		Chk No: 47684 (1)	Calculated	01/13/2021				886.20-	100-21100
Total 6522:						.00	.00	886.20-	
Total 754 DAVE'S MOWING AND MORE LLC:						.00	.00	886.20-	
799 AFLAC ATTN: REMITTANCE PROCESSING									
095960		Chk No: 46146 (1)	Calculated	02/13/2019				538.10-	100-21100
Total 095960:						.00	.00	538.10-	
183684		Chk No: 46950 (1)	Calculated	01/30/2020				480.40-	100-21100
Total 183684:						.00	.00	480.40-	
Total 799 AFLAC ATTN: REMITTANCE PROCESSING:						.00	.00	1,018.50-	
822 NAPA AUTO PARTS									
136778		Chk No: 47711 (1)	Calculated	01/13/2021				139.99-	100-21100
Total 136778:						.00	.00	139.99-	
Total 822 NAPA AUTO PARTS:						.00	.00	139.99-	
883 TOP SHELF CAFE									
12667		Chk No: 46123 (1)	Calculated	01/09/2019				18.77-	610-21100
Total 12667:						.00	.00	18.77-	
Total 883 TOP SHELF CAFE:						.00	.00	18.77-	
924 AMERICAN INNOVATIONS									
BH114063		Chk No: 47670 (1)	Calculated	01/13/2021				16.52-	610-21100
Total BH114063:						.00	.00	16.52-	
Total 924 AMERICAN INNOVATIONS:						.00	.00	16.52-	
945 RUSSELL SALFI									
FEB2019		Chk No: 46186 (1)	Calculated	02/13/2019				30.00-	610-21100
Total FEB2019:						.00	.00	30.00-	
Total 945 RUSSELL SALFI:						.00	.00	30.00-	
948 DCC									
JAN2019		Chk No: 46161 (1)	Calculated	02/13/2019				27.57-	100-21100
Total JAN2019:						.00	.00	27.57-	
NOV2020		Chk No: 47685 (1)	Calculated	01/13/2021				15.59-	100-21100
Total NOV2020:						.00	.00	15.59-	
Total 948 DCC:						.00	.00	43.16-	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
985 MICHAEL McCUTCHEON									
FEB2019		Chk No: 46178 (1)	Calculated	02/13/2019				15.00-	100-21100
Total FEB2019:						.00	.00	15.00-	
Total 985 MICHAEL McCUTCHEON:						.00	.00	15.00-	
1041 GARAGE DOOR SERVICE OF DC LLC									
345658		Chk No: 47695 (1)	Calculated	01/13/2021				255.00-	100-21100
Total 345658:						.00	.00	255.00-	
345659		Chk No: 47695 (1)	Calculated	01/13/2021				255.00-	610-21100
345659		Chk No: 47695 (1)	Calculated	01/13/2021				29.90-	100-21100
Total 345659:						.00	.00	284.90-	
Total 1041 GARAGE DOOR SERVICE OF DC LLC:						.00	.00	539.90-	
1042 SCOTT LOHMAN									
REIMB2020		Chk No: 47723 (1)	Calculated	01/13/2021				400.00-	100-21100
Total REIMB2020:						.00	.00	400.00-	
Total 1042 SCOTT LOHMAN:						.00	.00	400.00-	
1043 5 ALARM FIRE & SAFETY EQUIPMENT LLC									
202676-1		Chk No: 47665 (1)	Calculated	01/13/2021				724.45-	100-21100
Total 202676-1:						.00	.00	724.45-	
Total 1043 5 ALARM FIRE & SAFETY EQUIPMENT LLC:						.00	.00	724.45-	
1044 STEPHAN REYNOLDS									
REIMB2020		Chk No: 47727 (1)	Calculated	01/13/2021				32.65-	100-21100
Total REIMB2020:						.00	.00	32.65-	
Total 1044 STEPHAN REYNOLDS:						.00	.00	32.65-	
1178 NICOLET NATIONAL BANK									
10000479		Chk No: 46955 (1)	Calculated	01/30/2020				54.56-	100-21100
Total 10000479:						.00	.00	54.56-	
10000944		Chk No: 46955 (1)	Calculated	01/30/2020				74.63-	100-21100
Total 10000944:						.00	.00	74.63-	
Total 1178 NICOLET NATIONAL BANK:						.00	.00	129.19-	
9008 WATER STREET INN									
REBATE201		Chk No: 45285 (1)	Calculated	01/10/2018				14.21-	100-21100
Total REBATE2017-1:						.00	.00	14.21-	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 9008 WATER STREET INN:						.00	.00	14.21-	
9039 NWTC -- taxes									
PILT2019		Chk No: 46956 (1)	Calculated	01/30/2020				436.60-	100-21100
Total PILT2019:						.00	.00	436.60-	
PILT2020		Chk No: 47789 (1)	Calculated	02/09/2021				454.68-	100-21100
Total PILT2020:						.00	.00	454.68-	
Total 9039 NWTC -- taxes:						.00	.00	891.28-	
9068 CONWAY SHIELDS									
0432328-IN		Chk No: 46114 (1)	Calculated	01/09/2019				159.97-	100-21100
Total 0432328-IN:						.00	.00	159.97-	
Total 9068 CONWAY SHIELDS:						.00	.00	159.97-	
9090 EVENSON LAUNDRY & CLEANERS									
729253		Chk No: 46094 (1)	Calculated	01/09/2019				46.35-	100-21100
Total 729253:						.00	.00	46.35-	
729997		Chk No: 46167 (1)	Calculated	02/13/2019				46.35-	100-21100
Total 729997:						.00	.00	46.35-	
Total 9090 EVENSON LAUNDRY & CLEANERS:						.00	.00	92.70-	
9101 SERVICE MOTOR COMPANY									
P20831		Chk No: 47725 (1)	Calculated	01/13/2021				79.17-	100-21100
Total P20831:						.00	.00	79.17-	
Total 9101 SERVICE MOTOR COMPANY:						.00	.00	79.17-	
9186 ASSOCIATED APPRAISALCONSULTANTS INC									
140568		Chk No: 46150 (1)	Calculated	02/13/2019				632.57-	100-21100
Total 140568:						.00	.00	632.57-	
152568		Chk No: 47763 (1)	Calculated	02/09/2021				649.23-	100-21100
Total 152568:						.00	.00	649.23-	
Total 9186 ASSOCIATED APPRAISALCONSULTANTS INC:						.00	.00	1,281.80-	
9204 PROFESSIONAL SUPPLY									
956970		Chk No: 46184 (1)	Calculated	02/13/2019				43.41-	100-21100
Total 956970:						.00	.00	43.41-	
957089		Chk No: 46184 (1)	Calculated	02/13/2019				767.68-	100-21100

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 957089:						.00	.00	767.68-	
Total 9204 PROFESSIONAL SUPPLY:						.00	.00	811.09-	
9229 LINCOLN NATIONAL LIFE									
4017859262		Chk No: 46954 (1)	Calculated	01/30/2020				241.15-	100-21100
4017859262		Chk No: 46954 (1)	Calculated	01/30/2020				214.96-	100-21100
Total 4017859262:						.00	.00	456.11-	
Total 9229 LINCOLN NATIONAL LIFE:						.00	.00	456.11-	
9240 SEPTIC MAINTENANCE LLC									
20-2251		Chk No: 47724 (1)	Calculated	01/13/2021				331.80-	610-21100
Total 20-2251:						.00	.00	331.80-	
Total 9240 SEPTIC MAINTENANCE LLC:						.00	.00	331.80-	
9266 GASCO									
105286		Chk No: 46097 (1)	Calculated	01/09/2019				71.94-	610-21100
Total 105286:						.00	.00	71.94-	
Total 9266 GASCO:						.00	.00	71.94-	
9290 ANDREA COLLAK									
FEB2019		Chk No: 46148 (1)	Calculated	02/13/2019				30.00-	100-21100
Total FEB2019:						.00	.00	30.00-	
REIMB2019		Chk No: 46148 (1)	Calculated	02/13/2019				3.50-	100-21100
Total REIMB2019:						.00	.00	3.50-	
Total 9290 ANDREA COLLAK:						.00	.00	33.50-	
Total Current period checks for future period invoices.:						.00	.00	53,272.24-	
Grand Totals:						19,076.12	.00	34,196.12-	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-10-51300-200	2,704.50	.00	2,704.50
100-10-51400-312	45.00	.00	45.00
100-10-51400-333	79.33	.00	79.33
100-10-51601-304	1,571.49	.00	1,571.49
100-20-53302-820	6,723.80	.00	6,723.80
100-20-53322-210	304.50	.00	304.50
100-20-53322-301	382.50	.00	382.50
100-20-53322-351	14.38	.00	14.38

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-20-53323-308	150.00	.00	150.00
100-20-53420-303	713.60	.00	713.60
100-20-55200-225	4,400.00	.00	4,400.00
100-20-55200-830	619.00	.00	619.00
100-21100	.00	47,560.80-	47,560.80-
100-50-52200-353	350.00	.00	350.00
202-21100	.00	181.92-	181.92-
610-21100	.00	5,529.52-	5,529.52-
610-30-57401-306	478.05	.00	478.05
610-30-57401-312	15.00	.00	15.00
610-30-57402-304	501.17	.00	501.17
610-30-57402-381	23.80	.00	23.80
Grand Totals:	19,076.12	53,272.24-	34,196.12-

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
01/18	.00	14.21-	14.21-
01/19	.00	4,711.58-	4,711.58-
02/19	.00	2,134.18-	2,134.18-
01/20	.00	10,375.32-	10,375.32-
01/21	.00	27,689.31-	27,689.31-
02/21	.00	8,347.64-	8,347.64-
05/26	19,076.12	.00	19,076.12
Grand Totals:	19,076.12	53,272.24-	34,196.12-

VILLAGE OF EPHRAIM
DOOR COUNTY, WISCONSIN

ORDINANCE 01-2026, AN ORDINANCE AMENDING VILLAGE OF EPHRAIM ZONING CODE

The Village of Ephraim Village Board of Trustees, with quorum present and voting, and having received a recommendation from the Village Plan Committee, and having conducted a public hearing thereon, hereby adopts the following amendments to the Village of Ephraim Zoning Code:

SECTION 1. Section 17.20 3) b) 1) of the Village of Ephraim Zoning Code is repealed in its entirety.

SECTION 2. Section 17.20 5) of the Village of Ephraim Zoning Code is repealed in its entirety.

SECTION 3. Severability. If any section or provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected.

SECTION 4. Effective Date. This ordinance shall take effect upon adoption and posting or publication as required by law.

All other provisions of the Village of Ephraim Zoning Code remain in full force and effect.

Village Staff and the Village Attorney are hereby authorized and directed to take all action necessary to incorporate this amendment into the Village of Ephraim Zoning Code.

Dated this _____ day, May, 2026.

Village of Ephraim

_____

Ken Nelson, Village President

Attest:

_____

Andrea Collak, Village Clerk

17.20 PROTECTED WATERFRONT (PW) DISTRICT.

1) **INTENT.** Recognizing that the open shoreline is one of Ephraim's most distinctive features, the intent of this ordinance is to provide for as much open viewing space along our shoreline as possible. As an important contributing component of the Ephraim Historic District Ordinance §17.26, owners of residences in the Protected Waterfront "PW" District are encouraged to use and maintain their existing residences. Since most of the residential buildings in this area are sited on small non-conforming lots that would otherwise prohibit the erection of such structures under the existing ordinance unless otherwise noted or provided for in this section, structures shall be restricted to those in existence as of January 1, 1998.

2) **PERMITTED USES.**

   a) Park and open spaces, provided that any proposed structural elements are given conditional use approval.

   b) Beaches provided that any proposed structural elements are given conditional use approval.

3) **CONDITIONAL USES.**

   a) On parcels where there is not a residence:

      1) Dockage and launching;

      2) Boat and related rentals;

      3) Sale of marine fuel and accessories for marine use only;

      4) New structures necessary for permitted uses in the district, including bathrooms.

      5) Non-profit organizations on village-owned property. Sales within such shall be subject to any existing lease or other agreements with the village. In the event, that no such agreement speaking to sales exists, the Village of Ephraim Planning Committee, through Conditional Use review, shall oversee and have final approval over any such sales area. This review will include, but is not limited to, the type of merchandise sold, and the total amount of display area the merchandise will envelop.

   b) On parcels where there is a residence:

      1) Additions/modifications to or replacement of existing residences. Subject to §17.20(5).

      2) Residences destroyed by natural disasters or fires in this district may be replaced using the former dimensions and location.

4) **SPECIAL EXCEPTION REVIEW.**
The provisions of this section including the setback and lot coverage requirements from §17.24 shall be mandated except in the case of buildings, structures, or public projects along the shoreline that are deemed to be in the greatest interest to the public by a majority of the Plan Committee and a majority of the Village Board, and this exception can occur only through special exception review.

5) **ADDITIONS/MODIFICATIONS TO OR REPLACEMENT OF EXISTING RESIDENCES. "PW DESIGN REVIEW". (Completed by HPC and Plan Committee.)**

   a) General requirements:

1) Addition/modification or replacement projects including existing dimensionally nonconforming structures considered under this section may apply the existing grandfathered setbacks of the existing structures as the required setback for new work so long as the new work increases or at minimum does not further encroach on the setbacks in question.
2) Footprints in the PW District can be modified, but increases to the total footprint of individual structures within the district are prohibited.
3) All projects are subject to the applicable dimensional standards of §17.24 of the ordinance unless otherwise noted or provided in this section.
4) All projects are subject to applicable floodplain ordinances of the Village and State.

b) Design Criteria:

1) All projects shall incorporate a design that is in keeping with the character of the Village Historic District and the language of the Historic District Ordinance §17.26.
2) Visual impact from the street is to be minimized on all projects occurring in the PW District.
3) No structures shall exceed twenty-three feet (23') in height as measured from the crown grade of State Highway 42.
4) Only chimneys shall be allowed up to two feet (2') above the approved peak roof line.
5) Primary roof pitches less than 6/12 or more than 12/12 are prohibited.

6) **OTHER REQUIREMENTS.** Up to fifty percent (50%) of the total roof pitch square footage can be made up of dormers that may be less than 6/12, but in no case may be less than 3/12**.**

a) Special Plan Committee approval shall determine the number of required parking spaces on a case-by-case basis unless the use has a number established under ordinance §17.15(9); parking requirements may be met through a combination of off-street, on-site, and/or dedicated parking spaces within common ways. Pervious surfaces for parking are preferred in this district.

b) Consideration given to allow for ten percent (10%) additional lot coverage when that area will be used for adding off-street parking.

7) **DIMENSIONAL STANDARDS**. See ordinance §17.24

8) **PROHIBITED USES**. Home occupations are not permitted in the PW District.

VILLAGE OF EPHRAIM, WISCONSIN

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025



CPAs | CONSULTANTS | WEALTH ADVISORS

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INDEPENDENT AUDITORS' REPORT

Village Board
Village of Ephraim
Ephraim, Wisconsin

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Ephraim, Wisconsin (the Village) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Village of Ephraim, Wisconsin's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Ephraim, Wisconsin, as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Village's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Village's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the schedules relating to pensions, as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The nonmajor governmental funds combining statements and detailed comparisons of general fund budgeted and actual revenues and expenditures are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the nonmajor governmental funds combining statements and detailed comparisons of general fund budgeted and actual revenues and expenditures are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Report on Summarized Comparative Information

We have previously audited the Village's 2024 financial statements, and we expressed unmodified audit opinions on the respective financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information in our report dated April 3, 2025. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 10, 2026, on our consideration of the Village's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Village's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Green Bay, Wisconsin
April 10, 2026

BASIC FINANCIAL STATEMENTS

VILLAGE OF EPHRAIM, WISCONSIN
STATEMENT OF NET POSITION
DECEMBER 31, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2024)

	Governmental Activities	Business-Type Activities	Totals 2025	Totals 2024
ASSETS				
Cash and Investments	$ 3,682,972	$ 7,118	$ 3,690,090	$ 4,398,356
Receivables:				
Taxes and Special Charges	1,217,653	-	1,217,653	1,199,871
Delinquent Taxes	1,536	-	1,536	1,554
Accounts	36,255	55,898	92,153	73,971
Other	20,467	-	20,467	23,107
Internal Balances	154,570	(154,570)	-	-
Inventories and Prepaid Items	13,185	9,261	22,446	22,019
Restricted Assets:				
Cash and Investments	129,832	721,916	851,748	826,498
Capital Assets, Nondepreciable	2,730,404	346,229	3,076,633	2,657,679
Capital Assets, Depreciable, Net	8,421,239	3,116,616	11,537,855	9,787,190
Total Assets	16,408,113	4,102,468	20,510,581	18,990,245
DEFERRED OUTFLOWS OF RESOURCES				
Pension-Related Amounts	165,639	73,215	238,854	321,678
LIABILITIES				
Accounts Payable	76,002	12,307	88,309	102,484
Accrued and Other Current Liabilities	27,089	6,306	33,395	24,676
Due to Other Governments	20,403	-	20,403	20,403
Accrued Interest Payable	50,068	-	50,068	44,078
Special Deposits	31,695	-	31,695	30,429
Long-Term Obligations:				
Due Within One Year	412,391	-	412,391	220,000
Due in More Than One Year	4,352,773	-	4,352,773	3,863,558
Net Pension Liability	28,115	12,508	40,623	35,701
Total Liabilities	4,998,536	31,121	5,029,657	4,341,329
DEFERRED INFLOWS OF RESOURCES				
Property Taxes Levied for Subsequent Year	1,382,100	131,121	1,513,221	1,467,300
Pension-Related Amounts	83,181	37,005	120,186	192,569
Total Deferred Inflows of Resources	1,465,281	168,126	1,633,407	1,659,869
NET POSITION				
Net Investment in Capital Assets	6,516,311	3,462,845	9,979,156	8,325,782
Restricted				
Wastewater Treatment Plant Replacement	-	593,262	593,262	620,209
Debt Retirement	-	128,654	128,654	360,480
Unrestricted	3,593,624	(208,325)	3,385,299	4,004,254
Total Net Position	$ 10,109,935	$ 3,976,436	$ 14,086,371	$ 13,310,725

See accompanying Notes to Basic Financial Statements.

VILLAGE OF EPHRAIM, WISCONSIN
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2024)

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions
GOVERNMENTAL ACTIVITIES			
General Government	$ 588,020	$ 4,201	$ -
Public Safety	224,971	20,233	18,024
Public Works	731,813	62,645	89,694
Culture and Recreation	188,854	130,690	-
Conservation and Development	80,633	-	-
Interest and Fiscal Charges	123,781	-	-
Total Governmental Activities	1,938,072	217,769	107,718
BUSINESS-TYPE ACTIVITIES			
Wastewater Utility	582,896	497,365	-
Total	$ 2,520,968	$ 715,134	$ 107,718

GENERAL REVENUES
Taxes:
Property Taxes
Other Taxes and Special Charges
Federal and State Grants and Other Contributions
Not Restricted to Specific Functions
Interest and Investment Earnings
Miscellaneous
Gain on Sale of Asset
Total General Revenues

CHANGE IN NET POSITION

Net Position - Beginning of Year

NET POSITION - END OF YEAR

See accompanying Notes to Basic Financial Statements.

VILLAGE OF EPHRAIM, WISCONSIN
STATEMENT OF ACTIVITIES (CONTINUED)
YEAR ENDED DECEMBER 31, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2024)

Net (Expense) Revenue and Changes in Net Position			
Governmental Activities	Business-Type Activities	Totals 2025	Totals 2024
$ (583,819)	$ -	$ (583,819)	$ (441,874)
(186,714)	-	(186,714)	(185,983)
(579,474)	-	(579,474)	(703,492)
(58,164)	-	(58,164)	(72,935)
(80,633)	-	(80,633)	(73,615)
(123,781)	-	(123,781)	(124,686)
(1,612,585)	-	(1,612,585)	(1,602,585)
-	(85,531)	(85,531)	(164,266)
(1,612,585)	(85,531)	(1,698,116)	(1,766,851)
1,337,251	-	1,337,251	1,337,153
652,927	128,059	780,986	768,370
109,557	-	109,557	88,027
180,996	26,133	207,129	249,864
38,839	-	38,839	22,557
-	-	-	810
2,319,570	154,192	2,473,762	2,466,781
706,985	68,661	775,646	699,930
9,402,950	3,907,775	13,310,725	12,610,795
$ 10,109,935	$ 3,976,436	$ 14,086,371	$ 13,310,725

See accompanying Notes to Basic Financial Statements.

VILLAGE OF EPHRAIM, WISCONSIN
BALANCE SHEET – GOVERNMENTAL FUNDS
DECEMBER 31, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2024)

	General	Nonmajor Governmental Funds	Totals 2025	Totals 2024
ASSETS				
Cash and Investments	$ 3,191,239	$ 491,733	$ 3,682,972	$ 4,360,171
Restricted Cash and Investments	129,832	-	129,832	232,341
Receivables:				
Taxes and Special Charges	1,217,653	-	1,217,653	1,199,871
Delinquent Taxes	1,536	-	1,536	1,554
Accounts	55,921	801	56,722	39,554
Advance to Other Funds	288,150	-	288,150	-
Prepaid Items	13,185	-	13,185	12,802
Total Assets	$ 4,897,516	$ 492,534	$ 5,390,050	$ 5,846,293
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ 74,593	$ 1,409	$ 76,002	$ 86,323
Accrued and Other Current Liabilities	27,089	-	27,089	18,658
Due to Other Funds	133,580	-	133,580	130,518
Due to Other Governments	20,403	-	20,403	20,403
Special Deposits	18,445	13,250	31,695	30,429
Total Liabilities	274,110	14,659	288,769	286,331
DEFERRED INFLOWS OF RESOURCES				
Property Taxes Levied for Subsequent Year	1,382,100	-	1,382,100	1,336,782
FUND BALANCES				
Nonspendable	14,721	-	14,721	14,356
Restricted	129,832	-	129,832	232,341
Committed	2,188,622	477,875	2,666,497	3,282,661
Assigned	95,000	-	95,000	95,000
Unassigned	813,131	-	813,131	598,822
Total Fund Balances	3,241,306	477,875	3,719,181	4,223,180
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 4,897,516	$ 492,534	$ 5,390,050	$ 5,846,293

See accompanying Notes to Basic Financial Statements.

VILLAGE OF EPHRAIM, WISCONSIN
RECONCILIATION OF BALANCE SHEET – GOVERNMENTAL FUNDS TO THE GOVERNMENT-WIDE STATEMENT OF NET POSITION
DECEMBER 31, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2024)

	2025	2024
RECONCILIATION TO THE STATEMENT OF NET POSITION		
Total Fund Balances as Shown on Previous Page	$ 3,719,181	$ 4,223,180
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the funds.	11,151,643	9,152,297
Some deferred outflows and inflows of resources reflect changes in long-term liabilities and are not reported in the funds.		
Deferred Outflows Related to Pensions	165,639	221,352
Deferred Inflows Related to Pensions	(83,181)	(132,242)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.		
Bonds and Notes Payable	(4,665,000)	(3,885,000)
Premium on Debt	(100,164)	(108,397)
Net Pension Liability	(28,115)	(24,517)
Accrued Interest on Long-Term Obligations	(50,068)	(43,723)
Net Position of Governmental Activities as Reported on the Statement of Net Position	$ 10,109,935	$ 9,402,950

See accompanying Notes to Basic Financial Statements.

VILLAGE OF EPHRAIM, WISCONSIN
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2024)

	General	Nonmajor Governmental Funds	Totals 2025	Totals 2024
REVENUES				
Taxes	$ 1,916,183	$ -	$ 1,916,183	$ 1,909,688
Intergovernmental	217,275	-	217,275	183,184
Licenses and Permits	50,309	-	50,309	45,386
Public Charges for Services	2,304	167,921	170,225	177,909
Interdepartmental Charges for Services	19,900	-	19,900	19,900
Miscellaneous	283,326	7,739	291,065	283,496
Total Revenues	2,489,297	175,660	2,664,957	2,619,563
EXPENDITURES				
Current:				
General Government	573,596	-	573,596	439,076
Public Safety	190,404	-	190,404	200,042
Public Works	455,027	30,905	485,932	388,437
Culture and Recreation	53,419	70,753	124,172	104,854
Conservation and Development	80,633	-	80,633	73,615
Debt Service:				
Principal	220,000	-	220,000	210,000
Interest and Fiscal Charges	125,669	-	125,669	136,419
Capital Outlay	2,356,834	11,716	2,368,550	558,035
Total Expenditures	4,055,582	113,374	4,168,956	2,110,478
Excess of Revenues Over (Under) Expenditures	(1,566,285)	62,286	(1,503,999)	509,085
OTHER FINANCING SOURCES (USES)				
Long-Term Debt Issued	1,000,000	-	1,000,000	-
NET CHANGE IN FUND BALANCES	(566,285)	62,286	(503,999)	509,085
Fund Balances - Beginning of Year	3,807,591	415,589	4,223,180	3,714,095
FUND BALANCES - END OF YEAR	$ 3,241,306	$ 477,875	$ 3,719,181	$ 4,223,180

See accompanying Notes to Basic Financial Statements.

VILLAGE OF EPHRAIM, WISCONSIN
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE GOVERNMENT-WIDE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2024)

	2025	2024
RECONCILIATION TO THE STATEMENT OF ACTIVITIES		
Net Change in Fund Balances as Shown on Previous Page	$ (503,999)	$ 509,085
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Capital Assets Reported as Capital Outlay in Governmental Fund Statements	2,356,834	558,035
Items Reported as Capital Outlay, but not Capitalized	(60,356)	(323,266)
Depreciation Expense Reported in the Statement of Activities	(297,132)	(271,055)
Debt issued provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		
Principal Repaid	(780,000)	210,000
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds:		
Accrued Interest on Long-Term Debt	(6,345)	3,500
Amortization of Premium	8,233	8,233
Net Pension Liability	(3,598)	61,111
Deferred Outflows of Resources Related to Pensions	(55,713)	(99,945)
Deferred Inflows of Resources Related to Pensions	49,061	48,955
Change in Net Position of Governmental Activities as Reported in the Statement of Activities	$ 706,985	$ 704,653

See accompanying Notes to Basic Financial Statements.

VILLAGE OF EPHRAIM, WISCONSIN
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
YEAR ENDED DECEMBER 31, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2024)

	Budget			Variance Final Budget - Positive	2024
	Original	Final	Actual	(Negative)	Actual
REVENUES					
Taxes	$ 1,807,012	$ 1,807,012	$ 1,916,183	$ 109,171	$ 1,909,688
Intergovernmental	152,046	152,046	217,275	65,229	183,184
Licenses and Permits	23,528	23,528	50,309	26,781	45,386
Public Charges for Services	2,000	2,000	2,304	304	2,656
Interdepartmental Charges for Services	19,900	19,900	19,900	-	19,900
Miscellaneous	165,500	165,500	283,326	117,826	272,126
Total Revenues	2,169,986	2,169,986	2,489,297	319,311	2,432,940
EXPENDITURES					
Current:					
General Government	499,388	553,046	573,596	(20,550)	439,076
Public Safety	213,827	213,827	190,404	23,423	200,042
Public Works	400,194	410,256	455,027	(44,771)	356,198
Culture and Recreation	36,420	39,489	53,419	(13,930)	32,890
Conservation and Development	70,059	70,059	80,633	(10,574)	73,615
Debt Service:					
Principal	220,000	220,000	220,000	-	210,000
Interest and Fiscal Charges	125,669	125,669	125,669	-	136,419
Capital Outlay	43,000	1,377,395	2,356,834	(979,439)	509,631
Total Expenditures	1,608,557	3,009,741	4,055,582	(1,045,841)	1,957,871
Excess of Revenues Over (Under) Expenditures	561,429	(839,755)	(1,566,285)	(726,530)	475,069
OTHER FINANCING SOURCES (USES)					
Long-Term Debt Issued	-	-	1,000,000	1,000,000	-
NET CHANGE IN FUND BALANCE	561,429	(839,755)	(566,285)	273,470	475,069
Fund Balance - Beginning of Year	3,807,591	3,807,591	3,807,591	-	3,332,522
FUND BALANCE - END OF YEAR	$ 4,369,020	$ 2,967,836	$ 3,241,306	$ 273,470	$ 3,807,591

See accompanying Notes to Basic Financial Statements.

VILLAGE OF EPHRAIM, WISCONSIN
STATEMENT OF NET POSITION – PROPRIETARY FUNDS
DECEMBER 31, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2024)

	Wastewater Utility	
	2025	2024
ASSETS		
Current Assets:		
Cash and Investments	$ 7,118	$ 38,185
Receivables:		
Customer Accounts	55,898	57,524
Due from Other Funds	133,580	130,518
Inventories and Prepaid Items	9,261	9,217
Total Current Assets	205,857	235,444
Noncurrent Assets:		
Restricted Assets		
Cash and Investments	721,916	594,157
Capital Assets:		
Nondepreciable	346,229	39,779
Depreciable, Net	3,116,616	3,252,793
Total Capital Assets	3,462,845	3,292,572
Total Assets	4,390,618	4,122,173
DEFERRED OUTFLOWS OF RESOURCES		
Pension-Related Amounts	73,215	100,326
LIABILITIES		
Current Liabilities:		
Accounts Payable	12,307	16,161
Accrued Interest Payable	-	355
Accrued and Other Current Liabilities	6,306	6,018
Advance from Other Funds	288,150	-
Current Portion of Long-Term Debt	-	90,161
Total Current Liabilities	306,763	112,695
Long-Term Obligations, Less Current Portion:		
Net Pension Liability	12,508	11,184
Total Liabilities	319,271	123,879
DEFERRED INFLOWS OF RESOURCES		
Special Charges on Subsequent Year Tax Roll	131,121	130,518
Pension Related Amounts	37,005	60,327
Total Deferred Inflows of Resources	168,126	190,845
NET POSITION		
Net Investment in Capital Assets	3,462,845	3,196,389
Restricted		
Wastewater Treatment Plant Replacement	593,262	502,696
Debt Retirement	128,654	91,461
Unrestricted	(208,325)	117,229
Total Net Position	$ 3,976,436	$ 3,907,775

See accompanying Notes to Basic Financial Statements.

VILLAGE OF EPHRAIM, WISCONSIN
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION – PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2024)

	Wastewater Utility	
	2025	2024
OPERATING REVENUES		
Charges for Services	$ 485,906	$ 423,471
Other	11,459	9,000
Total Operating Revenues	497,365	432,471
OPERATING EXPENSES		
Operation and Maintenance	409,094	424,829
Depreciation	173,091	167,549
Total Operating Expenses	582,185	592,378
OPERATING LOSS	(84,820)	(159,907)
NONOPERATING REVENUES (EXPENSES)		
Interest Income	26,133	31,484
Interest and Fiscal Charges	(711)	(4,359)
Debt Service Assessment	128,059	128,059
Total Nonoperating Revenues (Expenses)	153,481	155,184
CHANGE IN NET POSITION	68,661	(4,723)
Net Position - Beginning of Year	3,907,775	3,912,498
NET POSITION - END OF YEAR	$ 3,976,436	$ 3,907,775

See accompanying Notes to Basic Financial Statements.

VILLAGE OF EPHRAIM, WISCONSIN
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2024)

	Wastewater Utility	
	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash Received from Customers	$ 498,991	$ 422,442
Cash Paid for Employee Wages and Benefits	(245,639)	(236,600)
Cash Paid to Suppliers	(161,952)	(183,370)
Net Cash Provided by Operating Activities	91,400	2,472
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Transfer In (Out)	288,150	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Acquisition of Capital Assets	(343,364)	(172,111)
Debt Service Assessments Collected	125,600	128,059
Principal Paid on Long-Term Debt	(90,161)	(178,348)
Interest Paid on Long-Term Debt	(1,066)	(4,854)
Net Cash Used by Investing Activities	(308,991)	(227,254)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest Received	26,133	31,484
CHANGE IN CASH AND CASH EQUIVALENTS	96,692	(193,298)
Cash and Cash Equivalents - Beginning of Year	632,342	825,640
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 729,034	$ 632,342

See accompanying Notes to Basic Financial Statements.

VILLAGE OF EPHRAIM, WISCONSIN
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS (CONTINUED)
YEAR ENDED DECEMBER 31, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2024)

	Wastewater Utility Totals	
	2025	2024
RECONCILIATION OF OPERATING LOSS TO NET CASH USED BY OPERATING ACTIVITIES		
Operating Loss	$ (84,820)	$ (159,907)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities:		
Depreciation	173,091	167,549
Change in Liability (Asset) and Deferred Outflows and Inflows of Resources:		
Deferred Outflows - Pension Related	27,111	50,073
Net Pension Liability	1,324	(28,806)
Deferred Inflows - Pension Related	(23,322)	(24,296)
Change in Operating Assets and Liabilities:		
Customer Accounts Receivables	1,626	(10,029)
Inventories and Prepaid Items	(44)	(542)
Accounts Payable	(3,854)	7,723
Accrued Liabilities and Other Current Liabilities	288	707
Net Cash Provided by Operating Activities	$ 91,400	$ 2,472
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO THE STATEMENT OF NET POSITION		
Cash and Investments in Current Assets	$ 7,118	$ 38,185
Cash and Investments in Restricted Assets	721,916	594,157
Total Cash and Cash Equivalents	$ 729,034	$ 632,342

See accompanying Notes to Basic Financial Statements.

VILLAGE OF EPHRAIM, WISCONSIN
STATEMENT OF NET POSITION – FIDUCIARY FUND
DECEMBER 31, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2024)

	Custodial Fund	
	2025	2024
ASSETS		
Cash and Investments	$ 599,402	$ 557,471
Receivables:		
Taxes and Special Charges	2,653,541	2,737,581
Total Assets	3,252,943	3,295,052
DEFERRED INFLOWS OF RESOURCES		
Property Taxes Levied for Subsequent Year	3,252,943	3,295,052
NET POSITION		
Fiduciary Net Position - Restricted for Other Governments	$ -	$ -

See accompanying Notes to Basic Financial Statements.

VILLAGE OF EPHRAIM, WISCONSIN
STATEMENT OF CHANGES IN NET POSITION – FIDUCIARY FUND
YEAR ENDED DECEMBER 31, 2025
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2024)

	Custodial Fund	
	2025	2024
ADDITIONS		
Taxes and Special Charges Collected	$ 3,475,090	$ 3,475,090
DEDUCTIONS		
Payments to Other Taxing Districts	3,475,090	3,475,090
CHANGE IN NET POSITION	-	-
Net Position - Beginning of Year	-	-
NET POSITION - END OF YEAR	$ -	$ -

See accompanying Notes to Basic Financial Statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the Village of Ephraim, Wisconsin (the Village), have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting principles and policies utilized by the Village are described below:

A. Reporting Entity

The Village is a municipal corporation governed by an elected five-member board. In accordance with GAAP, the basic financial statements are required to include the Village and any separate component units that have a significant operational or financial relationship with the Village. The Village has not identified any component units that are required to be included in the basic financial statements in accordance with standards.

B. Joint Venture

The Village is a participant with the Town of Gibraltar in a joint venture to operate the Ephraim-Gibraltar Airport (the Airport). The Ephraim-Gibraltar Airport Commission (EGAC) was created for that purpose. The EGAC is governed by a six-member board comprised of three appointees from each municipality. Both municipalities are obligated by agreement to share equally in providing the local funds necessary for the operation and improvement of the Airport. Complete financial information for the Airport can be obtained from the Town of Gibraltar's office at 4097 Main Street, Fish Creek, Wisconsin 54212.

C. Jointly Governed Organization

The Village is a participant, along with all other Door County municipalities, in the Door County Tourism Zone (the Tourism Zone) created under Wisconsin Statute 66.0615. The Tourism Zone is responsible for collecting a 8.0% room tax on the gross receipts from retail furnishing of rooms or lodgings over all of the member municipalities. The Tourism Zone distributes 70% of the room tax collected to the Door County Visitor Bureau and 30% to the member municipalities. During 2025, the Village recorded $405,499 of room tax from the Tourism Zone. Complete financial information for the Door County Tourism Zone Commission can be obtained from their office at 10568 Country Walk Lane #102, Sister Bay, Wisconsin 54234.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the Village. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which are primarily supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for services.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Governmental funds include the general fund and special revenue funds. Proprietary funds include an enterprise fund. The Village has no internal service funds. The major individual governmental fund and the major individual enterprise fund are reported as separate columns in the fund financial statements.

The Village reports the following major governmental fund:

General Fund

This is the Village's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The Village reports the following major enterprise fund:

Wastewater Utility Fund

This fund accounts for the operations of the Village's wastewater utility.

The Village also reports the following fiduciary fund:

Custodial Fund

The custodial fund accounts for property taxes and special charges collected on behalf of other governments.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Village considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Revenues susceptible to accrual include intergovernmental grants, intergovernmental charges for services, public charges for services and interest. Other revenues such as licenses and permits, fines and forfeits and miscellaneous revenues are recognized when received in cash or when measurable and available.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the Village's wastewater function and various other functions of the Village. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, and fees and fines, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from *nonoperating items*. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Village's proprietary fund is charges to customers for services. Operating expenses for the proprietary fund include the costs of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Measurement Focus and Basis of Accounting (Continued)

When both restricted and unrestricted resources are available for use, it is the Village's policy to use restricted resources first, then unrestricted resources, as they are needed.

F. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance

1. Cash and Investments

Cash and investments are combined in the financial statements. Cash deposits consist of demand and time deposits with financial institutions and are carried at cost. Investments are stated at fair value. Fair value is the price that would be received to sell an asset in an orderly transaction between market participants at the measurement date. For purposes of the statement of cash flows, all cash deposits and highly liquid investments (including restricted assets) with a maturity of three months or less from date of acquisition are considered to be cash equivalents.

2. Property Taxes and Special Charges Receivable

Property taxes and special charges consist of taxes on real estate and personal property and user charges assessed against Village properties. They are levied during December of the prior year and become an enforceable lien on property the following January 1. Property taxes are payable in various options depending on the type and amount. Personal property taxes and special charges are payable on or before January 31 in full. Real estate taxes are payable in full by January 31 or in two equal installments on or before January 31 and July 31. Real estate taxes not paid by January 31 are purchased by the County as part of the February tax settlement. Delinquent personal property taxes remain the collection responsibility of the Village. Special charges not paid by January 31 are held in trust by the County and remitted to the Village, including interest, when collected by the County.

In addition to its levy, the Village also levies taxes for the Gibraltar Public School District, Door County, and Northeast Wisconsin Technical College. The Village contracts with the Door County Treasurer to collect property taxes.

3. Accounts Receivable

Accounts receivable are recorded at gross amounts with uncollectible amounts recognized under the direct write-off method. No allowance for uncollectible accounts has been provided since it is believed that the amount of such allowance would not be material to the basic financial statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance (Continued)

4. Interfund Receivables and Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as “due from other funds” and “due to other funds” in the fund financial statements.

The amount reported on the statement of net position for internal balances represents the residual balance outstanding between the governmental and business-type activities.

5. Inventories

Inventories are recorded at cost, which approximates market, using the first-in, first-out method. Inventories consist of expendable supplies held for consumption. The cost is recorded as an expenditure at the time individual inventory items are consumed rather than when purchased.

6. Prepaid Items

Payments made to vendors that will benefit periods beyond the end of the current fiscal year are recorded as prepaid items and are accounted for on the consumption method.

Prepaid items of governmental funds in the fund financial statements are classified as nonspendable fund balance to indicate that they do not represent spendable available financial resources.

7. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the Village as assets with an initial, individual cost of $5,000 or higher and an estimated useful life in excess of a year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance (Continued)

7. Capital Assets (Continued)

Capital assets of the Village are depreciated using the straight-line method over the following estimated useful lives:

Assets	Governmental Activities	Business-Type Activities
	Years	
Land Improvements	20 - 50	-
Buildings	25 - 50	25 - 50
Improvements Other Than Buildings	6 - 50	3 - 50
Machinery and Equipment	5 - 20	3 - 10
Infrastructure	40	25 - 100

8. Deferred Outflows/Inflows of Resources

Deferred outflows of resources are a consumption of net position by the government that is applicable to a future reporting period. Deferred inflows of resources are an acquisition of net position by the government that is applicable to a future reporting period. The recognition of those outflows and inflows as expenses or expenditures and revenues are deferred until the future periods to which the outflows and inflows are applicable.

9. Long-Term Obligations

In the government-wide financial statements, and proprietary fund in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance (Continued)

10. Pensions

The fiduciary net position of the Wisconsin Retirement System (WRS) has been determined using the flow of economic resources measurement focus and accrual basis of accounting. This includes for purposes of measuring the following:

- Net Pension Liability (Asset),
- Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions,
- Pension Expense (Revenue).

Information about the fiduciary net position of the WRS and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by the WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

11. Fund Equity

Governmental Fund Financial Statements

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The following classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

Nonspendable Fund Balance – Amounts that are not in spendable form (such as inventory, prepaid items, or long-term receivables) or are legally or contractually required to remain intact.

Restricted Fund Balance – Amounts that are constrained for specific purposes by external parties (such as grantor or bondholders), through constitutional provisions, or by enabling legislation.

Committed Fund Balance – Amounts that are constrained for specific purposes by action of the Village Board. These constraints can only be removed or changed by the Village Board using the same action that was used to create them.

Assigned Fund Balance – Amounts that are constrained for specific purposes by action of Village management. The Village Board has authorized the Village Administrator to assign fund balance. Residual amounts in any governmental fund, other than the General Fund, are also reported as assigned.

Unassigned Fund Balance – Amounts that are available for any purpose. Positive unassigned amounts are only reported in the General Fund.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Fund Balance (Continued)

11. Fund Equity (Continued)

The Village has adopted a fund balance spend-down policy regarding the order in which fund balance will be utilized. Where applicable, the policy requires restricted funds to be spent first, followed by committed funds, and then assigned funds. Unassigned funds would be spent last.

Government-Wide and Proprietary Fund Statements

Equity is classified as net position and displayed in three components:

Net Investment in Capital Assets – Amount of capital assets, net of accumulated depreciation, and capital related deferred outflows of resources less outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets and any capital related deferred inflows of resources.

Restricted Net Position – Amount of net position that is subject to restrictions that are imposed by 1) external groups, such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.

Unrestricted Net Position – Net position that is neither classified as restricted nor as net investment in capital assets.

G. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

H. Summarized Financial Information

Comparative amounts for the prior year have been presented in the basic financial statements to provide an understanding of changes in the Village's financial position and operations. The comparative amounts may be summarized in total and not at the level of detail required for a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the government's financial statements for the year ended December 31, 2024, from which the summarized information was derived.

NOTE 2 STEWARDSHIP AND COMPLIANCE

A. Budgets and Budgetary Accounting

The Village follows these procedures in establishing the budgetary data reflected in the basic financial statements:

1. Prior to November, the Village Administrator submits to the Village Board a proposed operating budget for the calendar year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them. After submission to the governing body, public hearings are held to obtain taxpayer comments. Following the public hearings, the proposed budget, including authorized additions and deletions, is legally enacted by Village Board action.

2. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for all governmental funds. Budget is defined as the originally approved budget plus or minus approved amendments. Individual amendments throughout the year were not material in relation to the original budget. Budget appropriations not expended during the year are closed to fund balance unless authorized by the governing body to be forwarded into the succeeding year's budget.

3. During the year, formal budgetary integration is employed as a management control device for the governmental funds.

4. Expenditures may not exceed appropriations provided in detailed budget accounts maintained for each activity or department of the Village. Amendments to the budget during the year require initial approval by management and are subsequently authorized by the Village Board.

5. Encumbrance accounting is used by the Village to record commitments related to unperformed contracts for goods or services.

The Village's General Fund expenditures exceeded budget by $1,045,841 for the fiscal year ended December 31, 2025.

NOTE 2 STEWARDSHIP AND COMPLIANCE (CONTINUED)

B. Property Tax Levy Limit

Wisconsin state statutes provide for a limit on the property tax levies for all Wisconsin cities, villages, towns and counties. For the 2025 and 2026 budget years, Wisconsin Statutes limit the increase in the maximum allowable tax levy to the change in the Village's January 1 equalized value as a result of net new construction. The actual limit for the Village for the 2025 budget was 0.63%. The actual limit for the Village for the 2026 budget was 1.39%. Debt service for debt authorized after July 1, 2005 is exempt from the levy limit. In addition, Wisconsin statutes allow the limit to be adjusted for the increase in debt service authorized prior to July 1, 2005 and in certain other situations.

NOTE 3 DETAILED NOTES ON ALL FUNDS

A. Cash and Investments

The Village maintains various cash and investment accounts, including pooled funds that are available for use by all funds. Each fund's portion of these accounts is displayed on the financial statements as "Cash and Investments."

Invested cash consists of deposits and investments that are restricted by Wisconsin Statutes to the following:

> Time deposits; repurchase agreements; securities issued by federal, state, and local governmental entities; statutorily authorized commercial paper and corporate securities; and the Wisconsin local government investment pool.

The carrying amount of the Village's cash and investments totaled $5,141,240 on December 31, 2025 as summarized below:

Petty Cash and Cash on Hand	$	405
Deposits with Financial Institutions		4,628,639
Investments:		
Wisconsin Local Government Investment Pool		409,678
Wisconsin Investment Series Cooperative		102,518
Total	$	5,141,240

Reconciliation to the basic financial statements:

Government-Wide Statement of Net Position:		
Cash and Investments	$	3,690,090
Restricted Cash and investments		851,748
Fiduciary Fund Statement of Net Position:		
Cash and Investments		599,402
Total	$	5,141,240

Deposits and investments of the Village are subject to various risks. Presented below is a discussion of the Village's deposits and investments and the related risks.

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

A. Cash and Investments (Continued)

Fair Value Measurements

The Village categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant observable inputs; Level 3 inputs are significant unobservable inputs. The Village currently has no investments that are subject to fair value measurement.

Custodial Credit Risk

Custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. Wisconsin statutes require repurchase agreements to be fully collateralized by bonds or securities issued or guaranteed by the federal government or its instrumentalities. The Village does not have an additional custodial credit policy.

Deposits with financial institutions within the state of Wisconsin are insured by the Federal Deposit Insurance Corporation (FDIC) in the amount of $250,000 for the combined amount of all time and savings deposits and $250,000 for interest-bearing and noninterest-bearing demand deposits per official custodian per insured depository institution. Deposits with financial institutions located outside the state of Wisconsin are insured by the FDIC in the amount of $250,000 for the combined amount of all deposit accounts per official custodian per depository institution. Also, the state of Wisconsin has a State Guarantee Fund which provides a maximum of $1,000,000 per public depository above the amount provided by an agency of the U.S. Government. However, due to the relatively small size of the State Guarantee Fund in relation to the Fund's total coverage, total recovery of insured losses may not be available. This coverage has been considered in determining custodial credit risk.

As of December 31, 2025, $3,156,471 of the Village's deposits with financial institutions were in excess of federal and state depository insurance limits. The full amount of $3,156,471 was collateralized with securities held by the pledging financial institution or its trust department or agent but not in the Village's name.

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

A. Cash and Investments (Continued)

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Wisconsin statutes limit investment in securities to the top two ratings assigned by nationally recognized statistical rating organizations. Presented below is the actual rating as of the year-end for each investment type.

Investment Type	Amount	Exempt from Disclosure	AAA	AA	Not Rated
Wisconsin Local Government Investment Pool	$ 102,518	$ -	$ -	$ -	$ 102,518
WISC Investments: Investment Series	409,678	-	409,678	-	-
Totals	$ 512,196	$ -	$ 409,678	$ -	$ 102,518

Concentration of Credit Risk

The investment policy of the Village contains no limitations on the amount that can be invested in any one issuer. At December 31, 2025, the Village had no investments in any one issuer (other than external investment pools) that represent 5% or more of total Village investments.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the Village manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations. As of December 31, 2025, the Wisconsin local government investment pool had a weighted average maturity of 13 days.

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

A. Cash and Investments (Continued)

Information about the sensitivity of the fair values of the Village's investments to market interest rate fluctuations is provided by the following table that shows the distribution of the Village's investments by maturity:

		Remaining Maturity (in Months)			
Investment Type	Amount	12 Months or Less	13 to 24 Months	25 to 60 Months	More Than 60 Months
Wisconsin Local Government Investment Pool	$ 102,518	$ 102,518	$ -	$ -	$ -
WISC Investments Investment Series	409,678	409,678	-	-	-
Totals	$ 512,196	$ 512,196	$ -	$ -	$ -

Investments with Fair Values Highly Sensitive to Interest Rate Fluctuations

The Village's investments do not include investments that are highly sensitive to interest rate fluctuations.

Investment in Wisconsin Local Government Investment Pool

The Village has investments in the Wisconsin local government investment pool of $102,518 at year-end. The Wisconsin local government investment pool (LGIP) is part of the State Investment Fund (SIF), and is managed by the state of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2025, the fair value of the Village's share of the LGIP's assets was substantially equal to the carrying value.

Investment in Wisconsin Investment Series Cooperation

The Village has investments in the Wisconsin Investment Series Cooperative (WISC) of $409,678 at year-end consisting investments in the Investment Series. The Investment Series requires a 14 day minimum investment period and one business day withdrawal notice, and the average dollar weighted maturity is one hundred twenty (120) days or less.

WISC is organized by and operated exclusively for Wisconsin public schools, technical colleges, and municipal entities. WISC is not registered with the Securities and Exchange Commission, but operates under Wisconsin International Cooperate Statute, Wisconsin Statute, Section 66.031. WISC is governed by the Wisconsin Investment Series Cooperative Commission in accordance with the terms of the Intergovernmental Cooperation Agreement. WISC invests Village funds in accordance with Wisconsin law. WISC investments are valued at amortized cost, which approximates market value.

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

B. Restricted Assets

Restricted assets on December 31, 2025 totaled $851,748 and consisted of cash and investments held for the following purposes:

Fund	Amount	Purpose
General Fund:		
Capital Projects	$ 129,832	To account for unused debt proceeds to be used for future capital projects
Enterprise:		
Wastewater Utility:		
Equipment Replacement	593,262	To account for funds set aside for capital equipment replacement
Debt Retirement	128,654	To account for funds set aside for debt retirement
Total Wastewater Utility	721,916	
Total	$ 851,748	

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

C. Capital Assets

Capital asset activity for the year ended December 31, 2025 was as follows:

Governmental Activities	Beginning Balance	Increases	Decreases	Ending Balance
Capital Assets, Nondepreciable:				
Land	$ 2,494,161	$ -	$ -	$ 2,494,161
Construction in Progress	123,739	2,020,064	1,907,560	236,243
Total Capital Assets, Nondepreciable	2,617,900	2,020,064	1,907,560	2,730,404
Capital Assets, Depreciable:				
Land Improvements	3,168,196	92,888	-	3,261,084
Buildings and Improvements	1,306,216	1,942,596	-	3,248,812
Machinery and Equipment	1,363,461	64,997	-	1,428,458
Infrastructure	5,658,223	83,493	-	5,741,716
Subtotals	11,496,096	2,183,974	-	13,680,070
Less: Accumulated Depreciation for:				
Land Improvements	1,205,748	91,906	-	1,297,654
Buildings and Improvements	781,478	28,852	-	810,330
Machinery and Equipment	752,374	64,130	-	816,504
Infrastructure	2,222,099	112,244	-	2,334,343
Subtotals	4,961,699	297,132	-	5,258,831
Total Capital Assets, Depreciable, Net	6,534,397	1,886,842	-	8,421,239
Governmental Activities Capital Assets, Net	$ 9,152,297	$ 3,906,906	$ 1,907,560	11,151,643
Less: Capital Related Debt				4,635,332
Net Investment in Capital Assets				$ 6,516,311

Business-Type Activities	Beginning Balance	Increases	Decreases	Ending Balance
Capital Assets, Nondepreciable:				
Land	$ 39,779	$ -	$ -	$ 39,779
Construction in Progress	-	306,450	-	306,450
Total Capital Assets, Not Being Depreciated	39,779	306,450	-	346,229
Capital Assets, Depreciable:				
Buildings and Improvements	1,737,653	36,914	-	1,774,567
Machinery and Equipment	991,893	-	-	991,893
Infrastructure	5,822,864	-	-	5,822,864
Subtotals	8,552,410	36,914	-	8,589,324
Less: Accumulated Depreciation for:				
Buildings and Improvements	1,511,320	43,903	-	1,555,223
Machinery and Equipment	1,478,092	54,158	-	1,532,250
Infrastructure	2,310,205	75,030	-	2,385,235
Subtotals	5,299,617	173,091	-	5,472,708
Total Capital Assets, Depreciable, Net	3,252,793	(136,177)	-	3,116,616
Business-Type Activities Capital Assets, Net	$ 3,292,572	$ 170,273	$ -	3,462,845
Net Investment in Capital Assets				$ 3,462,845

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

C. Capital Assets (Continued)

Depreciation expense was charged to functions of the Village as follows:

Governmental Activities:	
General Government	$ 22,218
Public Safety	30,098
Public Works	200,667
Culture and Recreation	44,149
Governmental Activities	$ 297,132
Business-Type Activities:	
Wastewater Utility	$ 173,091

D. Interfund Receivables and Payables

The Village has a $133,580 interfund receivable/payable between the General Fund and Wastewater that represents special charges on the tax roll as of December 31, 2025.

The advance of $288,150 between the General fund and Wastewater does not have a repayment schedule established. This will be repaid based on cash availability in the wastewater.

E. Long-Term Obligations

The following is a summary of changes in long-term obligations of the Village for the year ended December 31, 2025:

Governmental Activities	Beginning Balance	Issued	Retired	Ending Balance	Due Within One Year
General Obligation Debt:					
Bonds	$ 3,885,000	$ -	$ 220,000	$ 3,665,000	$ 235,000
Notes from Direct Borrowings	-	1,000,000	-	1,000,000	177,391
Total General Obligation Debt	3,885,000	1,000,000	220,000	4,665,000	412,391
Debt Premium	108,397	-	8,233	100,164	-
Governmental Activities Long-Term Obligations	$ 3,993,397	$ 1,000,000	$ 228,233	$ 4,765,164	$ 412,391
Business-Type Activities					
General Obligation Debt:					
Notes from Direct Borrowing	$ 90,161	$ -	$ 90,161	$ -	$ -

Total interest paid during the year on long-term debt totaled $126,380.

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

E. Long-Term Obligations (Continued)

General Obligation Debt

General obligation debt currently outstanding is detailed as follows:

	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance December 31, 2025
General Obligation Bonds	9/20/18	3/1/38	3.0 - 5.0%	4,910,000	$ 3,665,000
General Obligation Promissory Note from Direct Borrowings	5/14/19	5/14/29	4.16%	1,000,000	1,000,000
Total Outstanding General Obligation Debt					$ 4,665,000

Annual principal and interest maturities of the outstanding general obligation debt of $4,665,000 on December 31, 2025 are detailed below:

Year Ended	Governmental Activities G.O. Bonds		Governmental Activities Notes from Direct Borrowing		Totals	
December 31,	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 235,000	$ 114,294	$ 177,391	$ 60,073	$ 412,391	$ 174,367
2027	245,000	104,744	188,048	49,416	433,048	154,160
2028	245,000	97,394	199,344	38,120	444,344	135,514
2029	255,000	89,894	211,320	26,145	466,320	116,039
2030	260,000	82,169	223,897	13,568	483,897	95,737
2031-2035	1,435,000	282,666	-	-	1,435,000	282,666
2036 - 2038	990,000	50,594	-	-	990,000	50,594
Total	$ 3,665,000	$ 821,755	$ 1,000,000	$ 187,322	$ 4,665,000	$ 1,009,077

For governmental activities, the other long-term liabilities are generally funded by the general fund.

Legal Margin for New Debt

The Village's legal margin for creation of additional general obligation debt on December 31, 2025 was $27,489,365 as follows:

Equalized Valuation of the Village	$ 643,087,300
Statutory Limitation Percentage	(x) 5%
General Obligation Debt Limitation, per Section 67.03 of the Wisconsin Statutes	32,154,365
Total Outstanding General Obligation Debt Applicable to Debt Limitation	4,665,000
Legal Margin for New Debt	$ 27,489,365

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

F. Pension Plan

1. Plan Description

The WRS is a cost-sharing, multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, expected to work at least 1200 hours a year (880 hours for teachers and school district educational support employees) and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS. ETF issues a standalone Annual Comprehensive Financial Report, which can be found at http://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements. Additionally, ETF issued a standalone Wisconsin Retirement System Financial Report, which can also be found using the link above.

2. Vesting

For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

3. Benefits Provided

Employees who retire at or after age 65 (54 for protective occupations and 62 for elected officials and executive service retirement plan participants, if hired on or before December 31, 2016) are entitled a retirement benefit, based on a formula factor, their final average earnings, and years of creditable service.

Final average earnings is the average of the participant's three highest earnings periods. Creditable service includes current service and prior service for which a participant received earnings and make contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

Vested participants may retire at, or after age 55 (50 for protective occupations) and receive an actuarially reduced benefit. Participants terminating covered employment prior to eligibility for an annuity may either receive employee-required contributions plus interest as a separation benefit or leave contributions on deposit and defer application until eligible to receive a retirement benefit.

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

F. Pension Plan (Continued)

The WRS also provides death and disability benefits for employees.

4. Postretirement Adjustments

The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with S. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the floor) set at retirement. The Core and Variable annuity adjustments granted during recent years are as follows:

Year	Core Fund Adjustment Percent	Variable Fund Adjustment Percent
2015	2.9	2
2016	0.5	(5)
2017	2.0	4
2018	2.4	17
2019	0.0	(10)
2020	1.7	21
2021	5.1	13
2022	7.4	15
2023	1.6	(21)
2024	3.6	15

5. Contributions

Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for general category employees, including teachers, Executives and Elected Officials. Starting on January 1, 2016, the Executives and Elected Officials category was merged into the General Employee Category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remained of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the year ending December 31, 2025, the WRS recognized $38,733 in contributions from the Village.

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

F. Pension Plan (Continued)

5. Contributions (Continued)

Contribution rates for the reporting period are:

Employee Category	Employee	Employer
General (Including Teachers, Executives, and Elected Officials)	6.95 %	6.95 %
Protective with Social Security	6.95 %	14.95
Protective without Social Security	6.95 %	18.95

6. Pension Assets, Liabilities, Pension Expense (Revenue), Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

At December 31, 2025, the Village reported a liability of $40,623 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2024 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2023 rolled forward to December 31, 2024. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net pension liability was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2024, the Village's proportion was 0.00247221%, which was a increase of 0.00007101% from its proportion measured as of December 31, 2023.

For the year ended December 31, 2025, the Village recognized pension expense of $54,145.

At December 31, 2025, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	$ 126,155	$ 118,546
Net Differences Between Projected and Actual Earnings on Pension Plan Investments	61,728	-
Changes in Assumptions	12,053	-
Changes in Proportion and Differences Between Employer Contributions and Proportionate Share of Contributions	185	1,640
Employer Contributions Subsequent to the Measurement Date	38,733	-
Total	$ 238,854	$ 120,186

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

F. Pension Plan (Continued)

6. Pension Assets, Liabilities, Pension Expense (Revenue), Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions (Continued)

$38,733 reported as deferred outflows related to pension resulting from the Village's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Year Ended December 31,	Expense
2026	$ 23,763
2027	83,690
2028	(20,972)
2029	(6,546)
Total	$ 79,935

7. Actuarial Assumptions

The total pension liability in the actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2023
Measurement Date of Net Pension	December 31, 2024
Experience Study:	January 1, 2021 - December 31, 2023; Published November 19, 2024
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return:	6.8%
Discount Rate:	6.8%
Salary Increases:	
Wage Inflation	3.0%
Seniority/Merit	0.1% - 5.7%
Mortality	2020 WRS Experience Mortality Table
Postretirement Adjustments*	1.7%

* No postretirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.7% is the assumed annual adjustment based on the investment return assumption and the postretirement discount rate. Includes the impact of known Market Recognition Account deferred gains/losses on the liability for dividend payments.

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

F. Pension Plan (Continued)

7. Actuarial Assumptions (Continued)

Actuarial assumptions are based upon an experience study conducted in 2024 that covered a three-year period from January 1, 2021 to December 31, 2023. Based on this experience study, actuarial assumptions used to measure the total pension liability changed from the prior year, including seniority (merit) and separation rates. The total pension liability for December 31, 2024 is based upon a roll-forward of the liability calculated from the December 31, 2023 actuarial valuation.

Long-Term Expected Return on Plan Assets

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Core Fund Asset Class	Current Asset Allocation Percent	Long-Term Expected Nominal Rate of Return Percent	Long-Term Expected Real Rate of Return Percent
Public Equity	38 %	7.0 %	4.3 %
Public Fixed Income	27	6.1	3.4
Private Equity/Debt	20	9.5	6.7
Inflation Sensitive Assets	19	4.8	2
Real Estate	8	6.5	3.8
Cash	(12)	3.7	4.4
Total Core Fund	100 %	7.5 %	4.8 %
Variable Fund Asset Class			
U.S. Equities	70 %	6.5	3.8
International Equities	30	7.4	4.7
Total Variable Fund	100 %	6.9	4.2

New England Pension Consultants Long Term US CPI (Inflation) Forecast: 2.7%.

Asset allocations are managed within established ranges; target percentages may differ from actual monthly allocations.

The investment policy used for the Core Fund involves reducing equity exposure by leveraging lower-volatility assets, such as fixed income securities. Currently, an asset allocation target of 12% policy leverage is used, subject to an allowable range of up to 20%.

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

F. Pension Plan (Continued)

7. Actuarial Assumptions (Continued)

Single Discount Rate

A single discount rate of 6.8% was used to measure the total pension liability for the current and prior year. This single discount rate is based on the expected rate of return on pension plan investments of 6.8% and a municipal bond rate of 4.08%. (Source: "20-Bond GO Index" is the Bond Buyer Index, general obligation, 20 years to maturity, mixed quality as of December 31, 2024. In describing this index, the Bond Buyer notes that the bonds' average quality is roughly equivalent to Moody's investors Service's Aa2 rating and Standard and Poor's Corp.'s AA.). Because of the unique structure of WRS, the 6.8% expected rate of return implies that a dividend of approximately 1.7% will always be paid after reflecting known changes in the Market Recognition Account. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan members contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Village's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the Village's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.80%, as well as what the Village's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is one-percentage-point lower (5.80%) or one-percentage-point higher (7.80%) than the current rate:

	Percent Decrease to Discount Rate (5.80%)	Current Discount Rate (6.80%)	Percent Increase to Discount Rate (7.80%)
Village's Proportionate Share of the Net Pension Liability (Asset)	$ 381,092	$ 40,623	$ (201,271)

8. Payables to the Pension Plan

At December 31, 2025, the Village has no outstanding amount of contributions to the pension plan for the year ended December 31, 2025.

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

G. Fund Equity

Nonspendable Fund Balance

In the fund financial statements, portions of the governmental fund balances are amounts that cannot be spent because they are either 1) not in spendable form or 2) legally or contractually required to be maintained intact. At December 31, 2025, nonspendable fund balance was as follows:

General Fund		
Nonspendable:		
Delinquent Property Taxes Receivable	$	1,536
Prepaid Items		13,185
Total Nonspendable Fund Balance	$	14,721

Restricted Fund Balance

In the fund financial statements, portions of governmental fund balances are not available for appropriation or are legally restricted for use for a specific purpose. At December 31, 2025, restricted fund balance was as follows:

General Fund		
Restricted for:		
Unspent Bond Proceeds - Streetscape	$	129,832

Committed Fund Balance

In the fund financial statements, portions of government fund balances are committed by Village Board action. At December 31, 2025, fund balance was committed as follows:

General Fund		
Committed for:		
Capital Expenditures	$	2,188,622
Special Revenue Funds		
Committed for:		
Marina Expenditures		431,329
Water Testing Expenditures		46,546
Total Special Revenue Committed Fund Balance		477,875
Total Committed Fund Balance	$	2,666,497

NOTE 3 DETAILED NOTES ON ALL FUNDS (CONTINUED)

G. Fund Equity (Continued)

Assigned Fund Balance

Portions of governmental fund balances have been assigned to represent tentative management plans that are subject to change. At December 31, 2025, fund balance was assigned as follows:

General Fund	
Assigned for Subsequent Years Budget	$ 95,000

Minimum General Fund Balance Policy

The Village has also adopted a minimum fund balance policy of 15% of actual current year operating expenditures for the general fund. The minimum fund balance is maintained for cash flow and working capital purposes. The minimum fund balance amount is calculated as follows:

Actual 2025 General Fund Operating Expenditures	$ 1,337,356
Minimum Fund Balance Percent	(x) 15%
Minimum Fund Balance Amount	$ 200,603

The Village's unassigned general fund balance of $813,131 is above the minimum fund balance amount.

H. Deferred Compensation Plan

The Village offers its employees a deferred compensation plan created in accordance with the Internal Revenue Code Section 457. The Plan, available to all Village employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. Contributions to this plan are entirely from employee voluntary contributions. The Village makes no employer contributions to this plan.

NOTE 4 OTHER INFORMATION

A. Risk Management

The Village is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The Village completes an annual review of its insurance coverage to ensure adequate coverage. Settled claims have not exceeded insurance coverage in any of the past three years.

B. Contingencies

From time to time, the Village is party to other various pending claims and legal proceedings. Although the outcome of such matters cannot be forecast with certainty, it is the opinion of management that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the Village's financial position or results of operations.

REQUIRED SUPPLEMENTARY INFORMATION

VILLAGE OF EPHRAIM, WISCONSIN
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET)
LAST TEN MEASUREMENT PERIODS

Measurement Period Ended	Proportion of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability (Asset)
12/31/15	0.00236366	$ 38,409	$ 337,565	11.38	98.20
12/31/16	0.00238223	19,635	345,327	5.69	99.12
12/31/17	0.00238040	(70,676)	352,927	20.03	102.93
12/31/18	0.00239678	85,269	372,650	22.88	96.45
12/31/19	0.00228664	(73,731)	330,638	(22.30)	102.96
12/31/20	0.00228871	(142,887)	396,222	(36.06)	105.26
12/31/21	0.00226138	(182,271)	402,017	(45.34)	106.02
12/31/22	0.00237119	125,618	436,886	28.75	95.72
12/31/23	0.00240120	35,701	477,554	7.48	98.85
12/31/24	0.00247221	40,623	538,692	7.48	98.79

See accompanying Notes to Required Supplementary Information

VILLAGE OF EPHRAIM, WISCONSIN
SCHEDULE OF CONTRIBUTIONS
LAST TEN FISCAL YEARS

Fiscal Year Ended	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll (Fiscal Year)	Contributions as a Percentage of Covered Payroll
12/31/16	$ 22,792	$ 22,792	$ -	$ 345,327	6.60
12/31/17	23,999	23,999	-	352,927	6.80
12/31/18	24,968	24,968	-	372,650	6.70
12/31/19	21,657	21,657	-	330,638	6.55
12/31/20	26,745	26,745	-	396,222	6.75
12/31/21	27,136	27,136	-	402,017	6.75
12/31/22	28,397	28,397	-	436,887	6.50
12/31/23	32,474	32,474	-	477,555	6.80
12/31/24	37,170	37,170	-	538,692	6.90
12/31/25	38,733	38,733	-	557,313	6.95

See accompanying Notes to Required Supplementary Information

Change of Benefit terms:
There were no changes of benefit terms for any participating employer in the WRS.

Changes of assumptions:
Based on a three-year experience study conducted in 2024 covering January 1, 2021 through December 31, 2023, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-end December 31, 2024, including the following:

- Raising the seniority/merit inflation rate from 0.1%-5.6% to 0.1%-5.7%

Based on a three-year experience study conducted in 2021 covering January 1, 2018 through December 31, 2020, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-end December 31, 2021, including the following:

- Lowering the long-term expected rate of return from 7.0% to 6.8%
- Lowering the discount rate from 7.0% to 6.8%
- Lowering the price inflation rate from 2.5% to 2.4%
- Lowering the post-retirement adjustments from 1.9% to 1.7%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2018 Mortality Table to the 2020 WRS Experience Mortality Table.

Based on a three-year experience study conducted in 2018 covering January 1, 2015 through December 31, 2017, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-ended December 31, 2018, including the following:

- Lowering the long-term expected rate of return from 7.2% to 7.0%
- Lowering the discount rate from 7.2% to 7.0%
- Lowering the wage inflation rate from 3.2% to 3.0%
- Lowering the price inflation rate from 2.7% to 2.5%
- Lowering the post-retirement adjustments from 2.1% to 1.9%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2012 Mortality Table to the Wisconsin 2018 Mortality Table.

SUPPLEMENTARY INFORMATION

VILLAGE OF EPHRAIM, WISCONSIN
COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	Special Revenue		
	Coastal Management	Water Testing	Total
ASSETS			
Cash and Investments	$ 445,811	$ 45,922	$ 491,733
Accounts	-	801	801
Total Assets	$ 445,811	$ 46,723	$ 492,534
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts Payable	$ 1,232	$ 177	$ 1,409
Special Deposits	13,250	-	13,250
Total Liabilities	14,482	177	14,659
FUND BALANCES			
Committed	431,329	46,546	477,875
Total Liabilities and Fund Balances	$ 445,811	$ 46,723	$ 492,534

VILLAGE OF EPHRAIM, WISCONSIN
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	Special Revenue		
	Coastal Management	Water Testing	Total
REVENUES			
Public Charges for Services	$ 129,719	$ 38,202	$ 167,921
Miscellaneous	6,871	868	7,739
Total Revenues	136,590	39,070	175,660
EXPENDITURES			
Current:			
Public Works	-	30,905	30,905
Culture and Recreation	70,753	-	70,753
Capital Outlay	11,716	-	11,716
Total Expenditures	82,469	30,905	113,374
NET CHANGE IN FUND BALANCES	54,121	8,165	62,286
Fund Balances - Beginning of Year	377,208	38,381	415,589
FUND BALANCES - END OF YEAR	$ 431,329	$ 46,546	$ 477,875

VILLAGE OF EPHRAIM, WISCONSIN
GENERAL FUND
DETAILED COMPARISON OF BUDGETED AND ACTUAL REVENUES
YEAR ENDED DECEMBER 31, 2025

	Budget			Variance Final Budget - Positive
	Original	Final	Actual	(Negative)
Taxes:				
General Property	$ 1,336,704	$ 1,336,704	$ 1,336,704	$ -
Managed Forest Lands	8	8	78	70
Room Tax	320,000	320,000	405,499	85,499
Premier Resort Tax	150,000	150,000	173,433	23,433
Interest and Taxes	300	300	469	169
Total Taxes	1,807,012	1,807,012	1,916,183	109,171
Intergovernmental:				
State:				
State Shared Taxes	49,211	49,211	51,476	2,265
Tax Exempt Computer Aid	142	142	142	-
Fire Insurance Dues	11,000	11,000	18,024	7,024
Severance Yield Withdrawal	-	-	8	8
Transportation	89,693	89,693	89,694	1
DNR - in Lieu of Taxes	2,000	2,000	2,331	331
Other Grants	-	-	55,600	55,600
Total Intergovernmental	152,046	152,046	217,275	65,229
Licenses and Permits:				
Licenses:				
Liquor and Malt Beverage	3,000	3,000	2,448	(552)
Dog	8	8	119	111
Other Licenses and Permits	5,020	5,020	13,420	8,400
Cable Television Fees	13,000	13,000	14,208	1,208
Permits:				
Building	2,500	2,500	4,515	2,015
Zoning	-	-	15,599	15,599
Total Licenses and Permits	23,528	23,528	50,309	26,781
Public Charges for Services:				
Publication Fees	1,000	1,000	1,300	300
Clerk's Fees	-	-	33	33
Tennis Courts	1,000	1,000	971	(29)
Total Public Charges for Services	2,000	2,000	2,304	304
Interdepartmental Charges for Services:				
Personnel Services	19,900	19,900	19,900	-
Miscellaneous:				
Interest	120,000	120,000	173,257	53,257
Rent	5,500	5,500	5,210	(290)
Sale of Village Property	2,000	2,000	2,360	360
Miscellaneous	38,000	38,000	102,499	64,499
Total Miscellaneous	165,500	165,500	283,326	117,826
Total Revenues	$ 2,169,986	$ 2,169,986	$ 2,489,297	$ 319,311

VILLAGE OF EPHRAIM, WISCONSIN
GENERAL FUND
DETAILED COMPARISON OF BUDGETED AND ACTUAL EXPENDITURES
YEAR ENDED DECEMBER 31, 2025

	Budget			Variance Final Budget - Positive
	Original	Final	Actual	(Negative)
General Government:				
Legislative	$ 30,200	$ 30,200	$ 22,800	$ 7,400
Legal	30,000	30,000	17,061	12,939
General Administration	175,184	176,368	193,951	(17,583)
Elections	3,500	3,500	3,055	445
Retirement	9,802	9,802	10,197	(395)
Social Security	12,404	12,404	11,937	467
Health Insurance	65,306	65,306	66,204	(898)
Treasurer	33,943	33,943	34,566	(623)
Assessment of Property	67,200	67,200	100,567	(33,367)
Audit	15,000	15,000	14,666	334
Village Office/ Community Center	42,108	94,582	86,145	8,437
Property and Liability Insurance	7,000	7,000	8,929	(1,929)
Workers Compensation Insurance	441	441	460	(19)
Miscellaneous	7,300	7,300	3,058	4,242
Total General Government	499,388	553,046	573,596	(20,550)
Public Safety:				
Law Enforcement	5,000	5,000	457	4,543
Fire Department	186,403	186,403	164,764	21,639
Rescue	9,000	9,000	11,563	(2,563)
Inspection	13,424	13,424	13,620	(196)
Total Public Safety	213,827	213,827	190,404	23,423
Public Works:				
Wages and Employee Benefits	249,986	249,986	235,092	14,894
Street Maintenance	49,970	49,970	40,912	9,058
Building Maintenance	40,093	40,093	51,970	(11,877)
Contracted Work	6,000	6,000	3,701	2,299
Street Lighting	18,700	28,762	27,701	1,061
Shop and Equipment	24,445	24,445	82,383	(57,938)
Garbage and Refuse Collection	3,000	3,000	3,041	(41)
Recycling	8,000	8,000	10,227	(2,227)
Total Public Works	400,194	410,256	455,027	(44,771)
Culture and Recreation:				
Parks	33,200	36,269	43,364	(7,095)
Beach	620	620	748	(128)
Celebrations	2,600	2,600	9,307	(6,707)
Total Culture and Recreation	36,420	39,489	53,419	(13,930)

VILLAGE OF EPHRAIM, WISCONSIN
GENERAL FUND
DETAILED COMPARISON OF BUDGETED AND ACTUAL EXPENDITURES (CONTINUED)
YEAR ENDED DECEMBER 31, 2025

	Budget			Variance Final Budget - Positive
	Original	Final	Actual	(Negative)
Conservation and Development:				
Zoning	$ 34,059	$ 34,059	$ 33,846	$ 213
Contributions to Business Council	36,000	36,000	46,787	(10,787)
Total Conservation and Development	70,059	70,059	80,633	(10,574)
Capital Outlay:				
General Government	-	15,656	15,656	-
Public Works	3,000	1,152,438	2,157,933	(1,005,495)
Fire Department	4,000	4,000	3,638	362
Park	36,000	205,301	179,607	25,694
Total Capital Outlay	43,000	1,377,395	2,356,834	(979,439)
Debt Service:				
Principal	220,000	220,000	220,000	-
Interest	125,669	125,669	125,669	-
Total Debt Service	345,669	345,669	345,669	-
Total Expenditures	$ 1,608,557	$ 3,009,741	$ 4,055,582	$ (1,045,841)

ADDITIONAL INDEPENDENT AUDITORS' REPORT FOR BASIC FINANCIAL STATEMENTS

CliftonLarsonAllen LLP
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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Village Board
Village of Ephraim, Wisconsin
Ephraim, Wisconsin

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Ephraim, Wisconsin, (the Village) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements, and have issued our report thereon dated April 10, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Village's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, we do not express an opinion on the effectiveness of the Village's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Village's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and responses as items 2025-001, 2025-002 and 2025-003, that we consider to be material weaknesses.

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Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Village's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Village of Ephraim, Wisconsin's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Village's response to the findings identified in our audit and described in the accompanying schedule of findings and responses. The Village's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Village's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Green Bay, Wisconsin
April 10, 2026

VILLAGE OF EPHRAIM, WISCONSIN
SCHEDULE OF FINDINGS AND RESPONSES
YEAR ENDED DECEMBER 31, 2025

Internal Control Over Financial Reporting

Finding No.
2025-001 **Segregation of Duties**

Type of Finding: Material Weakness in Internal Control Over Financial Reporting

Condition: The Village has one position which essentially completes all financial and recordkeeping duties. Accordingly, this does not allow for a proper segregation of duties for internal control purposes.

Criteria or Specific Requirement: Segregation of duties is an internal control intended to prevent or decrease the occurrence of errors or intentional fraud. Segregation of duties ensures that no single employee has control over all phases of a transaction.

Effect: Errors or intentional fraud could occur and not be detected timely by other employees in the normal course of their responsibilities as a result of the lack of segregation of duties.

Cause: The lack of segregation of duties is due to the limited number of employees and the size of the Village's operations.

Repeat Finding: This is a repeat of finding 2024-001.

Recommendation: We recommend the Village Board continue to monitor the transactions and the financial records of the Village. We recommend the Village review its processes to ensure that there is adequate segregation of duties in regard to initiating, authorizing and approving transactions. As part of the Village performing a risk assessment of its operations and current procedures, the Village should review its processes to identify tasks that could be reassigned to other Village personnel and to identify and implement mitigating controls to reduce the risk of errors and intentional fraud.

Management's Response: The Village will continue to review its processes and identify tasks that can be assigned to other Village personnel. The Village Board will continue to monitor Village transactions.

Internal Control Over Financial Reporting (Continued)

Finding No.
2025-002 **Preparation of Annual Financial Report**

Type of Finding: Material Weakness in Internal Control Over Financial Reporting

Condition: Management and the Village Board share the ultimate responsibility for the Village's internal control system. While it is acceptable to outsource various accounting functions, the responsibility for internal control cannot be outsourced. The Village engages CliftonLarsonAllen LLP (CLA) to assist in preparing its financial statements and accompanying disclosures. However, as independent auditors, CLA cannot be considered part of the Village's internal control system. As part of its internal control over the preparation of its financial statements, including disclosures, the Village has implemented a comprehensive review procedure to ensure that the financial statements, including disclosures, are complete and accurate. The Village's personnel have not monitored recent accounting developments to the extent necessary to enable them to prepare the Village's financial statements and related disclosures, to provide a high level of assurance that potential omissions or other errors that are material would be identified and corrected on a timely basis.

Criteria or Specific Requirement: The preparation and review of the annual financial report and Municipal Financial Report by staff with expertise in financial reporting is an internal control intended to prevent, detect and correct a potential omission or misstatement in the financial statements or notes or other required State Financial reports.

Effect: The Village may not be able to completely prepare an annual financial report in accordance with accounting principles generally accepted in the United States of America.

Cause: Village management has determined that the additional costs associated with training staff to become experienced in applicable accounting principles and note disclosures outweigh the derived benefits.

Repeat Finding: This is a repeat of finding 2024-002.

Recommendation: We recommend the Village continue reviewing the annual financial report. Such review procedures should be performed by an individual possessing a thorough understanding of accounting principles generally accepted in the United States of America and knowledge of the Village's activities and operations. While it may not be cost beneficial to train additional staff to completely prepare the report, a thorough review of this information by appropriate staff of the Village is necessary to obtain a complete and adequate understanding of the Village's annual financial report and Municipal Financial Report.

Internal Control Over Financial Reporting (Continued)

Finding No.
2025-002 **Preparation of Annual Financial Report (Continued)**

Management's Response: Management believes the cost for additional staff time and training to prepare year-end closing entries and reports outweigh the benefits to be received. Management has reviewed and approved the annual financial report prior to issuance.

Finding No.
2025-003 **Adjustment to the Village's Financial Records**

Type of Finding: Material Weakness in Internal Control Over Financial Reporting

Condition: As part of our audit, we proposed adjusting journal entries that were material to the Village's financial statements.

Criteria or Specific Requirement: Material adjusting journal entries proposed by the auditors are considered to be an internal control deficiency.

Effect: Year-end financial records prepared by the Village may contain material misstatements.

Cause: While Village staff maintains financial records which accurately report revenues and expenditures throughout the year, preparing year-end adjusting and closing entries requires additional expertise that would entail additional training and staff time to develop.

Repeat Finding: This is a repeat of finding 2024-003.

Recommendation: We recommend the Village designate an individual to obtain additional training in order to prepare the adjusting and closing entries. We are available to assist the individual in obtaining the understanding to prepare these entries.

Management's Response: Administration is very willing and eager to learn the necessary adjusting and closing entries to ensure that the year-end financial statements are as accurate as possible.



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Village Board
Village of Ephraim
Ephraim, Wisconsin

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Village of Ephraim as of and for the year ended December 31, 2025, and have issued our report thereon dated April 10, 2026. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit in our engagement letter dated November 7, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant audit findings or issues

Qualitative aspects of accounting practices

Accounting policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Village of Ephraim are described in Note 1 to the financial statements.

No new accounting policies were adopted and the application of existing policies was not changed during 2025.

We noted no transactions entered into by the entity during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There were no accounting estimates affecting the financial statements which were particularly sensitive or required substantial judgments by management.

Financial statement disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. There were no particularly sensitive financial statement disclosures.

The financial statement disclosures are neutral, consistent, and clear.

Significant unusual transactions

We identified no significant unusual transactions.

Difficulties encountered in performing the audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

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Uncorrected misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has determined that the effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. The following summarizes uncorrected misstatements of the financial statements:

- The Village passed on recording a liability relating to compensated absences in the Governmental Activities for $154,732 and $33,706 in the Business-Type Activities/Wastewater Fund.

Uncorrected misstatements or the matters underlying uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even if management has concluded that the uncorrected misstatements are immaterial to the financial statements under audit.

Corrected misstatements

The following material and immaterial misstatements detected as a result of audit procedures were corrected by management:

- Recorded GASB 68 related entries.
- Recorded deprecation for wastewater capital assets.
- Reversed accounts payable.
- Reversed prepaid expenses.
- Reversed special charges.
- Recorded debt payment for wastewater fund.
- Recorded Interdepartmental charges.

Disagreements with management

For purposes of this communication, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during our audit.

Management representations

We have requested certain representations from management that are included in the attached management representation letter dated April 10, 2026.

Management consultations with other independent accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the entity's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Significant issues discussed with management prior to engagement

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to engagement as the entity's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our engagement.

Required supplementary information

With respect to the required supplementary information (RSI) accompanying the financial statements, we made certain inquiries of management about the methods of preparing the RSI, including whether the RSI has been measured and presented in accordance with prescribed guidelines, whether the methods of measurement and preparation have been changed from the prior period and the reasons for any such changes, and whether there were any significant assumptions or interpretations underlying the measurement or presentation of the RSI. We compared the RSI for consistency with management's responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements. Because these limited procedures do not provide sufficient evidence, we did not express an opinion or provide any assurance on the RSI.

Supplementary information in relation to the financial statements as a whole

With respect to the nonmajor governmental fund statements and general fund detailed comparison of budgeted and actual revenues and expenditures (collectively, the supplementary information) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period or the reasons for such changes, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated April 10, 2026.

* * *

This communication is intended solely for the information and use of the Board and management of Village of Ephraim and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Green Bay, Wisconsin
April 10, 2026

VILLAGE OF EPHRAIM

FOUNDED 1853

April 10, 2026

CliftonLarsonAllen LLP
1175 Lombardi Avenue, Suite 200
Green Bay, WI 54301

This representation letter is provided in connection with your audits of the financial statements of Village of Ephraim, which comprise the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to misstatements that are material. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

We confirm, to the best of our knowledge and belief, as of April 10, 2026, the following representations made to you during your audit.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement agreement dated November 7, 2025, for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP. The financial statements include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.

2. We acknowledge and have fulfilled our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.

4. Significant estimates have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP. Significant estimates are estimates at the financial statement date that could change materially within the next year.

5. Related party relationships and transactions, including, but not limited to, revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable

from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.

6. No events, including instances of noncompliance, have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to, or disclosure in, the financial statements.

7. The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements for each opinion unit. The Village passed on recording compensated absences in the governmental activities and business-type/wastewater fund activities by the amounts of $154,732 and $33,706, respectively. This understated liabilities in both the governmental activities and business-type activities/wastewater fund, as well as overstated net position. In addition, you have proposed adjusting journal entries that have been posted to the entity's accounts. We have reviewed and approved those adjusting journal entries and understand the nature of the changes and their impact on the financial statements. We are in agreement with those adjustments and accept responsibility for them.

8. We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with U.S. GAAP, and we have not consulted a lawyer concerning litigation, claims, or assessments.

9. Guarantees, whether written or oral, under which the entity is contingently liable, if any, have been properly recorded or disclosed in accordance with U.S. GAAP.

10. The fact that the amount of "uncollateralized" deposits or "uninsured, unregistered securities held by the counterparty, or by its trust department or agent but not in the entity's name" during the period significantly exceeded the amounts in those categories as of the financial statement date was properly disclosed in the financial statements.

11. Receivables recorded in the financial statements represent valid claims against debtors for transactions arising on or before the financial statement date, and the carrying amounts of those receivables and related allowances are determined in accordance with U.S. GAAP.

12. We have appropriately identified, recorded, and disclosed all leases, including any material embedded leases contained within other contracts, in accordance with GASB Statement No. 87, *Leases*.

13. We have appropriately identified, recorded, and disclosed all subscription-based information technology arrangements in accordance with GASB Statement No. 96, *Subscription-Based Information Technology Arrangements.*

14. We have no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.

15. We believe that the actuarial assumptions and methods used to measure pension and other postemployment benefits (OPEB) liabilities and costs for financial accounting purposes are appropriate in the circumstances.

16. We are unable to determine the possibility of a withdrawal liability in a multiple-employer benefit plan.

17. We do not plan to make frequent amendments to our pension or other postretirement benefit plans.

18. We have properly identified the various types of leave and have recorded a liability for compensated absences in accordance with the requirements of GASB Statement No. 101, *Compensated Absences.*

19. We are not aware of any concentrations or constraints that would require disclosure in accordance with GASB Statement No. 102, *Certain Risk Disclosures*.

Information Provided

1. We have provided you with:

    a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements such as records (including information obtained from within and outside of the general and subsidiary ledgers), documentation, and other matters.

    b. Additional information that you have requested from us for the purpose of the audit.

    c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

    d. Complete minutes of the meetings of the governing board and related committees, or summaries of actions of recent meetings for which minutes have not yet been prepared.

2. All material transactions have been recorded in the accounting records and are reflected in the financial statements.

3. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

4. We have no knowledge of any fraud or suspected fraud that affects the entity and involves:

    a. Management;

    b. Employees who have significant roles in internal control; or

    c. Others when the fraud could have a material effect on the financial statements.

5. We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, regulators, or others.

6. We have no knowledge of any instances of noncompliance or suspected noncompliance with laws and regulations and provisions of contracts and grant agreements, or waste or abuse whose effects should be considered when preparing financial statements.

7. We are not aware of any pending or threatened litigation, claims, or assessments, or unasserted claims or assessments, that are required to be accrued or disclosed in the financial statements in accordance with U.S. GAAP, and we have not consulted a lawyer concerning litigation, claims, or assessments.

8. There are no other material liabilities or gain or loss contingencies that are required to be accrued or disclosed in accordance with U.S. GAAP.

9. We have disclosed to you the identity of all the entity's related parties and all the related party relationships and transactions of which we are aware, including any side agreements.

10. The entity has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets, nor has any asset been pledged as collateral, except as made known to you and disclosed in the financial statements.

11. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to Village of Ephraim, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations, and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.

12. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.

13. The entity has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

14. We are responsible for determining whether we have received, expended, or otherwise been the beneficiary of any federal awards during the period of this audit. No federal award, received directly from federal agencies or indirectly as a subrecipient, was expended in an amount that cumulatively totals from all sources $1,000,000 or more. For this representation, "award" means financial assistance and federal cost-reimbursement contracts that non-federal entities receive directly from federal awarding agencies or indirectly from pass-through entities. It does not include procurement contracts, user grants, or contracts used to buy goods or services from vendors.

15. We have followed all applicable laws and regulations in adopting, approving, and amending budgets.

16. The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures, jointly governed organizations, and other related organizations.

17. The financial statements properly classify all funds and activities.

18. All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.

19. Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.

20. Investments and land are properly valued.

21. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

22. Revenues are appropriately classified in the statement of activities within program revenues and general revenues.

23. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.

24. Deposits and investment securities and derivative instruments are properly classified as to risk and are properly valued and disclosed.

25. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.

26. We have appropriately disclosed the entity's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.

27. We have appropriately disclosed the entity's use of unrestricted fund balance amounts, and we reduce committed amounts first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance categories could be used.

28. We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

29. We acknowledge our responsibility for presenting the combining nonmajor governmental fund statements and the general fund detailed comparison of budgeted and actual revenues and expenditures (the supplementary information) in accordance with U.S. GAAP, and we believe the supplementary information, including its form and content, is fairly presented in accordance with U.S. GAAP. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information. If the supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditors' report thereon.

30. As part of your audit, you prepared the draft financial statements, related notes, and supplementary information. We have designated an individual who possesses suitable skill, knowledge, and/or experience to understand and oversee your services; have made all management judgments and decisions; and have assumed all management responsibilities. We have evaluated the adequacy and results of the service. We have reviewed, approved, and accepted responsibility for those financial statements, related notes, and supplementary information. We have also ensured that the entity's data and records are complete and received sufficient information to oversee the service.

31. We understand that as part of your audit, you prepared the adjusting journal entries necessary to convert our cash basis records to the accrual basis of accounting and acknowledge that we have reviewed and approved those entries and accepted responsibility for them. We have also ensured that the entity's data and records are complete and received sufficient information to oversee the service.

32. We have evaluated the adequacy and results of the depreciation services performed and accept responsibility for the results. We acknowledge our responsibility for our depreciation schedules and have determined the methods and rates of depreciation and the salvage values used in the calculations. We have designated an individual who possesses suitable skill, knowledge, and/or experience to understand and oversee your depreciation services; have made all significant management judgments and decisions; and have assumed all management responsibilities. We have also ensured that the entity's data and records are complete and received sufficient information to oversee the service.

33. In regards to the preparation of financial statements and related notes, required supplementary information, preparation of supplementary information, preparation of depreciation schedules and preparation of adjusting journal entries services performed by you, we have:

    a. Made all management judgments and decisions and assumed all management responsibilities.

    b. Designated an individual who possesses suitable skill, knowledge, and/or experience to understand and oversee the services.

    c. Evaluated the adequacy and results of the services performed.

    d. Accepted responsibility for the results of the services.

e. Ensured that the entity's data and records are complete and received sufficient information to oversee the services.

Signature: _____ Title: Administrator

Signature: Andrea Collett Title: Clerk-Treasurer

Ephraim-Gibraltar Airport (3D2) Phase 2 - Airport Master Plan Study

Technical Advisory Committee (TAC) Meeting #2

March 19, 2026

TKDA + Westwood

Introductions

- Ephraim-Gibraltar (Airport Owner)
- Wisconsin Bureau of Aeronautics (WBOA)
- Westwood Professional Services
- TKDA
- TAC Members
- Other Attendees (In-Person & Virtually)

TAC Meeting #2 Objectives

- ✈Airport Activity Forecast (Critical Aircraft Determination) Status
- ✈Facility Requirements Summary
- ✈Formulation of Alternatives Analysis
- ✈Review of Draft Runway Alternatives
- ✈Review of Draft Building Area Alternatives
- ✈Study Schedule / Next Steps
- ✈Questions / Adjournment



Airport Activity Forecast (Critical Aircraft Determination) Status

Existing, Future, and Ultimate Critical Aircraft for Runway 14/32			
Design Parameter	**Existing Critical Aircraft**	**Future Critical Aircraft**	**Ultimate Critical Aircraft**
Forecast Year	2024	2029	2034
Runway Design Code (RDC)	A-I	A-I	A-I
Aircraft Approach Category (AAC)	A	A	A
Airplane Design Group (ADG)	I	I	I
Taxiway Design Group (TDG)	1A/1B	1A/1B	1A/1B
Weight Classification	Small	Small	Small

Source: TKDA

Airport Activity Forecast (Critical Aircraft Determination) Status

Existing, Future, and Ultimate Critical Aircraft for Runway 1/19			
Design Parameter	**Existing Critical Aircraft**	**Future Critical Aircraft**	**Ultimate Critical Aircraft**
Forecast Year	2024	2029	2034
Runway Design Code (RDC)	A-I	A-I	A-I
Aircraft Approach Category (AAC)	A	A	A
Airplane Design Group (ADG)	I	I	I
Taxiway Design Group (TDG)	1A/1B	1A/1B	1A/1B
Weight Classification	Small	Small	Small

Source: TKDA

Facility Requirements Summary

Facility Requirements Summary cont'd.

Primary Runway 14/32 Data Table Summary

Design Standard	Existing Conditions	*PAL 1-2*
Runway Identifier	14/32	*Same*
Runway Dimensions	2,697' x 60'	*TBD***
Runway Design Code	A-I(S)-5000	A-I(S)-4000
Runway Wind Coverage (10.5 knots)	87.83%	*Same*
Runway Design Crosswind Component	10.5 knots	*Same*
Pavement Surface (Treatment)	Asphalt (None)	*Same*
Pavement Strength (Wheel Type)	12,500 lbs. (DW)	*Same*
Runway Markings	Non-Precision	*Same*
Runway Lighting Type	MIRLs	*Same*
Visual and Instrument NAVAIDS	PAPI	*PAPI, REIL*
Runway Safety Area (RSA)*	120' x 240'	*Same*
Runway Object Free Area (OFA)*	250' x 240'	*Same*
Runway Obstacle Free Zone (OFZ)*	250' x 200'	*Same*
Approach Runway Protection Zone (Length x Inner Width x Outer Width)	1,000' x 250' x 450'	*Same*
Departure Runway Protection Zone (Length x Inner Width x Outer Width)	1,000' x 250' x 450'	*Same*
Approach Visibility Minimums	1-mile	*Same*
14 CFR Part 77 Primary Approach Type	Non-Precision	*Same*
14 CFR Part 77 Approach Code (Slope)	A (NP) (20:1)	*B (NP) (20:1)*
Vertically-Guided / Circling Approach	No/No	*Same*
FAA Approach Surface (Slope)	4 (20:1)	*Same*
FAA Instrument Departure Surf. (Slope)	7 (40:1)	*Same*
Parallel Taxiway / Runway Separation	None	150'
Holding Position	120'	125'

Source: FAA AC 150/5300-13B, TKDA
**** RSA, OFA, OFZ dimensions are width x distance beyond runway end***
**** Actual Runway Length to be added following FAA approval of forecast and runway length justification.**

Facility Requirements Summary cont'd.

Crosswind Runway 1/19 Data Table Summary

Design Standard	Existing Conditions	*PAL 1-2*
Runway Identifier	1/19	*Same*
Runway Dimensions	1,941' x 100'	*TBD***
Runway Classification	Utility	*Same*
Runway Design Code (RDC)	A-I(S)-VIS	*Same*
Runway Wind Coverage (10.5 knots)	89.94%	*Same*
Pavement Surface (Treatment)	Turf	*Same*
Pavement Strength (Wheel Type)	N/A	*Same*
Runway Markings	None	*Same*
Runway Lighting Type	Yellow Cones	*Same*
Visual and Instrument NAVAIDS	None	*Same*
Runway Safety Area (RSA)*	120' x 240'	*Same*
Runway Object Free Area (OFA)*	250' x 200'	*Same*
Runway Obstacle Free Zone (OFZ)*	250' x 200'	*Same*
Approach Runway Protection Zone (Length x Inner Width x Outer Width)	1,000' x 250' x 450'	*Same*
Departure Runway Protection Zone (Length x Inner Width x Outer Width)	1,000' x 250' x 450'	*Same*
Approach Visibility Minimums	Visual	*Same*
14 CFR Part 77 Primary Approach Type	Visual	*Same*
14 CFR Part 77 Approach Code (Slope)	A(V) (20:1)	*Same*
Vertically Guided / Circling Approach	No	*Same*
FAA Approach Surface (Slope)	2 (20:1)	*Same*
FAA Instrument Departure Surf. (Slope)	N/A	*Same*
Parallel Taxiway / Runway Separation	N/A	*Same*
Holding Position	0'	*125'*

Source: FAA AC 150/5300-13B, TKDA

- RSA, OFA, OFZ dimensions are width x distance beyond runway end
- ** Actual Runway Length to be determined based on justified length of Runway 14/32 and potential shift of the Runway 19 end to meet standards (overlapping RSAs).

Facility Requirements Summary cont'd.

Obstruction Mitigation Recommendations			
Runway End	**Standard(s)**	**Deficiency**	**Recommendation**
14	FAA Approach Surface 4 – Instrument (> ¾ mi.) and Circling	Vegetative Growth (Tree)	✈ On-Airport: Remove trees ✈ Off-Airport: Trim/remove trees
32	FAA Approach Surface 4 – Instrument (> ¾ mi.) and Circling	Vegetative Growth (Tree)	✈ On-Airport: Remove trees ✈ Off-Airport: Trim/remove trees
14-32	Part 77 – Non-Precision Utility FAA Departure Surface 7 – Instrument Departures	Vegetative Growth (Tree)	✈ On-Airport: Remove trees ✈ Off-Airport: Trim/remove trees
14-32	Part 77 – Non-Precision Utility [A(NP)]	Vegetative Growth (Tree)	✈ On-Airport: Remove trees ✈ Off-Airport: Trim/remove trees
1	FAA Approach Surface 2 – visual with approach speeds of <50	Vegetative Growth (Tree)	✈ On-Airport: Remove trees ✈ Off-Airport: Trim/remove trees
19	FAA Approach Surface 2 – visual with approach speeds of <50	Vegetative Growth (Tree)	✈ On-Airport: Remove trees ✈ Off-Airport: Trim/remove trees
1-19	Part 77 – Visual Utility [A(V)]	Vegetative Growth (Tree)	✈ On-Airport: Remove trees ✈ Off-Airport: Trim/remove trees

Formulation of Alternatives Analysis

Runways & Taxiways	✈ Conduct environmental study for near-term airport development ✈ Construct full parallel taxiway for Runway 14/32 ✈ Construct an unpaved taxiway to Runway 1/19 ✈ Reconfigure Taxiway A connectors to meet standards (Direct Access and High Energy Intersections) ✈ Remove Runway 14/32 approach obstructions ✈ Remove Runway 1/19 approach obstructions ✈ Acquire easements for Runway 14 and 32 ✈ Extend Runway 14/32 (When justified)
Building Area, Support Facilities	✈ Maximize hangar development using existing infrastructure within airport property and to coincide with ongoing and programmed projects.

RUNWAY PROTECTION ZONE DATA

RUNWAY PROTECTION ZONE DIMENSIONS (R.P.Z.)

	RUNWAY	BASE	LENGTH	OUTER WIDTH	SLOPE
EXISTING	14	250'	1000'	450'	20:1
	32	250'	1000'	450'	20:1
	19	250'	1000'	450'	20:1
	01	250'	1000'	450'	20:1
ULTIMATE	14	250'	1000'	450'	20:1
	32	250'	1000'	450'	20:1
	19	250'	1000'	450'	20:1
	01	250'	1000'	450'	20:1

RUNWAY SAFETY AREA

RUNWAY SAFETY AREA DIMENSIONS (R.S.A.)

RUNWAY	WIDTH	LENGTH BEYOND RUNWAY END
14	120'	240'
32	120'	240'
19	NA	NA
01	NA	NA
ULTIMATE		
14	120'	240'
32	120'	240'
19	120'	240'
01	120'	240'

RUNWAY OBJECT FREE AREA

RUNWAY OBJECT FREE AREA DIMENSIONS (O.F.A.)

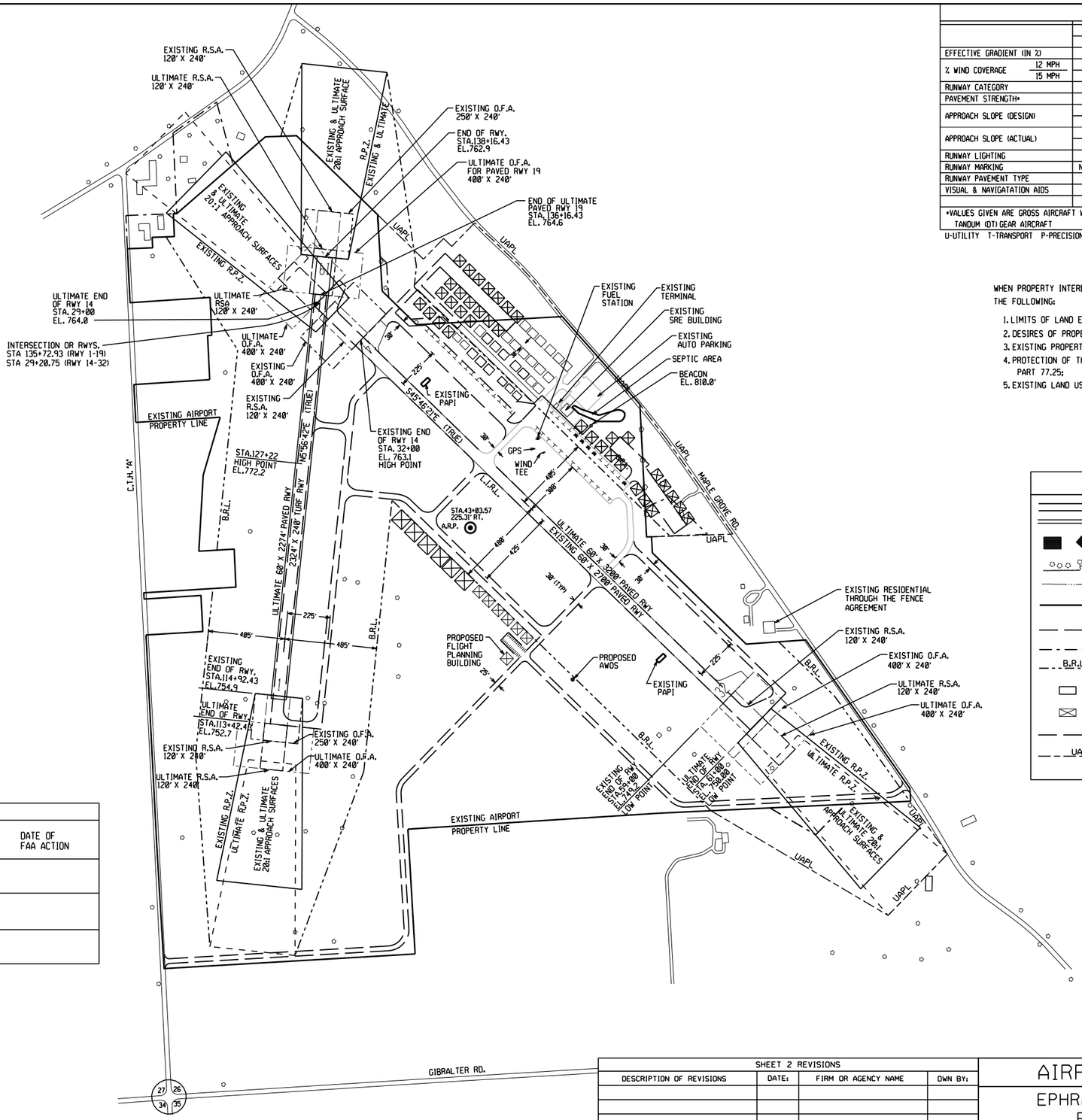
RUNWAY	WIDTH	LENGTH BEYOND RUNWAY END
14	400'	240'
32	400'	240'
19	250'	240'
01	250'	240'
ULTIMATE		
14	400'	240'
32	400'	240'
19	400'	240'
01	400'	240'

RUNWAY END COORDINATES

EXISTING		
RUNWAY	LAT.	LONG.
14	45°08'16.915"	87°11'22.139"
32	45°07'57.660"	87°10'56.893"
19	45°08'21.371"	87°11'24.482"
01	45°07'58.647"	87°11'28.972"
ULTIMATE		
14	45°08'19.055"	87°11'25.034"
32	45°07'56.233"	87°10'54.164"
19	45°08'19.415"	87°11'24.869"
01	45°07'57.180"	87°11'29.262"

TABLE OF MODIFICATIONS TO STANDARDS

ITEM	MODIFICATION	DATE OF FAA ACTION
ACCESS TO RUNWAY	RESIDENTIAL THROUGH THE FENCE AGREEMENT	



RUNWAY DATA

		RUNWAY 14 - 32		RUNWAY 01 - 19	
		EXISTING	ULTIMATE	EXISTING	ULTIMATE
EFFECTIVE GRADIENT (IN %)		0.45%	0.44%	0.34%	0.50%
% WIND COVERAGE	12 MPH	90.53%	90.53%	93.71%	93.71%
	15 MPH	95.05%	95.05%	N/A	N/A
RUNWAY CATEGORY		U - V	U - NPI	U - V	U - V
PAVEMENT STRENGTH*		12,500* (S)	12,500* (S)	NONE (TURF)	12,500* (S)
APPROACH SLOPE (DESIGN)		14 (20:1)	14 (20:1)	01 (20:1)	01 (20:1)
		32 (20:1)	32 (20:1)	19 (20:1)	19 (20:1)
APPROACH SLOPE (ACTUAL)		14 (19.9:1)	14 (13.9:1)	01 (20:1)	01 (20:1)
		32 (33.1:1)	32 (15.6:1)	19 (3.6:1)	19 (15.8:1)
RUNWAY LIGHTING		L.I.R.L.	M.I.R.L.	TURF	NONE
RUNWAY MARKING		NON-PREC. INST.	NON-PREC. INST.	NONE	NON-PREC. INST.
RUNWAY PAVEMENT TYPE		BIT.	BIT.	TURF	ASPHALT
VISUAL & NAVIGATATION AIDS		PAPI	PAPI, LPV	NONE	NONE

VALUES GIVEN ARE GROSS AIRCRAFT WEIGHT IN 1000 SINGLE (S), DUAL (D) & DUAL TANDUM (DT) GEAR AIRCRAFT

U-UTILITY T-TRANSPORT P-PRECISION V-VISUAL NP-NON PRECISION

WHEN PROPERTY INTEREST IS PURCHASED, CONSIDERATION WILL INCLUDE THE FOLLOWING:

1. LIMITS OF LAND ELIGIBLE FOR FAA PARTICIPATION;
2. DESIRES OF PROPERTY OWNER;
3. EXISTING PROPERTY OWNERSHIP BOUNDARIES;
4. PROTECTION OF THE IMAGINARY SURFACES DESCRIBED IN FAR. PART 77.25;
5. EXISTING LAND USE ZONING CONTROLS.

LEGEND

- EXISTING AIRFIELD PAVEMENT
- EXISTING ROADS
- EXISTING BUILDINGS
- TREES OR TREE LINE
- DITCH
- EXISTING AIRPORT PROPERTY LINE (FEE SIMPLE)
- EXISTING CLEAR ZONE EASEMENT LINE
- EXISTING AVIGATION EASEMENT LINE
- B.R.L. BUILDING RESTRICTION LINE
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED PAVEMENT
- UAPL ULTIMATE PROPERTY INTEREST LINE

MAG. DEC. N4°39'W

0 150' 300' 600'

SHEET 2 REVISIONS

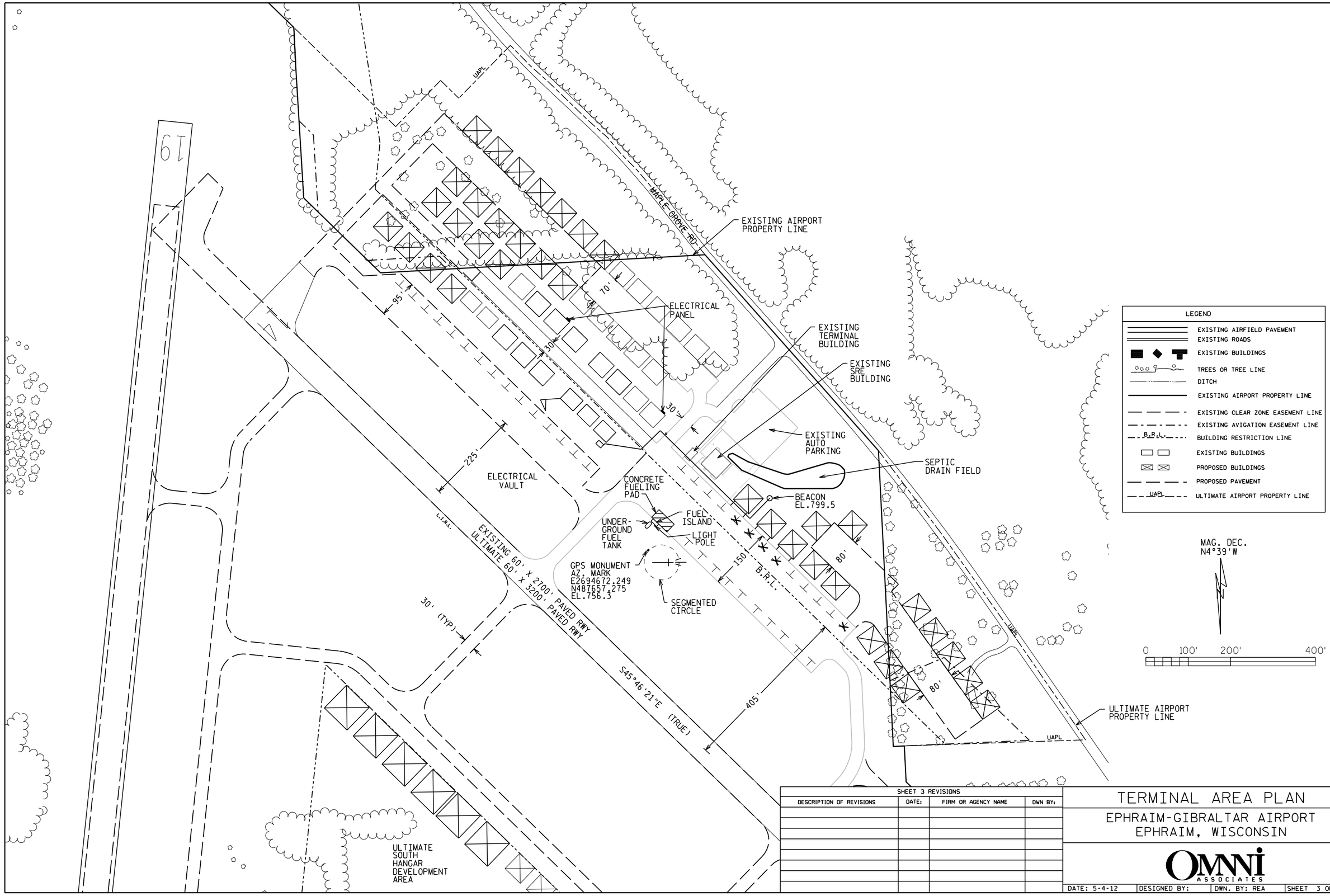
DESCRIPTION OF REVISIONS	DATE:	FIRM OR AGENCY NAME	DWN BY:

AIRPORT LAYOUT PLAN

EPHRAIM-GIBRALTAR AIRPORT
EPHRAIM, WISCONSIN

OMNI ASSOCIATES

DATE: 5-4-12 | DESIGNED BY: | DWN. BY: REA | SHEET 2 OF 9



SHEET 3 REVISIONS			
DESCRIPTION OF REVISIONS	DATE:	FIRM OR AGENCY NAME	DWN BY:

TERMINAL AREA PLAN

EPHRAIM-GIBRALTAR AIRPORT
EPHRAIM, WISCONSIN

OMNI ASSOCIATES

DATE: 5-4-12	DESIGNED BY:	DWN. BY: REA	SHEET 3 OF 9

EXISTING 60' X 2700' PAVED RWY
ULTIMATE 60' X 3200' PAVED RWY

S45°46'21"E (TRUE)

L.I.R.L.

30' (TYP)

CTH A

B.R.L.

B.R.L.

ULTIMATE HANGARS (TYP.)

PROPOSED CAR PARKING

PROPOSED FLIGHT PLANNING BUILDING

25'

AWOS

ULTIMATE ENTRY TO SOUTH HANGAR DEVELOPMENT AREAE

EXISTING AIRPORT PROPERTY LINE

MAG. DEC.
N4°39'W

0 100' 200' 400'

GIBRATAR ROAD

LEGEND

- EXISTING AIRFIELD PAVEMENT
- EXISTING ROADS
- EXISTING BUILDINGS
- TREES OR TREE LINE
- DITCH
- EXISTING AIRPORT PROPERTY LINE
- EXISTING CLEAR ZONE EASEMENT LINE
- EXISTING AVIGATION EASEMENT LINE
- B.R.L. BUILDING RESTRICTION LINE
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED PAVEMENT
- UAPL ULTIMATE AIRPORT PROPERTY LINE

SHEET 3 REVISIONS

DESCRIPTION OF REVISIONS	DATE:	FIRM OR AGENCY NAME	DWN BY:

SOUTH HANGAR DEVEL. AREA

EPHRAIM-GIBRALTAR AIRPORT
EPHRAIM, WISCONSIN

OMNI ASSOCIATES

DATE: 5-4-12	DESIGNED BY:	DWN. BY: REA	SHEET 4 OF 9

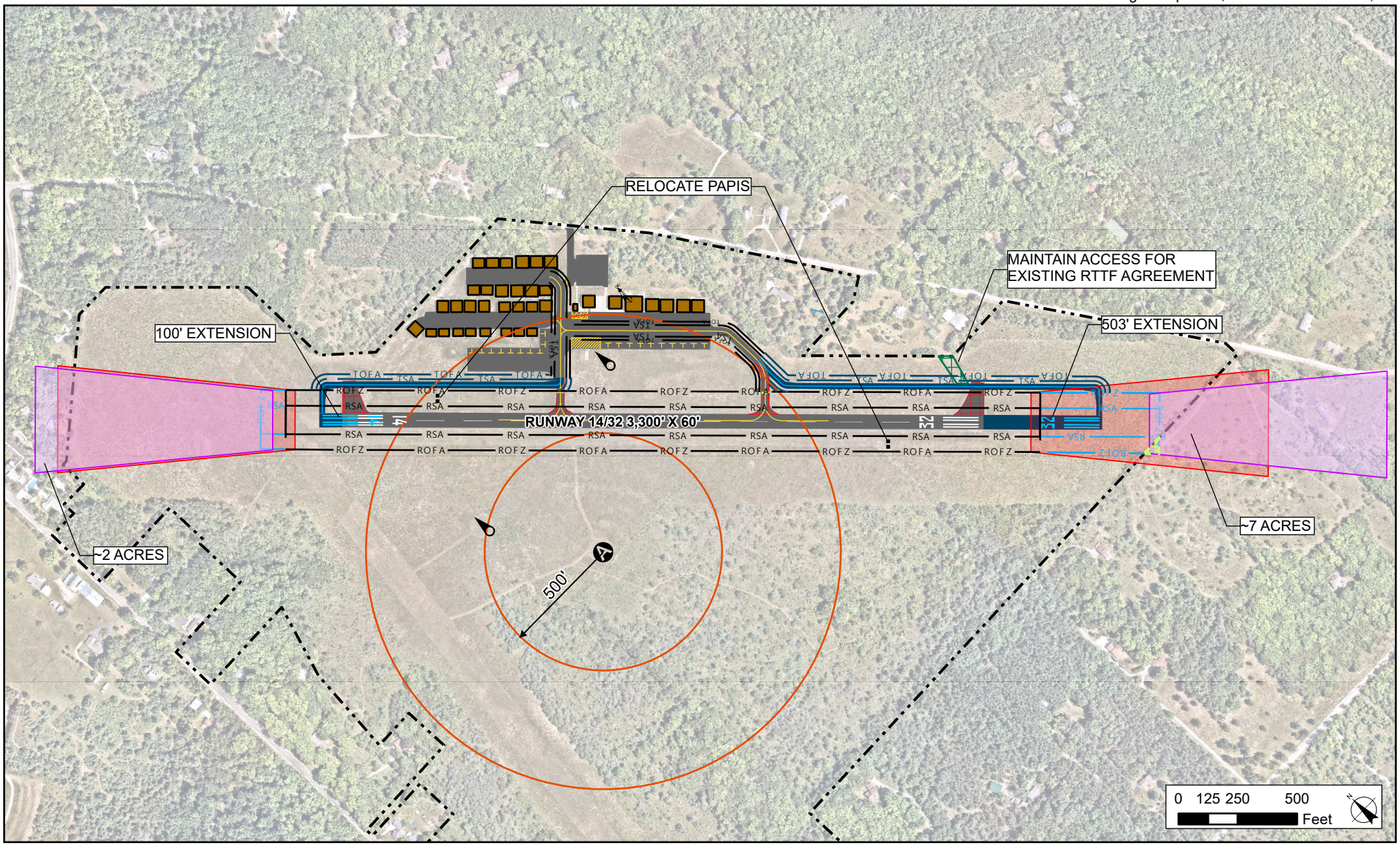
Review of Draft Runway Alternatives

RUNWAY 14-32 ALTERNATIVE A - EXTENSION TO 3,300' & FULL PARALLEL TAXIWAY

EPHRAIM-GIBRALTAR AIRPORT - 3D2

MASTER PLAN STUDY

Village of Ephraim, WI / Town of Gibraltar, WI



- Airport Beacon
- Wind Cone
- AWOS
- PAPI

- RSA Runway Safety Area
- ROFA Runway Object Free Area
- ROFZ Runway Obstacle Free Zone
- RSA Future Runway Safety Area
- ROFA Future Runway Object Free Area
- ROFZ Future Runway Obstacle Free Zone

- TSA Taxiway Safety Area
- TLOFA Taxilane Object Free Area
- TOFA Taxiway Object Free Area
- TSA Future Taxiway Safety Area
- TLOFA Future Taxilane Object Free Area
- TOFA Future Taxiway Object Free Area

- Runway Protection Zone (RPZ)
- Future Runway Protection Zone (RPZ)
- Airport Building
- Airport Pavement
- Pavement Removal

- Future Airport Pavement
- Airport Boundary
- AWOS Critical Area
- Avigation Easement
- RTTF Agreement Area

SOURCE: CITY OF FISH CREEK, DOOR COUNTY, WI DNR

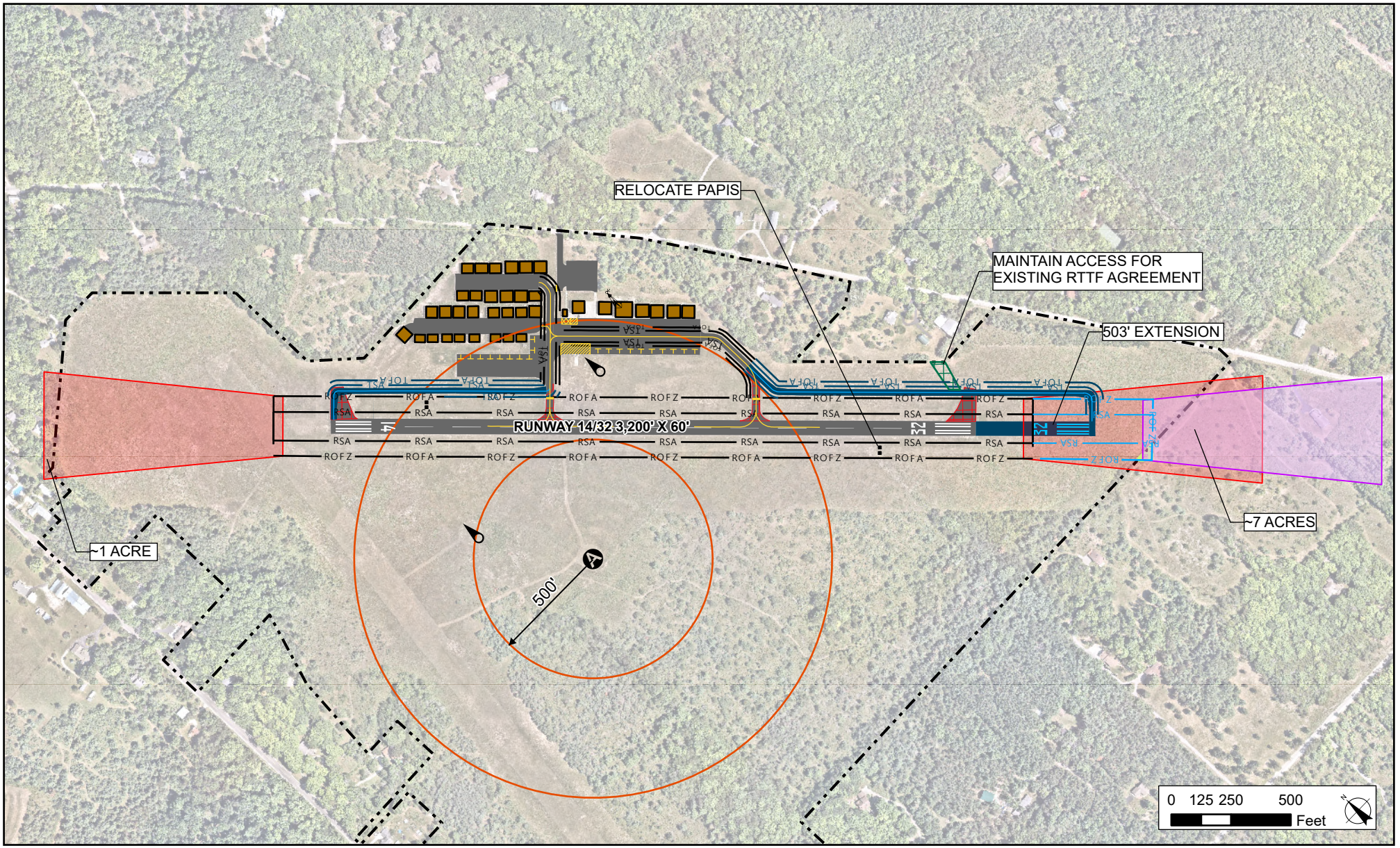
TKDA

RUNWAY 14-32 ALTERNATIVE B - EXTENSION TO 3,200' & FULL PARALLEL TAXIWAY

EPHRAIM-GIBRALTAR AIRPORT - 3D2

MASTER PLAN STUDY

Village of Ephraim, WI / Town of Gibraltar, WI



- Airport Beacon
- Wind Cone
- AWOS
- PAPI

- RSA Runway Safety Area
- ROFA Runway Object Free Area
- ROFZ Runway Obstacle Free Zone
- RSA Future Runway Safety Area
- ROFA Future Runway Object Free Area
- ROFZ Future Runway Obstacle Free Zone

- TSA Taxiway Safety Area
- TLOFA Taxilane Object Free Area
- TOFA Taxiway Object Free Area
- TSA Future Taxiway Safety Area
- TLOFA Future Taxilane Object Free Area
- TOFA Future Taxiway Object Free Area

- Runway Protection Zone (RPZ)
- Future Runway Protection Zone (RPZ)
- Airport Building
- Airport Pavement
- Pavement Removal

- Future Airport Pavement
- Airport Boundary
- AWOS Critical Area
- Avigation Easement
- RTTF Agreement Area

SOURCE: CITY OF FISH CREEK, DOOR COUNTY, WI DNR

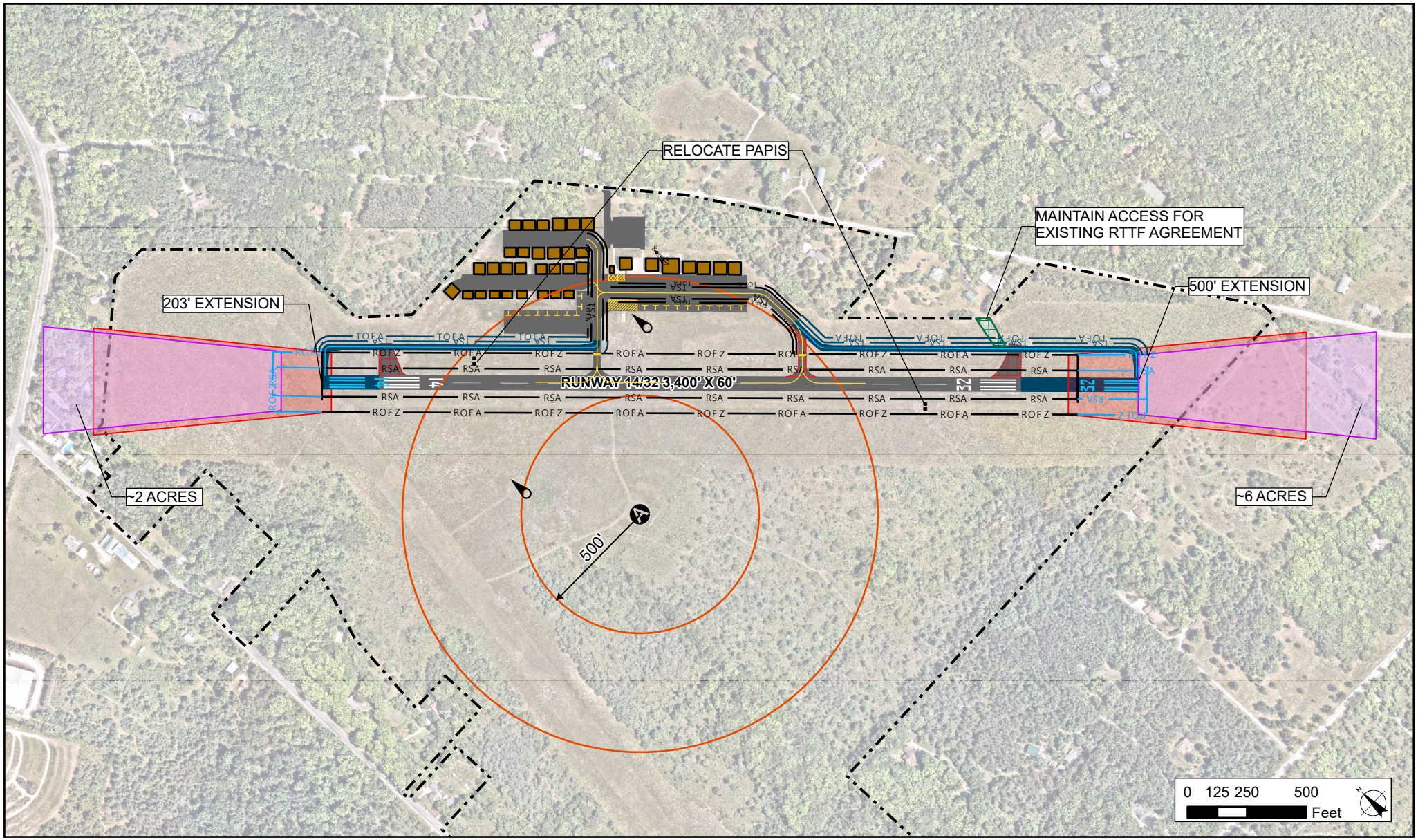
TKDA

RUNWAY 14-32 ALTERNATIVE C - EXTENSION TO 3,400' & FULL PARALLEL TAXIWAY

EPHRAIM-GIBRALTAR AIRPORT - 3D2

MASTER PLAN STUDY

Village of Ephraim, WI / Town of Gibraltar, WI



- Airport Beacon
- Wind Cone
- AWOS
- PAPI

- RSA — Runway Safety Area
- ROFA — Runway Object Free Area
- ROFZ — Runway Obstacle Free Zone
- RSA — Future Runway Safety Area
- ROFA — Future Runway Object Free Area
- ROFZ — Future Runway Obstacle Free Zone

- TSA — Taxiway Safety Area
- TLOFA — Taxilane Object Free Area
- TOFA — Taxiway Object Free Area
- TSA — Future Taxiway Safety Area
- TLOFA — Future Taxilane Object Free Area
- TOFA — Future Taxiway Object Free Area

- Runway Protection Zone (RPZ)
- Future Runway Protection Zone (RPZ)
- Airport Building
- Airport Pavement
- Pavement Removal

- Future Airport Pavement
- Airport Boundary
- AWOS Critical Area
- Avigation Easement
- RTTF Agreement Area

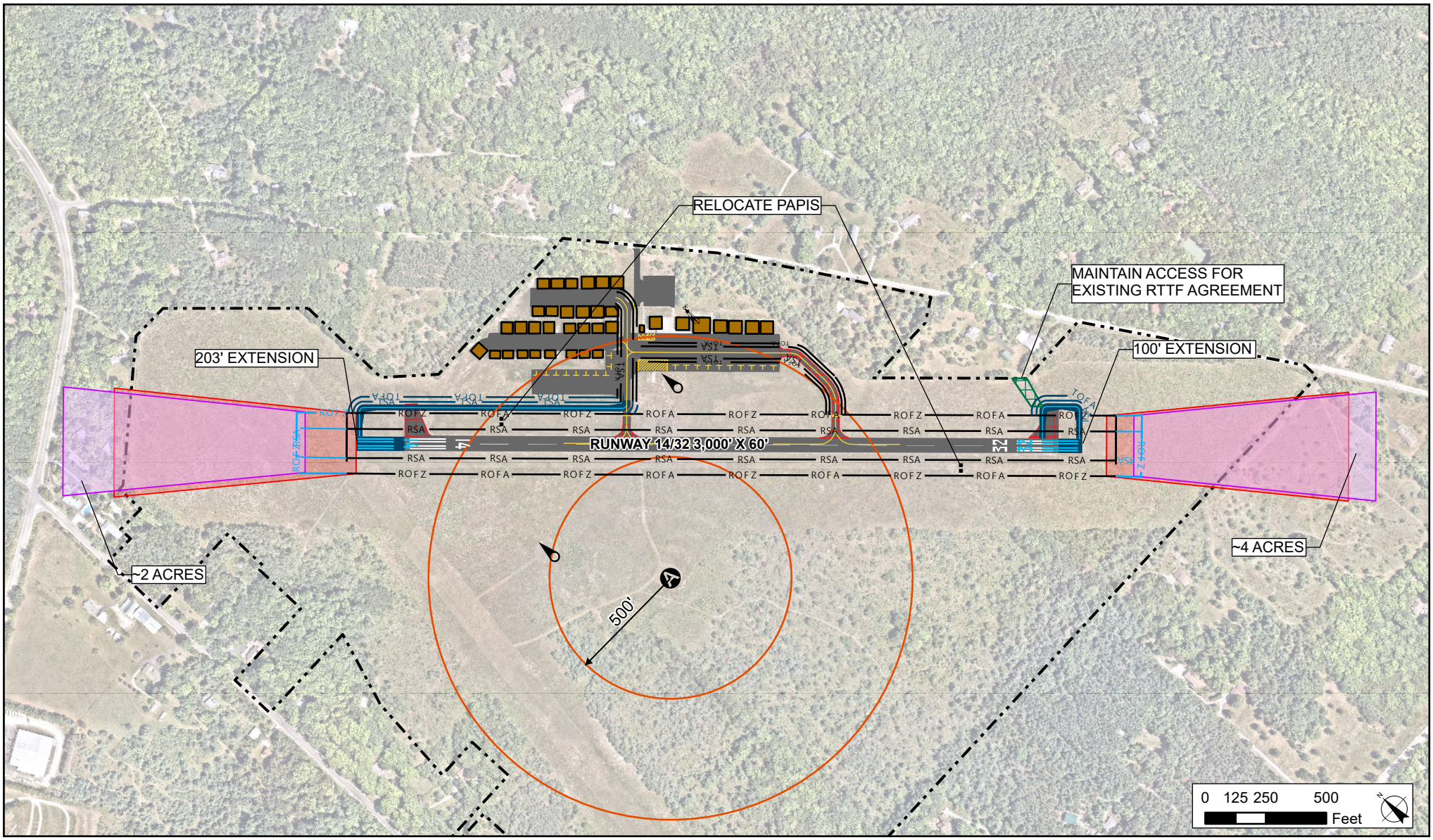
SOURCE: CITY OF FISH CREEK, DOOR COUNTY, WI DNR

TKDA

RUNWAY 14-32 ALTERNATIVE D - EXTENSION TO 3,000' & PARTIAL PARALLEL TAXIWAY/TURNAROUND

EPHRAIM-GIBRALTAR AIRPORT - 3D2

Village of Ephraim, WI / Town of Gibraltar, WI



- Airport Beacon
- Wind Cone
- AWOS
- PAPI

- RSA — Runway Safety Area
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- Airport Pavement
- Pavement Removal

- Future Airport Pavement
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- RTTF Agreement Area

SOURCE: CITY OF FISH CREEK, DOOR COUNTY, WI DNR

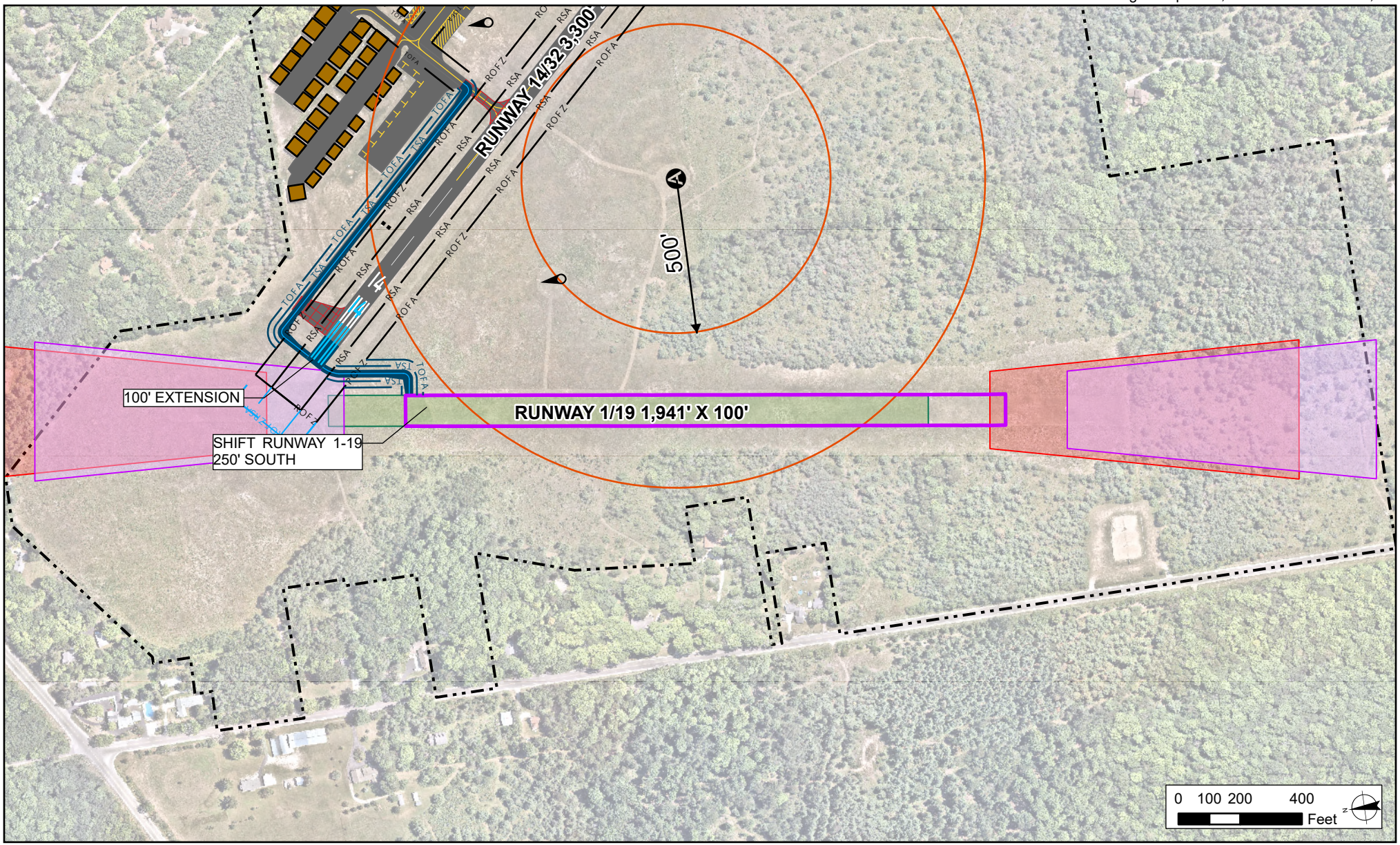
TKDA

RUNWAY 1-19 ALTERNATIVE A - SHIFT RUNWAY 250' SOUTH

EPHRAIM-GIBRALTAR AIRPORT - 3D2

MASTER PLAN STUDY

Village of Ephraim, WI / Town of Gibraltar, WI



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- Airport Building
- Airport Pavement
- Pavement Removal
- Future Airport Pavement
- Turf Runway
- Future Turf Runway
- Airport Boundary
- AWOS Critical Area
- Avigation Easement

SOURCE: CITY OF FISH CREEK, DOOR COUNTY, WI DNR

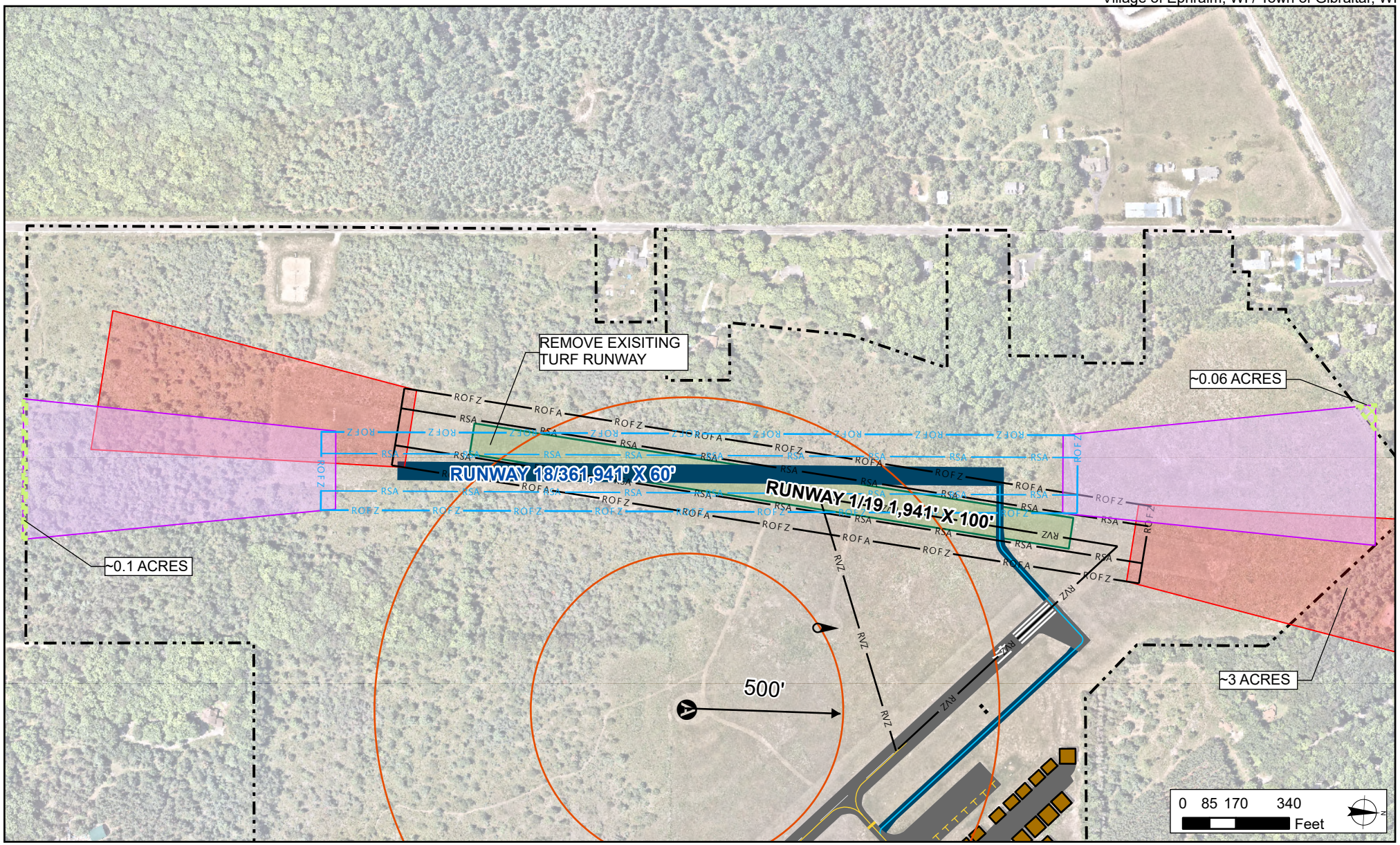
TKDA

RUNWAY 18-36 ALTERNATIVE A

EPHRAIM-GIBRALTAR AIRPORT - 3D2

MASTER PLAN STUDY

Village of Ephraim, WI / Town of Gibraltar, WI



- Airport Beacon
- Wind Cone
- AWOS
- PAPI
- RSA — Runway Safety Area (RSA)
- ROFA — Runway Object Free Area (ROFA)
- ROFZ — Runway Obstacle Free Zone (ROFZ)
- RSA — Future Runway Safety Area (RSA)
- ROFA — Future Runway Object Free Area (ROFA)
- ROFZ — Future Runway Obstacle Free Zone (ROFZ)
- Runway Protection Zone (RPZ)
- Future Runway Protection Zone (RPZ)
- Airport Building
- Airport Pavement
- Avigation Easement
- Future Airport Pavement
- Turf Runway
- Airport Boundary
- AWOS Critical Area

SOURCE: CITY OF FISH CREEK, DOOR COUNTY, WI DNR

TKDA

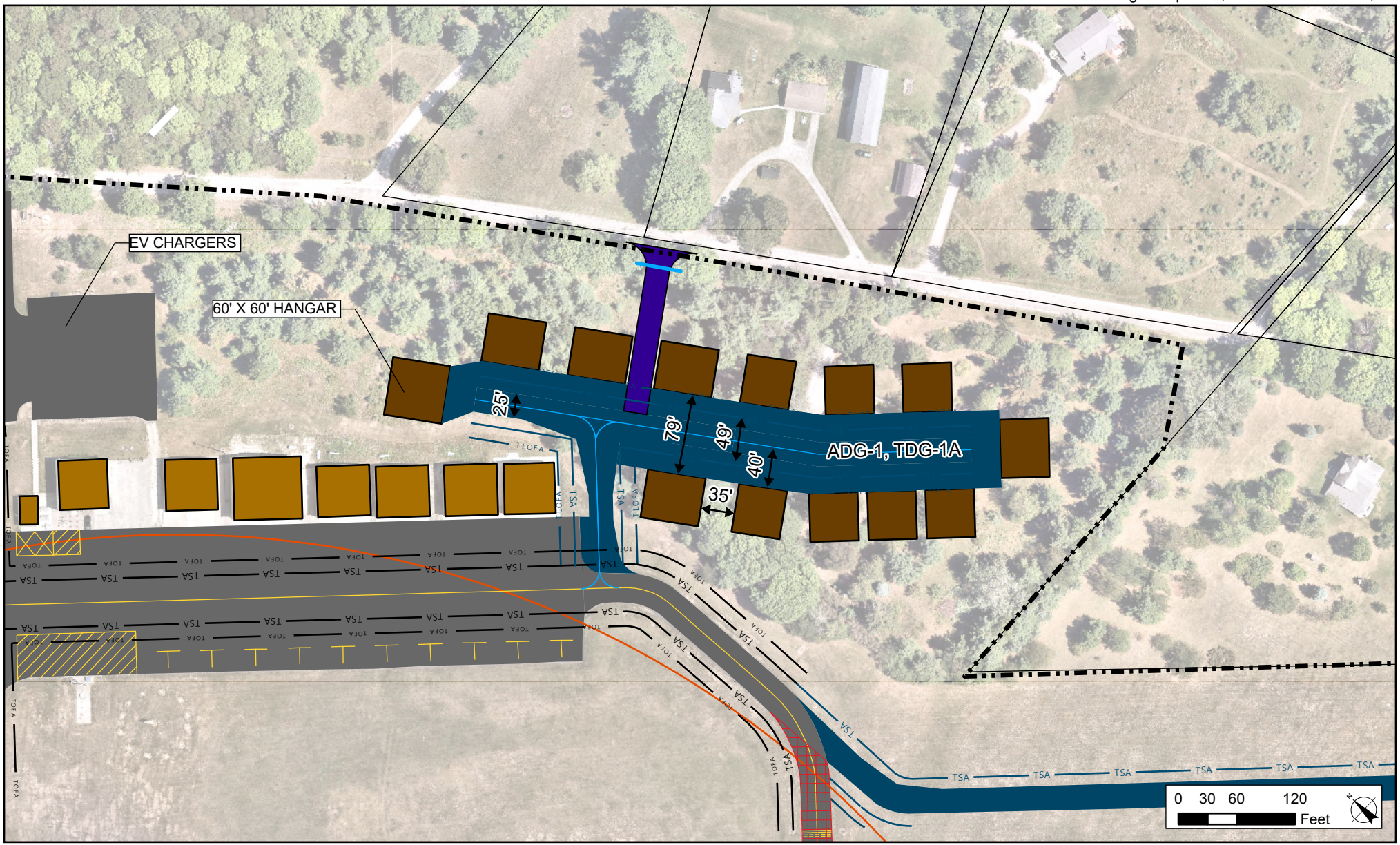
Review of Draft Building Area Alternatives

BUILDING AREA ALTERNATIVE A1

EPHRAIM-GIBRALTAR AIRPORT - 3D2

MASTER PLAN STUDY

Village of Ephraim, WI / Town of Gibraltar, WI



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- TLOFA — Future Taxilane Object Free Area
- Runway Protection Zone (RPZ)
- Future Runway Protection Zone (RPZ)
- Airport Building
- Future Airport Building
- Airport Pavement
- Pavement Removal
- Future Airport Pavement
- Future Access Road
- Airport Boundary
- AWOS Critical Area
- Avigation Easement
- Future Gate

SOURCE: CITY OF FISH CREEK, DOOR COUNTY, WI DNR

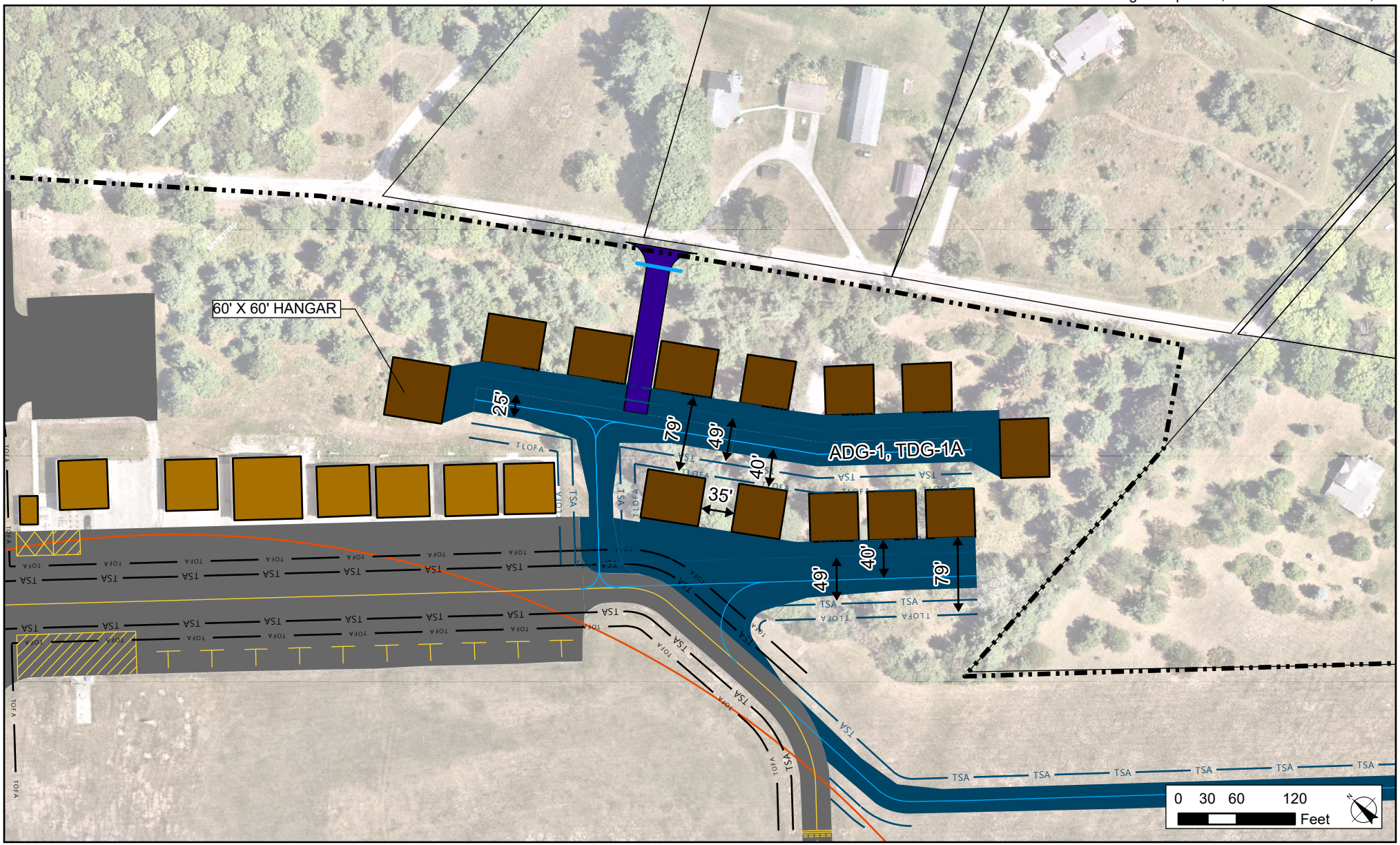
TKDA

BUILDING AREA ALTERNATIVE A2

EPHRAIM-GIBRALTAR AIRPORT - 3D2

MASTER PLAN STUDY

Village of Ephraim, WI / Town of Gibraltar, WI



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SOURCE: CITY OF FISH CREEK, DOOR COUNTY, WI DNR

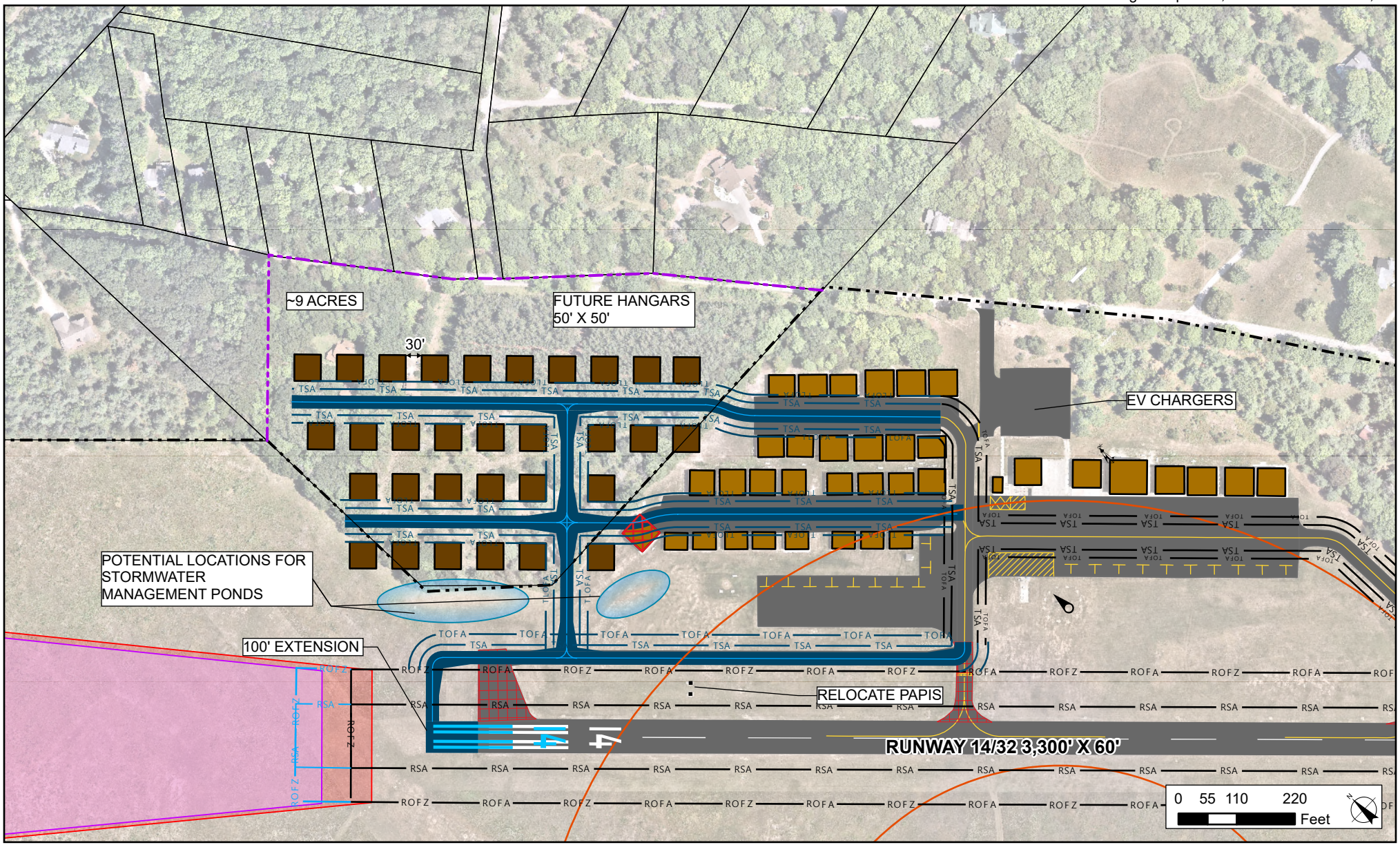
TKDA

BUILDING AREA ALTERNATIVE B

EPHRAIM-GIBRALTAR AIRPORT - 3D2

MASTER PLAN STUDY

Village of Ephraim, WI / Town of Gibraltar, WI



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- Airport Building
- Future Airport Building
- Airport Pavement
- Pavement Removal

- Future Airport Pavement
- Stormwater Pond
- Airport Boundary
- Future Land Acquisition
- AWOS Critical Area
- Avigation Easement

SOURCE: CITY OF FISH CREEK, DOOR COUNTY, WI DNR

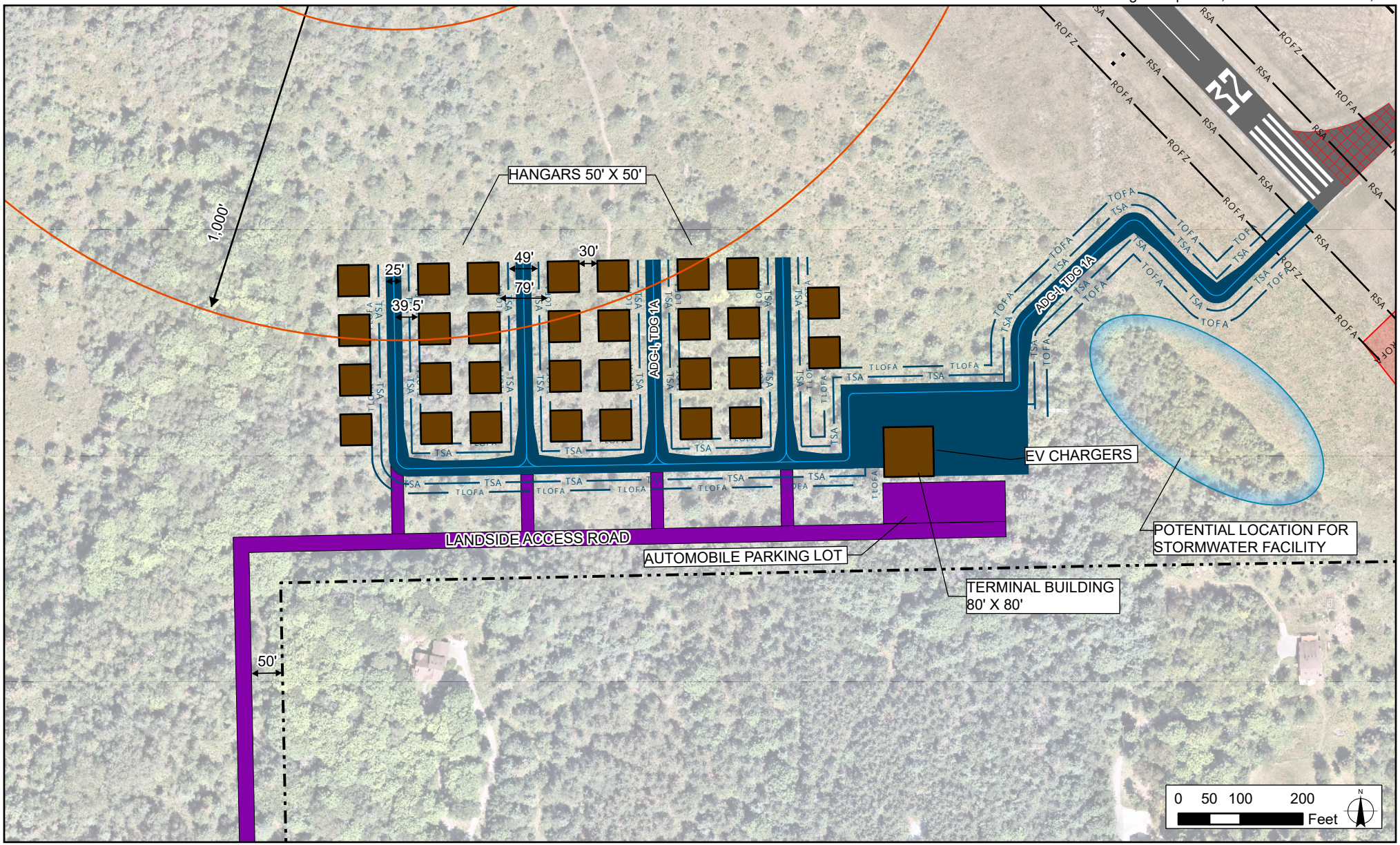
TKDA

BUILDING AREA ALTERNATIVE C

EPHRAIM-GIBRALTAR AIRPORT - 3D2

MASTER PLAN STUDY

Village of Ephraim, WI / Town of Gibraltar, WI



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- Future Airport Building
- Airport Pavement
- Pavement Removal
- Future Airside Pavement
- Future Landside Pavement
- Stormwater Pond
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SOURCE: CITY OF FISH CREEK, DOOR COUNTY, WI DNR

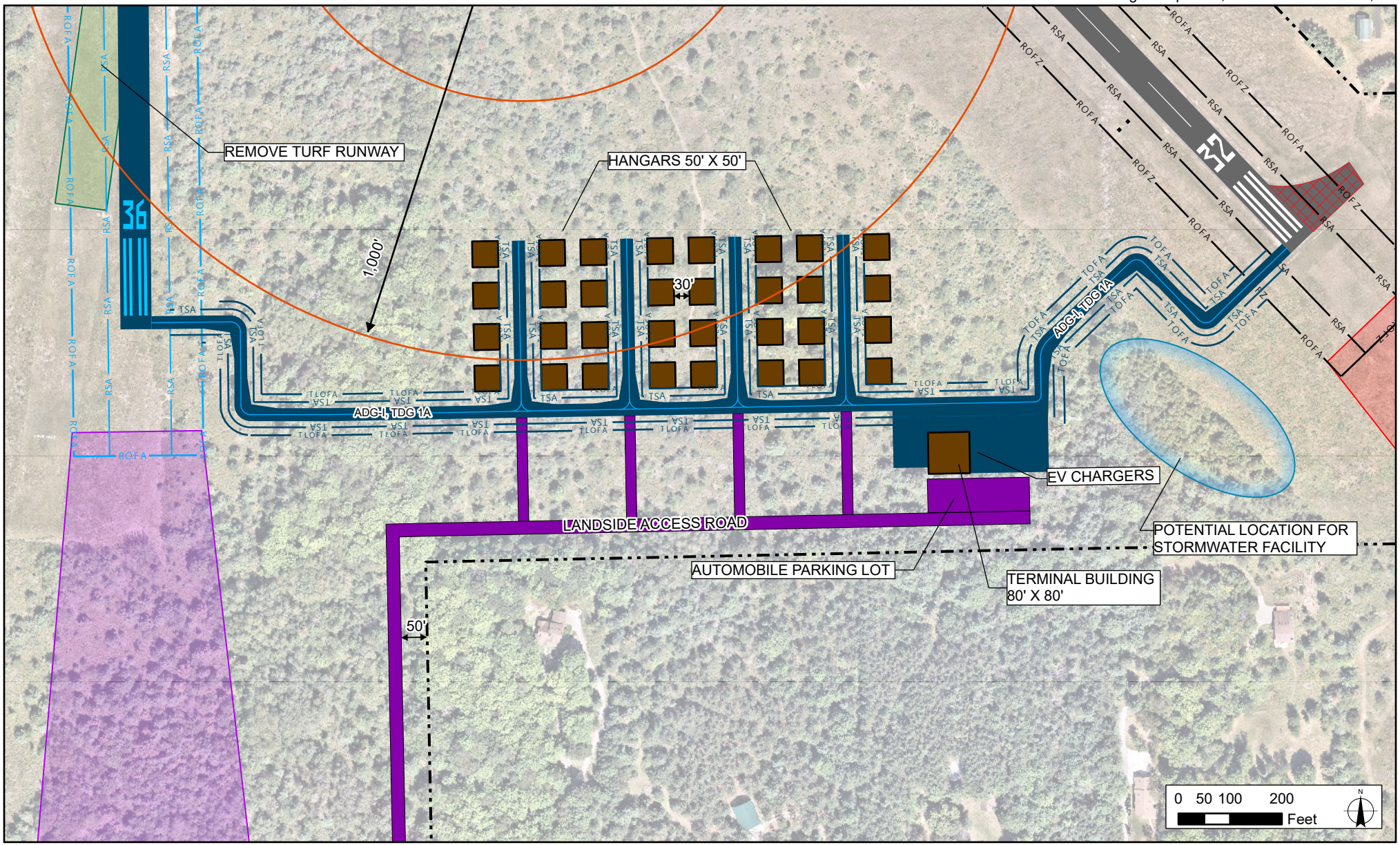
TKDA

BUILDING AREA ALTERNATIVE D

EPHRAIM-GIBRALTAR AIRPORT - 3D2

MASTER PLAN STUDY

Village of Ephraim, WI / Town of Gibraltar, WI



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- Airport Building
- Future Airport Building
- Airport Pavement
- Pavement Removal
- Future Airside Pavement
- Future Landside Pavement
- Stormwater Pond
- Airport Boundary
- AWOS Critical Area
- Avigation Easement

SOURCE: CITY OF FISH CREEK, DOOR COUNTY, WI DNR

TKDA

Study/Schedule Next Steps

- Aviation Activity Forecast Approval
- Finalize Facility Requirements
- Update/Revise Airfield and Building Area Alternatives
- Draft RPZ Alternatives analysis
- Schedule next meeting after forecast approval:
  - Review updated alternatives
  - Select preferred development plan



Questions?

TKDA + Westwood

-------- Original message --------
From: Jeff Drajesk <jdrajesk@gmail.com>
Date: 5/6/26 5:39 PM (GMT-06:00)
To: Ken Nelson <kennelson2419@gmail.com>
Cc: Brent Bristol <bbristol@ephraim.wi.gov>
Subject: Re: Airport Commission Master Plan Option Selections

Hi Ken and Brent,

I will be referring to the options included in the TEC Presentation #2 covered on March 19th (attached) b and I would request that the Board members have copies of that at the meeting. I can specify which pages I will be covering if needed.

I am also looking for Justin's email address to directly invite the Ephraim Fire/Rescue group to our 80th Anniversary celebration on June 6th. Can you provide that to me?

Thanks,
Jeff

On Tue, May 5, 2026 at 2:45 PM Ken Nelson <kennelson2419@gmail.com> wrote:

> Thanks Jeff.
>
> We will be interested in hearing the AP commissions plans to make the Airport financially independent for not only operations but capital expenditures as well.
>
> Thanks,
>
> Ken

Ken Nelson
P O Box 201
Ephraim, WI 54211
kennelson2419@gmail.com

On May 5, 2026, at 2:01 PM, Jeff Drajesk <jdrajesk@gmail.com> wrote:

Hi Ken,

I will come prepared to address these concerns and questions, and please forward over any others you or any of the other board members may have before then.

Thank you,

Jeff

Jeff Drajesk
262-758-9832

On Sun, May 3, 2026 at 12:32 PM Ken Nelson <kennelson2419@gmail.com> wrote:

> Hi Jeff,
>
> One of my concerns about land acquisition is the amount the BOA is willing to pay. In my opinion, the previous properties the AP acquired were well above market value. Anyone living around the AP knows this.
>
> We have a big enough AP; let's not consider any property acquisition. To evaluate future hangers (I believe we will have 8 more locations available now with recent property acquisition) based on future internal AP operations makes no sense to me. Let's fill up what we have before we start buying property for the potential future that may very well never happen.
>
> Thanks,
>
> Ken
>
> Ken Nelson
> President, Village of Ephraim
> P O Box 201
> Ephraim, WI 54211
> kennelson2419@gmail.com

On May 3, 2026, at 11:15 AM, Jeff Drajesk <jdrajesk@gmail.com> wrote:

Copying in the others - sorry.

Jeff

On Sun, May 3, 2026 at 12:14 PM Jeff Drajesk <jdrajesk@gmail.com> wrote:

Hi Ken,

I will be back to meet with the Board on May 12th.

Regarding your questions,
1. A full-length taxiway is a significant safety improvement to eliminate the need to back-taxi aircraft before they take off. Our run-up areas are small and the distance between aircraft there and landing aircraft is an additional hazard. The Commission feels this is an important addition while we are "doing it right" for this major rebuild.

2. The Commission wishes to change runway 1/19 to 18/36 and maintain it as a turf runway. That also helps reduce the distance needed to land in case of an emergency landing for larger aircraft as well - grass slows you down faster.

4. The Commission chose creating new hangars on existing property as our first choice. However, this will likely be more expensive overall than acquiring the property immediately to the north of the existing hangars due to the need to create access roads and bring in power, in addition to significantly more clearing/excavation. The Commission has previously discussed this with our BoA representatives and they told us that the FAA considers all options and may decide to fund the less expensive option overall. We will reopen that discussion, and the impact on local tax revenue will be included in that discussion. As mentioned previously, the Commission is unanimously against acquiring additional property unless the owner wishes to sell.

Sincerely,
Jeff

On Sun, May 3, 2026 at 10:24 AM Ken Nelson <kennelson2419@gmail.com> wrote:

Good Morning Jeff,

Thank you for sharing the AP Commission feedback on the presentation by the DOA. I would like to clarify that the two people who attended the presentation from Ephraim represented our village Board and Plan Committee.

Before you reply to the DOA with the Commissioners comments, I would like you to present this report to the Ephraim Village Board to get their input. I will work with Brent to get you on our May agenda (May 12). Will you be back in town?

Based on my observations I have a few comments I'd like you to consider:

1. Rebuild of RW 14/32. Is the parallel TW a need or a want? I understand the short extension of the RW from a safety perspective, but is a parallel TW necessary?

2. Rebuild of RW 1/19. Please confirm this will remain a turf RW.

4. d. Future hanger development. I expressed concern at the meeting with the idea of buying property for hanger expansion. There are options that allow for extensive hanger development (more than could conceivably be needed in the next 20 years) on existing AP property. Gary Glopjek voiced agreement with my comment and stated we have adequate existing property for hanger expansion. This potential acquisition would take a significant property off the tax roll (in addition a significant acquisition cost).

I look forward to your presentation to our VB.

Thanks,

Ken

Ken Nelson
President, Village of Ephraim
P O Box 201
Ephraim, WI 54211
kennelson2419@gmail.com

On May 1, 2026, at 4:50 PM, Jeff Drajesk <jdrajesk@gmail.com> wrote:

Dear Laura and Brent,

Attached is a written summary of the Ephraim-Gibraltar Airport Commission's feedback on the various options presented by the WI Bureau of Aeronautics and Westwood Engineering at our last Technical Advisory Committee meeting on March 19th, 2026. We would be happy to discuss this with the Town and Village Boards if desired, and an open public comment meeting will also be scheduled in June.

With best regards,
Jeff

--
Jeff Drajesk

Ephraim-Gibraltar Airport Commission

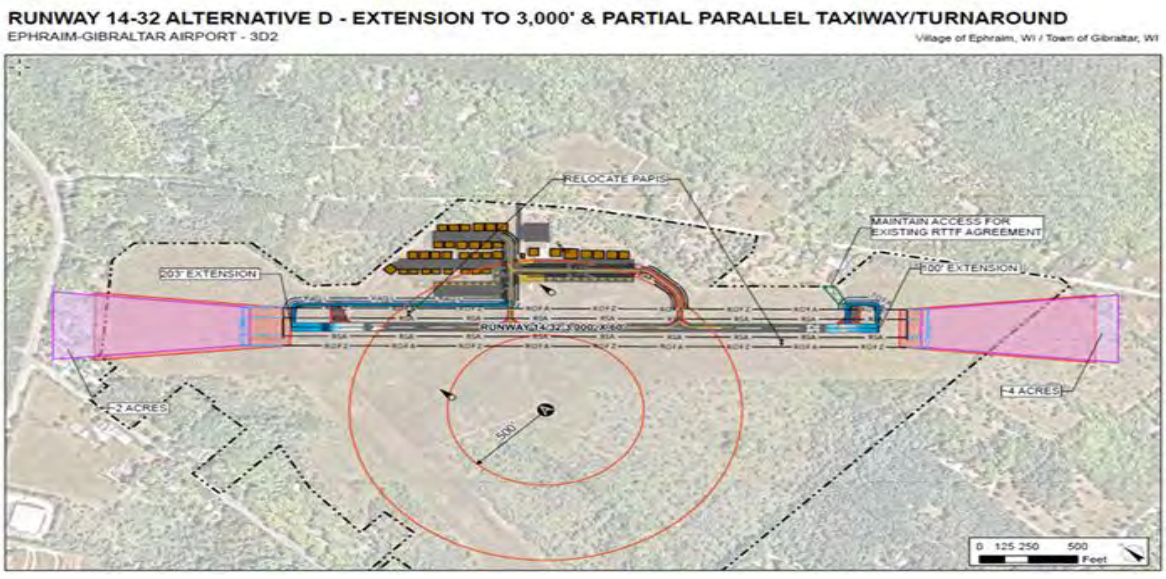
Airport Master Plan Feedback on Future Development Options

May 1, 2026

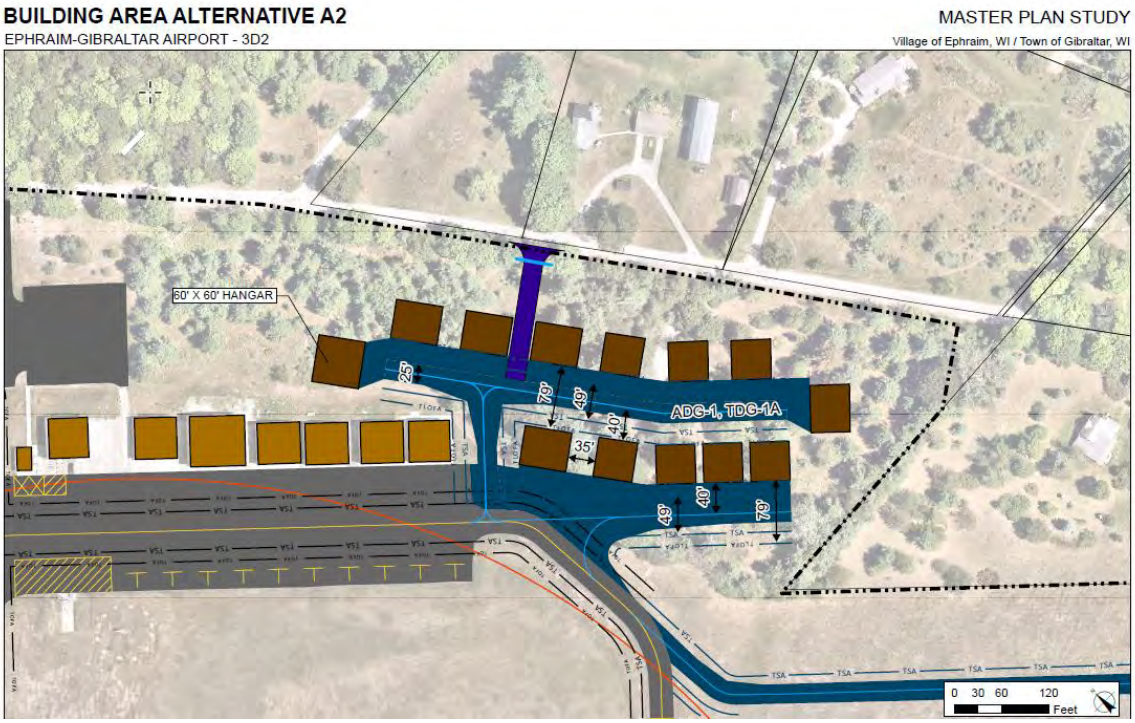
On Thursday, March 19, 2026, a Technical Advisory Committee meeting was held by TKDA, contracted by the WI Bureau of Aeronautics (BoA) to develop the Airport Master Plan for this Airport. In attendance were all members of the Ephraim-Gibraltar Airport Commission, representatives from the WI BoA and Westwood Engineering (responsible for development of plans based on the AMP). Members of the Ephraim Village Board also attended.

Various options were presented on the 1) rebuild of runway 14/32, 2) rebuild of runway 1/19, 3) current hangar development area, and 4) future hangar development. Feedback on each area of development are presented below:

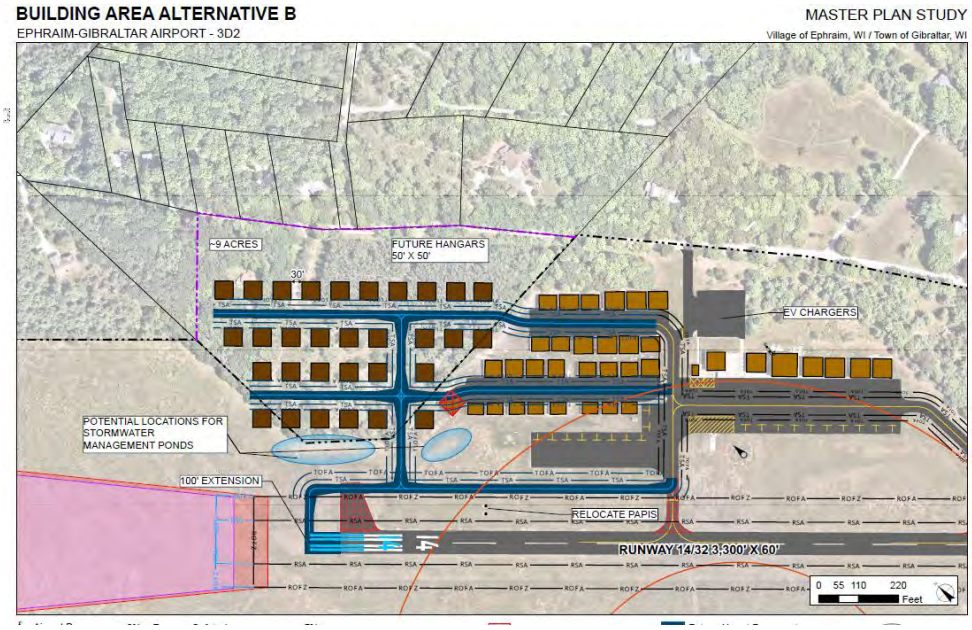
1. Rebuild of runway 14/32
    a. Based on the fact that this runway is the shortest runway of this Class in the State of Wisconsin with extensions noted in two prior Airport Layout Plans, there were four options were presented with runway lengths of 3,000 – 3,400 feet, representing a 300-700 foot extension of the existing runway.
    b. The Commission unanimously supported Alternative D with a 3,000-foot runway, with an additional request to extend the parallel taxiway to the full length of the runway to eliminate the need to back-taxi and thereby reduce risk / increase safety for ground operations.
        i. This option minimized conflicts with the Runway Protection Zones (RPZs) on both end of the runway and limited such zones to the physical limitations of WI State Highway 42 and Maple Grove Road.



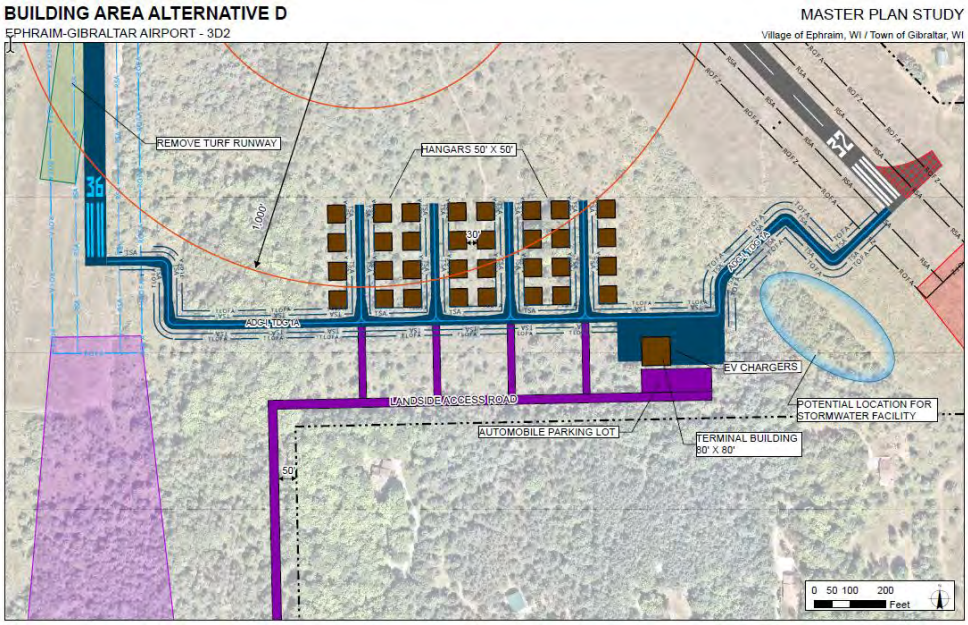
2. Rebuild of runway 1/19
    a. Two options were presented for improvement to the existing turf/alternate runway: shift the existing runway by 250 feet to the South to eliminate any safety area conflicts between the two runways, or shift the northern end by 250 feet AND rotate the runway by 10 degrees for a new 18/36 runway orientation.
    b. The Commission unanimously supported the second option as it almost precisely matches the existing Airport property without RPZs extending over private property. This option also slightly reduces the length of a future taxiway connecting to future hangars planned on existing Airport property.
3. Current hangar development area
    a. There were two options presented for the current hangar development area, with the only difference being the placement of the apron for the five hangars closest runway.
    b. The Commission unanimously supported placement of the apron on the side of the runway (Alternative A2), which provides a significant advantage for snow removal/melting for these hangars and also decreases taxiway traffic for this hangar area.



4. Future hangar development
    a. Two basic options were presented for areas of future hangar development: continuation of hangar development to the north of the existing hangars along Maple Grove Road (Alternative B), or development of a new area to the west of runway 14/32 and south of runway 1/19 (Alternatives C and D).
    b. A version of Alternative B has been noted on the prior Airport Layout Plan prepared in 2012, with a new net total of 30 hangars in this area. This option depends on acquisition of 9 acres of new property currently privately owned.
    c. The second option represents a revision from the 1992 and 2012 Airport Layout Plans, now moving the hangars away from the runway and the existing weather reporting station, and also orienting the hangars to maximize sun exposure for snow removal/melting. This area is within the current Airport property and does not require any additional property to be acquired.
        i. This option will require the creation of a new landside access road and electrical power from Highway A, as well as the creation of new taxiways to connect to runway 14/32 and eventually to runway 18/36.
        ii. Two versions were presented: Alternative C with 30 hangars and a taxiway only to Runway 14/32, and Alternative D with 32 hangars and taxiways to both Runway 14/32 and 18/36.
    d. The Commission has come to the following plan:
        i. IF the owner of the existing property immediately to the north of the existing hangars is willing to sell the property between now and when demand exists for additional hangars, the Commission supports development of this area (Alternative D) due to the significant savings and efficiencies of extending the current layout without the need for new access roads, new taxiways and long underground power lines.



ii. If the current property owner is NOT interested in selling, the Commission supports Alternative D on existing Airport property.



iii. The Commission will request a ballpark estimate of the costs for development of both areas for future development decisions.

Conclusion

The Ephraim-Gibraltar Airport is required by FAA and the WI BoA to have an Airport Master Plan which has been developed using all available and practical options considered to "operate the airport in a safe and serviceable condition and in accordance with the minimum standards" (Federal Grant Assurance #19, WI DoT Chapter Trans 55.06(2). Working with expert consultants and the WI BoA, the Commission has selected the options that best serve the needs of the Airport and community by maximizing the potential of the existing Airport property with minimal impact on neighboring properties and owners. The Airport Master Plan includes all foreseeable new development projects for the Ephraim-Gibraltar Airport for the next 20+ years, with the caveat that the existing facilities will require active maintenance and upkeep until the runways or other facilities again require renewal or rebuilding (against the background of the current runway lasting over 50 years).

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	VILLAGE OF EPHRAIM
License Period	07/01/2026 - 06/30/2027

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer . . . . . $ _____
- ☒ Class "B" Beer . . . . . $ 100.00
- ☐ "Class A" Liquor . . . . . $ _____
- ☐ "Class B" Liquor . . . . . $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☐ "Class C" Liquor (wine only) $ _____

Fees	
License Fees	$ 100.00
Background Check Fee	$
Publication Fee	$ 20.00
Total Fees	$ 120.00

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)
A&M Enterprises of Door County, Inc.

2. Business Trade Name or DBA
Somerset Inn & Suites

3. FEIN
46-2307517

4. Wisconsin Seller's Permit Number
456-1027942752-03

5. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☒ Corporation ☐ Nonprofit Organization

6. State of Organization
Wisconsin

7. Date of Organization
3/2013

8. Wisconsin DFI Registration Number
A07000

9. Premises Address
10401 N. Water Street

10. City
Ephraim

11. State
WI

12. Zip Code
54211

13. County
Door

14. Governing Municipality: ☐ City ☐ Town ☒ Village of: _____

15. Aldermanic District

16. Premises Phone
920-854-1819

17. Premises Email
butterak12@hotmail.com

18. Website
www.somersetinndc.com

19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.
See attached - 38 room hotel. premises includes all buildings, parking lots, pool areas, lawn, garden + grilling areas.

20. Mailing Address (if different from premises address)

21. City

22. State

23. Zip Code

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . ☐ Yes ☐ No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☐ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☐ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☐ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☐ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☐ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☐ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
meacham	Angela	Owner	920-854-1819

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
meacham	Angela	K

Title	Email	Phone
Owner	butterball12@hotmail.com	920-854-1819

Signature	Date
Angela meacham	4/11/26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
4/14/2026	B-01		

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)
Andrea Collett	

Save | Print | Clear

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	VILLAGE OF EPHRAIM
License Period	7/1/2026 - 6/30/2027

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer . . . . . $ _____
- ☑ Class "B" Beer . . . . . $ 100.00
- ☐ "Class A" Liquor . . . . . $ _____
- ☐ "Class B" Liquor . . . . . $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☑ "Class C" Liquor (wine only) $ 100.00

Fees	
License Fees	$ 200.00
Background Check Fee	$
Publication Fee	$ 20.00
Total Fees	$ 220.00

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)
Anatolia Cuisine DC LLC

2. Business Trade Name or DBA
Anatolia Cuisine DC

3. FEIN
93-4336983

4. Wisconsin Seller's Permit Number
456-1031561236-02

5. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

6. State of Organization
WI

7. Date of Organization
11-09-2023

8. Wisconsin DFI Registration Number

9. Premises Address
9922 water st unit 7 Ephraim WI54202

10. City
Ephraim

11. State
WI

12. Zip Code
54202

13. County
Door

14. Governing Municipality: ☐ City ☐ Town ☐ Village
of: _____

15. Aldermanic District

16. Premises Phone
7739991539

17. Premises Email

18. Website
anatoliacuisinedc.com

19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.
We will have several locations for storing alcohol. Upstairs in the building, we will designate dry storage specifically for red wine. Additionally, downstairs near the dishwasher area, we have two coolers

20. Mailing Address (if different from premises address)
8234 Wild Flower Ct apt 124

21. City
Baileys Harbor

22. State
WI

23. Zip Code

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed	Was sentence completed? . . . . .
	☐ Yes ☑ No

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed	Was sentence completed? . . . . .
	☐ Yes ☑ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☑ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☑ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☑ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☑ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☑ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Aghazada	Mukhtar	owner	

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Aghazada	Mukhtar	

Title	Email	Phone
owner	anatoliacuisinedc@gmail.com	7739991539

Signature	Date
	03.18.2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
4/30/2026	BC-14		

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)
Andrea Collek	

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	VILLAGE OF EPHRAIM
License Period	07/01/2026 - 06/30/2027

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer . . . . . $ _____
- ☑ Class "B" Beer . . . . . $ 100.00
- ☐ "Class A" Liquor . . . . . $ _____
- ☐ "Class B" Liquor . . . . . $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☑ "Class C" Liquor (wine only) $ 100.00

Fees	
License Fees	$ 200.00
Background Check Fee	$
Publication Fee	$ 20.00
Total Fees	$ 220.00

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): Chefs hat cafe LLC
2. Business Trade Name or DBA: Chefs hat
3. FEIN: 20-1092169
4. Wisconsin Seller's Permit Number: 456-0000270769-03
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. State of Organization: WI
7. Date of Organization: 7-15-2004
8. Wisconsin DFI Registration Number: C059640
9. Premises Address: 3063 Church St
10. City: Ephraim
11. State: WI
12. Zip Code: 54211
13. County: Door
14. Governing Municipality: ☐ City ☐ Town ☒ Village of: Ephraim
15. Aldermanic District:
16. Premises Phone: 920-854-2034
17. Premises Email: Tsnw1806@gmail.com
18. Website: chefshatdoorcounty.com
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.
Stored behind bar, wine racks, beverage coolers, back storage in cottage. Consumed within the legal Property of Chefs hat, Main dining room, lower bar area & at all outside tables & seating areas
20. Mailing Address (if different from premises address): Po box 689
21. City: Ephraim
22. State: WI
23. Zip Code: 54211

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☒ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN
Chefs hat cafe LLC	20-1092169

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Bennett	Todd	owner	920-737-8146

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Bennett	Todd	A

Title	Email	Phone
owner	Tbenn1806c@gmail.com	920-737-8146

Signature	Date
	4-10-2026

Part E: ~~For Clerk~~ Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
4/13/2026	BC-01		

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)
Andrea Collett	

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	VILLAGE OF EPHRAIM
License Period	07/01/2026 - 06/30/2027

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer . . . . . $ _____
- ☑ Class "B" Beer . . . . . $ 100.00
- ☐ "Class A" Liquor . . . . . $ _____
- ☐ "Class B" Liquor . . . . . $ _____
- ☑ Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☑ Class C" Liquor (wine only) $ 100.00

Fees	
License Fees	$ 200.00
Background Check Fee	$
Publication Fee	$ 20.00
Total Fees	$ 220.00

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)
Klaud's Kitchen Inc

2. Business Trade Name or DBA
Klaud's Kitchen

3. FEIN
92-1740691

4. Wisconsin Seller's Permit Number
456-1031283355-04

5. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☑ Corporation ☐ Nonprofit Organization

6. State of Organization
WI

7. Date of Organization
01-13-2023

8. Wisconsin DFI Registration Number

9. Premises Address
10420 N. Water St.

10. City
Ephraim

11. State
WI

12. Zip Code
54211

13. County
Door

14. Governing Municipality: ☐ City ☐ Town ☑ Village of: _____

15. Aldermanic District

16. Premises Phone
920 854 3005

17. Premises Email
info@klaudskitchen.com

18. Website
klaudskitchen.com

19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

20. Mailing Address (if different from premises address)
PO Box 353

21. City
Sister Bay

22. State
WI

23. Zip Code
54234

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed _____ Was sentence completed? . . . . . ☐ Yes ☑ No

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed _____ Was sentence completed? . . . . . ☐ Yes ☑ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☑ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☑ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☑ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☑ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☑ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Nistor	Anna	Owner	8182791341

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Nistor	Anna	

Title	Email	Phone
Owner	info@klaudskitchen.com	8182791341

Signature	Date
	4-14-2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
4/14/2026	BC-15		

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)
Andrea Collick	

Save | Print | Clear

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only
Municipality: VILLAGE OF EPHRAIM
License Period: 07/01/2026 - 06/30/2027

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer . . . . . $ _____
- ☑ Class "B" Beer . . . . . $ 100
- ☐ "Class A" Liquor . . . . . $ _____
- ☐ "Class B" Liquor . . . . . $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☑ "Class C" Liquor (wine only) $ 100

Fees	
License Fees	$ 200.00
Background Check Fee	$
Publication Fee	$ 20.00
Total Fees	$ 220.00

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): La Sirena LLC
2. Business Trade Name or DBA: La Sirena
3. FEIN: 33-3232704
4. Wisconsin Seller's Permit Number: 456-1031928296-04
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. State of Organization: WI
7. Date of Organization: 01/29/2025
8. Wisconsin DFI Registration Number: L083830
9. Premises Address: 9996 Pioneer Ln
10. City: Ephraim
11. State: WI
12. Zip Code: 54211
13. County: Door
14. Governing Municipality: ☐ City ☐ Town ☐ Village of: Ephraim
15. Aldermanic District:
16. Premises Phone: 920-854-3232
17. Premises Email: hello@lasirenadc.com
18. Website: lasirenadc.com
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

The premises is a full-service restaurant that will serve food as well as beer and wine. The alcohol beverages will be stored on premises.

20. Mailing Address (if different from premises address): PO Box 16
21. City: Ephraim
22. State: WI
23. Zip Code: 54211

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed: _____ Was sentence completed? . . . . . ☐ Yes ☐ No

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed: _____ Was sentence completed? . . . . . ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☑ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☑ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☑ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☑ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☑ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Coulson-Salgado	Emilie	Manager	4155038069
Salgado	Carlos	Manager	4156244159

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Coulson-Salgado	Emilie	L

Title	Email	Phone
Manager	emilie@lasirenadc.com	4155038069

Signature	Date
Emilie	03/31/2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
04/06/2026	BC-16		

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)
Andrea Collick	

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	VILLAGE OF EPHRAIM
License Period	7/1/2026 - 6/30/2027

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer . . . . . $ _____
- ☑ Class "B" Beer . . . . . $ 100.00
- ☐ "Class A" Liquor . . . . . $ _____
- ☐ "Class B" Liquor . . . . . $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☑ "Class C" Liquor (wine only) $ 100.00

Fees	
License Fees	$ 200.00
Background Check Fee	$
Publication Fee	$ 20.00
Total Fees	$ 220.00

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)
Prince of Pierogi LLC

2. Business Trade Name or DBA
Prince of Pierogi Restaurant

3. FEIN
83-3884102

4. Wisconsin Seller's Permit Number
456-1030248452-04

5. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

6. State of Organization
WI

7. Date of Organization
02/19/2019

8. Wisconsin DFI Registration Number
P074543

9. Premises Address
9922 Water St #6

10. City
Ephraim

11. State
WI

12. Zip Code
54211

13. County
Door

14. Governing Municipality: ☐ City ☐ Town ☑ Village
of: Ephraim

15. Aldermanic District
Ephraim

16. Premises Phone
(920) 421-8619

17. Premises Email
contact@princeofpierogi.com

18. Website
www.princeofpierogi.com

19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.
A small, 240 square foot restaurant with a 8' x 20' patio
No changes to the premises have been made since the last application

20. Mailing Address (if different from premises address)
P.O. Box 184

21. City
Ephraim

22. State
WI

23. Zip Code
54211

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☑ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☑ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☑ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☑ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☑ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Krol	Krzysztof	Owner	(920) 421-8619

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Krol	Krzysztof	R

Title	Email	Phone
Owner	contact@princeofpierogi.com	(920) 421-8619

Signature	Date
Krzysztof Krol	XXXXXXXX 03/16/2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
4/30/2026	BC-08		

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)
Andrea Collett	

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	VILLAGE OF EPHRAIM
License Period	07/01/2026-06/30/2027

License(s) Requested: (up to two boxes may be checked)

- ☒ Class "A" Beer . . . . . $ _____
- ☐ Class "B" Beer . . . . . $ 100.00
- ☐ "Class A" Liquor . . . . . $ _____
- ☐ "Class B" Liquor . . . . . $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☒ "Class C" Liquor (wine only) $ 100.00

Fees	
License Fees	$ 200.00
Background Check Fee	$
Publication Fee	$ 20.00
Total Fees	$ 220.00

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)
Summer Kitchen Inc.

2. Business Trade Name or DBA
Summer Kitchen Restaurant

3. FEIN
39-1762457

4. Wisconsin Seller's Permit Number
456-0000356705

5. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☒ Corporation ☐ Nonprofit Organization

6. State of Organization
Wisconsin

7. Date of Organization
July 1993

8. Wisconsin DFI Registration Number
HSAT-7QXE3X

9. Premises Address
10425 Water St

10. City
Ephraim

11. State
WI

12. Zip Code
54211

13. County
Door

14. Governing Municipality: ☐ City ☐ Town ☒ Village of: Ephraim

15. Aldermanic District

16. Premises Phone
920 854 2131

17. Premises Email
ninoJJauregui@gmail.com

18. Website

19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.
Main bar, Server bar, Dining Room, Patios, Coolers and dry storage

20. Mailing Address (if different from premises address)

21. City

22. State

23. Zip Code

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☒ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ....you have it on file..... ☒ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Jauregui	Saturnino	President	920 495 4446
Jauregui	Armando	Vice President	920 421 2727
Jauregui	Clarissa	officer	920 495 6274

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Jauregui	Saturnino	

Title	Email	Phone
President	NinoJJauregui@gmail.com	920 495 4446

Signature	Date
Saturnino Jauregui	3/29/2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
03/30/2026	BC-05		

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)
Andrea Collett	

Form **AB-200**

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	VILLAGE OF EPHRAIM
License Period	7/1/2026 - 6/30/2027

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer . . . . . $ _____
- ☑ Class "B" Beer . . . . . $ 100.00
- ☐ "Class A" Liquor . . . . . $ _____
- ☐ "Class B" Liquor . . . . . $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☑ "Class C" Liquor (wine only) $ 100.00

Fees	
License Fees	$ 200.00
Background Check Fee	$
Publication Fee	$ 20.00
Total Fees	$ 220.00

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): Sunset Harbor grill L.L.C
2. Business Trade Name or DBA:
3. FEIN: 46-2307517
4. Wisconsin Seller's Permit Number: 456-1027942 75-03
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. State of Organization: wisconsin
7. Date of Organization: 5-1-2021
8. Wisconsin DFI Registration Number:
9. Premises Address: 10018 water st
10. City: Ephraim
11. State: WI
12. Zip Code: 54211
13. County: Door
14. Governing Municipality: ☐ City ☐ Town ☑ Village of _____
15. Aldermanic District:
16. Premises Phone: 920 854 6565
17. Premises Email: luisftworthtx8@Hot
18. Website:
19. Premises Description - Describe the building or buildings where alcohol beverages are ~~marketed~~, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.
Beer and wine will be stone in the downstair. Dry storage.
wine & Beer will be serve at the tables only by a sour
20. Mailing Address (if different from premises address): 7885 Bedrock Flats Ln
21. City: Bailey's Harbor
22. State: WI
23. Zip Code: 54202

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No

Law/Ordinance Violated	Location	Trial Date

Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☑ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☑ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☑ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☑ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☑ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☑ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4. sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Becerra	Jose Luis	owner	920-301 9588

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Becerra	Jose	L

Title	Email	Phone
owner	Luisftworth1983@hotmail	920 301-9588

Signature	Date
Jose L B	3-11-26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
4/30/2026	BC-09		

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)
Andrea Collick	

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE $ 10.00 Application Date: 03.24.26

☐ Town ☒ Village ☐ City of EPHRAIM County of DOOR

The named organization applies for: *(check appropriate box(es).)*

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning JUNE 20, 2026 and ending JUNE 20, 2026 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. **Organization** *(check appropriate box)* → ☐ Bona fide Club ☐ Church ☐ Lodge/Society ☒ Chamber of Commerce or similar Civic or Trade Organization ☐ Veteran's Organization ☐ Fair Association

   (a) Name EPHRAIM BUSINESS COUNCIL

   (b) Address P.O. BOX 203 EPHRAIM, WI 54211 *(Street)* ☐ Town ☒ Village ☐ City

   (c) Date organized

   (d) If corporation, give date of incorporation

   (e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

   (f) Names and addresses of all officers:
   President SARAH MARTIN P.O. BOX 203 EPHRAIM, WI 54211
   Vice President
   Secretary
   Treasurer

   (g) Name and address of manager or person in charge of affair LANE METHNER & KELSEY STONE P.O. BOX 203 EPHRAIM, WI 54211

2. **Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:**

   (a) Street number STORED - LOCKED TRAILER NEXT TO VILLAGE HALL, SERVED - BOOTH ACROSS FROM VILLAGE HALL

   (b) Lot Block

   (c) Do premises occupy all or part of building?

   (d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. **Name of Event**

   (a) List name of the event FYR BAL FESTIVAL

   (b) Dates of event JUNE 20, 2026

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

EPHRAIM BUSINESS COUNCIL
(Name of Organization)

Officer Lane Methner 03.24.26 *(Signature/date)*

Officer Kelsey Stone 03.25.26 *(Signature/date)*

Officer Sarah K Martin 4-3-26 *(Signature/date)*

Officer *(Signature/date)*

Date Filed with Clerk 4/7/2026

Date Granted by Council

Date Reported to Council or Board 5/12/2026

License No. TB-01

License to Serve Fermented Malt Beverages and Wine

Ephraim, WI

To the Board of Trustees of the Village of Ephraim, Wisconsin:

Answer the following questions fully and completely:

Indicate the area(s) where alcoholic beverages are going to be stored WITHIN A LOCKED TRAILER PROVIDED BY TRIANGLE DISTRIBUTION CO. THAT WILL BE PARKED NEAR VILLAGE HALL

Indicate the area(s) where alcoholic beverages are going to be sold/served AT BOOTH SPONSORED BY THE EPHRAIM BUSINESS COUNCIL ACROSS FROM VILLAGE HALL

Indicate the area(s) where alcoholic beverages are going to be consumed WITHIN THE ROAD CLOSURE AREA OF THE FESTIVAL (HWY. 42 FROM MORAVIA TO CEDAR)

Signature of Applicant


2026
Fyr Bal
EBC Beer
Information
Village Hall
EBC Beer sold in
this location
Beer will be consumed within
the closed road area of the
festival and will be stored in a
locked trailer near Village Hall
Google

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE $ 10.00 Application Date: MAY 5, 2026

☐ Town ☒ Village ☐ City of EPHRAIM County of DOOR

The named organization applies for: *(check appropriate box(es).)*

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning _____ and ending _____ and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization *(check appropriate box)* →

☐ Bona fide Club ☐ Church ☐ Lodge/Society

☐ Veteran's Organization ☐ Fair Association or Agricultural Society

☒ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name EPHRAIM FIRE - RESCUE ASSN

(b) Address 10005 NORWAY STREET, EPHRAIM, WI 54211
(Street)
☐ Town ☒ Village ☐ City

(c) Date organized NOV 20, 2013

(d) If corporation, give date of incorporation NOV 20, 2013

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☒

(f) Names and addresses of all officers:
President BOBBY MUELLER, PO BOX 105 EPHRAIM, WI 54211
Vice President _____
Secretary MIRANDA BADER, PO BOX 105, EPHRAIM, WI 54211
Treasurer PAUL PILLAS, PO BOX 105, EPHRAIM, WI 54211

(g) Name and address of manager or person in charge of affair: _____

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number See attached exhibit "A"

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? _____

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event FYR BAR FESTIVAL

(b) Dates of event JUNE 20, 2026

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than $1,000.

Officer _____, TREASURER 5/5/2026 EPHRAIM FIRE - RESCUE ASSN.
(Signature / Date) *(Name of Organization)*

Date Filed with Clerk 5/5/2026 Date Reported to Council or Board 5/12/2026

Date Granted by Council _____ License No. TB-02

License to Serve Fermented Malt Beverages and Wine

Ephraim, WI

To the Board of Trustees of the Village of Ephraim, Wisconsin:

Answer the following questions fully and completely:

Indicate the area(s) where alcoholic beverages are going to be stored IMMEDIATELY ADJACENT TO EPHRAIM SQUAD #24 – BEER TRAILER WITH TAPS ON OUTSIDE OF TRAILER

Indicate the area(s) where alcoholic beverages are going to be sold/served SAME AS ABOVE

Indicate the area(s) where alcoholic beverages are going to be consumed IN THE APPROXIMATE 600 x 600 ft AREA IMMEDIATELY TO THE WEST / NORTH OF THE VILLAGE HALL ON WATER STREET WHERE FOOD / BEVERAGE VENDORS ARE LOCATED PER THE EPHRAIM BUSINESS COUNCIL

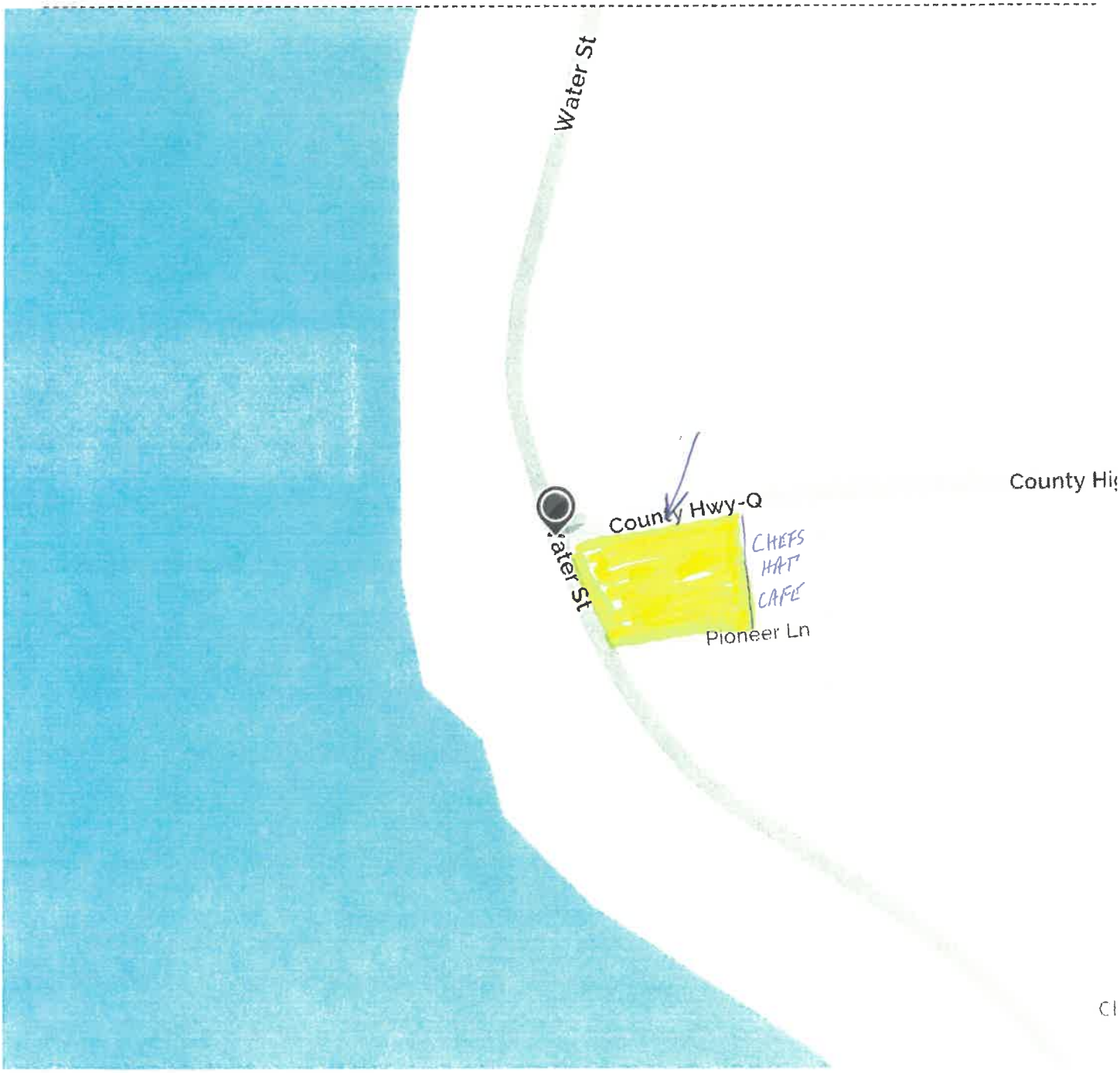
Signature of Applicant

Search Results for "ephraim wisconsin"

EXHIBIT "A"

1. Ephraim, WI
Ephraim, WI

AREA IN YELLOW BELOW IS WHERE BEER WILL BE SOLD, SERVED, CONSUMED AND STORED.





Administration Building Project

Overview & Options

Carly, Ken & Brent

5/12/2026

Problems:

Deferred maintenance and an old building coupled with operational changes in the administration department over time have resulted in the following challenges and issues with the current administrative building:

- A flat roof, lack of proper insulation, and leaks within the building not only have resulted in its physical and esthetic degradation but also pose a risk relative to air quality and record retention.
- The offices do not have proper, or in some cases any, HVAC within. One office does not have an openable window.
- Lack of conditioned space in the lower level severely limits our long-term storage ability.
- On one hand, relocation of meetings to the Village Hall was positive as it has removed the disruption that previously occurred with meetings held at the admin office. However, despite having a very expensive and quality AV system in the Hall, it is not without its bugs. Whoever is reading this has probably experienced an AV failure or disruption along the way. These disruptions, while not regular, are occurring, and they are occurring even with regular trouble shooting and testing by Brent. The normal process is a dry run of the equipment before each HPC/Plan Meeting, each Board meeting, and before committee meeting week at the first of each month. On average, although Brent is spending 4-5 hours each month checking, trouble shooting and fixing connectivity issues, issues still occur.
- Additionally, the time required to set up and break down the Village Hall for meetings is something that falls on a busy maintenance department.

Project Goals:

- Provide safe and effective work environment for Admin Staff
- Provide adequate storage for Admin operations and record retention
- Find a solution that can permit us to move meetings back to the Admin Office while hopefully minimizing meeting disruption to the operation of the office
- Allow the Fire Department to use new space for classroom training, possibly freeing up their existing training room for other purposes

Option Breakdown

Option 0: (Partial renovation)

Pro:

- Addresses the deferred maintenance issues within the current building.
- HVAC added to the two rear offices and basement
- Conditioned basement allows for additional storage
- New roof on building
- New insulation on exterior walls and roof of building

Con:

- No alterations within the office building
- No relocation of meetings from Village Hall
- No room for any growth
- No accessibility improvements
- Not intended as a long-term solution

Option 1: (Full renovation of existing structure)

Pro:

- Can possibly move smaller committee meetings back to Admin Building
- Conditioned basement allows for additional storage
- Options for minor reconfiguring of office layout within the existing building envelope
- Some modernization of facility to better support current and future needs
- Better accessibility with the addition of exterior ramp
- HVAC added to the two existing rear offices and basement

Con:

- 1 office still has no openable window
- Still requires the use of Village Hall for HPC/Plan and Village Board Mtgs.
- Meetings held in office are still somewhat disruptive to office operations as the flow and access is not ideal
- AV system while new would likely still have to be broken down from time to time and cannot likely be hard wired. This increases the likelihood of failure, disruption and maintenance.

Option 2: (Small addition)

Pro:

- All village meetings, minus the largest public hearings, can move back to Admin bldg.
- Board/Committee member table and AV systems can be permanent/hard wired
- Conditioned basement allows for additional storage
- Small addition allows for a more significant reconfiguring of the office/meeting room layout for more separation and better flow. Offices can all be new construction designed based on needs with new HVAC equipment and openable windows.
- Modernizes facility to better support current and future needs
- Accessible ramp is completely enclosed
- Addition only impacts the portion of the building that was previously an addition. Original aesthetics retained
- Room for Fire Department classroom training

Con:

- Looking at the long term this plan likely limits office staffing to 3 full-time employees. Current staff does not see the need for a 4th full-time staff member on the horizon. Space can be found for part-time employees, limited-term employees or interns if need be

Option 3: (Large addition)

Pro:

- All village meetings can move back to Admin bldg.
- Board/Committee member table and AV systems can be permanent/hard wired
- Conditioned basement allows for additional storage
- Large addition would completely separate the admin office from the meeting room so no disruption would occur
- Completely modern office housed in a brand-new office addition.
- Better accessibility
- Enough space to guarantee that the addition would satisfy the needs of the admin department for the foreseeable future.
- Accessible ramp is completely enclosed.

Con:

- Cost
- Separation is a con on election day as the offices of Andrea and Kim would be removed from the operation and out of earshot.
- Significant change to the look of the building, additional bulk

Option 4: (New building)

Pro:

- Ground up purpose built new construction that will be a long-term solution without the need to utilize a portion of the existing building.

Con:

- Plan results in either the demolition of the existing Admin building or the relocating of the facility to a new location. The latter option would still require us to incur the costs of deferred maintenance in Option 0
- If built in the same location, we would lose a historic building
- If built on the same site but in a different location, would require new utility connections, parking lot, driveways, etc
- Cost

Option 0: Deferred Maintenance
Budget: $600,000 with $50,000 contingency
The project scope is limited to targeted deferred maintenance, including the addition of HVAC to two enclosed office spaces (currently not code compliant), improvements to building insulation / exterior envelope, conditioned HVAC basement, and full roof replacement. The work does not include building expansion, reconfiguration, or full system replacement beyond these defined areas, and is intended to address specific performance deficiencies rather than a long term solution.

Option 1: Remodel Existing (Existing 2,172 sq. ft.)
Budget: $1,300,000 with $100,000 contingency **Timeline**: 5 months construction
A comprehensive renovation of the existing 2,172 square foot facility to improve functionality, code compliance, and overall building performance. Work would involve reconfiguration of interior spaces, upgrades to mechanical, electrical, and plumbing systems, and improvements to the building envelope as needed. This approach maintains the existing structure while modernizing the facility to better support current and future operational needs.

Option 2.0: Remodel & Addition Total: 2,990 (Existing 2,172 sq. ft. & 818 sq. ft. New)
Budget: $1,800,000 with $100,000 contingency **Timeline**: 6 months construction
This option includes renovation of the existing 2,172 square foot facility combined with an 818 square foot addition to allow internal ramps (rather than external). This option improves on 'option 2' in allowing a safer solution with lower long-term maintenance costs. Work includes integration of new and existing systems, interior reconfiguration, and upgrades to building systems and envelope as required to support the addition.

Option 3: Remodel & Addition Total: 4,178 sq. ft. (Existing 2,172 sq. ft. & 2,006 sq. ft New)
Budget: $2,300,000 with $100,000 contingency **Timeline**: 7 months construction
This option includes renovation of the existing 2,172 square foot facility combined with a 2,006 square foot addition to expand overall building capacity. The project would address deficiencies within the existing structure while providing new, purpose-built space to support operational needs. Work includes integration of new and existing systems, improved layout and circulation, and targeted upgrades to the existing building to align with the addition.

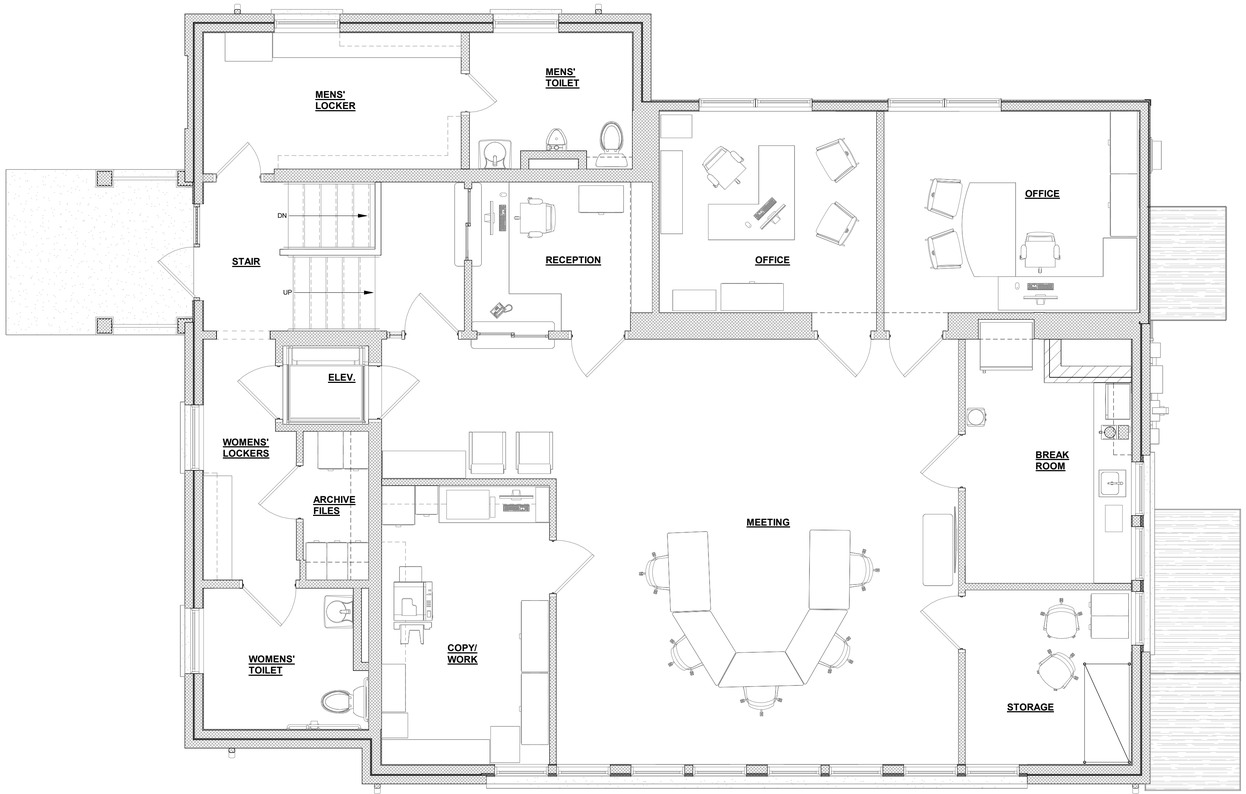
Option 4: New Facility (New 3,500 sq. ft.)
Budget: $2,000,000 with $100,000 contingency **Timeline**: 8 months construction
This option includes construction of a new 3,500 square foot facility, replacing the existing building entirely. The new facility would be designed to meet current operational requirements, building codes, and energy performance standards. Important to note this does not include land cost. This approach eliminates constraints associated with the existing structure and allows for a fully optimized layout, modern systems, and long-term durability with reduced maintenance needs.

ADDRESS
P.O. Box 620, Kaukauna, WI 54130-0620

PHONE
920·766·5795 1·800·236·2534

FAX
920·766·5004

WEB SITE
www.kellerbuilds.com



NORTH

FIRST FLOOR PLAN

1/4" = 1'-0"

2,172 SF

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- EXISTING MASONRY WALL
- TYPICAL EXISTING WALL
- DEMO MASONRY WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 / 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
VILLAGE OF EPHRAIM
10005 NORWAY ST N
EPHRAIM, WISCONSIN 54211

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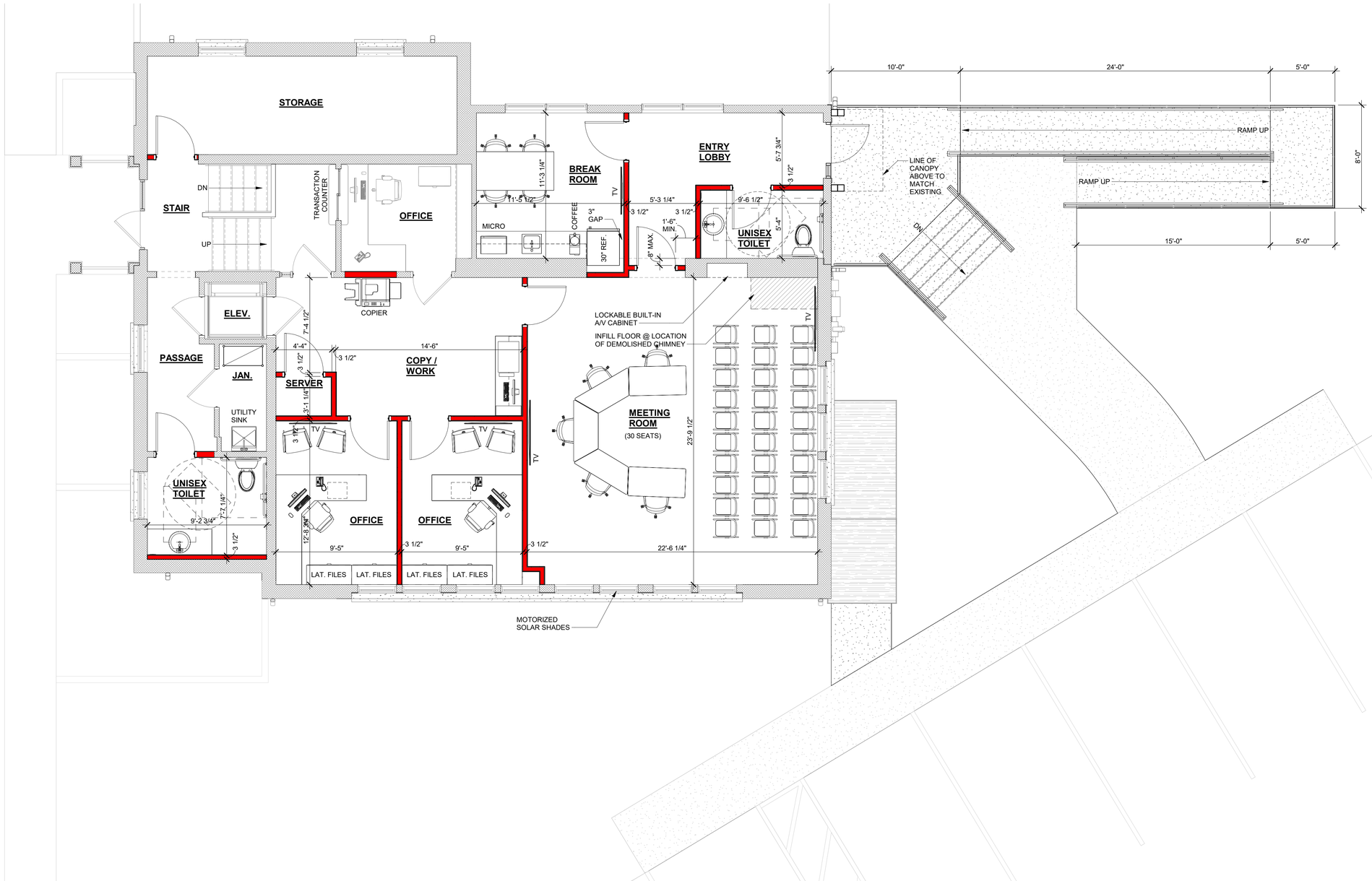
REVISIONS

1		
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6		

PROJECT MANAGER: D. FLANIGAN
DESIGNER: G. STRAUB
INTERIOR DESIGNER: -------
DRAWN BY: ACM
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P25244
CONTRACT NO: -------
DATE: 05.08.2026
SHEET: EX1.0

PRELIMINARY - NOT FOR CONSTRUCTION

OPTION 0



WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- EXISTING MASONRY WALL
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NORTH

FIRST FLOOR PLAN

1/4" = 1'-0"

Keller

PLANNERS | ARCHITECTS | BUILDERS

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N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
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VILLAGE OF EPHRAIM

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REVISIONS

1	03.10.2026	ACM
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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGER: D. FLANIGAN

DESIGNER: G. STRAUB

INTERIOR DESIGNER: -------

DRAWN BY: ACM

EXPEDITOR: -------

SUPERVISOR: -------

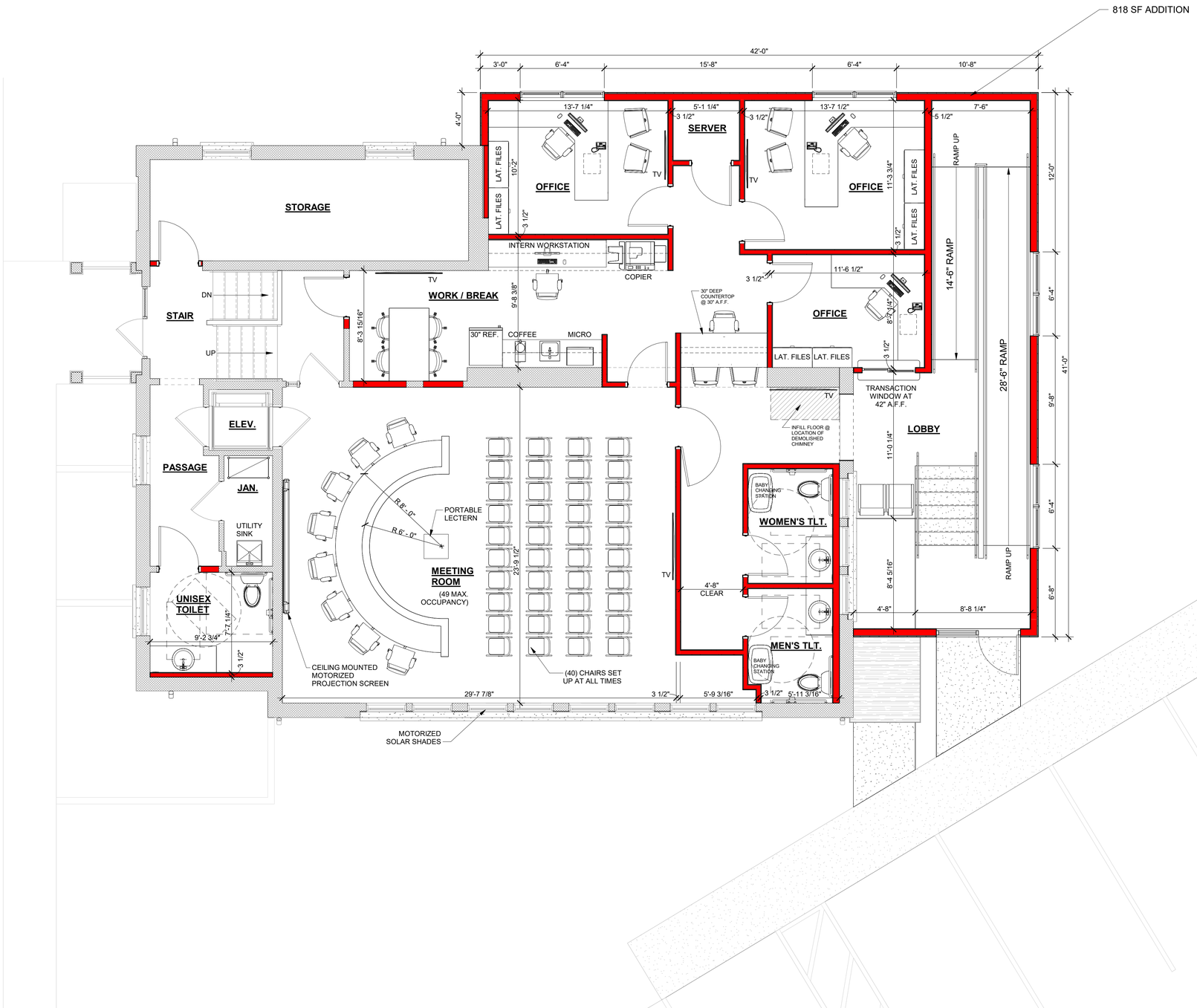
PRELIMINARY NO: P25244

CONTRACT NO: -------

DATE: 02.18.2026

SHEET: A1.0

OPTION 1



WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
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- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

NORTH

FIRST FLOOR PLAN

1/4" = 1'-0"

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
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PROPOSED FOR:
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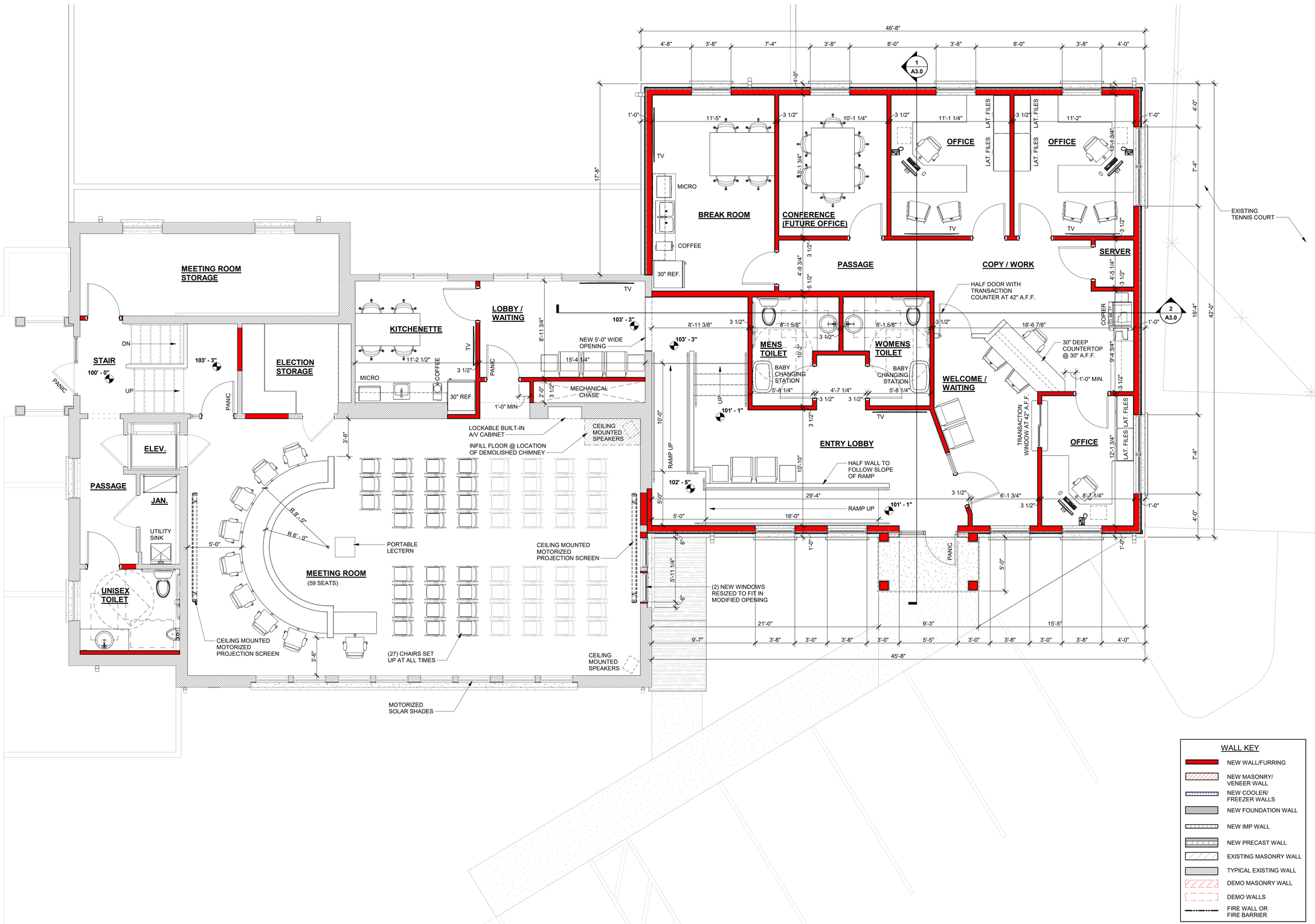
REVISIONS

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PROJECT MANAGER: D. FLANIGAN
DESIGNER: G. STRAUB
INTERIOR DESIGNER: -------
DRAWN BY: ACM
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P25244
CONTRACT NO: -------
DATE: 05.08.2026
SHEET: A1.0

PRELIMINARY - NOT FOR CONSTRUCTION

OPTION 2



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
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FAX (608) 318-2337

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REVISIONS

1	03.10.2026	ACM
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PROJECT MANAGER: D. FLANIGAN
DESIGNER: G. STRAUB
INTERIOR DESIGNER: -------
DRAWN BY: ACM
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P25244
CONTRACT NO: -------
DATE: 02.18.2026
SHEET: A1.0

OPTION 3

PRELIMINARY - NOT FOR CONSTRUCTION

WALL KEY
- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
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- NEW IMP WALL
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- EXISTING MASONRY WALL
- TYPICAL EXISTING WALL
- DEMO MASONRY WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

NORTH

FIRST FLOOR PLAN
1/4" = 1'-0"

Committee Members Whose Terms Are Expiring

PLAN COMMITTEE – 3 YEAR TERM			
Term	**Member**	**Phone**	**Email**
2028	**Ken Nelson (Chair)**	**920-854-3269**	**kennelson2419@gmail.com**
2028	Andy Bartelt*	314-255-6114	bartelta@csl.edu
2028	Rick Hoyerman	920-421-1642	rick@128trustee.com
2028	BD Thorp	612-207-7486	bdthorp@aol.com
2028	Laird Hart	920-854-4528	lairdhart@icloud.com
2026	Grace Held*	414-719-0858, 920-854-9840	glheld@charter.net
2026	Monique McClean	503-799-8455, 503-799-2909	moniquemcclean@gmail.com

HISTORIC PRESERVATION COMMITTEE (HPC) – 3 YEAR TERM			
Term	Member	Phone	Email
2026	**BD Thorp (Chair)**	**612-207-7486**	**bdthorp@aol.com**
2027	Marcia Ellis	920-857-7852	marciacellis@gmail.com
2027	Amy Russell	319-541-0835	russelliowa@msn.com
2028	Cody Schreck	920 -854-9688	cshreck@ephraim.org
2026	Kathy Pentler	262-893-5699	kpentler@yahoo.com

COMMUNITY PROTECTION (CPC) – 3 YEAR TERM			
Term	**Member**	**Phone**	**Email**
2026	**Carly Mulliken (Chair)**	**608-215-5323**	**ekmulliken@gmail.com**
2027	Tad Dukehart*	920-421-2256, 920-854-2949	tdukehart@gmail.com
2028	Keith Krist*	920-421-1401, 920-854-5289	None
2028	Laird Hart	920-854-4528	lairdhart@icloud.com
2028	John Cox*	920-421-0100	johnandshelleycox@gmail.com

WASTEWATER COMMITTEE – 5 YEAR TERM			
Term	**Member**	**Phone**	**Email**
2030	**Karen McMurtry (Chair)***	**920-559-1545**	**pkmcmurtry@gmail.com**
2028	Rick Hoyerman (Board Rep.)	920-421-1642	rick@128trustee.com
2026	Jim Peterman*	920-854-2921	jamesjpeterman@sbcglobal.net
2027	Bruce Nelson*	920-585-0289	brucejamesnelson@gmail.com
2027	Dennis Jewell	785-393-0463	Jdjewell78@gmail.com

Committee Members Whose Terms Are Expiring

PHYSICAL FACILITIES/UTILITIES – 3 YEAR TERM			
Term	Member	Phone	Email
2028	**Matt Meacham (Chair)***	**920-333-0002, 920-819-9922**	**mmdcgolfer@yahoo.com**
2027	Brian Reinhardt	920-493-6506	brian@truedoorcounty.com
2027	Scott Lohman	920-421-0751	scooterlohman@charter.net
2027			
2028	Paul Flottman*	920-421-3801	andersonhousesg@gmail.com

AIRPORT COMMITTEE – 3 YEAR TERM			
Term	**Member**	**Phone**	**Email**
2026	Scott Pearson		
2026	Gary Glojek	414-379-3414	gglojek@glojekltd.com
2027	Tim Halbrook	920-626-3018	timhalbrookbld1@gmail.com

BOARD OF APPEALS – 3 YEAR TERM			
Term	**Member**	**Phone**	**Email**
2026	**Karen McMurtry (Chair)***	**920-559-1545**	**pkmcmurtry@gmail.com**
2026	Duska Pearson	630- 975-4942	duskapearson@mac.com
2027	Steve Sauter	920-421-0755	ssauter@icecreamsource.com
2027	Keith Krist	920-421-1401, 920-854-5289	*No email*
2027	Sara Glenn*	920-421-2275, 920-868-2828	Sara@TrueDoorCounty.com
2028 Alt. #1	Rob Moore	847-650-0692	rmoore524@aol.com
2028 Alt. #2			

LIBRARY COMMITTEE – 3 YEAR TERM			
Term	**Member**	**Phone**	**Email**
2027	**Carly Mulliken (Chair)**	**608-215-5323**	**ekmulliken@gmail.com**
2027	Windsor McCutcheon*	920-421-3292, 920-854-3218	windsorwmc@gmail.com
2028	Grace Held	414-719-0858, 920-854-9840	glheld@charter.net
2026	Cindy Nelson*	920-585-6556	cindyandbruce@gmail.com
2026	Mary Wilson	920-421-1856	mwilson54211@gmail.com

Committee Members Whose Terms Are Expiring

DOOR COUNTY TOURISM ZONE COMMISSION - 3 YEAR TERMS			
2028	Matt Meacham	920-333-0002, 920-819-9922	mmdcgolfer@yahoo.com
2029	Ken Nelson	920-854-3269	Kennelson2419@gmail.com
2027	Melissa LeBelle	920-854-9773	gm@highpointinn.com

Please turn to the next page for recommended appointments.

NON-PROFIT USE OF THE VILLAGE HALL

Currently, with approval, non-profits (operating inside or outside of the Village) can request that fees be waived for rental of the Village Hall.

At this time, more nonprofits are renting the hall at no cost than those paying to use it.

2026 Reservations for the Village Hall

2/6 - Library – no rental fee

2/22 - EHF Smorgasbord Event – no fee

2/28 - **Village resident rental ($160 daily charge)**

4/21 - EHF Presentation – no fee

5/18 - Library County Meeting – no fee

6/17 - PGA Potluck– no fee

6/20 - EYC Pancake Breakfast – no fee

6/22 - Concert in the Park (rain location) – no fee

6/25 - EHF Presentation – no fee

6/29 - Concert in the Park (rain location) – no fee

7/6 - Concert in the Park (rain location) – no fee

7/8 - EHF Presentation – no fee

7/9 - Library Event - no fee

7/13 - Concert in the Park (rain location) – no fee

7/20 - Concert in the Park (rain location) – no fee

7/21 - EHF Presentation – no fee

7/23 - Library Event - no fee

7/27 - Concert in the Park (rain location) – no fee

7/29 - EHF Presentation – no fee

7/31-8/1 – Ephraim Men’s Club – no fee

8/3 - Concert in the Park (rain location) – no fee

8/10 - Concert in the Park (rain location) – no fee

8/17 - Concert in the Park (rain location) – no fee

8/18 - EHF Presentation – no fee

8/24 - Concert in the Park (rain location) – no fee

8/31 - Concert in the Park (rain location) – no fee

9/16 - EHF Presentation – no fee

9/25 – MS WALK – no fee

12/4-12/5 – Christmas in the Village – no fee

12/11-12/12 – EHF Christmas Traditions Fieldtrip – no fee

- So far, for 2026, there is only one rental that has generated income.
- The other 29 rentals that are on the Village Hall Rental schedule as of 5/6/2026 will incur no fees for the rental of the Village Hall.
- For each of the rentals, there is a loaded labor rate cost of breaking down the hall and then setting it up again for Village meeting use. It takes about an hour at a loaded labor rate of $84.73.
- Therefore, for the 29 non-profit rentals on the schedule for 2026, it will cost the Village $2,457.17 to set up and break down the Village Hall for their use.
    - *In sum, there has been one paid rental (resident rate of $160) so far for 2026.*
    - *There is also only one outside the Village non-profit Village rental (MS WALK).*
    - *We have one request from a non-village, non-profit that has never rented the hall to use the hall at no cost in July.*

- Attachment – Village of Sister Bay Non-Profit Rental Policy.

Village of Sister Bay
Facility Rental Fees for Nonprofit Organizations Policy

Adopting Body: Parks, Property and Streets Committee
Adoption Date: April 6th, 2026
Effective Date: April 7th, 2026
Revisions: N/A

Purpose: To establish a consistent, fair, and administratively simple fee structure for nonprofit organizations using Village facilities, while supporting cost recovery and equitable access.

Scope: This policy applies to all Village-owned reservable facilities listed in the published Facility Fee Schedule and on facility rental forms.

Definitions:

Nonprofit Organization (NPO): A tax-exempt organization.

Door County–Based NPO: Tax-exempt organization serving or located in Door County.

Daily Rate: Standard single-day rental rate, listed in the fee schedule and on facility rental forms.

Internal Revenue Service: Internal Revenue Service

Policy Statement: An eligible Door County–based NPO pays an annual use fee equal to one (1) published daily rate for the facility they use, without the required payment of a security deposit.

Eligibility: An eligible Door County–based NPO is responsible for and must submit the following documentation to the Village of Sister as part of the facility rental intake process to be considered eligible for the facility rental benefits outlined in the policy:

1. Documentation of NPO Status
2. Documentation of NPO Presence in Door County, WI

Documentation could include, but is not limited to:

1. IRS Determination Letter
2. State Certificate of Exempt Status (CES)
3. Most Recent Return of Organization Exempt from Income Tax (Form 990)

Direct Use Requirement: Facility use under this policy must be for the nonprofit organization itself. Facilities may not be reserved, used, or sub-licensed by third parties, individuals, or groups claiming affiliation with the nonprofit organization unless the nonprofit is the direct organizer, host, and beneficiary of the event. This requirement is intended to ensure that facility rental benefits are used only by legitimate nonprofit organizations and only for their own activities.

Verification: Village Staff will review the NPO's submitted documentation and determine whether the eligibility criteria are met.

1. If the eligibility criteria are determined to be met, Village Staff will proceed with processing the facility rental in accordance with the policy.
2. Village Staff may request additional information from the NPO if the submitted documentation is unclear.
3. If the eligibility criteria are not met, Village Staff will inform the NPO of the determination in writing and list the eligibility criteria(s) that were not met.

Appeal of Determination: If the Village Staff determines that the NPO does not meet the criteria and the determination has been issued in writing, the NPO may appeal the determination, in writing, and the appeal should be based on the eligibility criteria listed within the policy. The NPO has the right and responsibility to submit additional documentation and/or rationale in support of the appeal. The appeal would be heard at the Parks, Property, and Street Committee of the Village of Sister Bay, when appropriate. The Parks, Property, and Street Committee's decision to grant the NPO's appeal is final.

Administration: NPOs seeking to benefit from the policy must submit documentation annually. Village Staff will review documentation and determine eligibility in accordance with the policy.

VILLAGE OF EPHRAIM

FOUNDED 1853

To: Ephraim Village Board

Re: Village Hall Air Conditioning

Board of Trustees,

The Village Hall currently has 3 main air conditioning units that service the hall, kitchen and bathroom areas, and the library has its own air conditioning not connected to these units. Since the last inspection 2 of the units have failed, leaving 1 to cool the entire building, 1 the compressor is bad and the other out of freon from either a leak or failure, these units have been in service for over 15 years, with annual service done to them.

I have obtained 2 quotes for replacement of the air conditioning units:
1. Wulf Brothers for a cost of $69,995.00
2. AM Mechanical and Refrigeration Inc for a cost of $52,650.00.

It would be my recommendation to accept the quote from AM Mechanical and Refrigeration Inc for a cost not to exceed $53,000.00 with the cost to come out of the Capital Reserve Account for Village Hall Mechanical.

Thank You

Justin MacDonald
Maintenance Manager

Administrative Office 10005 Norway Road PO Box 138 Ephraim WI 54211
Phone: (920) 854-5501 Fax: (920) 854-2072 E-Mail: office@ephraim.wi.gov

michaudrefmech@outlook.com
920-559-2122
7184 W Center Rd
Forestville, WI 54213
www.am-ref.com

-Field Service/Install
-Engineering and Design
-Mechanical Construction
-Special Projects

AM MECHANICAL & REFRIGERATION INC

HVAC - Refrigeration - Food Service - Piping

For: Village of Ephraim Town Hall

Scope of Project: Update A/C system, replace (3) – 5 ton outdoor condensing units and (3) indoor air handlers with new evaporator coils, new hot water coils, fans and controls, existing systems are leaking refrigerant and are obsolete.

-Furnish and Install (3) Bryant Legacy 134SAN06000N 5 ton, 16 SEER2, R454b outdoor condensing units

-Furnish and install (3) Bryant Legacy FT5ANBD60L00 5 ton, 2 stage air handlers with ECM drive

-Furnish and install (3) Willow Springs 24x24 3-Row hot water coils mounted in supply ducts

-Install auxiliary drain pans under air handlers along with water sensing switches to shut down system in case of a condensation leak or coil leak, install automatic water shut off valve on boiler water feed line also that will shut down if hot water coils leak.

-Install freeze stat on hot water coils to shut down fans if less than 34 degree air is sensed at coils

-Install Jackson Systems TK-400 twinning/parallel kit on 2 air handlers to sync them together

-Install new condensate drain lines

-Clean out copper refrigerant lines with solvent and reconnect to new air handlers and condensers

-Repipe hot water coils to new location in supply ducts

-Fabricate and install new duct transition fittings, insulate them with duct wrap

-Reconnect duct mount smoke detection system

-Replace all 3 condensing units, recover old refrigerant and oil, dispose of old units properly

-Pressure test all systems with 250 PSI of nitrogen

-Evacuate all systems to 500 microns

-Set up thermostat for new system and set up staging operation

-Test operation of system, register for warranty.

-Clean up and haul away all old debris and equipment.

-Purge air from boiler system after repiping coils and test operation.

$52,650

60% deposit required to order equipment/schedule job

-

Signature: _____ **Date:** _____

Wulf Brothers Inc
200 Commerce Dr
Luxemburg, WI 54217
(920) 845-2525

BILL TO
VILLAGE OF EPHRAIM
P O BOX 138
EPHRAIM, WI 54211 USA

ESTIMATE	ESTIMATE DATE
176259737	Aug 18, 2025

JOB ADDRESS
VILLAGE OF EPHRAIM
9996 Water Street South
Ephraim, WI 54211 USA

Job:

ESTIMATE DETAILS

Air Handler Replacement :

Provide and Install:
2- ADP Central Air Conditioning Air Handler Model BVRMC6A50S4N1R (twin system)
1- Armstrong Central Air Conditioning Air Handler Model 7AH2AE60PX71 (single system)
3 - Armstrong outdoor condensing units, 13.4 Seer2, Puron advanced R454B model A7AC13F60P
limited 5 year compressor warranty, 1 year limited parts warranty on
balance of units with product warranty registration and (1) year labor warranty
3- Water safety shut down switches incase a drain line over flows unit will shut down
- Install custom drain pans for under each unit in case of a leak in the future
- Sheet metal modifications for new air handler
3 - Refrigerant liquid line filter drier
3 - Install new lineset or flush existing with RX11 flush
3 - High density Cladlite condenser pad
2- Water to air coil for heating
3- Puron advanced Low Ambient Kit / Fan Cycling kit
- Make connections from existing boiler system to new water to air coil
- Purge air from new water to air coil
- Install antifreeze to boiler system for air handlers
- Low voltage control wiring
- Coil condensate drain line to same location as current units
- Remove and dispose of existing equipment if needed
- Start up and check system operation
Note: Existing Fresh Air controls to stay as is, also smoke control system to stay as is.
*Line voltage wiring NOT included for outdoor unit if needed
*Local permit NOT included
*High voltage if needed NOT included
*Carpentry work NOT included for removal or install of door for access

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	Bid Price	1.00	$69,995.00	$69,995.00

SUB-TOTAL	$69,995.00
TOTAL	$69,995.00

Thank you for the opportunity to partner with you! Please contact us with any questions.

Wulf Brothers now offers convenient online payment options! Call us today or email your information to wulfbrothers@wulfbrothers.com to receive all future invoices and statements via email.

CUSTOMER AUTHORIZATION

The summary above is furnished by Wulf Brothers Inc as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include equipment and material cost increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. All work to be completed in a professional manner according to industry standard practices and is backed by Wulf Brothers' 1 year labor warranty. All agreements contingent upon strikes, accidents or delays beyond our reasonable control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimate terms, and I agree to pay the full amount for all work performed: 1/2 of contracted amount is due upon estimate acceptance and balance due upon completion. 1-1/2% monthly finance charge may be applied to unpaid balances over 30 days. This estimate is valid for 30 days from the estimate date and may be withdrawn by us prior to acceptance. ***SURCHARGES MAY BE ADDED AFTER ACCEPTANCE SHOULD APPLICABLE TARRIFFS BE ENACTED***

Sign here Date

VILLAGE OF EPHRAIM

FOUNDED 1853

To: Ephraim Board of Trustees

Re: German Road Brush/Yard Waste Dump Update

Village Board of Trustees,

The Brush/Yard Waste Dump has reopened on German Road; the contractor completed the work the middle of last week. You will see several changes to the use of the area; they are as follows:

1. You will not be dumping in the same spot as you did before, it will be further back on the property, please follow the yellow arrows to the new dump site.
2. Brush and Limbs will be situated on the very southeast corner of the new dump area, a big yellow sign is in place showing where it should be dumped.
3. Yard Waste will be situated on the southwest corner of new dump area; a new sign is ordered and will be placed once it is here.

For future disposal it is my recommendation to tub grind the brush annually, if we keep the brush to the southeast side all tub grindings could then be placed on the northside of the dump area for people to pick up. For tub grinding we will need to add additional money into the budget unknown amount at this time but will have better numbers for budget time. By tub grinding we will continue to have a place to put brush and not need to add additional area. The other option is to have the brush hauled out by a contactor at an unknown cost.

Thank You

Justin MacDonald
Maintenance Manager

Administrative Office 10005 Norway Road PO Box 138 Ephraim WI 54211
Phone: (920) 854-5501 Fax: (920) 854-2072 E-Mail: office@ephraim.wi.gov


DEERE




DEERE





Canada Goose Damage Management

Summary of next steps per:

Mike Jones, Wildlife Biologist/Certified Wildlife Biologist
USDA U.S. DEPARTMENT OF AGRICULTURE
Animal and Plant Health Inspection Service

I will send an email out next week about goose round-up costs, procedures, timeframes, and the DNR permit needed to be completed. I will need to know by June 2 or 3rd at the latest if you have enough birds and want a goose round-up. Since you are farther away from our office and might potentially have many birds, I quoted you a cost of $4,000 over the winter. We charge $3,500 for the majority of sites that are closer to our office and have fewer birds so you might see that price quoted in the email. We might be able to lower the price if we capture at both Ephraim and Fish Creek but won't know that for sure until we get much closer.

We would need at least 45-50 birds to come all the way to Ephraim. If you want to let me know by June 2 that you tentatively want us to come, I can put a place holder on a date for you and you could decide to withdraw at your June 9th meeting. Since I have to have to put the schedule together by June 5th, I need to know, at least initially if you are interested. It is easier to remove a location from the our schedule rather than have you want to get added after the schedule has been set since there are so many locations we have to coordinate the removals.

Thanks,

Mike

VILLAGE OF EPHRAIM
VILLAGE BOARD MEETING MINUTES
TUESDAY, MARCH 10, 2026 – 7:00 P.M.
9996 WATER STREET- EPHRAIM VILLAGE HALL

Action Items:

5. **Administration:**
   a. **Presentation from Mike Jones from USDA Wildlife Services regarding Canada Goose Damage Management:**

Mike Jones from the US Department of Agriculture Wildlife Services presented information about Canada Goose damage management options. He explained that his agency specializes in nuisance wildlife management. They are a federal agency that handles all goose issues in Wisconsin because geese are federally protected birds.

Jones reviewed basic goose biology. He described two distinct populations of geese in Wisconsin: Spring migrants that move through the area without causing significant problems, and resident birds that stay year-round and cause most issues. He noted that resident geese live up to twenty years, are highly productive with about five surviving offspring per clutch, and are very adaptable to living near humans. These birds tend to return to where they learned to fly year after year. The resident birds don't go very far south anymore, most going to open water and seeking out warehouse rooftops in Chicago to feed at the railyards.

He explained that geese have few natural predators, with most being egg predators, which does not control the population much. The DNR has two hunting seasons designed for different populations. The early season, from September 1-15, targets resident birds with a 5-bird daily limit. Traditional goose season, which targets migrant birds (late September – December), has a long season with a lower bag limit for migrant birds to control harvest impacts.

Jones detailed the main problems caused by geese, particularly the 1-2 pounds of feces each bird produces daily. He showed examples of parks requiring daily power washing and communities budgeting $10,000 annually for daily feces removal from beaches. He also mentioned that geese can be aggressive during nesting season and harbor parasites, causing swimmer's itch, with high E. coli levels in their feces posing health risks.

The presentation covered abatement management options, including a no feeding ordinance, habitat modification allowing the shoreline to grow up, exclusion methods such as fences and overhead grids, harassment techniques, pyrotechnics, repellents, and trained dogs. Jones noted that most of these methods provide only short-term effectiveness as geese adapt quickly.

For population management, Jones explained three methods: hunting seasons, nest and egg destruction through oiling, and roundup and removal during the flightless molting period. He detailed the egg oiling process, which prevents oxygen transfer across egg membranes, typically around April 15th in Wisconsin. The challenge is finding the nests. Oiling requires a Wisconsin Department of Natural Resources (DNR) permit and registration with the US Fish and Wildlife Service.

Jones discussed management authority. Population management authority approval ultimately rests with the US Fish and Wildlife Service and the Wisconsin Department of Natural Resources. Population management is a local decision that must be in accordance with Federal, State, and local requirements.

Regarding roundup and removal, Jones explained that his agency requires at least 35-40 birds at a site and conducts operations during the 3-week flightless period from mid-June through early July. The process involves using kayaks and boats to push geese onto land, then using panels to corral

DRAFT

them into crates. All captured birds must be euthanized as the DNR doesn't allow relocation because adult birds would fly back.

Jones discussed two options for the captured birds: Food pantry processing for adults (requiring testing of 10% of the adults, with a minimum of five birds, for lead and mercury at about $250 per sample) or disposal as animal food, though bird flu concerns have complicated the latter option recently. He noted that there was another community within swimming distance contemplating a round-up as well, and he had received approval to test 10% of the total geese from both communities. The communities could split the cost.

He outlined the typical process: Communities contact him by June 1st with bird counts, his agency schedules the roundup between June 15th and the end of June, and charges $4,000 for Door County locations due to the distance from their Waupun office. Jones noted they typically catch 60-70 geese per site and conduct 20-30 roundups annually statewide. He stressed that they need written permission from each landowner to catch geese on private property.

The effectiveness of roundups provides immediate relief and removes birds that return to the same areas annually. Sites typically don't need repeat roundups for 3-7 years, with an average of 5 years between treatments.

A discussion was held regarding the roundup. Mulliken inquired about potential partnerships with other municipalities for cost-sharing and testing expenses. Hoyerman asked about demand for processed goose meat, with Jones noting that only about 25% of sites opt for food pantry processing due to additional costs. T. Nelson confirmed that all permitting goes through Jones rather than requiring a separate DNR contact. K. Nelson asked about scheduling around Fyr Bal on June 20th, and Jones confirmed they could accommodate working before that date. He also clarified the June 1st deadline for decision-making and explained that food pantry decisions could be made closer to the actual roundup date.

MacDonald estimated seeing 30-40 geese in the morning. He provided an overview of the number of staff hours dedicated to keeping sidewalks and grass clean around the shorefront throughout the season.

Bristol noted that after previous board discussions about this topic, several parties had reached out in support. He also confirmed that a local food pantry had expressed a strong interest in receiving processed goose meat, as they have successful experience with salmon and venison programs.

Dennis Jewell, an Ephraim resident, spoke in favor of pursuing goose removal.

b. **Discussion and consideration regarding implementation of Canada Goose Damage Management for 2026:**

Bristol noted that the Board had time to make a decision and suggested potentially gathering information from neighboring municipalities while respecting privacy restrictions. He confirmed that if another site had already completed testing, it could reduce testing requirements for Ephraim.

K. Nelson polled the board members for their interest in proceeding. Hoyerman supported proceeding. T. Nelson was in favor. Mulliken noted that while not speaking officially for the Community Protection Committee, the Committee had discussed the goose problem extensively and tried various mitigation methods without permanent success. Meacham also supported proceeding.

K. Nelson agreed with the other four board members, establishing consensus to continue moving the project forward. The Board agreed that they would make the final decision on whether to proceed with the roundup at the May Village Board meeting.

DRAFT

VILLAGE OF EPHRAIM

FOUNDED 1853

To: Village Board of Trustees

Re: 2026 Road Paving

Ephraim Board of Trustees,

I was just able to meet with the Door County Highway Department last Thursday May 7th regarding paving for 2026. I submit the following roads and small addition to the rear of the pole building:

Roadway:	Cost:
North Orchard Rd from Water St to just past Bella Vista Lane	$ 46,254.00
Holand Road	$ 48,615.00
Spruce Lane off of Norway St.	$ 42,699.00
Public Works 28' x 42' addition behind Pole Building	$ 4,195.00
Total:	$141,763.00

South Norway St. was an alternate but after further review that has been removed from this year's schedule.

It is my recommendation to move forward with the 2026 paving for a cost not to exceed $142,000.00 with the money to come from our Road Improvement Fund.

Respectfully Submitted

Justin MacDonald
Maintenance Manager

Administrative Office 10005 Norway Road PO Box 138 Ephraim WI 54211
Phone: (920) 854-5501 Fax: (920) 854-2072 E-Mail: office@ephraim.wi.gov

County of Door
HIGHWAY DEPARTMENT
1001 South Duluth Avenue
Sturgeon Bay, WI 54235-3812

Randy Dvorak
Patrol Superintendent
(920) 746-2500
rdvorak@co.door.wi.gov

5/11/2026
Brent Bristol – Ephraim Administrator
Justin McDonald – Maintenance Manger
Village of Ephraim

Here is your Door County Highway Department estimate/quote for projects listed. The Highway Department bills on time and material basis for all projects and you will be billed for actual time and materials used for the completion of the listed project.

All roads to be pulverized, graded and to be compacted. Pave one lift of 2 ½" of compacted hot mix asphalt. Shoulder with road gravel 2' foot wide where obtainable.

North Orchard St. approximately 20' feet x 1400' feet. Also 20' of the intersection of Bella Vista Ln and N. Orchard
.....$46,254.00

Holand Rd approximately 20' feet x 1,500' feet
.....$48,615.00

Spruce Ln. approximately 20' feet x 1,300' feet
.....$42,699.00

South Norway St. approximately 20' x 1,300' feet
.....$42,699.00

Public Works parking lot add on to parking lot area in back of building by cold storage building 28' feet x 42' feet
Excavate out area base with breaker run, top with road gravel, grade and compact then pave a binder of 2 ¼" of compacted hot mix asphalt then tack and pave 1 ¾" top lift of compacted hot mix asphalt.
.....$4,195.00

Marina Parking lot
Rubberize parking lot, grind cracks with routers, blow out debris and fill with road saver 231 (rubber)
.....**$5,284.00**

_____ _____

Town Representative Date

Randy Dvorak
Randy Dvorak
Patrol Superintendent
Door County Highway Department
920-746-250

Village of Ephraim



Emergency Operations Plan

The Emergency Operations plan is not an exhaustive document, but is intended to provide a framework based on current guidance.

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EMERGENCY TELEPHONE LISTINGS

Door County Sheriff's Office	911 (Emergency/ 920-746-2400
Ephraim Fire Chief	911 (Emergency)
Liberty Grove Sister Bay Fire Department	911 (Emergency) /920-854-4021 (non-emergency)
Gibraltar Fire Department	911 (Emergency) /920-421-3456 (non-emergency)
MABAS 154	
County Community Emergency Response Team	

County and Regional Services	
Door County Emergency Government	920-746-7195
Door County Emergency Services	920-743-5461
WI Emergency Management East Central Office	920-929-3730
DNR - Emergency Government Duty Officer	800-943-0003
Door County Highway Department- Commissioner	920-746-2500

Medical Facilities Sturgeon Bay	
Aurora Health Clinic - Walk-in	920-746-7200
Bellin Health Clinic - Walk-in	920-743-0255
Door County Memorial Hospital	920-743-3367

Support Agencies	
Door County Human Services	920-746-7155
Door County Health Department Hotline	920-746-2588
American Red Cross	920-468-8535
Salvation Army	920-746-2300

Telecom	
Frontier	800-921-8101
Spectrum	833-267-6094

Utilities	
Wisconsin Public Service - Electric	800-450-7240

Hazardous Spills	
ChemTrec	800-424-9300
National Response Center (call regarding spills)	800-424-8802
Wisconsin DNR	920-746-2870

EMERGENCY OPERATIONS CENTER ALERTING LIST		
Village Emergency Management Director	**Ken Nelson, Village President**	
Emergency Operation Center Operations Committee *(Elected Officials: Trustees listed in order of seniority)*	**Tim Nelson**	
	Matt Meacham	
	Carly Mulliken	
	Rick Hoyerman	

MUNICIPAL EMERGENCY OPERATIONS PLAN

A. PURPOSE:

This municipal plan has been developed to provide procedures for Village of Ephraim government agencies to respond to various types of emergencies or disasters that affect the community. It provides a link to procedures that will be used by the county government since the Village of Ephraim is part of the County Emergency Management Program. This municipal plan is to be used in conjunction with the Door County Emergency Operations Plan. The municipal plan will be maintained in accordance with current standards of the Door County Emergency Operations Plan and in accordance with the local/municipal government. Review of this municipal plan shall be accomplished concurrently with the county plan.

B. SITUATION AND ASSUMPTIONS

Several types of hazards pose a threat to the lives, property, or environment in Door County. These hazards are outlined in the Door County Hazard Analysis. A copy of this is located in the County Emergency Operations Center.

C. RESPONSIBILITIES DURING AN EMERGENCY

1. Village: The Village is responsible for opening and maintaining all Village public roads. They will act in coordination with the State and County. The Village is also responsible for all Public Buildings, in addition to the Public Beach, Firehouse Marina, public properties along Eagle Harbor, Harborside Park, and Anderson Dock.

    - Emergency Operations Center Operations Committee consists of the elected Village Board of Trustees.

2. Property Owners: All parcel owners are responsible for maintaining their private property. ~~Any tree on private property that falls onto public property is the responsibility of the property owner to remove.~~

3. Businesses: All businesses are responsible for their private property. ~~It is their responsibility to provide electrical service during an emergency. Distribution of emergency information and resources to guests/ patrons is the responsibility of the business owners.~~

D. CONCEPT AND ESCALATION OF OPERATIONS

Municipal officials have primary responsibility for disasters that take place in the municipality. They will activate the appropriate emergency response agencies, as necessary, to address the disaster.

Actions that the municipality and county should consider if this municipal plan is activated are as follows:

1. Municipal agencies assess the nature and scope of the emergency or disaster.
2. If the situation can be handled locally, do so using the procedures in this plan, as appropriate.
    a. The Village President, as the Village Emergency Management Director, assists with the coordination of all emergency response actions.

    b. A Village Command Post shall be established at the Administrative Building at 10005 Norway Street as long as there is power and the ability to restrict access. If power is not able to be established through the use of a generator at the Administrative Building, then the Maintenance Garage at 10285 Town Line Drive shall be utilized as an alternate Village Command Post.

    c. The Village Emergency Management Director declares a Local State of Emergency and notifies the Door County Emergency Management Director of this action.

    d. The Village Emergency Management Director shall forward the Local State of Emergency Declaration to the Door County Emergency Management Director.

e. The Door County Director of Emergency Management activates the County Emergency Operations Center. This facility is located at 916 N 14th Ave, Sturgeon Bay, Wisconsin.

f. Municipal emergency response officials/agencies respond according to the checklists outlined under 'Responsibilities and Tasks', pages 7 through 12.

3. If municipal resources become exhausted or if special resources are required, the Village Emergency Management Director shall request county assistance through the County Director of Emergency Management.

4. If assistance is requested, the County Director of Emergency Management assesses the situation and makes recommendations. The County will do the following (to the extent appropriate):

    a. Activate the County Emergency Operation Center.

    b. Implement the County Emergency Operations Plan.

    c. Respond with County resources as requested.

    e. Coordinate County resources with municipal resources.

    f. Notify Wisconsin Emergency Management, Regional Director.

    g. Forward Uniform Damage Situation Report (UDSR) and USDR local as appropriate.

    h. Assist municipality with prioritizing and allocating resources.

5. If municipal and county resources are exhausted, the County Emergency Management Director can request state assistance through Wisconsin Emergency Management.

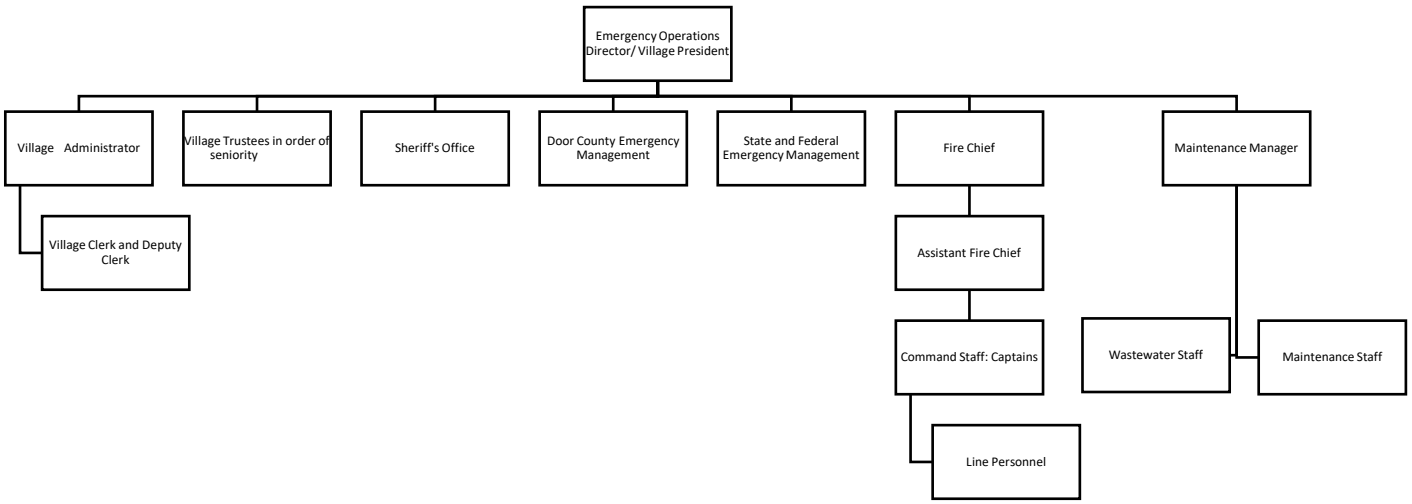
6. If state assistance is requested, the Wisconsin Emergency Management Administrator, in conjunction with the East Central Regional Director, Door County Director of Emergency Management, and the Village Emergency Management Director, can assess the disaster or emergency situation and recommend that personnel, services, and equipment be made available for response, mitigation, or recovery.

7. After completing the assessment, the Emergency Management Regional Director immediately notifies the Wisconsin Emergency Management Administrator.

8. The State Administrator of Emergency Management notifies the Governor and makes recommendations.

9. If state assistance is granted, procedures will be followed as stated in the Wisconsin Emergency Operations Plan and the County Emergency Operations Plan.

E. ORGANIZATION



F. RESPONSIBILITIES AND TASKS:

The Village President, as the chief elected municipal official ~~and~~ ~~as~~ **is also** the Village Emergency Management Director. They **are** ~~is~~ responsible for coordinating the response of municipal agencies and coordinating the response with County officials, if County assistance is necessary. In the President's absence, the chain of command shall be followed with the most senior available Village Trustee acting as the Village Emergency Management Director.

1. **Village Emergency Management Director:**
   The Village Emergency Management Director coordinates all components of the emergency management program in the Village of Ephraim. This includes and may not be limited to hazard analysis, preparedness, mitigation, response, and recovery activities for all natural and technological disasters/emergencies. The following tasks represent a checklist of actions that should be considered:

   - The Emergency Management Director ensures that the County Emergency Operations Center or Village Command Post has been activated. ~~The Emergency Management Director~~ shall report to the assigned command post.
   - Update the County Emergency Management Director regarding the situation and actions taken.
   - Brief the County Emergency Operations Center staff as to the status of the disaster, if opened.
     - Discuss available resources, including personnel, by checking with the County Emergency Operations Center Staff. If deficiencies do exist, take action to obtain the needed resources.
   - Update the Village Public Information Officer/Administrator, **or appointed designee**, regarding travel restrictions on local roads and recommend protective actions if necessary.
   - Engages with Village departments regarding response to the situation.
   - The Emergency Management Director, with input from Department Heads and the County Emergency Management Directors, will conduct damage assessment activities in the Village of Ephraim. The following tasks represent a checklist of actions that should be considered in an emergency or disaster situation.
     - Record initial information from first responders such as law enforcement, public works, or fire services.
     - Activate the damage assessment team, which consists of the Village of Ephraim

Emergency Operations Committee *(Committee composition located on page 4)*:

- Within first 2 - 3 hours: Complete preliminary Uniform Disaster Situation Report (USDR). Provide damage assessment information to the County Emergency Management Director to assist in the preparation of the Uniform Disaster Situation Report (USDR).
    1. Number of fatalities
    2. Number of critical/minor injuries.
    3. Number of homes/businesses damaged/destroyed.
    4. Number of public facilities, such as highways, roads, bridges, etc. damaged.
    5. Number of people who require shelters.
- Within 8 hours:
    1. Recount items 1 - 5 above.
    2. Complete another USDR (link – template available through xx), estimating public and private damage.
    3. Video and/or take photos of major damage.
- Within 24 hours:
    - Update items 1 - 5 above.
    - Complete updated USDR.

- Plot damage assessment information on maps in the municipal Emergency Operation Center and locate damaged sites on a map.
- Record all expenditures for municipal personnel, equipment, supplies, services, etc., and track resources being used.
    - Ensure that all department/agency heads have begun to keep separate and accurate records of disaster-related expenditures.
- Coordinate with the municipal Public Information Officer, **or appointed designee**.
- Be ready to issue a Declaration of Emergency.
- Determine whether or not County, State, or Federal assistance should be requested. Consult the County Emergency Management Director. (Village/County resources must be fully committed before state or federal assistance will be available. If assistance is requested, specify the type and amount of assistance needed.)

2. Village of Ephraim Administrator

- Report to the Village of Ephraim Emergency Command Post when notified.
- Assist in the damage assessment process by:
    - Provide information regarding the dollar value of property damaged as a result of the disaster.

- Provide information (name, telephone number, etc.) regarding the owners of property that has been damaged/destroyed as a result of the disaster.

- Delegate authority to department directors to permit the acquisition of equipment and supplies needed following a disaster, not to exceed $5,000.

3. **Village Clerk/Treasurer**

- Maintain records indicating Village expenses incurred due to the disaster.

- Assign department directors' account numbers to which emergency expenditures may be charged.

4. **Public Information Officer - Communications**

The Village Administrator, **or designated appointee**, is responsible for public information activities for the Village of Ephraim and will function as the sole point of contact for the news media and public officials. The following tasks represent a checklist of actions that should be considered in an emergency or disaster situation.

- Warn the following using the Alert Phone List located on page 4:
  - Municipal Elected Officials.
  - County Emergency Management Director.
  - Municipal Command Post representatives. If Department heads are out of the area, they need to be notified of the emergency.
- Ensure all agencies represented at the municipal Command Post have communications to their staff. This equipment consists of cell phones, radios, portable hotspots, and laptops.
- If necessary, request that Door County Emergency Management activate the Integrated Public Alert and Warming System (IPAWS) with specific emergency information within a geographical area. Maintain liaison with the County Emergency Operations Center, if activated, and Village Command Post to stay abreast of the situation.
- If necessary, establish a news media briefing area and brief the media at periodic intervals.
- If the situation escalates and the County Emergency Operation Center is activated, coordinate with the County Public Information Officer to prepare news releases.
  - If required, assist the County in establishing a Joint Public Information Officer.
- In conjunction with other Department Heads, conduct press tours of disaster areas within the municipality as the situation stabilizes.
- If necessary or deemed appropriate, communicate with the following outlets to share emergency information:
  - Local radio stations.
    - WDOR 93.9 920-743-4411
    - Door County Daily News 920-746-9430
    - Rewind 97.7 920-743-0977

- WLGE 106.9 ‘The Lodge’ 920-854-3400

- Local publications.
  - Let’s Go Door County 920- 471-3983
  - Peninsula Pulse 920-839-2121
- Update municipal website. (Utilize the ticker bar for emergencies)
- Physical municipal postings at Visitor Information Center, Administrative Building, and Post Office.
- Coordinate with Ephraim Business Council for social media postings.
- Coordinate with the Ephraim Fire Department for social media postings.

5. Law Enforcement

The Door County Sheriff's Office is responsible for law enforcement activities in the Village of Ephraim. The following tasks represent a checklist of actions this department should consider in an emergency or disaster situation.

- Ensure that all Sheriff’s Office staff have been notified and that they report as the situation directs.
- Direct the designated law enforcement representative to report to the Village of Ephraim Command Post.
- Secure the affected area and perform traffic and crowd control.
- Participate in warning the public as the situation warrants.
- Determine the scope of the incident as to immediate casualties/destruction and whether the incident has the potential to expand and escalate.
- Direct officer(s) to close off the damage site area to stop all inbound traffic. Set up an emergency pass system.
- Report the above information to the appropriate law enforcement agencies.
- Establish a staging area in the municipality; designate a Command Post; and establish initial command until relieved.
- If appropriate and if available, dispatch a communications vehicle to the scene of the disaster.

Other responsibilities may include:

- Enforce curfew restrictions in the affected area.
- Coordinate the removal of vehicles blocking evacuation or other response activities.
- As necessary, shelter in place as may be appropriate from the affected area.
- Assist the medical examiner with mortuary services.
- Assist with search and rescue activities.

- If the County Emergency Operation Center is activated, establish and maintain contact with the person representing law enforcement.

- Try to anticipate your department's needs for manpower and equipment 24-hours in advance. If additional assistance is needed, utilize mutual aid agreements with other police departments.

6. Human Services

Based on the emergency situation, human services should be coordinated through the County Director of Emergency Management and the Director of the Department of Health and Human Services. The following tasks represent a checklist of actions these departments must consider in an emergency or disaster situation.

- Coordinate activities of municipal agencies/departments that provide human services type of services. (Identified in County Resource Manual).

- Coordinate with the Red Cross in opening and managing shelters in the municipality or geographical region.

- Ensure the canteen is set up to feed emergency workers in the municipality.

- Work with the Red Cross/Salvation Army in providing food and clothing to disaster victims.

- Provide emergency assistance to persons with special needs.

- Provide necessary outreach services to citizens affected by an emergency or disaster.

- Distribute emergency literature to disaster victims, giving instructions and assistance pertaining to their immediate needs.

- Provide psychological counseling and crisis intervention to disaster victims.

- If the County Emergency Operation Center is activated, establish and maintain contact with the Director of the Department of Human Services. If the County Emergency Operation Center is not activated, establish and maintain contact with the Director of Health and Human Services Officer directly at the County Department of Health and Human Services.

7. Public Works (*Maintenance Department and Wastewater Department*)

The following tasks represent a checklist of actions this department should consider in an emergency or disaster situation.

- Ensure that all department personnel have been alerted and that they report as the situation directs.

- The Department reports to the Village Command Post.

- Review the disaster situation with staff and report the situation to the Village Emergency Management Director.

- Maintain transportation routes. Provide support to Law Enforcement with traffic control and access to the affected area.

- If necessary, coordinate flood-fighting activities, including sandbagging, emergency diking, and pumping operations.

- Coordinate with Law Enforcement travel restrictions/road closures within the municipality.

- Activate stationary emergency generators and lighting.

- Assist with urban search and rescue activities as may be requested.
- As necessary, establish a staging area for public works.
- Report public facility damage information to the Command Post.
- If the County Emergency Operation Center is activated, establish and maintain contact with the County Highway Commissioner. Contact information is located on page 3.

8. Emergency Medical Services

Door County Emergency Services is responsible for emergency medical services activities in the Village of Ephraim. The following tasks represent a checklist of actions this person should consider in an emergency or disaster situation.

- Coordinate emergency medical care and transport if necessary for victims (hospitals and ambulances).
- Assure that public health needs of disaster victims are met.
- Assume primary operational control for health-related emergencies such as pollution, contamination, diseases, and epidemics.
- Establish a triage area for victims.
- Establish a staging area in the municipality.

9. Fire Services

The Ephraim Fire Department is responsible for fire services activities in the Village of Ephraim. The following tasks represent a checklist of actions this department should consider in an emergency or disaster situation.

- Establish the designated staging area, Village Command Post, as directed by on-scene personnel.
- Assist Law Enforcement in warning the affected population.
- Rescue injured/trapped persons.
- Protect critical facilities and resources.
- Designate a person to record the arrival and deployment of emergency personnel and equipment.
- Assist Law Enforcement with evacuation, if needed.

Other responsibilities may include:

- Assist with traffic control.
- Assist with debris clearance.
- If the Regional Hazardous Materials Team is needed for a Level A response, obtain assistance through the Green Bay Metro Fire.
- If additional assistance is necessary, utilize Mutual Aid Agreements.

G. ADDITIONAL RESOURCE MANAGEMENT:

The services below have not been identified in the action plans, but may provide additional assistance if required.

1. Support From Private Agencies/Volunteer Groups:
   Door County Community Emergency Response Team (*Gibraltar Fire & Rescue partnered with Door County Emergency Management*)

2. Support From State and Federal Agencies:
   The Village of Ephraim adopted Resolution #01-2006, designating the National Incident Management System (NIMS) as the standard for Incident Management in the Village of Ephraim. The Village Fire Chief **and one (1) other appointed designee shall** ~~has~~ complete~~d~~ training under this program, fulfilling the requirement for federal assistance.

   Information and assistance in securing state or federal support may be obtained by contacting the County Emergency Management Director. Requests for National Guard assistance should be channeled through the County Emergency Management Director to the Wisconsin Emergency Management, Regional Director - East Central Regional Office, to the Wisconsin Emergency Management Administrator.

H. PLAN DEVELOPMENT AND MAINTENANCE:

The Village of Ephraim Emergency Operations Plan Development Team is composed of the Village Board, Administrative Staff, Community Protection Committee, and Village Fire Chief. These officials are responsible for developing and maintaining this plan.

This Team meets on an as-needed basis or as determined by the Village President. The Team reviews incidents, changes, and new information and makes revisions in this plan.

The following also conducts after-action reviews of all exercises and major incidents:

- Village of Ephraim Board
- Village of Ephraim Administrator
- Village of Ephraim Fire Chief/Deputy Chief
- Village of Ephraim Maintenance Manager
- Village Clerk

I. LEGAL BASIS

The Legal Basis for the development of this municipal plan is stated in the following documents:

FEDERAL
PL 100-707 Robert T. Stafford Disaster Relief and Emergency Assistance Act

Title 40, Chap. 116, US Code Emergency Planning and Community Right-to-Know Act of 1986

PUBLIC LAW 103-337

WISCONSIN STATUTES

21.11	Call to Active Service
26.97	Law Enforcement and Police Power (Town Chairs)
59.025	Administrative Home Rule
59.026	Construction of Powers
59.031	County Executive, (2) Duties and Powers
59.033	County Administrator, (2) Duties and Powers
59.05	Chairperson; Vice Chairperson; Powers and Duties
59.07	General Powers of County Board.
	(146) Local Emergency Planning Committees
59.08	Public Work, How Done; Public Emergencies

59.083	Consolidation of Municipal Services, Home Rule, Metropolitan Dist.
59.24	Peace Maintenance
61.34	Powers of Village Board
66.325	Emergency Powers
83.09	Emergency Repairs of County Trunk Highways
166.03	(1) Powers and Duties of the Governor
	(4) Powers and Duties of Counties and Municipalities
	(5) Powers and Duties of Heads of Emergency Government Services
213.095	Police Power of Fire Chief, Rescue Squads
895.483	(2) Civil Liability Exemption; County Emergency Response Team

COUNTY ORDINANCES

MUTUAL AID AGREEMENTS MABAS DIVISION 154

Village of Ephraim

Disaster Declaration

Whereas, a disaster namely _____ within the Village of Ephraim; and

Whereas, because of such emergency conditions, the Village Board is unable to meet with promptness;

Now Therefore Be It Resolved, pursuant to Wis. Stat. §66.325 and Wis. Stat. Ch. 323, as Village President of the Village of Ephraim, I do hereby proclaim a state of emergency in effect for the time during which the emergency conditions exist or are likely to exist, and

Further, pursuant to Wis. Stat. §66.325 and Wis. Stat. Ch. 323, the Village President of the Village of Ephraim shall exercise all of the powers conferred upon the governing body under Wis. Stat.§66.325 (1), which, within the discretion of the Officer, appear necessary and expedient during said state of emergency, and

Further, the Ephraim Village Board, at a special or regularly scheduled board meeting, shall approve, amend or repeal this resolution.

Signed this _____ day of _____, _____.

_____
President, Village of Ephraim

The Ephraim Village Board at a meeting held on the _____ day of _____, _____
approved, amended, and repealed this resolution.

_____
Clerk, Village of Ephraim

Library Committee
April 14, 2026
Meeting Minutes

Call to Order: Attendees: Carly Mulliken, Chairperson; Grace Held, Member; Cindy Nelson, Member; Mary Wilson, Member, Suzanne Ihrig, Branch Manager. Windsor McCutcheon, Treasurer, did not attend, but submitted her report beforehand. Guest: Kelsey Stone from Ephraim Business Council. Meeting called to order at 2:08 p.m. by Carly Mulliken, who noted that we have a quorum.

Previous Minutes: Motion to approve the minutes from the meeting held on November 13, 2025 made by Cindy Nelson; seconded by Grace Held. All ayes.

Visitor Comments: No visitor comments received.

Treasurer's Report:

- Checking account balance: $4,513.39.
- The Committee elected to renew the CD account for a six-month period. Current balance: $8,426.81.
- Motion to approve Treasurer's Report made Grace Held; seconded by Cindy Nelson. All ayes.

Librarian's Report:

- Door County Reads went well. Our event was held on February 6 when we hosted a ceramics class with Karen Eckert of Owl Arts. The participants made spoon rests inspired by the cooking themes in *The Briar Club*. We had 17 participants plus a waitlist of 9, which is a great response.
- We started a Homeschool Kids Book Club on February 5th. Ran through February and March; may resume over the summer. The kids met each Thursday and discussed two books from James Patterson's *Treasure Hunters* series and did activities based on the books. We averaged about 10 kids per session.
- Book club is going strong. Will end for the year in June with a planning session for 2026 – 2027. We celebrated the 45th anniversary of the Ephraim Library Book Club with birthday cake, coffee, tea, and treats.
- Planning for summer reading programs is pretty much done. This year's theme is "Unearth a Story in Door County." We'll have our usual prize cart June – August, then we're hosting ODBS on June 1 and Peninsula Reptiles on June 11. Door to Summer Adventures is pretty much nailed down; we have four sessions planned in July. First session is a celebration of 250 years with Colin Welford leading the kids in a sing-along of patriotic songs. Next, the kids will dig for actual fossils. Then, we'll learn about how animals hibernate with Jennifer Birkholz, the Natural Resources Supervisor at Peninsula State Park. Finally, we'll learn about gnomes and folklore and eat cherry pie with author Sally Collins, who will read her children's book *Sloane the Gnome Bakes a Cherry Pie.*
- The Library Board approved its first round of changes stemming from the Rethinking Libraries consultants. Changes were minimal and will be invisible to the public. Area manager was added that all the branch managers will report to instead of us reporting to the Director.
- Library Board meeting will be held at the Ephraim Village Hall on Monday, May 18 at 5:00.
- Dumpster will be here on Monday, April 27 and picked up Thursday, April 30. I am planning on coming here on Wednesday, April 29 for the clean out.
- StoryWalk updates continue to be on hold until the updates to Harbor Park begin to take shape.
- Motion to approve Librarian's Report made by Cindy Nelson; seconded by Mary Wilson Nelson. All ayes.

Fyr Bal Book Sale:

- Kelsey Stone will forward links to committee so we can proceed with buying a 10" x 10" cashiers' tent and 12 sandbags. Windsor McCutcheon and Suzanne Ihrig will decide who will purchase it.
- Donations have been average so far but are picking up.
- Suzanne will enlist the library Marketing Department to use Facebook and Instagram posts to enlist volunteers and donations.
- Suzanne Ihrig already input a request for the creation of eye-catching signage for enlisting volunteers and donations at the post office. We can also use the donation box at the post office for donations. Everyone on the committee should check the donation box frequently.

Discussion and Consideration of Ephraim Business Council Membership:

- The Library Committee decided against joining the Ephraim Business Council as members at this time.

Furniture Purchase:

- No update; will proceed. Goal is to have furniture purchased and delivered this summer. We have the money in the checking account to cover this expense.

New Business

- None.

Next Meeting Date: June 4th, 2026 at 2:00 p.m. at the Ephraim Library.

Adjournment: Mary Wilson made a motion to adjourn at 3:05 p.m.; Grace Held seconded. All ayes.

VILLAGE OF EPHRAIM
COMMUNITY PROTECTION COMMITTEE MINUTES
WEDNESDAY, APRIL 22, 2026 – 2:30 PM
VILLAGE HALL - 9996 WATER STREET

ACTION ITEMS:

Dukehart moved, Hart seconded to approve the minutes of January 28, 2026, all ayes. Motion carried.

Hart moved, Cox seconded to send the revised Emergency Operations Plan to the Village Board for review with the understanding that it would stimulate further discussion and refinement at the Board level, all ayes. Motion carried.

Hart moved, Dukehart seconded to adjourn at 3:13 PM, all ayes. Motion carried.

Present: John Cox, Tad Dukehart, Laird Hart (online), and Carly Mulliken - Chair.

Absent: Keith Krist.

Staff: Brent Bristol – Village Administrator/Zoning Administrator and Kim Roberts - Deputy Clerk.

Guests: None.

1. **Call to Order**: The meeting was called to order at 2:30 PM. A quorum was present for this meeting.
2. **Changes to the agenda**: There were no changes.
3. **Approval of the previous minutes:**
   Dukehart moved, Hart seconded to approve the minutes of January 28, 2026, all ayes. Motion carried.
4. **Visitors' Comments**: There were no visitors' comments.
5. **Discussion and recommendation of Village Emergency Plan:**
   A discussion was held regarding the revised Village Emergency Plan. The discussion stressed that the plan is an internal guide for staff, emphasizing the importance of keeping the document updated with current names and contact information for effective communication in emergencies. Additionally, the discussion led to the possibility of drafting an external summary for public use, reinforcing the necessity of calling 9-1-1 in genuine emergencies.

   The Committee reached consensus on simplifying responsibility language for property owners in (C)(2), agreeing to keep it concise by stating that all parcel owners are responsible for maintaining their private property, thus avoiding any legal complexities. The same was decided for (C)(3).

   It was noted that flexibility in the Public Information Officer's role should be maintained, recommending an appointment by the Village President over a rigid assignment to the Village Administrator. The Committee requested that all references to the Public Information Officer include "*or designated appointee*".

   Additional discussions highlighted concerns about the chain of command. Cox highlighted that under state statute, the Village Administrator has authority. Discussion included the Emergency Operations Committee (Village Board), which, based on trustee seniority, would be next in line as Emergency Management Director, if the Village President were unable to serve in the role. The organization flow chart was also reviewed. It was proposed to revise the flowchart, moving the Village Administrator below the Emergency Operations Director (Village President) into the second row of organizational command, placing greater emphasis on the Village Administrator reporting directly to the Emergency Operations Director. Spending authority during disasters was another point of consideration for Department Directors, with the acknowledgment that it needs careful evaluation by the Village Board due to varying opinions on appropriate limits in emergency scenarios.

   On National Incident Management System (NIMS) training, the Committee recommended adding the following language: "*The Fire Chief and one other shall complete training under this program*".

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Hart moved, Cox seconded to send the revised Emergency Operations Plan to the Village Board for review with the understanding that it would stimulate further discussion and refinement at the Board level, all ayes. Motion carried.

6. **Discussion of general safety issues in the Village:**
   The fading orange speed limit flags require replacement, Dukehart noted. Updates on the German Road communication tower were discussed; location and legal questions are ongoing. The Committee agreed that moving forward is vital to ensure adequate downtown communication coverage.

7. **New business for the next meeting:**
   The next CPC meeting will be held on Wednesday, May 27, 2026, at 2:30 PM.

8. **Adjournment:**
   Cox moved, Dukehart seconded to adjourn at 3:32 PM, all ayes. Motion carried.

Recorded by,
Kim Roberts – Deputy Clerk

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Approved: May 7, 2026

EPHRAIM-GIBRALTAR AIRPORT COMMISSION
REGULAR MEETING
THURSDAY, APRIL 23, 2026
GIBRALTAR TOWN CENTER
4097 MAIN STREET, FISH CREEK WI 54212
8:00 A.M.

Call to order: The Ephraim-Gibraltar Airport Commission meeting was called to order by Chair Drajesk at 8:00 a.m.

Roll call/quorum: Members present: Jeff Drajesk, Rich Bierman, Gary Glojek, Scott Peasron and Mary Houck all via Zoom. Members absent: Tim Halbrook.

Agenda/proper notice/adopt agenda: *Motion (Biermann/Houck) to adopt agenda as amended to remove item 6. Carried.*

Approve minutes of previous meeting(s): *Motion (Glojek/Houck) to approve minutes of March 19, 2026 meeting as presented. Carried.*

Public comment: None.

Update to Drajesk RTTF Agreement: No discussion.

Fuel purchase timing: Drajesk reported approximately 2,000 gallons of fuel remain, expected to last into June. Drajesk reported fuel pricing was $5.57 per gallon one month ago and looking at current market pricing, noted it is approximately $5.65 per gallon. Airport makes $1.00 per gallon. Standard fuel order is 8,000 gallons, though smaller quantities or split loads with other airports are possible. Commission discussed delaying purchase as long as possible due to market conditions and considering smaller purchases or split purchase if prices remain high. Nearby airport pricing was reviewed. Consensus to revisit at the May meeting with updated pricing and purchase options.

Review options presented at March 19, 2026 TAC meeting: Drajesk reviewed runway and development options presented at March 19, 2026 TAC meeting. Commission discussed Runway 14-32 options and supported a 3,000-foot runway. Runway width was discussed and noted to meet current standards. Commission discussed extending taxiway, including extension toward both runway ends; cost estimates will be obtained. Alternatives for Runway 1-19 were reviewed, and Commission discussed reconfiguration from 1-19 to a 18-36 alignment. Discussion included that proposed alignment would fit within existing airport property and avoid need to extend onto adjacent properties. Commissioners discussed relationship of runway to surrounding uses and maintaining alignment within current boundaries. Commission supported 18-36 alignment. Hangar development options were discussed, including expansion onto adjacent property and development on existing airport property. Commission expressed preference to utilize existing airport property for future expansion rather than acquire additional land. Commission agreed not to pursue acquisition of property; however, would entertain any property that comes available and is offered to the airport. Commission also supported Alternative A2 for hangar layout, with apron access in front of hangars toward runway.

Airport 80th anniversary preparation update: Houck reported ongoing planning for June 6, 2026 event. Coordination with Town and Village continues, with social media outreach underway.

VIP invitations to neighboring property owners are being distributed. A commemorative poster and promotional materials are in development. Gift bags for guests are planned. Food, music, and sponsorships remain in progress. Static aircraft displays and participation from hangar owners are being coordinated.

Hangar construction update: Bierman reported density and compaction testing is underway, with site work progressing toward final elevations. Site preparation, including landscaping and paving, is anticipated to be complete by mid- to late-May. Concrete work is expected to begin in early June. Weekly construction meetings continue,

Airport Manager Report: Excused. Attending Airport Manager Conference.

Airport Report: Drajesk reported he was contacted by Hal Davis at the BOA asking if he would be willing to chair a session at a future Airport Managers Conference on Wis. Stat. 114, airport commissions, and working with sponsors and owners. Drajesk reported Virgil Kreder intends to sell Hangar C-1 and has two potential buyers. Drajesk directed Kreder to contact the Clerk to provide purchaser information and initiate preparation of a new lease. Drajesk noted action needs to occur on Hangar C-7 before September when the variance expires.

Friends Report/maintenance update: Drajesk reported on status of Young Eagles event.

Review Payables (monthly-year-end): Drajesk questioned an unfamiliar charge. Clerk explained it was for the Aviation Ground Operations Liability Insurance policy. *Motion (Houck/Glojek) to approve payables. Carried.*

Set Next Meeting date: Thursday, May 21, 2026 at 8:00 a.m.

Adjourn: *Motion (Glojek/Pearson) to adjourn at 8:47 a.m. Carried.*

Respectfully submitted,

Laura Reetz, Clerk

VILLAGE OF EPHRAIM PLAN COMMITTEE
WORKING SESSION MEETING MINUTES
TUESDAY, APRIL 28, 2026 - 12:00 PM
10005 NORWAY STREET – VILLAGE ADMINISTRATION BUILDING

Present: Andy Bartelt (online), Laird Hart (online), Grace Held, Rick Hoyerman, Monique McClean, BD Thorp – Temporary Chair.

Absent: Ken Nelson.

Staff: Brent Bristol - Village Administrator and Kim Roberts - Deputy Clerk.

Guests: John Cox.

Call to Order: Bristol called the working session to order at 12:00 PM and requested that the Committee appoint a temporary chair.

Held moved, Hoyerman seconded to appoint Thorp Temporary Chair, all ayes. Motion carried.

BUILDING HEIGHTS

The Committee conducted an extensive review of the proposed changes from the last working session regarding building heights that applied to both §17.15(12) and §17.20(5).

The Committee spent considerable time discussing the exceptions and absolute limitation provision under section §17.15(12)(b). The Committee determined the need to add further clarification to §17.15(12)(b) (new language in bold), *"Other rooftop accessories, **which include but are not limited to**, ~~such as~~ spires, belfries, parapet walls, cupolas, domes, flues, vent pipes, chimneys, communication devices, and all other projections, are allowed to a maximum of thirty-five feet (35') from grade. Such architectural projections may exceed the thirty-five feet (35') maximum by Planning Committee approval via special exception review. Under no circumstances shall **any projection and/or any accessory** ~~a structure~~ exceed thirty-seven feet (37') from grade."*

The Committee further determined to add additional clarifying language to §17.20(5)(b)(iv) (new language in bold), *"Other rooftop accessories, **which include but are not limited to,** such as spires, belfries, parapet walls, cupolas, domes, flues, vent pipes, chimneys, communication devices, and all other projections are allowed to a maximum of twenty-five feet (25') from grade the approved peak roof line (maximum twenty three feet (23') in height as measured from the crown grade of State Highway 42."*

The Committee briefly discussed basement regulations, noting that walkout basements don't count against overall square footage limits when they're open toward the rear property line. Bristol explained that properties could have significant finished square footage through this mechanism. Discussion included the definition of living space and whether basements should be included in calculations. The Committee noted that walkout basements provide an easier path to becoming a living space due to egress requirements, but the Committee decided to postpone further discussion until K. Nelson's return, as this appeared to be an item he had specifically highlighted for review.

SIGNS

The Committee discussed concerns about long, skinny banner signs versus traditional flags. Bristol explained that K. Nelson's issue was with elongated signs, preferring that businesses use standard 3x5 flags that say "open" rather than the longer banner-style signs that were becoming more common. Held supported restricting to a 3x5 "open" flag rather than the long, skinny sign flags. Hoyerman questioned whether businesses typically use standard sizes and expressed concern that restricting their ability to attract attention would be unfair to businesses. The Committee acknowledged the need to balance aesthetic concerns with business visibility needs. MacClean noted that businesses set back from the road, particularly on the north end, face visibility challenges. The Committee discussed whether different standards might be appropriate for different zoning districts. Hoyerman suggested consulting with the Ephraim Business Council before making final decisions, noting that businesses in different districts of the Village may have different needs. The Committee agreed this would be helpful input before dictating specific requirements.

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PROTECTED WATERFRONT (PW) ORDINANCE

Bristol explained that another path had been advised by the Village Attorney without using a moratorium. The path provides a vehicle to stop taking on major projects within the PW district, similar to what was used for the Multi-Family Development process. He noted that all complete applications submitted before the pubic hearing on May 12 would be heard under the current ordinance as written. All applications would be judged on the merit of their adherence to the zoning code as written today.

The Committee discussed preparation for future working sessions once the approval to remove the sections was obtained. Bristol suggested that Committee members individually develop short lists of problems and concerns with the current Protected Waterfront Ordinance, including issues related to bulk, square footage, definitions, and clarity. Thorp mentioned K. Nelson's request for each member to identify three specific problems with the Protected Waterfront Ordinance and recommend solutions. Bristol noted that problems could include issues with definitions and clarity concerns, not just dimensional requirements, since all projects require conditional use permits.

Bristol provided an overview of the action the Plan Committee had before them in relation to §17.20 – Protected Waterfront Ordinance for the 7 PM meeting. The Committee would be approving the path that the Board, with the assistance of the Village Attorney, identified for moving forward. They would be affirming the intent of the mechanism to strike the language from the ordinance instead of using a moratorium.

The meeting adjourned at 12:44 PM.

Recorded by Kim Roberts – Deputy Clerk

VILLAGE OF EPHRAIM
FOUNDED 1853

Historic Preservation Committee Meeting Minutes
Tuesday, April 28, 2026 – 6:15 PM

Present: BD Thorp-Chair, Cody Schreck, Amy Russell
Online: Kathy Pentler
Absent: Marcia Ellis
Staff: Brent Bristol- Administrator
Guests Present: John Cultra, Drew Willmann of DeLeer's Construction, Monique McClean, Grace Held, Rick Hoyerman
Guests Online: Ann Abbott, Victoria Cultra

1. **Call to order:** The meeting was called to order by BD Thorp at 6:15 PM.
2. **Quorum**: A quorum is present for this meeting.
3. **Changes in Agenda:** None
4. **Visitors' comments:** None
5. **Previous minutes: March 31, 2026**
   The approval of minutes was postponed to the next meeting, as Thorp-Chair, Russell, and Ellis were not all present at the prior meeting and a sufficient number of attendees from that session were unavailable to approve the minutes.
6. **John & Victoria Cultra – 9887 Water St – New SFR – Conditional Use - Design Review**
   Bristol provided background on the Cultra application, noting this was a formal design review hearing after previous concept reviews. The applicants had made revisions based on feedback from both HPC and Plan Committee meetings. The Plan Committee determined that the proposed garage would remain a separate structure despite a covered roof connection, as it didn't share common walls or footprint, resulting in design modifications.

   John Cultra introduced himself, explaining that he and his wife have owned the property since January 2009 and have been visiting Ephraim since 1992. He described their family's connection to the area and their desire to rebuild due to the current home's deteriorating condition, including mold and water repulsion issues. Cultra emphasized their commitment to maintaining the historic character while meeting their family's needs as they will transition to spending more time in Ephraim.

   Drew Willmann of DeLeers Construction presented revised renderings reflecting the feedback received at prior meetings. Key figures noted were that the proposed conditioned space footprint of 1,039 square feet represents a reduction of 3 square feet from the existing 1,042 square feet, and the unconditioned garage footprint is reduced by 88 square feet, yielding an overall footprint reduction of 95 square feet. Total conditioned square footage including the second floor is approximately 1,922 square feet, compared to an estimated 1,650 square feet existing—an increase of approximately 270–300 square feet.

   Shreck expressed approval of the design direction, noting the simplification of roof lines compared to previous iterations, though he had some concerns about mass and scale. Russell agreed with Schreck's assessment, finding the design moving in the right direction despite still being somewhat busy with rooflines.

   Thorp raised concerns about the number of exterior lights, counting approximately 12 lanterns,

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which he felt was excessive compared to neighboring properties. He referenced construction guidelines about being "relatively unadorned" and suggested the lighting would make the structure appear like "a Roman candle." Cultra agreed to work with the committee to reduce the number of lights.

Additional discussions covered construction timing, with plans for an end of September 2026 start and completion outside of peak tourist seasons. The committee addressed technical details including chimney height compliance and roof pitch requirements.

Pentler expressed significant concerns about the design's complexity for a historic Ephraim home, questioning the appropriateness of certain design elements including door colors, railings, and the overall busy appearance. She advocated for simpler, more traditional design elements consistent with Ephraim's historic character.

Pentler also raised a concern about the screened porch, noting that a permanent foundation beneath it—combined with the full roofline—could set a precedent for future enclosure and appeared to add visual mass. Russell countered that she preferred the unified roofline as it simplified the overall form. The applicant explained that the porch is the family's most-used space and that the permanent foundation is intended to replace deteriorating wooden stilts damaged by prior high-water events, not to change the seasonal character of the space. Bristol confirmed that the screened porch square footage was not counted as conditioned living space. The committee noted that the proposed screened porch footprint is 4 square feet smaller than the existing structure.

Cultra indicated that he would like to keep the existing blue color of the door. Schreck noted that Iverson House has a blue door. Pentler suggested discussing the color before approval.

The committee discussed specific details including railing colors (which must be white per village requirements), door colors (with some debate about blue doors), and the screen porch foundation design.

Committee members also noted that landscaping plans had not yet been developed; the applicant confirmed they are working with Meissner Landscaping and will submit a plan for review prior to installation. The committee agreed this could be handled at a future meeting.

Thorp confirmed that the chimney height was compliant, with the contractor confirming a roof/framing height of 23 feet or less and total chimney height well within the 25-foot limit.

The committee also noted that metal railings on the second-floor French door balcony, initially listed as black or bronze, would be required to be white, which the contractor confirmed would be amended.

Schreck moved, Russell seconded to recommend the approval of the Design Review for John and Victoria Cultra at 9887 Water Street to the Plan Committee with the understanding that the Village will work with the applicants to reduce the number of exterior lights, Russell aye, Schreck, aye, Thorp aye, Pentler nay, and the motion passed 3 to 1.

7. Gregory Golterman – 9917 Water St – New SFR – Concept Review

Bristol explained that Gregory Goltermann could not attend but had submitted written materials showing design revisions based on previous feedback. The significant change was finding a contractor willing to salvage and repurpose the existing first floor structure rather than complete

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demolition, addressing the committee's previous concerns about preserving and incorporating the existing first floor structure into the new design—a priority the committee had expressed at the previous meeting. A late-submitted elevation also reflected a return to hand-hewn dovetail siding on the road-facing portion of the structure, consistent with the existing stone facade.

The committee members expressed enthusiasm for preserving the existing structure. Schreck was particularly excited about maintaining the original building's historic fishing shack heritage. Pentler praised the design for maintaining clean, straight lines with natural materials while appearing consistent with the current structure's appearance.

Russell, who had missed the previous meeting, found no objections to the revised proposal. Thorp agreed that Goltermann had done an excellent job incorporating the committee's feedback while preserving the original character.

The committee reached consensus to support the concept review without requiring a formal vote.

8. Matt LaLonde – 9890 Water St. – Deck/Guard Rails – Design Review

Bristol presented the LaLonde application for deck and railing system replacement, showing before and after visuals. The proposal involved replacing existing materials and eliminating first-floor railings in favor of wraparound stairs, with new dark gray decking and white aluminum clad railings.

Pentler found the design much cleaner and simpler, meeting all Village criteria, though she suggested the door color should be gray rather than blue to maintain consistency. Russell expressed strong approval with no objections, particularly appreciating the white railing choice. Schreck had no issues with the proposal.

Thorp confirmed the railing material specifications and expressed general approval, while noting Pentler's concern about door color consistency with other blue doors in the area.

Russell moved, Schreck seconded to recommend the approval of the Design Review application for Deck/Guard Rails to the Plan Committee for Matt LaLonde at 9890 Water Street, all ayes and the motion carried.

9. Pine Grove Resort – 10080 Water St. – Design Review – Fence

Bristol presented a request from Pine Grove Resort for a fence along the waterside seawall area adjacent to the gazebo and patio deck. The original proposal for a 4-foot black metal fence had been revised to a 42-inch see-through metal fence in a bronze or walnut brown color, following the Village guidance that see-through fences are limited to 42 inches in height under the village ordinance.

The committee expressed significant skepticism about the proposal. No representative from Pine Grove Resort was present to explain the purpose or need for the fence. Members questioned why the fence was necessary, noting that the existing stone seawall and surrounding area had not historically required fencing and that no incidents were known to have occurred there. Pentler questioned the basis for the request and suggested that if any fencing were to be approved, natural cedar or a split-rail wood fence would be more appropriate to the area's character. Russell echoed

this sentiment and stated she would like to understand the need before rendering judgment, expressing a preference for a natural stone or cedar solution if fencing was truly required. Schreck stated that even the bronze/brown metal, while an improvement over black, remained too close to black in his view and that he could not support the proposal as presented.

Thorp noted that the committee wished to avoid setting a precedent for metal fencing along the waterfront. He referenced photographs taken during a recent walk-through of the protected waterfront district, noting that split-rail fencing appears in the southern portion of the Village, including on committee member properties, and that the existing Pine Grove stone wall still contains pipe anchors that once held a simple pipe railing—suggesting a more modest solution would be appropriate.

Schreck moved, Pentler seconded to recommended approval of the Design Review application for the Fence to the Plan Committee, Schreck nay, Russell nay, Thorp nay, Pentler nay, and the motion failed with no members voting in favor.

10. **New Business for the Next Meeting/Next Meeting Date:** No new business was identified for the next meeting. The next meeting date is Tuesday, May 26th, 2026.

11. **Adjournment**

Schreck moved, Pentler seconded to adjourn the Historic Preservation Committee Meeting at 6:50 PM, all ayes, and the motion carried.

Recorded by,

Andrea Collak- Clerk/Treasurer

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VILLAGE OF EPHRAIM
FOUNDED 1853

Plan Committee Meeting Minutes
Tuesday, April 28, 2026 – 7:00 PM

Present: BD Thorp, Grace Held, Rick Hoyerman, Monique McClean
Online: Ken Nelson-Chair, Andrew Bartelt
Absent: Laird Hart
Staff: Brent Bristol- Administrator
Guests: John Cultra, Drew Willmann of DeLeer's Construction, David Hatch, Jennie Bexell, Fred Bexell, Kelsey Stone, Sarah Martin, Lane Methner
Online: Victoria Cultra, Connie Smith, John Cox, Judy Schwengel, Kathy Pentler, Bret Cultra, Mark Nelson Missy LeBelle, Paul Wilson

1. **Call to order**: The meeting was called to order by Brent Bristol-Administrator at 7:00 PM. In the in-person absence of Chair Ken Nelson, Bristol asked the committee to appoint a temporary chair for the meeting.

   McClean moved, Held seconded to appoint BD Thorp as temporary chair for the meeting, all aye and the motion carried.

2. **Quorum**: A quorum is present for this meeting.
3. **Approval of previous minutes: March 31, 2026**

   Held moved, Hoyerman seconded to approve the Working Session meeting minutes from March 31, 2026, as presented, all ayes, and the motion carried.

   Hoyerman moved, McClean seconded to approve the Plan Committee meeting minutes from March 31, 2026, as presented, all ayes, and the motion carried.

4. **Changes in Agenda**: None
5. **Visitors' comments**: None
6. **John & Victoria Cultra – 9887 Water St – New SFR – Conditional Use – Design Review**
   Bristol provided background, noting that the Cultra project had previously undergone two concept reviews before both the Historic Preservation Commission (HPC) and the Plan Committee. At the prior meeting, the committee determined that the existing garage and existing home were two independent buildings, and that the footprint of one could not be used to increase the footprint of the other. The applicant's team, represented by contractor Drew Willmann of DeLeer's Construction, returned with a revised design reflecting a reduced footprint relative to the existing home.

   Bristol read into the record a piece of written correspondence from neighboring property owners **Tom and Kathleen Price** at 8889 Water Street. The letter expressed concerns about the concentration of mass on the second floor, the roofline complexity, and chimney placement, noting that the proposed north side elevation "dwarfs the adjacent structure, resulting in a loss of visual harmony." The letter expressed support for the project while asking the design team to consider these concerns.

   Thorp summarized the HPC's recommendation, which was a 3-1 vote to approve, with conditions including reduction of exterior lighting fixtures and concerns raised about waterside railings and rooflines. The committee noted that the revised plans represented an improvement over prior submission.

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Committee discussion centered on several substantive concerns:
Roof Pitches and Complexity: Hoyerman expressed concern about the sheer number of rooflines and their varying pitches. The architect confirmed that the shallowest pitch was a 3:12 saddle roof used solely to shed water from an interior valley, with all other primary pitches at 4:12 or above. Nelson noted that the ordinance permits pitches below 6:12 only for dormers, and that the screened porch roof on the west elevation—at less than 6:12—could not be characterized as a dormer and therefore did not comply. The architect acknowledged this could be raised to 6:12 but the intention was to lower the mass. Nelson further suggested exploring whether the two shed dormers on the south elevation could be combined into a single, simpler form to reduce visual complexity.

Exterior Lighting: Multiple committee members called for a significant reduction in exterior lighting, consistent with Door County's dark sky principles. Nelson recommended that exterior lighting be limited to fixtures at exterior doorways only.

Overall Design Simplicity: Held and McClean both expressed concern that the design remained too "busy" and did not reflect the simple farmhouse character desired in Ephraim. McClean acknowledged the progress made but indicated that the design could move further in that direction. Hoyerman also expressed that the window grids and multiple rooflines contributed to a lack of simplicity.

Bristol advised the committee on the applicable timeline, noting that the Village Board had set a public hearing for May 12 on a proposed PW ordinance amendment. Any completed application received prior to that date would still be heard under the current code at the May Plan Committee meeting. This meant a narrow but viable window existed for the applicants to submit revised plans.

Hoyerman moved, to approve the New SFR, Conditional Use, Design Review application for John and Victoria Cultra at 9887 Water Street as submitted, all nays, and the motion failed.

Following the vote, the committee provided the following consensus direction to the applicants for a revised submission:

- The roof pitch over the screened porch must be raised to a minimum of 6:12 to comply with the ordinance, as it does not qualify as a dormer.
- Exterior lighting should be reduced to fixtures at exterior door/entry locations only.
- The two shed dormers on the south elevation should be considered for elimination or consolidation into a single form.
- All plans must be fully dimensioned, interior and exterior.
- Material and color samples should be provided at the next meeting.
- Roof pitch calculations should be provided demonstrating compliance with the 50% dormer rule.

Bristol clarified that a new submission would constitute a new conditional use hearing, requiring re-notification of all properties within 300 feet. A separate landscape plan was not required for the May submission, though hardscape and impervious surface values would eventually need to be addressed.

7. Gregory Golterman – 9917 Water St. – New SFR – Concept Review

Bristol explained that applicant Gregory Goltermann was unable to attend but submitted documentation describing the evolution of the design concept. The primary development was a return to Goltermann's original vision of retaining as much of the existing first-floor material—log

construction—as possible and building upward from that base rather than undertaking a full teardown. The project remains entirely within the existing building footprint and complies with the Village's 25-foot setback and 23-foot maximum roof height requirements. This is a concept review discussion.

Thorp reported that the HPC reviewed the revised concept and expressed strong approval, praising Goltermann's responsiveness to prior feedback and the overall simplified design. No formal vote was taken at HPC, consistent with concept review status.

Committee members expressed support. Bartelt noted that while the multiple gables and rooflines might seem complex, in this context they gave the building character rather than appearing overwhelming. Nelson praised the decision to reuse original log materials, calling it a meaningful contribution to the design, and asked that color samples and material documentation (grey and natural field stone) be provided at the design review stage, given that the logs have been painted and their original appearance would not be visible once removed. Nelson noted that he appreciated what the applicant had done on the north wall (side elevation) which was a blank wall at the last meeting. Nelson would like to see material and color samples at the next meeting.

As this was a concept review, no formal vote was taken. The committee indicated a clear path forward to formal design review submission.

8. Matt LaLonde – 9890 Water St. – Deck/Guard Rails – Design Review

Bristol summarized the application as a proposal to replace the existing first and second floor decking and guardrail system at 9890 Water Street with composite decking in a dark gray Trex-type product and white aluminum guardrails, as shown in the submitted concept drawings. Material samples were provided.

Thorp reported that the HPC voted 4-0 to recommend approval, with committee members noting the proposal represented an aesthetic improvement over the existing conditions. One HPC member raised a question about the blue doors on the property, but this did not affect the recommendation.

Held moved, Bartelt seconded to approve Deck/Guard Rails, Design Review application for Matt LaLonde at 9890 Water Street as presented, all ayes and the motion carried.

9. Pine Grove Resort – 10080 Water St. – Design Review - Fence

Bristol explained that Pine Grove Resort had submitted an application for a new fence along the waterfront portion of the property. After staff consultation, the applicant revised the initial proposal from a 4-foot black metal fence to a 42-inch walnut-brown metal fence to better align with ordinance requirements and staff guidance regarding natural materials and colors appropriate for the Historic District.

Thorp reported that the HPC voted to deny the application. Key concerns included the absence of a representative from Pine Grove at the HPC meeting, the use of metal construction with numerous vertical spindles, and a lack of clarity about the exact location and purpose of the fence near a drop-off in the terrain. The HPC suggested that if a fence were to be reconsidered, a split-rail design consistent with fencing found elsewhere in the Village would be more appropriate.

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Nelson agreed, stating that the density of vertical spindles was not appropriate for the waterfront, even in a darker color. Bartelt echoed this position and indicated he would defer to or support a delay of this item. Hoyerman concurred noting that the design choice does not seem to accomplish a guest safety. McClean agreed. She would like to see a split-rail fence instead. Held suggested a split-rail fence or an increase in the height of the existing stone wall as alternatives. Thorp noted that the existing stone wall retains pipe fittings that could accommodate a pipe railing similar to what remains on the stairs.

Hoyerman moved, McClean seconded to approve the Fence, Design Review application for Pine Grove Resort at 10080 Water Street as presented, all nays and the motion failed.

10. David Hatch – 10337 Townline Dr. – New Commercial Shop – Conditional Use – Design Review

Bristol provided background, noting that David Hatch had previously appeared before the committee, but the application was tabled pending survey clarification on lot boundaries and access. Hatch returned with updated site documentation confirming that the proposed 2,400-square-foot workshop/storage structure would be constructed on Lot 1 (larger, further offset on Townline Drive), with legal driveway access provided via an easement across his son's adjacent property to the south rather than from Townline Drive directly. Notice was sent out to all neighboring properties within 300 feet. Bristol noted he has not received any correspondence regarding this item.

David Hatch appeared in person and explained that the project represents a consolidation and relocation of his existing workshop operations, which are currently housed in a structure situated on a property line. He described the building as intended for private use—storage, staging, and carpentry work—for himself and eventually his family. Bristol clarified that under the Village's zoning code, the only mechanism to permit a building of this size (exceeding the 1,000-square-foot residential accessory structure limit) in the Commercial North District is as a **trade and contractors' establishment** under the Conditional Use provisions, which appropriately applies given Hatch's carpentry trade.

A brief discussion addressed the question of bathroom/sanitary requirements for a commercial structure. Bristol noted this would be addressed through the separate building permit and state inspection process, not through the zoning approval before the committee.

Nelson also noted that the Conditional Use provisions for accessory structures over 1,000 square feet could provide an alternative path, though the committee proceeded under the trade and contractors' classification.

Bristol recommended that any approval be conditioned on the removal of unpermitted and unlicensed structures from the adjacent property to the west, and on the establishment of a recorded legal easement for driveway access across the neighboring parcel.

McClean moved, Held seconded to approve of New Commercial Shop, Conditional Use, Design Review application for David Hatch at tax parcel 121-01-123127 K1 & K2 contingent upon removal of unlicensed and unpermitted structures and the creation of a legal easement with his neighbor for driveway access, all ayes and the motion carried.

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11. Sip (Jennie Bexell) – 10326 Water St. – Accessory Structure – Conditional Use – Outdoor Service

Bristol introduced the application, noting that Jennie Bexell (SIP) had previously appeared before the committee. The proposal involves the installation of a 13-by-17-foot aluminum gazebo structure on the north side of the building at 10326 Water Street to provide covered outdoor bar and small grill area. The structure would be a seasonal installation, removed during the winter months. Bristol noted that he has not received any correspondence for this item.

Jennie Bexell explained that the intent is to allow outdoor food and beverage service without requiring staff to move equipment in and out each day. She clarified that no new seating is being added—rather, some existing outdoor seating (previously approximately 12 seats) would be relocated under the covered structure, resulting in approximately 6 to 8 seats. The gazebo color was selected to match the gray tones of the existing building.

Bartelt sought clarification on the seating count and whether new seats were being added; Bexell confirmed no net addition.

Thorp asked about material and color samples; Bexell confirmed the structure is a pre-manufactured kit and that the color was selected to complement the existing building. The committee was satisfied with the description and did not require samples prior to approval.

Held moved, Hoyerman seconded to approve the Accessory Structure, Outdoor Service-Gazebo-Small Bar and Grill, Conditional Use application for SIP JF LLC at 10326 Water Street as presented, all ayes and the motion carried.

12. Ephraim Business Council – Event – Fyr Bal

The Ephraim Business Council representative Kelsey Stone confirmed that the Fyr Bal Festival event application is unchanged from prior years in terms of logistics, layout, road closure, signage, portable restrooms, remote parking at the airport and former Shopko lot, and bus transportation.

McClean moved, Held seconded to approve the Ephraim Business Council Event application for the Fyr Bal Festival on Saturday, June 20, 2026, as presented, all ayes and the motion carried.

13. Ephraim Business Council – Event – Bondemarked

McClean moved, Held seconded to approve the Ephraim Business Council Event application for the Evenings in Ephraim Bondemarked, Artisan and Farmers Market, every Monday from June 22 through August 31, 2026, at 10404 North Water Street, all ayes and the motion carried.

14. Ephraim Business Council – Event – Evenings in Ephraim

McClean moved, Held seconded to approve the Ephraim Business Council Event application for Evenings in Ephraim Concerts at Harborside Park and Gazebo, every Monday from June 22 through August 31, 2026, all ayes and the motion carried.

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15. Discussion and recommendation regarding proposed PW ordinance changes

Bristol provided context, explaining that this item represented a return to the committee for a refreshed recommendation. Following the committee's earlier direction to explore a mechanism to pause major new building applications in the Protected Waterfront (PW) district, Village legal counsel recommended a cleaner approach modeled on a prior action used for multi-family development: amending the zoning code to remove the specific conditional use provisions that enable additions, modifications, and replacement of existing residential structures in PW, temporarily suspending that pathway while new ordinance language is developed.

Specifically, the proposed ordinance amendment would remove two provisions: Section 17.20(b)(1), which allows conditional use applications for additions and modifications to existing structures in PW, and Section 17.20(5), which provides the substantive guidance standards for such applications.

The Village Board has set a public hearing on this amendment for May 12, 2026. Any completed applications received before the Board's potential approval would continue to be heard under the current code.

Hoyerman expressed measured support, emphasizing the importance of a sunset provision to ensure that the removed language would automatically be reinstated if new ordinance language were not adopted by December 31, 2026. He articulated concern that without such a safeguard, the removal could become permanent under pressure from those who prefer no change to the Protected Waterfront District.

Bartelt and Nelson both agreed with this provision. Nelson confirmed he had already presented to the Village Board that the Plan Committee was committed to delivering a revised ordinance within 90 days of the Board's approval.

McClean and others noted the importance of making it clear on the record that the committee's intent is not to eliminate the ability to renovate or rebuild homes in PW, but to craft better, clearer standards for doing so. The committee agreed that this message should be conveyed clearly to the public and to the Village Board.

Bristol noted that the proposed sunset mechanism would need to be reviewed by Village legal counsel to confirm it could be added to the ordinance amendment without re-publication or a new public hearing notice. Nelson concurred, suggesting the attorney be consulted before the May 12 meeting.

Hoyerman moved, McClean seconded that the Plan Committee recommend that the Village Board approve the amendment to the Village of Ephraim zoning code pertaining to the Protected Waterfront zoning district at its May 12 Public Hearing, and that the Village Board farther adds a sunset provision reinstating the existing zoning language in the event that no new ordinance language is adopted by December 31, 2026, all ayes and the motion carried.

16. New business for the next meeting/Next meeting date: There was no new business to add to next month's agenda. The next meeting date would be May 26th, 2026.

17. Adjournment:

Held moved, Hoyerman seconded to adjourn the Plan Committee meeting at 8:45 PM, all ayes, and the motion carried.

Recorded by Andrea Collak-Clerk/Treasurer

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VILLAGE OF EPHRAIM
PHYSICAL FACILITIES & UTILITIES MINUTES
TUESDAY, MAY 5, 2026, 8:00 AM
9996 WATER STREET

Action Items:

Flottman moved to adjourn at 8:08 AM, Lohman seconded, all ayes. Motion carried.

Present: Paul Flottman, Scott Lohman, and Matt Meacham – Chair.

Absent: Brian Reinhardt.

Staff: Brent Bristol – Village Administrator, Justin MacDonald – Maintenance Manager/Fire Chief, and Kim Roberts - Deputy Clerk.

Guests online: None.

Guests in person: None.

1. **Call to Order**: Meacham called the meeting to order at 8:00 AM.
2. **Quorum:** A quorum was present for this meeting.
3. **Changes in Agenda:** There were none.
4. Approval of Previous Minutes:

   Lohman moved, Flottman seconded to approve the minutes of April 7 and April 9, 2026
5. **Visitors' Comments:** There were none.
6. **Maintenance Manager Report:**
   MacDonald provided an overview of the activities the Maintenance Department completed in April. He explained that April had been a transition month focused on preparing facilities for spring and summer operations. The department completed dethatching all Village properties and coordinated with the Highway Department to sweep all roadways before the recent heavy rains.

   MacDonald reported that gutters were reinstalled at the Administration office after being removed for winter due to ice-damming issues. They also continued cleaning up downed trees and debris from winter storms. Bathrooms were being slowly reopened with deep cleaning procedures to ensure everything was operational for the season.

   Despite the spring timing, the department had to conduct ice control operations once in April. MacDonald also noted they had handled various digger requests related to the North End Walking Path construction project. He mentioned that the contractor had begun work at the dump site.
7. **Update on German Road Dump:**
   MacDonald provided an update on the German Road dump project. He announced that work was expected to be completed in the next couple of days. He explained that the project had experienced delays due to weather, as well as waiting for weight restrictions to be lifted from the Town of Liberty Grove Road before contractors could access the site. He described the current state of the work, noting that contractors had scraped the area down to bedrock, which he believed would create a much better driving surface. Berms had been constructed around the perimeter of the expanded area. He detailed the planned organization of the dump site and noted he was waiting for the signs to arrive to direct traffic flow properly once the construction was complete.

   A discussion was held regarding the German Road brush and yard waste site. Lohman inquired about the expansion size. MacDonald confirmed the new dump was at least five times larger than the original area. When asked about the need for additional gravel, MacDonald indicated he didn't believe additional material would be necessary, as contractors were working to level the area using existing materials, including dredging materials from marina operations. Further discussion arose about future dredging

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operations from the marina. MacDonald explained that the same location previously used for dredging material would continue to be available, with materials being pushed back further toward German Road to create more space. MacDonald reiterated that weight restrictions had been the primary constraint, noting that the Village office had received numerous calls from residents asking about the dump's reopening. He emphasized that contractors couldn't work any faster than the conditions allowed. Bristol raised concerns about drainage, questioning whether the excavated area might become a "swimming pool" during wet conditions. MacDonald acknowledged that the experienced equipment operators weren't shooting grades but expressed confidence that the bedrock base with its natural fractures would provide adequate drainage.

8. **New Business for the next meeting:**
    a. No new business was discussed.
9. **Adjournment:**
    Flottman moved to adjourn at 8:08 AM, Lohman seconded, all ayes. Motion carried.

Recorded by, Kim Roberts – Deputy Clerk

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VILLAGE OF EPHRAIM
GREEN TIER AD-HOC COMMITTEE WORKING SESSION MINUTES
THURSDAY, MAY 7, 2026 - 9:00 AM - 9996 WATER STREET

Present: Lane Methner (online), Bruce Nelson, Cindy Nelson, Sophie Nelson, Zoe Sanders (online), and Carly Mulliken- Chair.
Absent: Jeff Lutsey.
Staff: Brent Bristol – Village Administrator and Kim Roberts – Deputy Clerk.

1. **Discussion and Consideration Regarding Plans for Community Clean-Up Day and Tree Giveaway:** The Committee discussed the upcoming Community Clean-Up Day scheduled for May 9, 2026. The Committee reviewed who would be responsible for specific tasks to ensure a successful event.

2. **Discussion regarding 2026 Goals:**

Continuing Goals:

- Signage at the Wetlands: Project progressing with proofs expected at the end of May.
- Waterfilling Stations: Installation is being coordinated by MacDonald, dependent on weather conditions.
- Public Electric Vehicle Charging Stations: Past discussions of a fast charger were reviewed, as well as locations, and coordination with possible future projects. It may be a part of a larger discussion of future capital projects and keeping an eye out for grant opportunities.
- Green Tier page on the website: The Committee was pleased with the updates to the Village Green Tier web page. They noted that they would continue to keep an eye out for additional information that would serve the community to add to the page on the website. *Goal achieved!*
- Community Clean-up Expansion to include battery drop off: Battery drop off is included in the Clean Up day for May 9, 2026. *Goal achieved!*
- North End Path inclusion in the Ephraim Business Council (EBC) brochure: The North End Path was included in the EBC 2026 brochure in the Nature & Outdoors section on page 12. *Goal Achieved!*

Projects for the Committee to be aware of and be a part of the conversation:

- Moravia Point: Bristol provided an update on the progress of establishing a native prairie in the area of Moravia Point. He reviewed that it will take time and patience, but it is the best plan for the site in terms of maintenance and site stability.
- Goose Roundup: The Board had a Public Hearing in March. If the round-up moves forward, it would happen in the next month during the molting stage when the birds are flightless.
- Harborside Park: It could be a large project due to the desire for the Library to have a permanent story walk, making the park more accessible, and adding bathrooms. The discussion has become more of a Board discussion regarding future Capital Projects.
- Trees: The Committee reviewed the trees lost recently throughout the Village. Bristol reviewed the plan for replacing trees after the completion of the North End Path project. Bristol noted that Ephraim Historical Foundation had suggested a Liberty Tree to honor the nation's 250th anniversary of independence. Mulliken suggested the site of the tree lost outside of the Library as a perfect location for the Liberty Tree.
- Playground at Administration Building: The Committee agreed that the focus on the playground at Harborside to be more inclusive would allow for the removal of the Administration Building playground. The Committee agreed that they would want a commitment that the Harborside Park Playground would be updated if the Administration Building playground was to be removed.

Items for the Committee to watch for updates and future year goals:

- Development and updates from the Door County Trail Group: The Committee noted that the Strategic Master Trails Plan for Door County would be the next development phase for the group.
- Compost Initiatives: The County Green Tier Group has placed a higher priority on educating those in attendance at festivals and events about composting. Their next meeting is in November.
- Community Garden: While there is a lack of interest and room within the Village, the Committee expressed interest in providing information to residents regarding a Community Garden behind the Door County Medical Center in Sister Bay.

3. **Update on Wetlands Signage Project:**
   C. Nelson provided an update on the Wetlands Signage Project. She noted that she had been in touch with the contractor, who is waiting for proofs from production.

4. **Update on Solar for the Wastewater Treatment Facility:**
   Mulliken explained that the Solar Project for the Wastewater Treatment Plant faces timeline and funding challenges. B. Nelson mentioned that the Wastewater Committee has discussed treating solar as a separate project. Though there's Board interest in this approach, a decision has yet to be made. Funding research, largely ineffective due to income-based qualification issues, highlighted a potential small grant from Destination Door County. C. Nelson stressed the need for a comprehensive review of explored funding avenues to avoid repetitive research. Mulliken suggested potentially enlisting Stantec for grant applications, pending Board approval. B. Nelson emphasized timeliness, indicating that delaying decisions reduces funding chances. However, a "biddable plan" remains pending, which in turn prevents pursuing any grant funding. A discussion about the bidding process considered a request for proposal versus specific plans. B. Nelson agreed to consult with the solar contractor further on unresolved issues.

7. **Update on Water Bottle Filling Station:**
   Mulliken reported that MacDonald is coordinating installation with the contractor. Due to the temperatures, it will be a few weeks before installation can occur.

5. **Next meeting**:

   The Committee scheduled its next meeting for June 4, 2026, at 9:00 AM

   The meeting adjourned at 9:43 AM.

   Recorded by Kim Roberts – Deputy Clerk