VILLAGE OF EPHRAIM

FOUNDED 1853

PLAN COMMITTEE MEETING AGENDA
Tuesday, May 26, 2026 – 7:00 p.m.
Village Hall - 9996 Water Street

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. Approval of previous minutes
4. Changes in Agenda
5. Visitors' Comments
6. John & Victoria Cultra – 9887 Water St. – New SFR – Conditional Use – Design Review
7. Gregory Goltermann – 9917 Water St. – Addition – Conditional Use – Design Review
8. Roy Harsch – 9931 Water St. – Addition – Conditional Use – Design Review
9. Colin Welford – 10355 Bella Vista Ln – Conditional Use – Outdoor Service
10. Ann Abbott – 9886 Water St – Deck/Guard Rails – Design Review
11. Michael Wegner – County Q – 121-01-13312744B2 – New SFR – Design Review
12. Slade Martin – 10426 Water St – Sign – Design Review
13. Ephraim Business Council – Event – Ephraim's Sweet Summer Send Off
14. Ephraim Business Council – Event – North End Path Celebration
15. Peninsula Pacers – Event – Wine Trail Trolley Pick Up at the Village Hall
16. Discussion and consideration regarding Price chimney cap enforcement
17. New business for next meeting/next meeting date
18. Adjournment

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/899827717

You can also dial in using your phone.
Access Code: 899-827-717
United States: +1 (872) 240-3311

A quorum of the Village Board will be present at the meeting. It is possible that a quorum of the Village Historic Preservation Committee or other Village Committees may be present at the meeting. However, no action will be taken by the Board or any other committee unless specifically noticed.

Andrea Collak, Clerk

Kim Roberts, Deputy Clerk

Date: 5/22/2026
_X_ Village Administrative Office
_X_ Visitors' Center
_X_ Post Office
_X_ Website www.ephraim-wisconsin.com
_X_ Emailed to WDOR Radio
_X_ Emailed to Peninsula Pulse

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

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

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

FOUNDED 1853

Conditional Use – Building Replacement in Protected Waterfront (PW) District
John & Victoria Cultra - 9887 Water Street
Tuesday – May 26, 2026, 7:00 p.m.
Ephraim Village Hall – 9996 Water St.

NOTE: THIS MEETING OF 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:

At the regularly scheduled meeting of the Ephraim Plan Committee on Tuesday, May 26, 2026 at 7:00 p.m, the committee will consider a conditional use request from John & Victoria Cultra to allow the razing and replacement/construction of a new single family residence on the property located at 9887 Water Street. The zoning ordinance affords such applications this opportunity to be considered by conditional use, subject to the design criteria of the PW Building Replacement ordinance language.

Notice is being sent to all Ephraim property owners and neighboring municipalities within 300'. Comments may be made in person at the meeting or in writing to be received no later than 3:00 p.m. on Tuesday, May 26, 2026. Written comments via email at bbristol@ephraim.wi.gov will also be accepted. All written comments must include name and address of commenting residents.

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/899827717

You can also dial in using your phone.
Access Code: 899-827-717
United States: +1 (872) 240-3311

Andrea Collak, Clerk	**Date: 5 /14/2026**
	_X Village Administrative Office
	_X Visitors' Center
	_X Post Office
Kim Roberts, Deputy Clerk	**_X Website www.ephraim-wisconsin.com**
	_X Emailed to WDOR Radio
	_X Emailed to Peninsula Pulse

Administrative Office 10005 Norway Road PO Box 138 Ephraim WI 54211
Phone: (920) 854-5501 Fax: (920) 854-2072 E-Mail:bbristol@ephraim.wi.gov

VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

Application Date 05/12/2026

Please Print

1. Owner/Property

Tax Parcel. No. 1210123312711C -

Owner John W & Victoria L Cultra

Mailing Address 300 S 7th Ave City LaGrange

State IL Zip 60525

Phone(s) (312) 608-6120 Email jcultra@williamblair.com

Location of Project 9887 Water Street Nearest Cross Street Hidden Spring Rd

Property Use: Single Family Residence

Zoning Area: PWD/Protected Waterfront District (Protected Waterfront) Historic District? [X] Yes [ ] No

Contractor/Contact: DeLeers Construction Inc. Address 1860 Mid Valley Dr, De Pere, WI 54115

Phone(s) (920) 435-5830 Cell Phone (920) 615-7190

2. Type of Improvement

X **New Building**	**Accessory Structures**
___ Addition	X Garage
___ Exterior Alteration	___ Storage Building
___ Foundation Work Only	___ Repair/Replacement
___ Other _____	___Other_____

3. Describe Proposed Construction: Demo of Existing House , Build a Wood-Framed, 1.5 Story Slab-on-Grade Residence

4. Cost

Total cost of improvements as applied for in permit: $1,700,000.00

Structural Improvement Cost (if new building or addition, entire amount of structure; if alteration, renovation or repair, structural portions only): $_____

Include with Application:

- [x] Certified Survey
- [x] Building plans, including all elevations, floor plans
- N/A (*if commercial, State-approved plans must be given to the office prior to obtaining your permit*)
- [x] Site plan showing lot dimensions, setbacks from all lot lines for structures
- [ ] For commercial structures, parking plans
- [x] Parking plan for construction vehicles during construction phase
- [x] Permit Fee/Impact Fee
- [x] Land Disturbance Application
- [x] Drainage Plan
- [ ] Landscape Plan

For New Buildings or Additions, Complete this Section Also:

Dimensions: Number of Stories: 1.5 Height at Peak: 21' -11"
Roof Pitch(es): 7/12 (primary), 4/12, 9/12 Total Footprint, Exterior: 1,040 sf (conditioned)

Total Square Footage, All Floors Exterior: 1,923 sf (conditioned space)

Total Square Footage, Parking/Drives/Walkways: 1,885 (includes decks & Permeable Pavers)

Type: ☒ Wood Frame ☐ Structural Steel ☐ Reinforced Concrete ☐ Other_____

Principal Heating: _X_ Propane ___ Oil ___ Electric
___ Other
(Explain)_____

Plant Manager
Signature_____***Date***_____

Sewage Disposal:

Current:
☐ None
☒ Sewered
☐ Septic
☐ Mound/In-Ground
☐ Other _____

Year Installed: _____

Proposed:
☐ Current System Continued ☐ Demolition/Moving ?
☒ Connect to Available Sewer
☐ Extend Sewer to Property
☐ On-Site System
Type: _____
(copy of permit to be on file with Village)
If On-Site System, Year Last Pumped/Inspected: _____

For sewage disposal planning, your contact is the Ephraim Treatment Plant Manager, 920/854-4991. Please contact him as soon as possible to allow proper planning and discussion of any necessary sewer connection permits or fees involved.

Fire Chief Signature _____***Date***_____

Fire Department: Sprinklers needed? ☐ Yes ☐ No
Driveway width/tree clearance (width/height): _____
Clearance around structures for truck access: _____ Fire # Assigned _____

Fire Department requires driveways at least 12' wide and clearance 12' high; Fire Chief may be in contact with you during construction to check truck access and, if commercial structure, any sprinklering, water sources, or other safety considerations

Application and materials **must be in the Village offices <u>one week prior</u>** to Plan Committee meeting date to allow for proper processing and notification of Committee members. When permits are issued, work must start within 6 months and be completed within one year. The owner of this property and the undersigned agree to conform to all applicable laws of the State of Wisconsin and the Village of Ephraim.

Signature of Applicant_____ Print Name Roxy Kinstetter

FOR OFFICE USE ONLY

Permit #_____ Permit Fee: $_____

Date Permit Issued _____ Zoning Administrator Signature:_____

Restrictions: _____

Village of Ephraim **County of Door**

CONDITIONAL USE PERMIT APPLICATION

Special Exception Fee - $125.00

I. Location (number and street) 9887 Water Street
N S E (W) side of Water Street
N S E W side of _____

II. Present use: Single Family Residence

III. Ownership: X private (individual, corporate, non-profit, etc.)
____ public

IV. Special exception being requested:

Building on protected waterfront

V. Structure requiring the special exception application:

New Residence with detached garage

VI. Plans needed (checked items only):

X A. Types and dimensions of structures, existing and proposed

X B. A site plan, drawn to scale, showing dimensions of the site, setbacks and dimensions of all existing and proposed structures and their relationship to property lines, roads, rights-of-way, existing and proposed wells and sanitary waste systems, and (if applicable) ordinary high water mark of navigable waters

X C. Building plans including all floor plans and all elevations.

X D. Documentation of safe and adequate water supply and disposal of sewage.

X E. A parking plan

(OVER)

_____ F. If the exception has a spatial aspect—additional height, footprint, etc., applicant is required to physically stake out the dimension prior to the public hearing to demonstrate the potential impact of the request – if this item is checked

__X__ G. Application fee

Name of property owner: John W & Victoria L Cultra

Address of property owner: 300 S 7th Ave, Lagrange, IL 60525

Local address/contact: DeLeers Construction

1860 Mid Valley Drive, De Pere, WI 54115

Phone: 920.615.7190

Signature _____

Application Date: 05/12/2026

FILED WITH OFFICE: _____

PRESENTED AT FOLLOWING MEETING(S): _____

_____ DATE _____

_____ DATE _____

NOTES RE APPROVAL/CHANGES

Applicant Design Checklist

Village of Ephraim

Owners Name(s): John W & Victoria L Cultra

Contractor(s): DeLeers Construction, Inc.

Project Location: 9887 Water Street, Ephraim, WI 54211

Date: 05/12/2026

The checklist below reflects the identified standards of design review for new construction in the Village of Ephraim. Under each sub-section please briefly describe the construction plans as they apply to each. The more detail the better. Some of these standards will surely be identified visually on the construction plans, but I do ask that you describe them here and provide any additional information, such as drawings and/or plans, that will help streamline this process. The italicized sentences reflect characteristics deemed compatible with the visual character of Ephraim, these and additional standards can be found in chapter **17.15(13)** of our village zoning ordinance.

1. Building Design:

Traditional Architecture, simple rectangular forms, gable roofs, frame construction.

Historic Traditional Architecture, Framed Construction

2. Site Planning/Landscaping:

Preserving existing vegetation and topography.

Preserve existing topography. Landscape excavated areas to match existing/natural setting.

3. Building Color:

White has been the distinctive historic color...greens, browns, grays, and other earth tones are acceptable.

Painted White Cedar Siding, Cedar Shake Roof, Natural Door County Stone Masonry accents

4. Materials:

Wood and stone recommended. Materials metallic in appearance are out of the character of the village.

Painted white cedar siding, natural masonry, and cedar roof. Natural copper flashings that will patina to a natural bronze tone.

5. Architectural Details:

Building details should be simple and without frills.

Simple, traditional, historic design utilizing architectural features found throughout the Village

6. Utility Service Wiring (location):

To be shown on plot plan.

Reference site plan for details.

7. Roof Pitch/Roof Color:

Pitches less than 3:12 and/or more that 12:12 are subject to further design review.

4/12, 7/12, 9/12.

Roof color will be natural Cedar Shingles

8. Additional Features:

Owner/Agent Signature:

Village of Ephraim Historic District Design Review Checklist

THIS FORM MUST BE COMPLETELY FILLED OUT TO BE CONSIDERED BY HPC AND/OR THE PLAN COMMITTEE.

This checklist reflects the identified standards of design review for new construction in the Village of Ephraim. Under each subsection, please briefly describe the construction plans as they apply to each. The more detail, the better. Some of these standards will be identified visually on the construction plans, but we do ask that you describe them herein and provide any additional information, such as drawings and/or plans, that will help streamline the process. The standards can be found in §17.15(13) (Design Review), §17.26(11) (Historic District), and §17.20 (Protected Waterfront).

Material and color samples must be provided as well as photos of the existing structure for evaluation by the Historic Preservation Committee for referral to the Plan Committee.

1	**OWNER INFORMATION: * Please provide a mailing address where you can receive mail.**				
Owner Name:	John & Victoria Cultra				
Owner Street Address :	300 S 7th Ave				
City:	LaGrange	**State:**	IL	**Zip:**	60525
Phone #1:	312.608.6120	**Phone #2:**			
Email:	jcultra@williamblair.com				

2	**PROPERTY INFORMATION:**
Property Address (Please list all applicable fire numbers):	9887 Water St

3 STRUCTURE FORM / BUILDING DESIGN

Please describe the architecture of the building/ building design. *Ordinance narrative: Ephraim is known for its traditional architecture, simple rectangular forms, gable and hip roofs, and frame construction. (If additional space is required, please use the back of page 4)*

The home design adheres to Ephraim's traditional architecture: clean, simple finishes are used to maintain the integrity of the Village's historic feel. Architectural inspiration for this home was drawn from the existing home & other homes within the Village. The "mass" and location of the "mass" of the new home is similar to the existing home.

4 SITE & DEVELOPMENT PLANNING

Please describe the site plan. *Ordinance narrative: Please refer to §17.15 and the table of standards. Ensure that the layout adheres to zoning setbacks and zoning code. (If additional space is required, please use the back of page 4)*

The home is located on the parcel within the setbacks defined by the existing structure's footprint. The total impervious surface percentage is projected to be 14.7% less than the existing impervious surface. See Sheet C1.1 for calculations.

5 ARCHITECTURAL DETAILS

Please describe the architectural details including such items as window and door shapes. *Ordinance narrative: Architectural details should reflect the traditional architecture of the Village which is known for its simple rectangular building forms, gable & hip roofs, and frame construction. Simplicity is the keyword. (If additional space is required, please use the back of page 4)*

The home's design draws inspiration from the existing home, as well as other prominent homes in the Village. The new home utilizes traditional double-hung windows with a simple grille pattern, a combination of gabled and shed roofs, raised stone foundation, and bay windows.

6	COLORS/MATERIALS

Please describe the color and materials for the following characteristics of the project design. *Ordinance narrative: White is the distinctive historic color of the Village. Wood and natural stone are recommended. Unfinished or galvanized metal siding or roofing is discouraged. To achieve unity, there are distinguishing colors that are appropriate and compatible for the Historic District, which include white, naturally weathered wood, or natural wood. Fluorescent and bright colors are prohibited. Wrought iron is not an acceptable material in the Historic District.*

Structure(s):	**Color:**		**Material:**	
Building(s):	**Color:**		**Material:**	
Siding: (Please note vertical or horizontal)	**Color:**	White (horizontal)	**Material:**	Wood
Roof:	**Color:**	Natural	**Material:**	Cedar shingles
Trim:	**Color:**	White	**Material:**	Wood
Sash:	**Color:**		**Material:**	
Chimney:	**Color:**	Buff	**Material:**	Stone
Window Frames:	**Color:**	White	**Material:**	Wood
Window:	**Color:**	White	**Material:**	
Door Frames:	**Color:**	White	**Material:**	
Doors:	**Color:**	White, blue	**Material:**	Wood, aluminum clad wood
Shutters:	**Color:**	Blue to match existing front door	**Material:**	Wood
Fences:	**Color:**		**Material:**	
Gates:	**Color:**		**Material:**	
Porch Trim:	**Color:**		**Material:**	
Handrails:	**Color:**		**Material:**	
Guardrails:	**Color:**	White	**Material:**	Wood
Driveway:	**Color:**	TBD	**Material:**	Permeable paver system
Sidewalk:	**Color:**	TBD	**Material:**	Permeable paver system
Patio/Deck:	**Color:**	TBD	**Material:**	Permeable paver system
Other Architectural/ Ornamental Features (describe and detail color and materials):	**Color(s):**	Copper to patina to bronze	**Material(s):**	Copper

7	UTILITY WIRING (Location)

Please describe and show all utility service wiring on the plot plan. *Ordinance narrative : Utility service wiring should be brought to a structure underground, if at all possible. (If additional space is required, please use the back of page 4)*

See site plan with utility locations noted-- all utilities are fed underground. See Sheet C1.1.

8	ROOF PITCH

Please describe the roof design. *Ordinance narrative : Pitches less than 3/12 and/or 12/12 are subject to further design review. In the Historic District, tar and gravel roofs are not compatible. Unfinished or galvanized metal siding or roofing is highly discouraged in all zoning districts, but a metal roof requires a conditional use in the Historic District. In the Protected Waterfront District, primary roof pitches less than 6/12 or more than 12/12 are prohibited. Additionally, in the PW, up to 50% of the total roof pitch can be made up of dormers that may be less than 6/12 but in no case may they be less than 3/12. (If additional space is required, please use the back of page 4)*

See provided roof plan. Primary roof pitch is 7/12.
The percentage of roof pitches below a 6/12 pitch meets the <50% guideline.

9	CHIMNEY

Please describe in detail the chimney, along with all venting and exhaust flues, along with their height. *Ordinance narrative: In the Protected Waterfront District, nothing can penetrate above 25 feet in height (including all venting and exhaust flues), with the roof line not exceeding 23 feet. In all other districts, chimneys are allowed up to a maximum of 35 feet from grade.*

See Sheet C1.1. The chimney will be clad in Door County stone. The top of exhaust flue/shroud is under the maximum of 25'.

10	SIZE AND LAYOUT OF STRUCTURE

Please explain project plans for square footage and floor area, as well as plans for variations in material or lines to create diversity. *Ordinance narrative : Any structure in any district that is proposed, by way of initial construction or successive additions, to have in excess of 5,000 square feet in floor area or 50,000 cubic feet in bulk requires special attention to avoid overbuilding of a site or overpowering the environs where prevailing structural sizes are smaller. No single building face of 50 feet or more in length shall be uninterrupted. (If additional space is required, please use the back of page 4)*

The home and garage's footprint are less than the existing home by 100sf. See Sheet C1.1 for calculations. Total square footage of the conditioned home is 1,923sf.

11	DRIVEWAY, SIDEWALK(s), & PATIO (OR DECK)

Please describe and provide plans for driveways, sidewalks, patios, and decks. *Ordinance narrative : Native flagstone is an excellent substitute for concrete and asphalt in pedestrian areas. Where paving is used, it shall be kept to a minimum and buffered with landscaping when possible. (If additional space is required, please use the back of page 4)*

See Sheet C1.1 for site plan with material notes by location. The driveway & walkways will utilize a permeable paver system by Meisner Landscape. Existing concrete at the OHWM will remain.

12	LANDSCAPING PLANS / FENCES

Please describe and provide the landscaping plans, noting details such as hardscape and softscape. *Ordinance narrative : Plantings rather than large expanses of grass lawn are to be encouraged, and live native plants should be used. 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 in the PW district. (If additional space is required, please use the back of page 4)*

Landscaping plans to be developed pending approval of proposed home & garage.

13	ADDITIONAL FEATURES

14	SIGNATURE		
Signature of Applicant:	Drew D Willmann	**Date:**	05.12.2026

Internal Use Only	
Date Received:	
Complete Application	Color and Material Samples Provided □Yes □No Existing Structure Photos Provided □Yes □No

15	ADDITIONAL SPACE

VILLAGE OF EPHRAIM
APPLICATION FOR LAND DISTURBANCE PERMIT

The undersigned hereby applies for a permit to undertake a land disturbance activity as described herein. The undersigned agrees that all work shall be done in accordance with the requirements of the Village of Ephraim Surface Runoff, Erosion and Sedimentation Control Ordinance and with all other applicable Village ordinances and the laws of the State of Wisconsin.

1. Owner Name John & Victoria Cultra Telephone 312.608.6120

   Address 300 S 7th Ave, LaGrange, IL 60525

2. Location of land disturbance activity (street or road, fire number)
   9887 Water St

3. Description: ✓ Excavation ___Trenching ✓ Grading

   ___Removal of ground cover ___Filling ___Land subdivision

   Other_____

   Area and/or volume of disturbance activity _____

4. Purpose of disturbance activity Deconstruction of existing home and construction of new home

5. List the names and addresses of all abutting property owners_____
   Tom & Kathleen Price: 9889 Water St
   Village of Ephraim: 9883 Water St

6. **Control plan:** All applicants shall submit a plan to control runoff, erosion and sedimentation which would result from the proposed activity. The control plan shall contain the following information as indicated by the Zoning Administrator:

   (a) An existing conditions map at a scale not smaller than 1" = 25 ', with the following information:

   i Site plan showing existing structures and type of vegetative cover;

   ii EXISTING topography of the site and those contiguous properties necessary to show drainage patterns that may be affected. This information shall be presented as:

   ___topographic map at 5-foot contour intervals,
   OR
   ___simplified map showing the slope of the land

   (b) A proposed development plan which presents the following information:

   i PROPOSED topography of the site after implemention of the development, including the finished grade, stated in feet horizontal to feet vertical, of cut-and-fill slopes presented as:

___topographic map at 5-foot contour intervals
OR
___simplified map showing the slope of the land

ii Location of proposed land disturbance, location and dimensions of any proposed additional structures on the site, locations of all areas to be vegetatively stabilized and areas that will be left undisturbed.

iii Provisions designed to control surface runoff and soil erosion (e.g. location of silt fencing, bales, etc.).

iv Kinds of utilities and proposed areas of installation (note: new construction must have utilities installed underground).

v Areas that will be covered with buildings, graveled or paved, in square feet or to scale on the map.

vi Makeup of proposed surface soil (upper 6"). Use descriptions such as lawn, turf, shrubbery, trees, riprap, mulch, forest cover.

(c) A timing schedule indicating the anticipated start and completion dates of the development sequence.

Start September 2026 Completion May 2027

If checked here ____, also the time of exposure of each area of soil disturbing activity prior to completion of measures to control erosion, sedimentation and runoff_____

_____

(d) Other information designated by the Zoning Administrator_____

_____

Drew D Willmann
Applicant's Signature

05.12.2026
Date

FOR OFFICE USE:
_____land disturbance only _____in conjunction with building permit

Approved_____ County approval_____ Denied_____

_____ _____
Zoning Administrator Date

Drew Willmann
DeLeers Construction, Inc.
1860 Mid Valley Dr
De Pere, WI 54115

Village of Ephraim
9996 Water St S
Ephraim, WI 54211

04/23/2026

RE: Parking Mitigation Plan – 9887 Water St.

To the Members of the Village,

I am writing to outline our parking management plan for the upcoming construction project located at 9887 Water Street. We recognize that parking availability in the village is a shared resource, and our goal is to execute this project with minimal disruption to residents, local businesses, and visitors.

Due to the limited parking footprint on the project site itself, we have developed a two-phase strategy to manage our team's vehicles throughout the year:

Offseason Strategy (Typically October – May)
During the offseason months, when visitor traffic to the area is at its lowest, we intend to utilize street parking and the public beach parking area for our crew and subcontractor vehicles. We believe this is the most efficient use of available space while keeping village streets clear for local traffic and snow removal operations.

Summer Season Strategy (Typically June – September)
We understand the importance of maintaining accessible parking for tourists and residents during the busy summer months. To alleviate pressure on the village's infrastructure, we will implement the following:

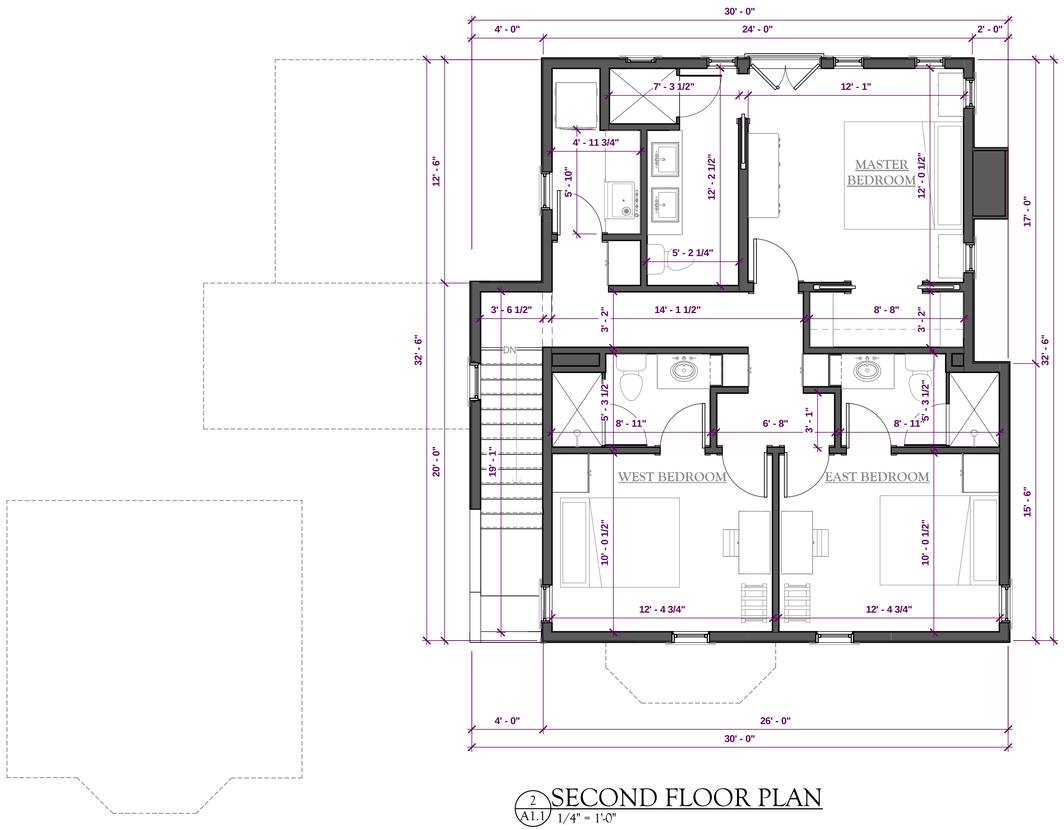
- **Vehicle Reduction:** We will limit the number of vehicles permitted to travel directly to the project site. Crews will be encouraged to carpool from off-site locations to reduce the overall "footprint" of the project.
- **Street Parking Compliance:** Any necessary overflow parking will utilize first-come, first-served street parking. Our teams will be instructed to park responsibly, ensuring they do not block driveways, hydrants, or impede the flow of traffic or pedestrians.

Our team is committed to being a respectful neighbor during this process. We will maintain open lines of communication with the Village and are prepared to adjust our logistics should any specific concerns arise.

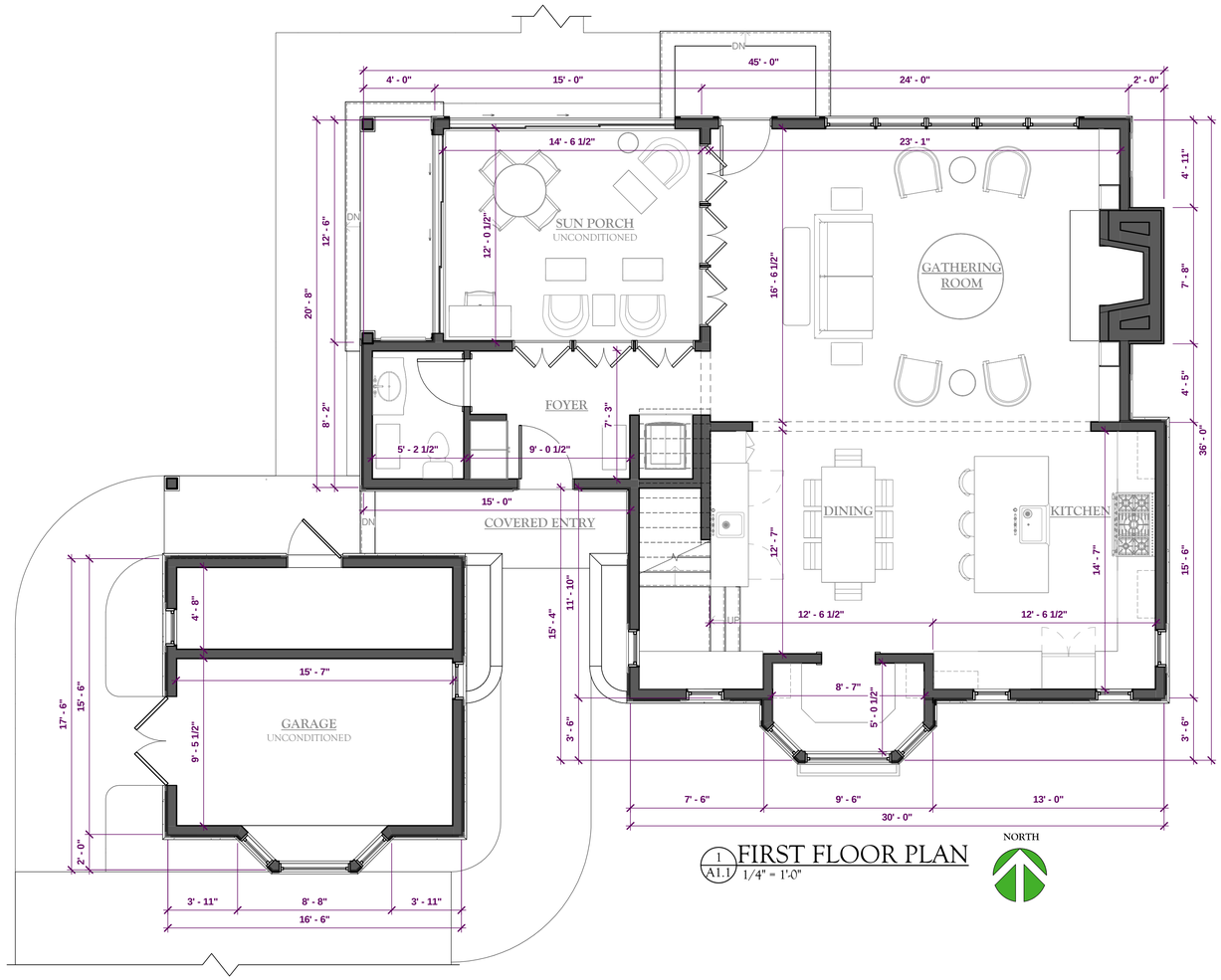
Thank you.

Sincerely,

Drew Willmann
Pre-Construction Associate
920.615.8220



2 A1.1 SECOND FLOOR PLAN
1/4" = 1'-0"



1 A1.1 FIRST FLOOR PLAN
1/4" = 1'-0"

NORTH

NEW SQUARE FOOTAGE

NEW FIRST FLOOR CONDITIONED SPACE:	1,040 SQ.FT.
NEW SECOND FLOOR CONDITIONED SPACE:	+ 883 SQ.FT.
TOTAL CONDITIONED SPACE =	**1,923 SQ.FT.**
NEW UNCONDITIONED SUN PORCH:	187 SQ.FT.
NEW UNCONDITIONED GARAGE:	+ 269 SQ.FT.
TOTAL UNCONDITIONED SPACE =	**456 SQ.FT.**

EXISTING/NEW FOOTPRINT CALCULATIONS

EXISTING FOOTPRINT OF CONDITIONED SPACE:	1,042 SQ.FT.	
NEW FOOTPRINT OF CONDITIONED SPACE:	- 1,040 SQ.FT.	
TOTAL REDUCED CONDITIONED SPACE FOOTPRINT =	**2 SQ.FT.**	
EXISTING FOOTPRINT OF UNCONDITIONED SUN PORCH:	191 SQ.FT.	
NEW FOOTPRINT OF UNCONDITIONED SUN PORCH:	- 187 SQ.FT.	
TOTAL REDUCED UNCONDITIONED PORCH FOOTPRINT =	**4 SQ.FT.**	
FOOTPRINT OF EXISTING UNCONDITIONED GARAGE:	363 SQ.FT.	
FOOTPRINT OF NEW UNCONDITIONED GARAGE:	- 269 SQ.FT.	**2 SQ.FT.**
TOTAL REDUCED GARAGE FOOTPRINT =	**94 SQ.FT.**	**4 SQ.FT.**
		+ 94 SQ.FT.
TOTAL PROJECT FOOTPRINT REDUCTION =		**100 SQ.FT.**

PRELIMINARY - NOT FOR CONSTRUCTION

DAVID T GREENE DGA ASSOCIATES

DCI DELEERS CONSTRUCTION INC.

Cultra

9887 Water Street, Ephraim, WI 54211

PRE-CONTRACT UPDATES:

B.D.A.: Drew Willman

DESIGNER: David Greene

DRAWN BY: Spencer Crane

DESIGN NO: ...

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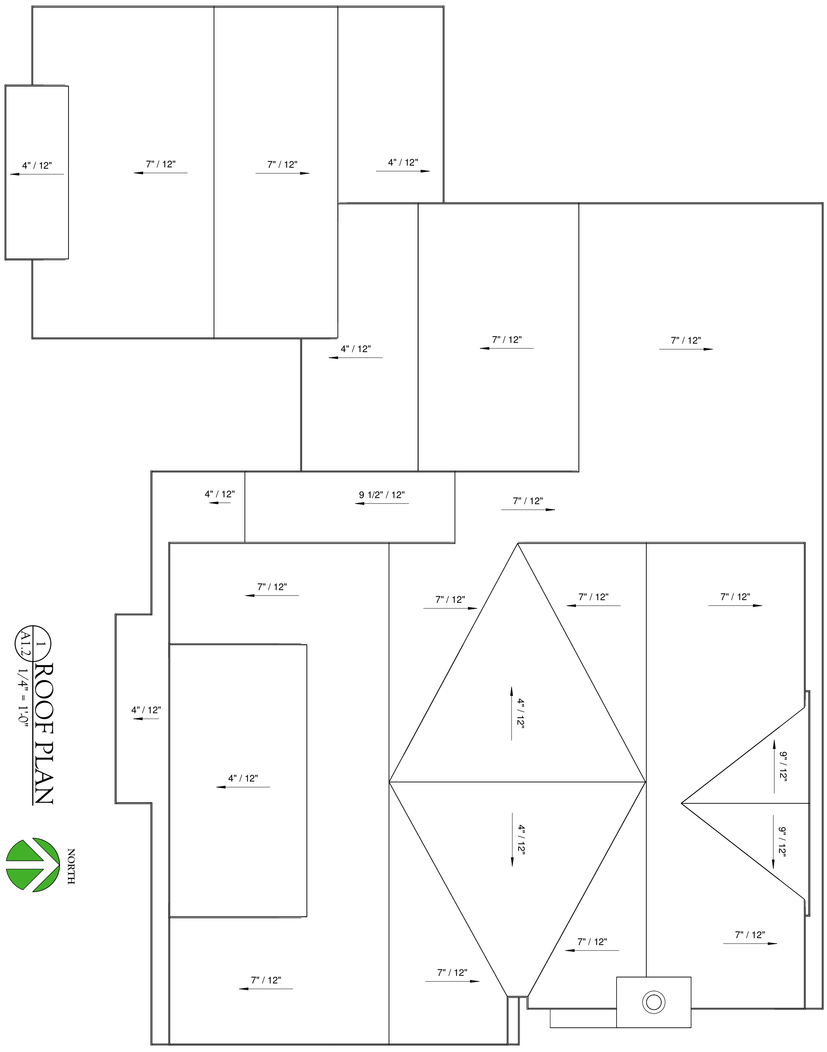
CONSTRUCTION SET REVISIONS

FLOOR PLANS

DATE: XX.XX.XX

SHEET: A1.1



1 ROOF PLAN
A1.2 1/4" = 1'-0"

ROOF SQUARE FOOTAGE

PRIMARY ROOFS (ROOF PITCHES OVER 6/12):	1,802 SQ.FT. **(76.5%)**
SECONDARY ROOFS (DORMER & SADDLE ROOFS UNDER 6/12):	557 SQ.FT. **(23.5%)**

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET: A1.2
DATE: XX.XX.XX
ROOF PLAN

CONSTRUCTION SET REVISIONS

B.D.A.:	**Drew Willman**
DESIGNER:	**David Greene**
DRAWN BY:	**Spencer Crane**
DESIGN NO:	**...**

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PRE-CONTRACT UPDATES:
...
...
...
...
...
...

Cultra
9887 Water Street, Ephraim, WI 54211

DELEERS CONSTRUCTION INC.

1 A2.1 EAST ELEVATION
1/4" = 1'-0"

2 A2.1 NORTH ELEVATION
1/4" = 1'-0"

4 A2.1 WEST ELEVATION
1/4" = 1'-0"

3 A2.1 SOUTH ELEVATION
1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

DELEERS CONSTRUCTION INC.

Cultra

9887 Water Street, Ephraim, WI 54211

PRE-CONTRACT UPDATES:

B.D.A.: Drew Willman
DESIGNER: David Greene
DRAWN BY: Spencer Crane
DESIGN NO: ...

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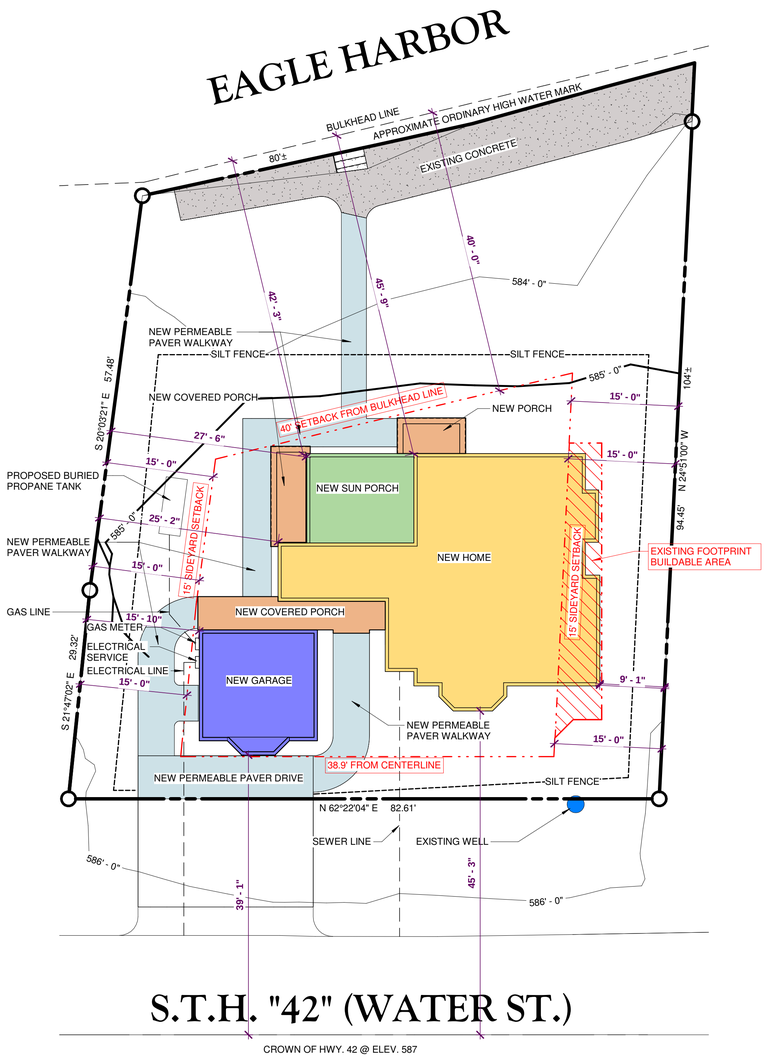
CONSTRUCTION SET REVISIONS

EXTERIOR ELEVATIONS

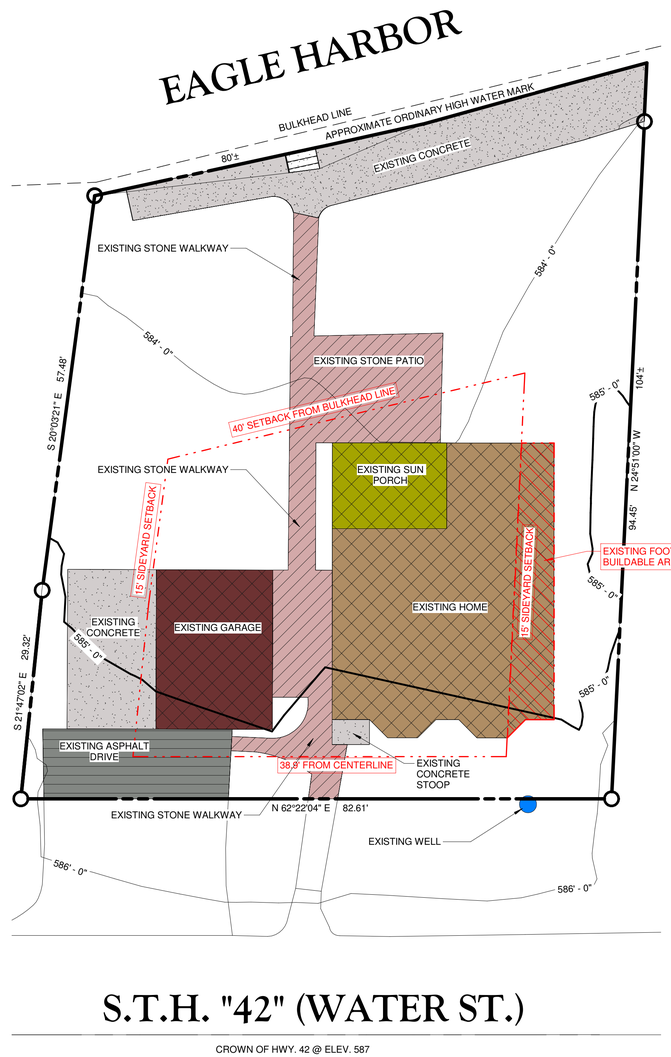
DATE: XX.XX.XX

SHEET: A2.1

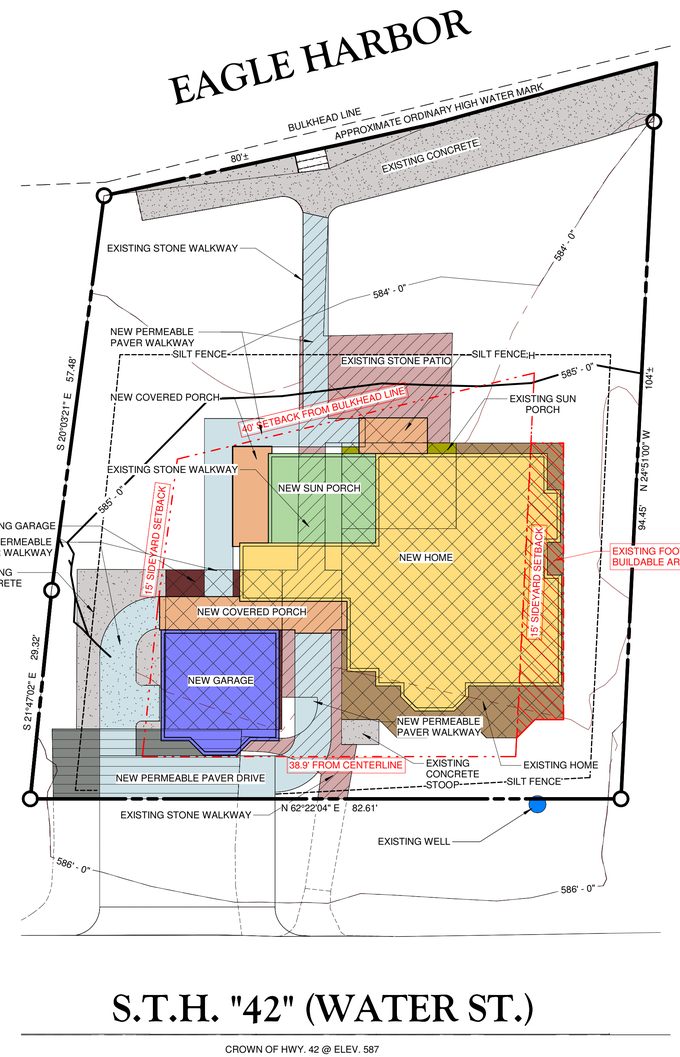


1 C1.1 PROPOSED SITE PLAN
1" = 10'-0"

NORTH



2 C1.1 EXISTING SITE PLAN
1" = 10'-0"



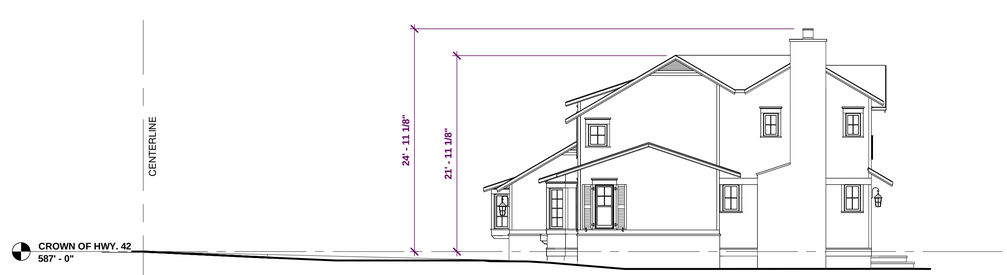
3 C1.1 EXISTING/PROPOSED SITE PLAN OVERLAY
1" = 10'-0"

EXISTING HOME IMPERVIOUS SURFACE CALC.		
EXISTING CONDITIONED HOME FOOTPRINT:		1,042 SQ.FT.
EXISTING UNCONDITIONED SUN PORCH FOOTPRINT:		191 SQ.FT.
EXISTING UNCONDITIONED GARAGE FOOTPRINT:		363 SQ.FT.
EXISTING STONE WALKWAYS/PATIOS:		682 SQ.FT.
EXISTING CONCRETE SURFACES:		815 SQ.FT.
EXISTING ASPHALT DRIVE:	+	255 SQ.FT.
TOTAL EXISTING IMPERVIOUS SURFACE:		3,348 SQ.FT.
PROPERTY SQUARE FOOTAGE:	÷	7,401 SQ.FT.
EXISTING IMPERVIOUS SURFACE PERCENTAGE:		**45.2%**

NEW HOME IMPERVIOUS SURFACE CALC.		
NEW CONDITIONED HOME FOOTPRINT:		1,040 SQ.FT.
NEW UNCONDITIONED SUN PORCH:		187 SQ.FT.
NEW UNCONDITIONED GARAGE:		269 SQ.FT.
NEW PORCHES:		238 SQ.FT.
EXISTING CONCRETE SURFACES:		520 SQ.FT.
PROPOSED PERMEABLE PAVER WALKWAYS/DRIVE:	+	665 SQ.FT.
TOTAL EXISTING IMPERVIOUS SURFACE: (2,919 SQ.FT. - 665 SQ.FT.(PERMEABLE))		2,254 SQ.FT.
PROPERTY SQUARE FOOTAGE:	÷	7,401 SQ.FT.
IMPERVIOUS SURFACE PERCENTAGE:		**30.5%**

EXISTING/NEW FOOTPRINT CALCULATIONS

EXISTING FOOTPRINT OF CONDITIONED SPACE:	1,042 SQ.FT.	
NEW FOOTPRINT OF CONDITIONED SPACE:	- 1,040 SQ.FT.	
TOTAL REDUCED CONDITIONED SPACE FOOTPRINT =	**2 SQ.FT.**	
EXISTING FOOTPRINT OF UNCONDITIONED SUN PORCH:	191 SQ.FT.	
NEW FOOTPRINT OF UNCONDITIONED SUN PORCH:	- 187 SQ.FT.	
TOTAL REDUCED UNCONDITIONED PORCH FOOTPRINT =	**4 SQ.FT.**	
FOOTPRINT OF EXISTING UNCONDITIONED GARAGE:	363 SQ.FT.	
FOOTPRINT OF NEW UNCONDITIONED GARAGE:	- 269 SQ.FT.	**2 SQ.FT.**
TOTAL REDUCED GARAGE FOOTPRINT =	**94 SQ.FT.**	**4 SQ.FT.**
		+ 94 SQ.FT.
TOTAL PROJECT FOOTPRINT REDUCTION =		**100 SQ.FT.**



4 C1.1 ELEVATION DIAGRAM
1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

DELEERS CONSTRUCTION INC.

Cultra
9887 Water Street, Ephraim, WI 54211

PRE-CONTRACT UPDATES:

B.D.A.: Drew Willman
DESIGNER: David Greene
DRAWN BY: Spencer Crane
DESIGN NO:

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CONSTRUCTION SET REVISIONS

SITE PLAN

DATE: XX.XX.XX

SHEET: C1.1

VILLAGE OF EPHRAIM

FOUNDED 1853

Conditional Use – Building Modification in Protected Waterfront (PW) District
Gregory Goltermann - 9917 Water Street
Tuesday – May 26, 2026, 7:00 p.m.
Ephraim Village Hall – 9996 Water St.

NOTE: THIS MEETING OF 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:

At the regularly scheduled meeting of the Ephraim Plan Committee on Tuesday, May 26, 2026 at 7:00 p.m, the committee will consider a conditional use request from Gregory Goltermann to allow a second floor addition/modification on the existing single family residence on the property located at 9917 Water Street. The zoning ordinance affords such applications this opportunity to be considered by conditional use, subject to the design criteria of the PW Building Replacement ordinance language.

Notice is being sent to all Ephraim property owners and neighboring municipalities within 300'. Comments may be made in person at the meeting or in writing to be received no later than 3:00 p.m. on Tuesday, May 26, 2026. Written comments via email at bbristol@ephraim.wi.gov will also be accepted. All written comments must include name and address of commenting residents.

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/899827717

You can also dial in using your phone.
Access Code: 899-827-717
United States: +1 (872) 240-3311

Andrea Collak, Clerk	**Date: 5 /14/2026**
	_X Village Administrative Office
	_X Visitors' Center
	_X Post Office
Kim Roberts, Deputy Clerk	**_X Website www.ephraim-wisconsin.com**
	_X Emailed to WDOR Radio
	_X Emailed to Peninsula Pulse

Administrative Office 10005 Norway Road PO Box 138 Ephraim WI 54211
Phone: (920) 854-5501 Fax: (920) 854-2072 E-Mail:bbristol@ephraim.wi.gov

VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

Application Date _____

Please Print

1. Owner/Property

Tax Parcel. No. 121 - 1000 - 18

Owner GREGORY L GOLTERMANN TRUST

Mailing Address 9830 WATERBURY DR City ST. LOUIS -

State ST. LOUIS MO Zip 63124

Phone(s) (314) 853-3881 Email GLGOLTERMANN@gmail.com

Location of Project 9917 WATER ST Nearest Cross Street GERMAN RD

Property Use: Residence

Zoning Area: PROTECTED WATERFRONT Historic District? ☒ Yes ☐ No

Contractor/Contact: TIELENS / DAN Address STURGEON BAY

Phone(s) (920) 676-8802 Cell Phone (_____) _____

cell

2. Type of Improvement

New Building	Accessory Structures
✓ Addition	___ Garage
___ Exterior Alteration	___ Storage Building
___ Foundation Work Only	___ Repair/Replacement
___ Other _____	___ Other _____

3. Describe Proposed Construction: SECOND FLOOR ADDITION

4. Cost

Total cost of improvements as applied for in permit: $ 275,000 -

Structural Improvement Cost (if new building or addition, entire amount of structure; if alteration, renovation or repair, structural portions only): $_____

Include with Application:

- ☒ Certified Survey
- ☒ Building plans, including all elevations, floor plans
  (*if commercial, State-approved plans must be given to the office prior to obtaining your permit*)
- ☒ Site plan showing lot dimensions, setbacks from all lot lines for structures
- ☐ For commercial structures, parking plans
- ☒ Parking plan for construction vehicles during construction phase
- ☒ Permit Fee/Impact Fee
- ☐ Land Disturbance Application
- ☐ Drainage Plan
- ☐ Landscape Plan

For New Buildings or Additions, Complete this Section Also:

Dimensions: Number of Stories: 1 1/2 Height at Peak: 22' 4 1/8"
Roof Pitch(es): 12/12 / 3/12 Total Footprint, Exterior: 815 #
Total Square Footage, All Floors Exterior: 1400 #
Total Square Footage, Parking/Drives/Walkways: 1200 # (INCLUDES PATIO)

Type: ☒ Wood Frame ☐ Structural Steel ☐ Reinforced Concrete ☒ Other LOG

Principal Heating: ___ Propane ___ Oil X Electric
___ Other (Explain)_____

Plant Manager Signature _____ ***Date*** _____

Sewage Disposal:

Current:
- ☐ None
- ☒ Sewered
- ☐ Septic
- ☐ Mound/In-Ground
- ☐ Other _____

Year Installed: _____

Proposed:
- ☒ Current System Continued
- ☐ Connect to Available Sewer
- ☐ Extend Sewer to Property
- ☐ On-Site System

☐ Demolition/Moving ?

Type: _____
(copy of permit to be on file with Village)
If On-Site System, Year Last Pumped/Inspected: _____

For sewage disposal planning, your contact is the Ephraim Treatment Plant Manager, 920/854-4991. Please contact him as soon as possible to allow proper planning and discussion of any necessary sewer connection permits or fees involved.

Fire Chief Signature _____ ***Date*** _____

Fire Department: Sprinklers needed? ☐ Yes ☐ No
Driveway width/tree clearance (width/height): _____
Clearance around structures for truck access: _____ Fire # Assigned _____

Fire Department requires driveways at least 12' wide and clearance 12' high; Fire Chief may be in contact with you during construction to check truck access and, if commercial structure, any sprinklering, water sources, or other safety considerations

Application and materials **must be in the Village offices <u>one week prior</u>** to Plan Committee meeting date to allow for proper processing and notification of Committee members. When permits are issued, work must start within 6 months and be completed within one year. The owner of this property and the undersigned agree to conform to all applicable laws of the State of Wisconsin and the Village of Ephraim.

Signature of Applicant _____ Print Name GREG GOLTERMANN

FOR OFFICE USE ONLY

Permit # _____ Permit Fee: $ _____

Date Permit Issued _____ Zoning Administrator Signature: _____

Restrictions: _____

Applicant Design Checklist

Village of Ephraim

Owners Name(s): GREG GOLTERMANN TRUST

Contractor(s): TIELEN CONSTRUCTION

Project Location: 9917 WATER STREET - EPHRAIM WI

Date: 5/6/24

The checklist below reflects the identified standards of design review for new construction in the Village of Ephraim. Under each sub-section please briefly describe the construction plans as they apply to each. The more detail the better. Some of these standards will surely be identified visually on the construction plans, but I do ask that you describe them here and provide any additional information, such as drawings and/or plans, that will help streamline this process. The italicized sentences reflect characteristics deemed compatible with the visual character of Ephraim, these and additional standards can be found in chapter **17.15(13)** of our village zoning ordinance.

1. Building Design:

Traditional Architecture, simple rectangular forms, gable roofs, frame construction.

TRADITIONAL ARCHITECTURE, FRAME CONSTRUCTION
GABLE ROOF, SHED ROOF

2. Site Planning/Landscaping:

Preserving existing vegetation and topography.

EXISTING LANDSCAPING TO REMAIN

3. Building Color:

White has been the distinctive historic color...greens, browns, grays, and other earth tones are acceptable.

WHITE WINDOWS, WHITE TRIM, GREY
SIDING / LOG EXTERIOR - DOOR COUNTY
NATURAL FIELD STONE

4. Materials:

Wood and stone recommended. Materials metallic in appearance are out of the character of the village.

NATURAL DOVR COUNTY RED STONE
ASPHALT DIMENSIONAL ROOF SHINGLES
SIDING

5. Architectural Details:

Building details should be simple and without frills.

SIMPLE GABLE & SHED ROOF DESIGN

6. Utility Service Wiring (location):

To be shown on plot plan.

ELECTRIC SERVICE ON NORTHSIDE ?

7. Roof Pitch/Roof Color:

Pitches less than 3:12 and/or more that 12:12 are subject to further design review.

12/12 & 3/12 - DRIFTWOOD -

8. Additional Features:

Owner/Agent Signature:

Village of Ephraim **County of Door**

CONDITIONAL USE PERMIT APPLICATION

Conditional Use Fee - $125.00

I. Location (number and street) 9917 WATER STREET UNIT B
N S E (W) side of WATER STREET
N S E W side of _____

II. Present use: SINGLE FAMILY RESIDENCE

III. Ownership: X private (individual, corporate, non-profit, etc.)
____ public

IV. Proposed use of site or structure:

A SINGLE FAMILY RESIDENCE

V. Use or Structure requiring the conditional use:

A SECOND FLOOR ADDITION TO RESIDENCE

VI. Plans needed (checked items only):

X A. Types and dimensions of structures, existing and proposed

X B. A site plan, drawn to scale, showing dimensions of the site, setbacks and dimensions of all existing and proposed structures and their relationship to property lines, roads, rights-of-way, existing and proposed wells and sanitary waste systems, and (if applicable) ordinary high water mark of navigable waters

X C. Building plans including all floor plans and all elevations.

X D. Documentation of safe and adequate water supply and disposal of sewage. EXISTING WELL & SEWER LINE

X E. A parking plan

✓ F. Application fee

Name of property owner: GREG GOLTERMANN TRUST

Address of property owner: 9830 WATERBURY DRIVE ST LOUIS MO 63124

Local address/contact: MARC ISAKSEN (920) 559-7069

STURGEON BAY WI

Phone:

Signature

Application Date: 5/6/26

Village of Ephraim Historic District Design Review Checklist

THIS FORM MUST BE COMPLETELY FILLED OUT TO BE CONSIDERED BY HPC AND/OR THE PLAN COMMITTEE.

This checklist reflects the identified standards of design review for new construction in the Village of Ephraim. Under each subsection, please briefly describe the construction plans as they apply to each. The more detail, the better. Some of these standards will be identified visually on the construction plans, but we do ask that you describe them herein and provide any additional information, such as drawings and/or plans, that will help streamline the process. The standards can be found in §17.15(13) (Design Review), §17.26(11) (Historic District), and §17.20 (Protected Waterfront).

Material and color samples must be provided as well as photos of the existing structure for evaluation by the Historic Preservation Committee for referral to the Plan Committee.

1 OWNER INFORMATION: * Please provide a mailing address where you can receive mail.

Owner Name:	GREG GOLTERMANN TRUST				
Owner Street Address :	9830 WATERBURY DRIVE				
City:	ST. LOUIS	**State:**	MO	**Zip:**	63124
Phone #1:	(314) 853-3381	**Phone #2:**			
Email:	GLGOLTERMANN@GMAIL.COM				

2 PROPERTY INFORMATION:

Property Address (Please list all applicable fire numbers):	9917 WATER STREET

3 STRUCTURE FORM / BUILDING DESIGN

Please describe the architecture of the building/ building design. *Ordinance narrative: Ephraim is known for its traditional architecture, simple rectangular forms, gable and hip roofs, and frame construction. (If additional space is required, please use the back of page 4)*

TRADITIONAL - GABLE & SHED ROOF

4 SITE & DEVELOPMENT PLANNING

Please describe the site plan. *Ordinance narrative: Please refer to §17.15 and the table of standards. Ensure that the layout adheres to zoning setbacks and zoning code. (If additional space is required, please use the back of page 4)*

SEE ATTACHED

5 ARCHITECTURAL DETAILS

Please describe the architectural details including such items as window and door shapes. *Ordinance narrative: Architectural details should reflect the traditional architecture of the Village which is known for its simple rectangular building forms, gable & hip roofs, and frame construction. Simplicity is the keyword. (If additional space is required, please use the back of page 4)*

SEE ATTACHED

6	COLORS/MATERIALS			

Please describe the color and materials for the following characteristics of the project design. *Ordinance narrative: White is the distinctive historic color of the Village. Wood and natural stone are recommended. Unfinished or galvanized metal siding or roofing is discouraged. To achieve unity, there are distinguishing colors that are appropriate and compatible for the Historic District, which include white, naturally weathered wood, or natural wood. Fluorescent and bright colors are prohibited. Wrought iron is not an acceptable material in the Historic District.*

Structure(s):	**Color:**	GREY	**Material:**	
Building(s):	**Color:**	GREY	**Material:**	
Siding: (Please note vertical or horizontal)	**Color:**	GREY	**Material:**	
Roof:	**Color:**	DRIFTWOOD	**Material:**	
Trim:	**Color:**	WHITE	**Material:**	
Sash:	**Color:**	WHITE	**Material:**	
Chimney:	**Color:**	DC STONE	**Material:**	DC STONE
Window Frames:	**Color:**	WHITE	**Material:**	
Window:	**Color:**	WHITE	**Material:**	
Door Frames:	**Color:**	WHITE	**Material:**	
Doors:	**Color:**	WHITE	**Material:**	
Shutters:	**Color:**	N/A	**Material:**	
Fences:	**Color:**	N/A	**Material:**	
Gates:	**Color:**	N/A	**Material:**	
Porch Trim:	**Color:**	N/A	**Material:**	
Handrails:	**Color:**	N/A	**Material:**	
Guardrails:	**Color:**	N/A	**Material:**	
Driveway:	**Color:**	LANDSCAP STONE	**Material:**	
Sidewalk:	**Color:**	FLAGSTONE	**Material:**	
Patio/Deck:	**Color:**	FLAGSTONE	**Material:**	
Other Architectural/ Ornamental Features (describe and detail color and materials):	**Color(s):**	LOG - GREY SIDING, GREY	**Material(s):**	ALL MATERIAL LOG, SIDING DC STONE, WOOD

7	UTILITY WIRING (Location)

Please describe and show all utility service wiring on the plot plan. *Ordinance narrative: Utility service wiring should be brought to a structure underground, if at all possible. (If additional space is required, please use the back of page 4)*

NORTH SIDE

8	ROOF PITCH

Please describe the roof design. *Ordinance narrative: Pitches less than 3/12 and/or 12/12 are subject to further design review. In the Historic District, tar and gravel roofs are not compatible. Unfinished or galvanized metal siding or roofing is highly discouraged in all zoning districts, but a metal roof requires a conditional use in the Historic District. In the Protected Waterfront District, primary roof pitches less than 6/12 or more than 12/12 are prohibited. Additionally, in the PW, up to 50% of the total roof pitch can be made up of dormers that may be less than 6/12 but in no case may they be less than 3/12. (If additional space is required, please use the back of page 4)*

12/12 & 3/12

9	CHIMNEY

Please describe in detail the chimney, along with all venting and exhaust flues, along with their height. *Ordinance narrative: In the Protected Waterfront District, nothing can penetrate above 25 feet in height (including all venting and exhaust flues), with the roof line not exceeding 23 feet. In all other districts, chimneys are allowed up to a maximum of 35 feet from grade.*

2 4'x4' - DOORCOUNTY STONE
TO EXTERIOR WALL

10	SIZE AND LAYOUT OF STRUCTURE

Please explain project plans for square footage and floor area, as well as plans for variations in material or lines to create diversity. *Ordinance narrative: Any structure in any district that is proposed, by way of initial construction or successive additions, to have in excess of 5,000 square feet in floor area or 50,000 cubic feet in bulk requires special attention to avoid overbuilding of a site or overpowering the environs where prevailing structural sizes are smaller. No single building face of 50 feet or more in length shall be uninterrupted. (If additional space is required, please use the back of page 4)*

SEE ATTACHED PLAN

11	DRIVEWAY, SIDEWALK(s), & PATIO (OR DECK)

Please describe and provide plans for driveways, sidewalks, patios, and decks. *Ordinance narrative: Native flagstone is an excellent substitute for concrete and asphalt in pedestrian areas. Where paving is used, it shall be kept to a minimum and buffered with landscaping when possible. (If additional space is required, please use the back of page 4)*

FLAGSTONE / LANDSCAPE PAVERS

12	LANDSCAPING PLANS / FENCES

Please describe and provide the landscaping plans, noting details such as hardscape and softscape. *Ordinance narrative: Plantings rather than large expanses of grass lawn are to be encouraged, and live native plants should be used. 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 in the PW district. (If additional space is required, please use the back of page 4)*

EXISTING TO REMAIN - REPLACE STORM
DAMAGE LANDSCAPE

13	ADDITIONAL FEATURES

14	SIGNATURE		
Signature of Applicant:		**Date:**	5/7/26

Internal Use Only	
Date Received:	
Complete Application	Color and Material Samples Provided □Yes □No Existing Structure Photos Provided □Yes □No

15	ADDITIONAL SPACE

May 7, 2026

Village of Ephraim
9097 Spruce Street, Ephraim, WI 54211

Re: Building Permit **-** 9917 Highway 42, Goltermann Residence | PW District | Second-Story Addition

Dear Committee Members,

Project Overview

The property at 9917 Highway 42 is an existing single-family residence located in the Protected Waterfront (PW) District. The proposal is to add a second story to the existing cottage structure. The architect and structural engineer determined that the existing structure can support a vertical addition with appropriate internal reinforcement (addition of a steel frame), allowing the project to retain the original exterior character and footprint.

Design

Retain the existing structure and overbuild vertically, which offers the following advantages:

- **Covered entry addition:** The revised design includes a 5-foot covered entry addition at ground level. This element serves a specific design purpose: By adding the covered entry, the second floor reads visually as a dormer rather than a full second story, maintaining the 1.5-story character. The covered entry does not encroach further toward any setback line than any other portion of the existing structure, consistent with §17.20(5)(a)(1). The footprint does not change.
- **No encroachment on existing setbacks:** The second floor will be set in slightly from the lower-level footprint, maintaining or improving upon the existing grandfathered setbacks per §17.20(5)(a)(1).
- **Modest increase in finished area:** Total square footage increases from approximately 1,150 sq. ft. to approximately 1,400 sq. ft., adding roughly 250 sq. ft. of finished living space on the second floor.
- **Height compliant with §17.20(5)(b)(3):** Overall building height is 22'- 4 1/8" as measured from the crown grade of State Highway 42, which is within the 23-foot maximum height limit. Per the site survey prepared by Bay Surveying LLC (Brian J. Peot, R.L.S. S-2763, dated February 15, 2026, Job #26008), the crown grade of Highway 42 at this location is elevation 587.3'. The chimney is projected at approximately 24'- 4 1/8" above the highway crown grade, which is within the allowance of up to 2 feet above the approved peak roof line per §17.20(5)(b)(4).
- **Roof pitch compliant with §17.20(5)(b)(5) and (6):** The primary roof pitch is 12/12, which falls within the permitted range of 6/12 to 12/12. The new shed roofs are 3/12, which is permissible for secondary/dormer roof areas under §17.20(6), provided they do not exceed 50% of the total roof pitch square footage. The 3/12 shed roof area constitutes approximately 47.2% of total roof area, which is within

the 50% maximum and confirms compliance with this limit. The 3/12 pitch is also consistent with existing shed roof elements on the structure.

- **Materials and character compatible with the Historic District (§17.20(5)(b)(1)–(2)):** Exterior materials will include natural Door County stone, log or log-facade accents, and siding, with white trim and grey tones. Any salvageable materials from the remodel will be reused where possible. The design intent is to minimize visual impact from the street and maintain the cottage character consistent with the Village Historic District.

Construction Timeline

Project start after Labor day 2026 - completion prior to May 2027

Please do not hesitate to contact the project architect, Marc Isaksen, at midarchitect@gmail.com or 920-559-7069 if any questions arise prior to the meeting.

Thank you for your time and consideration.

Respectfully submitted,

Greg Goltermann
Owner, 9917 Highway 42, Ephraim, WI
314-853-3881

Enclosures:

- Architectural drawings — Marc Isaksen Design, LLC (05/06/2026)
- Floor plans: Second Floor Plan, Entry Elevation, Side Elevation, Water Elevation
- Existing photos of the property
- Building/Zoning Permit Application
- Applicant Design Checklist
- Conditional Use Permit Application
- Village of Ephraim Historic District Design Review Checklist
- Survey/Site Plans

SITE SURVEY OF

UNIT B OF LOG CRAFT CONDOMINIUM
LOCATED IN GOVERNMENT LOT 2, SECTION 24, T31N–R27E,
VILLAGE OF EPHRAIM, DOOR COUNTY, WISCONSIN

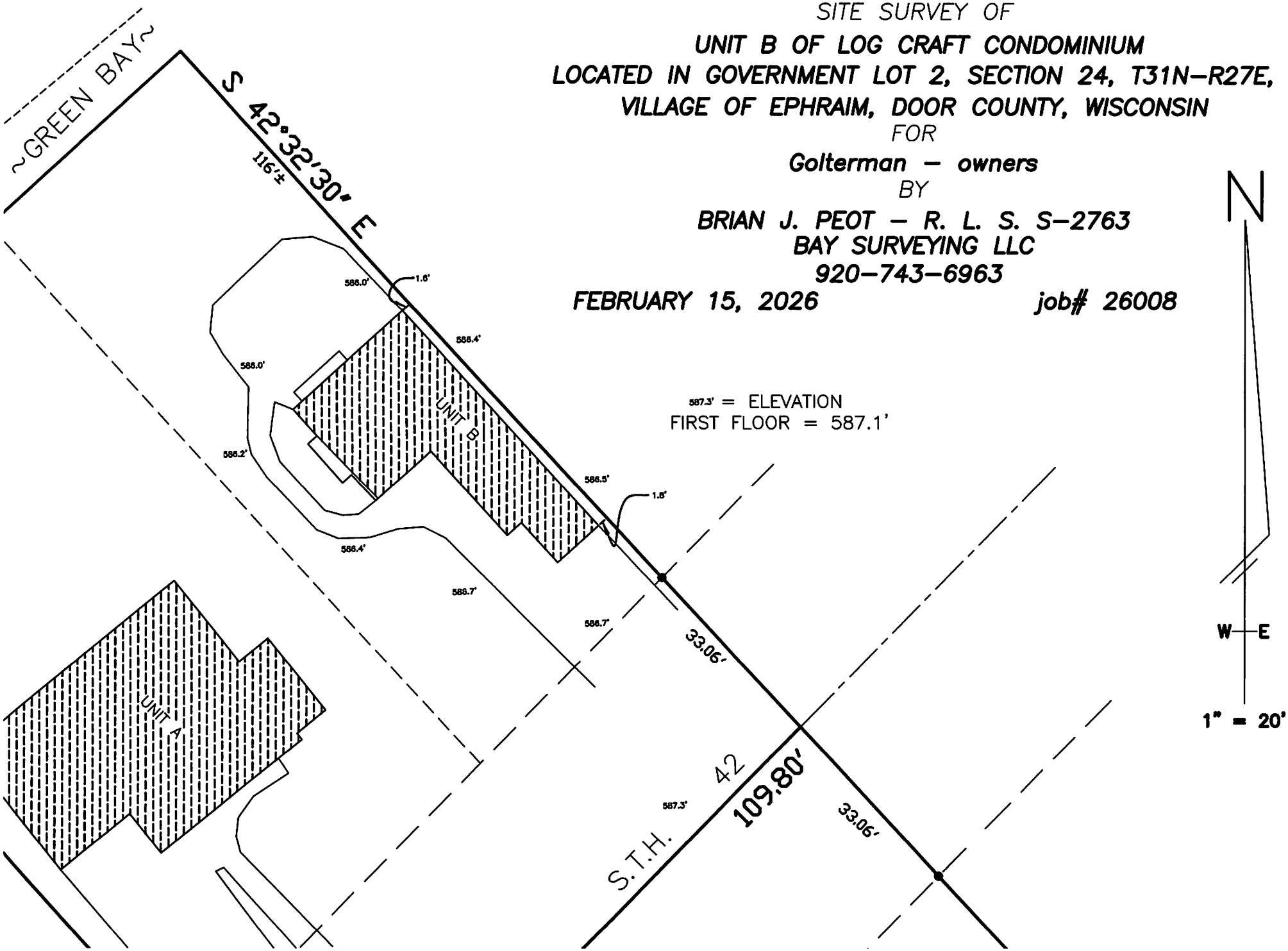
FOR

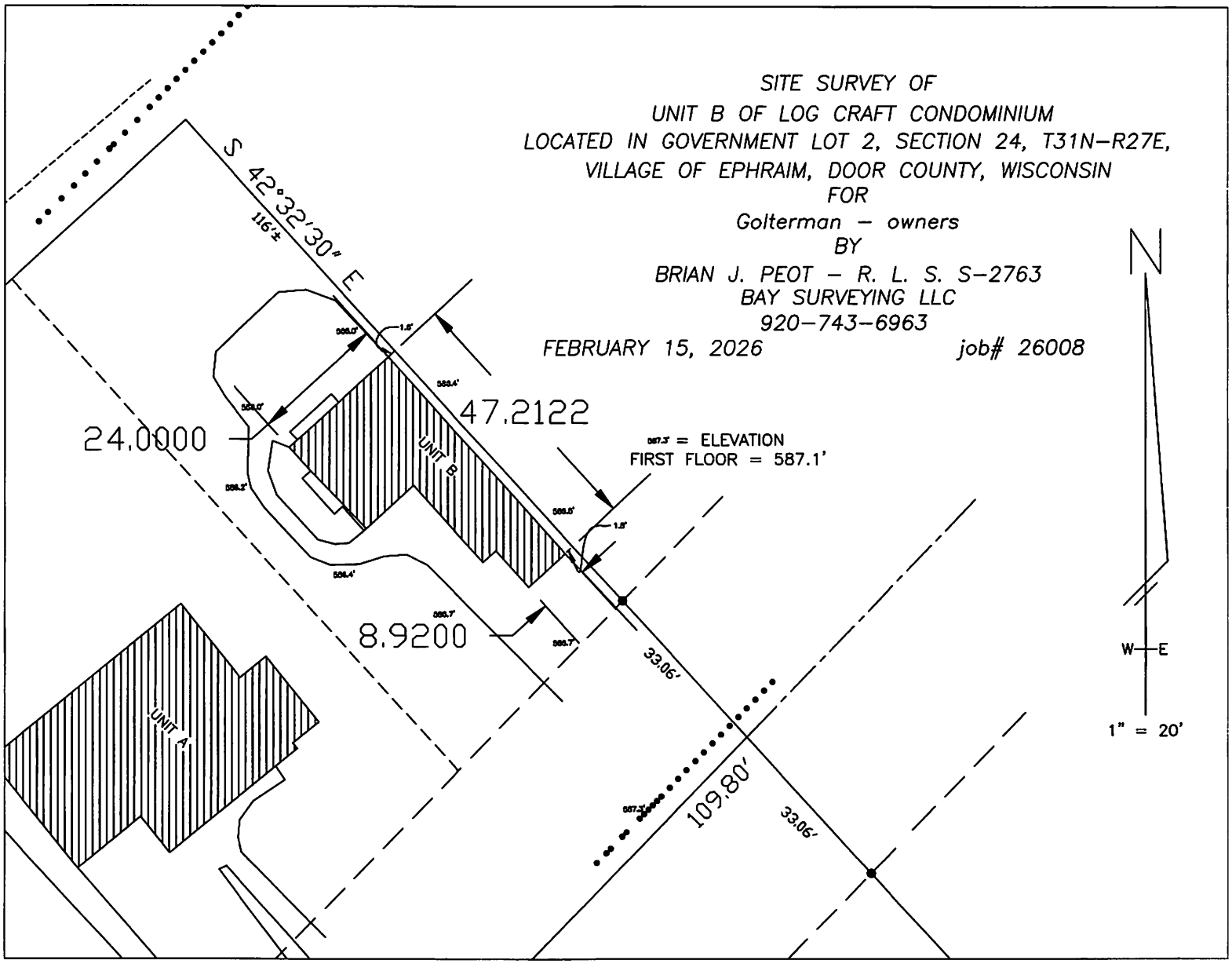
Golterman – owners

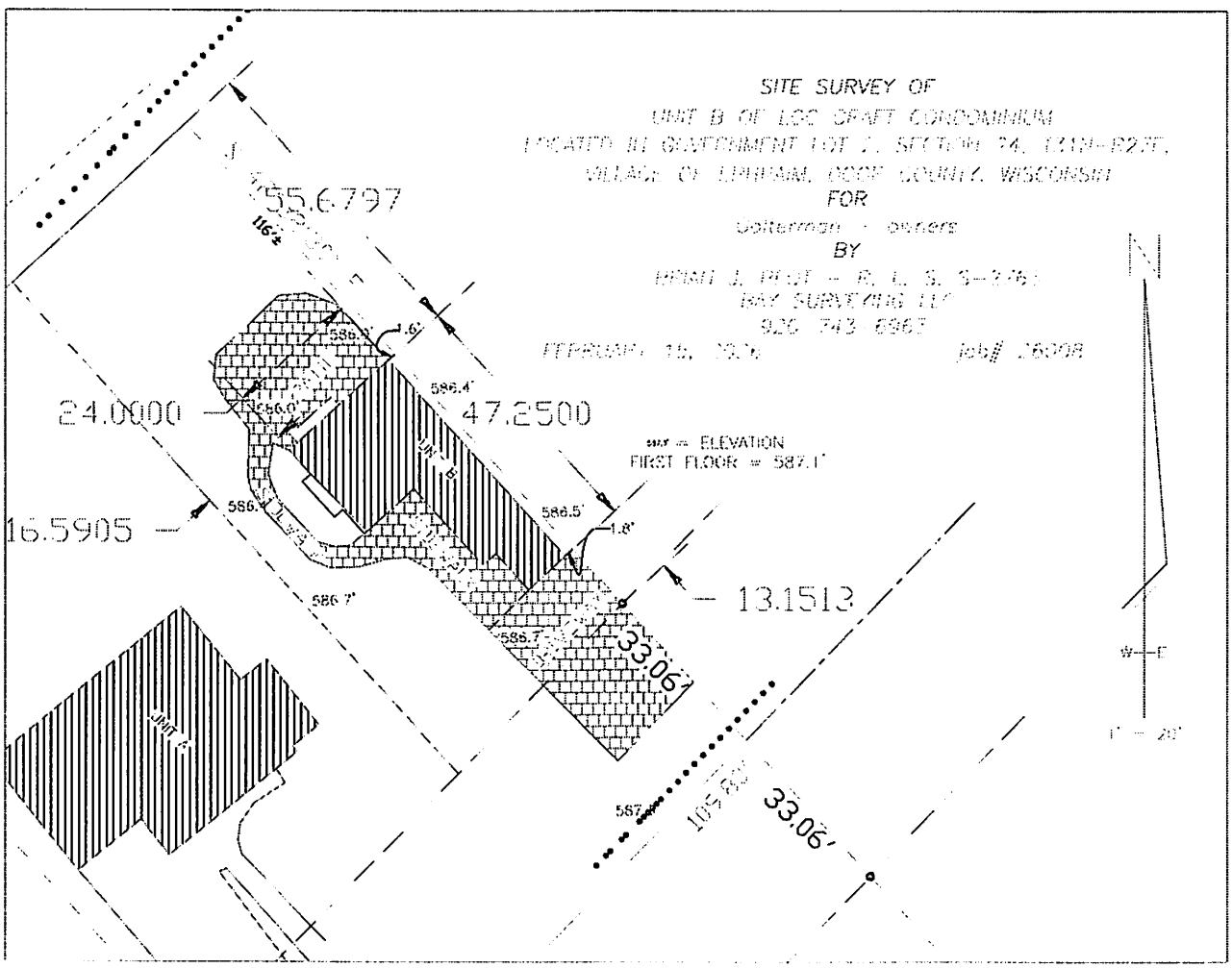
BY

BRIAN J. PEOT – R. L. S. S–2763
BAY SURVEYING LLC
920–743–6963

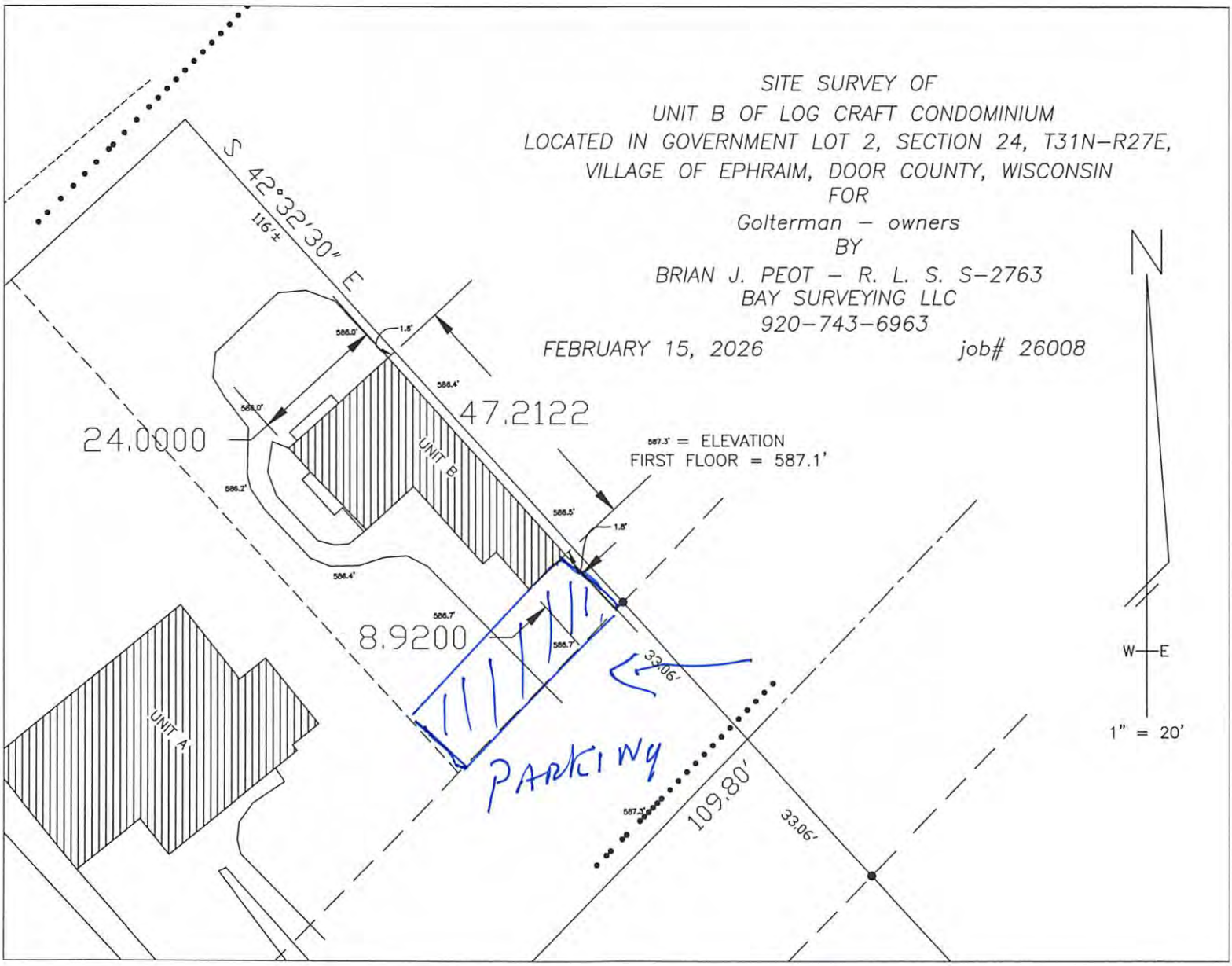
FEBRUARY 15, 2026 **job# 26008**



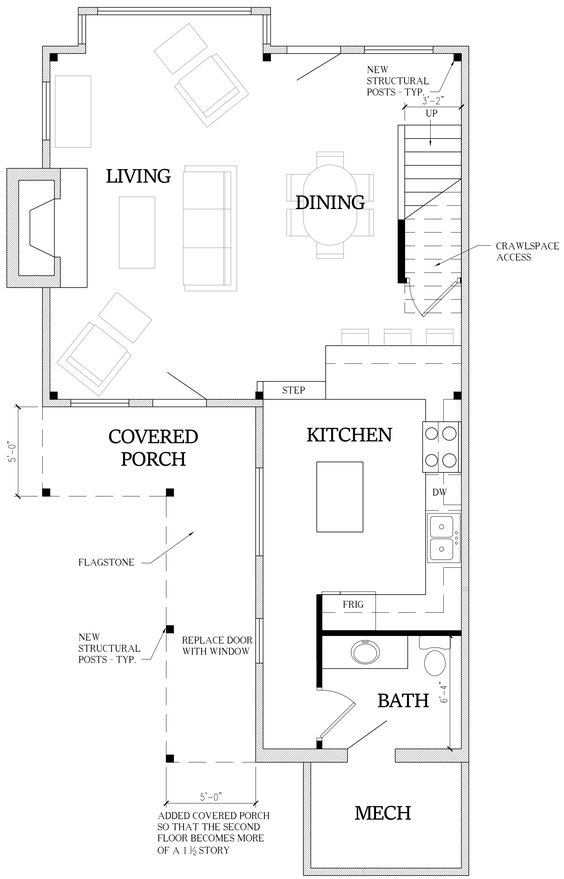

SITE SURVEY OF
UNIT B OF LOG CRAFT CONDOMINIUM
LOCATED IN GOVERNMENT LOT 2, SECTION 24, T31N–R27E,
VILLAGE OF EPHRAIM, DOOR COUNTY, WISCONSIN
FOR
Golterman – owners
BY
BRIAN J. PEOT – R. L. S. S–2763
BAY SURVEYING LLC
920–743–6963
FEBRUARY 15, 2026
job# 26008
S 42°32'30" E
116'±
47.2122
24.0000
8.9200
587.3' = ELEVATION
FIRST FLOOR = 587.1'
UNIT B
UNIT A
33.06'
109.80'
33.06'
N
W
E
1" = 20'


SITE SURVEY OF
FOR
BY
55.6797
24.0000
47.2500
16.5905
13.1513
33.06'
33.06'
586.4'
586.5'
586.7'
586.7'
1.8'
1.8'
586.0'
586.1'
587.1'
UNIT B
UNIT A
MAX = ELEVATION
FIRST FLOOR = 587.1'
N
W
E
1" = 20'

PARKING PLAN



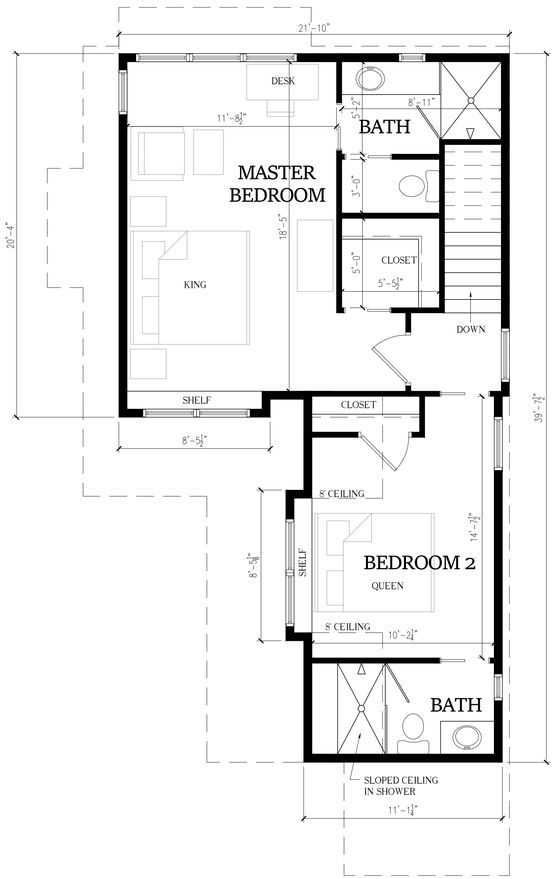
PARKING PLAN



FIRST FLOOR PLAN

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

EXISTING WALLS
NEW WALLS



SECOND FLOOR PLAN

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

BUILDING INFORMATION:

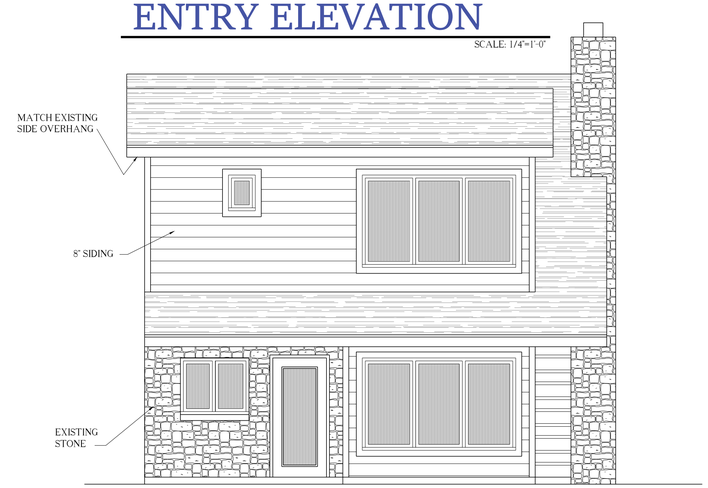
OVERALL HEIGHT - 22'-4 ⅛"
MAIN ROOF SLOPE - 12/12
SHED ROOFS - 3/12
EXISTING FOOTPRINT SQ.FT. - 815
EXISTING TOTAL SQ. FT. = 1,150
PROPOSED TOTAL SQ.FT. = 1,400

SCOPE OF WORK:

1. REMOVE EXISTING SECOND FLOOR AND ROOF.
2. INSTALL NEW STRUCTURAL STEEL FRAME INSIDE OF THE EXISTING LOG WALLS TO SUPPORT NEW SECOND FLOOR AND SECOND FLOOR ROOF SYSTEM.
3. RELOCATE STAIRS
4. RELOCATE THE EXISTING KITCHEN INTO THE SPACE THAT IS CURRENTLY THE FIRST FLOOR BEDROOM.
5. INSTALL NEW FLOOR SYSTEM, SECOND FLOOR BEDROOMS AND ROOF STRUCTURE.

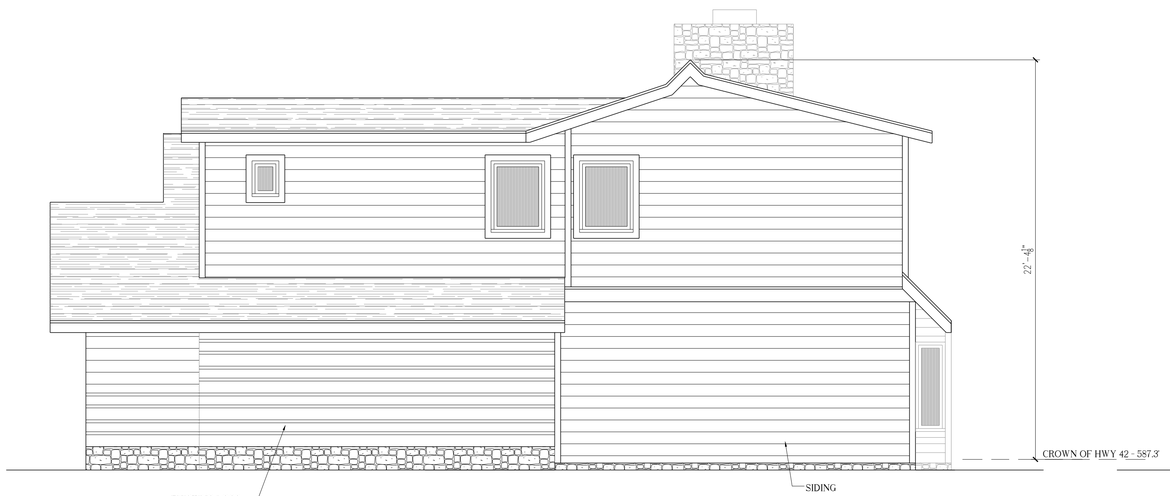
ENTRY ELEVATION

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



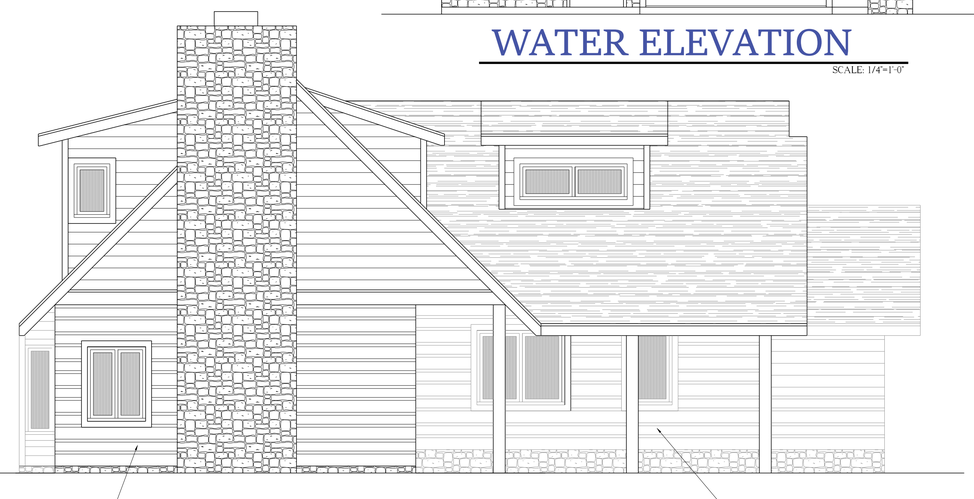
WATER ELEVATION

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



SIDE ELEVATION

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



SIDE ELEVATION

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

MARC ISAKSEN DESIGN, L.L.C.
1009 EGG HARBOR RD, SUITE 114
STURGEON BAY, WISCONSIN 54235
EMAIL: midarchitect@gmail.com
PHONE: 920-559-7059
FAX: 920-743-3813

REV	DATE	DESCRIPTION	BY

DESIGNED BY: MWI
CHECKED BY: MWI

GOLTERMANN RESIDENCE
BUILDING REMODEL AND ADDITION

9917 HWY 42
EPHRAIM, WI

DATE: 05/06/2026
PROJECT NO. 26-9917

WISCONSIN MARC W ISAKSEN 9670-005 STURGEON BAY WIS ARCHITECT

SHEET NO. A1

SHEET SIZE: 24x36

DOLTERMANN
DIRECTV

VAN'S

VILLAGE OF EPHRAIM

FOUNDED 1853

Conditional Use – Building Modification in Protected Waterfront (PW) District
Leslie & Roy Harsch - 9931 Water Street
Tuesday – May 26, 2026, 7:00 p.m.
Ephraim Village Hall – 9996 Water St.

NOTE: THIS MEETING OF 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:

At the regularly scheduled meeting of the Ephraim Plan Committee on Tuesday, May 26, 2026 at 7:00 p.m, the committee will consider a conditional use request from Leslie and Roy Harsch to allow a first floor addition/modification on the existing single family residence on the property located at 9931 Water Street. As the PW ordinance does not permit projects resulting in increased footprint, the proposed footprint addition will be offset by the removal of equal square footage of existing footprint on the road side of the home. The zoning ordinance affords such applications this opportunity to be considered by conditional use, subject to the design criteria of the PW Building Replacement ordinance language.

Notice is being sent to all Ephraim property owners and neighboring municipalities within 300'. Comments may be made in person at the meeting or in writing to be received no later than 3:00 p.m. on Tuesday, May 26, 2026. Written comments via email at bbristol@ephraim.wi.gov will also be accepted. All written comments must include name and address of commenting residents.

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/899827717

You can also dial in using your phone.
Access Code: 899-827-717
United States: +1 (872) 240-3311

Andrea Collak, Clerk	**Date: 5 /14/2026**
	_X Village Administrative Office
	_X Visitors' Center
	_X Post Office
Kim Roberts, Deputy Clerk	**_X Website www.ephraim-wisconsin.com**
	_X Emailed to WDOR Radio
	_X Emailed to Peninsula Pulse

Administrative Office 10005 Norway Road PO Box 138 Ephraim WI 54211
Phone: (920) 854-5501 Fax: (920) 854-2072 E-Mail:bbristol@ephraim.wi.gov

VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

Application Date _____

Please Print

1. Owner/Property

Tax Parcel. No. 121 - 21 - 2431272381

Owner Leslie and Roy Harsch

Mailing Address 209 S. River Lane City Geneva

State Illinois Zip 60134

Phone(s) 630 2408741 Email roymharsch@gmail.com

Location of Project 9931 Water Street Nearest Cross Street German Road

Property Use: Single Family House

Zoning Area: Protected Water Front Historic District? [X] Yes [ ] No

Contractor/Contact: Self Address _____

Phone(s) 920 854 2973 Cell Phone (630) 240 8741

2. Type of Improvement

New Building	Accessory Structures
___	___
X Addition	___ Garage
___ Exterior Alteration	___ Storage Building
___ Foundation Work Only	___ Repair/Replacement
___ Other _____	___ Other _____

3. Describe Proposed Construction: 8 foot by 7 foot kitchen addition with corresponding 56 square foot reduction of attached storage shed

4. Cost

Total cost of improvements as applied for in permit: $ $10,000.00

Structural Improvement Cost (if new building or addition, entire amount of structure; if alteration, renovation or repair, structural portions only): $ $10,000.00

Include with Application:

- [X] Certified Survey
- [X] Building plans, including all elevations, floor plans
  (*if commercial, State-approved plans must be given to the office prior to obtaining your permit*)
- [X] Site plan showing lot dimensions, setbacks from all lot lines for structures
- [ ] For commercial structures, parking plans
- [X] Parking plan for construction vehicles during construction phase
- [X] Permit Fee/Impact Fee
- [X] Land Disturbance Application
- [X] Drainage Plan
- [ ] Landscape Plan

For New Buildings or Additions, Complete this Section Also:

Dimensions: Number of Stories: 1 Height at Peak: 17 feet House - 11 feet Addition
Roof Pitch(es): 4 by 12 Gable Addition to match existing Total Footprint, Exterior: 1418

Total Square Footage, All Floors Exterior: 1418

Total Square Footage, Parking/Drives/Walkways: 725

Type: [X] Wood Frame [ ] Structural Steel [ ] Reinforced Concrete [ ] Other _____

Principal Heating: X Propane ___ Oil ___ Electric
___ Other (Explain) _____

Plant Manager Signature _____ *Date* _____

Sewage Disposal:

Current:
- [ ] None
- [X] Sewered
- [ ] Septic
- [ ] Mound/In-Ground
- [ ] Other _____

Year Installed: 1985

Proposed:
- [X] Current System Continued
- [ ] Connect to Available Sewer
- [ ] Extend Sewer to Property
- [ ] On-Site System

[ ] Demolition/Moving ?

Type: _____
(copy of permit to be on file with Village)

If On-Site System, Year Last Pumped/Inspected: _____

For sewage disposal planning, your contact is the Ephraim Treatment Plant Manager, 920/854-4991. Please contact him as soon as possible to allow proper planning and discussion of any necessary sewer connection permits or fees involved.

Fire Chief Signature _____ *Date* _____

Fire Department: Sprinklers needed? [ ] Yes [ ] No

Driveway width/tree clearance (width/height): 19FT/25 FEET
Clearance around structures for truck access: 30 FEET Fire # Assigned 9931

Fire Department requires driveways at least 12' wide and clearance 12' high; Fire Chief may be in contact with you during construction to check truck access and, if commercial structure, any sprinklering, water sources, or other safety considerations

---

Application and materials **must be in the Village offices <u>one week prior</u>** to Plan Committee meeting date to allow for proper processing and notification of Committee members. When permits are issued, work must start within 6 months and be completed within one year. The owner of this property and the undersigned agree to conform to all applicable laws of the State of Wisconsin and the Village of Ephraim.

Signature of Applicant Leslie Harsch Roy M Harsch Print Name Leslie and Roy Harsch

FOR OFFICE USE ONLY

Permit # _____ Permit Fee: $ _____

Date Permit Issued _____ Zoning Administrator Signature: _____

Restrictions: _____

VILLAGE OF EPHRAIM BUILDING/ZONING PERMIT APPLICATION

SUBMITTED

CERTIFIED SURVEY	CONDITIONAL USE PERMIT APPLICATION	ATTACHMENT B
BUILDING PLANS	CONDITIONAL USE PERMIT APPLICATION	ATTACHMENT C
SITE PLAN	CONDITIONAL USE PERMIT APPLICATION	ATTACHMENT E
PARKING PLAN	CONDITIONAL USE PERMIT APPLICATION	ATTACHMENT E
PERMIT FEE/IMPACT FEE	ATTACHED	
DRAINAGE PLAN	DESCRIPTIUON OF PROPOSED DRAINAGE PROJECT	
	TO ADDRESS JOINT RUNOFF ISSUES	

Village of Ephraim **County of Door**

CONDITIONAL USE PERMIT APPLICATION

Conditional Use Fee - $125.00

I. Location (number and street) 9931 Water Street, Ephraim, Wisc.
N S E W side of River
N S E W side of _____

II. Present use: 1080 Square Foot Single Cottage

III. Ownership: X private (individual, corporate, non-profit, etc.)
____ public

IV. Proposed use of site or structure:
56 square foot kitchen addition with a
56 square foot reduction in attached shed

V. Use or Structure requiring the conditional use:
Extention of kitchen

VI. Plans needed (checked items only):

X A. Types and dimensions of structures, existing and proposed

X B. A site plan, drawn to scale, showing dimensions of the site, setbacks and dimensions of all existing and proposed structures and their relationship to property lines, roads, rights-of-way, existing and proposed wells and sanitary waste systems, and (if applicable) ordinary high water mark of navigable waters

X C. Building plans including all floor plans and all elevations.

X D. Documentation of safe and adequate water supply and disposal of sewage.

X E. A parking plan

See Attachments

X F. Application fee

Name of property owner: Leslie and Roy Harsch

Address of property owner: 209 S. River Lane, Geneva, Illinois 60134

Local address/contact: 9931 Water Street, Ephraim, Wiscsin

Phone: 630 2408741

Signature: Leslie Harsch Roy M Harsch

Application Date: April 28, 2026

Applicant Design Checklist

Village of Ephraim

Owners Names: Leslie and Roy Harsch

Contractors: None as we are doing the construction work ourselves.

Project Location: 9331 Water Street

Date: April 28, 2026

1. **Building Design:**

Traditional Architecture, simple rectangular forms, gable roofs, frame construction.

We are requesting to construct a small eight by seven feet framed addition to the north of our existing kitchen. This addition will occupy the vacant southwest corner formed by the existing screened porch and the kitchen measures 8 feet by 7 feet or 56 square feet. The existing square feet of the structure will remain the same because we will reduce the size of the existing attached storage shed from the present 80 square feet to no more than 24 square feet. The present house is Cottage Style Traditional, painted white with a green architectural shingled gable roof. The present house has ¾ x 8 Inch bevel cedar siding. We are requesting approval to extend the existing west exterior wall seven feet to the north toward the Lake. The existing west wall of the porch will be replaced with an exterior wall. A new 8 foot north exterior wall will be built from the southwest corner of the screened porch to the extended west wall. The proposed addition will have a gable roof with the same 4 x 12 pitch to match the existing cottage roof.

2. **Site Planning:**

Preserving existing vegetation and topography

The existing vegetation and topography will remain the same with addition of new evergreen plantings to match those presently along the front of the porch.

3. **Building Color:**

White has been the distinctive historic color...greens, brown, grays and other earth tones are acceptable.

The exterior of the addition will be painted white to match the existing structure and the roofing will be green architectural shingles matching those now on the house.

4. **Materials:**

Wood and stone recommended. Materials metallic in appearance are out of the character of the village.

The exterior materials will match the exterior of existing cottage as it was remodeled in 1940 including the ¾ x 8 inch bevel cedar siding and local stone for the foundation.

5. **Architectural Details:**

Building details should be simple and without frills.

The exterior will match the existing cottage style with no frills.

6. **Utility Service Wiring (location):**

The existing electric service is underground along the west wall and will not be affected by the addition.

There will be no change to service wiring and a wiring diagram will be provided.

7. **Roof Pitch/Roof Color:**

Pitches less than 3:12 and/ more than 12:12 are subject to further design review.

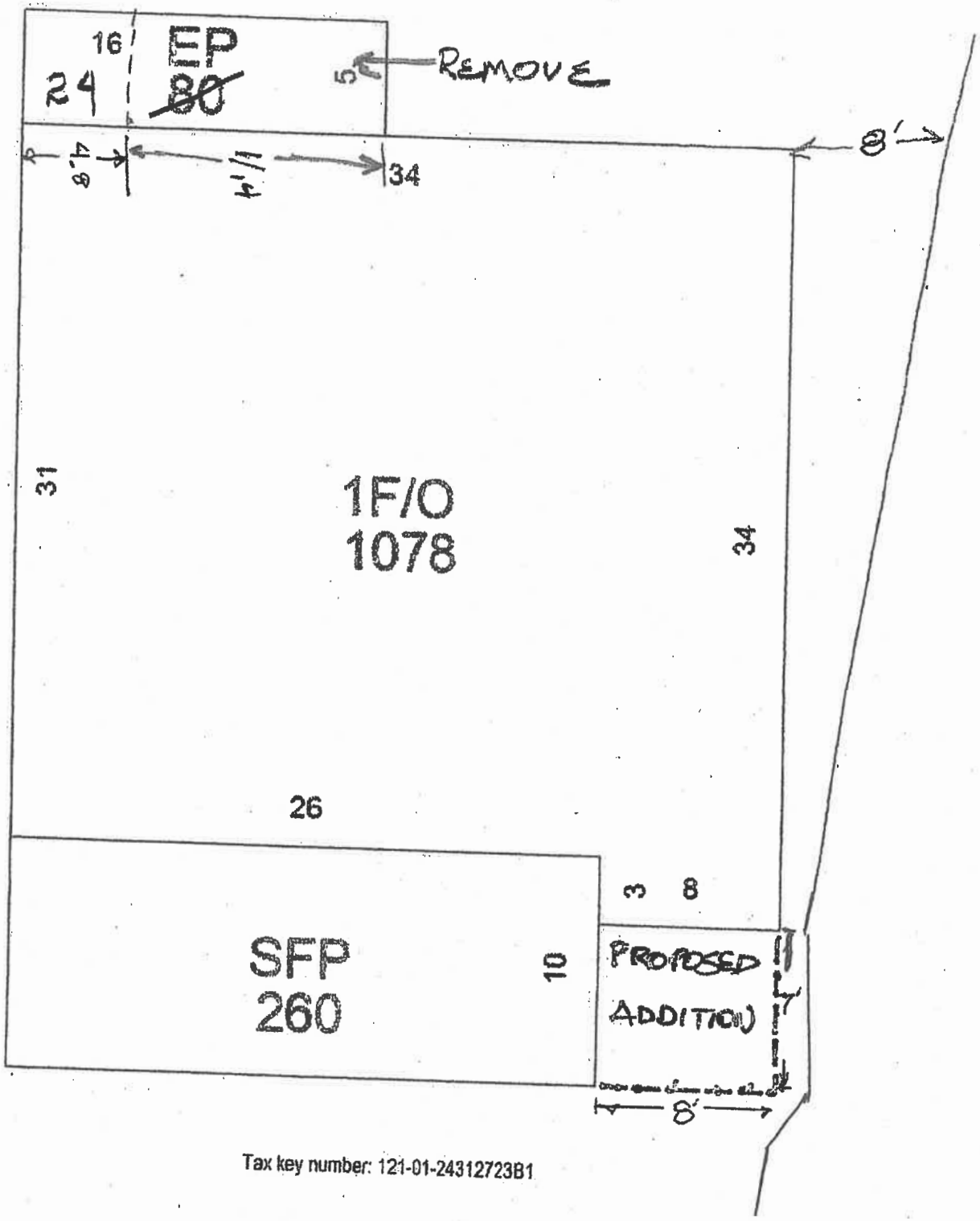
The proposed roof pitch of the gabel roof is 4:12 to match the exsisting cottage and the existing shingles will be Chateau Green to match the existing shingles.

8. Additional Features:

We will remove and reinstall the double hung double window from the present kitchen and place it in the new north wall to maintain the existing exterior appearance.

Owner/Agent Signature Leslie Harsch
Gary M Harsch

#1



A

931 Water St, Village of Ephraim

Tax key number: 121-01-24312723B1

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B

LOCATED IN:
GOVERNMENT LOT 2 OF SECTION 24,
TOWNSHIP 31 NORTH, RANGE 27 EAST,
VILLAGE OF EPHRAIM,
DOOR COUNTY,
WISCONSIN

N

1" = 20'

0 20 40

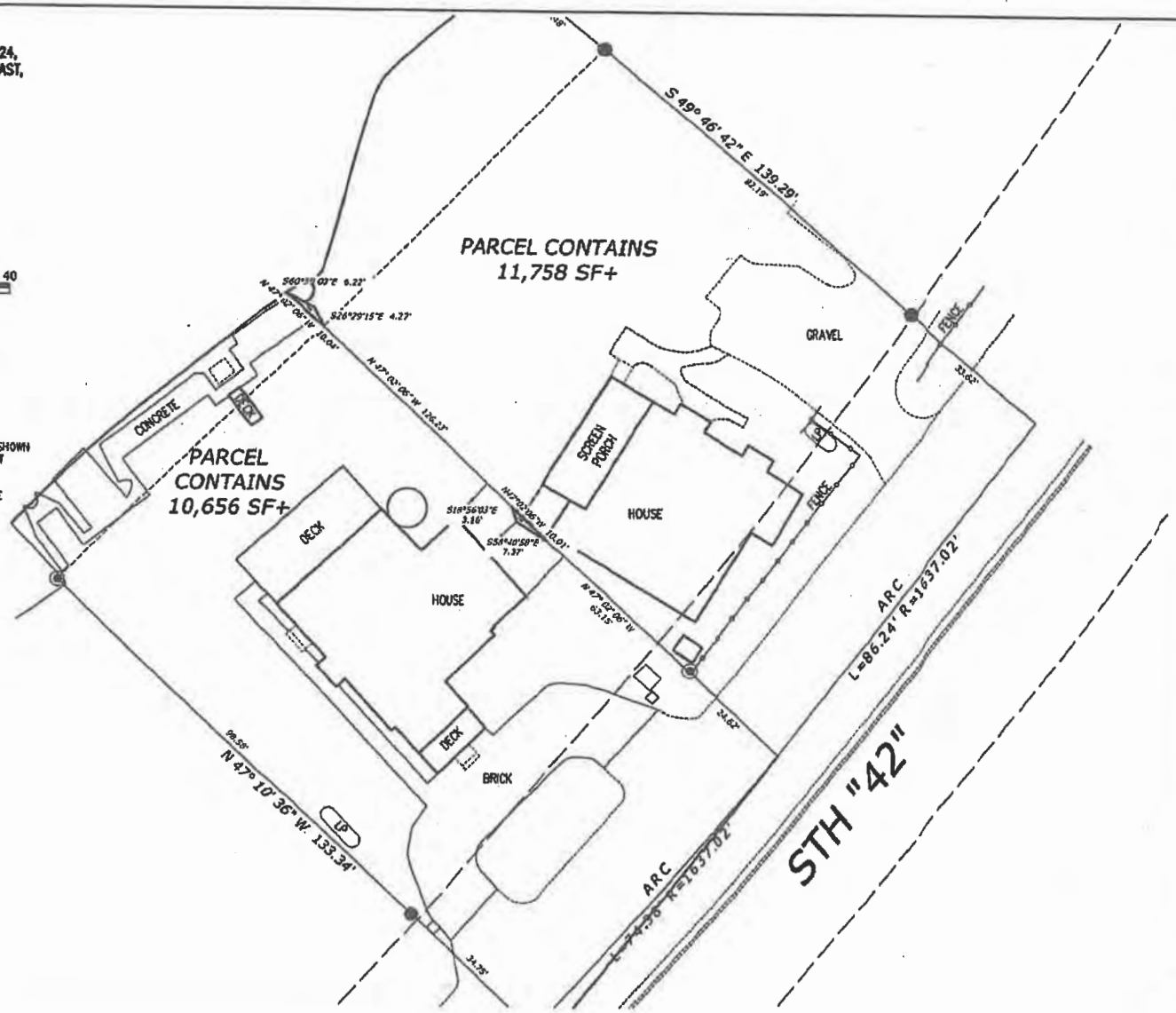
GRAPHIC SCALE IN FEET

● – FOUND 1" STEEL PIPE

◉ – FOUND 3/4" STEEL PIPE

THE RIGHT OF WAY OF STH "42" SHOWN AS PER TRANSPORTATION PROJECT PLAT NO: 4140-21-00-4.27

ALL BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM – DOOR



Stantec

Sturgeon Bay Office
312 N. 5th Avenue
Phone: 920-743-8211
Website: www.stantec.com

SURVEY BY : CRW/AW
DRAWN BY : C.H.L.
DESIGNED BY :

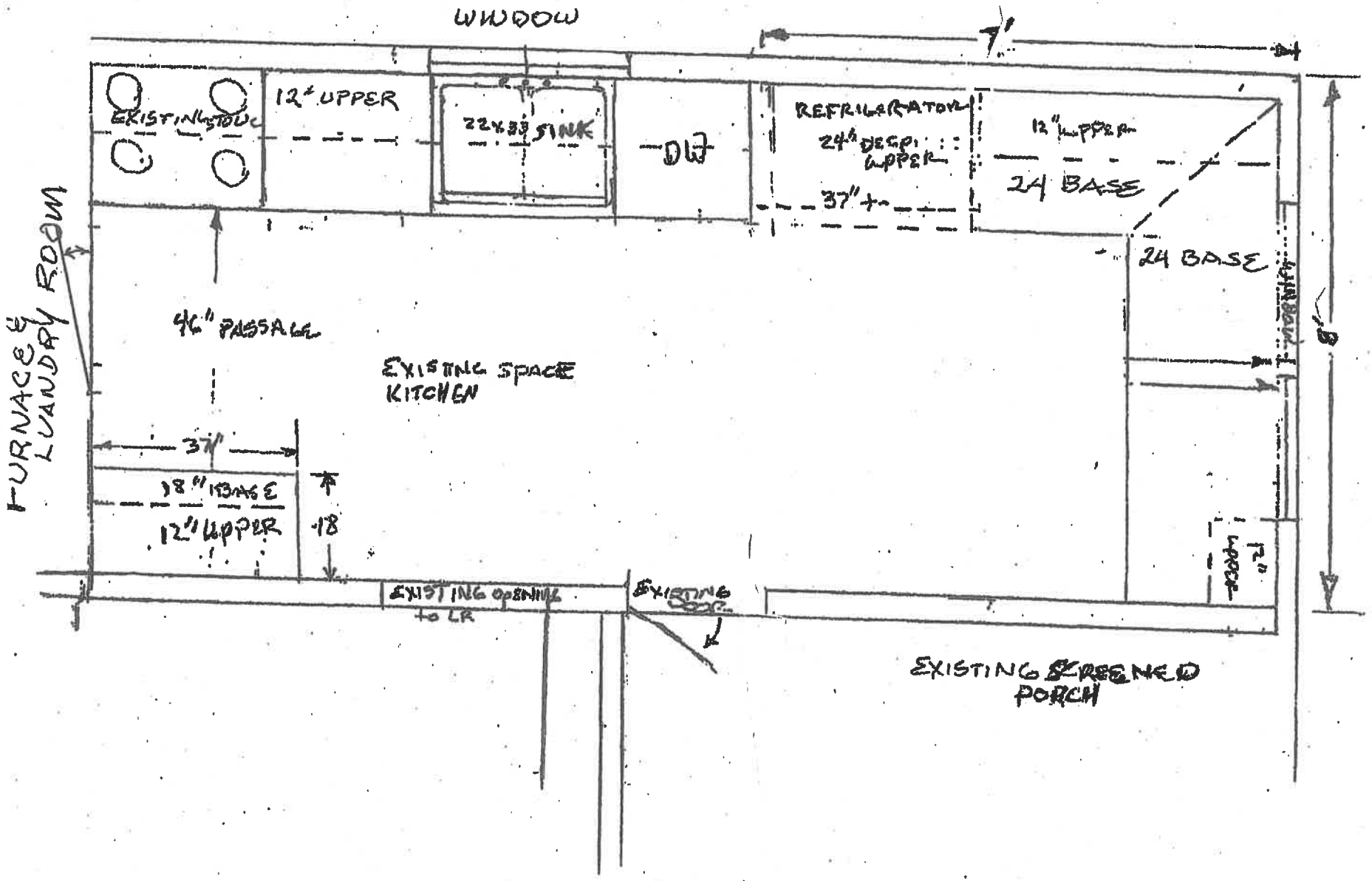
SITE MAP
ROY HARSCH
9931 W'
EPHRAIM

PROJECT NUMBER
193807039

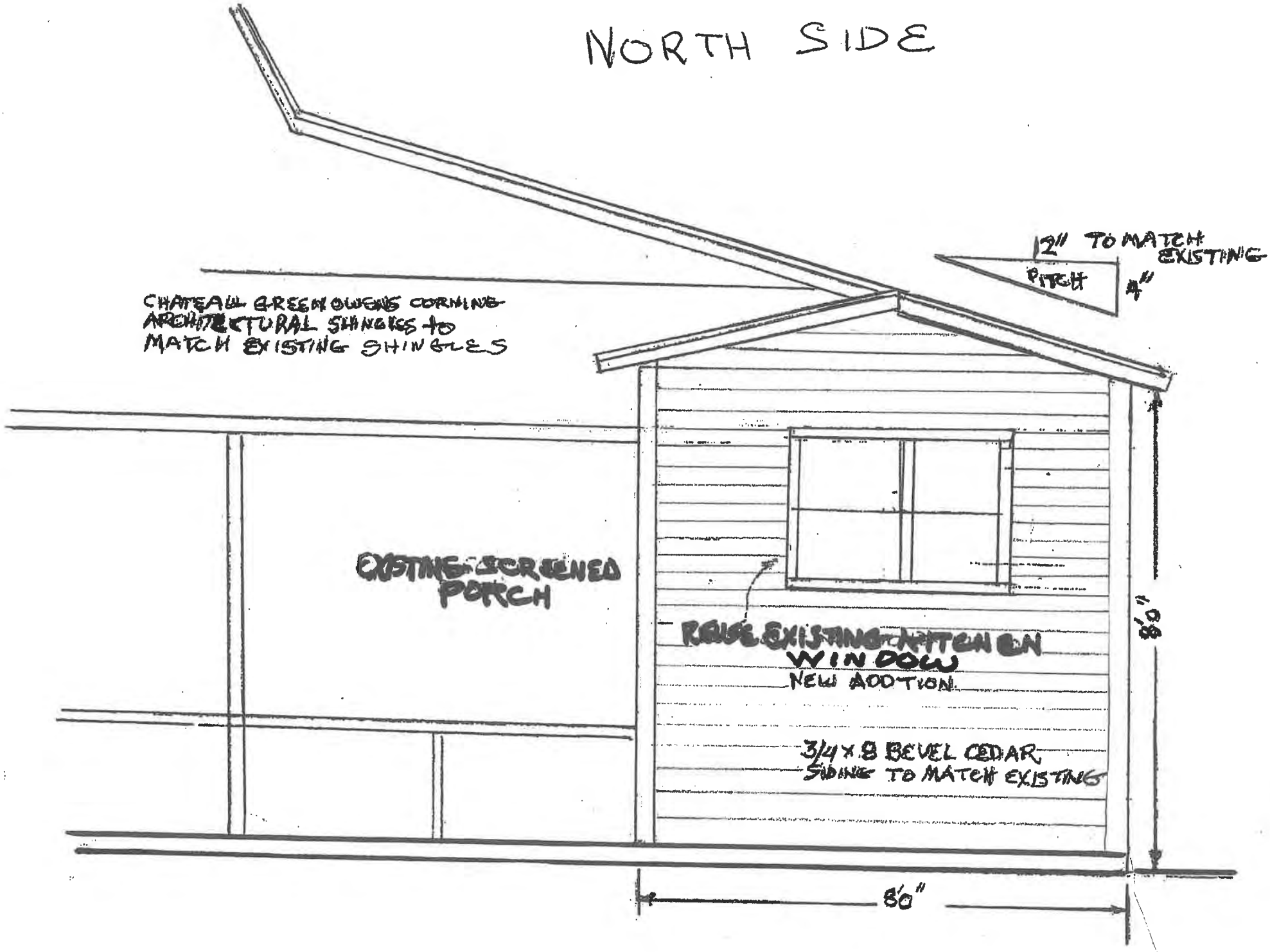
SHEET NUMBER
1 of 1

KITCHEN FLOOR PLAN C

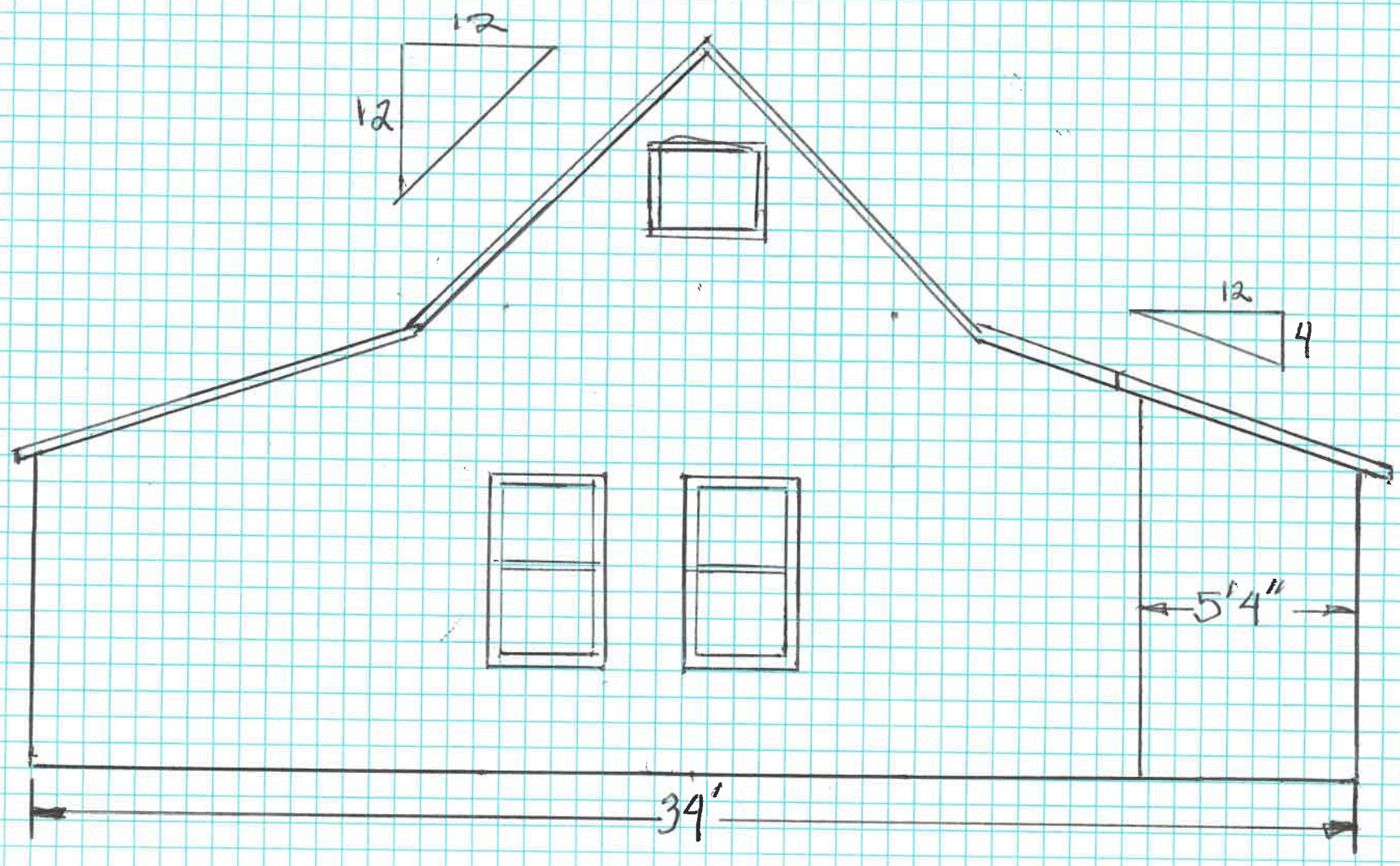
½" = 1' SCALE



NORTH SIDE

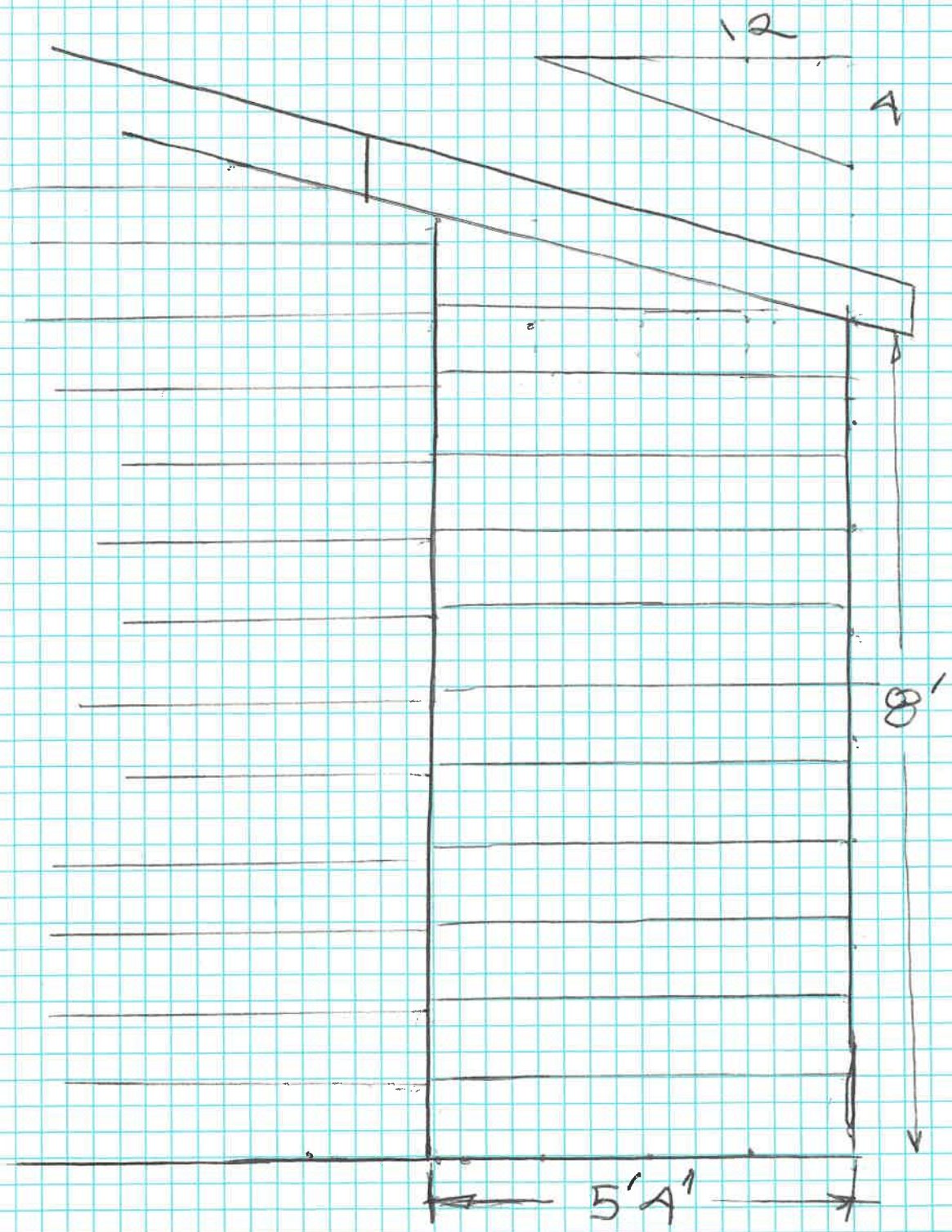

12" TO MATCH EXISTING PITCH
4"
CHATEAU GREEN OWENS CORNING ARCHITECTURAL SHINGLES to MATCH EXISTING SHINGLES
EXISTING SCREENED PORCH
REUSE EXISTING KITCHEN WINDOW
NEW ADDITION
3/4 x 8 BEVEL CEDAR SIDING TO MATCH EXISTING
8'0"
8'0"

NEW FRONT VIEW



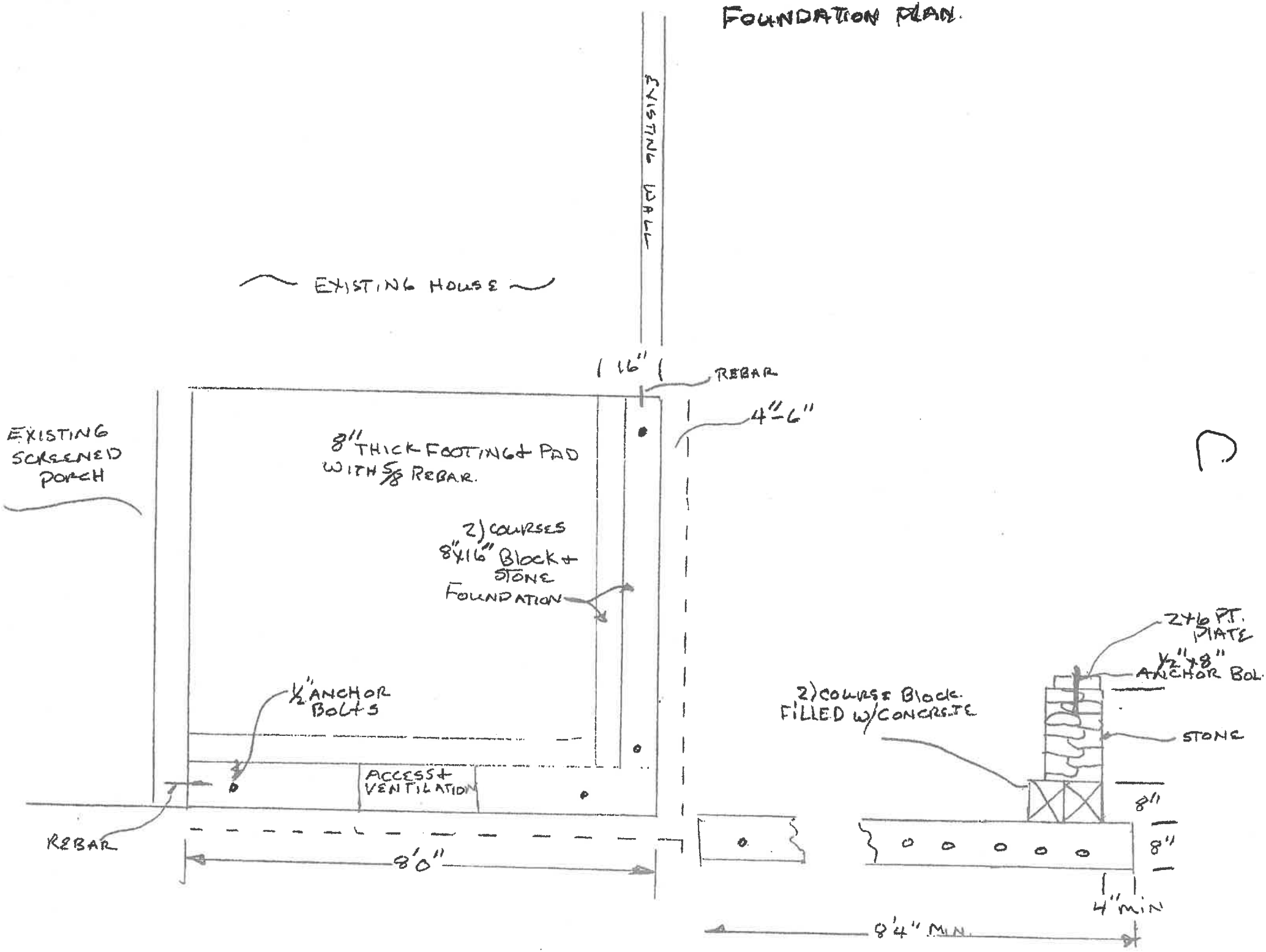
TOPS FORM 33061
MADE IN U.S.A.

REDUCED SHED



TOPS FORM 33061
MADE IN U.S.A.

FOUNDATION PLAN.



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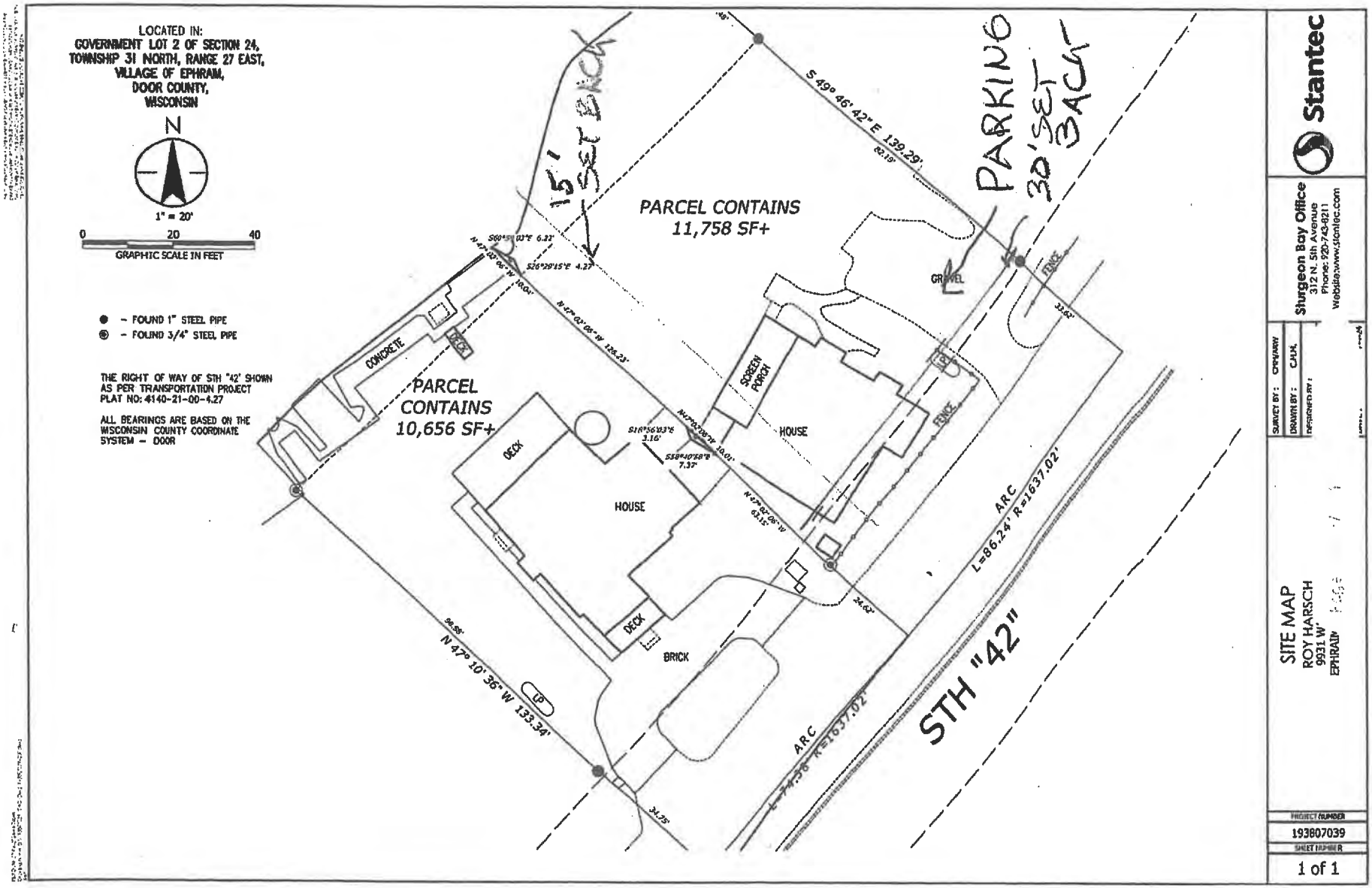


Stantec

Stugeon Bay Office
312 N. 5th Avenue
Phone: 920-743-0211
Web: www.stantec.com

SURVEY BY: CREW/ARW
DRAWN BY: CJUK
DESIGNED BY:

SITE MAP
ROY HARSCH
9931 W'
EPHRAIM

PROJECT NUMBER
193807039
SHEET NUMBER
1 of 1

VILLAGE OF EPHRAIM
APPLICATION FOR LAND DISTURBANCE PERMIT

The undersigned hereby applies for a permit to undertake a land disturbance activity as described herein. The undersigned agrees that all work shall be done in accordance with the requirements of the Village of Ephraim Surface Runoff, Erosion and Sedimentation Control Ordinance and with all other applicable Village ordinances and the laws of the State of Wisconsin.

1. Owner Name Leslie and Roy Harsch Telephone 630 240 8741

   Address 209 S. River Lane, Geneva, Illinois 60134

2. Location of land disturbance activity (street or road, fire number)
   9931 Water Street, Ephraim, Wisc.

3. Description: X Excavation X Trenching ___Grading

   ___Removal of ground cover ___Filling ___Land subdivision

   Other_____

   Area and/or volume of disturbance activity 120 SQUARE FEET EXCAVATION AND 15 FEET EXCAVATION

4. Purpose of disturbance activity_____

5. List the names and addresses of all abutting property owners
   Tommas Munns, 9929 Water Street, Ephraim, Wi.

6. **Control plan:** All applicants shall submit a plan to control runoff, erosion and sedimentation which would result from the proposed activity. The control plan shall contain the following information as indicated by the Zoning Administrator:

   (a) An existing conditions map at a scale not smaller than 1" = 25 ', with the following information:

   i Site plan showing existing structures and type of vegetative cover;

   ii EXISTING topography of the site and those contiguous properties necessary to show drainage patterns that may be affected. This information shall be presented as:

   ___topographic map at 5-foot contour intervals,
   OR
   X simplified map showing the slope of the land
   See Attachment 1

   (b) A proposed development plan which presents the following information:

   i PROPOSED topography of the site after implemention of the development, including the finished grade, stated in feet horizontal to feet vertical, of cut-and-fill slopes presented as:

___topographic map at 5-foot contour intervals

OR

X simplified map showing the slope of the land

See Attachment 1

ii Location of proposed land disturbance, location and dimensions of any proposed additional structures on the site, locations of all areas to be vegetatively stabilized and areas that will be left undisturbed.

iii Provisions designed to control surface runoff and soil erosion (e.g. location of silt fencing, bales, etc.).

None required due to small area, natural contours and existing drainage

iv Kinds of utilities and proposed areas of installation (note: new construction must have utilities installed underground).

v Areas that will be covered with buildings, graveled or paved, in square feet or to scale on the map. See Atachment 2

vi Makeup of proposed surface soil (upper 6"). Use descriptions such as lawn, turf, shrubbery, trees, riprap, mulch, forest cover.

Flower bed, drainage way, mulch and cedar litter

(c) A timing schedule indicating the anticipated start and completion dates of the development sequence.

Start Permit Issuance Completion 3 Months

If checked here ____, also the time of exposure of each area of soil disturbing activity prior to completion of measures to control erosion, sedimentation and runoff_____

_____

(d) Other information designated by the Zoning Administrator_____

_____

Leslie Harsch Roy Harsch — 4-30-26

Applicant's Signature — Date

FOR OFFICE USE:

_____land disturbance only _____in conjunction with building permit

Approved_____ County approval_____ Denied_____

_____ _____

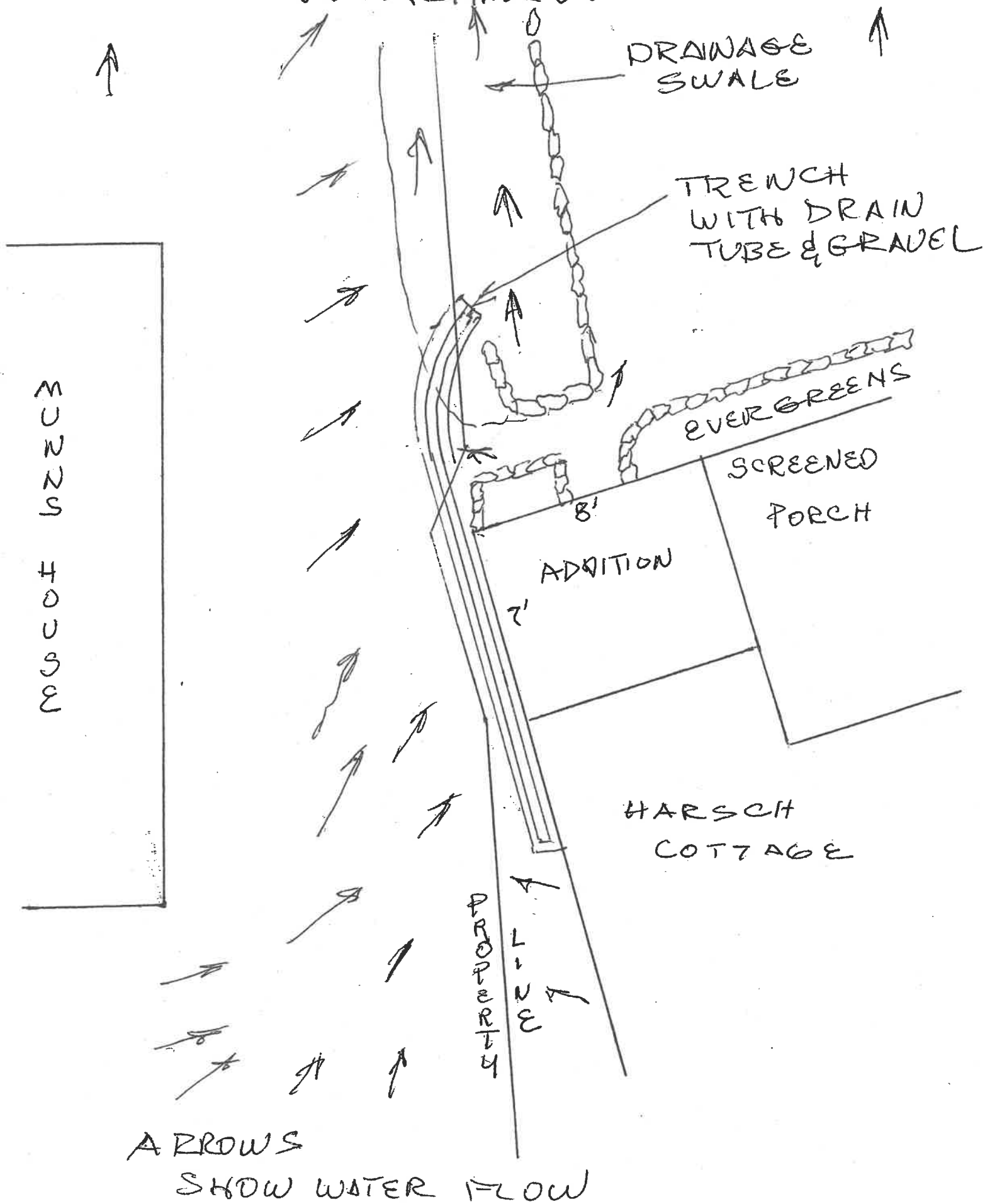
Zoning Administrator — Date

DESCRIPTION OF PROPOSED DRAINAGE PROJECT TO ADDRESS JOINT RUNOFF ISSUES

As part of the proposed addition to our cottage at 9931 Water Steet we will utilize the combination of a thick concrete slab and thick foundation wall to assist in directing the runoff from our existing south roof and that of the proposed addition and the runoff from front roofs of Mr. Munns' house past the southwest corner of the proposed addition. In addition, we propose to place a perforated plastic drainage pipe on top of a layer of gravel in the excavated area which will then be backfilled with gravel. This gravel filled trench and drainage pipe will extend from approximately 5 feet east of the original corner of the cottage and extend past the corner of the new addition. It will continue along a rock wall away from the addition through an open area south of a raised flower bed and continue approximately 5 feet into the existing drainage swale which straddles our property line. The location of the trench with the plastic drainage tube and gravel backfill is shown on Attachment 1. The trench will extend past the present jay shaped stone edging that separates the swale area from the raised flower bed and the existing lawn area. The cross section of the drainage trench with the drainage tube is shown in Attachment 2. The drainage swale is shown on Attachment 3.

As shown on Attachment 1, the proposed addition with the thick concrete slab and extension of the foundation and the drainage tube placed on a gravel bed with gravel backfill will direct runoff past the cottage foundation to an area that is lower than the corner of the cottage foundation. With final grading and the existing flower bed on the north side of the drainage swale, any surface water will be directed away from the proposed addition and down the swale toward the bay. The existing drainage swale is lower in elevation and serves to collect any surface water or runoff from the proposed construction. The runoff would then filter naturally as it is pass through hostas, ferns and other plant roots in the swale. Diverted ground water from the drainage pipe and any diverted surface water will be absorbed into the ground and/or flow down through the swale toward the lake. The swale ends at the edge of the rock drainage system that was constructed when the command improvements were jointly build with Tom Munns as part of our joint shoreline protection project to provide protection from high lake levels. This rock drainage system drains through a backfilled rock and sand bed before entering the lake. Given the small area of the excavation needed for the 8 by 7 feet addition and its location adjacent to the swale, any erosion or runoff should be nonexistent given the existing the swale and relevant elevations. The disturbed soil consists of cedar litter mixed with dirt with limited plant growth. Once the construction is complete and the excavated area backfilled with gravel surrounding the drainage pipe on the southside along the property boundary and flower beds finalized on the northside of the excavation, the drainage swale will recover quickly from the installation of the drain tube and gravel backfill with existing plants expanding into small length of the disturbed area. This will allow for the roof drain water from the Munns property and the roof drainage from the south roof area of the cottage to be collected. diverted and drained in a manner that should not result in any flooding in our yard.

ATTACHMENT 1



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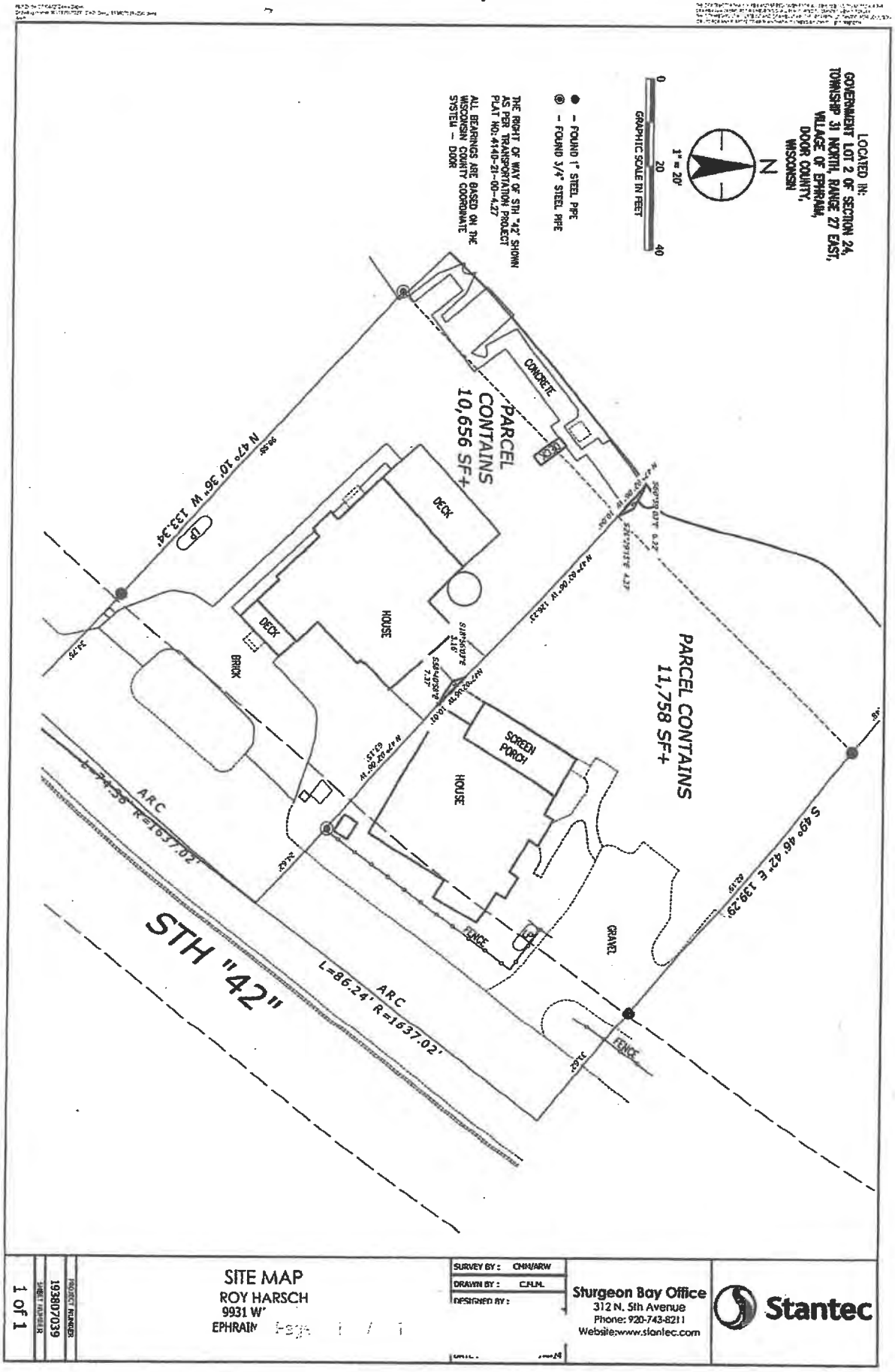
Attachment 2



SITE MAP
ROY HARSCH
9931 W'
EPHRAIM

SURVEY BY : CNH/ARW
DRAWN BY : CJLM.
DESIGNED BY :

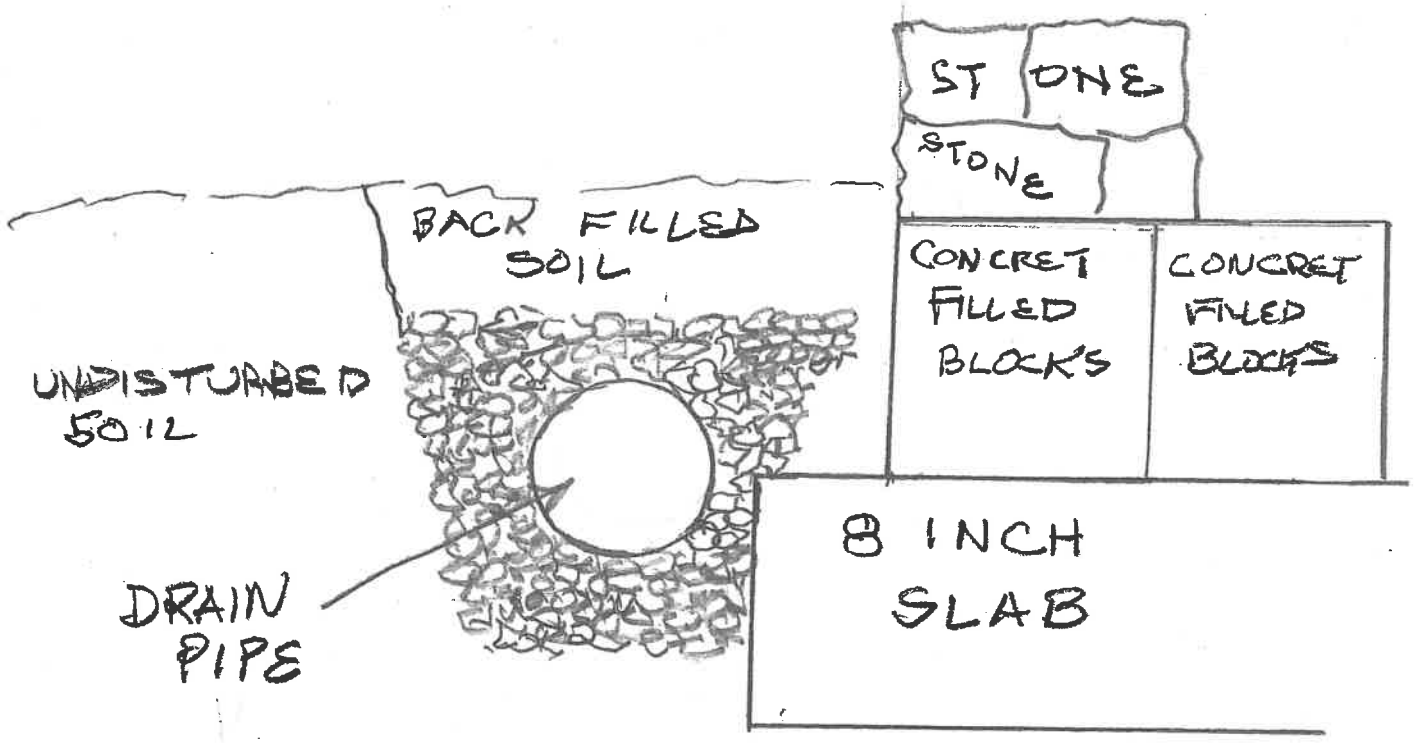
Sturgeon Bay Office
312 N. 5th Avenue
Phone: 920-743-8211
Website:www.stantec.com

Stantec

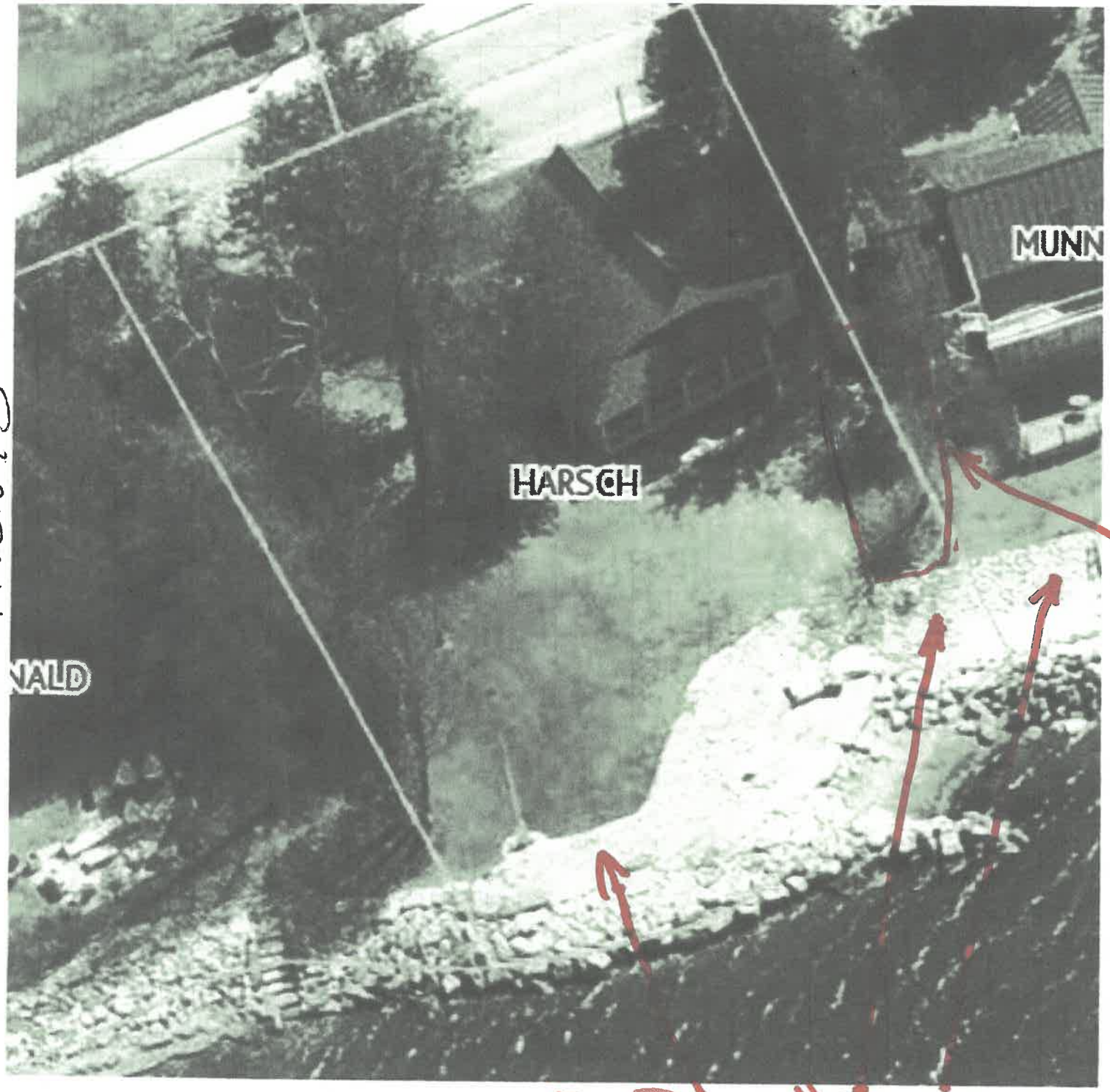
PROJECT NUMBER 193807039
SHEET NUMBER 1 of 1

ATTACHMENT 2

CROSS SECTION OF DRAIN TUBE WITH GRAVEL



ATTACHMENT 3



LOCATION OF DRAINAGE SWALE

NOT-TO-SCALE SCHEMATIC

VILLAGE OF EPHRAIM

FOUNDED 1853

Conditional Use – Outdoor service of food and beverage
Colin Welford - 10355 Bella Vista Lane
Tuesday – May 26, 2026, 7:00 p.m.
Ephraim Village Hall – 9996 Water St.

NOTE: THIS MEETING OF 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:

At the regularly scheduled meeting of the Ephraim Plan Committee on Tuesday, May 26, 2026 at 7:00 p.m, the committee will consider a conditional use request from Colin Welford to allow outdoor food and beverage service in the outdoor garden at his business located at 10355 Bella Vista Ln. The zoning ordinance affords such applications this opportunity to be considered by conditional use.

Notice is being sent to all Ephraim property owners and neighboring municipalities within 300'. Comments may be made in person at the meeting or in writing to be received no later than 3:00 p.m. on Tuesday, May 26, 2026. Written comments via email at bbristol@ephraim.wi.gov will also be accepted. All written comments must include name and address of commenting residents.

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/899827717

You can also dial in using your phone.
Access Code: 899-827-717
United States: +1 (872) 240-3311

	Date: 5 /14/2026
Andrea Collak, Clerk	**_X_ Village Administrative Office**
	_X_ Visitors' Center
	_X_ Post Office
Kim Roberts, Deputy Clerk	**_X_ Website www.ephraim-wisconsin.com**
	_X_ Emailed to WDOR Radio
	_X_ Emailed to Peninsula Pulse

Administrative Office 10005 Norway Road PO Box 138 Ephraim WI 54211
Phone: (920) 854-5501 Fax: (920) 854-2072 E-Mail:bbristol@ephraim.wi.gov

Village of Ephraim **County of Door**

CONDITIONAL USE PERMIT APPLICATION

Conditional Use Fee - $125.00

I. Location (number and street) 10355 Bella Vista lane
N (S) E W side of Bella Vista Lane, Ephraim
N S E (W) side of N. Water St. Ephraim

II. Present use: GARDEN (OUTDOOR SPACE)

III. Ownership: ✓ private (individual, corporate, non-profit, etc.)
____ public

WILL SOON BE DEEDED TO A NON-PROFIT ORGANIZATION within which my business will continue.

IV. Proposed use of site or structure:

Use of Garden space (outdoor area, within well-defined physical limits/area for outdoor purchase, service and consumption of food and beverages, including alcohol.

V. Use or Structure requiring the conditional use:

No structure. The outdoor space, the volume of The Secret Garden is the dining/drinking service space proposed, and as discussed in past meetings of Plan Committee

VI. Plans needed (checked items only):

____ A. Types and dimensions of structures, existing and proposed

✓ B. A site plan, drawn to scale, showing dimensions of the site, setbacks and dimensions of all existing and proposed structures and their relationship to property lines, roads, rights-of-way, existing and proposed wells and sanitary waste systems, and (if applicable) ordinary high water mark of navigable waters

____ C. Building plans including all floor plans and all elevations.

N/A D. Documentation of safe and adequate water supply and disposal of sewage.

✓ E. A parking plan

✓ F. Application fee

Name of property owner: Colin Welford

Address of property owner: 10355 Bella Vista Ln, Ephraim.

Local address/contact: PO Box 248, Ephraim WI 54211

Phone: 646 210 7171

Signature [signature]

Application Date: May 10 2026

10355 Bella Vista Lane,
Ephraim. WI 54211
Colin Welford, for The Secret Garden
colinwelford@mac.com
May 13, 2026

To The Plan Committee, Village of Ephraim,

Dear Plan Committee,

I am writing to respectfully seek permission to use the outdoor, contained/fenced physical area set within the outer perimeters of The Secret Garden of Door County, as a place where visitors can eat and drink consumables purchased on the premises, including in the following locations/manners:

1) Food/drink items purchased and taken into the garden by customers **from the service counter** located in what formerly was a three-car garage **(labelled A)** on the site map
AND

2) Plates/trays of food and drink **bussed to them (on occasion, or on certain days or times, for instance) by servers, to seated locations through the garden.** There will be seating scattered throughout the garden, and seating in various places to accommodate *simple dining options* for as many as 50 people. Seating will most usually be chosen and used casually by visitors who purchased comestible items at the service counter, **but** we *also* anticipate bussed food/drink service to specific tables for certain events = such as English Afternoon Tea, held several times a week, likely in conjunction with a guest reservations system. This plan was discussed between myself with the Plan Committee in the past, in conjunction with an earlier Garden Fencing application. I recall this now as a *point of clarity:* namely, that the topic of this outdoor dining element and my intentions for the garden space (including both self-served and bussed food and drink) is not a *new* plan or idea! It was simply that a formal application for Conditional Use would be required for this element that I had been unaware of until now!

AND

3) Because of the sprawling outdoor physical size of the garden (with long distances to traverse over different terrains) back to the service counter (thus not easily navigable by some older visitors, for instance) I also seek Plan Committee permission to serve water and sell and serve wine 'champagne' by the glass **from small drinks-carts in two other locations in the garden.** These 'remote' points of sale/service would be physically staffed at all times by one qualified server at each location, who would have mobile/handheld Point of Sales devices, aiding the pleasing experience enjoyed by visitors. These locations are marked on the site map as **B and C.**

In general , the above accommodations and conveniences for visitors and staff will increase the visitor experience, increase safety, increase staff oversight on alcohol and food consumption, responsibly disposal of garbage, and increase staff ability to respond to accidents or help with disabilities. If this Conditional Approval is granted, it will greatly enhance the visitor's enjoyment of this natural outdoor venue – which is the prime goal. I have already converted the garden into a Wisconsin-registered Non-profit LLC, and I am only waiting for the final paperwork from the State before I formally deed the property into the new organization's ownership and make this a true public garden, in the model of many other Botanical Gardens, such as in Green Bay.

With regard to **parking facilities** for The Secret Garden, this too was discussed to the satisfaction of the Plan Committee, at the meeting when the Secret Garden Entity itself was discussed at length over a year ago (in conjunction with the Fencing application). At that time the on-site parking count was deemed sufficient by the Committee at that time. At present time the parking count at the property is approximately 31 spaces, with an additional drop-off location for less-physically-able visitors.

Attached is an internal site map of The Secret Garden, showing locations A, B, and C as described above. **Also** a survey map of the entire property, showing parking. **Also** a picture of the type of drinks service cart anticipated for use in locations B & C.

With many thanks.
Yours sincerely,

Colin Welford.
Owner, Dandelion LLC, DBA The Secret Garden of Door County

Example of a refrigerated drinks cart for locations B & C:

Patio, Lawn & Garden › Grills & Outdoor Cooking › Outdoor Kitchen Appliances & Storage › Outdoor Kitchen Storage › Cooling Bins

Click to see full view

Cuisinart 80 Qt Cooler Cart, Portable Outdoor Beverage Cooler with Storage Shelf, Bottle Opener and Cap Collector, Summer BBQs, Cookouts and Tailgates, 48 Hour Cold Drinks, Chill, Fresh Sodas and Beer

Visit the Cuisinart Store

4.6 ★★★★★ (237)

Amazon's Choice

50+ bought in past month

Limited time deal

-35% $162.48

List Price: ~~$249.99~~

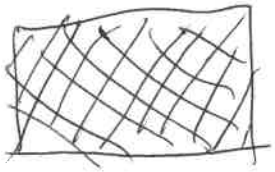
Get a $50 Gift Card: Pay $112.48 ~~$162.48~~ upon approval for Amazon Visa. No annual fee.

FREE Returns

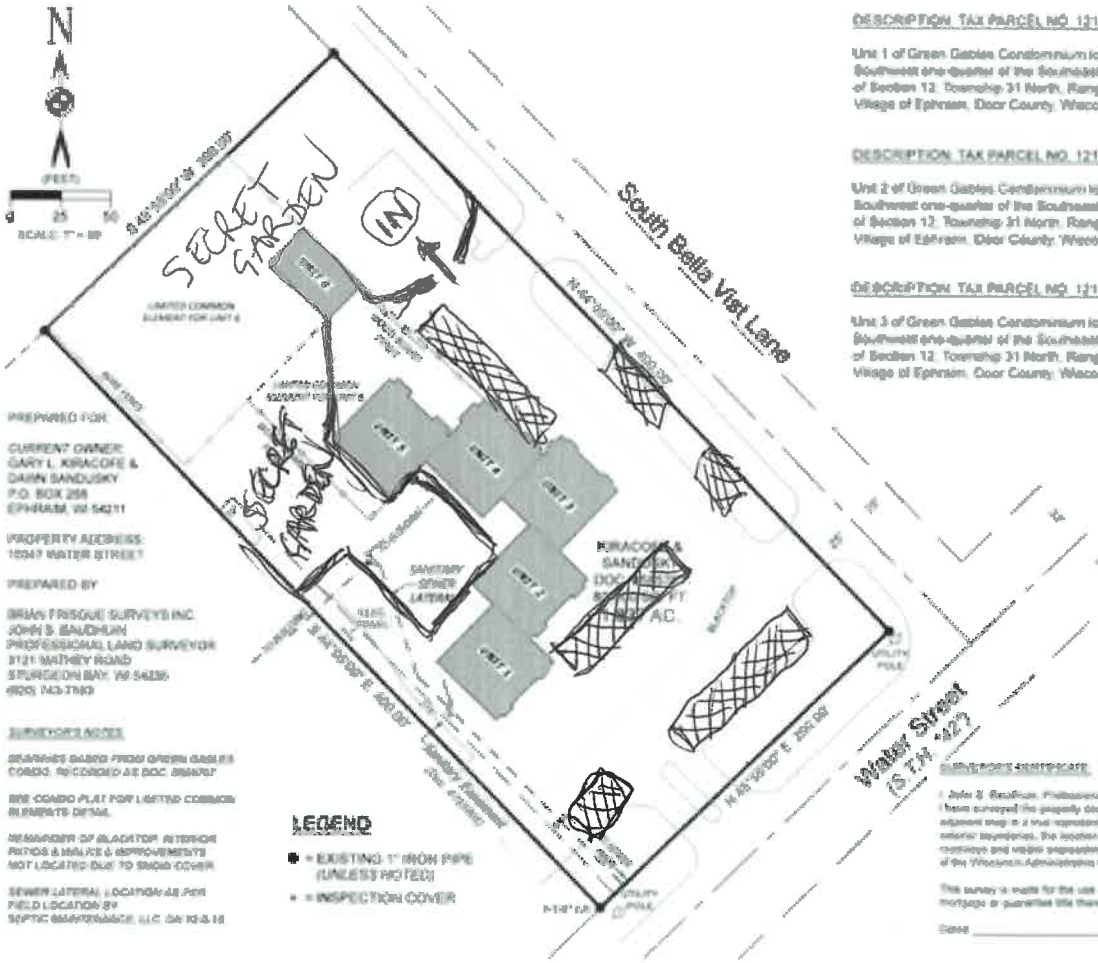
Product Dimensions	36"D x 19"W x 35"H
Brand	Cuisinart
Material	Low Density Polyethylene (LDPE)

The secret garden

PARKING



= c. 31 parking spots on premesis



PREPARED FOR:

CURRENT OWNER:
GARY L. KIRACOFE &
DAWN SANDUSKY
P.O. BOX 258
EPHRAIM, WI 54211

PROPERTY ADDRESS:
10347 WATER STREET

PREPARED BY

BRIAN FRISQUE SURVEYS INC.
JOHN S. BAUDHUIN
PROFESSIONAL LAND SURVEYOR
3121 MATHEY ROAD
STURGEON BAY, WI 54235
(920) 743-7843

SURVEYOR'S NOTES:

BEARINGS BASED FROM GREEN GABLES CONDO. RECORDED AS DOC. 394767

SEE CONDO PLAT FOR LIMITED COMMON ELEMENTS DETAIL

REMAINDER OF BLACKTOP, INTERIOR PATIOS & WALKS & IMPROVEMENTS NOT LOCATED DUE TO SNOW COVER

SEWER LATERAL LOCATION AS PER FIELD LOCATION BY SEPTIC MAINTENANCE, LLC. ON 10-8-18

DESCRIPTION: TAX PARCEL NO. 121-19-0001

Unit 1 of Green Gables Condominium located in the Southwest one-quarter of the Southeast one-quarter of Section 12, Township 31 North, Range 27 East, Village of Ephraim, Door County, Wisconsin

DESCRIPTION: TAX PARCEL NO. 121-19-0002

Unit 2 of Green Gables Condominium located in the Southwest one-quarter of the Southeast one-quarter of Section 12, Township 31 North, Range 27 East, Village of Ephraim, Door County, Wisconsin

DESCRIPTION: TAX PARCEL NO. 121-19-0003

Unit 3 of Green Gables Condominium located in the Southwest one-quarter of the Southeast one-quarter of Section 12, Township 31 North, Range 27 East, Village of Ephraim, Door County, Wisconsin

DESCRIPTION: TAX PARCEL NO. 121-19-0004

Unit 4 of Green Gables Condominium located in the Southwest one-quarter of the Southeast one-quarter of Section 12, Township 31 North, Range 27 East, Village of Ephraim, Door County, Wisconsin

DESCRIPTION: TAX PARCEL NO. 121-19-0005

Unit 5 of Green Gables Condominium located in the Southwest one-quarter of the Southeast one-quarter of Section 12, Township 31 North, Range 27 East, Village of Ephraim, Door County, Wisconsin

DESCRIPTION: TAX PARCEL NO. 121-19-0006

Unit 6 of Green Gables Condominium located in the Southwest one-quarter of the Southeast one-quarter of Section 12, Township 31 North, Range 27 East, Village of Ephraim, Door County, Wisconsin

Plat of Survey

LOCATED IN

GREEN GABLES CONDO IN
THE SW 1/4 OF THE SE 1/4 OF SECTION 12,
T. 31 N., R. 27 E., VILLAGE OF EPHRAIM,
DOOR COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, John S. Baudhuin, Professional Land Surveyor for Brian Frisque Surveys Inc., do hereby certify that I have surveyed the property described hereon and to the best of my knowledge and belief the adjacent map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures, boundary fences, apparent easements, roadways and visible improvements. I further certify that this map complies with Chapter A-E 7 of the Wisconsin Administrative Code.

This survey is made for the use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto.

Date _____

John S. Baudhuin
PLS S-1676

12-7-18
D-11201881.dwg
Drawn By: D.P.H. &
JOB#: D-11201881

PROPOSED DRINKS SERVICE LOCATIONS

SECRET GARDEN of DOOR COUNTY

Colin Welford

SECRET GARDEN of DOOR COUNTY

IV. ADDITIONAL INFORMATION

C. TREE MAP

Specimen Tree List (Common Names)

1. Paperbark Birch x 1
2. White Ash x 4
3. European Weeping Beech x 1
4. Smoke-bush x 1
5. Peach-leaf Willow x 1
6. Horse-Chestnut x 6
7. Canadian Hemlock x 6
8. Purple European Beech x 2
9. Seven Sons Tree x 1
10. Eastern Redbud x 3
11. Japanese Katsura x 1

VILLAGE OF EPHRAIM

REPAIR OR REPLACEMENT

This form helps us stay abreast of ongoing construction in the Village as well as helping to keep property files current. Thank you very much for your cooperation.

Date: 5-13-26

Property Address: 9886 Water Street

Parcel # 1210 - 1233 - 1271IT.

I am repairing/replacing existing :

☒ Deck ☐ Windows ☐ Roof ☐ Siding

☐ Other : _____

There will be no net visual change to the property. I have been advised that any visual changes or any project requiring removal and replacement of an existing structure (such as a deck) will require a Building Permit and/or committee approval.

Ann Abbott Tielens
(Property Owner/Contractor)

(920) 676-8802
(Phone #)

Village of Ephraim Historic District Design Review Checklist

THIS FORM MUST BE COMPLETELY FILLED OUT TO BE CONSIDERED BY HPC AND/OR THE PLAN COMMITTEE.

This checklist reflects the identified standards of design review for new construction in the Village of Ephraim. Under each subsection, please briefly describe the construction plans as they apply to each. The more detail, the better. Some of these standards will be identified visually on the construction plans, but we do ask that you describe them herein and provide any additional information, such as drawings and/or plans, that will help streamline the process. The standards can be found in §17.15(13) (Design Review), §17.26(11) (Historic District), and §17.20 (Protected Waterfront).

Material and color samples must be provided as well as photos of the existing structure for evaluation by the Historic Preservation Committee for referral to the Plan Committee.

1	**OWNER INFORMATION: * Please provide a mailing address where you can receive mail.**				
Owner Name:	Ann Abbott				
Owner Street Address :	P.O Box 637				
City:	Villanova	**State:**	PA	**Zip:**	19085
Phone #1:	215-460-2251	**Phone #2:**			
Email:	aaabbott19085@yahoo.com				

2	**PROPERTY INFORMATION:**
Property Address (Please list all applicable fire numbers):	9886 Water St. Ephraim

3	**STRUCTURE FORM / BUILDING DESIGN**

Please describe the architecture of the building/ building design. *Ordinance narrative: Ephraim is known for its traditional architecture, simple rectangular forms, gable and hip roofs, and frame construction. (If additional space is required, please use the back of page 4)*

4	**SITE & DEVELOPMENT PLANNING**

Please describe the site plan. *Ordinance narrative: Please refer to §17.15 and the table of standards. Ensure that the layout adheres to zoning setbacks and zoning code. (If additional space is required, please use the back of page 4)*

5	**ARCHITECTURAL DETAILS**

Please describe the architectural details including such items as window and door shapes. *Ordinance narrative: Architectural details should reflect the traditional architecture of the Village which is known for its simple rectangular building forms, gable & hip roofs, and frame construction. Simplicity is the keyword. (If additional space is required, please use the back of page 4)*

6	COLORS/MATERIALS

Please describe the color and materials for the following characteristics of the project design. *Ordinance narrative: White is the distinctive historic color of the Village. Wood and natural stone are recommended. Unfinished or galvanized metal siding or roofing is discouraged. To achieve unity, there are distinguishing colors that are appropriate and compatible for the Historic District, which include white, naturally weathered wood, or natural wood. Fluorescent and bright colors are prohibited. Wrought iron is not an acceptable material in the Historic District.*

Structure(s):	**Color:**		**Material:**	
Building(s):	**Color:**		**Material:**	
Siding: (Please note vertical or horizontal)	**Color:**		**Material:**	
Roof:	**Color:**		**Material:**	
Trim:	**Color:**		**Material:**	
Sash:	**Color:**		**Material:**	
Chimney:	**Color:**		**Material:**	
Window Frames:	**Color:**		**Material:**	
Window:	**Color:**		**Material:**	
Door Frames:	**Color:**		**Material:**	
Doors:	**Color:**		**Material:**	
Shutters:	**Color:**		**Material:**	
Fences:	**Color:**		**Material:**	
Gates:	**Color:**		**Material:**	
Porch Trim:	**Color:**		**Material:**	
Handrails:	**Color:**		**Material:**	
Guardrails:	**Color:**	White	**Material:**	Trex Select w/ 2" balusters
Driveway:	**Color:**		**Material:**	
Sidewalk:	**Color:**		**Material:**	
Patio/Deck:	**Color:**	Tide Pool	**Material:**	Trex - 5/4 x 6 decking
Other Architectural/ Ornamental Features (describe and detail color and materials):	**Color(s):**		**Material(s):**	

7	UTILITY WIRING (Location)

Please describe and show all utility service wiring on the plot plan. *Ordinance narrative: Utility service wiring should be brought to a structure underground, if at all possible. (If additional space is required, please use the back of page 4)*

8	ROOF PITCH

Please describe the roof design. *Ordinance narrative: Pitches less than 3/12 and/or 12/12 are subject to further design review. In the Historic District, tar and gravel roofs are not compatible. Unfinished or galvanized metal siding or roofing is highly discouraged in all zoning districts, but a metal roof requires a conditional use in the Historic District. In the Protected Waterfront District, primary roof pitches less than 6/12 or more than 12/12 are prohibited. Additionally, in the PW, up to 50% of the total roof pitch can be made up of dormers that may be less than 6/12 but in no case may they be less than 3/12. (If additional space is required, please use the back of page 4)*

9	CHIMNEY

Please describe in detail the chimney, along with all venting and exhaust flues, along with their height. *Ordinance narrative: In the Protected Waterfront District, nothing can penetrate above 25 feet in height (including all venting and exhaust flues), with the roof line not exceeding 23 feet. In all other districts, chimneys are allowed up to a maximum of 35 feet from grade.*

10	SIZE AND LAYOUT OF STRUCTURE

Please explain project plans for square footage and floor area, as well as plans for variations in material or lines to create diversity. *Ordinance narrative: Any structure in any district that is proposed, by way of initial construction or successive additions, to have in excess of 5,000 square feet in floor area or 50,000 cubic feet in bulk requires special attention to avoid overbuilding of a site or overpowering the environs where prevailing structural sizes are smaller. No single building face of 50 feet or more in length shall be uninterrupted. (If additional space is required, please use the back of page 4)*

11	DRIVEWAY, SIDEWALK(s), & PATIO (OR DECK)

Please describe and provide plans for driveways, sidewalks, patios, and decks. *Ordinance narrative: Native flagstone is an excellent substitute for concrete and asphalt in pedestrian areas. Where paving is used, it shall be kept to a minimum and buffered with landscaping when possible. (If additional space is required, please use the back of page 4)*

Existing Deck is weathered cedar or treated (existing deck pulled away from house ~~due~~ due to snow) Tide Pool is closest match to weathed wood. Existing Rail is painted white sq spindels. Trex select rails are also white with the sq balasters

12	LANDSCAPING PLANS / FENCES

Please describe and provide the landscaping plans, noting details such as hardscape and softscape. *Ordinance narrative: Plantings rather than large expanses of grass lawn are to be encouraged, and live native plants should be used. 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 in the PW district. (If additional space is required, please use the back of page 4)*

13	ADDITIONAL FEATURES

14	SIGNATURE		
Signature of Applicant:	Dan Alery	**Date:**	5-13-26

Internal Use Only	
Date Received:	
Complete Application	Color and Material Samples Provided ☒Yes ☐No Existing Structure Photos Provided ☒Yes ☐No

15	ADDITIONAL SPACE

Proposed railing

Existing

VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

Application Date _____

Please Print

1. Owner/Property

Tax Parcel. No. 12101-13312-74432

Owner Michael & Emily Wegner

Mailing Address 110 Acker Court City Verona

State Wisconsin Zip 53593

Phone(s) 608-213-0190 (Michael) Email mjwegner1@gmail.com

Location of Project Lot 2 CSM 338 Cty Q Nearest Cross Street Town line

Property Use: Secondary residence

Zoning Area: R1 Historic District? ☐ Yes ☒ No

Contractor/Contact: _____ Address _____

Phone(s) _____ Cell Phone (____) _____

2. Type of Improvement

☒ **New Building**	**Accessory Structures**
___ Addition	___ Garage
___ Exterior Alteration	___ Storage Building
___ Foundation Work Only	___ Repair/Replacement
___ Other _____	___ Other _____

3. Describe Proposed Construction: Cabin

4. Cost

Total cost of improvements as applied for in permit: $ 450,000

Structural Improvement Cost (if new building or addition, entire amount of structure; if alteration, renovation or repair, structural portions only): $ 450,000

Include with Application:

- ☒ Certified Survey
- ☒ Building plans, including all elevations, floor plans
  (*if commercial, State-approved plans must be given to the office prior to obtaining your permit*)
- ☒ Site plan showing lot dimensions, setbacks from all lot lines for structures
- ☐ For commercial structures, parking plans
- ☒ Parking plan for construction vehicles during construction phase
- ☐ Permit Fee/Impact Fee
- ☒ Land Disturbance Application
- ☐ Drainage Plan
- ☒ Landscape Plan

For New Buildings or Additions, Complete this Section Also:

Dimensions: Number of Stories: 2 Height at Peak: 29'
Roof Pitch(es): 9/12, 3/12, 4/12 Total Footprint, Exterior: 2,527 Sq Ft
Total Square Footage, All Floors Exterior: 2,638 Sq Ft
Total Square Footage, Parking/Drives/Walkways: 3,500 Sq Ft

Type: ☒ Wood Frame ☐ Structural Steel ☐ Reinforced Concrete ☐ Other _____

Principal Heating: ☒ Propane ___ Oil ___ Electric
___ Other (Explain) _____

Plant Manager Signature _____ *Date* _____

Sewage Disposal:

Current:
- ☐ None
- ☐ Sewered
- ☐ Septic
- ☐ Mound/In-Ground
- ☐ Other _____

Proposed:
- ☐ Current System Continued ☐ Demolition/Moving ?
- ☐ Connect to Available Sewer
- ☐ Extend Sewer to Property
- ☒ On-Site System

Type: Septic in-ground
(copy of permit to be on file with Village)

Year Installed: _____ If On-Site System, Year Last Pumped/Inspected: _____

For sewage disposal planning, your contact is the Ephraim Treatment Plant Manager, 920/854-4991. Please contact him as soon as possible to allow proper planning and discussion of any necessary sewer connection permits or fees involved.

Fire Chief Signature _____ *Date* _____

Fire Department: Sprinklers needed? ☐ Yes ☐ No
Driveway width/tree clearance (width/height): _____
Clearance around structures for truck access: _____ Fire # Assigned _____

Fire Department requires driveways at least 12' wide and clearance 12' high; Fire Chief may be in contact with you during construction to check truck access and, if commercial structure, any sprinklering, water sources, or other safety considerations

Application and materials **must be in the Village offices <u>one week prior</u>** to Plan Committee meeting date to allow for proper processing and notification of Committee members. When permits are issued, work must start within 6 months and be completed within one year. The owner of this property and the undersigned agree to conform to all applicable laws of the State of Wisconsin and the Village of Ephraim.

Signature of Applicant [signature] Print Name Michael Wegner

FOR OFFICE USE ONLY

Permit # _____ Permit Fee: $ _____

Date Permit Issued _____ Zoning Administrator Signature: _____

Restrictions: _____

VILLAGE OF EPHRAIM
APPLICATION FOR LAND DISTURBANCE PERMIT

The undersigned hereby applies for a permit to undertake a land disturbance activity as described herein. The undersigned agrees that all work shall be done in accordance with the requirements of the Village of Ephraim Surface Runoff, Erosion and Sedimentation Control Ordinance and with all other applicable Village ordinances and the laws of the State of Wisconsin.

1. Owner Name Michael & Emily Wegner Telephone 608-213-0190

   Address 110 Acker Ct Verona, WI 53593

2. Location of land disturbance activity (street or road, fire number)
   Lot 2 CSM 338 City Q Sec 13-31-27 SESE

3. Description: X Excavation ___Trenching X Grading

   ___Removal of ground cover ___Filling ___Land subdivision

   Other_____

   Area and/or volume of disturbance activity 3,500 Sq Ft

4. Purpose of disturbance activity Building Cabin

5. List the names and addresses of all abutting property owners Paul Heck
   PO Box 265 Ephraim WI 54211 and
   Peter Carstensen 125 N Hamilton St Unit 507
   Madison, WI 53703

6. **Control plan:** All applicants shall submit a plan to control runoff, erosion and sedimentation which would result from the proposed activity. The control plan shall contain the following information as indicated by the Zoning Administrator:

   (a) An existing conditions map at a scale not smaller than 1" = 25 ', with the following information:

   i Site plan showing existing structures and type of vegetative cover;
   No structures and very little vegitation due to ashe bare and wind storm

   ii EXISTING topography of the site and those contiguous properties necessary to show drainage patterns that may be affected. This information shall be presented as:

   ___topographic map at 5-foot contour intervals,
   OR
   ___simplified map showing the slope of the land

   (b) A proposed development plan which presents the following information:

   i PROPOSED topography of the site after implemention of the development, including the finished grade, stated in feet horizontal to feet vertical, of cut-and-fill slopes presented as:

___topographic map at 5-foot contour intervals
OR
___simplified map showing the slope of the land

ii Location of proposed land disturbance, location and dimensions of any proposed additional structures on the site, locations of all areas to be vegetatively stabilized and areas that will be left undisturbed.

iii Provisions designed to control surface runoff and soil erosion (e.g. location of silt fencing, bales, etc.).

iv Kinds of utilities and proposed areas of installation (note: new construction must have utilities installed underground).
Already installed to lot lines

v Areas that will be covered with buildings, graveled or paved, in square feet or to scale on the map.
Existing driveway is gravel and so will be extension to house

vi Makeup of proposed surface soil (upper 6"). Use descriptions such as lawn, turf, shrubbery, trees, riprap, mulch, forest cover.
Lawn, trees, and mulch

(c) A timing schedule indicating the anticipated start and completion dates of the development sequence.

Start 6/1/26 Completion 12/31/26

If checked here ____, also the time of exposure of each area of soil disturbing activity prior to completion of measures to control erosion, sedimentation and runoff_____

(d) Other information designated by the Zoning Administrator_____

Applicant's Signature

4/25/26
Date

FOR OFFICE USE:
_____land disturbance only _____in conjunction with building permit

Approved_____ County approval_____ Denied_____

Zoning Administrator

Date

Applicant Design Checklist

Village of Ephraim

Owners Name(s): Michael & Emily Wegner

Contractor(s):

Project Location: Lot 2 CSM 338 City Q

Date: 4/25/26

The checklist below reflects the identified standards of design review for new construction in the Village of Ephraim. Under each sub-section please briefly describe the construction plans as they apply to each. The more detail the better. Some of these standards will surely be identified visually on the construction plans, but I do ask that you describe them here and provide any additional information, such as drawings and/or plans, that will help streamline this process. The italicized sentences reflect characteristics deemed compatible with the visual character of Ephraim, these and additional standards can be found in chapter **17.15(13)** of our village zoning ordinance.

1. Building Design:

Traditional Architecture, simple rectangular forms, gable roofs, frame construction.

Frame construction meant to look like a WI barn to compliment 2 farm houses near us and reflect similar feelings to Anderson Barn museum

2. Site Planning/Landscaping:

Preserving existing vegetation and topography.

Very little vegitation left on lot after emerald ash bore and wind storm last summer. No change in topography only plan 4' crawl space

3. Building Color:

White has been the distinctive historic color...greens, browns, grays, and other earth tones are acceptable.

Product that looks like stained / weathered wood to match historic nature of the village

4. Materials:

Wood and stone recommended. Materials metallic in appearance are out of the character of the village.

Wood look product, stone on fireplace and matte black metal roof

5. Architectural Details:

Building details should be simple and without frills.

Simple WI barn house with attached garage also shaped like a barn

6. Utility Service Wiring (location):

To be shown on plot plan.

Utilities are already at the lot line

7. Roof Pitch/Roof Color:

Pitches less than 3:12 and/or more that 12:12 are subject to further design review.

9/12, 3/12, 4/12

8. Additional Features:

See picture of cabin in Colorado as our inspiration

Owner/Agent Signature:

DESIGN INTENT STATEMENT

VILLAGE OF EPHRAIM, DOOR COUNTY, WISCONSIN

PROJECT: WEGNER CABIN | **LOCATION:** LOT 2, CSM 338, COUNTY O | **OWNERS:** MICHAEL & EMILY WEGNER

PROJECT OVERVIEW |

The proposed project is a two-story, wood-frame cabin designed as a secondary residence within the Village of Ephraim. The structure is approximately 2,638 square feet and is positioned to respect the natural setting and surrounding properties.

ARCHITECTURAL CHARACTER |

The design draws inspiration from traditional Door County agricultural buildings with simple rectangular massing and gable roofs. The overall form is modest and timeless, reflecting the historic character and scale of Ephraim.

MATERIALS & COLORS |

Materials include wood-look siding, stone accents, and a matte black metal roof. These natural, durable materials and earth-tone colors are chosen to complement the landscape and blend with the character of the village.

SITE INTEGRATION |

The site has limited vegetation due to prior storm damage and the loss of ash trees from Emerald Ash Borer. Development minimizes disturbance by using existing driveway access and avoiding major grading changes. Landscaping will include native plantings and trees to restore and enhance the site. Parking during construction for workers will utilize the existing driveway.

COMMUNITY COMPATIBILITY |

The project is designed to be compatible with the character of Ephraim, emphasizing simplicity, natural materials, and low visual impact. The cabin will complement nearby properties and contribute positively to the community.

INSPIRATION

COLORADO CABIN INSPIRATION
Reference for materials, form, and mountain character

ANDERSON BARN MUSEUM – EPHRAIM
Local precedent for rural architecture and character

This project reflects a commitment to preserving the historic and aesthetic values of Ephraim while creating a functional and well-crafted residence that respects its natural surroundings.

DATE: APRIL 25, 2024

8 0 8 9 0 9 1
Tx:4036593

DOC #: 835049
MAP #: 3388
RECORDED ON:
09/25/2020 02:25:04 PM
CAREY PETERSILKA
REGISTER OF DEEDS
DOOR COUNTY, WI
FEE AMOUNT PAID: 30.00

CERTIFIED SURVEY MAP

LOCATED IN:

THE SE 1/4 OF THE SE 1/4 OF SECTION 13, T. 31 N., R. 27 E.,
VILLAGE OF EPHRAIM, DOOR COUNTY, WISCONSIN

BUILDING ZONE = RR

108' PLATTED CENTERLINE (C.T.H. "Q") SETBACK
75' FRONT-YARD SETBACK
50' REAR-YARD SETBACK
30' SIDE-YARD SETBACK

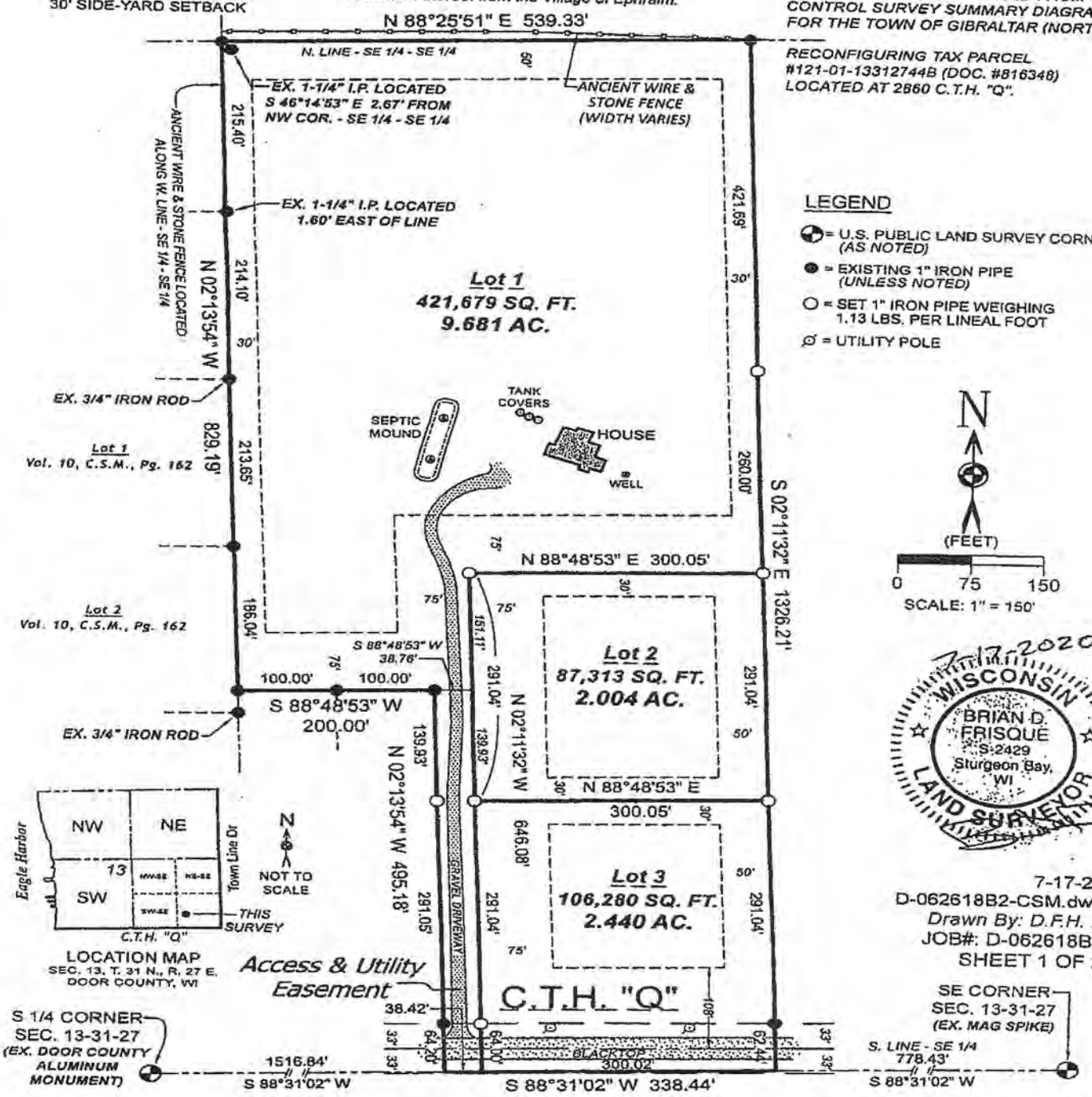
Caveat:

Building zones depicted are based on zoning setbacks in effect at the time this map was produced and should not be relied upon without first obtaining written verification thereof from the Village of Ephraim.

SURVEYOR'S NOTES:

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 13-31-27 BEARING S 88°31'02" W BASED FROM THE CONTROL SURVEY SUMMARY DIAGRAM FOR THE TOWN OF GIBRALTAR (NORTH).

RECONFIGURING TAX PARCEL #121-01-13312744B (DOC. #816348) LOCATED AT 2860 C.T.H. "Q".



LEGEND

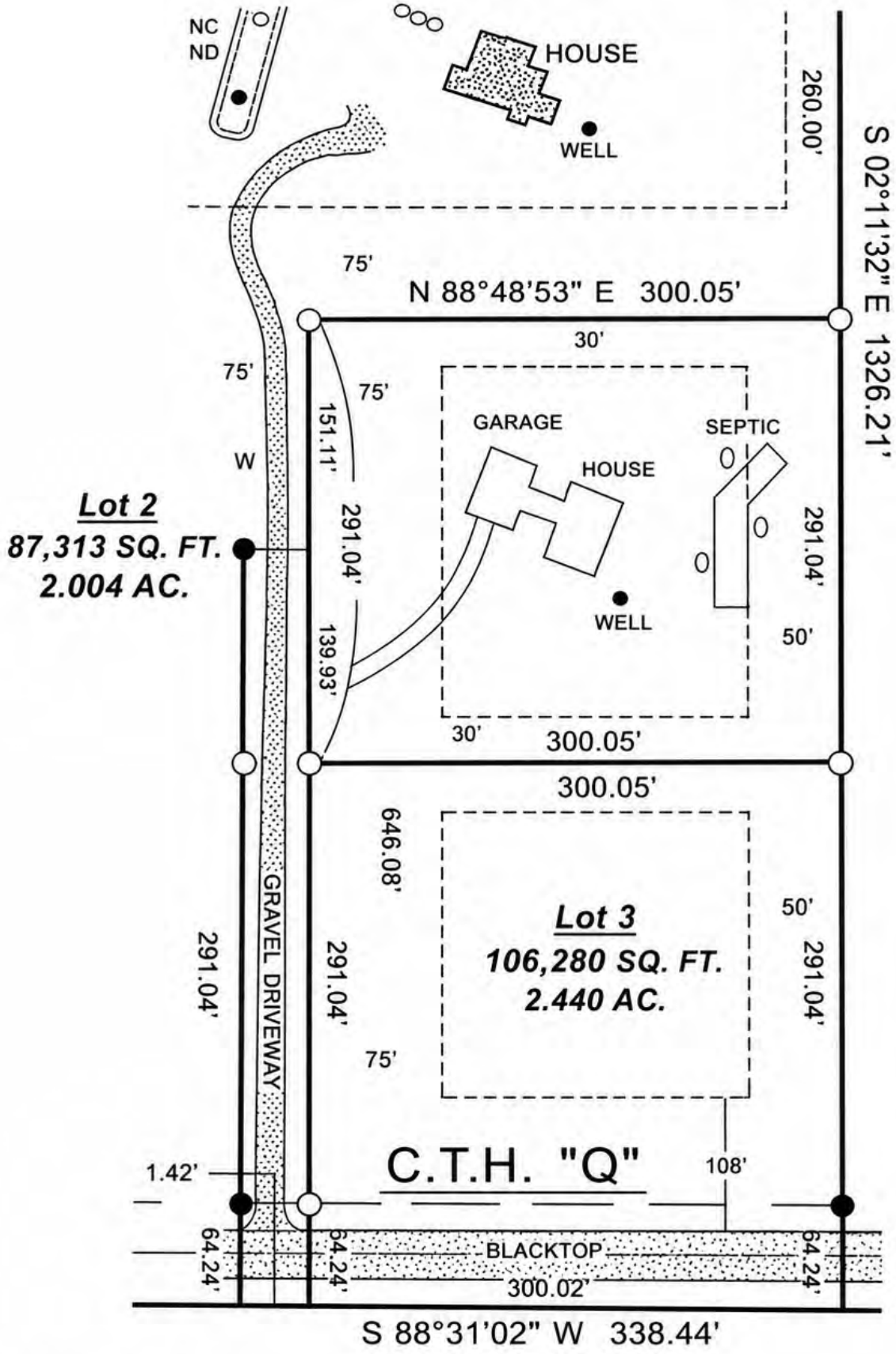
- = U.S. PUBLIC LAND SURVEY CORNER (AS NOTED)
- = EXISTING 1" IRON PIPE (UNLESS NOTED)
- = SET 1" IRON PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT
- = UTILITY POLE

N

(FEET)
0 75 150
SCALE: 1" = 150'

7-17-2020
WISCONSIN
BRIAN D. FRISQUE
S-2429
Sturgeon Bay, WI
LAND SURVEYOR

7-17-20
D-062618B2-CSM.dwg
Drawn By: D.F.H. II
JOB#: D-062618B2
SHEET 1 OF 2



Scale: 1 inch = 85.7 feet

LANDSCAPE PLAN

TREES

DECIDUOUS TREE

EVERGREEN TREE

SHRUBS

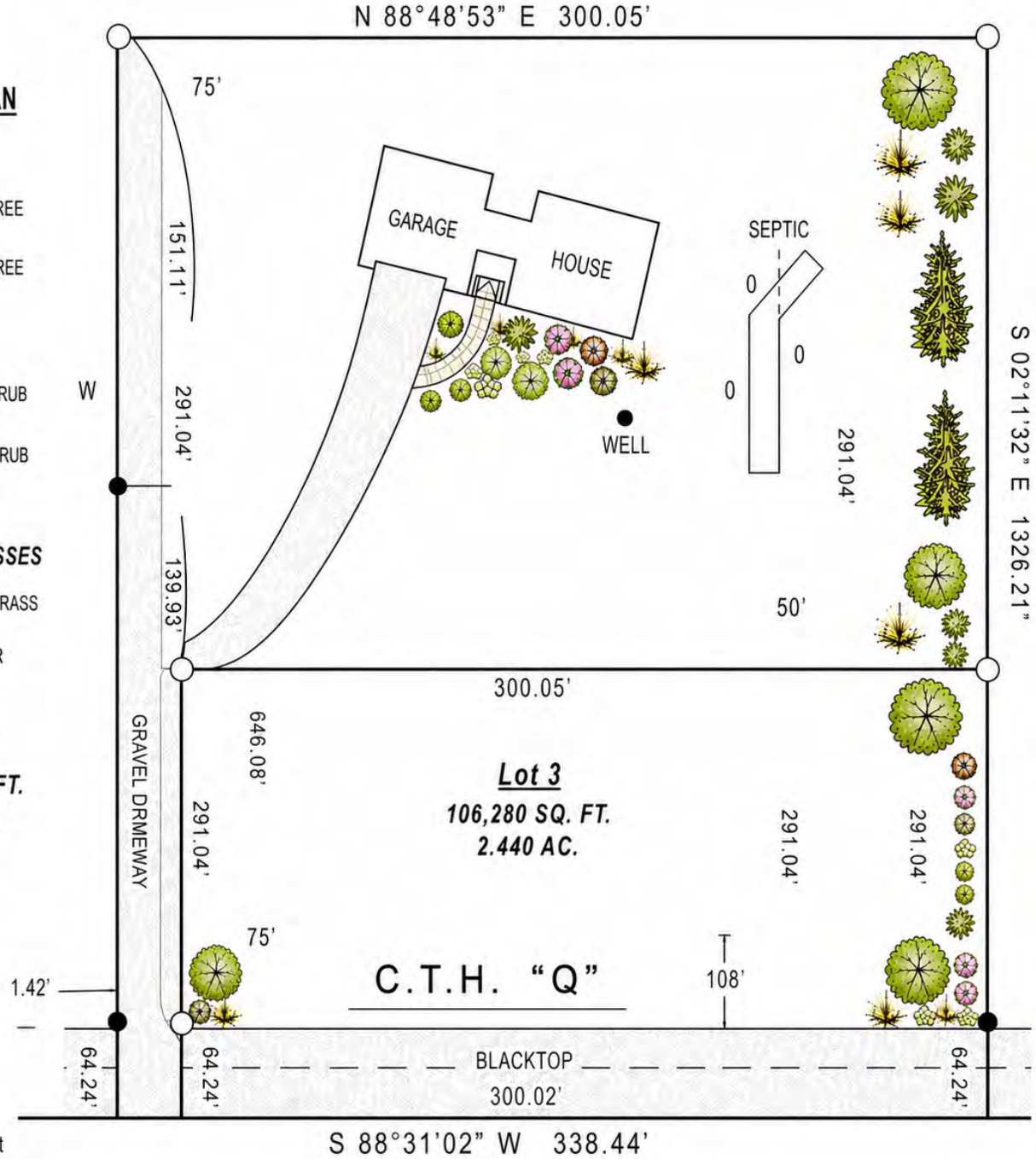
FLOWERING SHRUB

EVERGREEN SHRUB

GROUND COVER / ORNAMENTAL GRASSES

ORNAMENTAL GRASS

GROUND COVER

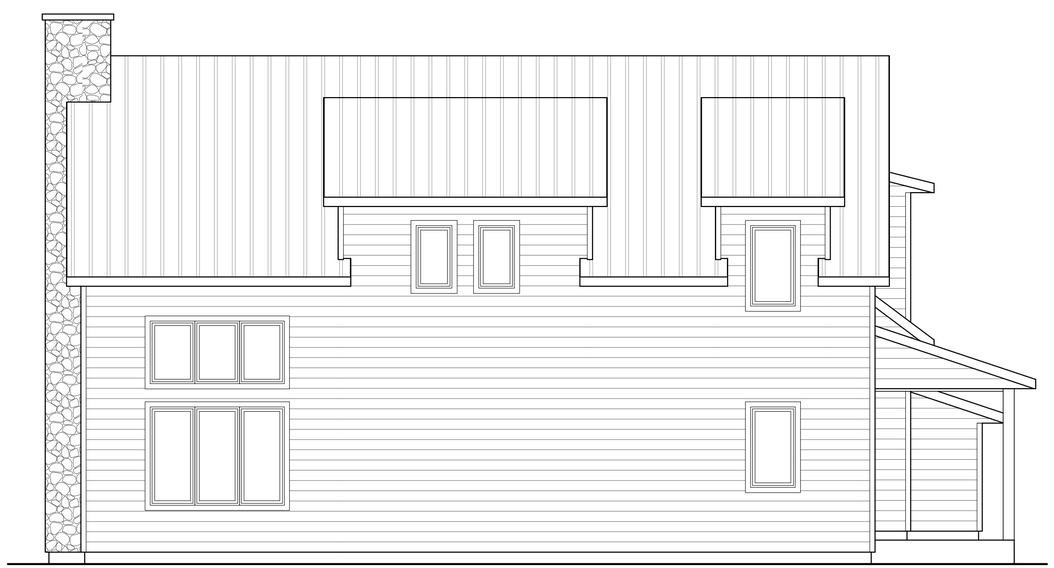


Scale: 1 inch = 85.7 feet

NOTE: ENGINEERING MAY BE NEEDED ON THIS HOME TO SATISFY THE WALL BRACING CODE (ALL FEES ARE RESPONSIBILITY OF CONTRACTOR OR HOMEOWNER)

FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

BID PLAN - FOR BIDDING PURPOSES ONLY

A	PRELIMINARY PLAN	08/22/2025 MNW
A	REVISIONS	09/22/2025 MNW
A	BID PLAN	10/01/2025 MNW
A		
A		
A		
A		
A		
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WEGNER RESIDENCE

WHITE OAK BUILDERS

EPHRAIM, WI

DrexelTeam.com

DESIGNER: MADDIE WISSELL

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

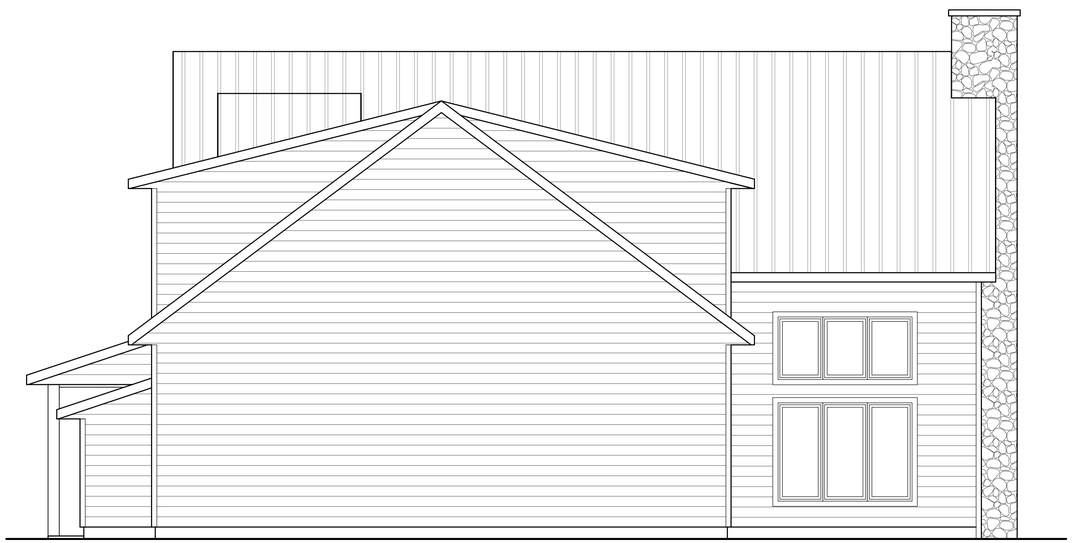
SHEET NO. A1

PROJECT NO. T25-201-M

NOTE: ENGINEERING MAY BE NEEDED ON THIS HOME TO SATISFY THE WALL BRACING CODE (ALL FEES ARE RESPONSIBILITY OF CONTRACTOR OR HOMEOWNER)

REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

BID PLAN - FOR BIDDING PURPOSES ONLY

A	PRELIMINARY PLAN	08/22/2025 MNW
A	REVISIONS	09/22/2025 MNW
A	BID PLAN	10/01/2025 MNW
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ALL NO CUT-OUTS OR LAY OUT WALL BE MADE BY DREXEL IN ORDERING AND PREPARING THESE PLANS, WE ASSUME NO RESPONSIBILITY FOR THE OWNER'S, GENERAL CONTRACTOR ASSUMES, THE RESPONSIBILITY OF ALL LAYOUTS, ALL CHANGES OR ADJUSTMENTS REQUIRED TO PREPARE THE PLANS FOR CONSTRUCTION. NO REPRESENTATION FOR OR WRI-IES ACCURACY.

WEGNER RESIDENCE

EPHRAIM, WI

WHITE OAK BUILDERS

Drexel™

DrexelTeam.com

DESIGNER: MADDIE WISSELL

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

SHEET NO. A2

PROJECT NO. T25-201-M

RENDERINGS

VILLAGE OF EPHRAIM, DOOR COUNTY, WISCONSIN

PROJECT: WEGNER CABIN | **LOCATION:** LOT 2, CSM 338, COUNTY Q | **OWNERS:** MICHAEL & EMILY WEGNER

ARCHITECTURAL RENDERINGS |

The following renderings illustrate the proposed cabin from the primary elevations, showing the overall massing, roof forms, exterior materials, and relationship to the natural setting. The images reflect the intended wood-look siding, matte black metal roof, dark window trim, and stone chimney elements.

ELEVATION VIEWS

FRONT ELEVATION

REAR ELEVATION

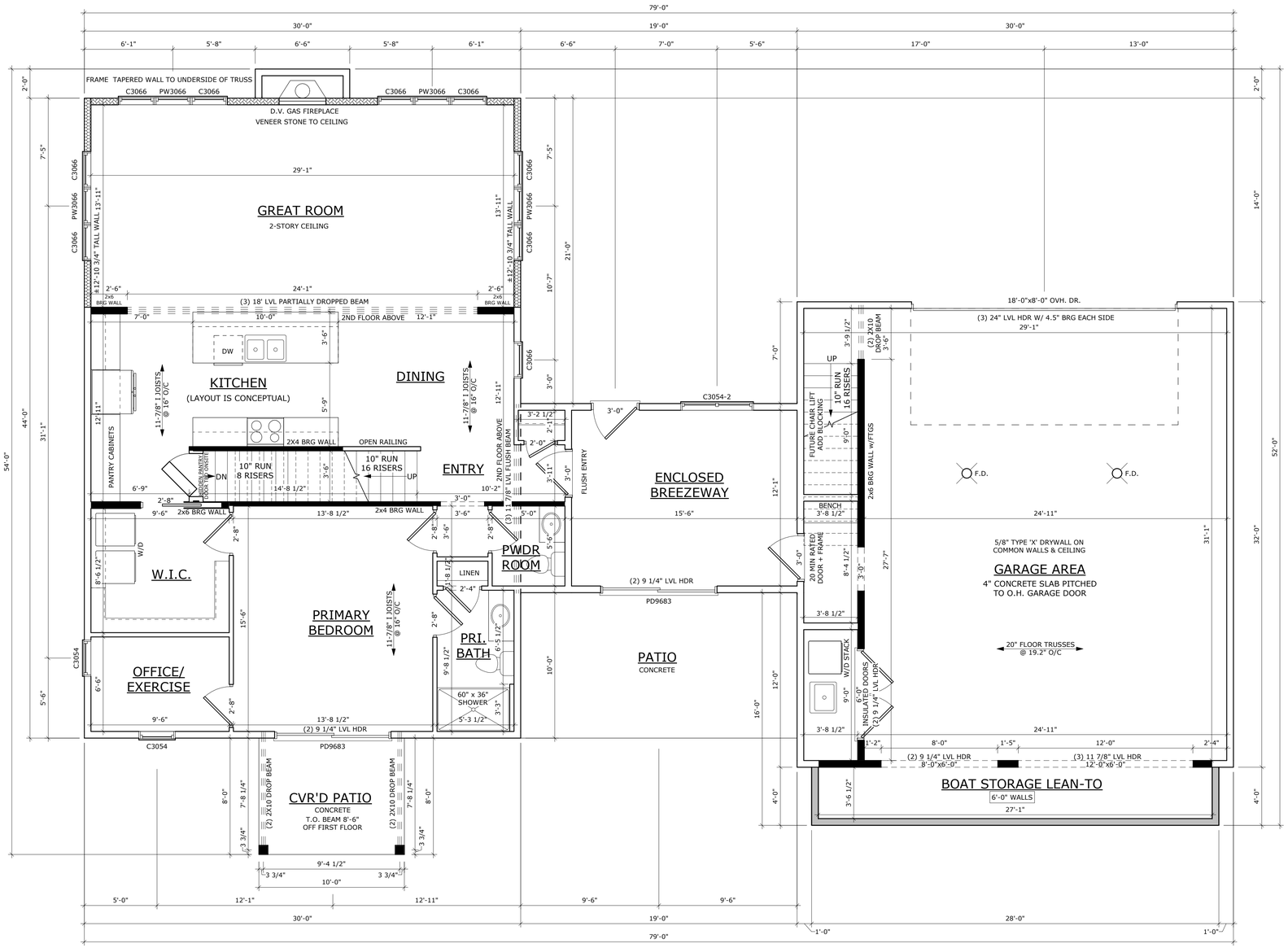
RIGHT ELEVATION

LEFT ELEVATION

Renderings are illustrative and intended to communicate architectural character, massing, and material direction for review purposes.

DATE: APRIL 25, 2026

FIRST FLOOR AREA	1366 SF
SECOND FLOOR AREA	609 SF
SECOND FLOOR (GARAGE) AREA	664 SF
TOTAL AREA	**2638 SF**
BREEZEWAY AREA	210 SF
GARAGE AREA	951 SF



FIRST FLOOR PLAN

1/4" = 1'-0"

NEW HOME PLAN SPECIFICATIONS

FOUNDATION INFORMATION

- **HOUSE FOUNDATION**
  8" x 4'-0" POURED CONCRETE WALL
- **GARAGE FOUNDATION**
  8" x 4'-0" POURED CONCRETE WALL
- **PORCH/PATIO FOUNDATION (UNEXCAVATED)**
  8" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)
- WALL THICKNESS FOR REPRESENTATION ONLY- FOUNDATION CONTACTOR/GENERAL CONTRACTOR TO VERIFY
- FINAL FOOTING SIZE AND DEPTH DETERMINED BY FOUNDATION CONTACTOR/GENERAL CONTRACTOR
- FOUNDATION CONTACTOR TO LOCATE PILASTERS AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS
- WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT
- BEARING WALLS TO SIT ON MIN. 16" X 8"CONT. CONCRETE FOOTINGS, STUDS @ 16" O.C.

WALL INFORMATION

- STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)
- **HOUSE EXTERIOR**
  FIRST FLOOR WALL HEIGHT: 2 x 6 x 9' 1 1/8"
  (UNLESS NOTED/SHOWN OTHERWISE)
  SECOND FLOOR WALL HEIGHT: 2 x 6 x 2'-9"
  (UNLESS NOTED/SHOWN OTHERWISE)
- **HOUSE INTERIOR**
  FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8"
  (UNLESS NOTED/SHOWN OTHERWISE)
  SECOND FLOOR WALL HEIGHT: VARIES (UNLESS NOTED/SHOWN OTHERWISE)
- **GARAGE**
  WALL HEIGHT: 2 x 6 x 9'-1 1/8"
  (UNLESS NOTED/SHOWN OTHERWISE)

FLOOR SYSTEMS

- **BASEMENT**
  4" CONCRETE SLAB
- **FIRST FLOOR**
  11 7/8" I-JOIST @ 16" O.C.
- **SECOND FLOOR**
  11 7/8" I-JOIST @ 16" O.C. (HOUSE)
  20" FLOOR TRUSSES @19.2" O.C. (GARAGE)

- STANDARD LOADING (PER SQ. FT.)
  40# LL. 15# DL.
- ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)
  10# DL. FOR TILE FLOOR 13# DL. FOR GYPCRETE (1.5" THICK)
  20# DL. FOR FIREPLACE FACE 20# DL. FOR FIREPLACE HEARTH
  25# DL. FOR GRANITE/QUARTZ
- DEFLECTION: LL=L/480, TL=L/360
- DURATION OF LOAD: 1.00%

ROOF SYSTEMS

- ENGINEERED WOOD TRUSSES @24" O.C.
  DESIGNED FOR: ZONE 2
- STD. LOADING (PER SQ. FT.)
  30# TCLL, 10# TCDL, 10# BCDL
- DEFLECTION: LL=L/240, TL=L/180
- DURATION OF LOAD: 1.15%

HEADERS

- STANDARD HEADER
  ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10'S HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
- TOP OF WINDOW R.O.S.
  FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
  (UNLESS NOTED/SHOWN OTHERWISE)
  SECOND FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
  (UNLESS NOTED/SHOWN OTHERWISE)
- MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
  2X6 WALLS=5 ½", 2X4 WALLS =3 ½"
- ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
  FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT WINDOWS,ETC.
- ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR
- DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WI UNIFORM DWELLING
- ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS
- ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE

NOTE: ENGINEERING MAY BE NEEDED ON THIS HOME TO SATISFY THE WALL BRACING CODE (ALL FEES ARE RESPONSIBILITY OF CONTRACTOR OR HOMEOWNER)

A	PRELIMINARY PLAN	08/22/2025 MNW
A	REVISIONS	09/22/2025 MNW
A	BID PLAN	10/01/2025 MNW
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WEGNER RESIDENCE

EPHRAIM, WI

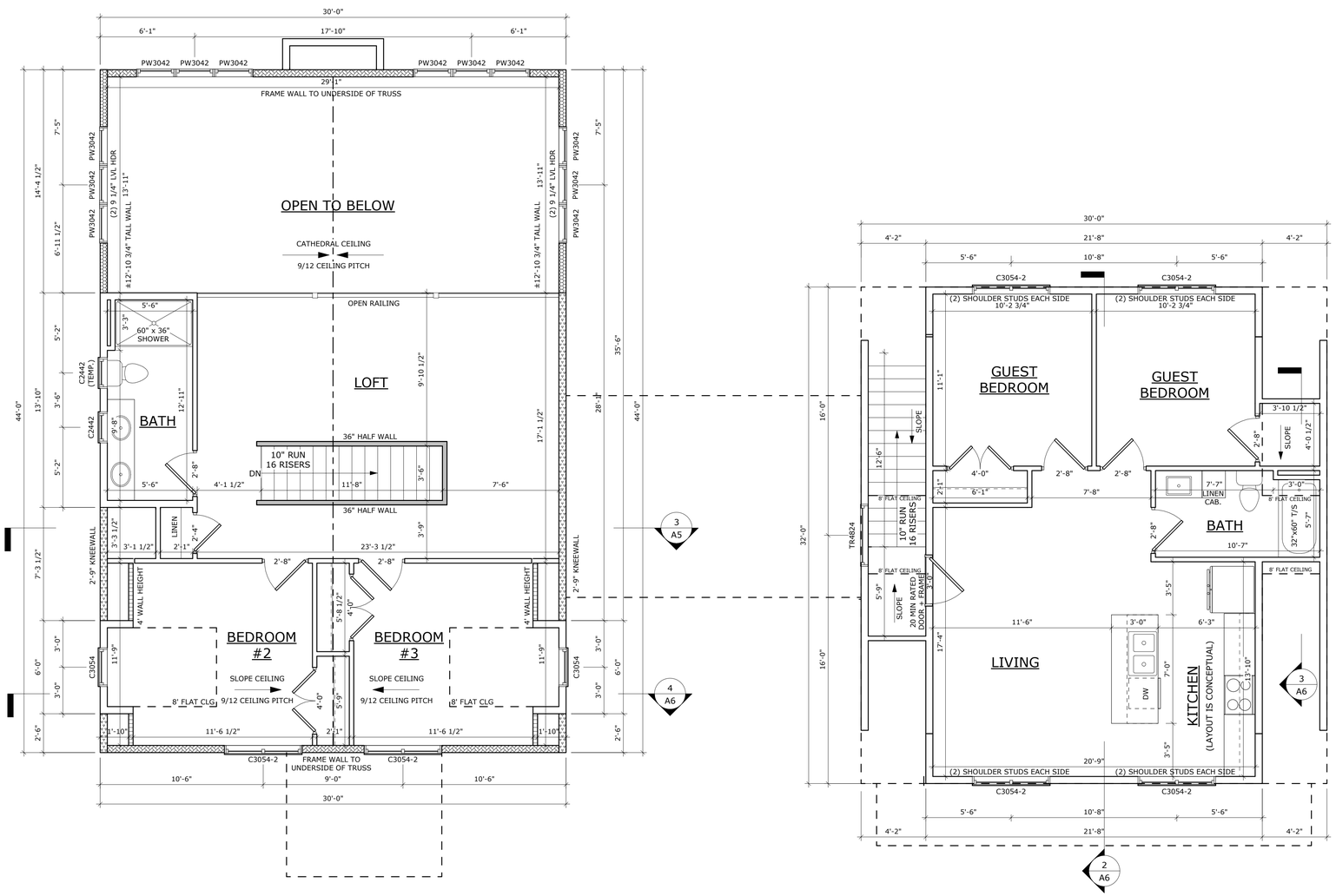
WHITE OAK BUILDERS

BID PLAN - FOR BIDDING PURPOSES ONLY

DrexelTeam.com

DESIGNER: MADDIE WISSELL
SCALE: 1/4" = 1'-0"
SHEET NO: A3
PROJECT NO: T25-201-M

FIRST FLOOR AREA	1366 SF
SECOND FLOOR AREA	609 SF
SECOND FLOOR (GARAGE) AREA	664 SF
TOTAL AREA	**2638 SF**
BREEZEWAY AREA	210 SF
GARAGE AREA	951 SF



SECOND FLOOR PLAN

1/4" = 1'-0"

NEW HOME PLAN SPECIFICATIONS

FOUNDATION INFORMATION

- **HOUSE FOUNDATION**
  8" x 4'-0" POURED CONCRETE WALL
- **GARAGE FOUNDATION**
  8" x 4'-0" POURED CONCRETE WALL
- **PORCH/PATIO FOUNDATION (UNEXCAVATED)**
  8" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)
- WALL THICKNESS FOR REPRESENTATION ONLY- FOUNDATION CONTACTOR/GENERAL CONTRACTOR TO VERIFY
- FINAL FOOTING SIZE AND DEPTH DETERMINED BY FOUNDATION CONTACTOR/GENERAL CONTRACTOR
- FOUNDATION CONTACTOR TO LOCATE PILASTERS AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS
- WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT
- BEARING WALLS TO SIT ON MIN. 16" X 8"CONT. CONCRETE FOOTINGS, STUDS @ 16" O.C.

WALL INFORMATION

- STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)
- **HOUSE EXTERIOR**
  FIRST FLOOR WALL HEIGHT: 2 x 6 x 9' 1 1/8"
  (UNLESS NOTED/SHOWN OTHERWISE)
  SECOND FLOOR WALL HEIGHT: 2 x 6 x 2'-9"
  (UNLESS NOTED/SHOWN OTHERWISE)
- **HOUSE INTERIOR**
  FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8"
  (UNLESS NOTED/SHOWN OTHERWISE)
  SECOND FLOOR WALL HEIGHT: VARIES (UNLESS NOTED/SHOWN OTHERWISE)
- **GARAGE**
  WALL HEIGHT: 2 x 6 x 9'-1 1/8"
  (UNLESS NOTED/SHOWN OTHERWISE)

FLOOR SYSTEMS

- **BASEMENT**
  4" CONCRETE SLAB
- **FIRST FLOOR**
  11 7/8" I-JOIST @ 16" O.C.
- **SECOND FLOOR**
  11 7/8" I-JOIST @ 16" O.C. (HOUSE)
  20" FLOOR TRUSSES @19.2" O.C. (GARAGE)

- STANDARD LOADING (PER SQ. FT.)
  40# LL. 15# DL.
- ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)
  10# DL. FOR TILE FLOOR 13# DL. FOR GYPCRETE (1.5" THICK)
  20# DL. FOR FIREPLACE FACE 20# DL. FOR FIREPLACE HEARTH
  25# DL. FOR GRANITE/QUARTZ
- DEFLECTION: LL=L/480, TL=L/360
- DURATION OF LOAD: 1.00%

ROOF SYSTEMS

- ENGINEERED WOOD TRUSSES @24" O.C.
  DESIGNED FOR: ZONE 2
- STD. LOADING (PER SQ. FT.)
  30# TCLL, 10# TCDL, 10# BCDL
- DEFLECTION: LL=L/240, TL=L/180
- DURATION OF LOAD: 1.15%

HEADERS

- STANDARD HEADER
  ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10'S HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
- TOP OF WINDOW R.O.S.
  FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
  (UNLESS NOTED/SHOWN OTHERWISE)
  SECOND FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
  (UNLESS NOTED/SHOWN OTHERWISE)
- MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
  2X6 WALLS=5 ½", 2X4 WALLS =3 ½"
- ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
  FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT WINDOWS,ETC.
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NOTE: ENGINEERING MAY BE NEEDED ON THIS HOME TO SATISFY THE WALL BRACING CODE (ALL FEES ARE RESPONSIBILITY OF CONTRACTOR OR HOMEOWNER)

A	PRELIMINARY PLAN	08/22/2025 MNW
A	REVISIONS	09/22/2025 MNW
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WEGNER RESIDENCE

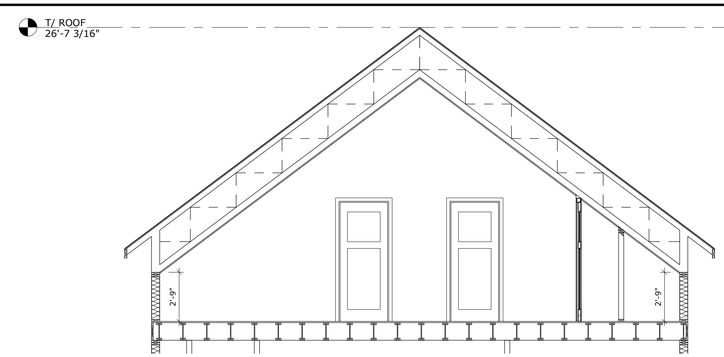
EPHRAIM, WI

WHITE OAK BUILDERS

BID PLAN - FOR BIDDING PURPOSES ONLY

Drexel™
DrexelTeam.com

DESIGNER: MADDIE WISSELL
SCALE: 1/4" = 1'-0"
SHEET NO: A4
PROJECT NO: T25-201-M



KNEE WALL SECTION

1/4" = 1'-0"

FIRST FLOOR AREA	1366 SF
SECOND FLOOR AREA	609 SF
SECOND FLOOR (GARAGE) AREA	664 SF
TOTAL AREA	**2638 SF**
BREEZEWAY AREA	210 SF
GARAGE AREA	951 SF

NEW HOME PLAN SPECIFICATIONS

FOUNDATION INFORMATION

- **HOUSE FOUNDATION**
  8" x 4'-0" POURED CONCRETE WALL
- **GARAGE FOUNDATION**
  8" x 4'-0" POURED CONCRETE WALL
- **PORCH/PATIO FOUNDATION (UNEXCAVATED)**
  8" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)
- WALL THICKNESS FOR REPRESENTATION ONLY- FOUNDATION CONTACTOR/GENERAL CONTRACTOR TO VERIFY
- FINAL FOOTING SIZE AND DEPTH DETERMINED BY FOUNDATION CONTACTOR/GENERAL CONTRACTOR
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- WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT
- BEARING WALLS TO SIT ON MIN. 16" X 8"CONT. CONCRETE FOOTINGS, STUDS @ 16" O.C.

WALL INFORMATION

- STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)
- **HOUSE EXTERIOR**
  FIRST FLOOR WALL HEIGHT: 2 x 6 x 9' 1 1/8"
  (UNLESS NOTED/SHOWN OTHERWISE)
  SECOND FLOOR WALL HEIGHT: 2 x 6 x 2'-9"
  (UNLESS NOTED/SHOWN OTHERWISE)
- **HOUSE INTERIOR**
  FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8"
  (UNLESS NOTED/SHOWN OTHERWISE)
  SECOND FLOOR WALL HEIGHT: VARIES (UNLESS NOTED/SHOWN OTHERWISE)
- **GARAGE**
  WALL HEIGHT: 2 x 6 x 9'-1 1/8"
  (UNLESS NOTED/SHOWN OTHERWISE)

FLOOR SYSTEMS

- **BASEMENT**
  4" CONCRETE SLAB
- **FIRST FLOOR**
  11 7/8" I-JOIST @ 16" O.C.
- **SECOND FLOOR**
  11 7/8" I-JOIST @ 16" O.C. (HOUSE)
  20" FLOOR TRUSSES @19.2" O.C. (GARAGE)

- STANDARD LOADING (PER SQ. FT.)
  40# LL. 15# DL.
- ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)
  10# DL. FOR TILE FLOOR 13# DL. FOR GYPCRETE (1.5" THICK)
  20# DL. FOR FIREPLACE FACE 20# DL. FOR FIREPLACE HEARTH
  25# DL. FOR GRANITE/QUARTZ
- DEFLECTION: LL=L/480, TL=L/360
- DURATION OF LOAD: 1.00%

ROOF SYSTEMS

- ENGINEERED WOOD TRUSSES @24" O.C.
  DESIGNED FOR: ZONE 2
- STD. LOADING (PER SQ. FT.)
  30# TCLL, 10# TCDL, 10# BCDL
- DEFLECTION: LL=L/240, TL=L/180
- DURATION OF LOAD: 1.15%

HEADERS

- STANDARD HEADER
  ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10'S
  HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
- TOP OF WINDOW R.O.S.
  FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
  (UNLESS NOTED/SHOWN OTHERWISE)
  SECOND FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
  (UNLESS NOTED/SHOWN OTHERWISE)
- MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
  2X6 WALLS=5 ½", 2X4 WALLS =3 ½"
- ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
  FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT WINDOWS,ETC.
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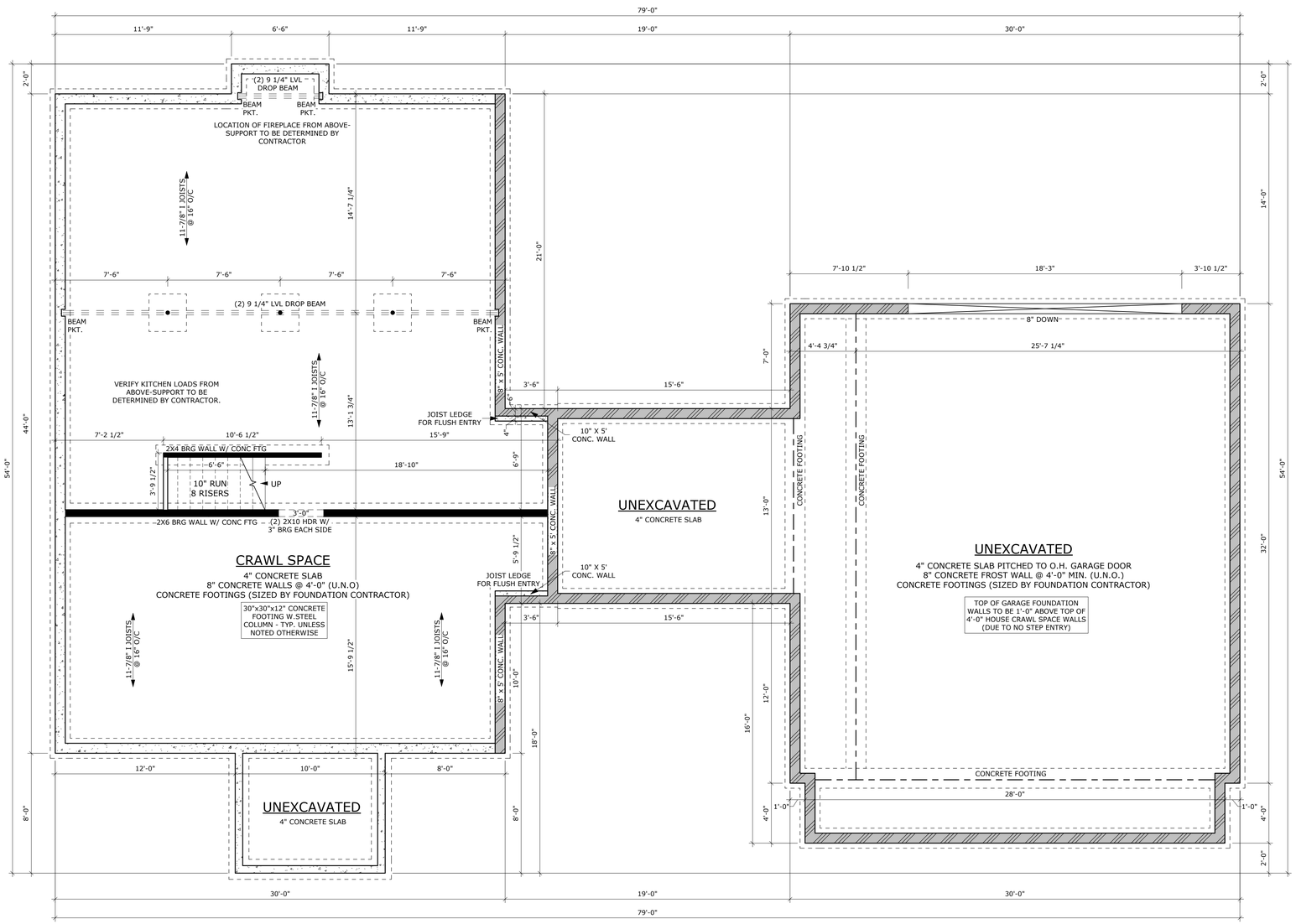
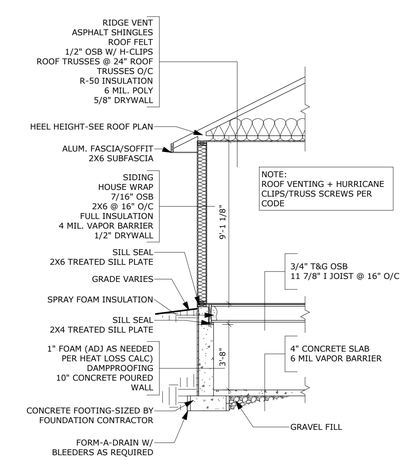
NOTE: ENGINEERING MAY BE NEEDED ON THIS HOME TO SATISFY THE WALL BRACING CODE (ALL FEES ARE RESPONSIBILITY OF CONTRACTOR OR HOMEOWNER)



FOUNDATION PLAN

1/4" = 1'-0"



FLUSH WALL SECTION

1/4" = 1'-0"

BID PLAN - FOR BIDDING PURPOSES ONLY

A	PRELIMINARY PLAN	08/22/2025 MNW
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A	BID PLAN	10/01/2025 MNW
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WEGNER RESIDENCE

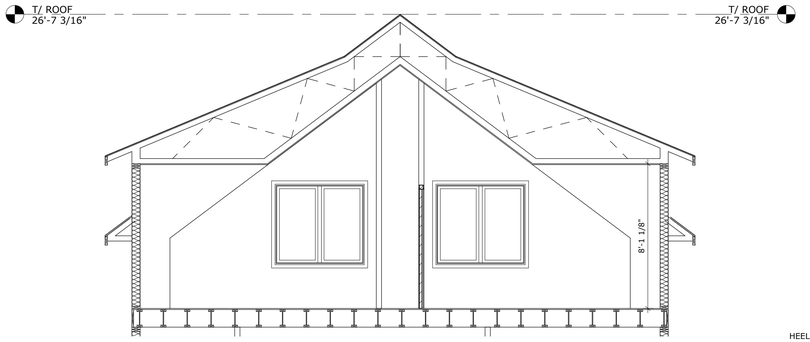
EPHRAIM, WI

WHITE OAK BUILDERS

DrexelTeam.com

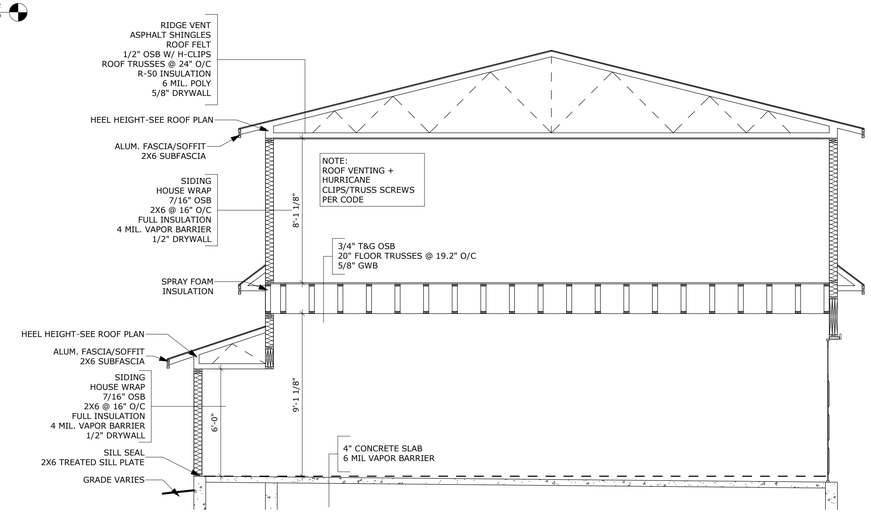
DESIGNER: MADDIE WISSELL
SCALE: 1/4" = 1'-0"
SHEET NO. A5
PROJECT NO. T25-201-M

FIRST FLOOR AREA	1366 SF
SECOND FLOOR AREA	609 SF
SECOND FLOOR (GARAGE) AREA	664 SF
TOTAL AREA	**2638 SF**
BREEZEWAY AREA	210 SF
GARAGE AREA	951 SF



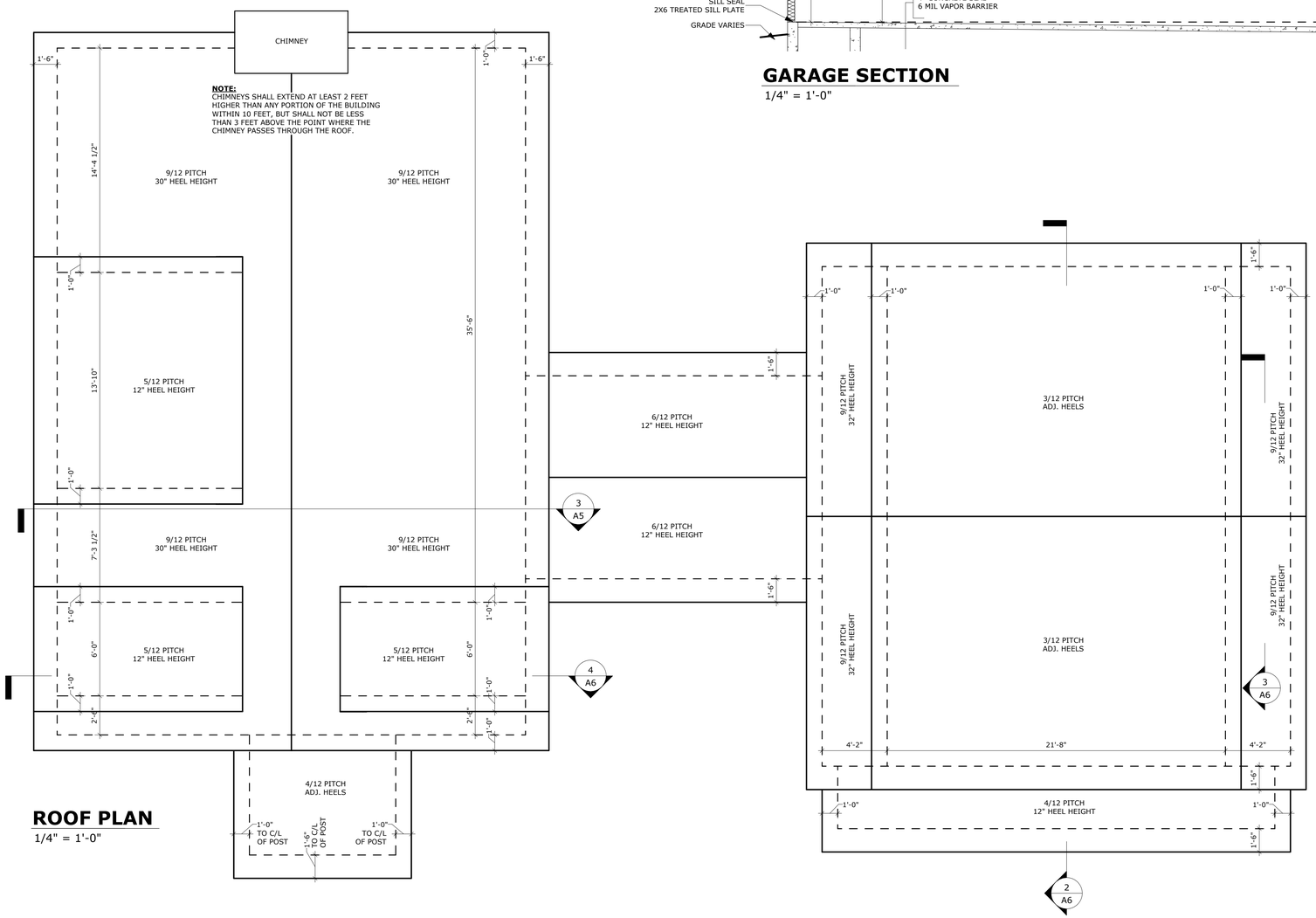
BEDROOM DORMER SECTION

1/4" = 1'-0"



GARAGE SECTION

1/4" = 1'-0"



ROOF PLAN

1/4" = 1'-0"

NEW HOME PLAN SPECIFICATIONS

FOUNDATION INFORMATION

- **HOUSE FOUNDATION**
  8" x 4'-0" POURED CONCRETE WALL
- **GARAGE FOUNDATION**
  8" x 4'-0" POURED CONCRETE WALL
- **PORCH/PATIO FOUNDATION (UNEXCAVATED)**
  8" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)
- WALL THICKNESS FOR REPRESENTATION ONLY- FOUNDATION CONTACTOR/GENERAL CONTRACTOR TO VERIFY
- FINAL FOOTING SIZE AND DEPTH DETERMINED BY FOUNDATION CONTACTOR/GENERAL CONTRACTOR
- FOUNDATION CONTACTOR TO LOCATE PILASTERS AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS
- WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT
- BEARING WALLS TO SIT ON MIN. 16" X 8"CONT. CONCRETE FOOTINGS, STUDS @ 16" O.C.

WALL INFORMATION

- STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)
- **HOUSE EXTERIOR**
  FIRST FLOOR WALL HEIGHT: 2 x 6 x 9' 1 1/8"
  (UNLESS NOTED/SHOWN OTHERWISE)
  SECOND FLOOR WALL HEIGHT: 2 x 6 x 2'-9"
  (UNLESS NOTED/SHOWN OTHERWISE)
- **HOUSE INTERIOR**
  FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8"
  (UNLESS NOTED/SHOWN OTHERWISE)
  SECOND FLOOR WALL HEIGHT: VARIES (UNLESS NOTED/SHOWN OTHERWISE)
- **GARAGE**
  WALL HEIGHT: 2 x 6 x 9'-1 1/8"
  (UNLESS NOTED/SHOWN OTHERWISE)

FLOOR SYSTEMS

- **BASEMENT**
  4" CONCRETE SLAB
- **FIRST FLOOR**
  11 7/8" I-JOIST @ 16" O.C.
- **SECOND FLOOR**
  11 7/8" I-JOIST @ 16" O.C. (HOUSE)
  20" FLOOR TRUSSES @19.2" O.C. (GARAGE)

- STANDARD LOADING (PER SQ. FT.)
  40# LL. 15# DL.
- ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)
  10# DL. FOR TILE FLOOR — 13# DL. FOR GYPCRETE (1.5" THICK)
  20# DL. FOR FIREPLACE FACE — 20# DL. FOR FIREPLACE HEARTH
  25# DL. FOR GRANITE/QUARTZ
- DEFLECTION: LL=L/480, TL=L/360
- DURATION OF LOAD: 1.00%

ROOF SYSTEMS

- ENGINEERED WOOD TRUSSES @24" O.C.
  DESIGNED FOR: ZONE 2
- STD. LOADING (PER SQ. FT.)
  30# TCLL, 10# TCDL, 10# BCDL
- DEFLECTION: LL=L/240, TL=L/180
- DURATION OF LOAD: 1.15%

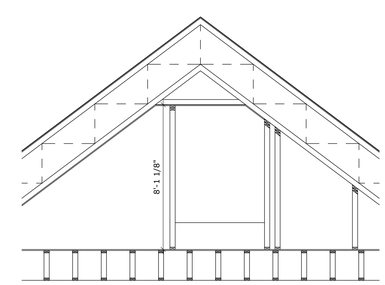
HEADERS

- STANDARD HEADER
  ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10'S HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
- TOP OF WINDOW R.O.S.
  FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
  (UNLESS NOTED/SHOWN OTHERWISE)
  SECOND FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR
  (UNLESS NOTED/SHOWN OTHERWISE)
- MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
  2X6 WALLS=5 ½", 2X4 WALLS =3 ½"
- ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
  FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT WINDOWS,ETC.
- ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR
- DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WI UNIFORM DWELLING
- ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS
- ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE

NOTE: ENGINEERING MAY BE NEEDED ON THIS HOME TO SATISFY THE WALL BRACING CODE (ALL FEES ARE RESPONSIBILITY OF CONTRACTOR OR HOMEOWNER)



GUEST BATHROOM SECTION

1/4" = 1'-0"

BID PLAN - FOR BIDDING PURPOSES ONLY

A	PRELIMINARY PLAN	08/22/2025 MNW
A	REVISIONS	09/22/2025 MNW
A	BID PLAN	10/01/2025 MNW
A		
A		
A		
A		
A		
A		

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WEGNER RESIDENCE

EPHRAIM, WI

WHITE OAK BUILDERS

Drexel™
DrexelTeam.com

DESIGNER: MADDIE WISSELL
SCALE: 1/4" = 1'-0"
SHEET NO. A6
PROJECT NO. T25-201-M

VILLAGE OF EPHRAIM
SIGN PERMIT

As provided in Chapter 17 of the Village Ordinances, I hereby request a permit for the sign specified below.

Owner of Premises : Slade Martin

Address of Premises: 10426 Water St

☐ Alter Existing ☐ Move Existing ☒ Erect New Sign

☐ **Temporary** ☒ **Permanent**

Size: 3' x 4'

Height (include any posts) (see over) 7'10"

Type (material, painted/carved, etc.): Painted MDO Plywood

Illuminated? (exterior illumination only except for "Vacancy" signs): Unlit

Location (setbacks) 35' From centerline.

Description (wording, color, etc. Please attach a sketch of sign): Please see attached.

CERTIFICATE OF APPLICANT

I hereby certify that I am familiar with and will conform to all the requirements of the State and Village of Ephraim Codes

Signed: _____

(person making application)

FOR VILLAGE USE

Permit # _____ Fee: _____

Date Issued: _____ Approved By: _____

(Zoning Administrator)

HOME COOKIN'
Red Barn
BISCUIT
COMPANY
FARMALL

Red Barn
BISCUIT
COMPANY
COMING SOON!
McCORMICK
FARMALL
HOME COOKIN'
Red Barn
BISCUIT
COMPANY

SUMMER KITCHEN
McCORMICK FARMALL
Red Barn BISCUIT COMPANY
COMING SOON!
HOME COOKIN'
Red Barn
BISCUIT
COMPANY

FARMALL
HOME COOKIN
Red Barn
BISCUIT

Village of Ephraim
EVENT APPLICATION

Village Ordinance **22.01 Event Ordinance**, states The purpose of this chapter is to establish standards for the conducting of events in the Village of Ephraim. It is the intent of the Village to permit events that are well planned and not unreasonably disruptive.

Permit Fee: **$25 per event**

Event Description Ephraim's Sweet Summer Send Off*
(*tentative event name) - 1pm -4pm

Event Sponsor/Coordinator Ephraim Business Council

Mailing Address/Phone P.O. Box 203 Ephraim/920.421.2979

Proposed Event and Date(s) Saturday, August 22, 2026

Event Location Harborside Park

Is Attendance by Invitation Only: Yes (private) No (public)

- If event will take place on public Property a certificate of liability insurance or proof of short term event coverage may be required .
- Fireworks displays require a separate permit application with approval from the Fire Chief

Tent(s) 4-5 (Please specify size, color and placement on property) 10x10 vendor tents on grass in park

Music Yes Start 1pm End 4pm Amplified? Yes

If you have vendors at your event:

Number of Vendors: 4-5 Number of Food/Drink Vendors: 1-2

Do you require your vendors to submit certificates of insurance? Yes No

Do you require your vendors to submit sellers' permit information? Yes No

RESTROOM FACILITIES

Please describe where you will have portable and/or permanent restroom facilities for the event. (It is recomended you have at least one restroom facility per 1,000 square feet of outdoor event space).

We would like to have visitors utilize the restrooms in Ephraim Village Hall. We are also looking into renting two portable restrooms for Harborside Park.

PARKING

Event parking must be primarily contained on site or by arrangement with nearby property owner(s) for same.

Property on which parking will be located: Public parking in Ephraim

Number of people expected 150 Number of spaces available TBD

Number of traffic-control personnel N/A Shuttle Service? N/A

Please describe your arrangements for parking and traffic control:

We would like to block off parking in Harborside Park to create a safe environment for all attendees.

On an attached parking plan, please locate the parking facilities, traffic control personnel, the parking restriction methods and signage.

Please list other methods (sawhorses, colored tape, etc.) you will utilize to restrict and parking in conjunction with signs:

Orange traffic cones

If off-site parking is arranged, property owner(s) should indicate agreement here

N/A Date: _____
Parking-Site Sponsor

_____ Date: 05.12.2026
Parking-Site Sponsor

_____ Date: _____
Parking-Site Sponsor

SIGNAGE (Please attach sketch or photo of each sign)

If this is a public event, you are allowed 18 square feet of signage for your event. Signs that are *solely* parking or directional signs need not be counted within that 18 square . You are encouraged to have ample signage regarding parking requirements to prevent parking on the roadways and direct parking to the prescribed area.

① Main event signage (materials, colors, wording, size):

(2) 4'x6' banners at North & South ends of Ephraim (similar to Fyr Bal banners)

* Banners would state event name, time, and location and some summer graphics

② Other signage containing name of event (materials, colors, wording, size):

(1) 24"x36" A-frame sign at Harborside Park the week of the event

(2) Additional 24"x36" A-frame signs at Harborside Park the day of the event

* The A-frame signs would list the event name, summer graphics, the schedule of events, and any event sponsors

③ No-Parking signs N/A

④ Directional parking signs N/A

In making this application, I agree to the above requirements and the conditions placed upon the event by the Plan Committee meeting at the conditional use hearing. I accept full liability as event sponsor and absolve the Village from responsibility with regard to theft, loss, damage or liability from the event.

Lane Methner

Event Sponsor

Date: 05.19.26

☐ Approved

Additional conditions placed upon event by Plan Committee:

☐ Denied

Zoning Administrator

Date

Event Permit is subject to the current ordinance, any changes or deviations from the signed event application or meeting discussions need be approved prior to the date of the event.

Village of Ephraim
EVENT APPLICATION

Village Ordinance **22.01 Event Ordinance**, states The purpose of this chapter is to establish standards for the conducting of events in the Village of Ephraim. It is the intent of the Village to permit events that are well planned and not unreasonably disruptive.

Permit Fee: **$25 per event**

Event Description Ephraim's Sweet Summer Send Off*
(*tentative event name) - 1pm -4pm

Event Sponsor/Coordinator Ephraim Business Council

Mailing Address/Phone P.O. Box 203 Ephraim/920.421.2979

Proposed Event and Date(s) Saturday, August 22, 2026

Event Location Harborside Park

Is Attendance by Invitation Only: Yes (private) No (public)

- If event will take place on public Property a certificate of liability insurance or proof of short term event coverage may be required .
- Fireworks displays require a separate permit application with approval from the Fire Chief

Tent(s) 4-5 * (Please specify size, color and placement on property)

Music See Note Start 1pm End 4pm Amplified? Yes

Note: Individual participating businesses may have music at their business locations

* We are currently working with North Ephraim businesses regarding open houses/tents outside their businesses during the first Evenings in Ephraim Bondemarked (see last page for possible participating businesses.)

If you have vendors at your event:

Number of Vendors: N/A Number of Food/Drink Vendors: 1-2

Do you require your vendors to submit certificates of insurance? Yes No

Do you require your vendors to submit sellers' permit information? Yes No

RESTROOM FACILITIES

Please describe where you will have portable and/or permanent restroom facilities for the event. (It is recomended you have at least one restroom facility per 1,000 square feet of outdoor event space).

(2) Restrooms at Red Putter for market use and businesses participating in the Open Houses may also have restrooms available

PARKING

Event parking must be primarily contained on site or by arrangement with nearby property owner(s) for same.

Property on which parking will be located: Public parking in Ephraim

Number of people expected 150 Number of spaces available TBD

Number of traffic-control personnel N/A Shuttle Service? N/A

Please describe your arrangements for parking and traffic control:

Parking will be available at participating businesses and visitors can walk along the path. Public parking will also be available for the market at Red Putter, High Point Inn, & Klaud's Kitchen.

On an attached parking plan, please locate the parking facilities, traffic control personnel, the parking restriction methods and signage.

Please list other methods (sawhorses, colored tape, etc.) you will utilize to restrict and parking in conjunction with signs:

N/A

If off-site parking is arranged, property owner(s) should indicate agreement here

N/A Date: _____
Parking-Site Sponsor

_____ Date: 05.12.2026
Parking-Site Sponsor

_____ Date: _____
Parking-Site Sponsor

SIGNAGE (Please attach sketch or photo of each sign)

If this is a public event, you are allowed 18 square feet of signage for your event. Signs that are *solely* parking or directional signs need not be counted within that 18 square . You are encouraged to have ample signage regarding parking requirements to prevent parking on the roadways and direct parking to the prescribed area.

① Main event signage (materials, colors, wording, size):
(2-3) A-frame signs along the path that would list information about participating businesses as well as information on Bondemarked

② Other signage containing name of event (materials, colors, wording, size):
(1) 24"x36" A-frame sign at Harborside Park the week of the event

③ No-Parking signs N/A

④ Directional parking signs N/A

In making this application, I agree to the above requirements and the conditions placed upon the event by the Plan Committee meeting at the conditional use hearing. I accept full liability as event sponsor and absolve the Village from responsibility with regard to theft, loss, damage or liability from the event.

Lane Methner
Event Sponsor

Date: 05.19.26

☐ Approved

Additional conditions placed upon event by Plan Committee:

☐ Denied

Zoning Administrator

Date

Event Permit is subject to the current ordinance, any changes or deviations from the signed event application or meeting discussions need be approved prior to the date of the event.

North End Path Celebration

Possible Participating Ephraim Business Council Member Businesses

Located in North Ephraim

- Door County Rock & Gem
- Ephraim Motel
- FM 106.9 The Lodge
- Fine Line Designs Gallery
- High Point Inn
- Island Lavender
- Klaud's Kitchen
- The Modern Nomad/Sasquatch Soda
- Peninsula Music Festival
- The Red Barn Biscuit Co.
- Red Putter Mini Golf
- The Simple Solution
- Sip
- Somerset Inn & Suites
- Summer Kitchen Restaurant
- Waterbury Inn

Village of Ephraim
EVENT APPLICATION

Village Ordinance **22.01 Event Ordinance**, states The purpose of this chapter is to establish standards for the conducting of events in the Village of Ephraim. It is the intent of the Village to permit events that are well planned and not unreasonably disruptive.

Permit Fee: **$25 per event**

Event Description Door County Wine Festival
Shuttle Stop at Ephraim Village Hall

Event Sponsor/Coordinator Peninsula Pacers

Mailing Address/Phone 8142 Hwy 57, Baileys Harbor, WI, 54202

Proposed Event and Date(s) Sat, June 27, 2026

Event Location About Thyme Farm (Baileys Harbor)

Is Attendance by Invitation Only: Yes (private) ticketed event No (public)

- If event will take place on public Property a certificate of liability insurance or proof of short term event coverage may be required .
- Fireworks displays require a separate permit application with approval from the Fire Chief

Tent(s) _____ (Please specify size, color and placement on property)

Music _____ Start 10:45 End 4:15pm Amplified? _____

If you have vendors at your event:

Number of Vendors: N/A Number of Food/Drink Vendors: N/A

Do you require your vendors to submit certificates of insurance? Yes No

Do you require your vendors to submit sellers' permit information? Yes No

RESTROOM FACILITIES

Please describe where you will have portable and/or permanent restroom facilities for the event. (It is recomended you have at least one restroom facility per 1,000 square feet of outdoor event space).

N/A

PARKING

Event parking must be primarily contained on site or by arrangement with nearby property owner(s) for same.

Property on which parking will be located: N/A

Number of people expected _____ Number of spaces available _____

Number of traffic-control personnel _____ Shuttle Service? _____

Please describe your arrangements for parking and traffic control:
We are providing a shuttle service for an off site event for ephraum lodging guests within walking distance of town hall

On an attached parking plan, please locate the parking facilities, traffic control personnel, the parking restriction methods and signage.

Please list other methods (sawhorses, colored tape, etc.) you will utilize to restrict and parking in conjunction with signs:

_____

_____

If off-site parking is arranged, property owner(s) should indicate agreement here

_____ Date: _____
Parking-Site Sponsor

_____ Date: _____
Parking-Site Sponsor

_____ Date: _____
Parking-Site Sponsor

SIGNAGE (Please attach sketch or photo of each sign)

If this is a public event, you are allowed 18 square feet of signage for your event. Signs that are *solely* parking or directional signs need not be counted within that 18 square . You are encouraged to have ample signage regarding parking requirements to prevent parking on the roadways and direct parking to the prescribed area.

① Main event signage (materials, colors, wording, size):
"Shuttle Stop Here" yard sign

② Other signage containing name of event (materials, colors, wording, size):

③ No-Parking signs _____

④ Directional parking signs _____

In making this application, I agree to the above requirements and the conditions placed upon the event by the Plan Committee meeting at the conditional use hearing. I accept full liability as event sponsor and absolve the Village from responsibility with regard to theft, loss, damage or liability from the event.

Event Sponsor Date: 5/22/2026

☐ Approved

Additional conditions placed upon event by Plan Committee:

☐ Denied

Zoning Administrator

Date _____

**Event Permit is subject to the current ordinance, any changes or deviations from the signed event application or meeting discussions need be approved prior to the date of the event.*