VILLAGE OF EPHRAIM

FOUNDED 1853

VILLAGE OF EPHRAIM BOARD MEETING AGENDA
TUESDAY, JUNE 9, 2026, 7:00 PM
9996 Water Street- Village Hall

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

1. **Call to Order:**
2. **Quorum:**
3. **Changes in Agenda:**
4. **Visitors' Comments:**
5. **Approval of Previous Minutes:**
6. **President's Comments:**
7. **Consent Agenda Items:**
8. **Administration:**
   a) Discussion and Consideration regarding YMCA request to use Anderson Dock for summer yoga classes
   b) Discussion and Consideration regarding Village of Ephraim contribution to Anderson Dock Preservation Campaign
   c) Discussion and Consideration regarding – Combination Class "B" and "Class C" Alcohol Beverage Retailers License:
      1. Dandelion LLC – dba The Secret Garden of Door County – 10347 Hwy 42
   d) Discussion and Consideration regarding – "Class C" Alcohol Beverage Retailers License:
      1. Parisienne Farmgirl LLC – dba Everyday Chateau – 10421 Hwy 42
   e) Discussion and Consideration regarding Temporary Class "B" Alcohol Beverage Retailers License:
      1. Ephraim Business Council (EBC) – Evenings in Ephraim/Bondemarked – June 22, 2026
   f) Update regarding North Path Project.
   g) Discussion and Consideration regarding Door County Emergency Communications Tower Project Draft Intergovernmenatal Agreement and Easement
   h) Discussion and Consideration regarding Administration building project planning, design and options
   i) Discussion and Consideration regarding planting of Liberty Tree

9. **Physical Facilities:**
   a) Update regarding Village brush dump
   b) Update regarding Canada goose damage management plan
   c) Discussion and Consideration regarding Non-Profit use of Village Hall and fees
10. **Committee Minutes for review**
11. **New Business for Next Meeting:**
12. **Adjournment:**

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/486777837

You can also dial in using your phone.
Access Code: 486-777-837
United States: +1 (224) 501-3412

Deviation from the listed order may occur**

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

	Date: 6/5/2026
Andrea Collak, Clerk	**_X Village Administrative Office** **_X Visitors' Center** **_X Post Office**
Kim Roberts, Deputy Clerk	**_X Website: ephraim.wi.gov** **_X Emailed to WDOR Radio/Peninsula Pulse**

VILLAGE OF EPHRAIM
VILLAGE BOARD MEETING MINUTES
TUESDAY, MAY 12, 2026 – 7:00 P.M.
9996 WATER STREET- EPHRAIM VILLAGE HALL

Action Items:

Mulliken moved, Meacham seconded to approve the minutes of April 14, 2026, all ayes. Motion carried.

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

The consensus of the Village Board was option D as recommended by the Airport Commission for runway 14-32 rebuild to include a 300-foot extension to increase the runway length to 3,000 feet.

The consensus of the Village Board was that they were in agreement with the Airport Commission on the approach to the turf runway (Runway 1-19) to turn the runway ten degrees, which would almost match property lines, giving the airport complete control over runway protection zones.

The consensus of the Village Board was Alternate A1, as recommended by the Airport Commission, for future hangar expansion due to the taxiway facing southwest for maintenance ease.

The consensus of the Village Board was Building Area Alternate D, which was the preference of the Airport Commission based on need, demand, funding, and the initial 8 hangars being sold.

Hoyerman moved, Meacham seconded that in the event the Village Board approves ordinance 01-2026, an ordinance amending the Village of Ephraim Zoning Code §17.20 (Protected Waterfront), specifically repealing §17.20(3)(b)(1) and §17.20(5) in their entirety, those changes shall only be in effect until midnight January 1, 2027. Further, at midnight January 1, 2027, if the Village Board has not enacted changes to §17.20 or anywhere else pertaining to the Protected Waterfront District, the language in §17.20(3)(b)(1) and §17.20(5) presently shall automatically revert to full force and effect, all ayes. Motion carried.

Hoyerman moved, T. Nelson seconded to approve ordinance 01-2026, amending the Village of Ephraim Zoning Code §17.20 (Protected Waterfront) specifically §17.20(3)(b)(1) and §17.20(5) as presented, all ayes. Motion carried.

Mulliken moved, Hoyerman seconded to approve the Class "B" Alcohol Beverage Retailers License for A&M Enterprises of Door County Inc., - dba Somerset Inn & Suites – 10401 Water Street, pending fire and health inspection, all ayes with Meacham abstaining. Motion carried.

T. Nelson moved, Meacham seconded to approve the Class "B" and "Class C" Alcohol Beverage Retailers License for La Sirena LLC – dba La Sirena – 9996 Pioneer Lane, pending fire and health inspections, all ayes with Mulliken abstaining. Motion carried.

T. Nelson moved, Meacham seconded to approve the Class "B" and "Class C" Alcohol Beverage Retailers License for Anatolia Cuisine DC LLC – dba Anatolia Cuisine DC -9922 Water Street, Unit 7, Chef's Hat Café LLC – dba Chef's Hat – 3063 Water Street, Klaud's Kitchen Inc – dba Klaud's Kitchen – 10420 Water Street, Prince of Pierogi LLC – dba Prince of Pierogi Restaurant – 9922 Water Street, Unit 6, Summer Kitchen Inc – dba Summer Kitchen Restaurant – 10425 Water Street, and Sunset Harbor Grill LLC – dba Sunset Harbor Grill – 10018 Water Street pending fire and health inspections, all ayes. Motion carried.

Mulliken moved, T. Nelson seconded to approve the Temporary Class "B" Alcohol Beverage Retailers License for Ephraim Business Council on June 20, 2026, for Fyr Bal Festival and Ephraim Fire and Rescue Association on June 20, 2026, for Fyr Bal Festival, all ayes. Motion carried.

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Mulliken moved, T. Nelson seconded to approve the 2026 Committee Appointments as presented, all ayes. Motion carried.

The consensus of the Village Board was to send the item regarding non-profit use of the Village Hall to the Physical Facilities Committee for recommendation.

The consensus of the Village Board was to form a task force with Mulliken, Meacham, Cody Schreck (EHF), and Bristol, aiming for a status report and funding request at the June meeting for a minimum of an eight-foot (8') tree.

T. Nelson moved, Mulliken seconded to approve the interview group for the open maintenance position as presented (MacDonald, Meacham, and Collak), all ayes. Motion carried.

Hoyerman moved, Meacham seconded to approve the bid from AM Mechanical & Refrigeration to replace the Village Hall HVAC system in an amount not to exceed fifty-three thousand dollars ($53,000), payable out of the Village Hall Equipment Capital Reserve Fund, all ayes. Motion carried.

T. Nelson moved, Mulliken seconded to proceed with the Canada Goose Damage Management Plan, all ayes. Motion carried.

T. Nelson moved, Meacham seconded to approve the 2026 Road Paving Project with the Door County Highway Department for paving of North Orchard Street, Holand Road, Spruce Lane, and a 28' x 42'addition to the Public Works parking lot by cold storage for a cost not to exceed $142,000.00, funded by Road Aids, all ayes. Motion carried.

Meacham moved, T. Nelson seconded to table the discussion regarding the Emergency Operations Plan as presented, all ayes. Motion carried.

T. Nelson moved, Meacham seconded to **convene into closed session per §19.85(1)(c), considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.** ***For the purpose of discussing the building and grounds maintenance worker position, all ayes.*** *Motion carried.*

Mulliken moved, Meacham seconded to reconvene in open session, all ayes. Motion carried.

T. Nelson moved, Mulliken seconded to proceed as discussed in Closed Session, all ayes. Motion carried.

Milliken moved, Hoyerman seconded to adjourn at 10:42 PM, all ayes. Motion carried.

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

Absent: None.

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

Guests in person: Mike McCutcheon, Keith Krist, Missy LeBelle, John Cox, BD Thorp, Andy Bartelt, Monique McClean, Duska and Scott Pearson, Tim Christofferson, Marcia Ellis, Jeff Drajesk, Amber Drewieske (CLA), and Megan Hovell (CLA).

Guests Online: Jane Larson, Lane Methner (EBC), Gary Glojek, "AH", "Angie", "Chris J", Kerry Nelson, Laird Hart, "Michael", "Paul", and Rich Bierman.

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1. **Call to Order**: K. Nelson called the meeting to order at 7:00 PM.
2. **Quorum:** A quorum was present for the meeting.
3. **Changes to the agenda:** Hoyerman requested that Administration 9(d) be considered before 9(c) so that the sunset provision is considered before the ordinance change itself.
4. **Visitors' Comments:**
   John Cox of 9923 Town Line Drive spoke about two concerns. First, he questioned why the Village was not putting the video recordings of meetings on the Internet or YouTube. He explained that "Sister Bay

puts all their meetings up on YouTube, and I believe it's worth the time and effort to do that. It's not required, but I think it's desired, from the public's point of view."

His second concern was about the posting of draft minutes, saying, "We used to put draft minutes up after some of the meetings. I think we've stopped doing that generally. I know it's not required, but when you can't see the minutes until the packets come out weeks later, it's hard to ascertain what happened at those meetings."

K. Nelson confirmed that all but the Village Board draft meeting minutes are posted usually within a week of the Committee meeting. He noted that he would consider both of Cox's requests.

5. **Approval of Previous Minutes:**
   Mulliken moved, Meacham seconded to approve the minutes of April 14, 2026, all ayes. Motion carried.

6. **President's Comments:** There were no comments.

7. **Consent Agenda:**
   Mulliken moved, Hoyerman seconded to approve the consent agenda as presented, all ayes with T. Nelson abstaining. Motion carried.

8. **Public Hearing:**

   a. **Public Hearing regarding ordinance 01-2026, an ordinance amending the Village of Ephraim Zoning Code §17.20 (Protected Waterfront):**
   K. Nelson opened the Public Hearing.

   Bristol confirmed that no written correspondence had been received.

   John Cox provided comment on the Protected Waterfront (PW) Ordinance as a property owner within the PW District (9939 Water Street). He read a prepared statement. He expressed his total opposition to the thought of a moratorium or ordinance change to write or amend an already very oppressive Protected Waterfront Ordinance. Cox insisted that the Protected Waterfront District is already probably the most regulated stretch of residential real estate in all of Door County. He pointed out that the Village President and some of the Plan Committee members wish to regulate the zone even further. The Village Board tonight is weighing the Plan Committee's desire to do this. Some of us have yet to figure out why. In the last year or more, the Plan Committee has held several noon working sessions to address PW concerns. According to the agendas and minutes for those meetings, not once was there any discussion regarding the issues related to building size, height, and footprint that were presented by the Village President a few weeks ago regarding the PW District. The only reason he could surmise the reasoning for the proposal is that it appears to be another Ephraim overreaction to a perceived problem.

   Cox argued that the Protected Waterfront Ordinance and the Design Review process provide the necessary tools for oversight to ensure the district will not be abused. They just need to use them. He referenced a recent Plan Committee meeting where he observed a productive back-and-forth process for two (2) new builds, which he concluded worked well under the current regulations, right down to too many exterior lights. A number of comments from the Village President and Committee members suggest that the twenty-one or so homes in the PW district are what everyone pays attention to as they drive through the Village. These properties are somehow in more need of focus than any other district. This couldn't be farther from reality. All districts from one end of the Village to the other are just as important, but according to some, the PW district somehow demands more attention. When it comes to building size and design, the PW district is essentially more or less self-regulating because of its small lot sizes and the oversight provided by the Plan Committee. Nothing more is happening here than creating a solution in search of a problem.

   If the Board feels the need to appease some of the Plan Committee tonight, he requested that the Board at least scale the ordinance change back by giving it clearer direction on the goals and time limits the Board expects from the Plan Committee. He encouraged the Board to toss this whole

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proposal and direct the Plan Committee to deal with its concerns using the well-thought-out processes that are already in place. The property owners in the PW District all expect that the Village works for them as it does for all others in other zoning districts. These are people's lives you are messing with. Please reconsider the whole thing.

No other comments were received from either the audience or online participants.

K. Nelson closed the Public Hearing.

9. **Administration:**
   a. **Presentation of the 2025 Audit Report:**
   Drewieske from CLA LLP presented the 2025 audit report, beginning with the Independent Auditor's Report on page 1. She explained that they had audited the financial statements of governmental activities, business-type activities, each major fund, and aggregate remaining fund information as of December 31, 2025. The audit resulted in an unmodified clean opinion, which she noted was the highest opinion we can provide from an audit standpoint.

   Drewieske highlighted key financial numbers, starting on page 9, showing the fund financials. The general fund had just under $3.2 million in cash available for operations, with about $129,000 restricted from unspent bond proceeds. The fund balance breaks down into several categories, including $2.2 million in committed funds set aside through Room Tax and Premier Resort Tax for future capital projects, and $813,000 in unassigned fund balance.

   She explained that based on the Village's policy, of maintaining 15% of general fund expenditures (excluding debt service and capital) in reserve, which would be about $200,000. The Village's healthy fund balance of $813,000 exceeded this requirement significantly, though Drewieske suggested they might consider bumping up the policy percentage given inflation and rising costs.

   Regarding the Wastewater Utility (page 14), Drewieske noted it had about $7,118 in cash for operations and $721,916 in restricted cash for equipment replacement and debt service. The total net position was just under $4 million, with most being net investment in capital assets.

   On pages 57-58, Drewieske reported no compliance issues or findings. The similar findings from last year included segregation of duties due to the small environment, preparation of annual financial reports, and adjustments to financial records - all typical for an organization of the Village's size, and nothing to be concerned about.

   K. Nelson asked about the material weaknesses that are discussed every year, wondering if quarterly visits from the auditor would help, and whether additional staff training might address some issues.

   Drewieske confirmed that quarterly reviews could help with adjustments, and additional training on the complex financial disclosures could potentially reduce some findings from material weaknesses to significant deficiencies. She also noted there were some creative ways to address the segregation of duties to create a mitigating control.

   Hoyerman inquired about a specific point on page 2 in the audit report regarding an uncorrected misstatement about compensated absences.

   Drewieske provided clarity by explaining that it was connected to a recent change in the Governmental Accounting Standards Board (GASB) protocol. Specifically, GASB 101, making GASB 16 outdated for compensated absences, which had required recording a compensated absence only if there was a payout. The new standard mandates that liabilities must be calculated and recorded for any vacation, sick, and compensatory time carryovers that may be used or paid out in the future. The updated guidance thus broadens the criteria for what should be recognized as a liability, reflecting a more comprehensive assessment of the organization's obligations concerning employee benefits.

   K. Nelson inquired about custodial credit risk and the Village's investments.

   Drewieske explained that the Village's primary investments are in the Local Government Investment

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Pool (LGIP) with about $102,000, and the Wisconsin Investment Series Cooperative. Both are very safe investments that follow state statutes. LGIP is an unrated investment, and the Wisconsin Investment Series has a triple-A rating.

b. **Discussion regarding Phase 2 – Airport Master Plan Study:**
Jeff Drajesk, Chairman of the Gibraltar-Ephraim Airport Commission, presented Phase 2 of the Airport Master Plan Study.

Drajesk explained that the Airport Master Plan is required to maintain eligibility for future funding, similar to the Village's Comprehensive Plan under the Smart Growth Law. The plan looks at all foreseeable maintenance and improvement needs with multiple options to fill those needs, though it doesn't commit them to actually implementing these projects. He emphasized that this is a three-step process: Master Plan, then a six-year Petition Plan, and finally Project Development with actual funding requests.

The improvements fall into two categories: safety and revenue, with safety decreasing liability and revenue helping achieve financial independence. Drajesk noted they've been operating since 2009 without asking for additional funding.

Runway 14-32 Rebuild
Drajesk presented four options (A, B, C, and D) for the main runway rebuild. Options A, B, and C had runways greater than 3,000 feet (3,300, 3,300, and 3,400 feet, respectively), while option D was 3,000 feet. The commission unanimously selected the shortest runway option (D) at 3,000 feet, representing only a 300-foot extension beyond the current runway length.

Drajesk explained that extending beyond 3,000 feet would significantly extend runway protection zones, requiring more control over those areas, which they wanted to avoid. The 300-foot extension would address safety issues for current aircraft without increasing the size or capacity of planes that can land. He emphasized this is "a pure safety issue" and noted that the engineering firm recommended adding a full-length taxiway to reduce runway incursions, a top safety concern highlighted at recent state airport conferences.

Mulliken confirmed that this wouldn't open the airport to additional types of aircraft but would create a safer environment for existing usage. Hoyerman asked about the runway protection zones, and Drajesk explained that these are areas where they maintain height restrictions on trees and structures through the airport height ordinance, without requiring property acquisition.

K. Nelson suggested tweaking the runway location to move the clear zone away from Highway 42 homes toward Maple Grove Road, where possible.

The consensus of the Village Board was option D as recommended by the Airport Commission for runway 14-32 rebuild to include a 300-foot extension to increase the runway length to 3,000 feet.

Runway 1-19 Options
Drajesk presented options for the turf runway, explaining that it would remain turf but could be repositioned. One option shifted it south but still extended runway protection zones beyond airport property. A second option turned the runway ten degrees, which almost precisely matched their property lines, giving them complete control over the protection zones. This would require clearing more trees and flattening terrain, but it was the Commission's preferred choice as it provided better safety with a wider grass area.

The consensus of the Village Board was that they were in agreement with the Airport Commission on the approach to the turf runway (Runway 1-19) to turn the runway ten degrees, which would almost match property lines, giving the airport complete control over runway protection zones.

Mulliken asked about public feedback, and Drajesk explained they'd held two public meetings with less than ideal attendance, likely due to the timing in March when few people are present. A June public meeting is planned to present final recommendations.

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Meacham asked about plans for paving the turf runway, and Drajesk confirmed they have no such plans. When asked about self-funding, Drajesk explained their priorities: first, repave runway 14-32; second, achieve financial stability through hangar growth; and lastly, address the turf runway *(Runway 1-19)* modifications.

Hangar Development Options
Drajesk presented options for hangar placement. Five hangars are being built now, with eight more planned. The choice was between having taxiways and aprons facing northeast versus southwest. The Commission preferred the southwest-facing option because a northeastern-facing home, you're never going to get rid of the snow and ice on your front step. The southwest orientation provides better sun exposure for melting snow and ice, making it safer and cheaper to maintain.

K. Nelson confirmed they're building pads for five hangars currently and that all five have letters of intent, plus someone is interested in a sixth hangar location.

Hoyerman asked about projections for how each additional hangar benefits the airport financially.

Drajesk explained that current lease rates are 65 cents per square foot annually, so a 50 x 60 hangar generates just under $2,000 per year with 3% annual increases. Their current net income is just under $11,000 annually, with 75% from lease payments, 20% from fuel, and 5% from donations and other sources.

The consensus of the Village Board was Alternate A1, as recommended by the Airport Commission, for future building area expansion placement due to the taxiway facing southwest for maintenance ease.

Future Hangar Expansion
Drajesk presented long-term expansion options, emphasizing that these are speculative and depend on demand and available property. One option involves property to the north (31 potential hangars) that's currently private - they have "absolutely zero intent to take any property by eminent domain" but would consider it if the owner wanted to sell. This location offers easier access from Maple Grove Road and relatively flat terrain.

The other option involves building across the runway on property they already own (28-30 hangars in different configurations). This would be more expensive, requiring a new road from Highway 42, power installation, and taxiways - estimated at approximately $4 million.

The Commission's preference is the cross-runway option unless the northern property becomes available, as it allows hangar owners to taxi to both runways. The timing would depend on filling the current eight hangars under development first.

Hoyerman expressed strong concerns about the scale of potential expansion, noting this could make their airport larger than Sturgeon Bay's. While supportive of safety enhancements, he hoped "this does not come to pass" due to concerns about how it might change the community character.

Drajesk responded that about 70% of flights are from visitors, not hangar owners, so more hangars wouldn't necessarily mean dramatically more flights. He emphasized they're "land-bound" with no possibility of expanding beyond current constraints due to Peninsula State Park and other limitations. The hangars would house the same types of aircraft currently using the airport.

Drajesk explained that hangar income is essential for long-term financial independence and funding future runway rebuilds. They raised lease rates 27% in 2024 and are currently the second-highest priced airport in Wisconsin.

Meacham asked about the number of hangars needed for self-sufficiency.

Drajesk projected that after the runway rebuild (costing about $105,000 from each municipality), continued growth with new hangars coming online should allow them to fund future projects independently, including the development of additional hangar areas by around 2031-2032.

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K. Nelson expressed concerns about the expansion, stating, "I, for one, and I would like to talk about this with the Board, I don't want to see the airport grow anymore. You've heard us say that we're happy with the airport. We're not fighting the airport, but we like what we have." He worried about increased volumes and traffic, and was concerned about removing taxable property from the rolls.

Drajesk clarified that hangar areas remain taxable - hangar owners pay property taxes while open airport areas are exempt. He estimated hangars cost around $200,000 each, so the tax base could actually increase significantly.

The consensus of the Village Board was Building Area Alternate D that was the preference of the Airport Commission based on need, demand, funding, and the initial 8 hangars being sold.

c. **Discussion and consideration regarding intent to reinstate the current PW ordinance:**
Bristol explained this item came up at the last Board meeting relative to setting the Protected Waterfront Ordinance for public hearing. The Board wanted some direction on taking it further than the Plan Committee's intent to turn around a new ordinance within six months, if the proposed amendment passes.

Hoyerman explained this was a tough issue and that he's been torn on it from the beginning. While he had concerns about eliminating conditional use permits, he'd also seen confusion among builders and property owners about requirements during his time on the Plan Committee. He noted examples like the undefined concept of "story and a half house" that's not part of the code, but influences what gets proposed. Hoyerman felt that if they were going to eliminate conditional use permits, the only real palatable way to do it would be to put an end date on it through a sunset provision.

Hoyerman moved, Meacham seconded that in the event the Village Board approves ordinance 01-2026, an ordinance amending the Village of Ephraim Zoning Code §17.20 (Protected Waterfront), specifically repealing §17.20(3)(b)(1) and §17.20(5) in their entirety, those changes shall only be in effect until midnight January 1, 2027. Further, at midnight January 1, 2027, if the Village Board has not enacted changes to §17.20 or anywhere else pertaining the Protected Waterfront District, the language in §17.20(3)(b)(1) and §17.20(5) presently shall automatically revert back to full force and effect.

K. Nelson, as chair of the Plan Committee, welcomed the pressure to get busy and have something back to the Board promptly. He thought six months would be adequate with the Plan Committee meeting twice monthly for three months, leaving three months for Board review and potential revisions.

K. Nelson called the question.

All ayes. Motion carried.

d. **Discussion and consideration regarding ordinance 01-2026, an ordinance amending the Village of Ephraim Zoning Code §17.20 (Protected Waterfront):**
Bristol explained that this ordinance would remove two sections: §17.20(3)(b)(1) (*conditional use for additions, modifications to, or replacement of existing residences*) and §17.20(5) (*qualifying criteria for making judgments for approval or denial of conditional use applications*). With approval, these sections would be removed for the set period of time established in the previous agenda item motion.

A discussion was held regarding Ordinance 01-2026. K. Nelson confirmed that normal maintenance activities would continue as permitted, and that all applications that were in concept stage or actual application form had been submitted to be heard at the next Plan Committee meeting in two weeks. Mulliken asked about Historic Preservation Commission participation. K. Nelson confirmed they would invite HPC input since they have authority over compatible infill and bulk/size issues.

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Hoyerman moved, T. Nelson seconded to approve ordinance 01-2026, amending the Village of Ephraim Zoning Code §17.20 (Protected Waterfront) specifically §17.20(3)(b)(1) and §17.20(5) as presented, all ayes. Motion carried.

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

1. **A&M Enterprises of Door County Inc., - dba Somerset Inn & Suites – 10401 Water Street:**

   Mulliken moved, Hoyerman seconded to approve the Class "B" Alcohol Beverage Retailers License for A&M Enterprises of Door County Inc., - dba Somerset Inn & Suites – 10401 Water Street, pending fire and health inspection, all ayes with Meacham abstaining. Motion carried.

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

1. **Anatolia Cuisine DC LLC – dba Anatolia Cuisine DC -9922 Water Street, Unit 7**
2. **Chef's Hat Café LLC – dba Chef's Hat – 3063 Water Street**
3. **Klaud's Kitchen Inc – dba Klaud's Kitchen – 10420 Water Street**
4. **La Sirena LLC – dba La Sirena – 9996 Pioneer Lane**
5. **Prince of Pierogi LLC – dba Prince of Pierogi Restaurant – 9922 Water Street, Unit 6**
6. **Summer Kitchen Inc – dba Summer Kitchen Restaurant – 10425 Water Street**
7. **Sunset Harbor Grill LLC – dba Sunset Harbor Grill – 10018 Water Street**

   T. Nelson moved, Meacham seconded to approve the Class "B" and "Class C" Alcohol Beverage Retailers License for La Sirena LLC – dba La Sirena – 9996 Pioneer Lane, pending fire and health inspections, all ayes with Mulliken abstaining. Motion carried.

   T. Nelson moved, Meacham seconded to approve the Class "B" and "Class C" Alcohol Beverage Retailers License for Anatolia Cuisine DC LLC – dba Anatolia Cuisine DC - 9922 Water Street, Unit 7, Chef's Hat Café LLC – dba Chef's Hat – 3063 Water Street, Klaud's Kitchen Inc – dba Klaud's Kitchen – 10420 Water Street, Prince of Pierogi LLC – dba Prince of Pierogi Restaurant – 9922 Water Street, Unit 6, Summer Kitchen Inc – dba Summer Kitchen Restaurant – 10425 Water Street, and Sunset Harbor Grill LLC – dba Sunset Harbor Grill – 10018 Water Street pending fire and health inspections, all ayes. Motion carried.

g. **Discussion and consideration regarding Temporary Class "B" Alcohol Beverage Retailers License:**

1. **Ephraim Business Council – June 20, 2026 – Fyr Bal Festival**
2. **Ephraim Fire and Rescue Association – June 20, 2026 -Fyr Bal Festival**

   Mulliken moved, T. Nelson seconded to approve the Temporary Class "B" Alcohol Beverage Retailers License for Ephraim Business Council on June 20, 2026, for Fyr Bal Festival and Ephraim Fire and Rescue Association on June 20, 2026, for Fyr Bal Festival, all ayes. Motion carried.

h. **Update regarding the North Path Project:**
Bristol reported that the North Path project was moving very quickly after three years of planning. The sub-base was in place, the curb and gutter had been poured in the southern portion, and the contractor was fine-grading with paving scheduled for Thursday and Friday if the weather held. Final landscaping would follow, with completion hoped for by Memorial Day weekend, which had been the contractor's goal from day one. Bristol praised the neighboring property owners for being great to work with and noted excitement about the project.

K. Nelson thanked all property owners who provided easements for the path.

i. **Discussion regarding North Path ribbon cutting:**
K. Nelson explained that the Ephraim Business Council (EBC) was considering an event for the end

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of June to commemorate the completion of the North End Path, possibly coordinating with businesses. He asked if the Village wanted to do something similar, noting they had done a ribbon cutting for the Streetscape Project at Moravia Street and Highway 42 with about eighty people attending, followed by a gathering with refreshments.

Mulliken explained EBC's idea to coordinate with the first farmer's market on June 22nd, having participating businesses hold open houses or tent sales. Lane Methner confirmed EBC's plan to have an event application ready for the month-end Plan Committee meeting, trying to coordinate a celebration for June 22nd.

The Board agreed to let K. Nelson work with Bristol and Mulliken to coordinate with EBC and provide at least signage thanking supporters.

j. **Discussion regarding Administration building project planning, design, and options:**
Bristol provided background on the Administration Building project, explaining that it was one of the remaining items from the Capital Ad Hoc Project Committee's work from years ago. He, K. Nelson, and Mulliken had been meeting monthly with Keller representatives for about six months, starting with site surveys and three-dimensional drawings of existing conditions.

Mulliken presented five options ranging from deferred maintenance to complete teardown:

- Option 0 (Deferred Maintenance): $600,000 plus $50,000 contingency to address HVAC issues, roof problems, and exterior wall insulation - basically bringing the building up to functional standards without addressing workflow needs.
- Option 1 (Minimal Changes): $1.3 million plus $100,000 contingency for exterior ramp addition, some interior reconfiguration within existing space. Would improve accessibility but only accommodate smaller meetings, with potential workflow disruption.
- Option 2 (Small Addition): $1.8 million plus $100,000 contingency for a small addition to the existing structure with an enclosed interior ramp. Could accommodate most meetings except large public gatherings, provides better workflow separation, and includes space for interns. This was the staff's preferred option.
- Option 3 (Large Addition): $2.3 million plus $100,000 contingency for a larger addition, but would create workflow problems with too much separation between staff areas.
- Option 4 (New Building): $2.0 million plus $100,000 contingency for teardown/rebuild or new location, which would solve all issues but create new problems regarding temporary location and what to do with the existing building.

A discussion was held regarding the Administration Building Project. Meacham questioned whether they needed a proper needs assessment from staff. Mulliken confirmed that after extensive meetings, staff preferred Option 2, feeling it addressed all problems, including accessibility and workflow, while meeting current needs without creating unnecessary distance between staff. K. Nelson noted all options from Option 1 up would provide adequate room for Fire Chief MacDonald's classroom training, and potentially allow training in the lower level for non-accessibility-required activities. T. Nelson requested information about basement usage plans for each option and how each could handle additional office space if needed. He noted that Option 2 provided forty chairs for public seating, which should handle most meetings. Hoyerman found it interesting that the new facility option provided more space than the large addition option due to efficiency considerations. He requested a presentation about actual staff needs before making decisions, expressing concern about spending given other major Village projects like the Wastewater Treatment Plant.

The Board requested additional information before the June meeting, including basement drawings, more discussion about accommodating additional staff, and three-dimensional renderings. K. Nelson indicated they'd like a decision in June to keep the project moving with the architect.

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k. **Discussion and consideration regarding committee/commission appointments:**
K. Nelson presented the 2026 committee appointments list. The biggest change was Karen McMurtry stepping down as Chair of the Board of Appeals after sixteen years, with Sarah Glenn agreeing to take over as chair. This moved Duska Pearson from alternate to regular member, with two new alternates: Dennis Jewell (currently on the Wastewater Committee) and Alan Kroll.

Plan Committee: Reappointment of Grace Held and Monique McClean

Historic Preservation Committee: Reappointment of BD Thorp as Chair and Kathy Pentler.

Community Protection Committee: Reappointment of Carly Mulliken.

Wastewater Committee: Reappointment of Jim Peterman.

Airport Committee: Reappointment of Scott Pearson and Gary Glojek.

Board of Appeals: Sara Glenn appointed as Chair, Duska Pearson reappointed, Denis Jewell appointed as Alternate #1, and Alan Kroll appointed as Alternate #2.

Library Committee: Reappointment of Cindy Nelson and Mary Wilson.

Mulliken moved, T. Nelson seconded to approve the 2026 Committee Appointments as presented, all ayes. Motion carried.

l. **Discussion and consideration regarding non-profit use of the Village Hall and fees:**
K. Nelson presented a handout showing that for 2026, only one rental had generated income, while twenty-nine other rentals were fee-free due to nonprofit status. The cost breakdown showed about $85 per meeting for cleanup, meaning the twenty-nine nonprofit rentals would cost the village about $2,500. All but one (MS Walk) were Ephraim nonprofits.

Meacham noted this should have gone to the Physical Facilities Committee first for recommendation, as had been done with previous fee discussions.

Mulliken reported conversations with Ephraim Historic Foundation and Ephraim Business Council, both organizations use the Village Hall heavily. She noted Sister Bay uses an annual fee equal to one rental rate. The nonprofits could plan for an annual fee, but felt that per-event fees would be cost-prohibitive and might eliminate some programming.

The consensus of the Village Board was to send the item regarding non-profit use of the Village Hall to the Physical Facilities Committee for recommendation.

m. **Discussion regarding planting of a Liberty Tree:**
K. Nelson explained that in quarterly meetings with the Ephraim Business Council (EBC) and the Ephraim Historic Foundation (EHF), they'd been discussing how to commemorate the 250th anniversary of the United States. Shreck from EHF suggested planting a Liberty Tree. Specimens can be selected that are descendants of actual Liberty Trees of various species that are now disease-resistant (like the American Elm Tree, which is resistant to Dutch Elm disease).

They initially considered the library location, but realized a large tree would eventually damage the roof like the previous tree. Other lakefront locations were discussed. K. Nelson emphasized this needed to happen quickly for a Fourth of July commemoration, suggesting a task force approach.

The consensus of the Village Board was to form a task force with Mulliken, Meacham, Cody Schreck (EHF), and Bristol, aiming for a status report and funding request at the June meeting for a minimum of an eight-foot (8') tree.

n. **Discussion and consideration regarding interviews for the open maintenance position:**
Bristol reported they had received a number of applications for the open maintenance position, with the deadline being the past Friday. MacDonald, Meacham, and Collak took a first cut, whittling applications down to six candidates. Given the approaching busy season, interviews were scheduled for tomorrow and Friday, with MacDonald hoping to get someone in place by early June.

T. Nelson expressed concern about not following normal Personnel Committee procedures, noting they typically meet to review and potentially update job descriptions when positions become vacant. While appreciating the urgency, he emphasized the importance of maintaining consistent procedures and being involved at the beginning of the process rather than just approving interview teams after the fact.

T. Nelson moved, Mulliken seconded to approve the interview group for the open maintenance position as presented (MacDonald, Meacham, and Collak), all ayes. Motion carried.

10. **Physical Facilities:**

a. **Discussion and consideration regarding HVAC replacement at Village Hall:**
A discussion was held regarding Village Hall HVAC replacement. Meacham reported that two of the three air conditioners were not working. Three bids were requested, with two bids received. T. Nelson asked who installed the existing equipment, with consensus that it was likely Wolf Brothers, though the current equipment is quite old. MacDonald explained that everything was integrated with the boilers upstairs, and mini-splits wouldn't work below 20 degrees for heating. He recommended maintaining building integrity and keeping the aesthetic appearance rather than having units hanging on walls. He confirmed that two of three boilers had been replaced about seven years ago, with the library boiler being the next potential replacement, though it was still running well. He saw no other pressing needs.

K. Nelson confirmed the Village had $100,000 in the Village Hall Equipment Capital Reserve Fund to cover this expense.

Hoyerman moved, Meacham seconded to approve the bid from AM Mechanical & Refrigeration to replace the Village Hall HVAC system in an amount not to exceed fifty-three thousand dollars ($53,000) payable out of the Village Hall Equipment Capital Reserve Fund, all ayes. Motion carried.

b. **Update on the Village brush dump:**
Meacham reported the dump was open and at least six times bigger than what was previously there. It was functional with directional signs, though some people still disposed of brush improperly despite signage. The plan calls for annual tub grinding with the area large enough for equipment access, providing year-round mulch availability, though they couldn't load people at this location like at the maintenance building.

Discussion turned to illegal dumping concerns. Meacham suggested installing a solar camera with cellular plan facing the dumping area, noting they already had cameras elsewhere. The visible camera would serve as a deterrent. Mulliken asked about the definition of " illegal dumping. " Meacham explained this meant people who aren't Ephraim residents or residents dumping items not prohibited.

Hoyerman noted problems with people dumping oversized material. T. Nelson supported the high-resolution camera idea for license plate identification but questioned whether they had adequate ordinance enforcement backing with appropriate fines and penalties. He noted people would abuse an unmonitored location and suggested having a proper legal framework, including signage citing relevant ordinances and penalties. Mulliken asked about monitoring frequency. Meacham explained the camera would be motion-activated with unlimited picture capability and alert notifications.

K. Nelson praised the dump's appearance and size but worried about misuse. He questioned whether it should remain open 24/7, suggesting they could limit access by locking gates during certain hours, though this would inconvenience weekend residents who do cleanup work.

The Board discussed various enforcement and access control options, with consensus to have the Physical Facilities Committee explore alternatives, including camera installation, ordinance review, and potential time restrictions.

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c. **Discussion and consideration regarding Canada Goose damage management plan:**
MacDonald and Bristol reported they needed to notify the contractor by June 2nd or 3rd if they wanted to participate this year. The contractor now required 45-50 birds to make the trip worthwhile (up from the previously discussed 30-40). The quoted cost remained around four thousand dollars.

The idea of donating meat to a food pantry wasn't being pursued by neighboring communities, and there would be no cost savings for the required testing. Bristol noted Cindy Nelson's suggestion at the Green Tier meeting that if supporting food pantries was a goal, the Village could simply donate money directly rather than providing small amounts of goose burger.

The Board confirmed they remained interested in proceeding, understanding this just put their name on the list without final commitment. They could still withdraw at the June meeting if bird numbers weren't adequate.

T. Nelson moved, Mulliken seconded to proceed with the Canada Goose Damage Management Plan, all ayes. Motion carried.

d. **Discussion and consideration regarding the 2026 Road Paving Projects utilizing the DC Highway Department:**
Meacham presented the 2026 road paving project quote from the Door County Highway Department involving four (4) roads: North Orchard Street, including the 20' intersection of Bella Vista Lane and North Orchard Street, Holand Road, and Spruce Lane. The 2026 paving would include a 28' x 42' addition to the parking lot area in the back of the cold storage building. The total project cost was $141.763.00.

The Board reviewed the road fund balance of $195,000, with the 2026 budget bringing it to $298,000, so this project would spend about half the available funds.

T. Nelson mentioned reports of a depression near Bill Schultz's place on Spruce Lane, possibly from a fire truck during a past emergency.

MacDonald confirmed the plan was to mill all roads off and repave, noting some roads hadn't been paved since the 1970s or early 1980s.

Bristol explained the road fund receives varying amounts annually - this year the Village received $195,000, previously around $80,000, historically $50,000-$60,000, showing an improving trend.

T. Nelson moved, Meacham seconded to approve the 2026 Road Paving Project with the Door County Highway Department for paving of North Orchard Street, Holand Road, Spruce Lane, and a 28' x 42'addition to the Public Works parking lot by cold storage for a cost not to exceed $142,000.00, funded by Road Aids, all ayes. Motion carried.

11. **CPC:**

a. **Discussion and consideration regarding Emergency Operations Plan:**
Mulliken presented the draft internal Emergency Operations Plan. She noted items for the Village Board to consider, such as: The Village President to serve as the Emergency Operations Director, Chain of Command, if the Emergency Operations Director is unable to serve, Village Trustees, in order of seniority, would assume the role, and a dollar amount allocated to department directors to permit the acquisition of equipment and supplies needed immediately following a disaster. She explained that the Community Protection Committee (CPC) felt that the document was much more usable and provided an actionable plan.

K. Nelson requested that the Board read the document. He encouraged the CPC to read the plan again to ensure that it is a workable plan.

Meacham moved, T. Nelson seconded to table the discussion regarding the Emergency Operations Plan as presented, all ayes. Motion carried.

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

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

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a. Emergency Operations Plan.

b. Policy for Village Attorney Consultation.

14. **The Village Board may entertain a motion and convene into closed session per §19.85(1)(c), considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. *For the purpose of discussing the building and grounds maintenance worker position.***

T. Nelson moved, Meacham seconded to **convene into closed session per §19.85(1)(c), considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. *For the purpose of discussing the building and grounds maintenance worker position, all ayes.*** *Motion carried.*

15. **Please take notice pursuant to §19.85(2) Wis. Stats, the Village Board may entertain a motion and reconvene in open session and may address the matters considered in closed session and all other matters on the agenda.**

Mulliken moved, Meacham seconded to reconvene in open session, all ayes. Motion carried.

T. Nelson moved, Mulliken seconded to proceed as discussed in Closed Session, all ayes. Motion carried.

16. **Adjournment:**
Mulliken moved, Hoyerman seconded to adjourn at 10:42 PM, all ayes. Motion carried.

Recorded by,
Kim Roberts – Deputy Clerk

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Administrator Report

June 2026 – BRENT BRISTOL

- We have the County Radio Project back on this agenda. In the time since our last discussion the County has responded to our letter, and our two respective attorneys have had a conversation relative to the concerns discussed. I will have a memo from our attorney relative to this conversation for the board to review on Tuesday.

- The North Path project is nearly complete with the last landscaping work currently being completed this week. As a whole very little issues were encountered. Ken and I met last week with Relyco and Aecom to walk the project and establish a punch list. A few minor issues were discovered but have been promptly dealt with. As discussed last month we will be supporting the EBC in a ribbon cutting type celebration of path completion that coincides with the first Bondemarked event on the 22nd of June.

- This week the Administration project and options were discussed by the Physical Facilities Committee, who have made a motion for the Board to focus on options 2 and 4. It was a good discussion, and a few good questions were raised. I have asked Keller for a bit of new information that addresses these and other questions and am awaiting the response. If they do not come in time to be included in this packet I will distribute on Monday.

- Last month a comment was made about posting meeting audio on our Village website. We are currently looking into the logistics and costs of making this happen should the board want to do that. I will report back when we know more. For reference, all committee meeting draft minutes are published and distributed within a few days after a meeting, and the Village Board meeting draft minutes are published and distributed with the board packet for the next month's meeting.

VILLAGE OF EPHRAIM

FOUNDED 1853

INTEROFFICE MEMORANDUM

TO: VILLAGE BOARD
FROM: CLERK
SUBJECT: CLERK'S REPORT
JUNE 9, 2026

In May after applicants were granted their alcohol licenses I issued the alcohol and operator's licenses. I am currently handling the collection of fees and answering any questions new alcohol license holders might have regarding licensing policies and procedures.

I also administered all the necessary documentation for the Board of Review. The Board of Review was held on Wednesday, June 3rd, 2026, from 4-6 PM and we had no hearing objections to real property assessment. The Village Trustee Matthew Meacham attended a Board of Review training session on May 21st, 2026. 2026 Statement of Assessment was submitted to the Department of Revenue.

New restaurant **The Secret Garden of Door County**, applied for a combination of Class "B" & "Class C" Alcohol License for 2026/2027 season. Alcohol Application for Liquor License was published in the newspaper on May 22nd, 2026. The application is attached to your packet but still **needs proof of recently passed fire and health inspections. The approval should be contingent upon a passed fire inspection and health inspection.**

Parisienne Farmgirl LLC dba Everyday Château (retail shop), applied for a "Class C" Alcohol License for 2026/2027 season. Alcohol Application for Liquor License notice was published in the newspaper on May 22nd, 2026. The application is attached to the packet for your consideration. **The approval should be contingent upon passed fire inspection.**

Ephraim Business Council (EBC) applied for Temporary Class "B" License. They would like to be able to sell fermented malt beverages at the Bondemarked (Farmer's Market) during Evenings in Ephraim on Monday, June 22nd, 2026. The application is complete and attached to your packet for your consideration.

I have taken minutes for Wastewater and the Board of Review meetings and entered invoices for payment. I have also reconciled cash and General Ledger, made deposits, processed payroll, and all the necessary government reports.

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

Sincerely,

Andrea Collak - Clerk/Treasurer

VILLAGE OF EPHRAIM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	ADMINISTRATION					
100-10-41110	GENERAL PROPERTY TAXES	.00	1,382,021.58	1,382,022.43	.85	100.0
100-10-41150	MANAGED FOREST LANDS	.00	78.28	8.00	(70.28)	978.5
100-10-41210	ROOM TAXES	(717.73)	8,202.15	370,000.00	361,797.85	2.2
100-10-41220	ROOM TAX GRANT	.00	29,076.22	50,000.00	20,923.78	58.2
100-10-41223	PRAT	9,224.62	52,787.58	150,000.00	97,212.42	35.2
100-10-41800	INTEREST ON TAXES	.00	81.03	300.00	218.97	27.0
100-10-43410	STATE - SHARED REVENUE	8,044.63	8,044.63	42,041.00	33,996.37	19.1
100-10-43430	EXEMPT COMPUTER AID	.00	.00	142.00	142.00	.0
100-10-43530	STATE TRANSPORTATION AIDS	.00	51,574.00	103,148.00	51,574.00	50.0
100-10-43650	STATE AID - FOREST CROP	.00	(19.57)	.00	19.57	.0
100-10-43660	STATE PAYMENT IN LIEU OF TAXES	.00	2,368.57	2,000.00	(368.57)	118.4
100-10-43690	STATE-VIDEO SERVICE PROVIDER	.00	.00	2,773.00	2,773.00	.0
100-10-44100	CABLE FRANCHISE FEES	2,595.68	5,890.91	13,000.00	7,109.09	45.3
100-10-44110	LIQUOR LICENSES	846.00	969.00	2,500.00	1,531.00	38.8
100-10-44111	OPERATOR LICENSE	450.00	450.00	500.00	50.00	90.0
100-10-44112	PICNIC LICENSE	10.00	10.00	20.00	10.00	50.0
100-10-44113	SHORT TERM RENTAL LICENSE	600.00	1,000.00	12,000.00	11,000.00	8.3
100-10-44200	DOG LICENSES	5.50	71.50	8.00	(63.50)	893.8
100-10-44300	BUILDING & SIGN PERMITS	125.00	150.00	1,500.00	1,350.00	10.0
100-10-44310	BUILDING INSPECTION FEES	818.60	4,098.80	2,000.00	(2,098.80)	204.9
100-10-46101	ASSESSMENT LETTERS	150.00	550.00	1,000.00	450.00	55.0
100-10-46730	TENNIS COURT FEES	77.00	382.00	1,000.00	618.00	38.2
100-10-46840	PERSONNEL SERV PAYMENTS	.00	.00	19,900.00	19,900.00	.0
100-10-46900	OTHER REVENUE	.00	.00	2,000.00	2,000.00	.0
100-10-48000	MISCELLANEUS INCOME	.00	1,000.01	.00	(1,000.01)	.0
100-10-48100	INTEREST INCOME/GENL	9,048.52	57,535.98	120,000.00	62,464.02	48.0
100-10-48200	RENTALS OF VILLAGE PROPERTIES	200.00	701.00	5,500.00	4,799.00	12.8
100-10-48307	SALE OF RECYCLABLE MATERIALS	.00	.00	2,000.00	2,000.00	.0
100-10-48330	SALE OF OTHER EQUIP AND PROP	20,000.00	20,000.00	.00	(20,000.00)	.0
	TOTAL ADMINISTRATION	51,477.82	1,627,023.67	2,285,362.43	658,338.76	71.2
	FIRE					
100-50-43420	STATE - FIRE DUES	.00	.00	11,000.00	11,000.00	.0
	TOTAL FIRE	.00	.00	11,000.00	11,000.00	.0
	TOTAL FUND REVENUE	51,477.82	1,627,023.67	2,296,362.43	669,338.76	70.9

VILLAGE OF EPHRAIM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATION					
100-10-51100-100	SALARIES	2,500.00	10,900.00	30,000.00	19,100.00	36.3
100-10-51100-101	SS/MED	191.25	833.85	1,377.00	543.15	60.6
100-10-51100-320	TRAINING/CONFERENCES	.00	.00	200.00	200.00	.0
100-10-51300-200	LEGAL FEES	2,704.50	8,431.50	25,000.00	16,568.50	33.7
100-10-51400-100	SALARIES	11,643.20	55,543.00	151,355.46	95,812.46	36.7
100-10-51400-101	SS/MED	803.34	4,432.66	11,578.69	7,146.03	38.3
100-10-51400-102	RETIREMENT	838.30	4,584.70	10,292.17	5,707.47	44.6
100-10-51400-103	HEALTH INSURANCE	3,952.60	14,814.71	47,431.17	32,616.46	31.2
100-10-51400-104	DISABILITY INSURANCE	306.97	1,534.85	2,800.00	1,265.15	54.8
100-10-51400-105	WORKERS COMPENSATION	.00	200.00	457.47	257.47	43.7
100-10-51400-310	VEHICLE FUEL	52.16	64.39	400.00	335.61	16.1
100-10-51400-311	VEHICLE MAINTENANCE	.00	.00	500.00	500.00	.0
100-10-51400-312	CELLPHONE	45.00	665.74	1,750.00	1,084.26	38.0
100-10-51400-320	TRAINING/CONFERENCES	.00	.00	1,500.00	1,500.00	.0
100-10-51400-330	BANK FEES	43.20	244.90	500.00	255.10	49.0
100-10-51400-331	POSTAGE	1,317.27	2,829.78	3,500.00	670.22	80.9
100-10-51400-332	OFFICE EQUIPMENT	.00	.00	2,000.00	2,000.00	.0
100-10-51400-333	OFFICE SUPPLIES/EXPENCES	421.81	1,418.66	5,000.00	3,581.34	28.4
100-10-51400-334	COMPUTER SUPPLIES/EXPENCES	890.46	4,361.71	15,000.00	10,638.29	29.1
100-10-51400-335	PROFESSIONAL DUES/EXPENCES	.00	65.00	1,500.00	1,435.00	4.3
100-10-51400-336	LEGAL NOTICES/ADDS	64.32	64.32	500.00	435.68	12.9
100-10-51400-339	PRINTING COSTS	121.40	364.20	2,500.00	2,135.80	14.6
100-10-51400-340	VEHICLE INSURANCE	.00	178.00	373.48	195.48	47.7
100-10-51400-342	COMMITTEE/WORKER EXPENSE	.00	.00	220.00	220.00	.0
100-10-51400-343	CONTINGENCY	.00	.00	3,500.00	3,500.00	.0
100-10-51400-344	UNIFORMS	.00	.00	300.00	300.00	.0
100-10-51400-710	CHARITABLE DONATIONS	.00	1,000.00	1,000.00	.00	100.0
100-10-51440-316	SUPPLIES/EXPENCES	85.24	85.24	1,500.00	1,414.76	5.7
100-10-51440-320	TRAINING/CONFERENCES	.00	135.00	500.00	365.00	27.0
100-10-51440-342	COMMITTEE/WORKER EXPENSE	.00	602.00	2,500.00	1,898.00	24.1
100-10-51500-100	SALARIES	2,741.76	14,994.50	35,639.97	20,645.47	42.1
100-10-51500-101	SS/MED	188.54	1,040.21	2,726.46	1,686.25	38.2
100-10-51500-102	RETIREMENT	197.40	1,079.58	2,423.52	1,343.94	44.6
100-10-51500-103	HEALTH INSURANCE	961.44	3,603.56	11,537.31	7,933.75	31.2
100-10-51500-300	AUDITING EXPENSES	4,165.00	15,891.72	15,000.00	(891.72)	105.9
100-10-51530-210	OTHER CONTRACTUAL SERVICE	724.20	4,345.20	8,500.00	4,154.80	51.1
100-10-51600-211	PROPERTY INSURANCE	.00	1,231.00	1,259.06	28.06	97.8
100-10-51600-303	ELECTRICITY	763.87	4,810.67	7,500.00	2,689.33	64.1
100-10-51600-304	LP GAS	.00	1,151.44	1,500.00	348.56	76.8
100-10-51600-305	WELL TESTS	.00	60.00	240.00	180.00	25.0
100-10-51600-306	PHONE	388.39	1,880.48	4,000.00	2,119.52	47.0
100-10-51600-309	INTERNET	89.99	449.95	675.00	225.05	66.7
100-10-51601-210	OTHER CONTRACTUAL SERVICES	.00	.00	10,000.00	10,000.00	.0
100-10-51601-211	PROPERTY INSURANCE	.00	3,304.00	3,332.47	28.47	99.2
100-10-51601-303	ELECTRICITY	209.89	1,143.34	3,500.00	2,356.66	32.7
100-10-51601-304	LP GAS	1,571.49	4,969.06	7,000.00	2,030.94	71.0
100-10-51601-305	WELL TESTS	.00	60.00	.00	(60.00)	.0
100-10-51601-308	SEWER FEES	.00	565.50	1,500.00	934.50	37.7
100-10-51601-309	INTERNET	206.65	1,025.85	1,700.00	674.15	60.3
100-10-51910-200	ILLEGAL TAXES REFUNDED	.00	4,011.37	.00	(4,011.37)	.0
100-10-51910-730	MISC EXPENSE	.00	.00	3,800.00	3,800.00	.0
100-10-51930-212	LIABILITY INSURANCE	.00	6,021.00	7,000.00	979.00	86.0

VILLAGE OF EPHRAIM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
100-10-52400-100	SALARIES	770.56	4,214.27	10,017.60	5,803.33	42.1
100-10-52400-101	SS/MED	53.78	296.43	766.35	469.92	38.7
100-10-52400-102	RETIREMENT	55.48	303.42	681.20	377.78	44.5
100-10-52400-103	HEALTH INSURANCE	213.66	800.83	2,563.85	1,763.02	31.2
100-10-55300-316	SUPPLIES/EXPENSES	.00	.00	2,600.00	2,600.00	.0
100-10-56400-100	SALARIES	1,926.40	10,535.66	25,044.00	14,508.34	42.1
100-10-56400-101	SS/MED	134.46	741.07	1,915.87	1,174.80	38.7
100-10-56400-102	RETIREMENT	138.70	758.56	1,702.99	944.43	44.5
100-10-56400-103	HEALTH INSURANCE	534.12	2,001.91	6,409.62	4,407.71	31.2
100-10-56400-333	OFFICE SUPPLIES/EXPENSES	.00	.00	500.00	500.00	.0
100-10-56700-720	SUBSIDY TO ORGANIZATION	.00	29,076.22	.00	(29,076.22)	.0
100-10-56701-210	ROOM TAX EXPENSES	.00	.00	50,000.00	50,000.00	.0
100-10-58100-600	PRINCIPAL	.00	442,016.40	235,000.00	(207,016.40)	188.1
100-10-58200-601	INTEREST	.00	90,532.29	114,293.76	23,761.47	79.2
	TOTAL ADMINISTRATION	42,016.80	766,269.70	905,364.47	139,094.77	84.6

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC WORKS					
100-20-53000-100	SALARIES	10,637.18	59,455.19	170,268.40	110,813.21	34.9
100-20-53000-101	SS/MED	745.16	4,519.08	12,681.28	8,162.20	35.6
100-20-53000-102	RETIREMENT	764.76	4,702.71	11,225.25	6,522.54	41.9
100-20-53000-103	HEALTH INSURANCE	2,962.39	15,604.64	61,696.79	46,092.15	25.3
100-20-53000-104	DISABILITY INSURANCE	210.22	1,051.10	2,500.00	1,448.90	42.0
100-20-53000-105	WORKERS COMPENSATION	.00	1,882.00	5,028.86	3,146.86	37.4
100-20-53000-312	CELLPHONE	.00	119.08	600.00	480.92	19.9
100-20-53000-320	TRAINING/CONFERENCES	.00	.00	600.00	600.00	.0
100-20-53000-333	OFFICE SUPPLIES/EXPENSES	194.08	533.80	1,000.00	466.20	53.4
100-20-53000-344	UNIFORMS	.00	.00	2,250.00	2,250.00	.0
100-20-53301-220	MOWING	.00	.00	1,500.00	1,500.00	.0
100-20-53301-221	SWEEPING/MARKING	.00	.00	6,000.00	6,000.00	.0
100-20-53301-222	ROAD TRIMMING	.00	.00	2,000.00	2,000.00	.0
100-20-53301-223	SNOW REMOVAL	1,831.74	11,043.03	32,000.00	20,956.97	34.5
100-20-53301-300	FACILITY EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
100-20-53301-302	FACILITY MAINT./REPAIR/STREET	34.99	34.99	5,000.00	4,965.01	.7
100-20-53302-820	OTHER IMPR. OUTLAY/STREET REC	84,942.55	89,942.55	.00	(89,942.55)	.0
100-20-53310-310	VEHICLE FUEL	707.13	3,262.31	12,000.00	8,737.69	27.2
100-20-53310-311	VEHICLE MAINTENANCE	693.38	1,993.31	20,000.00	18,006.69	10.0
100-20-53310-340	VEHICLE INSURANCE	.00	708.00	1,476.60	768.60	48.0
100-20-53321-303	ELECTRICITY/VISITOR CENTER	.00	127.15	700.00	572.85	18.2
100-20-53321-305	WELL TESTS/VISITOR CENTER	.00	.00	150.00	150.00	.0
100-20-53321-308	SEWER FEES/VISITOR CENTER	.00	150.00	600.00	450.00	25.0
100-20-53321-309	INTERNET/VISITOR CENTER	82.50	82.50	.00	(82.50)	.0
100-20-53322-210	OTHER CONTR. SERV./MAINT.BUILD	304.50	609.00	2,500.00	1,891.00	24.4
100-20-53322-211	PROPERTY INSURANCE/MAINT.BUILD	.00	4,665.00	4,693.76	28.76	99.4
100-20-53322-301	FACILITY SUPPLIES/MAINT.BUILD	457.50	547.04	2,000.00	1,452.96	27.4
100-20-53322-302	FACILITY MAINT/REPAIR/MAIN.B	696.34	2,120.81	17,000.00	14,879.19	12.5
100-20-53322-304	LP GAS/MAINT.BUILD	.00	3,689.23	2,500.00	(1,189.23)	147.6
100-20-53322-305	WELL TESTS/MAINT.BUILD	.00	.00	300.00	300.00	.0
100-20-53322-309	INTERNET/MAINT.BUILD	.00	247.50	2,225.00	1,977.50	11.1
100-20-53322-350	JANITORIAL SUPPLIES/MAINT.BUIL	19.99	360.99	5,000.00	4,639.01	7.2
100-20-53322-351	HARDWARE/TOOLS/MAINT.BUILD	17.56	687.95	1,500.00	812.05	45.9
100-20-53322-352	EQUIPMENT RENTAL	.00	.00	1,000.00	1,000.00	.0
100-20-53322-810	EQUIPMENT OUTLAY/MAINT.BUILD	31,590.00	31,590.00	.00	(31,590.00)	.0
100-20-53322-820	BLDG IMPR.OUTLAY/MAINT.BUILD	.00	536.32	3,000.00	2,463.68	17.9
100-20-53323-308	SEWER FEES	150.00	150.00	.00	(150.00)	.0
100-20-53420-301	FACILITY SUPPLIES/STREET LIGHT	.00	107.60	200.00	92.40	53.8
100-20-53420-302	FACILITY MAINT/REPAIR/STREET L	.00	.00	400.00	400.00	.0
100-20-53420-303	ELECTRICITY/STREET LIGHT	1,521.92	7,263.08	18,000.00	10,736.92	40.4
100-20-53440-210	OTHER CONTR SERVICE/STORM SE	.00	.00	2,000.00	2,000.00	.0
100-20-53620-210	OTHER CONTR SERVICE/RECYCLING	769.99	3,668.05	8,500.00	4,831.95	43.2
100-20-53621-210	OTHER CONTR SERVICE/GARBAGE	212.69	1,063.45	3,000.00	1,936.55	35.5
100-20-53640-210	OTHER CONTR SERVICES/WEED	.00	.00	4,000.00	4,000.00	.0
100-20-55200-225	MULCH	4,400.00	4,400.00	5,000.00	600.00	88.0
100-20-55200-226	DIRT & STONE	.00	.00	4,000.00	4,000.00	.0
100-20-55200-227	FLOWERS	2,112.99	2,112.99	6,000.00	3,887.01	35.2
100-20-55200-228	TREE CUTTING	48.84	1,549.02	6,500.00	4,950.98	23.8
100-20-55200-229	PLUMBING	930.08	964.04	3,000.00	2,035.96	32.1
100-20-55200-230	ELECTRICAL/PARKS & GROUNDS	.00	23.24	500.00	476.76	4.7
100-20-55200-232	CONCRETE	.00	.00	500.00	500.00	.0
100-20-55200-300	FACILITY EQUIPMENT/PARKS&GROU	.00	4,442.00	1,800.00	(2,642.00)	246.8

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
100-20-55200-302	FACILITY MAINT/REPAIR/PARKS&GR	252.92	320.40	4,500.00	4,179.60	7.1
100-20-55200-303	ELECTRICITY/HARBORSIDE/WETLAN	58.48	363.96	700.00	336.04	52.0
100-20-55200-353	EQUIPMENT REPAIR/MAINT/PARKS	158.88	1,056.45	2,500.00	1,443.55	42.3
100-20-55200-830	OTHER IMPR OUTLAY/PARKS/TREES	619.00	12,671.62	28,400.00	15,728.38	44.6
100-20-55200-840	PROJECT OUTLAY/PARKS&GROUNDS	.00	.00	5,000.00	5,000.00	.0
100-20-55420-305	WELL TESTS/BEACH	.00	.00	120.00	120.00	.0
100-20-55420-308	SEWER FEES/BEACH	.00	165.00	645.00	480.00	25.6
	TOTAL PUBLIC WORKS	148,127.76	280,586.18	497,260.94	216,674.76	56.4
	FIRE					
100-50-52100-301	LAW ENFORCEMENT	.00	.00	5,000.00	5,000.00	.0
100-50-52200-100	SALARIES	1,604.17	4,393.35	21,000.00	16,606.65	20.9
100-50-52200-101	SS/MED	402.34	2,025.55	4,000.00	1,974.45	50.6
100-50-52200-102	RETIREMENT	131.29	649.50	1,200.00	550.50	54.1
100-50-52200-103	HEALTH INSURANCE	53.08	731.90	3,000.00	2,268.10	24.4
100-50-52200-105	WORKERS COMPENSATION	.00	316.00	1,000.00	684.00	31.6
100-50-52200-106	LOSA (AD)	.00	.00	7,000.00	7,000.00	.0
100-50-52200-211	PROPERTY INSURANCE	.00	752.00	780.73	28.73	96.3
100-50-52200-302	FACILITY MAINTENANCE/REPAIR	137.98	1,328.08	5,000.00	3,671.92	26.6
100-50-52200-304	LP GAS	.00	1,187.13	1,500.00	312.87	79.1
100-50-52200-310	VEHICLE FUEL	1,389.28	2,378.63	5,000.00	2,621.37	47.6
100-50-52200-312	CELLPHONE	.00	207.82	800.00	592.18	26.0
100-50-52200-320	TRAINING/CONFERENCES	1,962.36	5,290.62	13,000.00	7,709.38	40.7
100-50-52200-333	OFFICE SUPPLIES/EXPENCES	.00	10.99	400.00	389.01	2.8
100-50-52200-335	PROFESSIONAL DUES/EXPENCES	.00	560.00	1,200.00	640.00	46.7
100-50-52200-340	VEHICLE INSURANCE	.00	3,024.00	6,311.15	3,287.15	47.9
100-50-52200-353	EQUIPMENT REPAIR/MAINTENANCE	5,654.29	17,066.28	30,000.00	12,933.72	56.9
100-50-52200-368	PREVENTION MATERIALS (AD)	.00	.00	300.00	300.00	.0
100-50-52200-369	FIRE NUMBER IMPROVEMENTS	.00	134.34	500.00	365.66	26.9
100-50-52200-370	PAGER MAINTENANCE	.00	.00	600.00	600.00	.0
100-50-52200-371	EQUIPMENT	426.76	2,844.45	28,200.00	25,355.55	10.1
100-50-52200-372	EPHRAIM FIRE CALLS	135.00	2,308.50	7,000.00	4,691.50	33.0
100-50-52200-374	MUTUAL AID FIRE CALLS	1,404.00	5,497.50	8,500.00	3,002.50	64.7
100-50-52200-375	EPHRAIM FIRE MTGS	1,282.50	5,028.00	22,000.00	16,972.00	22.9
100-50-52200-378	EPHRAIM EVENT CALLS	.00	.00	475.00	475.00	.0
100-50-52200-379	INSPECTION/DATA ENTRY (AD)	.00	398.00	3,100.00	2,702.00	12.8
100-50-52200-810	EQUIPMENT OUTLAY	.00	.00	4,000.00	4,000.00	.0
100-50-52300-377	FIRST RESPONDER EXPENCES	.00	.00	9,000.00	9,000.00	.0
	TOTAL FIRE	14,583.05	56,132.64	189,866.88	133,734.24	29.6
	TOTAL FUND EXPENDITURES	204,727.61	1,102,988.52	1,592,492.29	489,503.77	69.3
	NET REVENUE OVER EXPENDITURES	(153,249.79)	524,035.15	703,870.14	179,834.99	74.5

VILLAGE OF EPHRAIM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC WORKS					
201-20-46410	WATER TEST REVENUE	5,612.70	15,379.81	38,627.00	23,247.19	39.8
201-20-48100	WATER ACCOUNT INTEREST	50.76	300.32	.00	(300.32)	.0
	TOTAL PUBLIC WORKS	5,663.46	15,680.13	38,627.00	22,946.87	40.6
	TOTAL FUND REVENUE	5,663.46	15,680.13	38,627.00	22,946.87	40.6

VILLAGE OF EPHRAIM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER					
201-30-53700-110	PERSONNEL SERVICES	.00	.00	1,000.00	1,000.00	.0
201-30-53700-210	OTHER CONTRACTUAL SERVICE	.00	.00	12,000.00	12,000.00	.0
201-30-53700-331	POSTAGE	.00	.00	1,000.00	1,000.00	.0
201-30-53700-335	PROFESSIONAL DUES/EXPENSES	.00	.00	400.00	400.00	.0
201-30-53700-397	WATER TESTING COSTS	6,088.56	6,251.04	12,800.00	6,548.96	48.8
201-30-53700-398	WATER TESTING OPERATIONS EXP	369.10	942.01	8,400.00	7,457.99	11.2
201-30-53700-400	VEHICLE REPLACEMENT	.00	.00	3,745.00	3,745.00	.0
	TOTAL WASTEWATER	6,457.66	7,193.05	39,345.00	32,151.95	18.3
	TOTAL FUND EXPENDITURES	6,457.66	7,193.05	39,345.00	32,151.95	18.3
	NET REVENUE OVER EXPENDITURES	(794.20)	8,487.08	(718.00)	(9,205.08)	1182.0

VILLAGE OF EPHRAIM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

DOCKS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	DOCKS					
202-40-46751	MOORINGS	(205.85)	6,465.08	8,000.00	1,534.92	80.8
202-40-46752	SEASONAL SLIPS	27,015.52	68,175.21	84,000.00	15,824.79	81.2
202-40-46753	LAUNCHING FEES	1,999.00	1,999.00	10,000.00	8,001.00	20.0
202-40-46754	TRANSIENT FEES	760.44	3,226.79	25,000.00	21,773.21	12.9
202-40-46755	SEASONAL DINGHY FEES	.00	592.72	1,000.00	407.28	59.3
202-40-46756	SEASONAL LAUNCH FEES	340.00	340.00	2,000.00	1,660.00	17.0
202-40-48100	INTEREST INCOME	494.87	2,501.17	4,000.00	1,498.83	62.5
	TOTAL DOCKS	30,403.98	83,299.97	134,000.00	50,700.03	62.2
	TOTAL FUND REVENUE	30,403.98	83,299.97	134,000.00	50,700.03	62.2

VILLAGE OF EPHRAIM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

DOCKS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	DOCKS					
202-40-55430-100	SALARIES	297.00	297.00	24,000.00	23,703.00	1.2
202-40-55430-101	SS/MED	22.72	22.72	1,500.00	1,477.28	1.5
202-40-55430-105	WORKERS COMPENSATION	.00	148.00	337.40	189.40	43.9
202-40-55430-110	PERSONEL SERVICES	.00	.00	19,900.00	19,900.00	.0
202-40-55430-211	PROPERTY INSURANCE	.00	5,875.00	5,903.15	28.15	99.5
202-40-55430-303	ELECTRICITY	127.79	751.81	1,800.00	1,048.19	41.8
202-40-55430-305	WELL TESTS	.00	.00	120.00	120.00	.0
202-40-55430-307	WATER TREATMENT	.00	.00	3,000.00	3,000.00	.0
202-40-55430-308	SEWER FEES	.00	150.00	496.00	346.00	30.2
202-40-55430-309	INTERNET	125.00	615.00	1,300.00	685.00	47.3
202-40-55430-312	CELLPHONE	.00	96.78	300.00	203.22	32.3
202-40-55430-331	POSTAGE	.00	.00	175.00	175.00	.0
202-40-55430-333	OFFICE SUPPLIES/EXPESES	411.44	411.44	1,200.00	788.56	34.3
202-40-55430-334	COMPUTER SUPPLIES/EXPENCES	.00	105.00	6,000.00	5,895.00	1.8
202-40-55431-240	BUOYS & PLACEMENT	.00	.00	10,000.00	10,000.00	.0
202-40-55431-360	DOCK REPAIR	.00	.00	8,000.00	8,000.00	.0
202-40-55431-361	DOCK EQUIPMENT	.00	.00	1,500.00	1,500.00	.0
202-40-55431-362	MINOR PROJECTS	.00	302.72	10,000.00	9,697.28	3.0
202-40-55431-810	EQUIPMENT OUTLAY	.00	.00	38,468.45	38,468.45	.0
202-40-55431-830	OTHER IMPROVEMENT OUTLAY	.00	8,255.00	.00	(8,255.00)	.0
	TOTAL DOCKS	983.95	17,030.47	134,000.00	116,969.53	12.7
	TOTAL FUND EXPENDITURES	983.95	17,030.47	134,000.00	116,969.53	12.7
	NET REVENUE OVER EXPENDITURES	29,420.03	66,269.50	.00	(66,269.50)	.0

VILLAGE OF EPHRAIM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER					
610-30-41900	MISC NONOPERATING INCOME/TAX	.00	131,120.66	131,120.00	(.66)	100.0
610-30-44900	CONNECT/HT PERMIT FEES	.00	14,157.00	.00	(14,157.00)	.0
610-30-45190	0.045 LATE CHARGE-SEWERED CUS	.00	78.25	1,500.00	1,421.75	5.2
610-30-46410	SEWER CHARGES	.00	115,077.00	460,308.00	345,231.00	25.0
610-30-46411	HOLDING TANK/SEPTIC CHARGES	1,670.23	5,348.06	24,000.00	18,651.94	22.3
610-30-46730	MISC RENTALS/SERVICES	.00	.00	1,000.00	1,000.00	.0
610-30-48100	INTEREST ON INVESTMENTS	1,991.24	10,288.41	.00	(10,288.41)	.0
610-30-48400	MISC INCOME/LAWSUIT SETTLEMEN	.00	.00	20,000.00	20,000.00	.0
610-30-48410	WATER TEST LABOR INCOME	.00	.00	12,000.00	12,000.00	.0
610-30-49200	TRANSFERS IN OTHER FUNDS - WW	.00	.00	3,500.00	3,500.00	.0
	TOTAL WASTEWATER	3,661.47	276,069.38	653,428.00	377,358.62	42.3
	TOTAL FUND REVENUE	3,661.47	276,069.38	653,428.00	377,358.62	42.3

VILLAGE OF EPHRAIM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2026

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER					
610-30-57401-100	SALARIES	13,004.59	65,350.73	167,576.70	102,225.97	39.0
610-30-57401-101	SS/MED	905.68	4,998.38	12,475.37	7,476.99	40.1
610-30-57401-102	RETIREMENT	936.04	5,159.01	11,089.22	5,930.21	46.5
610-30-57401-103	HEALTH INSURANCE	3,742.05	15,087.67	45,031.78	29,944.11	33.5
610-30-57401-104	DISABILITY INSURANCE	148.19	740.95	2,000.00	1,259.05	37.1
610-30-57401-105	WORKERS COMPENSATION	.00	1,805.00	4,853.47	3,048.47	37.2
610-30-57401-200	LEGAL FEES	.00	.00	1,000.00	1,000.00	.0
610-30-57401-211	PROPERTY INSURANCE	.00	8,139.00	8,167.28	28.28	99.7
610-30-57401-306	PHONE	478.05	1,865.44	2,500.00	634.56	74.6
610-30-57401-309	INTERNET	82.50	330.00	1,500.00	1,170.00	22.0
610-30-57401-310	VEHICLE FUEL	390.78	998.48	3,000.00	2,001.52	33.3
610-30-57401-311	VEHICLE MAINTENANCE	59.57	2,047.60	4,000.00	1,952.40	51.2
610-30-57401-312	CELLPHONES	28.70	445.48	1,000.00	554.52	44.6
610-30-57401-320	TRAINING/CONFERENCES	66.35	726.09	4,000.00	3,273.91	18.2
610-30-57401-331	POSTAGE	.00	.00	400.00	400.00	.0
610-30-57401-333	OFFICE SUPPLIES/EXPENSES	.00	158.40	250.00	91.60	63.4
610-30-57401-334	COMPUTER SUPPLIES/EXPENSES	187.28	288.48	2,000.00	1,711.52	14.4
610-30-57401-335	PROFESSIONAL DUES/EXPENSES	45.90	574.48	4,000.00	3,425.52	14.4
610-30-57401-337	AUDITING EXPENSES	980.00	6,005.74	6,900.00	894.26	87.0
610-30-57401-340	VEHICLE INSURANCE	.00	814.00	1,698.59	884.59	47.9
610-30-57401-343	CONTINGENCY	74.08	232.35	1,000.00	767.65	23.2
610-30-57401-344	UNIFORMS	.00	.00	450.00	450.00	.0
610-30-57401-387	GROUNDS MAINTENANCE	.00	.00	500.00	500.00	.0
610-30-57401-389	SAFETY EXPENSES	113.99	256.51	4,000.00	3,743.49	6.4
610-30-57402-210	OTHER CONTRACTUAL SERVICES	401.38	1,239.51	2,000.00	760.49	62.0
610-30-57402-303	ELECTRICITY	2,329.77	12,622.55	30,000.00	17,377.45	42.1
610-30-57402-304	LP GAS	501.17	2,841.85	2,500.00	(341.85)	113.7
610-30-57402-351	HARDWARE/TOOLS	113.26	178.24	1,300.00	1,121.76	13.7
610-30-57402-380	CHEMICALS PLANT	.00	4,325.32	9,500.00	5,174.68	45.5
610-30-57402-381	CHEMICALS LAB	23.80	920.38	3,000.00	2,079.62	30.7
610-30-57402-382	LAB EQUIPMENT & REPAIR	1,154.09	2,081.87	2,000.00	(81.87)	104.1
610-30-57402-383	SLUDGE EXPENSE	1,782.51	3,699.86	20,000.00	16,300.14	18.5
610-30-57402-385	PLANT EQUIPMENT & REPAIR	1,363.59	3,010.78	10,000.00	6,989.22	30.1
610-30-57402-386	ODOR CONTROL	129.90	129.90	2,600.00	2,470.10	5.0
610-30-57402-390	UV PLANT DISINFECTION	.00	.00	4,500.00	4,500.00	.0
610-30-57402-810	EQUIPMENT OUTLAY	.00	.00	7,500.00	7,500.00	.0
610-30-57403-303	ELECTRICITY	1,065.18	4,063.26	7,500.00	3,436.74	54.2
610-30-57403-304	LP GAS	.00	80.10	1,000.00	919.90	8.0
610-30-57403-384	COLLECTION SYSTEM MAINT	3,161.32	6,736.54	13,000.00	6,263.46	51.8
610-30-57404-810	EQUIPMENT OUTLAY	.00	17,225.66	116,515.60	99,289.94	14.8
610-30-57404-840	OTHER IMPROUTLAY-ENGINEERING	.00	31,275.30	.00	(31,275.30)	.0
	TOTAL WASTEWATER	33,269.72	206,454.91	522,308.01	315,853.10	39.5
	TOTAL FUND EXPENDITURES	33,269.72	206,454.91	522,308.01	315,853.10	39.5
	NET REVENUE OVER EXPENDITURES	(29,608.25)	69,614.47	131,119.99	61,505.52	53.1

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

MAY 2026

EPHRAIM RUNS: 2

05-24-26	3092 Larson Ln.	9 Firefighters	Structure Fire/Extinguishment
05-25-26	3042 Cedar St.	6 Firefighters	Burning Smell/Investigate

EPHRAIM EMR CALLS: 5

MUTUAL AID (MA) AUTO AID (AA) or MABAS RUNS: 8

05-03-26	1440 Townline Rd.	WIFD (AA)	5 Firefighters	Barn Fire/Assist on scene
05-03-26	1403 Mountain Rd.	WIFD (AA)	7 Firefighters	Wildland Fire/Assist on scene
05-06-26	2374 Ava Hope Ct.	SBLG (AA)	8 Firefighters	Smoke in building/Cancelled
05-18-26	5818 N. Cave Point Dr.	JFD (AA)	3 Firefighters	Smell of smoke/Cancelled
05-22-26	5169 CTY I	EHFD (AA)	3 Firefighters	Barn Fire/Cancelled
05-26-26	1927 Main Rd.	WIFD (AA)	5 Firefighters	House Fire/Cancelled
05-28-26	10708 Bayshore Dr	SBLG (AA)	8 Firefighters	House Fire/Assist on scene
05-30-26	Washington Island	DCSO (MA)	2 Firefighters	Assist in Transport of Deputy to Washington Island for Critical Incident

YEAR TO DATE FIRE CALLS: 36 YEAR TO DATE EMS CALLS: 20

TRAINING COMPLETED:

Ephraim Home Meeting:

Our 1st meeting was held on May 7th and training was Driver Operator. Firefighters trained on driving all department vehicles, utilizing a cone course (serpentine, alley docking and diminishing clearance) along with road driving. Discussion on recent calls and upcoming Fyr-Bal was gone over during the business meeting portion of the evening. 15 Firefighters participated in this training.

2nd Ephraim Meeting:

Our 2nd meeting was held on May 21st and was joint training with Sister Bay/Liberty Grove. Firefighters trained on car fires utilizing a fire blanket that both departments currently have and a special type of nozzle that Sister Bay has for the use on Electric Vehicle Fires. 7 Firefighters participated in this training.

Other Training:

-EMR's attended their Monthly Meeting in Sister Bay.

Other:

-Firefighters launched the Rescue Boat for the Season.
-Annual Ladder Testing was completed with no issues.
-Chief MacDonald continued conducting Fire Inspections for Businesses that have Alcohol Licenses.
-Truck Checks were completed and any minor repairs conducted.
-Chief MacDonald and Assistant Chief Rockwell attended a County Chief's Meeting held at the Jacksonport Fire Station

Respectfully Submitted
Justin MacDonald
Fire Chief
Ephraim Fire Department

May 2026
Ephraim WW, WWT, SS
Manager OIC Report

EFF samples sent to Northern Lake Services for ammonia testing:

Ph testing: Five times per week as required.

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

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

- Sent out, completed, and submitted 2026 sludge characteristics test.
- Great Lakes TV & Seal cleaned the lift stations. We again used a dewatering bag to dump the waste into then hauled and dumped at GFL.
- Sent out more effluent samples for permit renewal testing. Almost done, we will submit once testing is completed.
- We conducted interviews and hired Nathan Merkle for the summer season, welcome aboard.
- Gathered and entered data for ECMAR.
- Removed North Shore Rd. winter SOP equipment.
- Assisted the maintenance department with assembling and installing flags for streetlights.

Ephraim Well Water Testing		**Year to Date**
Number of Water Tests:	172	476
In-House Bacteria:	159	421
Clean Water Testing:	13	55

Ephraim Septage Service:

Holding Tank Pump Outs:	7	16
Septic Pump Outs / Inspections:		

Emergency Call Ins:

Weather:

Precip:	2.45	16.26
Max Temp:	84	84
Min Temp:	31	-17

Respectfully submitted,
Brad Rasmusson

Village of Ephraim
Wastewater Manager

Village of Ephraim Physical Facilities/Utilities
May Maintenance Manager Report

Work done in May:

- Cleaning of Administration Building, Library, and Village Hall.
- Placed all Picnic Tables and Garbage Cans for Season
- Began bathroom cleaning and garbage collection for season.
- Began Lawn Mowing for season
- Purchased and placed flowers
- Removed silt fence and began tilling beach
- Hung flags for season
- Repair of multiple old streetlights
- Open Brush Dump after reconstruction
- Meet w/Door County Highway regarding Paving projects (slated to begin in June)
- Installed Launch Dock and moved any remaining mooring items back to parking area on German Rd.
- 5 Year Well Inspections were completed by DNR
- Conducted interviews for New Employee who started on June 1st
- Meet w/Keller regarding some issues at new shop (flooring, lighting, etc.)
- Cut down stumps more on Moravia Point
- Purchased flowers that will be placed in various locations
- Installed 6 Fire Numbers
- Placed No Parking Signs and Pedestrian Signs for season
- Attended Fyr-Bal planning meeting
- Setting up and taking down of Village Hall as needed
- 2 Loads of gravel placed at Brush Dump to level out low spots

Respectfully Submitted

Justin MacDonald
Maintenance Manager
jmacdonald@ephraim.wi.gov

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
13 FRONTIER									
0737-100501	1	Phone Charges-WW 262-159-0737	Invoice	05/25/2026	06/10/2026	498.05		498.05	610-30-5740
Total 0737-100501-5:						498.05	.00	498.05	
Total 13 FRONTIER:						498.05	.00	498.05	
18 FERRELLGAS									
1133785722	1	Propane Maint	Invoice	05/05/2026	06/10/2026	297.49		297.49	100-20-5332
Total 1133785722:						297.49	.00	297.49	
Total 18 FERRELLGAS:						297.49	.00	297.49	
24 WISCONSIN PUBLIC SERVICE									
0403256491-	1	Streetlights	Invoice	05/27/2026	06/10/2026	713.44		713.44	100-20-5342
Total 0403256491-22-5-26:						713.44	.00	713.44	
Total 24 WISCONSIN PUBLIC SERVICE:						713.44	.00	713.44	
64 CULLIGAN									
H2O-5-26	1	Bottled Water	Invoice	05/14/2026	06/10/2026	38.00		38.00	100-20-5300
Total H2O-5-26:						38.00	.00	38.00	
Total 64 CULLIGAN:						38.00	.00	38.00	
235 QUILL CORPORATION									
49191949	1	Office Supplies	Invoice	06/08/2026	06/10/2026	83.98		83.98	100-10-5140
Total 49191949:						83.98	.00	83.98	
Total 235 QUILL CORPORATION:						83.98	.00	83.98	
271 DEPT OF NATURAL RESOURCES									
26ESR03084	1	2026 Environmental Impact Fee	Invoice	05/19/2026	06/10/2026	2,135.61		2,135.61	610-30-5740
Total 26ESR03084:						2,135.61	.00	2,135.61	
Total 271 DEPT OF NATURAL RESOURCES:						2,135.61	.00	2,135.61	
456 GREAT LAKES TV SEAL INC									
24060	1	600ft Camera Leak Tracking	Invoice	05/29/2026	06/10/2026	4,291.84		4,291.84	610-30-5740
Total 24060:						4,291.84	.00	4,291.84	
Total 456 GREAT LAKES TV SEAL INC:						4,291.84	.00	4,291.84	
461 WISCONSIN STATE FIREFIGHTERS ASSOCIATION									
2026-2027	1	2026/2027 Membership Renewal	Invoice	06/05/2026	06/10/2026	600.00		600.00	100-50-5220
Total 2026-2027:						600.00	.00	600.00	
Total 461 WISCONSIN STATE FIREFIGHTERS ASSOCIATION:						600.00	.00	600.00	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
543 CELLCOM WISCONSIN RSA 10									
075996	1	Cell Phone Charges-Spartan Go Cam	Invoice	05/22/2026	06/10/2026	14.77		14.77	100-20-5300
075996	2	Cell Phone Charges-WW	Invoice	05/22/2026	06/10/2026	89.18		89.18	610-30-5740
075996	3	Cell Phone Charges-Admin	Invoice	05/22/2026	06/10/2026	65.17		65.17	100-10-5140
075996	4	Cell Phone Charges-FD	Invoice	05/22/2026	06/10/2026	24.18		24.18	100-50-5220
075996	5	Cell Phone Charges-FD	Invoice	05/22/2026	06/10/2026	27.76		27.76	100-50-5220
075996	6	Cell Phone Charges-Marina	Invoice	05/22/2026	06/10/2026	24.18		24.18	202-40-5543
Total 075996:						245.24	.00	245.24	
Total 543 CELLCOM WISCONSIN RSA 10:						245.24	.00	245.24	
554 IDEXX DISTRIBUTION CORP.									
3201831437	1	Quanti-Cult Test Kit	Invoice	05/26/2026	06/10/2026	828.92		828.92	201-30-5370
Total 3201831437:						828.92	.00	828.92	
Total 554 IDEXX DISTRIBUTION CORP.:						828.92	.00	828.92	
605 NORTHERN LAKE SERVICE INC									
2608280	1	2026 Sludge Characteristics	Invoice	05/21/2026	06/10/2026	1,013.62		1,013.62	610-30-5740
Total 2608280:						1,013.62	.00	1,013.62	
Total 605 NORTHERN LAKE SERVICE INC:						1,013.62	.00	1,013.62	
712 J F CONSTRUCTION INC									
9081	1	Yard Waste & Brush Dump Expantion-	Invoice	06/01/2026	06/10/2026	812.88		812.88	100-20-5540
Total 9081:						812.88	.00	812.88	
Total 712 J F CONSTRUCTION INC:						812.88	.00	812.88	
791 CARDMEMBER SERVICES									
0044,7737,7	1	Shipping for Nitrate Test	Invoice	05/20/2026	06/10/2026	42.15		42.15	201-30-5370
Total 0044,7737,7614,0532,2608:						42.15	.00	42.15	
0135-1	1	Stopper for Cord Reel	Invoice	05/06/2026	06/10/2026	14.24		14.24	610-30-5740
Total 0135-1:						14.24	.00	14.24	
0442	1	2x No Dumping Signs	Invoice	05/06/2026	06/10/2026	35.34		35.34	100-20-5520
Total 0442:						35.34	.00	35.34	
0873-1	1	Nitrate Test	Invoice	05/16/2026	06/10/2026	72.00		72.00	201-30-5370
Total 0873-1:						72.00	.00	72.00	
1002	1	County-Easements-North Path	Invoice	05/27/2026	06/10/2026	220.00		220.00	100-20-5330
Total 1002:						220.00	.00	220.00	
2525	1	Stamps-8 Rolls	Invoice	05/28/2026	06/10/2026	624.00		624.00	201-30-5370

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 2525:						624.00	.00	624.00	
2726	1	Parts for Sewer Hose Cap	Invoice	05/07/2026	06/10/2026	45.74		45.74	610-30-5740
Total 2726:						45.74	.00	45.74	
3590	1	Shipping for Nitrate Test	Invoice	05/04/2026	06/10/2026	8.05		8.05	201-30-5370
Total 3590:						8.05	.00	8.05	
3593-2	1	Heygov-TownWeb-Clerk Minutes	Invoice	05/21/2026	06/10/2026	1,188.00		1,188.00	100-10-5140
Total 3593-2:						1,188.00	.00	1,188.00	
3739	1	Shipping for Nitrate Test	Invoice	05/05/2026	06/10/2026	8.05		8.05	201-30-5370
Total 3739:						8.05	.00	8.05	
4022	1	Paper Towel	Invoice	05/30/2026	06/10/2026	19.87		19.87	610-30-5740
Total 4022:						19.87	.00	19.87	
4413	1	Nitrate Test	Invoice	05/05/2026	06/10/2026	216.00		216.00	201-30-5370
Total 4413:						216.00	.00	216.00	
4617-1	1	Easy Time Clock	Invoice	05/12/2026	06/10/2026	37.50		37.50	100-10-5140
4617-1	2	Easy Time Clock	Invoice	05/12/2026	06/10/2026	37.50		37.50	100-20-5300
4617-1	3	Easy Time Clock	Invoice	05/12/2026	06/10/2026	25.00		25.00	610-30-5740
Total 4617-1:						100.00	.00	100.00	
4977	1	Address Labels & Computer Mouse	Invoice	05/16/2026	06/10/2026	36.43		36.43	610-30-5740
Total 4977:						36.43	.00	36.43	
5053	1	Cs of Blower Oil	Invoice	05/12/2026	06/10/2026	404.90		404.90	610-30-5740
Total 5053:						404.90	.00	404.90	
5062&9945	1	Adobe & Microsoft	Invoice	05/01/2026	06/10/2026	71.49		71.49	100-10-5140
Total 5062&9945:						71.49	.00	71.49	
5124	1	2x Super Glue	Invoice	05/15/2026	06/10/2026	15.98		15.98	100-20-5520
Total 5124:						15.98	.00	15.98	
5503	1	Hose Barbs	Invoice	05/11/2026	06/10/2026	4.76		4.76	610-30-5740
Total 5503:						4.76	.00	4.76	
5555&1539	1	Yard Waste Sign & 2 Pk Arrow Sign	Invoice	05/04/2026	06/10/2026	39.91		39.91	100-20-5520
Total 5555&1539:						39.91	.00	39.91	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
5628	1	Parts for Lift#2 Pump Priming	Invoice	05/11/2026	06/10/2026	75.78		75.78	610-30-5740
Total 5628:						75.78	.00	75.78	
5937-1	1	Gloves & Scrubbing Bubbles	Invoice	05/01/2026	06/10/2026	128.98		128.98	100-20-5332
Total 5937-1:						128.98	.00	128.98	
6084-1	1	Internet-Starlink	Invoice	05/05/2026	06/10/2026	77.50		77.50	610-30-5740
6084-1	2	Internet-Starlink	Invoice	05/05/2026	06/10/2026	77.50		77.50	100-20-5332
Total 6084-1:						155.00	.00	155.00	
6249, 5964	1	Nitrate Test	Invoice	05/28/2026	06/10/2026	72.00		72.00	201-30-5370
Total 6249, 5964:						72.00	.00	72.00	
7089-1	1	Hand Sanitizer	Invoice	05/30/2026	06/10/2026	46.56		46.56	610-30-5740
Total 7089-1:						46.56	.00	46.56	
7237	1	Nitrate Test	Invoice	05/07/2026	06/10/2026	72.00		72.00	201-30-5370
Total 7237:						72.00	.00	72.00	
7686	1	100ft 3/8 Rope	Invoice	05/04/2026	06/10/2026	19.99		19.99	610-30-5740
Total 7686:						19.99	.00	19.99	
7702	1	UPS Shipping Permit Samples	Invoice	05/04/2026	06/10/2026	80.15		80.15	610-30-5740
Total 7702:						80.15	.00	80.15	
7754	1	Hose Barb	Invoice	05/28/2026	06/10/2026	8.99		8.99	100-20-5520
Total 7754:						8.99	.00	8.99	
7934-1	1	Yellow Poly Rope 3x, Flagging Tape & 3	Invoice	05/06/2026	06/10/2026	49.55		49.55	100-20-5520
Total 7934-1:						49.55	.00	49.55	
7976	1	Snap Clips	Invoice	05/05/2026	06/10/2026	11.96		11.96	610-30-5740
Total 7976:						11.96	.00	11.96	
8014	1	Cleaning Supplies	Invoice	05/13/2026	06/10/2026	27.27		27.27	202-40-5543
Total 8014:						27.27	.00	27.27	
8042	1	Nitrate Test	Invoice	05/12/2026	06/10/2026	72.00		72.00	201-30-5370
Total 8042:						72.00	.00	72.00	
8377-3	1	3x 3/4 Vacuum Breaker	Invoice	05/14/2026	06/10/2026	29.97		29.97	100-20-5520
Total 8377-3:						29.97	.00	29.97	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
8420	1	5x 1/2" x 72" Rebar	Invoice	05/05/2026	06/10/2026	79.95		79.95	100-20-5520
Total 8420:						79.95	.00	79.95	
8448	1	Grass Shear	Invoice	05/28/2026	06/10/2026	27.99		27.99	202-40-5543
Total 8448:						27.99	.00	27.99	
8662 & 9308	1	2x Impact Recovery Pedestrian & Yeald	Invoice	05/26/2026	06/10/2026	1,208.18		1,208.18	100-20-5330
Total 8662 & 9308:						1,208.18	.00	1,208.18	
9058	1	Hi Vis Shirts-Rasmusson & Merkel	Invoice	05/28/2026	06/10/2026	157.76		157.76	610-30-5740
Total 9058:						157.76	.00	157.76	
9070-1	1	Reel for Extention Cord	Invoice	05/03/2026	06/10/2026	90.99		90.99	610-30-5740
Total 9070-1:						90.99	.00	90.99	
9117-1	1	Bleach	Invoice	05/08/2026	06/10/2026	31.96		31.96	610-30-5740
Total 9117-1:						31.96	.00	31.96	
9213	1	Voltage Aplifier for Eff Sampler	Invoice	05/01/2026	06/10/2026	31.49		31.49	610-30-5740
Total 9213:						31.49	.00	31.49	
9255	1	WMCA Conference Registration-Collak	Invoice	05/14/2026	06/10/2026	299.00		299.00	100-10-5140
Total 9255:						299.00	.00	299.00	
9268-1	1	Supply Hose-Marina Bathroom	Invoice	05/14/2026	06/10/2026	9.99		9.99	100-20-5520
Total 9268-1:						9.99	.00	9.99	
9456	1	Shipping for Nitrate Test	Invoice	05/06/2026	06/10/2026	8.05		8.05	201-30-5370
Total 9456:						8.05	.00	8.05	
9459	1	Duct Tape	Invoice	05/26/2026	06/10/2026	12.99		12.99	610-30-5740
Total 9459:						12.99	.00	12.99	
9473 & 9549	1	WRWA Membership	Invoice	05/07/2026	06/10/2026	354.35		354.35	610-30-5740
Total 9473 & 9549:						354.35	.00	354.35	
9661-1	1	Wire Wheel for Drill	Invoice	05/18/2026	06/10/2026	17.99		17.99	610-30-5740
Total 9661-1:						17.99	.00	17.99	
9856	1	Barrel Bolt	Invoice	05/29/2026	06/10/2026	6.59		6.59	100-20-5332
Total 9856:						6.59	.00	6.59	
9876	1	Shipping for Nitrate Test	Invoice	05/11/2026	06/10/2026	9.95		9.95	201-30-5370

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 9876:						9.95	.00	9.95	
INT2026	1	Int. Charge on Purchases	Invoice	06/01/2026	06/10/2026	15.62		15.62	100-10-5140
Total INT2026:						15.62	.00	15.62	
INTCHARGE	1	Interest Charges on Purchases	Invoice	06/01/2026	06/10/2026	16.04		16.04	610-30-5740
Total INTCHARGE:						16.04	.00	16.04	
Total 791 CARDMEMBER SERVICES:						6,396.00	.00	6,396.00	
799 AFLAC ATTN: REMITTANCE PROCESSING									
152908	1	Supplemental Insurance	Invoice	05/28/2026	06/10/2026	396.82		396.82	100-21515
Total 152908:						396.82	.00	396.82	
Total 799 AFLAC ATTN: REMITTANCE PROCESSING:						396.82	.00	396.82	
811 MCCLONE									
15559	1	2026/2027 Commercial Crime	Invoice	06/01/2026	06/10/2026	128.00		128.00	100-10-5193
15559	2	2026 Auto, Crime & Liability-3	Invoice	06/01/2026	06/10/2026	1,424.00		1,424.00	100-10-5193
15559	3	2026 Auto, Crime & Liability-3	Invoice	06/01/2026	06/10/2026	89.00		89.00	100-10-5140
15559	4	2026 Auto, Crime & Liability-3	Invoice	06/01/2026	06/10/2026	354.00		354.00	100-20-5331
15559	5	2026 Auto, Crime & Liability-3	Invoice	06/01/2026	06/10/2026	407.00		407.00	610-30-5740
15559	6	2026 Auto, Crime & Liability-3	Invoice	06/01/2026	06/10/2026	1,512.00		1,512.00	100-50-5220
15559	7	2026 Workers Compensation-3	Invoice	06/01/2026	06/10/2026	158.00		158.00	100-50-5220
15559	8	2026 Workers Compensation-3	Invoice	06/01/2026	06/10/2026	1,062.00		1,062.00	610-30-5740
15559	9	2026 Workers Compensation-3	Invoice	06/01/2026	06/10/2026	74.00		74.00	202-40-5543
15559	10	2026 Workers Compensation-3	Invoice	06/01/2026	06/10/2026	1,101.00		1,101.00	100-20-5300
15559	11	2026 Workers Compensation-3	Invoice	06/01/2026	06/10/2026	100.00		100.00	100-10-5140
Total 15559:						6,409.00	.00	6,409.00	
Total 811 MCCLONE:						6,409.00	.00	6,409.00	
875 GOOD TO GO PLUMBING SERVICES LLC									
6220	1	Repairs to Marina Bathroom	Invoice	05/14/2026	06/10/2026	218.48		218.48	100-20-5520
Total 6220:						218.48	.00	218.48	
Total 875 GOOD TO GO PLUMBING SERVICES LLC:						218.48	.00	218.48	
879 HERLACHE SMALL ENGINE INC									
173514	1	Repair to Gravely Mower	Invoice	05/28/2026	06/10/2026	88.00		88.00	100-20-5520
Total 173514:						88.00	.00	88.00	
Total 879 HERLACHE SMALL ENGINE INC:						88.00	.00	88.00	
916 FASTENAL COMPANY									
WISTU17847	1	Drill Bit Set	Invoice	05/12/2026	06/10/2026	272.71		272.71	100-20-5332
Total WISTU178471:						272.71	.00	272.71	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 916 FASTENAL COMPANY:						272.71	.00	272.71	
1064 KIM ROBERTS									
JUNE2026	1	Phone Reimbursement-June 2026	Invoice	06/01/2026	06/10/2026	15.00		15.00	100-10-5140
Total JUNE2026:						15.00	.00	15.00	
Total 1064 KIM ROBERTS:						15.00	.00	15.00	
1190 DANIEL OAKLEY									
JUNE2026	1	Cell Phone Reimbursement-June 2026	Invoice	06/01/2026	06/10/2026	15.00		15.00	610-30-5740
Total JUNE2026:						15.00	.00	15.00	
Total 1190 DANIEL OAKLEY:						15.00	.00	15.00	
1248 DOOR COUNTY IT									
6277	1	Rebooted Internet-VOE WW-Blocking A	Invoice	05/07/2026	06/10/2026	276.50		276.50	610-30-5740
Total 6277:						276.50	.00	276.50	
6318	1	Huntress, Data Protection w/Cove Back	Invoice	05/20/2026	06/10/2026	440.80		440.80	100-10-5140
Total 6318:						440.80	.00	440.80	
6340	1	Remote Access-Upgrade Unifi Firewall	Invoice	05/22/2026	06/10/2026	93.00		93.00	100-10-5140
Total 6340:						93.00	.00	93.00	
6364	1	System Maintenance	Invoice	05/27/2026	06/10/2026	142.00		142.00	100-10-5140
Total 6364:						142.00	.00	142.00	
Total 1248 DOOR COUNTY IT:						952.30	.00	952.30	
1273 INSPECTION SPECIALIST LLC									
MAY2026	1	Building Permits	Invoice	05/31/2026	06/10/2026	592.20		592.20	100-10-4431
Total MAY2026:						592.20	.00	592.20	
Total 1273 INSPECTION SPECIALIST LLC:						592.20	.00	592.20	
1285 ACE HARDWARE SISTER BAY									
24565	1	Fasteners, Cable Tie, Cord Ext, Sunk Pl	Invoice	05/02/2026	06/10/2026	182.63		182.63	100-50-5220
Total 24565:						182.63	.00	182.63	
Total 1285 ACE HARDWARE SISTER BAY:						182.63	.00	182.63	
1302 DOBBERSTEIN LAW FIRM									
2024SC0000	1	DC Case- 2024SC000026	Invoice	06/04/2026	06/10/2026	18.90		18.90	100-21517
Total 2024SC000026-6-26:						18.90	.00	18.90	
Total 1302 DOBBERSTEIN LAW FIRM:						18.90	.00	18.90	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
1324 DEMPSEY LAW FIRM LLP									
2239800000	1	Attorney Fees	Invoice	06/03/2026	06/10/2026	1,922.00		1,922.00	100-10-5130
Total 22398000000-5-26:						1,922.00	.00	1,922.00	
Total 1324 DEMPSEY LAW FIRM LLP:						1,922.00	.00	1,922.00	
1329 PIER & WATERFRONT SOLUTIONS LLC									
11147	1	2025 Annual Install of Waterfront Produ	Invoice	06/03/2026	06/10/2026	4,210.00		4,210.00	202-40-5543
Total 11147:						4,210.00	.00	4,210.00	
11148	1	2026 Annual Removall of Waterfront Pr	Invoice	06/03/2026	06/10/2026	3,330.00		3,330.00	202-40-5543
Total 11148:						3,330.00	.00	3,330.00	
11149	1	2026 Annual Removall of Waterfront Pr	Invoice	06/03/2026	06/10/2026	3,060.00		3,060.00	202-40-5543
Total 11149:						3,060.00	.00	3,060.00	
Total 1329 PIER & WATERFRONT SOLUTIONS LLC:						10,600.00	.00	10,600.00	
1340 CASELLE LLC									
INV-19739	1	Semi-annual Maintenance and Support	Invoice	06/02/2026	06/10/2026	3,642.53		3,642.53	100-10-5140
Total INV-19739:						3,642.53	.00	3,642.53	
Total 1340 CASELLE LLC:						3,642.53	.00	3,642.53	
1361 PENINSULA PROPERTY SERVICES LLC									
18444	1	Excavate to Move Berm-German Rd Ya	Invoice	05/31/2026	06/10/2026	22,000.00		22,000.00	100-20-5540
Total 18444:						22,000.00	.00	22,000.00	
Total 1361 PENINSULA PROPERTY SERVICES LLC:						22,000.00	.00	22,000.00	
9083 INNOVATIVE PRINTING									
40961	1	Ramp Tickets 1,000 ct	Invoice	05/29/2026	06/10/2026	231.00		231.00	202-40-5543
Total 40961:						231.00	.00	231.00	
41065	1	13 Signacade Inserts	Invoice	05/29/2026	06/10/2026	531.00		531.00	100-20-5520
Total 41065:						531.00	.00	531.00	
Total 9083 INNOVATIVE PRINTING:						762.00	.00	762.00	
9113 TOWN WEB DESIGN LLC									
10019	1	Website Hosting	Invoice	06/01/2026	06/10/2026	1,220.00		1,220.00	100-10-5140
Total 10019:						1,220.00	.00	1,220.00	
Total 9113 TOWN WEB DESIGN LLC:						1,220.00	.00	1,220.00	
9290 ANDREA COLLAK									
JUNE2026	1	Cell Phone Reimbursement-June 2026	Invoice	06/01/2026	06/10/2026	30.00		30.00	100-10-5140

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total JUNE2026:						30.00	.00	30.00	
Total 9290 ANDREA COLLAK:						30.00	.00	30.00	
Total :						67,292.64	.00	67,292.64	
Grand Totals:						67,292.64	.00	67,292.64	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-10-44310	592.20	.00	592.20
100-10-51300-200	1,922.00	.00	1,922.00
100-10-51400-105	100.00	.00	100.00
100-10-51400-312	110.17	.00	110.17
100-10-51400-320	299.00	.00	299.00
100-10-51400-333	99.60	.00	99.60
100-10-51400-334	6,835.32	.00	6,835.32
100-10-51400-340	89.00	.00	89.00
100-10-51930-212	1,552.00	.00	1,552.00
100-20-53000-105	1,101.00	.00	1,101.00
100-20-53000-312	14.77	.00	14.77
100-20-53000-333	75.50	.00	75.50
100-20-53301-221	1,208.18	.00	1,208.18
100-20-53302-820	220.00	.00	220.00
100-20-53310-340	354.00	.00	354.00
100-20-53321-309	77.50	.00	77.50
100-20-53322-302	6.59	.00	6.59
100-20-53322-304	297.49	.00	297.49
100-20-53322-350	128.98	.00	128.98
100-20-53322-351	272.71	.00	272.71
100-20-53420-303	713.44	.00	713.44
100-20-55200-225	39.91	.00	39.91
100-20-55200-229	258.44	.00	258.44
100-20-55200-300	15.98	.00	15.98
100-20-55200-302	173.83	.00	173.83
100-20-55200-353	88.00	.00	88.00
100-20-55200-840	531.00	.00	531.00
100-20-55401-830	22,812.88	.00	22,812.88
100-21515	396.82	.00	396.82
100-21517	18.90	.00	18.90
100-50-52200-105	158.00	.00	158.00
100-50-52200-312	51.94	.00	51.94
100-50-52200-335	600.00	.00	600.00
100-50-52200-340	1,512.00	.00	1,512.00
100-50-52200-353	182.63	.00	182.63
201-30-53700-331	624.00	.00	624.00
201-30-53700-397	905.17	.00	905.17
201-30-53700-398	504.00	.00	504.00
202-40-55430-105	74.00	.00	74.00
202-40-55430-312	24.18	.00	24.18
202-40-55430-333	258.27	.00	258.27

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
202-40-55431-240	10,600.00	.00	10,600.00
202-40-55431-362	27.99	.00	27.99
610-30-57401-105	1,062.00	.00	1,062.00
610-30-57401-306	498.05	.00	498.05
610-30-57401-309	77.50	.00	77.50
610-30-57401-312	104.18	.00	104.18
610-30-57401-333	16.04	.00	16.04
610-30-57401-334	337.93	.00	337.93
610-30-57401-335	2,489.96	.00	2,489.96
610-30-57401-340	407.00	.00	407.00
610-30-57401-344	157.76	.00	157.76
610-30-57401-387	51.95	.00	51.95
610-30-57401-389	46.56	.00	46.56
610-30-57402-210	1,093.77	.00	1,093.77
610-30-57402-351	193.91	.00	193.91
610-30-57402-381	19.87	.00	19.87
610-30-57402-385	436.39	.00	436.39
610-30-57403-384	4,372.38	.00	4,372.38
Grand Totals:	67,292.64	.00	67,292.64

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
05/26	396.82	.00	396.82
06/26	66,895.82	.00	66,895.82
Grand Totals:	67,292.64	.00	67,292.64

Save | Print | Clear

Form **AB-200**

Alcohol Beverage License Application

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

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

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

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

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)
Dandelion LLC

2. Business Trade Name or DBA
The Secret Garden of Door County

3. FEIN
84-4723673

4. Wisconsin Seller's Permit Number
Please see Attached sheet : (In Process)

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

6. State of Organization
WI

7. Date of Organization
2/13/2020

8. Wisconsin DFI Registration Number

9. Premises Address
10347 State Highway 42

10. City
Sister Bay

11. State
WI

12. Zip Code
54234

13. County
Door

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

15. Aldermanic District

16. Premises Phone
646 210 7171

17. Premises Email
colinwelford@mac.com

18. Website

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

Storage and sales = Service Counter in building. (Location 1)
All alcohol to be consumed in the garden, outdoors
Two Drinks carts with handheld POS system maybe used in garden (locations 2+3)

20. Mailing Address (if different from premises address)
PO Box 248

21. City
Ephraim, WI

22. State
WI

23. Zip Code
54211

Part B: Questions

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

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

Law/Ordinance Violated	Location	Trial Date

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

Law/Ordinance Violated	Location	Trial Date

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

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

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

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

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

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

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☑ Yes ☐ No
6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☑ No
7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☑ No

Part C: Individual Information

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

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

Last Name	First Name	Title	Phone
Welford	Colin	Owner/Manager	646 2107171

Part D: Attestation

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

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

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

Last Name	First Name	M.I.
Welford	colinwelford@mac.com	

Title	Email	Phone
Sole Proprietor	colinwelford@mac.com	6462107171

Signature	Date
Colin Welford	05/10/26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
05/14/2026	BC-18		

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

License to Serve Fermented Malt Beverages and Wine

Ephraim, WI

To the Board of Trustees of the Village of Ephraim, Wisconsin:

Answer the following questions fully and completely:

Indicate the area(s) where alcoholic beverages are going to be stored_ Alcohol will be stored behind the customer service counter, and in the kitchen - both refrigerated and at room temperature. Cans of beer will be displayed in a merchandizer-refrigerator accessible to the public, located near the service counter and POS/cash till .

Indicate the area(s) where alcoholic beverages are going to be sold/served__Over the service counter, and (at certain times) in two locations in the garden (please see map)

Indicate the area(s) where alcoholic beverages are going to be consumed__Throughout the enclosed Secret Garden and adjacent enclosed plant nursery.

Signature of Applicant

ALCOHOL CONSUMPTION = WITHIN GARDEN.

ALCOHOL SERVING LOCATIONS 1,2+3

SECRET GARDEN of DOOR COUNTY

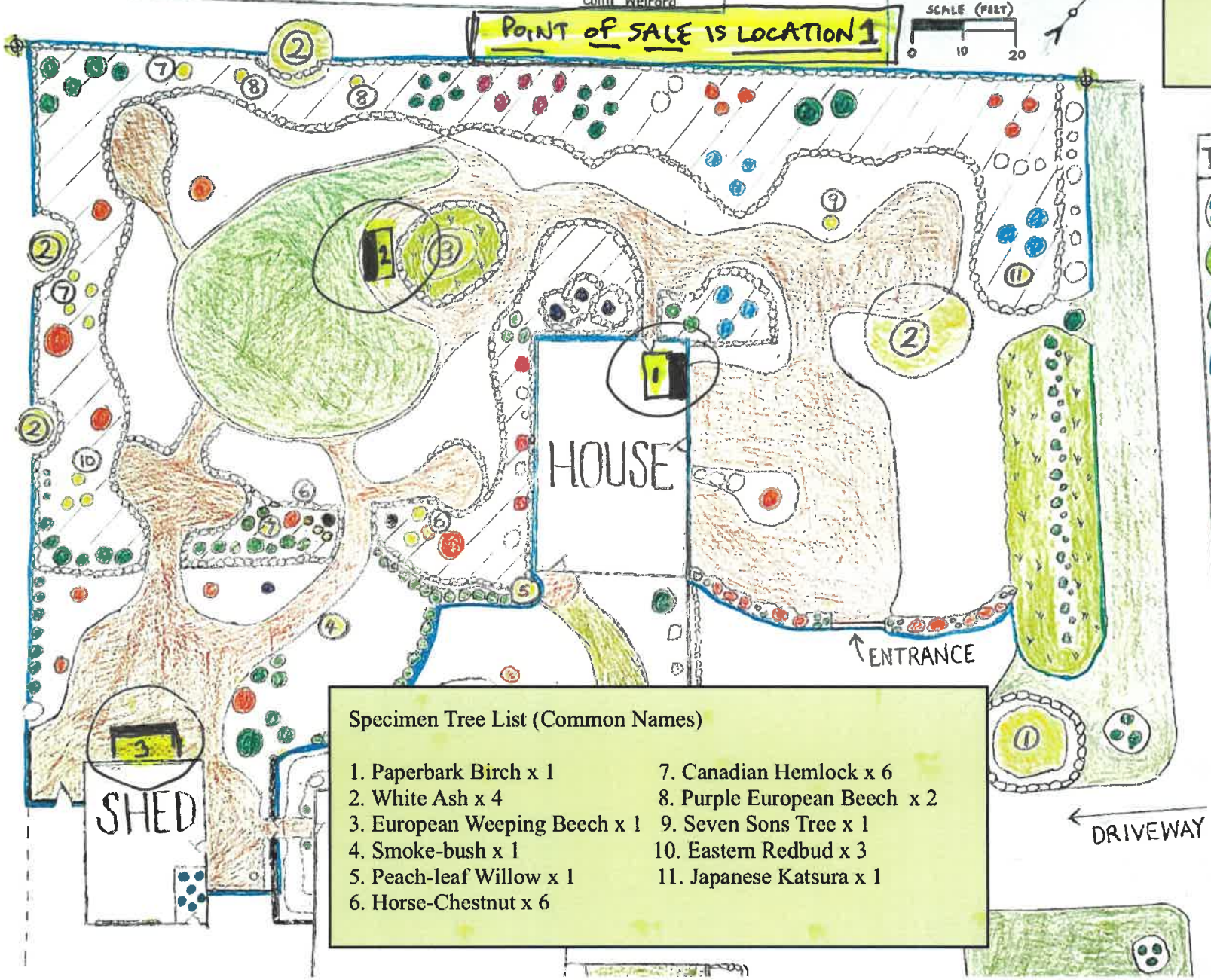
Colin Welford

POINT of SALE IS LOCATION 1

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

TREES and HARDSCAPE

- Irrigation Supply
- Sedges
- Bluegrass Lawn
- Swiss Stone Pine x 9
- Prairie Flame Sumac x 3
- Crabapples x 25+
- Conifers x 85+
- Ohio Buckeye x 5
- Washington Hawthorn x 4
- Gravel Paths and Walkways
- *Please See Specimen Tree List
- Harry Lauder's Walking Stick x 2
- Perimeter of Secret Garden
- Corners of Lot Lines x 2
- Raised Planting Beds

Form
AB-200

Alcohol Beverage License Application

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

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

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

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

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): Parisienne Farmgirl LLC
2. Business Trade Name or DBA: Everyday Château
3. FEIN: 99-2645580
4. Wisconsin Seller's Permit Number: 456-1031742964-05
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. State of Organization: Wisconsin
7. Date of Organization: 4/20/24
8. Wisconsin DFI Registration Number: P091481
9. Premises Address: 10421 WI-42
10. City: Ephraim
11. State: WI
12. Zip Code: 54211
13. County: Door
14. Governing Municipality: ☐ City ☐ Town ☒ Village of: Ephraim
15. Aldermanic District:
16. Premises Phone: 920.421.2550
17. Premises Email: angela@ParisienneFarmgirl.com
18. Website: www.EverydayChateau.com
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

    small cottage (storage) with connected greenhouse and outdoor seating area in front, not past the fence
20. Mailing Address (if different from premises address): P.O. Box 264
21. City: Sister Bay
22. State: WI
23. Zip Code: 54234

Part B: Questions

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

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

Law/Ordinance Violated	Location	Trial Date

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

Law/Ordinance Violated	Location	Trial Date

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

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

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

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

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

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

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☐ Yes ☐ No
6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No
7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

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

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

Last Name	First Name	Title	Phone
Reed	Angela	Owner	920.421.2550
Reed	Joel	Spouse	920.421.2850

Part D: Attestation

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

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

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

Last Name	First Name	M.I.
Reed	Angela	J.

Title	Email	Phone
Owner	angela@parisiennefarmgirl.com	920.421.2550

Signature	Date
[signature]	May 9, 2026

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
05/11/2026	C-01		

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

License to Serve Fermented Malt Beverages and Wine

Ephraim, WI

To the Board of Trustees of the Village of Ephraim, Wisconsin:

Answer the following questions fully and completely:

Indicate the area(s) where alcoholic beverages are going to be stored Wine will be stored in the cottage (green) portion of the premises and under the counter. 1 of each display bottle will sit on the counter unopened.

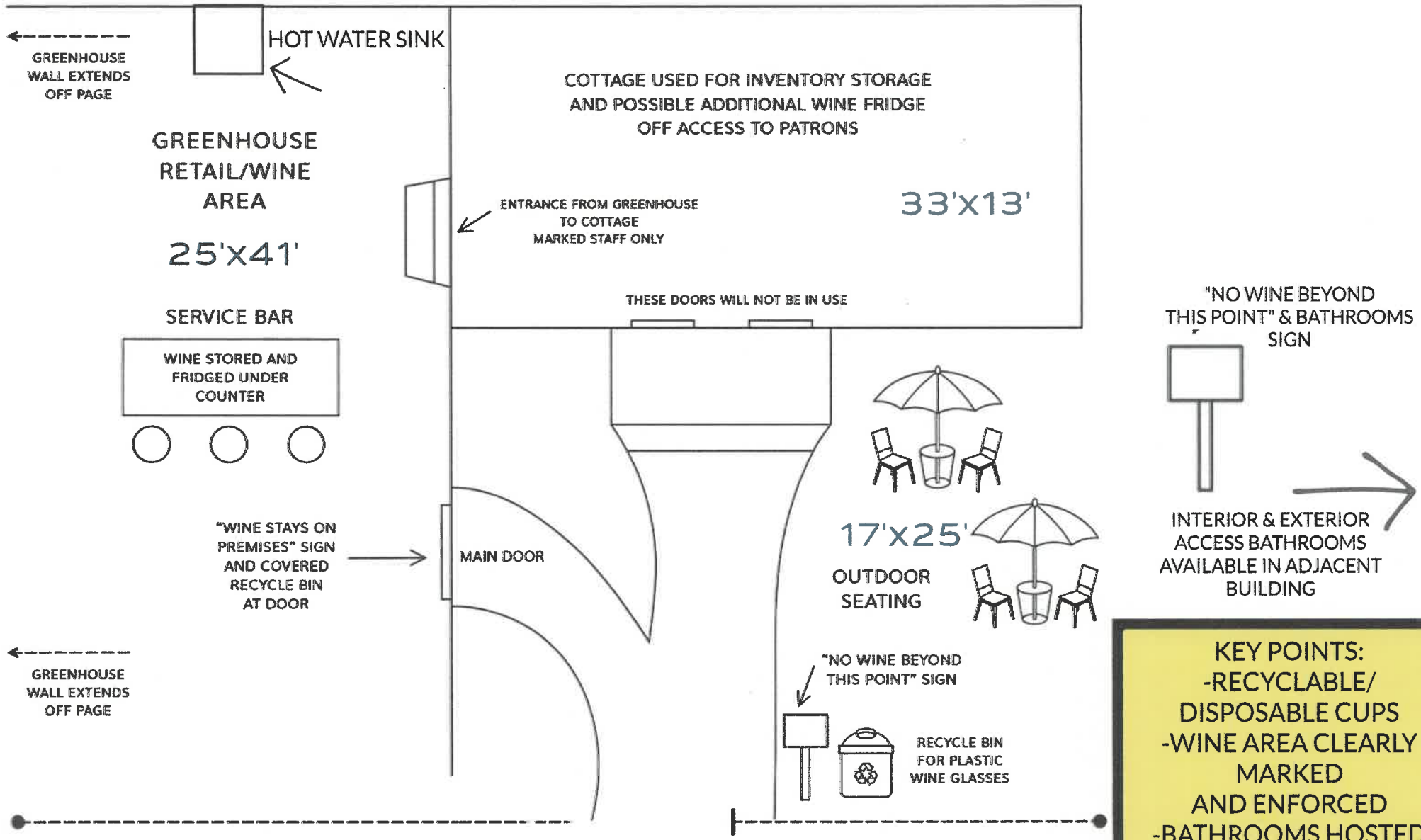
Indicate the area(s) where alcoholic beverages are going to be sold/served Wine will be sold and served from behind the counter in the greenhouse.

Indicate the area(s) where alcoholic beverages are going to be consumed Beverages will be consumed at the counter & seating area of the greenhouse and in the designated seating area out front.

Photographs and sketches attached.

Signature of Applicant

EVERYDAY CHÂTEAU SPACE USAGE



KEY POINTS:
-RECYCLABLE/ DISPOSABLE CUPS
-WINE AREA CLEARLY MARKED AND ENFORCED
-BATHROOMS HOSTED BY SUMMER KITCHEN/LANDLORD
-HOT WATER SINK INSTALLED FOR HYGEINCE

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE $ 10.00 Application Date: 06/02/2026

☐ Town ☑ Village ☐ City of EPHRAIM County of DOOR

The named organization applies for: *(check appropriate box(es).)*

☑ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 06/22/2026 and ending 06/22/2026 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization *(check appropriate box)* →

☐ Bona fide Club ☐ Church ☐ Lodge/Society

☐ Veteran's Organization ☐ Fair Association or Agricultural Society

☑ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name EPHRAIM BUSINESS COUNCIL

(b) Address P.O. BOX 203 EPHRAIM, WI 54211
(Street) ☐ Town ☑ Village ☐ City

(c) Date organized

(d) If corporation, give date of incorporation

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President SARAH MARTIN, P.O. BOX 203 EPHRAIM, WI 54211

Vice President

Secretary MISSY LEBELLE, P.O. BOX 203 EPHRAIM, WI 54211

Treasurer

(g) Name and address of manager or person in charge of affair:

KELSEY STONE & LANE METHNER, P.O. BOX 203 EPHRAIM, WI 54211

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number Sold - 10404 N Water Street, Ephraim, 54211 Stored - 9996 Water Street, Ephraim, 54211

(b) Lot Block

(c) Do premises occupy all or part of building?

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. Name of Event

(a) List name of the event Evenings in Ephraim - Bondemarked (Farmer's Market)

(b) Dates of event 06/22/2026

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than $1,000.

Officer Kelsey Stone 06/02/2026
(Signature / Date)

Ephraim Business Council
(Name of Organization)

Date Filed with Clerk 6/2/2026

Date Reported to Council or Board 6/9/2026

Date Granted by Council

License No. TB-03

License to Serve Fermented Malt Beverages and Wine

Ephraim, WI

To the Board of Trustees of the Village of Ephraim, Wisconsin:

Answer the following questions fully and completely:

Indicate the area(s) where alcoholic beverages are going to be stored Beverages will be stored in the EBC office in the lower level of Ephraim Village Hall at 9996 Water Street/Hwy 42 in Ephraim

Indicate the area(s) where alcoholic beverages are going to be sold/served Beverages will be sold at the EBC tent at the Bondemarked event at 10404 Water Street/ Hwy 42 in Ephraim

Indicate the area(s) where alcoholic beverages are going to be consumed Beverages will be consumed at the Bondemarked event at 10404 Water Street/Hwy 42 in Ephraim

Kelsey Stone

Signature of Applicant

Red Putter Mini Golf
Temporarily closed
Parking
Parking
Event Space
Beverages will be sold at this approximate location from the EBC tent
Fresh Take 42
Temporarily closed

VILLAGE OF EPHRAIM

FOUNDED 1853

March 11, 2026

Ashley DeGrave
Technology Services Project Manager
Door County Technology Services

RE: Radio Tower in Ephraim

Dear: Ashley,

We have forwarded the lease and intergovernmental agreement to our attorney for comments and met as a board this week to discuss. We wanted to put together these comments and questions for your review and response in preparation for next month's Village Board meeting.

- On the Access & Utility Easement, 4. Term, consider changing it to: This easement shall continue for so long as a tower at the Grantor's Parcel is required for the priority use of emergency communications as defined at the date of this document or 50 years, whichever is shorter.
    - **Term (both Intergovernmental Agreement and Access and Utility Easement):** The public safety radio towers are near permanent assets for the County. Door County is looking for a location to place its tower on until such time as it is no longer needed. Even a substantial use duration such as 50 years is not long enough given the permanency of the use. The County's need for the parcel is likely to exceed 50 years.
      Should the County's need for the tower cease before 50 years has elapsed, a longer term use of the property is still needed given the County's partnership with Vertical Bridge. Vertical Bridge has agreed to construct and maintain the tower and allow the County to keep its public safety radio equipment on the tower at no cost to the County. In exchange, the County has agreed to make land available for the tower at no cost to Vertical Bridge. Given the expense of constructing the tower, Vertical Bridge will need a long-term commitment to use the site, even if the County no longer needs it.
      Given the above, the County respectfully requests use of the site for the greater of the County's need for the parcel or 50 years.

- On the Intergovernmental Agreement, 2. Grant of Rights and Term (b) Duration, consider changing it to: The rights granted in this Agreement continue for so long as a tower at the Premises is required as described earlier in RECITALS A. & B. by the County or 50 years, whichever is shorter.

- Also on the Intergovernmental Agreement, 8. Termination and Removal, consider changing "a reasonable period" to "one year".
    - **Termination and Removal (Access and Utility Easement):** The County is willing to amend the Intergovernmental Agreement as requested to replace "a reasonable period of time" with "one year" to remove the tower and restore the premises upon termination or discontinuation of use of the site for tower purposes.

- Has the County provided any reason why they are not using a lease? The typical way to handle the construction of a new cell tower would be through a lease rather than an easement and intergovernmental agreement. It is normal for a village to charge rent. That seems to be especially appropriate here because these documents allow Vertical Bridge to lease space on the tower to other commercial parties who will be paying rent to Vertical Bridge. What is their rationale for Vertical Bridge to expect a rent-free cell tower when they usually pay a thousand or more a month under municipal leases? I know of many tower leases where the tower owner provides space for public emergency systems but also pays rent to the municipality.
    - In order for the County to stay out of tower ownership, we have chosen to continue our partnership with Cellcom/Nsight and they utilize Vertical Bridge (VB) for their tower construction. On the sites we are partnering on, the County is obtaining the land and then VB will build, own, and maintain those towers going forward.
      We will provide them the ground space for zero and they will provide us space for Public Safety at Zero. Other parcels have been outright purchases, however, we thought with the Village an intergovernmental agreement would be easiest. This has been a model that has worked well on an existing site of ours and saves the county substantially not only on up front capital but also on-going maintaining costs.

- We need to make sure the final documents provide both insurance and indemnification protection for the Village to ensure it is protected against claims by third parties.
    - **Insurance and Indemnification Provisions:** The County is willing to add insurance and indemnification language to both the Intergovernmental Agreement and the Access and Utility Easement. Such provisions could read as follows:
      "County agrees that it shall protect, indemnify, and hold harmless the Village and its respective officers, officials, employees, and agents from and against all actions, claims, costs, damages, demands, expenses, judgments, liabilities, losses, and suits resulting from the negligence or fault of the County or its Authorized Parties arising out of, resulting from or in any manner connected with the performance or nonperformance of this Agreement. However, the provisions of this paragraph shall not apply to actions, claims, costs, damages, demands, expenses, judgments, liabilities, losses, and suits to the extent caused by the Village. The provisions of this paragraph shall survive and continue beyond the termination of this Agreement."
      "County shall, in order to protect itself as well as the Village, at all times during the term of this Agreement keep in force insurance policies issued by a company authorized to do business in Wisconsin.

    - *Comprehensive General Liability*: One million dollars ($1,000,000) combined single limit (i.e., up to one million dollars ($1,000,000) per occurrence for bodily injury or property damage arising out of single loss, with no sub-limits). This

coverage must be written on an "occurrence" basis and shall cover all risks incident to any activity of Provider under this Agreement.

- *Motor Vehicle Liability (Including Uninsured Motorist Coverage and Uninsured Motorist Coverage*): One hundred thousand dollars ($100,000) each person, three hundred thousand dollars ($300,000) each accident, and twenty-five thousand dollars ($25,000) property damage each accident.

- *Workers Compensation*: If and as required by the State of Wisconsin. "

- The documents are silent on the responsibility to maintain the tower. That obligation should be placed on Vertical Bridge. Also, language regarding the responsibility to maintain the access road should be added.
    - **Maintenance:** The county will have an agreement with Vertical Bridge for use of the parcel. Such agreement will address maintenance obligations. To satisfy the Village that the tower and access road will be maintained in reasonable repair, we could add the following provision:
      "The County shall be responsible for ensuring that the radio/communication tower and the access road located on the Village Parcel are maintained in a reasonable state of repair for the duration of this Agreement."

- The restoration provision is not very detailed. In addition, it's typical to require financial security for the removal of the tower and restoration, especially because Vertical Bridge is very likely to assign its rights to the tower to another party.
    - **Restoration:** In the Termination and Removal provision of the IGA, the County is agreeing that, upon termination or discontinuation of use, the tower and above-ground improvements will be removed within one year. The County will contractually address removal with Vertical Bridge, but the IGA ultimately makes the County liable to the Village for removal. The County will have funds to remove the tower if Vertical Bridge will not honor their agreement. I don't feel security is needed given the resources of the County.

Thank you in advance for looking at these initial questions and concerns.

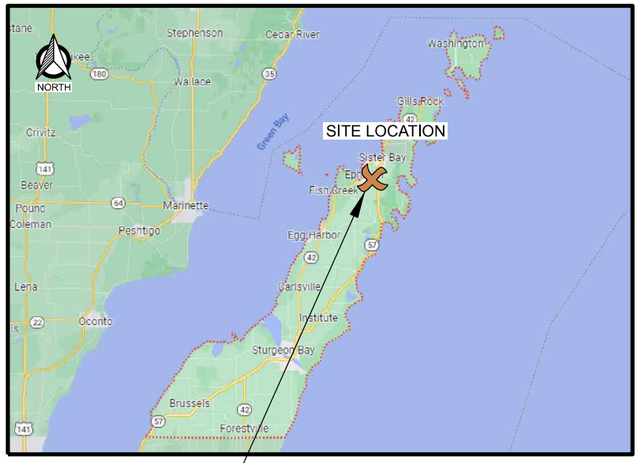
Sincerely,

Ken Nelson

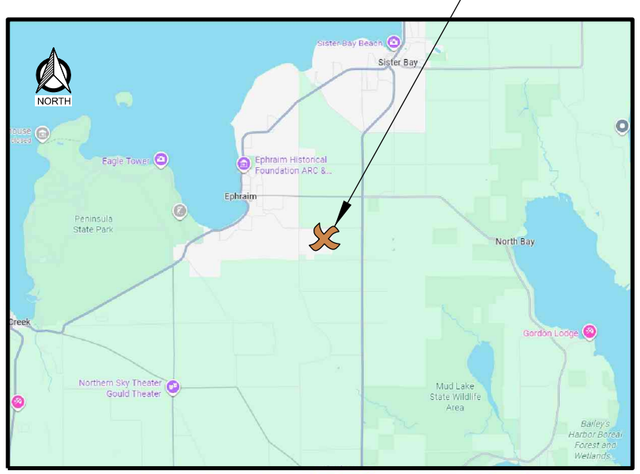
Ken Nelson
Village of Ephraim
President

Brent Bristol

Brent Bristol
Village of Ephraim
Administrator



SITE LOCATION



DOOR COUNTY WISCONSIN

PROPOSED DOOR COUNTY EMERGENCY COMMUNICATIONS TOWER SISTER BAY, WISCONSIN 180' SELF-SUPPORT TOWER

PROJECT DIRECTORY

ENGINEER:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
CONTACTS: KEN BAUMGARDT, PE
PHONE: (608) 644-1449

OWNER:
DOOR COUNTY
421 NEBRASKA ST.
STURGEON BAY, WI 54235
CONTACT: ASHLEY DEGRAVE
PHONE: (920) 746-2395

PROJECT MANAGER:
NSIGHT TELECOMMUNICATIONS
470 SECURITY BLVD.
GREEN BAY, WI 54313
CONTACT: TIFFANY SAMUELS
PHONE: (920) 770-6078

PROJECT INFO

SITE ADDRESS:
2683 GERMAN ROAD
EPHRAIM, WI 54234
DOOR COUNTY

EXISTING PROPERTY OWNER:
VILLAGE OF EPHRAIM
PO BOX 138
EPHRAIM, WI 54211

PROPOSED LESEE (TOWER SITE):
DOOR COUNTY
421 NEBRASKA ST.
STURGEON BAY, WI 54235

TOWER OWNER:
VB BTS II, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

SHEET INDEX

NO.:	SHEET TITLE
G-001	TITLE SHEET
C-101	SITE PLAN
C-103	ENLARGED SITE PLAN
T-201	TOWER LOADING / ELEVATION

APPLICABLE CODES

THESE SITE PLANS ADHERE TO ALL OF THE REQUIREMENTS CALLED OUT IN THE JURISDICTION, PLANNING, AND ZONING FOR ANTENNAS AND SUPPORT STRUCTURE WHERE SITE IS LOCATED.

ALL WORK SHALL COMPLY WITH THE FOLLOWING:

- 2015 INTERNATIONAL BUILDING CODE
- 2017 NATIONAL ELECTRIC CODE

IN THE EVENT OF CONFLICT THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ONE CALL SYSTEMS INTERNATIONAL

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL DIGGERS HOTLINE

TOLL FREE: 1-800-242-8511
FAX A LOCATE: 1-800-242-5811

WI STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

CONSULTANT:
Edge Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:
DOOR COUNTY WISCONSIN

ENGINEER SEAL:
- PRELIMINARY - NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

TITLE SHEET
PROPOSED DOOR COUNTY EMERGENCY COMMUNICATIONS TOWER EPHRAIM, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ASE	12/22/25	REV. A
ASE	12/23/25	REV. B
ASE	03/05/26	REV. C

CHECKED BY	KCB
PLOT DATE	3/6/2026
PROJECT NUMBER	46635
SET TYPE	LE1
SHEET NUMBER	G-001

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© EDGE CONSULTING ENGINEERS, INC

KEYNOTES: (THIS SHEET)

A. 180' SELF-SUPPORT TOWER

B. C/L OF 30' WIDE ACCESS & UTILITY EASEMENT

C. 100' x 100' PROPOSED TOWER LEASE

D. 80' x 80' FENCED AREA

GENERAL NOTES: (THIS SHEET)

1. NORTH ARROW SHOWN AS APPROXIMATE.
2. AERIAL IMAGERY PER: BING MAPS DATA

SCALE: 50' 0 50' 100'
11" x 17" - 1" = 100'
22" x 34" - 1" = 50'

CONSULTANT:

Edge Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

DOOR COUNTY WISCONSIN

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SITE PLAN
PROPOSED DOOR COUNTY EMERGENCY COMMUNICATIONS TOWER
EPHRAIM, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ASE	12/22/25	REV. A
ASE	12/23/25	REV. B
ASE	03/06/26	REV. C

CHECKED BY	KCB
PLOT DATE	3/6/2026
PROJECT NUMBER	46635
SET TYPE	LE1
SHEET NUMBER	C-101

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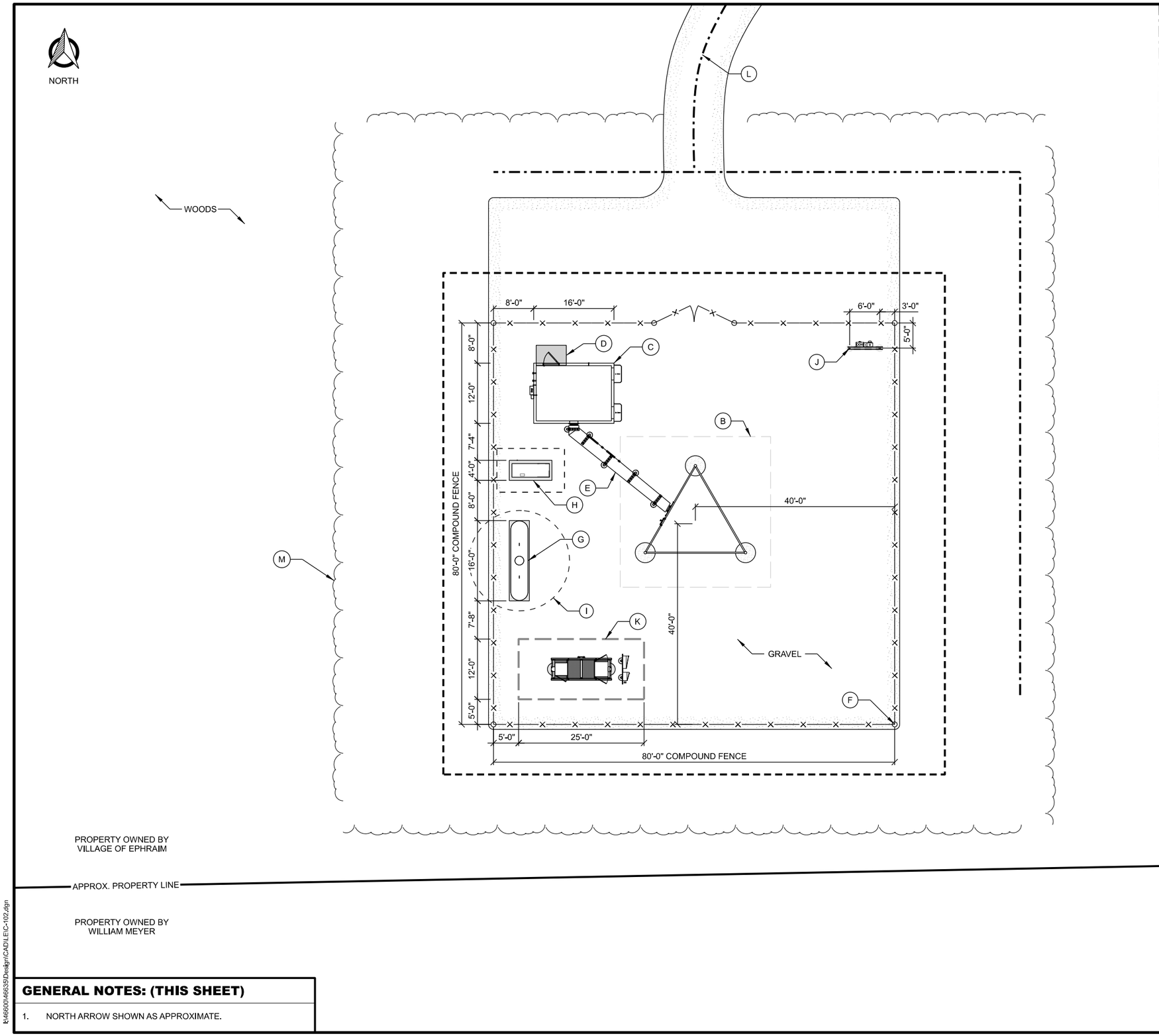
Imagery ©2026 Airbus, Maxar Technologies



KEYNOTES: (THIS SHEET)

#	
A.	180' SELF-SUPPORT TOWER (20' FACE WIDTH SHOWN); ACTUAL SIZE TO BE DETERMINED BY TOWER MANUFACTURER
B.	TOWER FOUNDATION (30' x 30' PAD SHOWN); ACTUAL SIZE TO BE DETERMINED BY TOWER MANUFACTURER
C.	DOOR COUNTY EQUIPMENT SHELTER
D.	4' x 6' CONCRETE STOOP
E.	24" WIDE ICE BRIDGE
F.	60' x 60' FENCED COMPOUND
G.	1000 GAL. LP FUEL TANK ON CONCRETE SLAB
H.	GENERATOR ON CONCRETE SLAB
I.	CLEARANCE ZONE/SETBACKS - 10' AROUND LP TANK - 3' AROUND GENERATOR
J.	MULTI-METER UTILITY RACK
K.	FUTURE 12' x 25' NSIGHT LEASE AREA
L.	30' WIDE ACCESS & UTILITY EASEMENT
M.	TREE CLEARING

GENERAL NOTES: (THIS SHEET)

1. NORTH ARROW SHOWN AS APPROXIMATE.

SCALE: 11" x 17" - 1" = 20'
22" x 34" - 1" = 10'
(10' 0 10' 20')

CONSULTANT:
Edge Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:
DOOR COUNTY WISCONSIN

ENGINEER SEAL:
- PRELIMINARY - NOT FOR CONSTRUCTION

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ENLARGED SITE PLAN
PROPOSED DOOR COUNTY EMERGENCY COMMUNICATIONS TOWER
EPHRAIM, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ASE	12/22/25	REV. A
ASE	12/23/25	REV. B
ASE	03/06/26	REV. C

CHECKED BY	KCB
PLOT DATE	3/6/2026
PROJECT NUMBER	46635
SET TYPE	LE1
SHEET NUMBER	C-102

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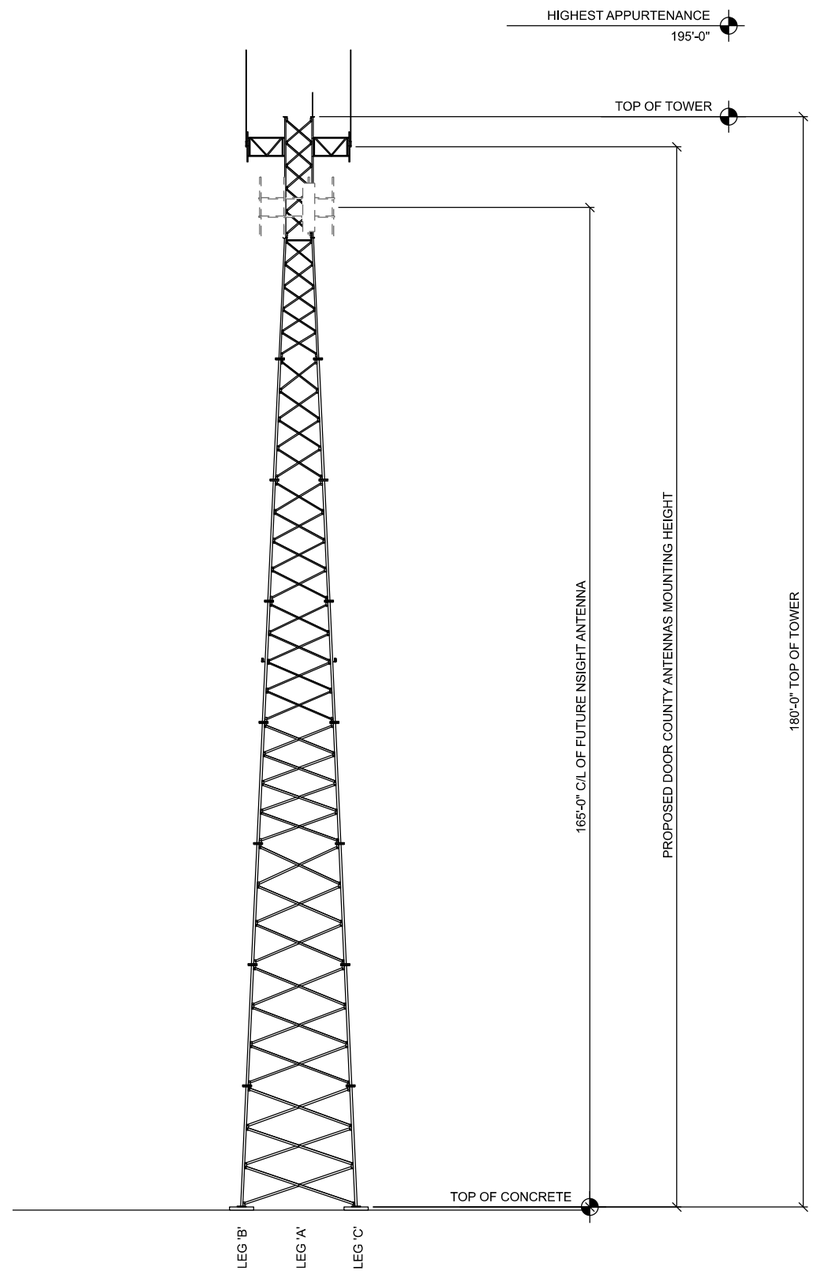

A **TOWER PROFILE (ELEVATION)**

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

DOOR COUNTY WISCONSIN

ENGINEER SEAL:

- PRELIMINARY - NOT FOR CONSTRUCTION

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TOWER LOADING / ELEVATION

PROPOSED DOOR COUNTY EMERGENCY COMMUNICATIONS TOWER
EPHRAIM, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ASE	12/22/25	REV. A
ASE	12/23/25	REV. B
ASE	03/06/26	REV. C

CHECKED BY	KCB
PLOT DATE	3/6/2026
PROJECT NUMBER	46635
SET TYPE	LE1
SHEET NUMBER	T-201

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© EDGE CONSULTING ENGINEERS, INC

	DOCUMENT NUMBER

EXHIBIT B

ACCESS & UTILITY EASEMENT

THIS ACCESS & UTILITY EASEMENT is made this _____ day of _____, 2026, by and between the **Village of Ephraim**, a Wisconsin village ("Grantor"), and the **County of Door**, a Wisconsin body corporate ("Grantee").

Return to:
Door County Corporation Counsel
421 Nebraska Street
Sturgeon Bay, WI 54235

Parcel Identification Number (PIN)
1210219312831A

WHEREAS:

- Grantor is the owner of certain real property located at 2683 German Road in the Village of Ephraim, Door County, Wisconsin - Door County Parcel Identification No. 1210219312831A (the "Grantor's Parcel");

- Grantee desires a non-exclusive easement for ingress, egress, and utility purposes over a 30-foot-wide strip of land on Grantor's Parcel (the "Easement Area");

- Grantor agrees to grant such easement to Grantee for the benefit of the County of Door and its agents, employees, contractors, subcontractors, tenants, guests, invitees, and other authorized individuals; other authorized individuals of Grantee shall include Vertical Bridge and their successors, assigns, agents, employees, contractors, subcontractors, tenants, guests, invitees, and other authorized individuals. (collectively "Authorized Parties")

Now, Therefore, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of Easement

   Grantor hereby grants and conveys to Grantee and Authorized Parties a non-exclusive easement for ingress, egress, and the installation, maintenance, repair, replacement, and use of utilities (including but not limited to electric and fiber optic) over, under, and across the Easement Area as depicted on the Certified Survey Map attached hereto as Exhibit A and incorporated herein by reference.

2. Legal Description

   [To be inserted once determined]

3. Use of Easement

   Grantee and Authorized Parties shall have the right to enter upon and use the Easement Area at all reasonable times for the purposes stated herein.

4. Term

   This easement shall continue for so long as a tower at the Grantor's Parcel is desired by the Grantee or 50 years, whichever period is longer.

5. Restoration

   Grantee and Authorized Parties shall restore any portion of the Easement Area disturbed by its use to a condition reasonably similar to its condition prior to such disturbance. All restoration shall be performed in a safe and workmanlike manner.

6. Grantor's Reserved Rights

   Grantor reserves all rights of ownership and use of the Grantor's Parcel, including the Easement Area, provided such use does not unreasonably interfere with the rights granted herein.

7. Non-Interference

   Grantee's and the Authorized Parties' use of the Easement Area shall not unreasonably interfere with Grantor's use of the Grantor's Parcel.

8. Binding Effect

   The covenants and agreements contained herein shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Access and Utility Easement as of the date first written above.

Village of Ephraim _____

Sign Name _____
Print Name & Title

Sign Name _____
Print Name & Title

STATE OF WISCONSIN)
) ss
COUNTY OF DOOR)

Personally came before me this _____ day of _____, 2026, the above-named _____to me known to be the individual(s) who executed the foregoing instrument on behalf of said Grantor and acknowledged the same.

Sign Name_____

Print Name_____

Notary Public, State of _____
My Commission expires: _____

This instrument drafted by: Sean P Donohue _____
Corporation Counsel for County of Door

INTERGOVERNMENTAL AGREEMENT

(Between County of Door and Village of Ephraim for Public Safety Radio Tower Site)

This INTERGOVERNMENTAL AGREEMENT ("Agreement") is entered into pursuant to Wis. Stats. §66.0301, by and between the COUNTY OF DOOR ("County") and the VILLAGE OF EPHRAIM ("Village").

RECITALS

A. The County's public safety radio system handles radio communication for all 911 dispatch, law enforcement, fire, and emergency services in Door County, Wisconsin.

B. The current analog system will reach end-of-life in 2028; the County is transitioning to a digital system requiring additional tower sites to maintain and improve coverage.

C. Coverage analysis by the County's consultant, OCG, identified the need for a tower within the Village of Ephraim.

D. OCG identified the Village-owned parcel located at 2683 German Road, Village of Ephraim, Door County, Wisconsin (Tax Identification Number 1210219312831A) (the "Village Parcel") as an ideal location for a public safety radio tower.

E. To reduce taxpayer cost, the County has partnered with Vertical Bridge, which constructs towers and leases space on such towers to cellular and other users.

F. As part of the partnership, the County will provide, at no cost to Vertical Bridge, access to designated real estate for the purpose of constructing communication towers. In exchange, Vertical Bridge will construct and maintain said towers and will grant the County the right to install, operate, and maintain its public safety radio equipment on such towers without charge.

G. The Village grants the County and its Authorized Parties the right to use a designated portion of the Village Parcel, at no cost, for the construction, operation, access to, and maintenance of a radio/communication tower, as outlined below:

AGREEMENT

1. Definitions.

(a) "Authorized Parties": Vertical Bridge and their successors, assigns, agents, employees, contractors, subcontractors, tenants, guests, and other authorized individuals.

(b) "Easement Area": A thirty foot (30') wide non-exclusive corridor from German Road to the Premises for ingress/egress and electric, fiber, and related utilities, to be more particularly described and recorded by separate instrument (Exhibit B).

(c) "Intended Use": Use of the Premises and Easement Area for the purpose of constructing, operating, maintaining, and accessing a radio/communication tower and related equipment and infrastructure.

(d) “Premises”: A one-hundred foot by one-hundred foot (100’ x 100’) area on the Village Parcel, final location to be mutually agreed upon from three potential locations shown on Exhibit A after completion of required studies.

2. Grant of Rights and Term.

(a) Tower Compound. The Village grants the County and Authorized Parties exclusive rights to use the Premises for constructing, operating, repairing, replacing, expanding, and maintaining:

- One (1) freestanding radio/communication tower
- Related equipment, shelters, generators, fuel tanks
- Fencing, gates, signage, security equipment
- Utility service and other infrastructure and equipment reasonably related to the Intended Use (collectively, the “Improvements”).

(b) Duration. The rights granted in this Agreement continue for so long as a tower at the Premises is desired by the County or 50 years, whichever period is longer. The rights granted in this Agreement shall run with the land and bind successors and assigns.

3. Studies and Restoration.

The Village grants the County and Authorized Parties the right, at their own risk, to enter upon the Village Parcel (including each of the three potential Premises locations and any proposed Easement Area) to conduct studies, investigations, inspections, analyses, tests, and evaluations (“Studies”) to determine suitability and lawful use for the Intended Use. The County and/or Authorized Parties will promptly repair and restore damage caused by the Studies to substantially the same condition that existed immediately prior to entry, ordinary wear excepted.

4. Access and Utility Easement.

For so long as this Agreement continues, the Village grants the County and Authorized Parties a non-exclusive 30-foot-wide easement for ingress, egress, and utilities at no cost (the “Access & Utility Easement”), in a form substantially similar to that attached as Exhibit B.

5. Use and Access.

The County and Authorized Parties may use the Premises and Easement Area for the Intended Use without limitation or exception. The Village grants the County and Authorized Parties 24/7 access to the Premises and Easement Area for construction, operation, maintenance, repair, and emergency response.

6. Ownership and Colocation.

(a) Ownership. The Village retains fee title to the Village Parcel. The County and Authorized Parties own their respective Improvements and may remove or replace them at any time.

(b) Colocation. Vertical Bridge may sublease/lease/take licenses for colocation of carriers and other users on the tower and within the Premises as it deems appropriate; no fees, rent, or revenue share are due to the Village in connection with colocation or operation of the tower and Improvements.

7. Village Reserved Rights; Non-Interference.

Other than the Premises, the Village may use the Village Property in any lawful manner that does not unreasonably interfere with the Intended Use or the rights granted herein. The Premises is for the exclusive use of the County and Authorized Parties. The Village will not erect or permit structures, vegetation, or uses within the Village Property that obstruct access to the Premises, impair the Intended Use, or interfere with any radio/communication signal.

8. Termination and Removal.

Upon termination or discontinuation of use, the tower and above-ground Improvements will be removed within a reasonable period and the Premises will be restored to a neat, graded condition.

9. Recording.

The parties will execute and record a Memorandum of this Agreement and the Access and Utility Easement with the Door County Register of Deeds.

10. Consideration.

The Village's grants are made at no cost. Mutual public safety benefits constitute good and valuable consideration.

11. General Provisions.

This Agreement represents the entire agreement, and may only be amended in writing signed by both parties. Electronic signatures and counterparts are permitted.

The Parties have executed this Intergovernmental Agreement as of the dates set forth below.

County of Door

By: _____
Name:
Title:
Date:

Village of Ephraim

By: _____
Name:
Title:
Date:

Administration Building Project

Overview & Options

Carly, Ken & Brent

5/12/2026

Problems:

Deferred maintenance and an old building coupled with operational changes in the administration department over time have resulted in the following challenges and issues with the current administrative building:

- A flat roof, lack of proper insulation, and leaks within the building not only have resulted in its physical and esthetic degradation but also pose a risk relative to air quality and record retention.
- The offices do not have proper, or in some cases any, HVAC within. One office does not have an openable window.
- Lack of conditioned space in the lower level severely limits our long-term storage ability.
- On one hand, relocation of meetings to the Village Hall was positive as it has removed the disruption that previously occurred with meetings held at the admin office. However, despite having a very expensive and quality AV system in the Hall, it is not without its bugs. Whoever is reading this has probably experienced an AV failure or disruption along the way. These disruptions, while not regular, are occurring, and they are occurring even with regular trouble shooting and testing by Brent. The normal process is a dry run of the equipment before each HPC/Plan Meeting, each Board meeting, and before committee meeting week at the first of each month. On average, although Brent is spending 4-5 hours each month checking, trouble shooting and fixing connectivity issues, issues still occur.
- Additionally, the time required to set up and break down the Village Hall for meetings is something that falls on a busy maintenance department.

Project Goals:

- Provide safe and effective work environment for Admin Staff
- Provide adequate storage for Admin operations and record retention
- Find a solution that can permit us to move meetings back to the Admin Office while hopefully minimizing meeting disruption to the operation of the office
- Allow the Fire Department to use new space for classroom training, possibly freeing up their existing training room for other purposes

Option Breakdown

<u>Option 0: (Partial renovation)</u>

Pro:

- Addresses the deferred maintenance issues within the current building.
- HVAC added to the two rear offices and basement
- Conditioned basement allows for additional storage
- New roof on building
- New insulation on exterior walls and roof of building

Con:

- No alterations within the office building
- No relocation of meetings from Village Hall
- No room for any growth
- No accessibility improvements
- Not intended as a long-term solution

<u>Option 1: (Full renovation of existing structure)</u>

Pro:

- Can possibly move smaller committee meetings back to Admin Building
- Conditioned basement allows for additional storage
- Options for minor reconfiguring of office layout within the existing building envelope
- Some modernization of facility to better support current and future needs
- Better accessibility with the addition of exterior ramp
- HVAC added to the two existing rear offices and basement

Con:

- 1 office still has no openable window
- Still requires the use of Village Hall for HPC/Plan and Village Board Mtgs.
- Meetings held in office are still somewhat disruptive to office operations as the flow and access is not ideal
- AV system while new would likely still have to be broken down from time to time and cannot likely be hard wired. This increases the likelihood of failure, disruption and maintenance.

Option 2: (Small addition)

Pro:

- All village meetings, minus the largest public hearings, can move back to Admin bldg.
- Board/Committee member table and AV systems can be permanent/hard wired
- Conditioned basement allows for additional storage
- Small addition allows for a more significant reconfiguring of the office/meeting room layout for more separation and better flow. Offices can all be new construction designed based on needs with new HVAC equipment and openable windows.
- Modernizes facility to better support current and future needs
- Accessible ramp is completely enclosed
- Addition only impacts the portion of the building that was previously an addition. Original aesthetics retained
- Room for Fire Department classroom training

Con:

- Looking at the long term this plan likely limits office staffing to 3 full-time employees. Current staff does not see the need for a 4th full-time staff member on the horizon. Space can be found for part-time employees, limited-term employees or interns if need be

Option 3: (Large addition)

Pro:

- All village meetings can move back to Admin bldg.
- Board/Committee member table and AV systems can be permanent/hard wired
- Conditioned basement allows for additional storage
- Large addition would completely separate the admin office from the meeting room so no disruption would occur
- Completely modern office housed in a brand-new office addition.
- Better accessibility
- Enough space to guarantee that the addition would satisfy the needs of the admin department for the foreseeable future.
- Accessible ramp is completely enclosed.

Con:

- Cost
- Separation is a con on election day as the offices of Andrea and Kim would be removed from the operation and out of earshot.
- Significant change to the look of the building, additional bulk

<u>Option 4: (New building)</u>

Pro:

- Ground up purpose built new construction that will be a long-term solution without the need to utilize a portion of the existing building.

Con:

- Plan results in either the demolition of the existing Admin building or the relocating of the facility to a new location. The latter option would still require us to incur the costs of deferred maintenance in Option 0
- If built in the same location, we would lose a historic building
- If built on the same site but in a different location, would require new utility connections, parking lot, driveways, etc
- Cost

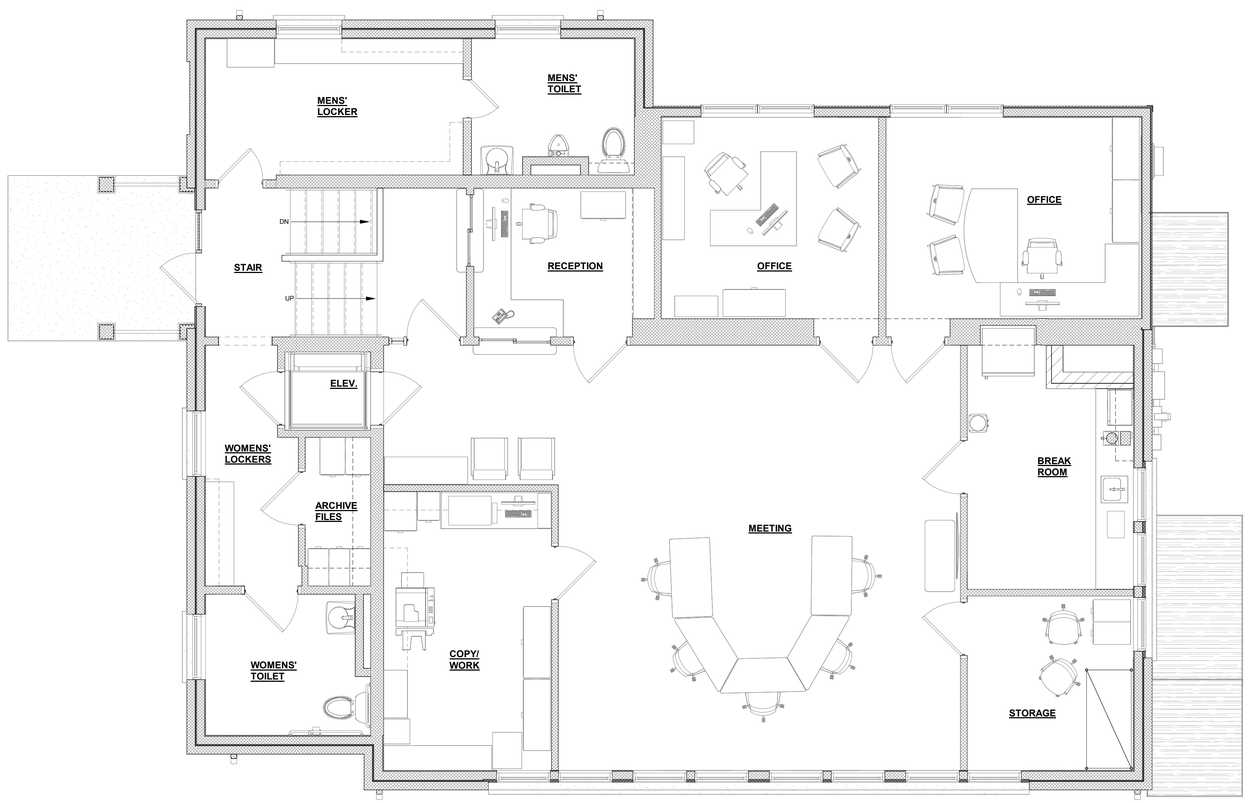
Option 0: Deferred Maintenance
Budget: $600,000 with $50,000 contingency
The project scope is limited to targeted deferred maintenance, including the addition of HVAC to two enclosed office spaces (currently not code compliant), improvements to building insulation / exterior envelope, conditioned HVAC basement, and full roof replacement. The work does not include building expansion, reconfiguration, or full system replacement beyond these defined areas, and is intended to address specific performance deficiencies rather than a long term solution.

Option 1: Remodel Existing (Existing 2,172 sq. ft.)
Budget: $1,300,000 with $100,000 contingency **Timeline**: 5 months construction
A comprehensive renovation of the existing 2,172 square foot facility to improve functionality, code compliance, and overall building performance. Work would involve reconfiguration of interior spaces, upgrades to mechanical, electrical, and plumbing systems, and improvements to the building envelope as needed. This approach maintains the existing structure while modernizing the facility to better support current and future operational needs.

Option 2.0: Remodel & Addition Total: 2,990 (Existing 2,172 sq. ft. & 818 sq. ft. New)
Budget: $1,800,000 with $100,000 contingency **Timeline**: 6 months construction
This option includes renovation of the existing 2,172 square foot facility combined with an 818 square foot addition to allow internal ramps (rather than external). This option improves on 'option 2' in allowing a safer solution with lower long-term maintenance costs. Work includes integration of new and existing systems, interior reconfiguration, and upgrades to building systems and envelope as required to support the addition.

Option 3: Remodel & Addition Total: 4,178 sq. ft. (Existing 2,172 sq. ft. & 2,006 sq. ft New)
Budget: $2,300,000 with $100,000 contingency **Timeline**: 7 months construction
This option includes renovation of the existing 2,172 square foot facility combined with a 2,006 square foot addition to expand overall building capacity. The project would address deficiencies within the existing structure while providing new, purpose-built space to support operational needs. Work includes integration of new and existing systems, improved layout and circulation, and targeted upgrades to the existing building to align with the addition.

Option 4: New Facility (New 3,500 sq. ft.)
Budget: $2,000,000 with $100,000 contingency **Timeline**: 8 months construction
This option includes construction of a new 3,500 square foot facility, replacing the existing building entirely. The new facility would be designed to meet current operational requirements, building codes, and energy performance standards. Important to note this does not include land cost. This approach eliminates constraints associated with the existing structure and allows for a fully optimized layout, modern systems, and long-term durability with reduced maintenance needs.



NORTH

FIRST FLOOR PLAN

1/4" = 1'-0"

2,172 SF

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DESIGNER: G. STRAUB

INTERIOR DESIGNER: -------

DRAWN BY: ACM

EXPEDITOR: -------

SUPERVISOR: -------

PRELIMINARY NO: P25244

CONTRACT NO: -------

DATE: 05.08.2026

SHEET: EX1.0

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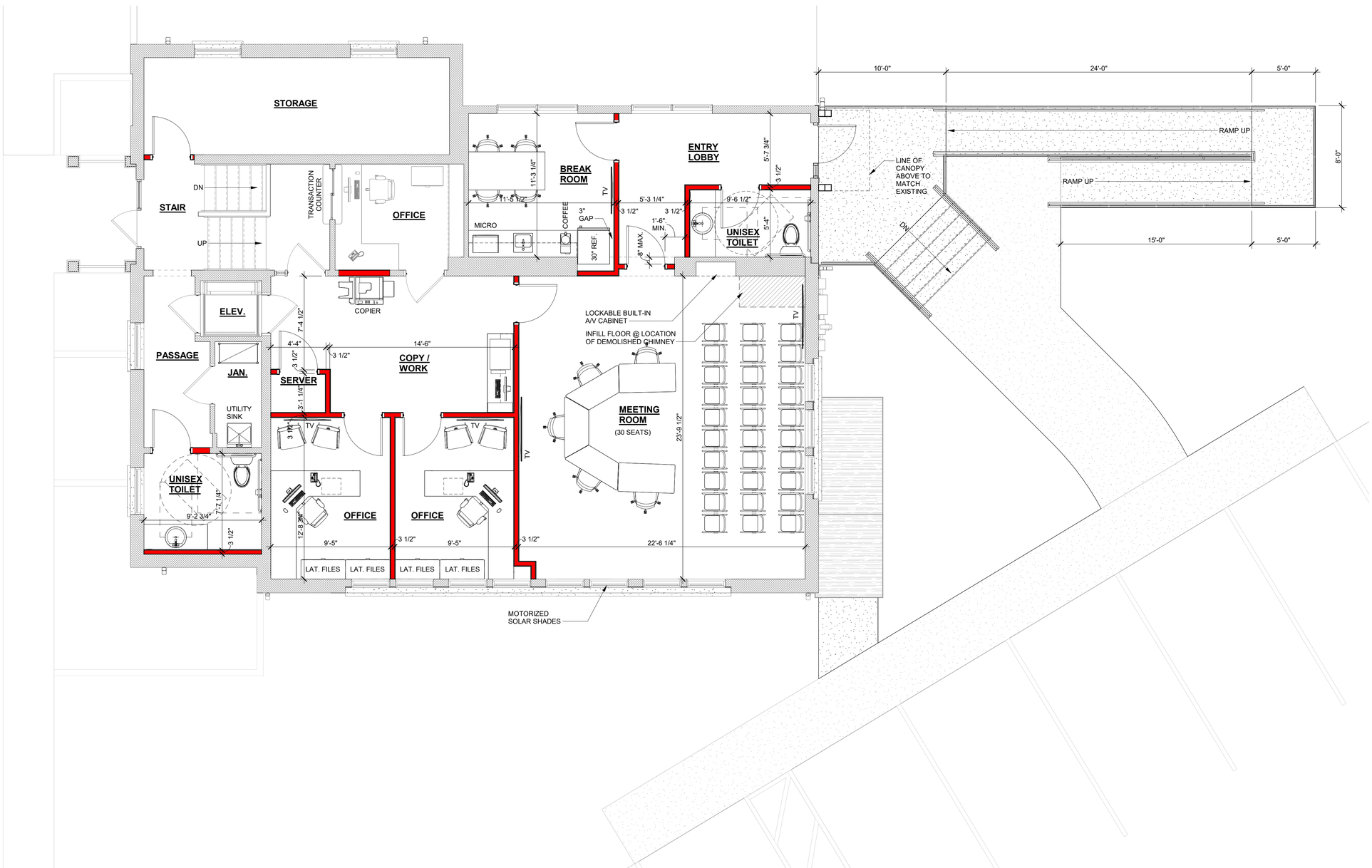

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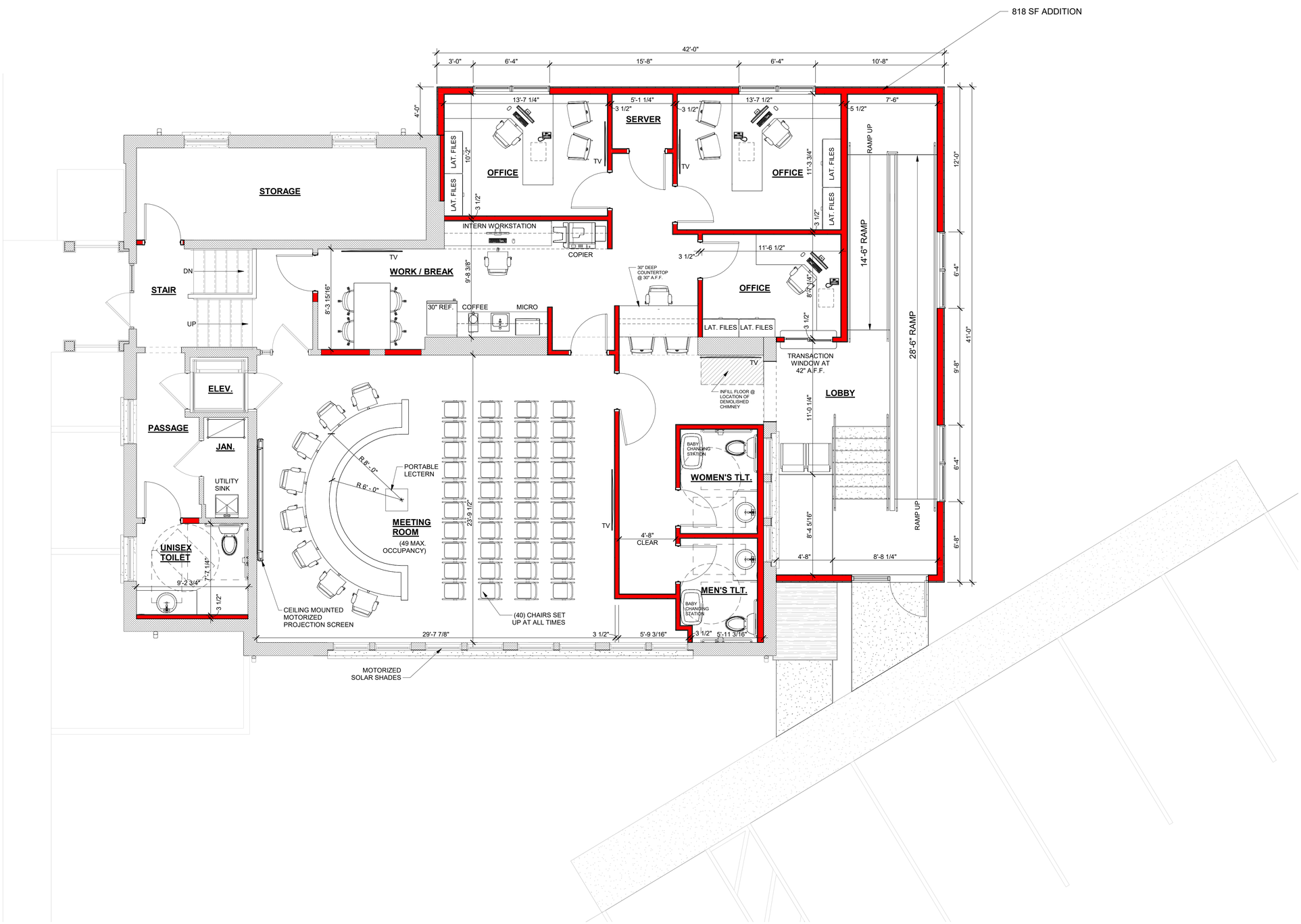

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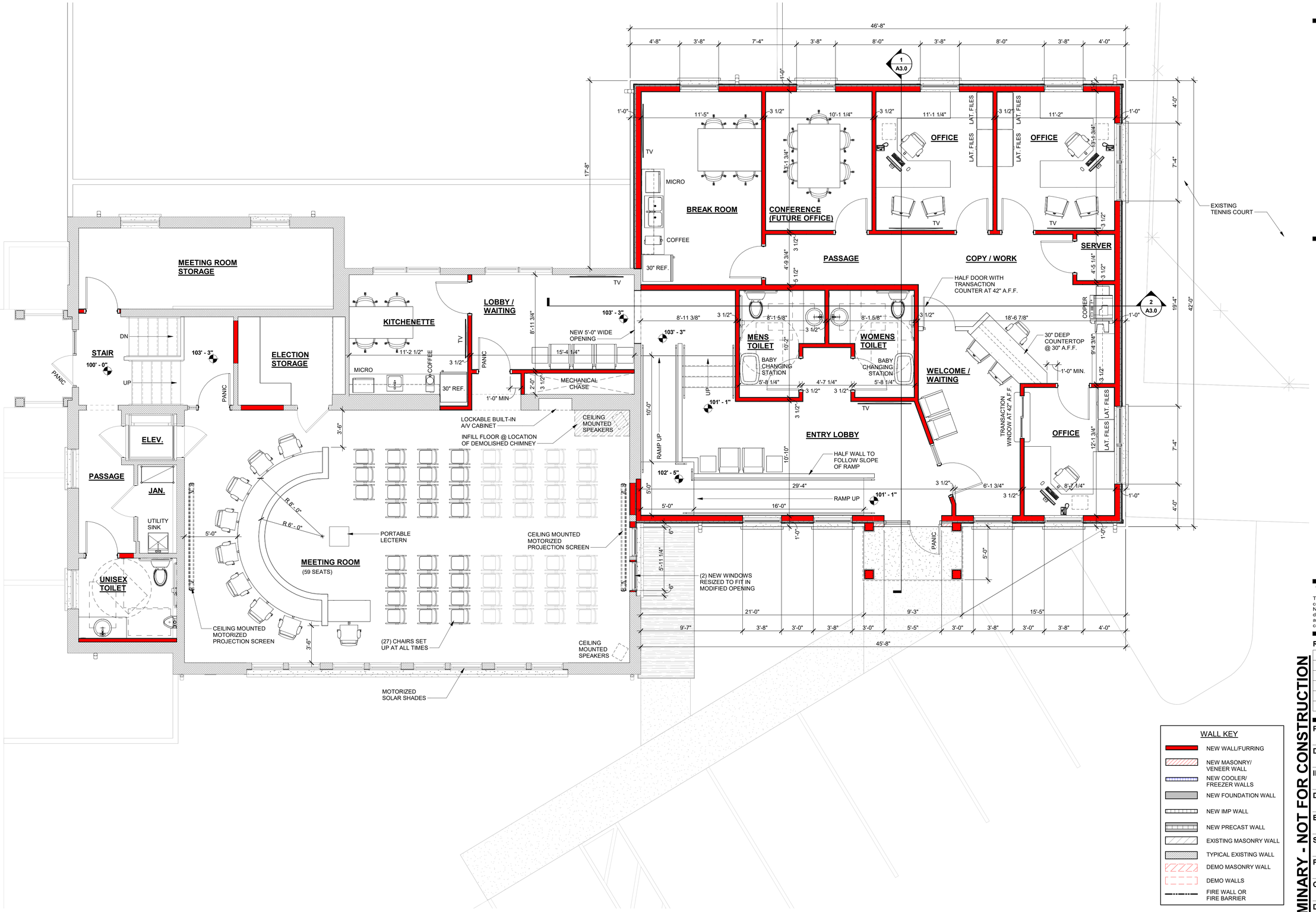

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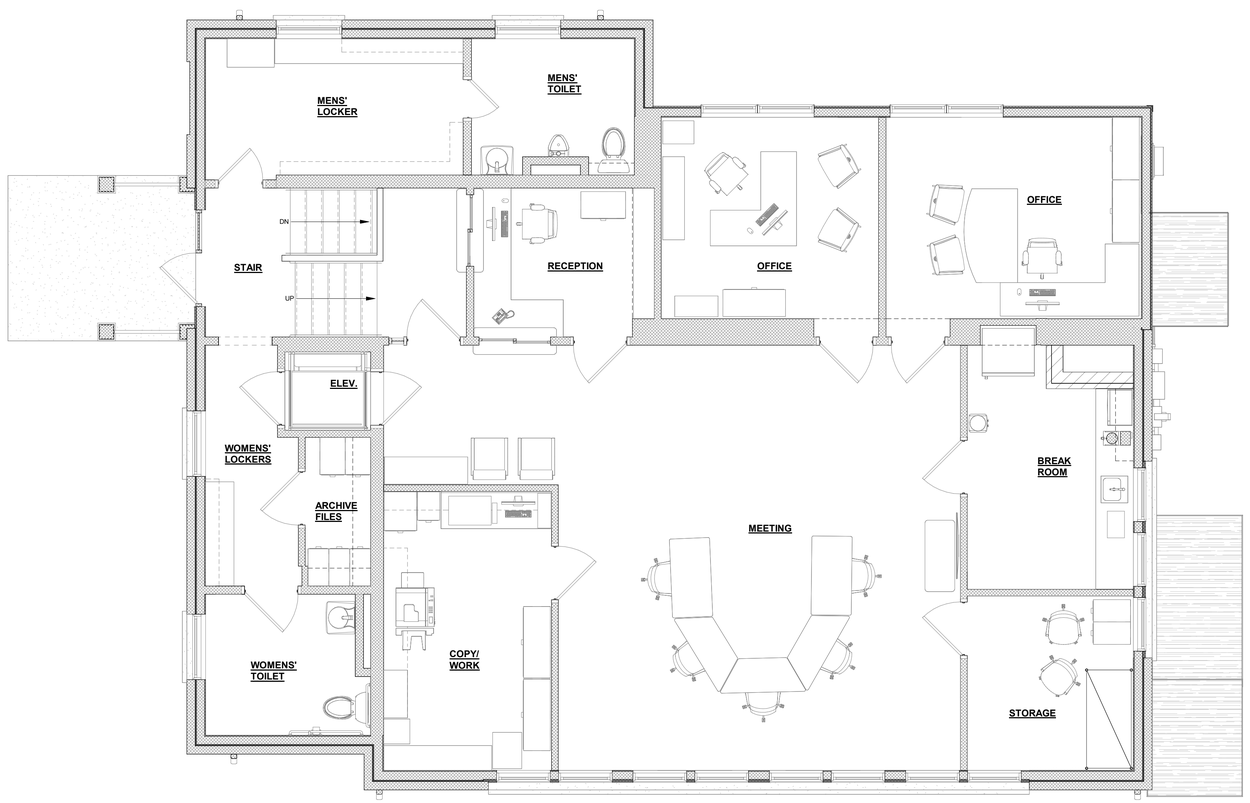

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2,172 SF

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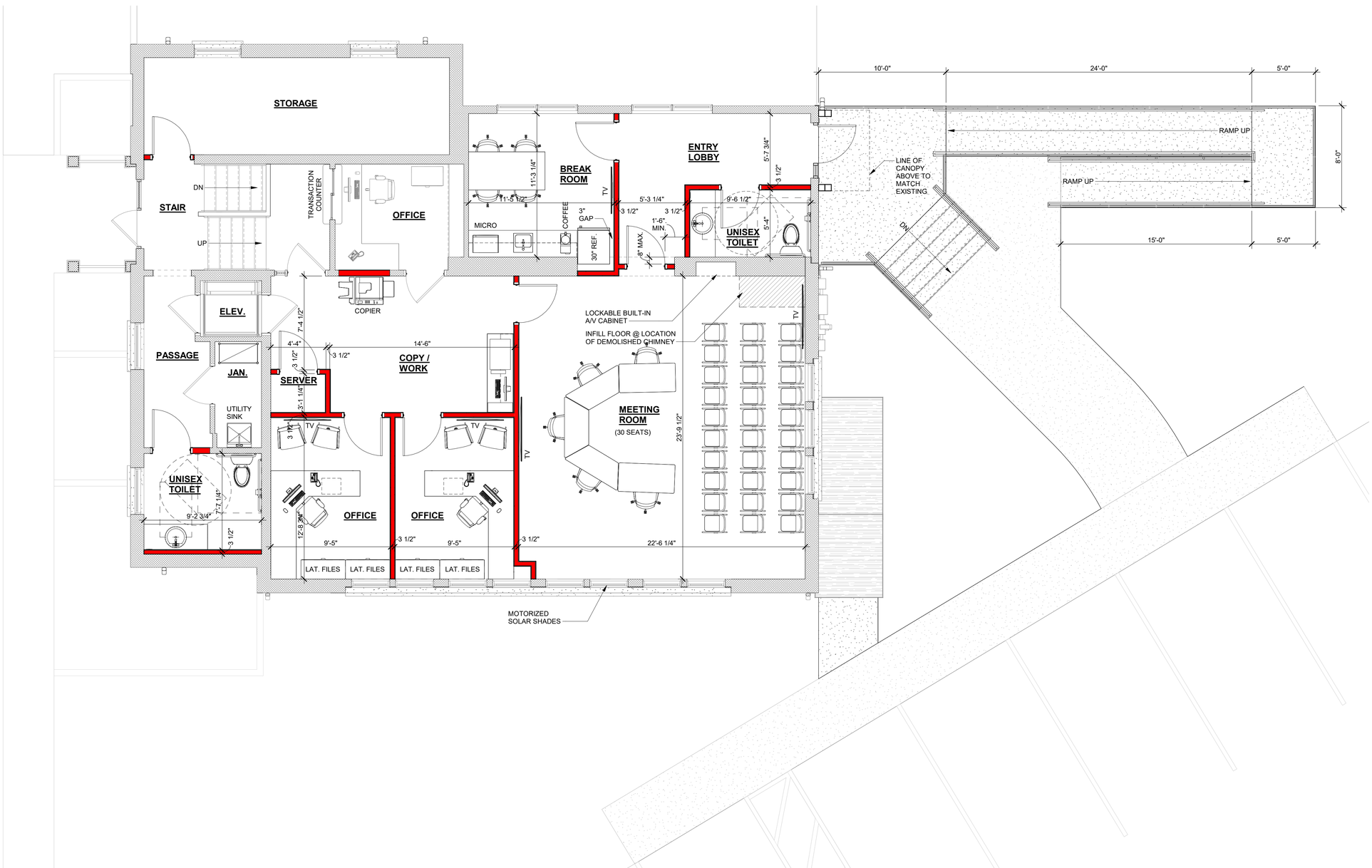

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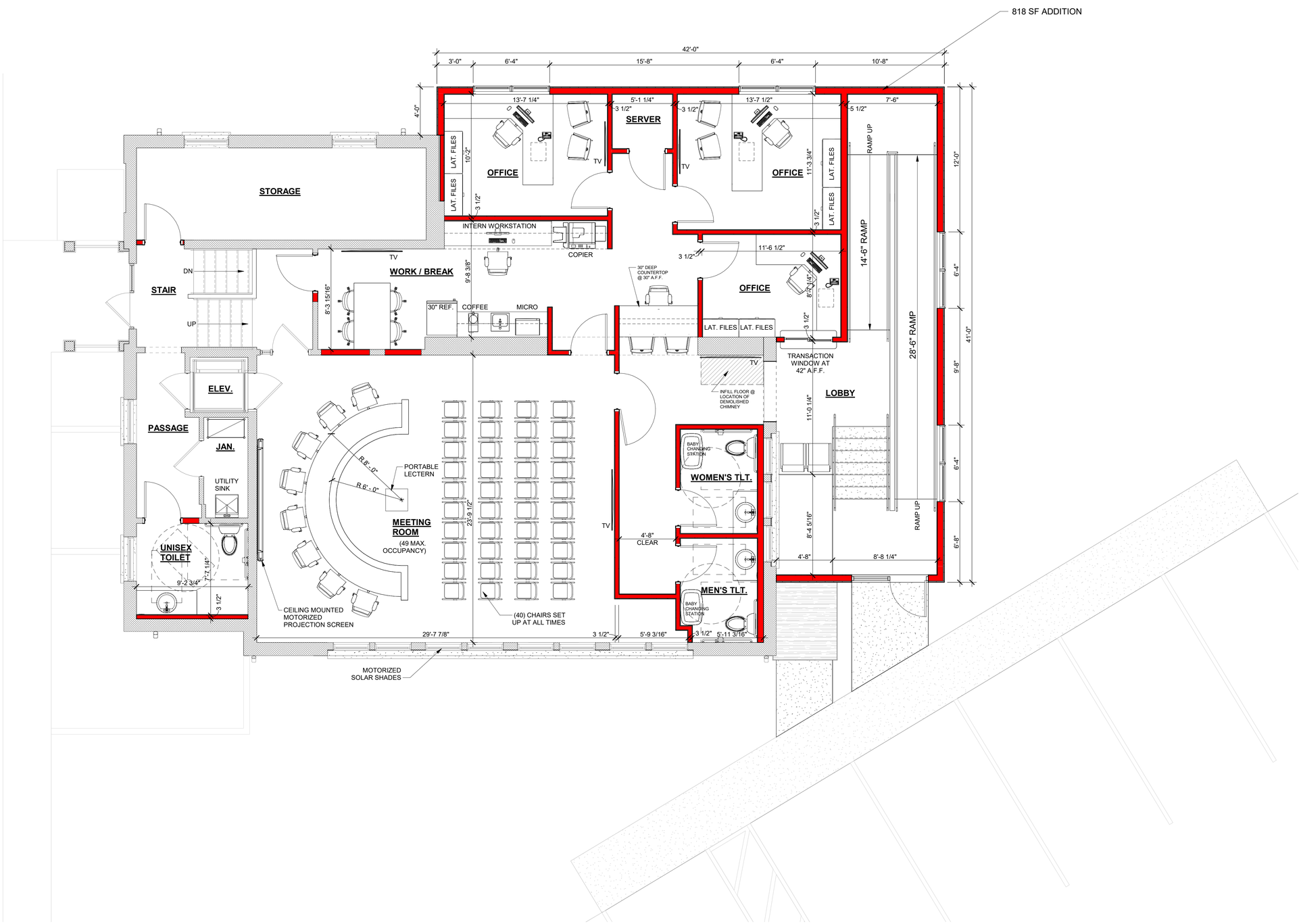

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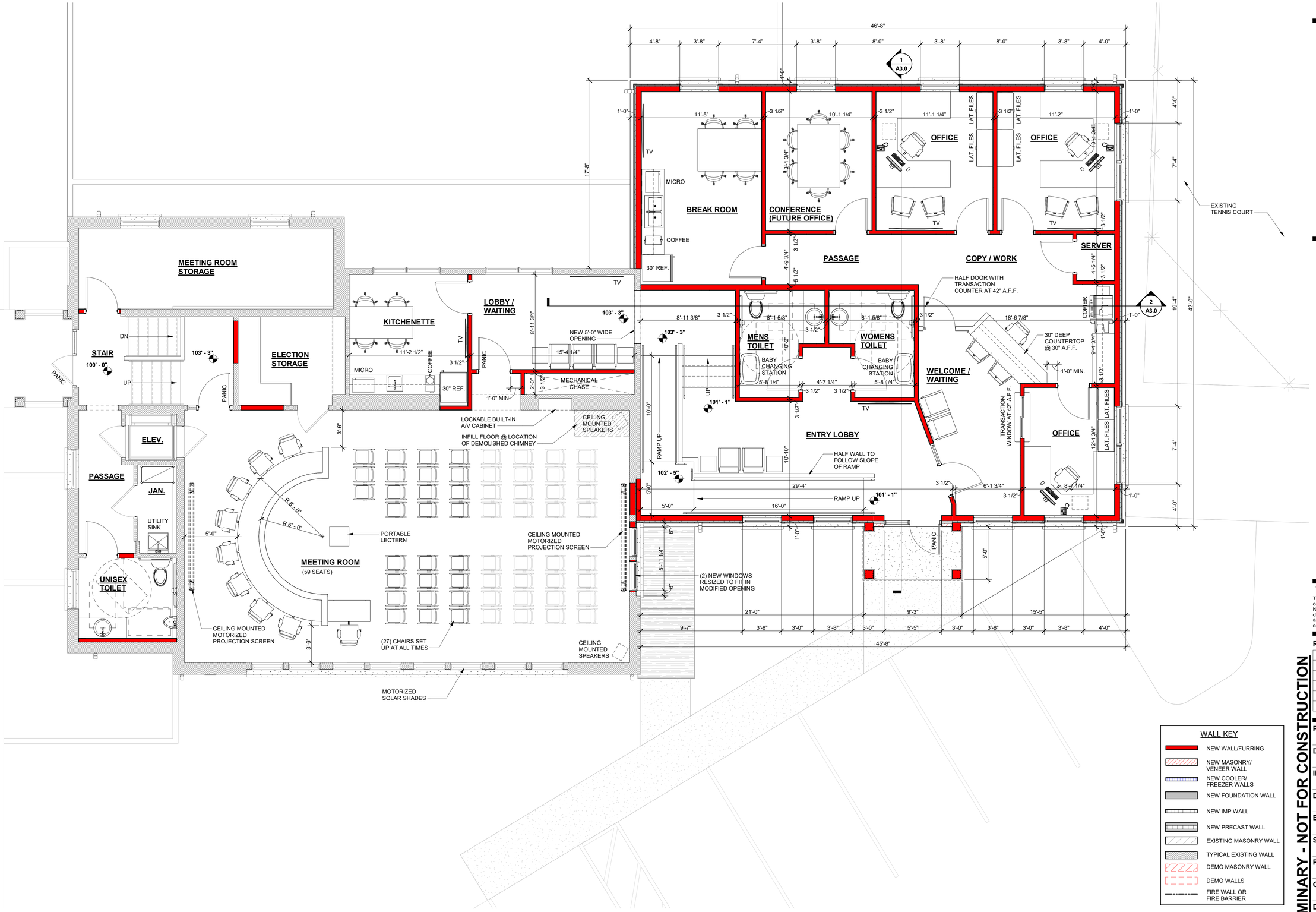

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PROPOSED FOR:

VILLAGE OF EPHRAIM

10005 NORWAY ST N
EPHRAIM, WISCONSIN 54211

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REVISIONS

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGER: D. FLANIGAN
DESIGNER: G. STRAUB
INTERIOR DESIGNER: -------
DRAWN BY: ACM
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P25244
CONTRACT NO: -------
DATE: 02.18.2026
SHEET: A1.0

OPTION 3

Liberty Tree Information

***Wolfraths – Hortonville (Chad, 920-716-3732)**

- Maples, Oaks and Elms available (Princeton and Triumph Elms)
- 4” Elm is roughly $650, which is roughly 18-20’ tall
- We can buy and plant ourselves or have them deliver and plant
- Delivery and install is roughly $650 but could be less if we can use our skid steer and their attachment to dig/plant
- Includes staking and mulch ring

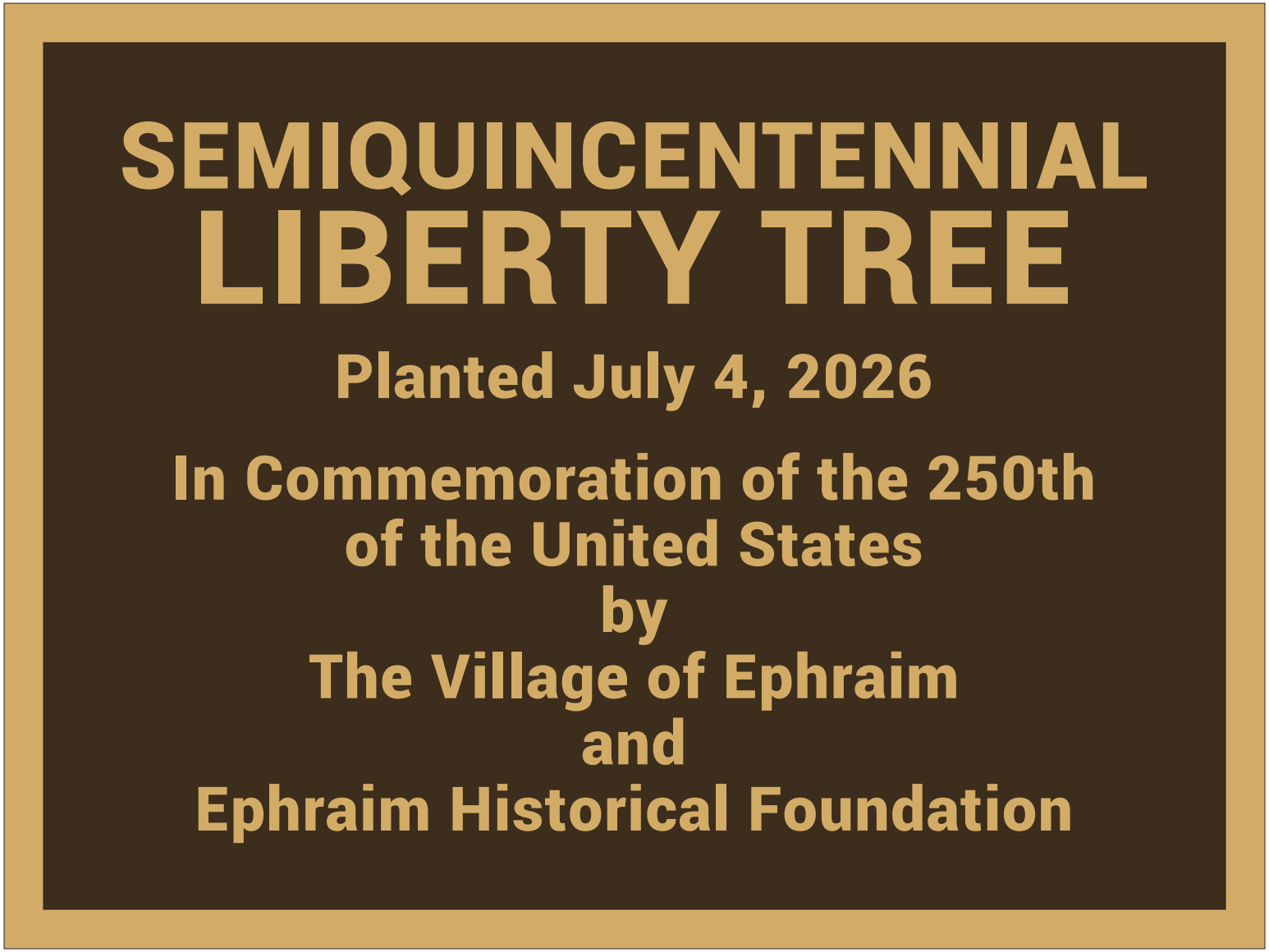
A&M – Sheboygan (920-452-1967)

- Maples, and Oaks available and Elms can be ordered
- 4” Maple is roughly $760, which is roughly 18-20’ tall
- 3” Elm is roughly $550, which is roughly 15’ tall
- Delivery and install is $215 per hour
- They would be looking for us to dig the hole
- We can buy and plant ourselves

Homestead– Appleton (920-851-4971)

- Maples and Oaks available, no Elm
- 4” trees available
- They only sell with delivery and install included, no self plant
- Cost is $2,800

STOP



8 x 6 Cast Bronze Plaque

COND. CLASSIC
CLASSIC
FUTURA
HELVETICA
EXT. DEEP BLOCK
COND. ROMAN
ROMAN
CLARENDON
COND. BLOCK
חיברוו - HEBREW

Global Recognition actually sent over a proof of the plaque this morning. It is attached. The proof is helpful for showing font size and spacing, but the actual font is called "Condensed Classic" and looks closer to a Times New Roman. The background pattern is called "Travertine". I have also attached images they sent of their sample plaques and background options for reference. Again this will be 8x6" mounted on native fieldstone by Mike Anderson. Approximate cost for the plaque is $550, while the mounting is estimated at $150-$200.

VILLAGE OF EPHRAIM PLAN COMMITTEE
WORKING SESSION MEETING MINUTES
TUESDAY, MAY 26, 2026 - 12:00 PM
9996 WATER STREET

Present: Andy Bartelt, Grace Held, Rick Hoyerman, Monique McClean, BD Thorp, and Ken Nelson – Chair.

Absent: Laird Hart.

Staff: Brent Bristol - Village Administrator and Kim Roberts - Deputy Clerk.

Guests: John Cox (online).

Call to Order: K. Nelson called the working session to order at 12:00 PM.

K. Nelson provided an update on last month's discussion regarding signs. He explained that during the quarterly meeting with the Ephraim Business Council (EBC), he learned that they had sent out an email to get reactions on the "sail" signs.

Bristol noted that he would be reaching out directly to businesses with the current ordinance language pertaining to signs and inviting businesses to participate in the upcoming dialogue regarding signs.

K. Nelson reviewed the upcoming meeting schedule: June 9, June 23, July 14, July 28, August 11, and August 25.

K. Nelson reviewed the summary of the comments submitted by Plan Committee members regarding the Protected Waterfront Ordinance. He invited discussion on how to best tackle the list of definitions and considerations listed.

Committee members agreed they would like to work through the ordinance with a group approach.

The Committee reviewed the ordinance. They spent considerable time reviewing the intent section (§17.20(1) of the ordinance. Bristol encouraged the Committee to define "open viewing space" to include the vantage point from which the views are being protected. Committee members engaged in extensive discussion about the meaning and application of open viewing space. Hoyerman suggested that the intent should focus on views toward Eagle Harbor in between structures, emphasizing that the concern was primarily about lateral views between buildings rather than vertical views affected by building height.

The Committee discussed possible definitions of "open viewing space". Hoyerman proposed that it could be defined as "views between structures toward Eagle Harbor", with this language to be incorporated into the intent statement. They discussed whether this should remain general in the intent statement or be further specified in the design criteria sections.

Hoyerman suggested adding language in the intent section after the current language "*for as much open viewing space*" to insert possible language such as, "*particularly when views of Eagle Harbor are especially limited between homes/structures from the street.*"

The Committee discussed the existing language stating "structures shall be restricted to those in existence as of January 1, 1998." Members noted this language was confusing and potentially contradictory to current practices, since modifications and replacements that perhaps weren't originally contemplated have been approved. Hoyerman suggested clarifying this to specify that vacant properties as of that date shall remain vacant, while allowing modifications to existing structures under the section's provisions. A starting point for suggested language was discussed as "*Properties that did not have a structure as of January 1, 1998, shall remain vacant; there shall be no new buildings or structures*." Hoyerman agreed to further work on the language to present to the Committee at the June 9th meeting.

The Committee reviewed §17.20(2) – Permitted Uses, noting that §17.20(3)(b)(2) should likely be moved under permitted uses with the addition "*subject to design review*." Additionally, the work "*replaced*" would be struck and substituted with the word "*reproduced*."

The Committee reviewed §17.20(3) – Conditional Uses. No further changes were noted besides moving

§17.20(3)(b)(2) to the Permitted Uses - §17.20(2) and creating subsection (2)(c) for the previous §17.20(3)(b)(2).

§17.20(5) Design Review. Section A – General Requirements. Bristol explained that §17.20(5)(a)(1) essentially defines the building envelope. Significant discussion centered on whether to restrict increases in building width parallel to the shoreline to preserve open viewing space. The Committee debated various approaches, from completely prohibiting width increases to allowing width modifications only when total obstruction was reduced. Bartelt questioned the original intent of the ordinance, suggesting that buildings should not be allowed to become wider than their existing dimensions, as this would be consistent with the baseline principle that "nothing changes" except as specifically allowed.

Committee members explored scenarios where combining accessory structures with principal residences might either help or harm open viewing space objectives. Bristol noted that some properties could benefit from consolidating multiple small structures if done without increasing the total width obstruction. The Committee considered allowing footprint modifications and even combinations of structures, provided the principal structure's width parallel to the road did not increase. They discussed potential benefits when projects actually reduced total width obstruction by eliminating separate accessory buildings.

Discussion of footprint modifications revealed complexity in balancing multiple objectives. The current ordinance prohibits increases to the total footprint of individual structures and prohibits combining structures, but members questioned whether these restrictions always served the open viewing space objective. Bristol suggested including dimensional standards directly in the Protected Waterfront Ordinance rather than referencing other ordinance sections, making the requirements clearer and more accessible.

The Committee discussed §17.20(5) Design Criteria- Section B. §17.20(5)(b)(2). The Committee noted that a clear definition of visual impact was required. Further, §17.20(5)(b)(3), Thorp suggested discussing lowering the height to twenty-two feet (22') to deter a full second floor.

The Committee discussed §17.20(6) – Other Requirements. The consensus was that the information in section six, not the subsections of the section, should be moved into the Design Criteria section §17.20(7). ("*Up to fifty percent (50%) of the total roof pitch square footage can be made up of dormers that may be less than 6/12, but in no case may be less than 3/12*"). Additionally, the Committee determined that the percentage needed to be decreased, as well as the need for a definition of a one and a half story as well as living space. Thorp suggested reaching out to get the assistance of a local architect for input on creating a definition. Thorp and K. Nelson agreed to work on the definition and present it at the June 9th meeting.

The meeting adjourned at 1:50 PM.

Recorded by Kim Roberts – Deputy Clerk

VILLAGE OF EPHRAIM
HISTORIC PRESERVATION COMMITTEE
MEETING MINUTES
TUESDAY, MAY 26, 2026 – 6:15 PM
9996 WATER STREET

ACTION ITEMS:

Schreck moved, Pentler seconded to approve the April 28, 2026 Historic Preservation Committee minutes as presented, all ayes. Motion carried.

Schreck moved, Pentler seconded to approve the new SFR Design Review Application for John and Victoria Cultra at 9887 Water Street, as presented. Roll Call Vote: Schreck aye, Pentler nay, and Thorp nay. Motion failed.

Pentler moved, Schreck seconded to approve the Addition Design Review Application for Gregory Goltermann at 9917 Water Street, as presented, all ayes. Motion carried.

Shreck moved, Pentler seconded to approve the Addition Design Review Application for Roy Harsch at 9931 Water Street, as presented, all ayes. Motion carried.

Schreck moved, Pentler seconded to approve the Deck/Guard Rails Design Review Application for Ann Abbott at 9886 Water Street, as presented, all ayes. Motion carried.

Schreck moved, Pentler seconded to adjourn at 6:55 PM, all ayes. Motion carried.

Present: Kathy Pentler (online), Cody Schreck, and BD Thorp – Chair.

Absent: Amy Russell and Marcia Ellis.

Staff: Brent Bristol - Village Administrator and Kim Roberts - Deputy Clerk.

Guests in person: Drew Willmann (DeLeer's Construction), Chris Schmeltz, Ken Nelson, Laird Hart, Andy Bartelt, Grace Held, Monique McClean, Rick Hoyerman, Kelsey Stone (EBC), and Roy Harsch.

Guests online: John and Victoria Cultra .

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1. **Call to order:**
   Thorp called the meeting to order at 6:15 PM.
2. **Quorum:**
   A quorum of the Historic Preservation Committee was present.
3. **Changes in agenda:**
   There were no changes to the agenda.
4. **Visitors' Comments:**
   There were no visitors' comments.
5. **Approval of previous minutes:**
   Schreck moved, Pentler seconded to approve the April 28, 2026 Historic Preservation Committee minutes as presented, all ayes. Motion carried.
6. **John and Victoria Cultra – 9887 Water Street -New SFR – Design Review:**
   Bristol explained that the project had been before the Committee previously for concept review. He explained that the Cultras had received guidance from both HPC and the Plan Committee regarding roof design, particularly concerning dormers on the primary roof and the pitch of the roof over the screened porch. The applicants had redesigned the project to address these concerns.

   John Cultra, participating virtually with his wife Victoria, explained they had reduced the number of exterior lights as requested by the Committee, placing lights only at doorways. He noted they had worked to simplify the design and address concerns about rooflines and dormers.

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Pentler raised concerns about the blue door color, questioning whether it would match existing Village blues and suggested the Village should provide clearer guidelines for historic colors.

John Cultra explained that there was a lot of blue in the Village and they intend to use "Ephraim Blue" consistent with other historic buildings within the Village. He expressed willingness to work with the Committee on selecting an appropriate shade.

Pentler expressed concerns about the multiple roof lines and peaks, suggesting the design still appeared too complex with a lot of sharp angles.

John Cultra noted that they had removed the bumpouts on the front elevation and put in bay windows to match the existing structure.

Schreck noted that he liked the blue shutters and door. He further discussed that the rooflines have moved in the right direction; he was not sure what else could be done. He stressed that there was a good reduction in lighting.

The Committee further discussed the addition of the shutters to the plan set. Thorp questioned why they were added since the last presentation. John Cultra noted that so much was changed and simplified that they felt the shutters would add aesthetic appeal.

Pentler questioned whether certain roof elements could be extended, such as over the breezeway, by way of making it flatter.

Drew Willmann, the representative from DeLeers, explained that there were minimum roof pitches per Village ordinance, which required the roof line to be raised, as well as the need for functional access. He noted they had significantly simplified the west elevation since the previous presentation.

Thorp noted concerns about the west elevation's roofline complexity and admitted he should have been more explicit about his reservations during the previous month's approval.

Schreck moved, Pentler seconded to approve the new SFR Design Review Application for John and Victoria Cultra at 9887 Water Street, as presented. Roll Call Vote: Schreck aye, Pentler nay, and Thorp nay. Motion failed.

John Cultra expressed confusion about the change in Committee sentiment, noting they had made all requested modifications since receiving the previous approval and had only simplified the design further.

Thorp explained that, in part due to running the meeting last month, he did not get a chance to express his concerns regarding the roof lines, although he approved the concept last month. He thought the roofline would be corrected; he felt it was not changed enough on the west elevation. While the plans have improved greatly, he felt they could be simplified further.

John Cultra stressed that they had worked hard to address the Committee’s concerns and simplify the plan, especially from the front elevation. He expressed concern that the failed approval would carry negatively to the Plan Committee.

7. **Gregory Golterman – 9917 Water Street – Addition – Design Review:**
Bristol explained that this was the first formal hearing for this project, following previous concept review sessions. Brent explained that the applicant had originally planned a full teardown and rebuild but had found a contractor capable of preserving the first floor while adding a partial second story.

The Committee discussed the design materials, with Bristol noting the roof would be CertainTeed Landmark in driftwood color - a black base with gray and slight bluish-gray tones in the asphalt shingles. Schreck expressed satisfaction that the Goltermanns had pursued preserving a portion of the original building, stating this was much preferred over complete demolition. While acknowledging the front elevation showed some complexity with roof lines, he noted the existing building already had a stacked appearance. Pentler praised the size, design, and rectangular second story addition, noting the good color choices and historic materials used.

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Pentler moved, Schreck seconded to approve the Addition Design Review Application for Gregory Goltermann at 9917 Water Street, as presented, all ayes. Motion carried.

8. **Roy Harsch – 9931 Water Street – Addition – Design Review:**
Bristol provided extensive background on this complex project, explaining that it began with work started without permits, resulting in a stop-work order. The Harsch's had initially sought variances for setback issues but were denied by the Board of Appeals. Amendments to the Protected Waterfront Ordinances allowed potential footprint modifications if the offsetting footprint was removed elsewhere on the property. The current project required a property exchange with neighboring property owners to address setback issues, which was conditionally approved upon Plan Committee approval of the footprint modification. The addition would be on the water side while removing/modifying a portion of the small structure closest to STH 42. Bristol explained that the request is to proceed with finishing the addition, match all existing materials, and partially remove/ modify the small structure closest to STH 42.

Roy Harsch explained the addition would use the same materials as the existing structure: 8-inch cedar siding painted white, along with green shingles matching the current roof. He described the personal necessity of the project, explaining that his wife uses a walker and they need to reconfigure the kitchen to accommodate modern appliances and accessibility needs.

Schreck noted that from an HPC perspective, matching materials and maintaining architectural consistency addressed the Committee's primary concerns.

Shreck moved, Pentler seconded to approve the Addition Design Review Application for Roy Harsch at 9931 Water Street, as presented, all ayes. Motion carried.

9. **Ann Abbott – 9886 Water Street – Deck/Guard Rails – Design Review:**
Bristol explained that snow damage had pulled the existing deck away from the house, creating an opportunity to replace both decking and guardrails. The new guardrails would be similar to white Trex-style railings previously approved, and the decking would be light gray Trex material.

With no applicant representative present, the Committee reviewed the materials samples provided. There were no concerns with the proposed materials.

Schreck moved, Pentler seconded to approve the Deck/Guard Rails Design Review Application for Ann Abbott at 9886 Water Street, as presented, all ayes. Motion carried.

10. **New Business for next meeting / next meeting date:**
No new business was noted.

The next meeting of the Historic Preservation Committee is June 23, 2026.

11. **Adjournment:**
Schreck moved, Pentler seconded to adjourn at 6:55 PM, all ayes. Motion carried.

Recorded by, Kim Roberts – Deputy Clerk

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VILLAGE OF EPHRAIM
PLAN COMMITTEE MEETING MINUTES
TUESDAY, MAY 26, 2026 – 7:00 PM
9996 WATER STREET

ACTION ITEMS:

Thorp moved, Held seconded to approve the April 28, 2026, Plan Committee Working Session minutes as presented, all ayes. Motion carried.

Thorp moved, Held seconded to approve the April 28, 2026, Plan Committee minutes as presented, all ayes. Motion carried.

The consensus of the Plan Committee members present was for K. Nelson as Chairman of the Plan Committee and Village Administrator Bristol to work with the Village Attorney to draft an enforcement letter, along with a fine schedule regarding the non-compliant chimney cap to Thomas Price, 9889 Water Street.

Hoyerman moved, McClean seconded, to approve the new SFR Conditional Use Permit - Design Review Application for John and Victoria Cultra at 9887 Water Street, as presented, subject to the following conditions:

- **Removal of the exterior lights on the garage surrounding the bay window on the south elevation.**
- **Selection of the paired, slatted shutter and door color elements,**
- **Further submittal of future landscape and hardscape elements for general design review.**

K. Nelson called the question. Roll call vote: Bartlet aye, Hart nay, Held aye, Hoyerman aye, McClean aye, Thorp abstained, and K. Nelson aye. Motion carried.

Thorp moved, Hart seconded to approve the Addition Conditional Use Permit - Design Review Application for Gregory Goltermann at 9917 Water Street, as presented, all ayes. Motion carried.

Thorp moved, Held seconded, to approve the Addition Conditional Use Permit- Design Review Application for Roy Harsch at 9931 Water Street, as presented, subject to the following conditions:

- **The deed for the Munns and Harsch property exchange, as approved by the Board of Appeals be recorded with the Door County Register of Deeds.**
- **Work is to be completed by October 31, 2026.**
- **The attached shed on the front elevation of the property facing Water Street shall be modified prior to work commencing on the rear addition.**

All ayes. Motion carried.

Thorp moved, McClean seconded to approve the Conditional Use Permit – Outdoor Service for Colin Welford at 10355 Bella Vista Lane, as presented, all ayes. Motion carried.

Thorp moved, McClean seconded to approve the Design Review Application for deck and guard rails for Ann Abbott at 9886 Water Street, as presented, all ayes. Motion carried.

Thorp moved, Held seconded, to approve the new SFR Design Review for Michael Wegner at County Highway Q – Parcel 1210113312744B2, as presented, contingent on sample material review within thirty days, all ayes. Motion carried.

Thorp moved, McClean seconded to approve the sign Design Review Application for Slade and Sarah Martin of Red Barn Biscuit Company, as presented, located at 10426 Water Street to install a permanent sign thirty-five feet from the STH 42 right of way and located on top of the existing sign, all ayes. Motion carried.

McClean moved, Held seconded to approve the Ephraim Business Council Event Application for

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Ephraim's Sweet Summer Send Off on Saturday, August 22, 2026, at Harborside Park from 1-4 PM as presented, all ayes. Motion carried.

McClean moved, Held seconded to approve Ephraim Business Council Event Application for the North End Path Celebration on Monday, June 22, 2026, from 3-6 PM as presented, all ayes. Motion carried.

McClean moved, Hart seconded to approve the event application for the Peninsula Pacers Wine Trail Trolley Pick Up at the Village Hall as presented on Saturday, June 27, 2026, from 10:45 AM – 4:15 PM, all ayes. Motion carried.

McClean moved, Bartelt seconded to adjourn at 9:45 PM, all ayes. Motion carried.

Present: Andy Bartelt, Laird Hart, Grace Held, Rick Hoyerman, Monique McClean, BD Thorp, Ken Nelson – Chair.

Absent: None.

Staff: Brent Bristol - Village Administrator and Kim Roberts - Deputy Clerk.

Guests in person: Drew Willmann (DeLeer's Construction), Chris Schmeltz, Dave Eliot, Roy Harsch, Kelsey Stone (EBC), and Roy Harsch.

Guests online: John and Victoria Cultra, Greg Golterman, Kathy Pentler, Michael Wegner, Sarah Martin, Wanda McDonald, Caller 01, Caller 02, Gary Houchin-Miller, "John C", Lane Methner (EBC), Nan Evanson, and "Paul".

1. **Call to order:**
   K. Nelson called the meeting to order at 7:00 PM.
2. **Quorum:**
   A quorum of the Plan Committee was present.
3. **Approval of previous minutes:**
   Thorp moved, Held seconded to approve the April 28, 2026, Plan Committee Working Session minutes as presented, all ayes. Motion carried.

   Thorp moved, Held seconded to approve the April 28, 2026, Plan Committee minutes as presented, all ayes. Motion carried.
4. **Changes in agenda:**
   K. Nelson requested that agenda item 16 be moved to the first agenda item.
5. **Visitors' Comments:** There were no visitors' comments.
6. **Discussion and consideration regarding Price chimney cap enforcement:**
   Bristol provided historical context regarding the agenda item. He noted that the project included the razing of the original structure, concept review, and a conditional use design review approval. Once the project was built, a large copper chimney cap was installed, which was contrary to the approval process of the conditional use that was granted. Per ordinance, the chimney can be no taller than 25' from the crown grade of STH 42. There has been continued communication with the builder as well as a meeting with the owners to rectify the issue. The latest communication indicates that the cap is to be removed this Friday and a new, manufactured cap is to be installed.

   K. Nelson noted that during the meeting with the owners last fall, there was an understanding established that was not followed through on. He recommended an enforcement letter with a set deadline of thirty (30) days, along with a fine schedule. He stressed that they had too many promises of "soon" come and go.

   The consensus of the Plan Committee members present was for K. Nelson as Chairman of the Plan

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Committee and Village Administrator Bristol to work with the Village Attorney to draft an enforcement letter, along with a fine schedule regarding the non-compliant chimney cap to Thomas Price, 9889 Water Street.

7. **John and Victoria Cultra – 9887 Water Street – New SFR – Conditional Use – Design Review:** Bristol provided background on this application, noting the applicants had previously appeared for concept reviews and a conditional use request. The design had evolved based on feedback from the Historic Preservation Committee (HPC) and Plan Committee, with specific changes addressing roof pitch concerns over the screen porch, reducing the number of dormers on the front elevation from two to one shed dormer, and reducing exterior lighting to only locations near doorways.

   Thorp explained that the Historic Preservation Committee (HPC) had voted 2-1 against the application. He noted that he was unable to read a page of notes during last month's Historic Preservation Committee meeting regarding his concerns about the project; at the time, he had voted positively to keep the meeting moving. He expressed that he had been mistaken in doing so. He stated it would be appropriate to abstain from voting on this application.

   Drew Willmann, representing the applicants from De Leers Construction, outlined the changes made since the previous meeting:

   - Raising the screen porch roof pitch to 6:12 (was previously a 4:12) to simplify the western elevation.
   - Reducing exterior lighting by less than half of what was originally proposed.
   - Combining the two shed dormers on the south elevation into one (was also changed from a gable roof to a shed roof to minimize the impact),
   - The applicant has provided fully dimensioned plans, material samples, and roof pitch calculations to show compliance with the 50% requirement that the total roof pitch square footage can be made up of dormers less than 6:12.
   - He also noted that window grilles had been unified throughout the design.

   Willmann distributed materials that showed inspiration components from around the Village of existing homes.

   Thorp provided comment from the HPC meeting. The Committee discussed that the roofline was too busy, especially on the west elevation, as well as concerns about the blue color on the shutters. Although he noted that the plan is much better than previously presented, there is still a concern about infill.

   Committee members raised questions about the blue slatted shutters and door color. K. Nelson expressed concern about having too much blue on the house, suggesting the shutters be a more neutral color while allowing the door to remain blue. McClean noted that the Iverson House has a blue door. The Committee discussed removing the two garage lights on the south elevation while keeping the lights near doorways. Held questioned the need for lights beyond those at doorways, emphasizing the village's dark sky initiatives. The Committee reached a consensus to remove the two garage lights on the south elevation.

   Material samples were reviewed, including cedar shingles, cedar siding, and copper elements. The applicants confirmed the chimney cap would remain under the 25' height limitation measured from the crown grade of STH 42.

   K. Nelson noted that he liked the bay windows with the shed roof, as it brings forward the existing design into the new home. He stressed that the color of the shutters should be a condition of the approval.

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Willmann noted that the original design had shutters. With the recent simplification of the design, paired cedar slatted shutters were added back into the design for aesthetic interest.

Hoyerman moved, McClean seconded, to approve the new SFR Conditional Use Permit - Design Review Application for John and Victoria Cultra at 9887 Water Street, as presented, subject to the following conditions:

- **Removal of the exterior lights on the garage surrounding the bay window on the south elevation.**
- **Selection of the paired, slatted shutter and door color elements,**
- **Further submittal of future landscape and hardscape elements for general design review.**

K. Nelson called the question. Roll call vote: Bartlet aye, Hart nay, Held aye, Hoyerman aye, McClean aye, Thorp abstained, and K. Nelson aye. Motion carried**.**

8. **Gregory Goltermann – 9917 Water Street – Addition – Conditional Use – Design Review:**
Bristol explained that Greg Goltermann had initially proposed a complete teardown and rebuild, but later found a contractor willing to salvage most of the first-floor structure and add a steel superstructure to support additional second-floor space. The project maintains the existing footprint with no increase, adding only second-floor square footage. He noted that the materials would tie into the existing with LP Smartside in grey with the roof shingles in driftwood that contains black, grey, and some blue greys.

Thorp reported that HPC unanimously approved the application, praising the effort to maintain the original cabin's appearance while working with the committee's feedback.

Committee members expressed appreciation for the approach of preserving the existing structure. Bartelt asked about the existing waterside shed roof, with Bristol confirming it would be rebuilt at a 3:12 pitch, raising the overall roof system by about 2-2.5 feet. K. Nelson also inquired about parking plans, with Bristol noting they were for construction parking since the project would be built off-season.

Thorp moved, Hart seconded to approve the Addition Conditional Use Permit - Design Review Application for Gregory Goltermann at 9917 Water Street, as presented, all ayes. Motion carried.

9. **Roy Harsch – 9931 Water Street – Addition – Conditional Use – Design Review:**
Bristol provided extensive background on this complex case involving work that began without permits. Harsch had started a small addition on the water side of his property, which exceeded side yard setbacks and violated the Protected Waterfront District's prohibition on footprint additions. After the Board of Appeals initially denied a variance from relief of the side yard setback and footprint modification, the Plan Committee updated the Protected Waterfront Ordinance to allow grandfathered footprints with conditional use review.

The current proposal involves a property swap with neighbor Munns, where small triangular parcels would be exchanged to address setback issues, resulting in no net change in acreage. The Board of Appeals has conditionally approved this swap, contingent on Plan Committee approval of the footprint exchange.

The concept that Harsch has proposed is to offset the 56-square-foot waterside addition by removing 56 square feet from an existing shed structure on the highway side of the property. This would result in no net increase in building footprint.

Committee members engaged in a detailed discussion about whether the existing shed was part of the main structure's footprint. Bartelt and Hart questioned whether the shed, with its exterior access and potential status as a separate structure, could legitimately be counted as part of the footprint for exchange purposes. Bristol explained that the ordinance's definition of footprint is "*dimensions of a single horizontal plane bounded by exterior walls of the building*." Harsch explained the shed had been part of the structure since 1944 and was assessed as one unit for tax purposes. The Committee debated

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whether conditioned versus unconditioned space made a difference, ultimately focusing on the ordinance's footprint definition based on exterior walls.

A discussion was held regarding conditions to be placed on the project. Grace Held requested that the shed modification be completed before any further work on the kitchen addition. The Committee also set a completion deadline of October 31, 2026.

The consensus of the Plan Committee members present was that Harsch could remove/modify 56 square feet from the shed location on the front elevation for the 56 square foot addition off the kitchen on the rear elevation, based on the interpretation that the current shed is included in the footprint, therefore it is swappable.

Thorp moved, Held seconded, to approve the Addition Conditional Use Permit- Design Review Application for Roy Harsch at 9931 Water Street, as presented, subject to the following conditions:

- **The deed for the Munns and Harsch property exchange, as approved by the Board of Appeals, shall be recorded with the Door County Register of Deeds.**
- **Work is to be completed by October 31, 2026.**
- **The attached shed on the front elevation of the property facing Water Street shall be modified prior to work commencing on the rear addition.**

All ayes. Motion carried.

Roy Harsch apologized for starting the project without permits.

10. **Colin Welford – 10355 Bella Vista Lane – Conditional Use – Outdoor Service:**
Bristol explained the conditional use request was for outdoor food and beverage service at Welford's Secret Garden property. He explained that any outdoor food or beverage service within the Village requires conditional use approval.

Colin Welford described the large outdoor area covering up to 300 feet from the service counter, making it impractical and unsafe to require customers to return to a single service point for all needs. He requested the ability to provide table service, tea service in the garden, and other mobile service options as needed for events, while emphasizing these would not be permanent fixed stations.

The Committee discussed various operational details, including hours (tentatively 9-10 AM to early evening), parking adequacy (31 spaces available), restroom facilities (2 ADA restrooms are in place), and future ownership transfer to a nonprofit. Bristol confirmed the conditional use runs with the parcel, not ownership.

Correspondence from neighbors David and Deborah Lueders raised concerns about hours of operation, music, outdoor lighting, traffic impact, trash handling, restroom adequacy, and potential for noisy events like weddings.

Welford addressed each concern, emphasizing the peaceful nature of the intended use and his awareness of neighbors' concerns. He stressed that he does not desire to have large crowds or big parties, but rather small private gatherings.

Thorp moved, McClean seconded to approve the Conditional Use Permit – Outdoor Service for Colin Welford at 10355 Bella Vista Lane, as presented, all ayes. Motion carried.

11. **Ann Abbott – 9886 Water Street – Deck/Guard Rails – Design Review:**
Bristol described this as a snow load damage repair project similar to others in the area. Heavy snow loads had pulled the existing deck away from the house, requiring a complete rebuild using Trex products with materials similar to previously approved projects.

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Thorp reported that HPC had no issues with the application, noting it was consistent with other Trex deck projects they had approved.

Thorp moved, McClean seconded to approve the Design Review Application for deck and guard rails for Ann Abbott at 9886 Water Street, as presented, all ayes. Motion carried.

12. **Michael Wegner – County Highway Q – Parcel 1210113312744B2 - New SFR – Design Review:**
Bristol noted this property was located east of the Village Administrative office in an area where significant tree removal had occurred due to emerald ash borer and other dying trees. The applicant was online and available for questions, but had included 3D renderings as well as a design intent statement. Bristol added that from a dimensional standpoint, there were no issues.

    Michael Wegner explained the design was inspired by barn architecture, noting his wife's grandparents had owned a dairy barn and the neighboring properties had farmhouse appearances. The design would feature vertical LP Smartside siding (to look like stained wood in appearance) similar to Ephraim Clayworks, combined with stone elements and a matte dark grey/black metal roof to achieve a barn-like aesthetic.

    Committee members noted the absence of material samples. The Committee discussed conditional approval on receiving material samples within 30 days rather than requiring a return appearance.

    Hart raised questions about the attached garage and breezeway connection, seeking clarification about footprint calculations.

    Bristol confirmed this would be considered an attached garage due to the breezeway connection, making it part of the main structure's footprint. The design included a living space above the garage. In summary, it was conditioned space with a combination of glass and walls.

    Thorp moved, Held seconded, to approve the new SFR Design Review for Michael Wegner at County Highway Q – Parcel 1210113312744B2, as presented, contingent on sample material review within thirty days, all ayes. Motion carried.

13. **Slade Martin – 10426 Water Street – Sign – Design Review:**
Bristol introduced the sign application for the Red Barn Biscuit Company, noting that while North Ephraim signs typically don't require design review due to not being in the Historic District, this application was unusual enough to warrant Committee review. The proposed 12-square-foot sign was half the permitted 24 square feet, but a tractor with an attached structure would hold the sign. He noted that the tractor was operable.

    Bristol read into the record a letter from applicants Sarah and Slade Martin. The letter described their intent to honor the property's history as part of the former Red Barn shops and their commitment to preserving Ephraim's charm and aesthetics.

    The Committee engaged in extensive discussion about whether the tractor was integral to the sign or a separate element. Through phone communication with Slade Martin, it was clarified that the sign would be mounted directly to the tractor rather than on independent posts, making the tractor the structural support for the sign. Further, Slade Martin confirmed that once the tractor and, therefore, the sign were placed over the top of the existing Cloud 9 signage foundation, landscaping would be installed around the tractor.

    Committee members debated precedent concerns and size limitations, with K. Nelson noting this was significantly larger than typical stone pillars used for sign support. Bartelt initially preferred an independent sign structure but acknowledged the ordinance didn't restrict support base size or type.

    The Committee confirmed the sign would be permanently located where the previous Cloud 9 sign had been positioned, in the grass area rather than the parking lot, with landscaping planned around the tractor

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to prevent its movement.

Discussion of the sign ordinance revealed that while vehicles decorated for advertising off-premises were prohibited, using a vehicle for on-premises advertising appeared to be contemplated and allowed.

Thorp moved, McClean seconded to approve the sign Design Review Application for Slade and Sarah Martin of Red Barn Biscuit Company, as presented, located at 10426 Water Street, to install a permanent sign thirty-five feet from the STH 42 right of way and located on top of the existing sign, all ayes. Motion carried.

14. **Ephraim Business Council – Event – Ephraim's Sweet Summer Send Off:**
Kelsey Stone of Ephraim Business Council (EBC) presented a new family-friendly event planned for Saturday, August 22, 2026, at Harborside Park from 1-4 PM. The event would feature a children's musician, balloon animals, bubbles, and coordination with the fire department for a "touch a truck" experience with fire trucks and potentially police vehicles in the parking area.

The EBC emphasized this event was designed to highlight Ephraim's family-friendly nature, particularly given the village's beer and wine-only policy and walkable business districts. Cherry Street would remain open to ensure Harborside Inn guest access.

McClean moved, Held seconded to approve the Ephraim Business Council Event Application for Ephraim's Sweet Summer Send Off on Saturday, August 22, 2026, at Harborside Park from 1-4 PM, as presented, all ayes. Motion carried.

15. **Ephraim Business Council – Event – North End Path Celebration:**
Kelsey Stone of Ephraim Business Council (EBC) presented this celebration event for the opening of the North End Path, scheduled to coincide with the first Farmers Market on Monday, June 22, 2026, from 3-6 PM. The event would involve businesses along the path hosting various activities, from open houses to outdoor tents, celebrating the connection between North End businesses.

K. Nelson noted that the Village Board had discussed having a ribbon-cutting ceremony and directed him and Bristol to support the EBC's efforts.

McClean moved, Held seconded to approve Ephraim Business Council Event Application for the North End Path Celebration on Monday, June 22, 2026, from 3-6 PM, as presented, all ayes. Motion carried.

16. **Peninsula Pacers – Event – Wine Trail Trolley Pick Up at the Village Hall:**
Bristol explained this was an event permit for a pickup location rather than an event occurring in Ephraim, as other communities were providing similar pickup points for Peninsula Pacers events.

Dave Eliot, a representative from Peninsula Pacers, described the June 27th wine event in Bailey's Harbor, explaining that bus stops in multiple communities were designed to prevent drinking and driving by providing shuttle service. The Ephraim stop at the Village Hall would serve downtown hotels, with the new North End path allowing northern hotel guests to walk down for pickup. The shuttle would operate from 10:45 AM to 4:15 PM with stops every 35-45 minutes, picking up passengers efficiently without extended idling. Eliot emphasized that promotional materials would direct people to use ample parking locations in other communities rather than driving to Ephraim for pickup.

Committee members discussed walking accessibility from North End hotels, acknowledging the incomplete nature of the current path system. Questions were raised about parking impacts, but Eliot confirmed the previous years' experience had generated minimal complaints, and the emphasis on hotel guest service rather than drive-up parking helped address these concerns.

McClean moved, Hart seconded to approve the event application for the Peninsula Pacers Wine Trail Trolley Pick Up at the Village Hall, as presented, on Saturday, June 27, 2026, from 10:45

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AM – 4:15 PM, all ayes. Motion carried.

17. **New business for next meeting / next meeting date:**
    The next meeting date of the Plan Committee is June 23, 2026, at 7:00 PM.

18. **Adjournment:**
    McClean moved, Bartelt seconded to adjourn at 9:45 PM, all ayes. Motion carried.

Recorded by, Kim Roberts – Deputy Clerk

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VILLAGE OF EPHRAIM

FOUNDED 1853

Wastewater Committee Minutes
Monday, June 1, 2026, 9:00 AM

Present: Karen McMurtry- Chair, Rick Hoyerman, Bruce Nelson, Jim Peterman
Online: Dennis Jewell
Staff: Brad Rasmusson – Wastewater Manager/Operator in Charge, Brent Bristol – Administrator, Andrea Collak – Clerk/Treasurer
Online: Daniel Oakley – Wastewater Operator

1. **Call to order:** The meeting was called to order by Chair - McMurtry and a quorum was present for this meeting.
2. **Changes in Agenda:** None
3. **Previous minutes – Minutes from May 11, 2026**

Peterman moved, McMurtry seconded to approve May 11, 2026, meeting minutes as presented, all ayes, and the motion carried.

4. **Visitors' comments:** None
5. **Ephraim Plant Manager Report**:

EFF samples sent to Northern Lake Services for ammonia testing:
Ph testing: Five times per week as required.
TSS, BOD, Po4, labs with lab cleanup: Twice per week as required.
Eff E-coli test, this must be done May-October once per week while running disinfection.

- Sent out, completed, and submitted 2026 sludge characteristics test to DNR, and the Village is awaiting a response.

- Great Lakes TV & Seal cleaned the lift stations. Dewatering bag was used to dump the waste into then hauled and dumped at GFL. During a dewatering bag operation, a zip tie securing the bag failed, causing an estimated 300–400 gallons of material to discharge back onto the asphalt surface. A spill response plan was activated: sandbags were deployed, a vacuum truck was used to recover material from the ground, and the entire area was sanitized and rinsed. The OIC subsequently consulted with the DNR, who determined that the incident did not meet the threshold for a formal spill report. Corrective procedures will be implemented for future dewatering operations.

- Sent out more effluent samples for permit renewal testing.

- Shortly after annual meter calibration, it was discovered that the composite sampler was not collecting samples when flow rates exceeded 150 gallons per minute due to a faulty 4-20 milliamp voltage amplifier. The component was identified and replaced for approximately $35 via an online supplier, and normal sampling function was restored. Rasmusson noted that flows above 150 gallons per minute are precisely when higher solids concentrations occur, making accurate sampling most important.

- Interviews for a summer position were conducted. Nathan Merkle was hired for the summer season.
- Gathered and entered data for ECMAR.
- Wet wells, deep wells, and lift stations were inspected and found to be in good condition. Seasonal equipment along North Shore Road was transitioned from winter to summer configurations.

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- Assisted the maintenance department with assembling and installing flags for streetlights.

Upcoming Paving: Paving work is anticipated near the facility toward the end of the month. The crew will coordinate truck access and service logistics with neighboring stations during the anticipated one-to-one-and-a-half-week period when heavy vehicle access will be restricted.

Phase 1 / Solar Project Update: Rasmusson reported that an option to incorporate solar into the Phase 1 project submission was explored but would require an additional $5,000–$10,000 in engineering costs. The current plan remains to resubmit Phase 1 as originally designed by the September deadline. The potential for principal forgiveness of approximately $2,100,000 through the state funding program is expected to be clarified in the December–January timeframe. Rasmusson acknowledged the Village may rank high enough to qualify but may be too low on the priority list to receive the forgiveness and noted that solar and other project phasing decisions will be better informed once those answers are received.

Ephraim Well Water Testing:	**Year to Date**
Number of Water Tests: 172	476
In-House Bacteria: 159	421
Clean Water Testing: 13	55

Ephraim Septage Service:	**Year to Date**
Holding Tank Pump Outs: 7	16
Septic Pump Outs/Inspections:	
Emergency Call Ins:	

6. Discussion and consideration of the 2025 WI DNR eCMAR report

Compliance Maintenance Annual Report (CMAR) is a self-evaluation tool that promotes the owner's awareness and responsibility for wastewater collection and treatment needs, measures the performance of wastewater treatment works during a calendar year, and assesses its level of compliance with permit requirements. The governing body of a publicly owned treatment works shall pass a resolution that verifies its review of the CMAR, summarizes recommended or corrective actions if necessary, and authorizes the submittal of the eCMAR form.

The Village received an overall score a 4.0 overall Grade Point Average (GPA) Grade A with no corrections or deficiencies at the time of the regular meeting of the Wastewater Committee. Rasmusson noted this score reflects strong performance across all reporting categories such as Influent Flow and Loading, Effluent Quality and Plant Performance (BOD/CBOD, Total Suspended Solids, Ammonia – NH3, Phosphorus), Biosolids Quality and Management, Staffing and Preventive Maintenance, Operator Certification and Education, Financial Management, and Sanitary Sewer Collection Systems.

It was noted that the village's replacement fund balance well exceeds the DNR's minimum required threshold of $265,500. The OIC highlighted that all zero-violation fields in the report reflect clean discharge results throughout the year.

Hoyerman asked about the scoring scale and was informed that a score below 3 would be cause for concern and could affect the environmental discharge fee assessed against the Village. Hoyerman also inquired whether deteriorating capital infrastructure related to the upcoming treatment plant project could negatively affect the score; Rasmusson indicated that equipment

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failures alone would not do so, as redundant equipment is in place, and only events such as a reportable spill or injury would likely impact the rating.

Discussion also touched on the sewer collection system camera inspection requirement. The DNR requests that 20% of the collection system be inspected annually, but recent years have seen only approximately 5% completed due to budget constraints. Rasmusson suggested that the committee consider establishing a dedicated budget line for camera work rather than relying on remaining funds in the general collection system maintenance budget. For reference, the Village has approximately 1.2 miles of sewer pipe within its 3-mile footprint.

McMurtry noted that the Village has consistently received a score of 4 throughout recent committee history, with the only exceptions occurring during a period of sanitary sewer overflow events on North Shore Road.

The committee recognized Rasmusson and his team for their continued excellent performance.

7. **Discussion and consideration of resolution 02-2026 – Wisconsin Department of Natural Resources, Wisc. Admin. Code NR 208 – Compliance Maintenance Resolution**
Rasmusson explained that this resolution is a companion item to the eCMAR report and is required to appear as a separate agenda item. The resolution was presented and approved as part of the same motion approving the eCMAR report. Rasmusson will submit the 2025 WI DNR eCMAR this week.

McMurtry moved, Nelson seconded to approve 2025 eCMAR resolution 02-2026 - Wisconsin Department of Natural Resources, WISC, Admin Code NR 208 – Compliance Maintenance Resolution, all ayes, and the motion carried.

8. **Visitors' comments:** None
9. **New business for the next meeting:**
Nelson made a point for the record regarding the solar component of the wastewater treatment upgrade project. he emphasized that solar represents the only portion of the anticipated project that carries a guaranteed principal forgiveness benefit—approximately 30% of the solar project cost funded through external sources—and is also the only component projected to generate long-term savings on electricity costs over the next 30 or more years. Nelson further noted that solar would provide a hedge against inevitable future increases in electric rates. He urged the committee to give serious consideration to solar, whether included within the broader project phases or pursued as a standalone project, characterizing it as a fiscally prudent obligation to village residents and businesses who will otherwise face rate increases as a result of the facility expansion.

The next meeting was set for **July 6, 2026**.

9. **Adjournment**

McMurtry moved, Hoyerman seconded to adjourn the meeting, all ayes, and the motion carried.

Recorded by Andrea Collak - Clerk/Treasurer

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VILLAGE OF EPHRAIM
MARINAS AND MOORINGS MINUTES
WEDNESDAY, JUNE 3, 2026 – 8:00 AM
9996 Water Street- Ephraim Village Hall

Action Items:

B. Nelson moved, Thorp seconded to approve the minutes of April 8, 2026, all ayes with T. Nelson abstaining. Motion carried.

B. Nelson moved, Thorp seconded to secure the used 4' x 30' used piers with wood decking from Pier & Waterfront LLC, not to exceed eleven thousand dollars ($11,000), all ayes. Motion carried.

Thorp moved, B. Nelson seconded to adjourn at 8:57 AM, all ayes. Motion carried.

Present: John Held, Bruce Nelson, Bob Plansky, BD Thorp, Tim Nelson-Chair.

Absent: None.

Guests: None.

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

1. **Call to Order**: The meeting was called to order by T. Nelson at 8:00 AM.
2. **Changes to the agenda:** There were no changes.
3. **Visitors' Comments:** There were no comments.
4. **Approval of the previous minutes:**
   B. Nelson moved, Thorp seconded to approve the minutes of April 8, 2026, all ayes with T. Nelson abstaining. Motion carried.
5. **Discussion regarding Pier and Waterfront estimates for future projects:**
   Bristol noted that Pier and Waterfront LLC was unable to complete the updated estimates. He acknowledged that this was their busy season and based on his contact's feedback, the estimates were close to completion.

   The Committee discussed the availability of two (2) used dock sections that Pier and Waterfront LLC had previously presented as an option. Bristol expressed concern that the longer they waited, the more likely these sections would become unavailable. Held suggested that if there was a risk of losing these dock sections before the next meeting, they should contact the company to secure them, noting this would be a cost-effective way to test whether four-foot sections work better than three-foot sections for stability. T. Nelson supported the idea, noting he had recently walked on slip 15 during brisk southwest winds and found the experience concerning, observing that the individual boards were moving independently rather than as a unified structure. He agreed that a four-foot-wide experiment would be worthwhile even if it could not be installed until next spring.

   B. Nelson moved, Thorp seconded to secure the used 4' x 30' used piers with wood decking from Pier & Waterfront LLC, not to exceed eleven thousand dollars ($11,000), all ayes. Motion carried.

   The Committee discussed the recent movement of Held into a slip one further to the west and what to do with the vacated slip. The Committee noted that the vacated slip would always have length and width challenges and suggested that Bristol get creative this year to fill it with transients or a jet ski (as a one-year-only spot) since the twenty-foot (20') slip size is most in demand. Next year, when the new 4' x 30' piers are installed, it would provide an opportunity to rearrange slips to give boaters more space, addressing some width concerns between boats in certain areas.
6. **Update regarding off-season work list and updated to-do list from on-site meeting:**
   The Committee reviewed the work list from the most recent on-site meeting. Bristol explained that he reviewed the work list with the Assistant Harbormaster for what dock staff could complete during the season.

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The Committee reviewed various maintenance items for Firehouse Marina. They felt that dredging north of the facility could wait until fall, with current water levels showing improvement. Bristol suggested establishing benchmarks for when water levels become concerning, to provide actionable data for dredging decisions.

The Committee discussed the water station installation, which was expected to occur within the week. The message board will then be repositioned. Regarding the dock box replacement, it was suggested that a wider but shorter replacement that wouldn't obstruct the window view of the launch ramp would be best after the water station is installed.

The Committee further discussed channel marker placement, crack sealing the marina parking lot, the rock wall along the marina parking lot (which committee members noted that the pending estimate should provide further details), and replacement of the north dinghy pier/green launch.

The Committee discussed reattaching a bumper board with a cleat at Monument Corner at Anderson Dock. T. Nelson explained he had retrieved the board from the ice and placed it on Monument Corner, identifying its original location at the outer corner channel. They also reviewed vertical bumper board needs, noting some were loose and required tightening, with a couple missing on the west end. MacDonald indicated uncertainty about the remaining stock of the 3x8 cedar boards, acknowledging they were now special-order items due to limited local sawmill availability. Committee members agreed that, if necessary, some bumper boards could be moved from the north, closest to shore, to replace the west end boards.

7. **New business for the next meeting: No new business was discussed.**

   The next meeting of the Marinas and Moorings Committee will take place on Wednesday, July 8, 2026, at 8:00 AM.

8. **Adjournment:**
   Thorp moved, B. Nelson seconded to adjourn at 8:57 AM, all ayes. Motion carried.

   Recorded by Kim Roberts – Deputy Clerk

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VILLAGE OF EPHRAIM
PHYSICAL FACILITIES & UTILITIES MINUTES
WEDNESDAY, JUNE 3, 2026, 10:00 AM
9996 WATER STREET

Action Items:

Flottman moved, Reinhardt seconded to approve the minutes of May 5, 2026, all ayes. Motion carried**.**

Flottman moved, Reinhardt seconded to recommend to the Village Board approval of planting a Princeton Elm Tree as the Village's Liberty Tree to celebrate the 250th anniversary of the United States, with a dedication plaque mounted on native limestone at Harborside Park, all ayes. Motion carried**.**

Flottman moved, Reinhardt seconded to recommend to the Village Board to create language addressing non-profit requests to rent the Village Hall that are not local to Ephraim. Only non-profits, located within the Village of Ephraim, shall be exempt from Village Hall rental fees, all ayes. Motion carried.

Flottman moved, Reinhardt seconded to undertake snow removal on the North End Path, all ayes. Motion carried.

Flottman moved, Reinhardt seconded to recommend to the Village Board to concentrate more time and effort on options #2 and #4 for the Administration Building Plans, both in scope, size, and potentially location for option #4 if required, all ayes. Motion carried.

Flottman moved to adjourn at 11:06 AM, Reinhardt seconded, all ayes. Motion carried.

Present: Paul Flottman, Brian Reinhardt, and Matt Meacham – Chair.

Absent: Scott Lohman.

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

Guests online: Lane Methner (EBC), Jane Larson, and Ken Nelson.

Guests in person: Carly Mulliken and Sarah Martin.

1. **Call to Order**: Meacham called the meeting to order at 8:00 AM.
2. **Quorum:** A quorum was present for this meeting.
3. **Changes in Agenda:** There were none.
4. **Approval of Previous Minutes**:

   Flottman moved, Reinhardt seconded to approve the minutes of May 5, 2026, all ayes. Motion carried**.**
5. **Visitors' Comments:** There were none.
6. **Maintenance Manager Report:**

   MacDonald provided an overview of the activities the Maintenance Department completed in May:

   - Outdoor work for the season commenced, including opening bathrooms, placing garbage cans, flower planting, hanging flags, and mowing operations.
   - The 2026 paving projects were coordinated with the Door County Highway Department, slated to begin in June.
   - The launch dock was installed at the marina.
   - Five (5) year well inspections were completed by the WI DNR.
   - Interviews were conducted for the vacant maintenance position.
   - Stumps were cut down to as close to grade as possible on Moravia Point to prep the site for future work.
   - Placement of no-parking signs and pedestrian signs for the season.

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- Attended Fyr Bal emergency planning meeting.
- Final preparation for the brush and yard site was completed, including signage and two (2) loads of gravel.
- Six (6) new fire signs were installed.

7. **Discussion and consideration of Liberty Tree:**
   Meacham provided an informational update on the Liberty Tree project, noting that the task force consisting of Cody Shreck, Carly Mulliken, and himself had reached a consensus. They are recommending a Princeton elm tree to be planted at Harborside Park, near where another tree had come down. Harborside Park was selected as the most suitable location for a substantial-sized tree.

   A discussion was held regarding the Liberty Tree. Mulliken explained that the task force agreed on using native Door County limestone to mount the plaque, with a local masonry contractor donating the stone. While the plaque will be mounted on the native limestone, it can be moved as the tree grows larger. The 4" tree will be sourced from Hortonville, Wisconsin and is a species that is resistant to elm disease. Bristol noted that equipment and digging will be coordinated between the vendor and MacDonald.

   Flottman moved, Reinhardt seconded to recommend to the Village Board approval of planting a Princeton Elm Tree as the Village's Liberty Tree to celebrate the 250th anniversary of the United States, with a dedication plaque mounted on native limestone at Harborside Park, all ayes. Motion carried**.**

8. **Update on Village Dump Hours of Operation:**
   Meacham initiated a discussion about dump hours of operation due to concerns raised at the last Board meeting regarding unauthorized dumping. While there was consideration of restricting hours, many residents use the dump on weekends, and unauthorized dumping has occurred even after hours.

   The discussion evolved toward installing security cameras on visible red poles, so users know they are being monitored, along with additional signage. MacDonald reported significant unauthorized dumping, including wood chips, topsoil, and tree trunks, which are not acceptable materials. A Mass email notification has been sent to residents about proper usage. MacDonald noted that many other municipal dump sites control their hours, typically operating only during set times or specific days. He suggested that if abuse continues, the Village may need to restrict contractor access or implement limited hours.

   Committee members discussed that the volume of material suggests usage beyond what Ephraim residents alone would generate. The Committee agreed to start with camera installation and improved signage as first steps, with enforcement likely having a deterrent effect once word spreads. MacDonald will report back on the effectiveness of these measures.

9. **Discussion on rental of the Village Hall:**
   The discussion arose because of the amount of time the maintenance crew spends breaking down and setting up the Village Hall before and after nonprofit events. Currently, nonprofits are not charged rental fees, and there is only one paying event for 2026. Meacham proposed that if nonprofits leave the hall in the same condition they found it, no fee should be charged. However, if additional cleanup is required, an $85 fee would be assessed. Mulliken noted that local nonprofits like EBC and EHF would find regular fees detrimental to their programming. Bristol explained that the current situation differs from pre-COVID, when the hall sat empty year-round, versus now, when it's regularly used for meetings.

   Flottman moved, Reinhardt seconded to recommend to the Village Board to create language addressing non-profit requests to rent the Village Hall that are not local to Ephraim. Only non-profits, located within the Village of Ephraim, shall be exempt from Village Hall rental fees, all ayes. Motion carried.

10. **Discussion and recommendation on snow removal and other items related to the North End Walking Path:**

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Meacham noted that as a north end business person, there's limited winter activity, though there are now two established year-round businesses with a third coming soon. He questioned whether to provide snow removal services for the new walking path, similar to downtown sidewalk maintenance.

A discussion was held regarding snow removal on the North End Path. MacDonald confirmed they currently clear downtown sidewalks but not the shorefront walkway. He indicated that snow removal would be done with a snowblower, similar to downtown operations, though timing would depend on how the path interfaces with highway snow removal. Flottman recommended planning to clear the path initially, noting that usage patterns could be evaluated after the first winter season. Bristol confirmed they wouldn't know the actual time and resource requirements until they attempt it, noting that the first portion near the curve would be similar to downtown clearing, while the farther section might be more challenging. The Committee agreed to try snow removal for the first season to evaluate feasibility and usage patterns.

Flottman moved, Reinhardt seconded to undertake snow removal on the North End Path, all ayes. Motion carried.

11. **Discussion and recommendation regarding Administration Building Plans:**
Meacham presented four options for the administration building, noting that option #2 (approximately $1.6 million) was preferred by office staff, while option #4 represented a completely new facility for roughly $2 million. He argued from a financial standpoint that spending $1.8 million to renovate the existing building with an antiquated basement and old plumbing doesn't make financial sense when a new building could be built for only $200,000 more.

A discussion was held regarding the Administration Building Plans. Mulliken clarified that option #4 pricing doesn't include teardown costs or potential land purchase if the building were to be built elsewhere, and wouldn't include ongoing and required maintenance of the existing building if it remained standing. Jane Larson commented that option #4's costs are incomplete without teardown expenses and urged consideration of neighborhood impacts, expressing support for option 2 as a taxpayer. Bristol explained the reasoning, noting that while option #4 might be best over 40-50 years, option #2 was recommended as most likely to move forward while addressing staff needs and respecting the building's community significance.

Committee members discussed the building's history as a 1948 schoolhouse and its role in the community. Bristol explained the Administration Building was next on the Capital Project list after Anderson Dock, North End path, Maintenance Garage, and Fire Station projects. He stressed that Option #0 is the starting point; it is not an option to do nothing with $0 expense. The Committee explored basement accessibility issues, noting that none of the current options make it ADA accessible; an elevator addition is estimated at $400,000. Meacham maintained that option #4 makes more financial sense despite architectural considerations. Flottman noted the challenge of balancing historical preservation with practical needs and future growth requirements. He pointed out that the building was not serving the needs of the employees or the community. Various Committee members expressed concerns about being constrained by the current property's limitations versus building new, while others emphasized the importance of community sentiment and the building's local significance. After extensive discussion of the pros and cons of both approaches, the Committee focused on options 2 and 4 as the most viable paths forward.

Flottman moved, Reinhardt seconded to recommend to the Village Board to concentrate more time and effort on options #2 and #4 for the Administration Building Plans, both in scope, size, and potentially location for option #4 if required, all ayes. Motion carried.

12. **New Business for the next meeting:** No new business was discussed.

13. **Adjournment:**
Flottman moved to adjourn at 11:06 AM, Reinhardt seconded, all ayes. Motion carried.

Recorded by, Kim Roberts – Deputy Clerk

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