

VILLAGE OF EPHRAIM

FOUNDED 1853



PLAN COMMITTEE MEETING AGENDA

Tuesday, June 23, 2026 – 7:00 p.m.

Village Hall - 9996 Water Street

NOTE: This Meeting will be simultaneously held via teleconferencing. Staff, committee members, and the public are welcome to participate in this manner. Teleconferencing will be available by computer, phone, tablet, or dial-in. Connection information below:

1. Call to Order
2. Quorum
3. Approval of previous minutes
4. Changes in Agenda
5. Visitors' Comments
6. Michael Wegner – County Q – 121-01-13312744B2 – New SFR – Design Review
7. Uselding/Brandemuehl – 101-02-19312832A – New SFR – Design Review
8. County of Door – 121-02-19312831A – Communications tower, shelter and generator
9. Beart Family Cottage – 10439 N. Shore Rd – Addition – Concept Review
10. New business for next meeting/next meeting date
11. Adjournment

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/646287981>

You can also dial in using your phone.

Access Code: 646-287-981

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

	Date: <u>6/19/2026</u>
Andrea Collak, Clerk	<u>X</u> Village Administrative Office
	<u>X</u> Visitors' Center
	<u>X</u> Post Office
Kim Roberts, Deputy Clerk	<u>X</u> Website www.ephraim-wisconsin.com
	<u>X</u> Emailed to WDOR Radio
	<u>X</u> Emailed to Peninsula Pulse

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**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 word “*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
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

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

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.

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

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.

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 Smartsiding (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

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

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:

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

Recorded by, Kim Roberts – Deputy Clerk

**VILLAGE OF EPHRAIM PLAN COMMITTEE
WORKING SESSION MEETING MINUTES
TUESDAY, JUNE 9, 2026 - 12:00 PM
9996 WATER STREET**



Present: Laird Hart, Rick Hoyerman, Monique McClean, BD Thorp, and Ken Nelson – Chair.

Absent: Andy Bartelt and Grace Held.

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

Guests: John Cox (online) and Kathy Pentler (online).

Call to Order: K. Nelson called the working session to order at 12:01 PM.

K. Nelson presented observations from Bartelt's nephew, an architect, who analyzed the Village's current Protected Waterfront ordinance. The architect identified the biggest problem was the roof pitch requirements, noting that the allowance of flatter roofs at twenty-three feet (23') allows for an easy design of a 2-story house. The architect recommended going to a twenty-foot (20') absolute height maximum, which would allow plenty of room to do a story and a half.

K. Nelson expressed concern about what happens when someone tears down a house that currently exceeds twenty-three (23'), questioning whether they would be restricted to the new height limits with a rebuild. He identified the biggest change from previous ordinances as §17.20(5)(a)(2), which allows footprint modifications in the Protected Waterfront District. He suggested that the Committee consider not allowing changes to the footprint to maintain the look of the Protected Waterfront District. He argued that allowing footprint modifications leads to houses that look uniform. He suggested that architects, seeking maximum square footage, would design square or rectangular structures regardless of the original house's character. He proposed restricting changes to footprints, allowing people to maintain existing footprints unless making them narrower. He noted that six (6) houses currently have more than fifteen hundred square feet (1,500 ft²) on the first floor. Unrestricted footprint modifications could result in very large structures.

Hoyerman disagreed with completely restricting footprint modifications, arguing that such restrictions would be too limiting. He suggested that people should have some flexibility to modify their properties while maintaining design review standards. Hoyerman proposed allowing modifications that don't increase width, particularly in incorporating accessory structures into the main building. Further, he suggested making the modification of the footprint a permitted use subject to design review.

The Committee discussed the current intent statement and the draft that Hoyerman prepared. Current Intent:

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

Draft language from Hoyerman:

- 1) **1) INTENT.** *The open shoreline is one of Ephraim's most distinctive features and is also characterized by buildings sited on mostly small non-conforming lots. This ordinance is intended to preserve the open views of the shoreline as well as the historic appearance of Ephraim's built environment while also allowing for some leeway for (PW) property owners to modify or replace their residences. Consistent with the intent and provisions of the Ephraim Historic District Ordinance (§17.26), property owners are encouraged to use and maintain their existing residences. However, if residential modification or replacement is desired, said modification or replacement must strictly conform to the provisions of §17.20 and §17.26. New*

construction is ~~generally~~ prohibited in the PW district as structures are limited to those existing on or before January 1, 1998, ~~unless specifically noted in this section.~~

The Committee reviewed Hoyerman's draft intent language, and Committee members discussed clarifying that no additional structures beyond those existing in 1998 would be allowed, addressing concerns about vacant lots. They agreed to use consistent language referencing the current 1998 baseline and to remove potentially confusing qualifying language. Hoyerman agreed to continue working on the "Intent" section by removing "generally" and "unless specifically noted in this section" from his draft language. The Committee further requested that another sentence be added back into the intent statement addressing "no new structures" pertaining to "vacant lots".

K. Nelson and Thorp presented their work on defining a one-and-a-half-story house: "A 1-1/2 Story House has a full first floor with full height interior walls (normally 8' - 10' high) and an upper level that has less floor area than the first floor. The upper level has steeply pitched roofs with gables and dormers (normally with windows). The upper level typically has sloped ceilings with knee walls (normally 5 - 7' high) that define the floor area. These features reduce the floor area on the upper level."

The Committee discussed knee wall requirements and the challenge of distinguishing between living space and storage areas. They debated whether to include specific percentage limitations (such as the upper level having no more than 50% of the first floor's square footage) or to rely on roof pitch requirements to naturally limit second-floor space. Bristol suggested that roof pitch restrictions might be more effective than trying to define habitable space.

The Committee extensively discussed roof pitch requirements, with K. Nelson advocating limiting roof pitches to a 6/12 to 12/12 range, noting that a 3/12 pitch enabled full two-story construction. Steeper pitches would naturally limit second-floor space. Committee members considered allowing limited shed dormers with flatter pitches to provide design variety. They discussed limiting shed dormers to a specific linear footage to avoid creating effectively full second floors. K. Nelson offered to write the shed dormer allowance based on square footage or percentage, depending on the roof system.

The Committee held a conversation on how to handle existing structures that exceed proposed height limits. They discussed allowing "reproduction" of existing non-conforming structures, meaning property owners could rebuild identical structures but would be subject to new restrictions if they chose to modify or expand their footprints. K. Nelson suggested this approach would encourage preservation of existing structures while preventing new construction from exceeding height and bulk limits. The Committee recognized the need to define "reproduction" clearly in the ordinance.

The Committee reviewed design criteria requirements, emphasizing that projects must be consistent with the Historic District character. They discussed concerns about overly complex roof lines, referencing a recent project that some members felt was too complicated. Bristol noted that the Historic District Ordinance already requires simplicity as a key design principle, with roof pitches between 3/12 and 12/12. However, the Committee agreed that the 3/12 minimum was problematic for the Protected Waterfront District's goals. K. Nelson suggested defining house attachments such as decks, porches, screened porches, and window porches as another way to control bulk, as well as replacement criteria, including roof pitch.

Kathy Pentler raised the issue of restricting construction during tourist season, citing examples from condominium associations that prohibit construction between Memorial Day and Labor Day. She noted that construction noise and disruption significantly impact the quality of the short tourist season.

The Committee agreed to consider seasonal construction restrictions, with Bristol suggesting that noise ordinance modifications might be more practical than zoning restrictions.

The meeting adjourned at 1:39 PM.

Recorded by Kim Roberts – Deputy Clerk

VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

1 of 2

Application Date _____

Please Print

1. Owner/Property

Tax Parcel. No. 12101-13312-744132

Owner Michael & Emily Wegner

Mailing Address 110 Acker Court City Verona

State Wisconsin Zip 53593

Phone(s) [REDACTED] Email [REDACTED]

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

Property Use: Secondary residence

Zoning Area: R1 Historic District? ☐ Yes ☒ No

Contractor/Contact: _____ Address _____

Phone(s) _____ Cell Phone (____) _____

2. Type of Improvement

☒ **New Building**

____ Addition

____ Exterior Alteration

____ Foundation Work Only

____ Other _____

Accessory Structures

____ Garage

____ Storage Building

____ Repair/Replacement

____ Other _____

3. Describe Proposed Construction: Cabin

4. Cost

Total cost of improvements as applied for in permit:

\$ 450,000

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

\$ 450,000

Include with Application:

☒ Certified Survey

☒ Building plans, including all elevations, floor plans

(if commercial, State-approved plans must be given to the office prior to obtaining your permit)

☒ Site plan showing lot dimensions, setbacks from all lot lines for structures

☐ For commercial structures, parking plans

☒ Parking plan for construction vehicles during construction phase

☐ Permit Fee/Impact Fee

☒ Land Disturbance Application

☐ Drainage Plan

☒ Landscape Plan

Dimensions: Number of Stories: 2 Height at Peak: 29'
 Roof Pitch(es): 9/12, 3/12, 4/12 Total Footprint, Exterior: 2,527 Sq Ft
 Total Square Footage, All Floors Exterior: 2,638 Sq Ft
 Total Square Footage, Parking/Drives/Walkways: 3,500 Sq Ft
Type: ☒ Wood Frame ☐ Structural Steel ☐ Reinforced Concrete ☐ Other _____

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

Plant Manager Signature _____ Date _____

Sewage Disposal:**Current:**

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

Proposed:

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

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

Year Installed: _____

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

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

Fire Chief Signature _____ Date _____

Fire Department:

Sprinklers needed? ☐ Yes ☐ No

Driveway width/tree clearance (width/height): _____
 Clearance around structures for truck access: _____ Fire # Assigned _____

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

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

Signature of Applicant Michael Print Name Michael Wagner

FOR OFFICE USE ONLY

Permit # _____ Permit Fee: \$ _____

Date Permit Issued _____ Zoning Administrator Signature: _____

Restrictions: _____

**VILLAGE OF EPHRAIM
APPLICATION FOR LAND DISTURBANCE PERMIT**

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

1. Owner Name Michael & Emily Wegner Telephone [REDACTED]

Address 110 Adler Ct Oregon, WI 53593

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

Lot 2 CSM 338 City & Sec 13-31-27 SESE

3. Description: ☒ Excavation ☐ Trenching ☒ Grading

☐ Removal of ground cover ☐ Filling ☐ Land subdivision

Other _____

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

4. Purpose of disturbance activity Building Cabin

5. List the names and addresses of all abutting property owners Paul Heck

PO Box 265 Ephraim WI 54211 and
Peter Carstensen 125 N Hamilton St Unit 7507
Madison WI 53703

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

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

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

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

☐ topographic map at 5-foot contour intervals,

OR

☐ simplified map showing the slope of the land

No structures and very little vegetation due to ash bare and wind storm

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

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

___topographic map at 5-foot contour intervals

OR

___simplified map showing the slope of the land

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

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

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

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

Existing driveway is gravel and so will be
vi Makeup of proposed surface soil (upper 6"). Use descriptions such as lawn, turf, shrubbery, trees, riprap, mulch, forest cover.

Lawn, trees, and mulch

extension to house

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

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

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

(d) Other information designated by the Zoning Administrator _____

[Signature]
Applicant's Signature

4/25/26
Date

FOR OFFICE USE:

___land disturbance only ___in conjunction with building permit

Approved _____ County approval _____ Denied _____

Zoning Administrator

Date

Applicant Design Checklist

Village of Ephraim

Owners Name(s): Michael & Emily Wegner

Contractor(s): _____

Project Location: Lot 2 CSM 338 City @

Date: 4/25/26

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

1. Building Design:

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

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

2. Site Planning/Landscaping:

Preserving existing vegetation and topography.

Very little vegetation left on lot after emerald
ashke bore and wind storm last summer.
No change in topography only plan 4' crowd space

3. Building Color:

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

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

4. Materials:

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

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

5. Architectural Details:

Building details should be simple and without frills.

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

6. Utility Service Wiring (location):

To be shown on plot plan.

Utilities are already at the lot line

7. Roof Pitch/Roof Color:

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

9/12, 3/12, 4/12

8. Additional Features:

See picture of cabin in Colorado as
our inspiration

Owner/Agent Signature:



DESIGN INTENT STATEMENT

VILLAGE OF EPHRAIM, DOOR COUNTY, WISCONSIN

PROJECT: WEGNER CABIN

LOCATION: LOT 2, CSM 338, COUNTY O

OWNERS: MICHAEL & EMILY WEGNER

PROJECT OVERVIEW |

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

ARCHITECTURAL CHARACTER |

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

MATERIALS & COLORS |

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

SITE INTEGRATION |

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

COMMUNITY COMPATIBILITY |

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

INSPIRATION



COLORADO CABIN INSPIRATION

Reference for materials, form, and mountain character



ANDERSON BARN MUSEUM – EPHRAIM

Local precedent for rural architecture and character



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

DATE: APRIL 25, 2024

DOC #: 835049

MAP #: 3388

RECORDED ON:

09/25/2020 02:25:04 PM

CAREY PETERSILKA

REGISTER OF DEEDS

DOOR COUNTY, WI

FEE AMOUNT PAID: 30.00

LOCATED IN:

BUILDING ZONE = RR

Caveat:

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

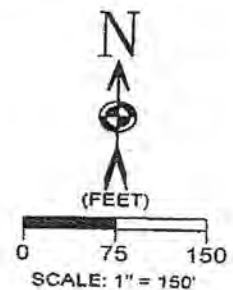
SURVEYOR'S NOTES:

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

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

LEGEND

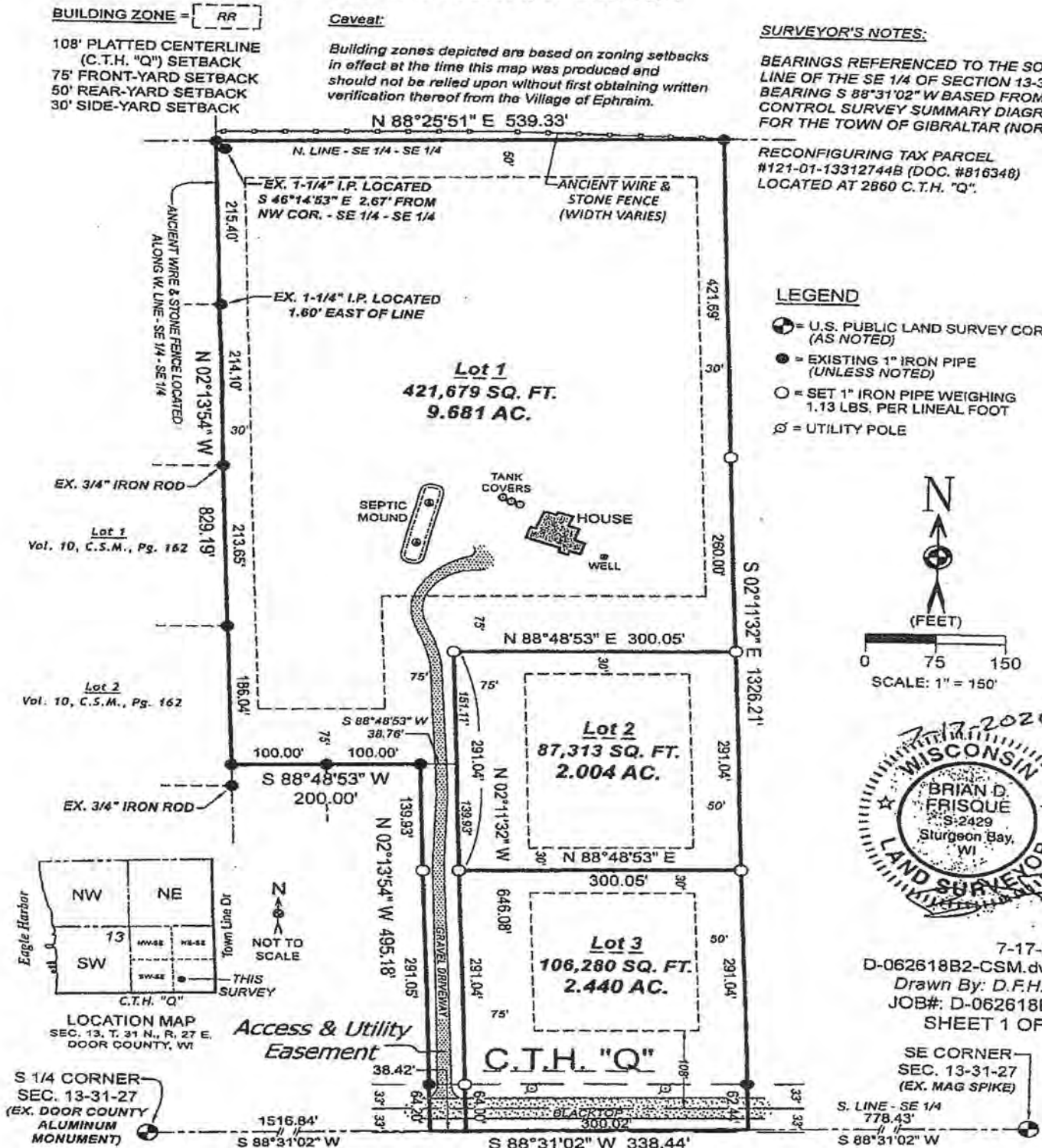
- = U.S. PUBLIC LAND SURVEY CORNER
 (AS NOTED)
 ● = EXISTING 1" IRON PIPE
 (UNLESS NOTED)
 ○ = SET 1" IRON PIPE WEIGHING
 1.13 LBS. PER LINEAL FOOT
 ⚡ = UTILITY POLE

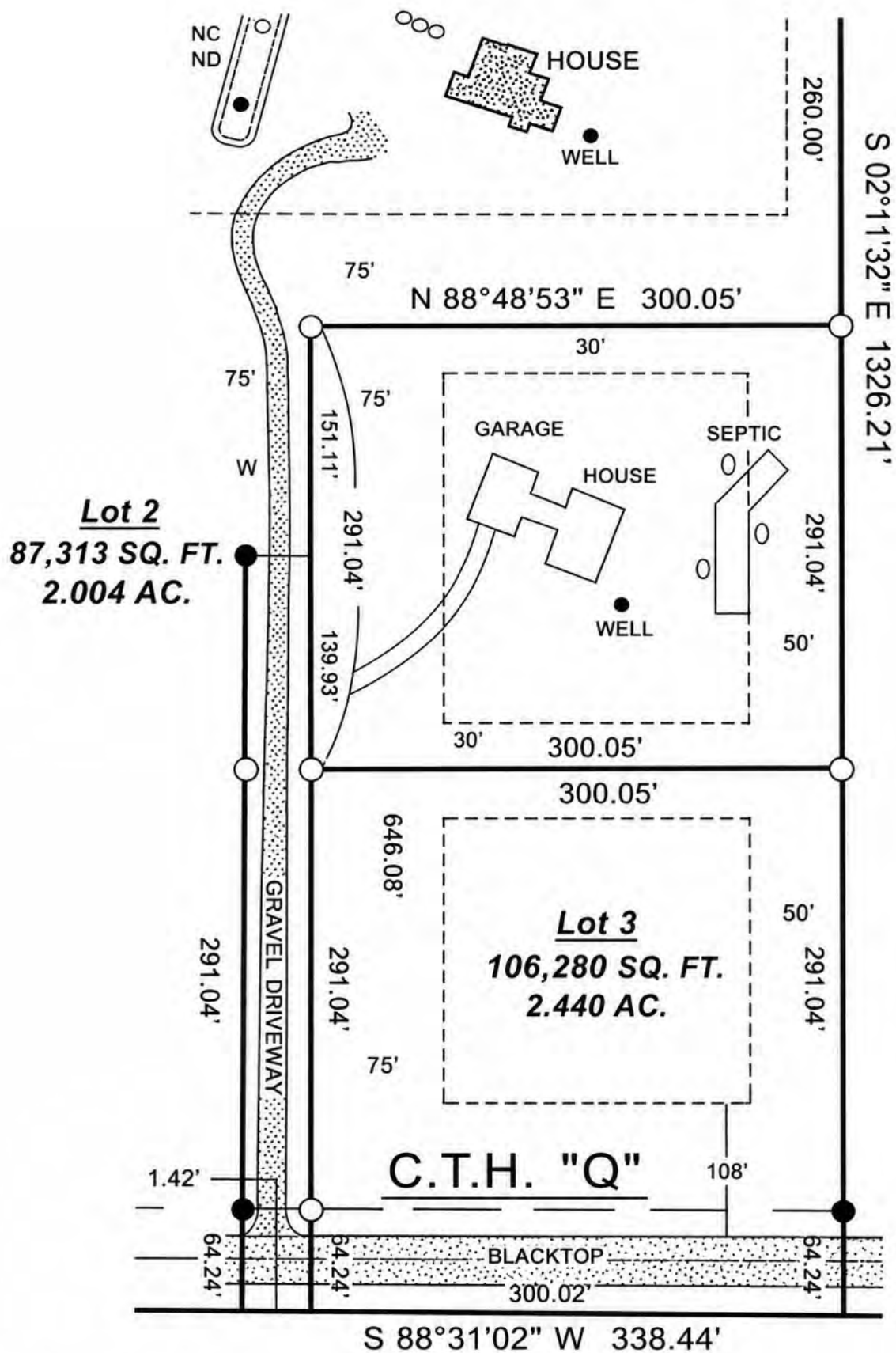


7-17-20
D-062618B2-CSM.dwg
Drawn By: D.F.H. II
JOB#: D-062618B2
SHEET 1 OF 2

SE CORNER-
SEC. 13-31-27
(EX. MAG SPIKE)

S. LINE - SE 1/4
778.43'
---//---
S 88°31'02" W





Scale: 1 inch = 85.7 feet

N 88°48'53" E 300.05'

LANDSCAPE PLAN

TREES

- DECIDUOUS TREE
- EVERGREEN TREE

SHRUBS

- FLOWERING SHRUB
- EVERGREEN SHRUB

GROUND COVER / ORNAMENTAL GRASSES

- ORNAMENTAL GRASS
- GROUND COVER

Lot 2

87,313 SQ. FT.
2.004 AC.

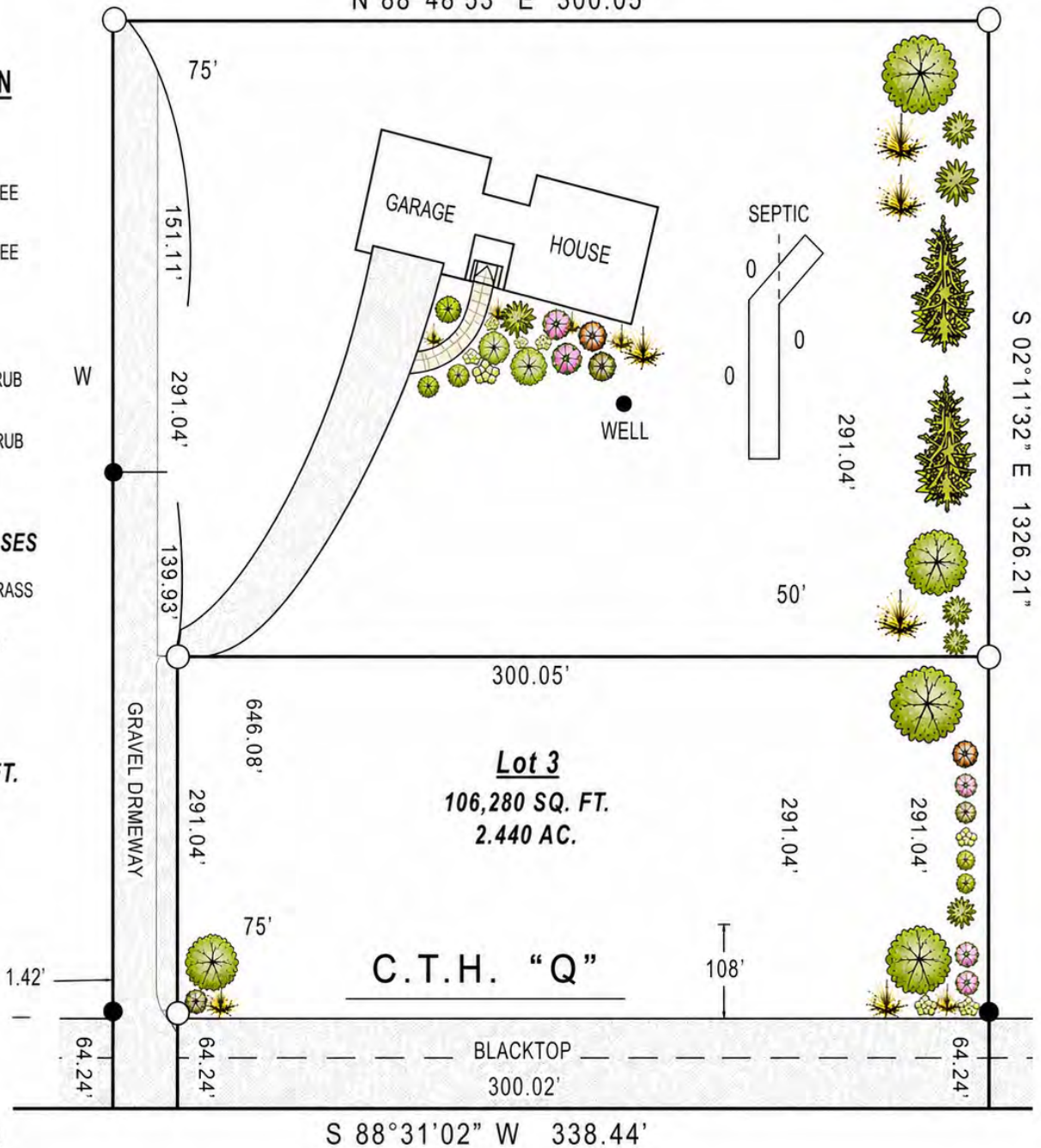
Lot 3

106,280 SQ. FT.
2.440 AC.

C.T.H. "Q"

BLACKTOP
300.02'

Scale: 1 inch = 85.7 feet



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



FRONT ELEVATION

$$1/4'' = 1'-0''$$


RIGHT ELEVATION

$$1/4'' = 1'-0''$$

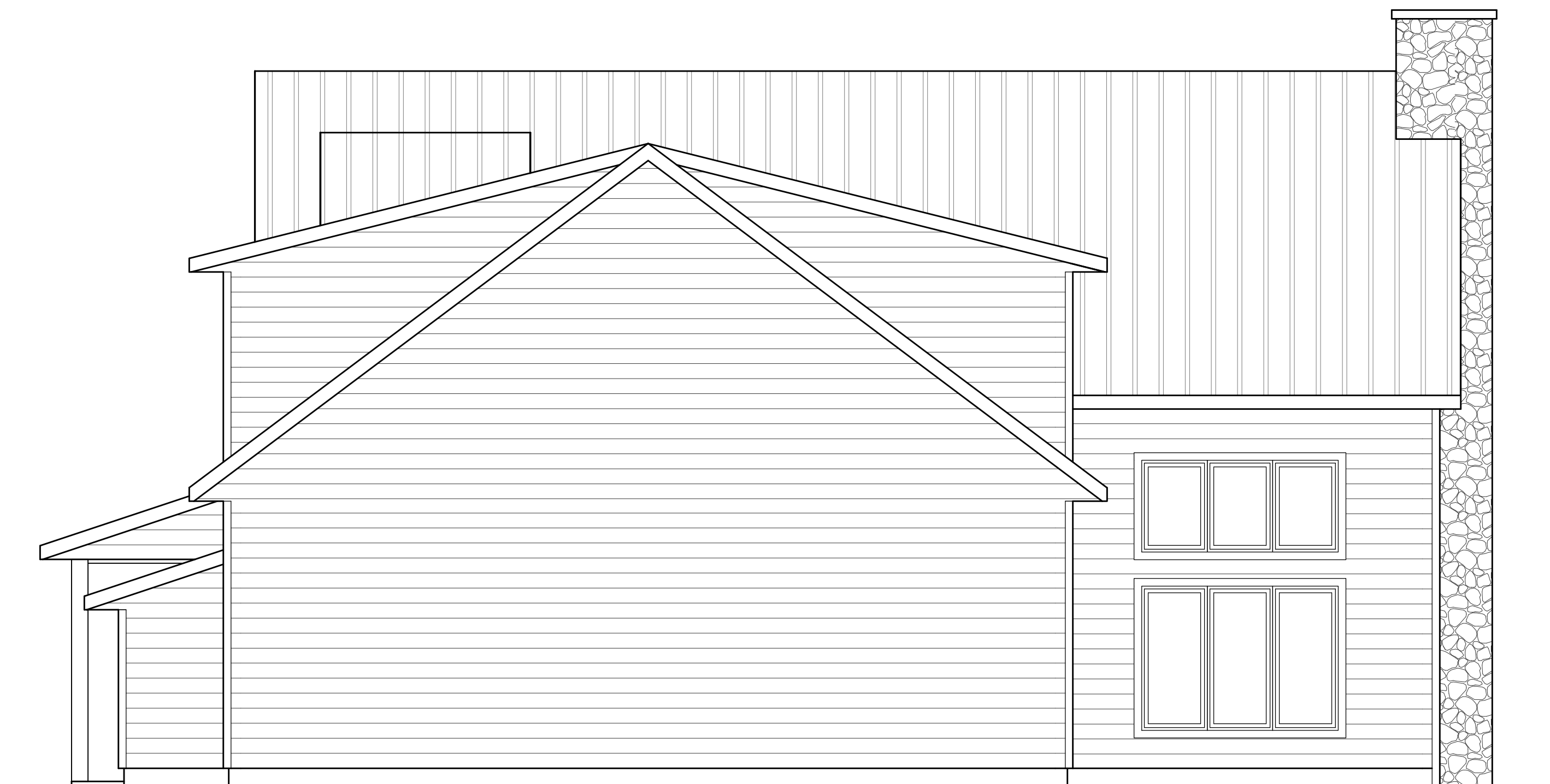
BID PLAN - FOR BIDDING PURPOSES ONLY

DESIGNER: MADDIE WISSELL SCALE: 1/4" = 1'-0" SHEET NO: A1		 DrexelTM DrexelTeam.com		WHITE OAK BUILDERS EPHRAIM, WI		WEGNER RESIDENCE		COPYRIGHT © 2025 CONTRACT DESIGN, BILLING, SUPPLY, IT IS REPRODUCED BY ANY MEANS IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION FROM THE ARCHITECT. SUPPLY AND RESERVE THE RIGHT TO REUSE ALL INFORMATION CONTAINED HEREIN.		PRELIMINARY PLAN REVISIONS BID PLAN		08/22/2025 09/22/2025 10/01/2025		MNW MNW MNW	
PROJECT NO: T25-201-M		UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE SUPPLIED BY THE ARCHITECT'S DESIGNER. NO DISCOUNTS AND NO OTHERS AT THE CONTRACTOR'S RISK. CONTRACTOR ASSUMES ALL RISK OF INADEQUATE MATERIALS, WORKMAN- SHIP, AND DELAYS. ALL MATERIALS MUST BE CHANGED TO MEET THE ARCHITECT'S REQUIREMENTS FOR REPRESENTATION FOR THE PROJECT.													

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



REAR ELEVATION

$$1/4'' = 1'-0''$$


LEFT ELEVATION

$$\frac{1}{4}'' = 1'-0''$$

BID PLAN - FOR BIDDING PURPOSES ONLY

 Drexel™ DrexelTeam.com		WEGNER RESIDENCE		COPYRIGHT © 2025 COMPLETE OFFICE BUILDING SUPPLY, ITS AFFILIATES, AND/OR SUBSIDIARIES ARE THE PROPRIETORS OF THIS DOCUMENT AND THAT THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED BUILDING QUALITY AND THEREFORE IS NOT TO BE USED FOR THESE PLANS IN THE FUTURE.		PRELIMINARY PLAN		MNW	
						REVISIONS		08/22/2025	
						BID PLAN		09/22/2025	
								10/01/2025	

RENDERINGS

VILLAGE OF EPHRAIM, DOOR COUNTY, WISCONSIN

PROJECT: WEGNER CABIN

LOCATION: LOT 2, CSM 338, COUNTY Q

OWNERS: MICHAEL & EMILY WEGNER

ARCHITECTURAL RENDERINGS |

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

ELEVATION VIEWS



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

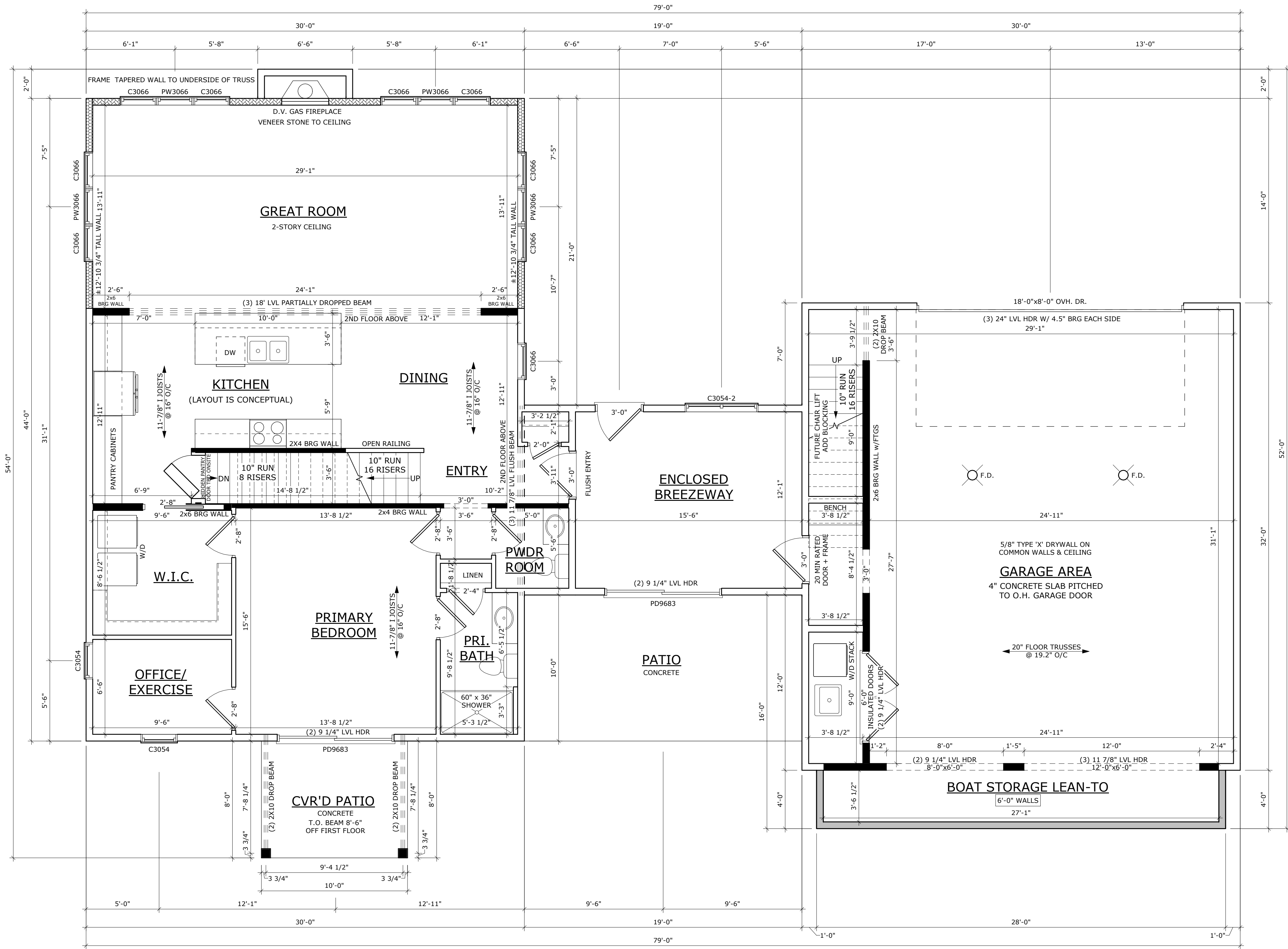


Renderings are illustrative and intended to communicate architectural character, massing, and material direction for review purposes.

DATE: APRIL 25, 2026

FIRST FLOOR PLAN

1/4" = 1'-0"



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

NEW HOME PLAN SPECIFICATIONS

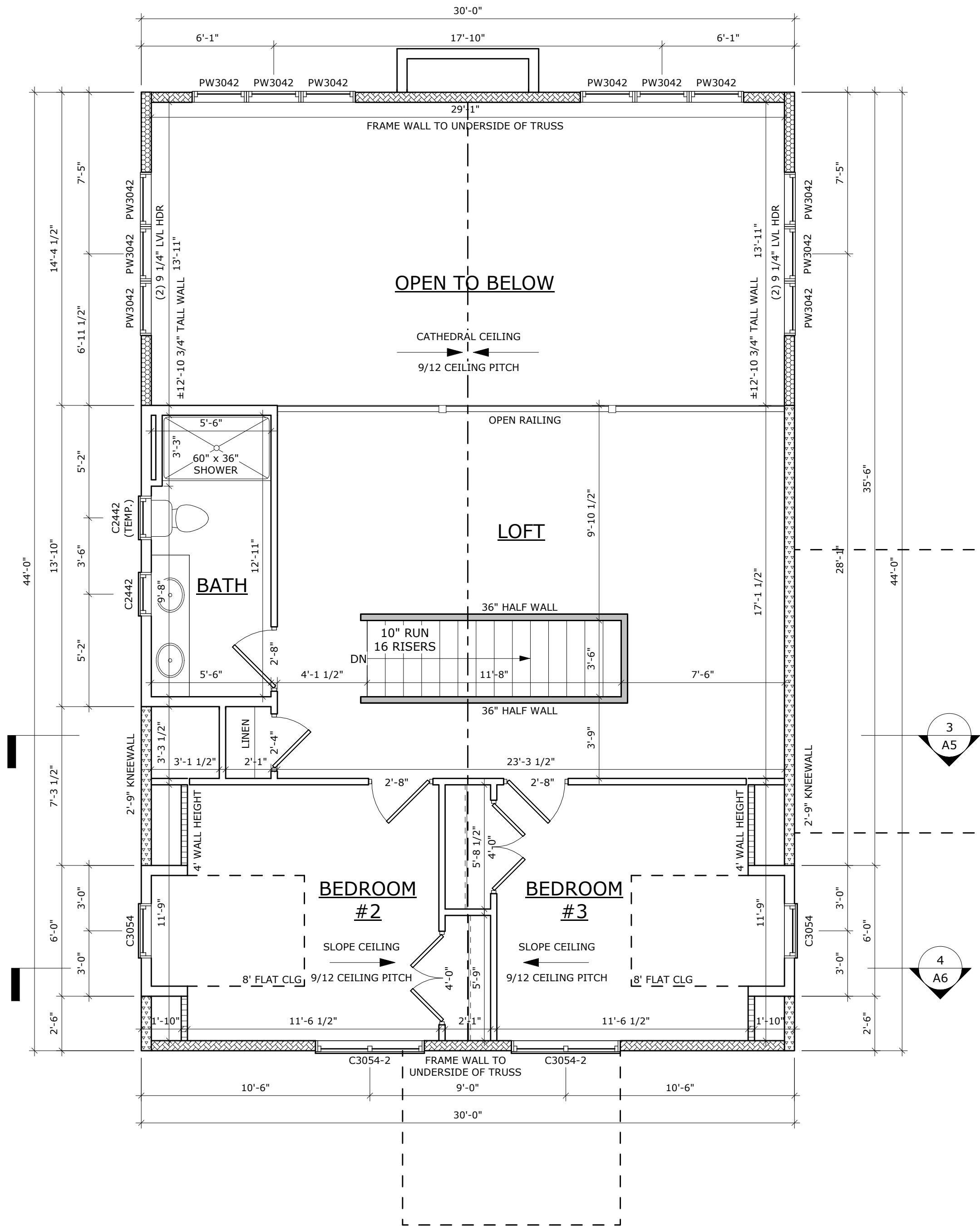
- FOUNDATION INFORMATION**
- HOUSE FOUNDATION
 - 8" x 4'-0" POURED CONCRETE WALL
 - GARAGE FOUNDATION
 - 8" x 4'-0" POURED CONCRETE WALL
 - PORCH/PATIO FOUNDATION (UNEXCAVATED)
 - 8" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)
 - WALL THICKNESS FOR REPRESENTATION ONLY- FOUNDATION CONTRACTOR/GENERAL CONTRACTOR TO VERIFY
 - FINAL FOOTING SIZE AND DEPTH DETERMINED BY FOUNDATION CONTRACTOR/GENERAL CONTRACTOR
 - FOUNDATION CONTRACTOR TO LOCATE PILASTERS AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS
 - WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT
 - BEARING WALLS TO SIT ON MIN. 16" X 8"CONT. CONCRETE FOOTINGS. STUDS @ 16" O.C.
- WALL INFORMATION**
- STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)
 - HOUSE EXTERIOR
 - FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
 - SECOND FLOOR WALL HEIGHT: 2 x 6 x 2'-9" (UNLESS NOTED/SHOWN OTHERWISE)
 - HOUSE INTERIOR
 - FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
 - SECOND FLOOR WALL HEIGHT: VARIES (UNLESS NOTED/SHOWN OTHERWISE)
 - GARAGE
 - WALL HEIGHT: 2 x 6 x 9'-1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
- FLOOR SYSTEMS**
- BASEMENT
 - 4" CONCRETE SLAB
 - FIRST FLOOR
 - 11 7/8" L-JOIST @ 16" O.C.
 - SECOND FLOOR
 - 11 7/8" L-JOIST @ 16" O.C. (HOUSE)
 - 20" FLOOR TRUSSES @ 19.2" O.C. (GARAGE)
 - STANDARD LOADING (PER SQ. FT.)
 - 40" LL, 15" DL
 - ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)
 - 10" DL FOR TILE FLOOR, 13" DL FOR GYCRETE (1.5" THICK)
 - 20" DL FOR FIREPLACE FACE, 20" DL FOR FIREPLACE HEARTH
 - 25" DL FOR GRANITE/QUARTZ
 - DEFLECTION: LL=L/480, TL=L/360
 - DURATION OF LOAD: 1.00%
- ROOF SYSTEMS**
- ENGINEERED WOOD TRUSSES @ 24" O.C. DESIGNED FOR: ZONE 2
 - STD. LOADING (PER SQ. FT.)
 - 30# TCDL, 10# BCDL
 - DEFLECTION: LL=L/240, TL=L/180
 - DURATION OF LOAD: 1.15%
- HEADERS**
- STANDARD HEADER
 - ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10'S HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
 - TOP OF WINDOW R.O.S.
 - FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)
 - SECOND FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)
 - MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER
 - GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
 - FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT WINDOWS,ETC.
 - ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR
 - DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE W1 UNIFORM DWELLING
 - ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS
 - ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE
- GENERAL INFORMATION**
- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
 - 2X6 WALLS=5 1/2", 2X4 WALLS =3 1/2"
 - ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
 - GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
 - FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT WINDOWS,ETC.
 - ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR
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 - ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE

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

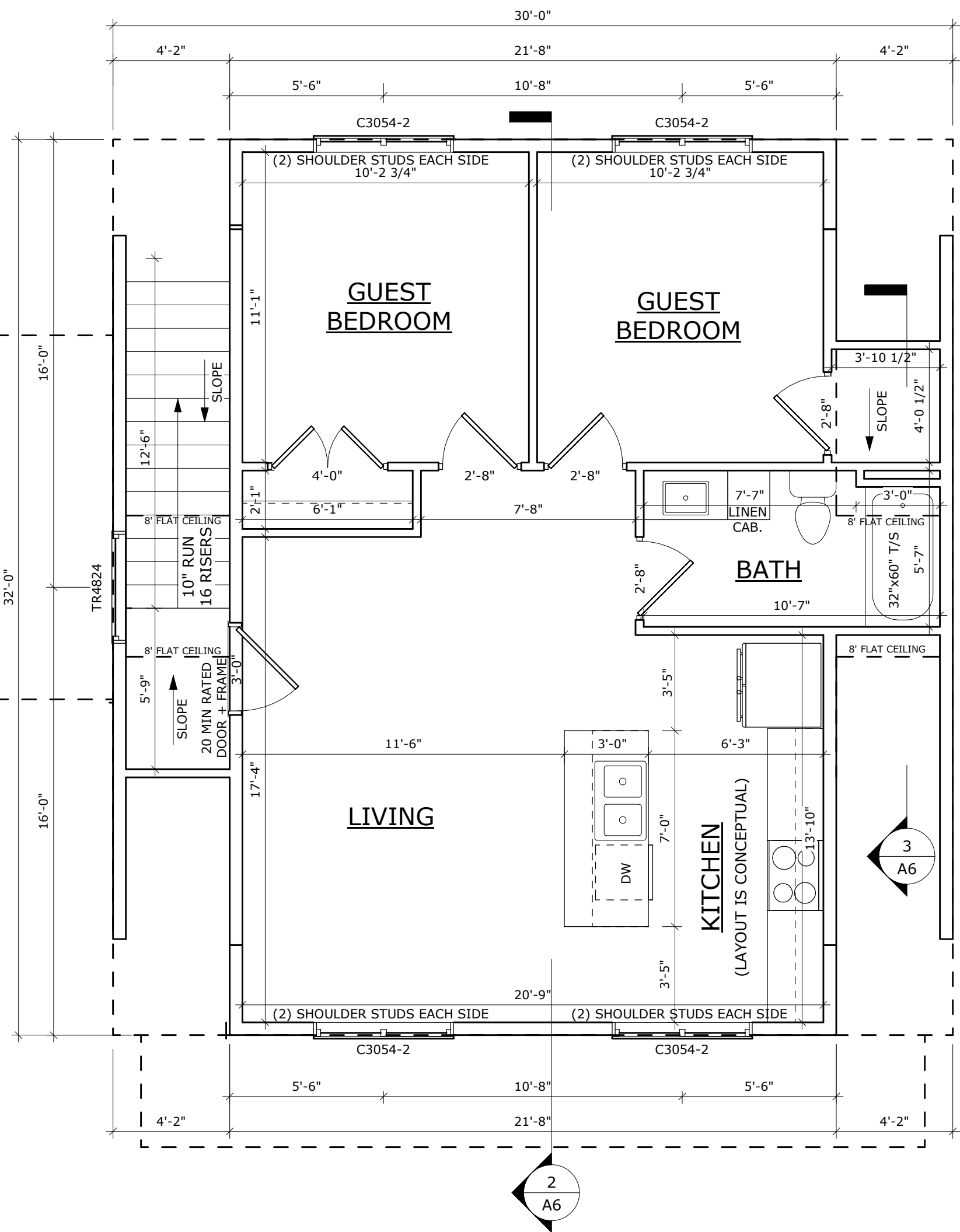
BID PLAN - FOR BIDDING PURPOSES ONLY

DESIGNER MADDIE WISSELL	SCALE 1/4" = 1'-0"	SHEET NO. A3	PROJECT NO. T25-201-M
WEGNER RESIDENCE			
WHITE OAK BUILDERS			
EPHRAIM, WI			

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



SECOND FLOOR PLAN
1/4" = 1'-0"



NEW HOME PLAN SPECIFICATIONS

- FOUNDATION INFORMATION**
- HOUSE FOUNDATION
 - 8" x 4'-0" POURED CONCRETE WALL
 - GARAGE FOUNDATION
 - 8" x 4'-0" POURED CONCRETE WALL
 - PORCH/PATIO FOUNDATION (UNEXCAVATED)
 - 8" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)
 - WALL THICKNESS FOR REPRESENTATION ONLY- FOUNDATION CONTRACTOR/GENERAL CONTRACTOR TO VERIFY
 - FINAL FOOTING SIZE AND DEPTH DETERMINED BY FOUNDATION CONTRACTOR/GENERAL CONTRACTOR
 - FOUNDATION CONTRACTOR TO LOCATE PILASTERS AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS
 - WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT
 - BEARING WALLS TO SIT ON MIN. 16" X 8"CONT. CONCRETE FOOTINGS. STUDS @ 16" O.C.
- WALL INFORMATION**
- STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)
- HOUSE EXTERIOR**
- FIRST FLOOR WALL HEIGHT: 2 x 6 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
 - SECOND FLOOR WALL HEIGHT: 2 x 6 x 2'-9" (UNLESS NOTED/SHOWN OTHERWISE)
- HOUSE INTERIOR**
- FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
 - SECOND FLOOR WALL HEIGHT: VARIES (UNLESS NOTED/SHOWN OTHERWISE)
- GARAGE**
- WALL HEIGHT: 2 x 6 x 9'-1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
- FLOOR SYSTEMS**
- BASEMENT
 - 4" CONCRETE SLAB
 - FIRST FLOOR
 - 11 7/8" I-JOIST @ 16" O.C.
 - SECOND FLOOR
 - 11 7/8" I-JOIST @ 16" O.C. (HOUSE)
 - 20" FLOOR TRUSSES @ 19.2" O.C. (GARAGE)
- STANDARD LOADING (PER SQ. FT.)**
- 40' LL. 15' DL.
- ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)**
- 10' DL. FOR TILE FLOOR
 - 13' DL. FOR GYPCRETE (1.5" THICK)
 - 20' DL. FOR FIREPLACE FACE
 - 20' DL. FOR FIREPLACE HEARTH
 - 25' DL. FOR GRANITE/QUARTZ
- DEFLECTION: LL=L/480, TL=L/360**
- DURATION OF LOAD: 1.00%**
- ROOF SYSTEMS**
- ENGINEERED WOOD TRUSSES @ 24" O.C. DESIGNED FOR: ZONE 2
 - STD. LOADING (PER SQ. FT.)
 - 30# TCLL, 10# TCDL, 10# BCDL
 - DEFLECTION: LL=L/240, TL=L/180
 - DURATION OF LOAD: 1.15%
- HEADERS**
- STANDARD HEADER
 - ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10'S HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
 - TOP OF WINDOW R.O.S.
 - FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)
 - SECOND FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)
 - MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER
- GENERAL INFORMATION**
- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
 - 2X6 WALLS=5 1/2", 2X4 WALLS =3 1/2"
 - ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
 - GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
 - FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT WINDOWS,ETC.
 - ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR
 - DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE W1 UNIFORM DWELLING
 - ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS
 - ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE

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

BID PLAN - FOR BIDDING PURPOSES ONLY

DESIGNER MADDIE WISELL	SCALE 1/4" = 1'-0"	SHEET NO. A4	PROJECT NO. T25-201-M	PRELIMINARY PLAN 08/22/2025	REVISIONS 09/22/2025	BID PLAN 10/01/2025	MMW	MMW
WEGNER RESIDENCE				WHITE OAK BUILDERS				EPHRAIM, WI
Drexel™ DrexelTeam.com								

DESIGNER:
MADDIE WISSELL

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

SHEET NO:
A6

PROJECT NO:
T25-201-M

VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

1 of 2

Application Date
3/5/26

Please Print

1. Owner/Property

Tax Parcel. No. 1210 - 2193 - 12832A

Owner James & Sarah Uselding / Michael & Rachel Brandemuehl

Mailing Address W126N11975 Forest Hills Road City Germantown

State WI Zip 53022

Phone(s) [REDACTED] Email [REDACTED]

Location of Project Town Line Road Lot 7 Nearest Cross Street

Property Use: New Single Family Home Construction

Zoning Area: Historic District? ☐ Yes ☒ No

Contractor/Contact: [REDACTED] Address [REDACTED]

Phone(s) [REDACTED] Cell Phone ()

2. Type of Improvement

☒ **New Building**

☐ Addition

☐ Exterior Alteration

☐ Foundation Work Only

☐ Other

Accessory Structures

☐ Garage

☐ Storage Building

☐ Repair/Replacement

☐ Other

3. Describe Proposed Construction: New Single Family Home Construction

4. Cost

Total cost of improvements as applied for in permit: \$ 513,800

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

Include with Application:

☒ Certified Survey

☒ Building plans, including all elevations, floor plans

(if commercial, State-approved plans must be given to the office prior to obtaining your permit)

☒ Site plan showing lot dimensions, setbacks from all lot lines for structures

☐ For commercial structures, parking plans

☐ Parking plan for construction vehicles during construction phase

☐ Permit Fee/Impact Fee

☐ Land Disturbance Application

☐ Drainage Plan

☐ Landscape Plan

Dimensions: Number of Stories: 1 Height at Peak: 25
Roof Pitch(es): 8:12 & 10:12 Total Footprint, Exterior: _____

Total Square Footage, All Floors Exterior: 3,212

Total Square Footage, Parking/Drives/Walkways: 1,829

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

Principal Heating: ☒ Propane ☐ Oil ☐ Electric
☐ Other _____

(Explain) _____

Plant Manager

Signature _____ Date _____

Sewage Disposal:Current:

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

Proposed:

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

Type: _____

(copy of permit to be on file with Village)

Year Installed: _____

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

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

Fire Chief Signature _____ **Date** _____

Fire Department:

Sprinklers needed? ☐ Yes ☐ No

Driveway width/tree clearance (width/height): _____

Clearance around structures for truck access: _____ Fire # Assigned _____

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

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

Signature of Applicant Chris Presti - Hillcrest Builders Print Name Chris Presti - Hillcrest Builders

FOR OFFICE USE ONLY

Permit # _____ Permit Fee: \$ _____

Date Permit Issued _____ Zoning Administrator Signature: _____

Restrictions: _____

Applicant Design Checklist

Village of Ephraim

Owners Name(s): James & Sarah Uselding and Michael & Rachel Brandemuehl
Contractor(s): Hillcrest Builders & Construction
Project Location: Everett Court, Lot 7, Everett Acres Subdivision, Village of Ephraim
Date: 5/26/2026

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

1. Building Design:

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

Ranch design w/ 2 car garage traditional architecture (2) gables on front elevation, (1) shed dormer, band board with thin veneer stone on bottom of home. Framed on site with 8:12 roof pitch

2. Site Planning/Landscaping:

Preserving existing vegetation and topography.

TBD -by Buyer

3. Building Color:

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

Roofing color: Driftwood / Siding color: Snow White / Shake color: Snow White
Stone Veneer: Fond du Lac County Squire / Front door color: SW#7069 Iron Ore
Window color: White / Garage door color: White / Trim color: White

4. Materials:

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

Siding: Vinyl / Shakes: Vinyl / Roofing: Asphalt Dimensional Shingles

Band Board and Trim: LP Smart / Stone: Thin Veneer

5. Architectural Details:

Building details should be simple and without frills.

3218 square feet ranch (including finished basement) 6-bedroom ranch 3-bath open concept w/ large open rear porch, patio and finished basement

6. Utility Service Wiring (location):

To be shown on plot plan.

Front right side - see plan

7. Roof Pitch/Roof Color:

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

Roof pitch 8:12 primary roof/ 4:12 shed dormer / 10:12 rear porch

Color: Certainteed Landmark Driftwood

8. Additional Features:

Site improvements include a driveway and rear patio as shown on the site plan. Landscaping will be completed by the owner after construction, preserving existing vegetation where feasible and incorporating native and naturalized plantings to maintain a low visual impact and integrate the home with the surrounding environment.

Owner/Agent Signature:

Tim Mantley on behalf of Hillcrest Builders
Director of Design

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

___topographic map at 5-foot contour intervals

OR

___simplified map showing the slope of the land

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

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

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

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

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

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

Start___ **6/15/26** _____ Completion___ **6/17/26** _____

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

(d) Other information designated by the Zoning Administrator_____

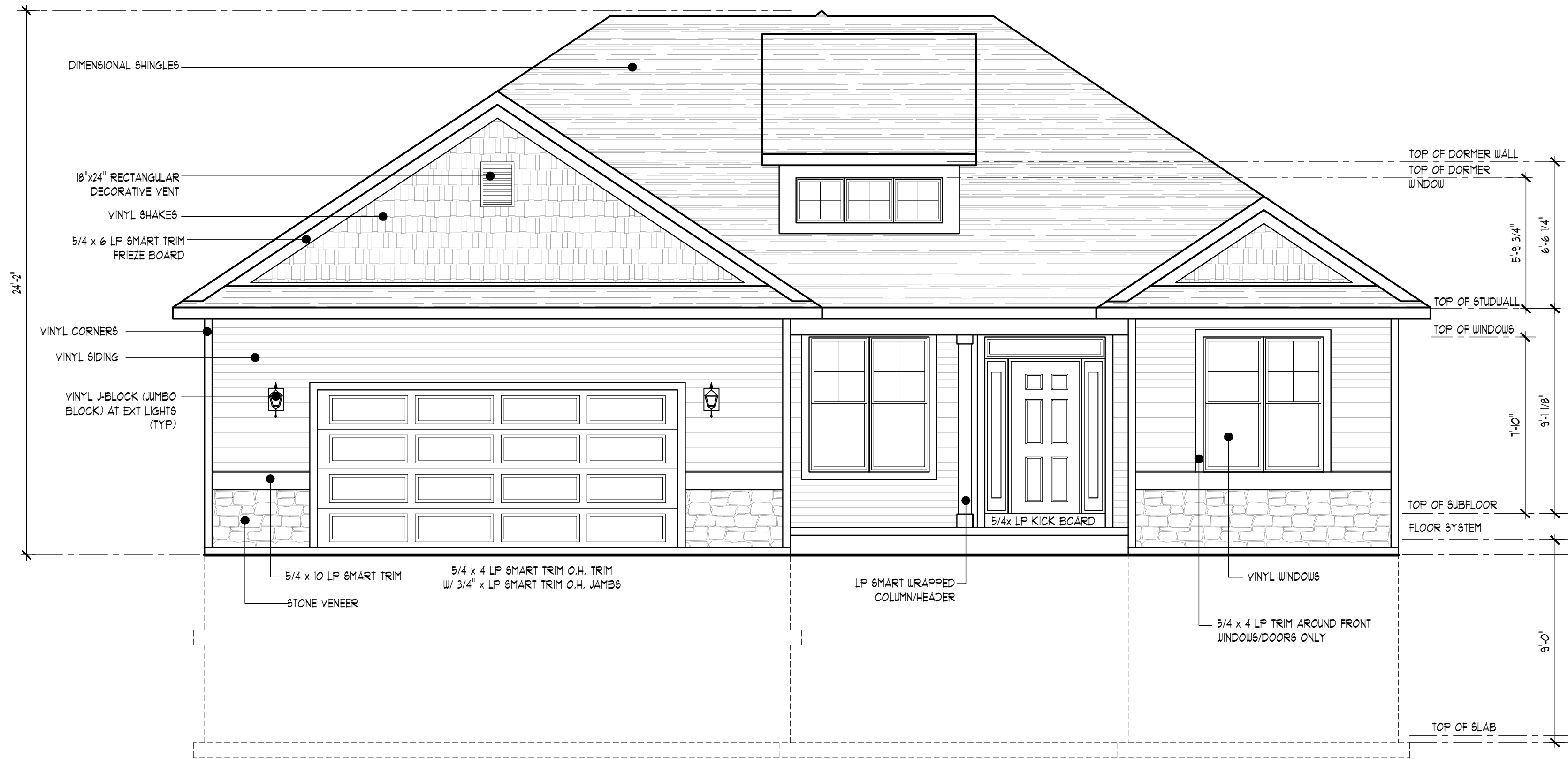
 - **Hillcrest Builders**
Applicant's Signature

4/21/26
Date

FOR OFFICE USE:

_____land disturbance only _____in conjunction with building permit

Approved_____ County approval_____ Denied_____



FRONT ELEVATION

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

NOTES

- FOUNDATION
 - FOUNDATION DESIGN TO BE BUILT ON MIN 2,000 PSF SOIL CONDITIONS OR BETTER
 - POURED CONCRETE WALL(S) TO MEET 3,500 PSI CONCRETE
 - HOUSE WALLS TO BE 8" x 8'-0" POURED CONCRETE WALLS W/ 22"x8" CONTINUOUS FTG UNLESS NOTED OTHERWISE
 - GARAGE AND STOOP WALLS TO BE 6" x 4'-0" POURED CONCRETE WALLS, PER PLAN, W/ 22"x8" CONTINUOUS FTG UNLESS NOTED OTHERWISE
 - FOUNDATION WALL HORIZONTAL REINFORCEMENT FOR A "PLAIN" CONCRETE WALL PER SP6 321.02(3)(d) AND ACI 318-14 SECTION 8.2.1. (2) #4 BARS ARE REQUIRED FOR WALLS LESS THAN 6'. FOR WALLS 6'-8' TALL (3) #4 BARS ARE REQUIRED HORIZONTALLY. FOR WALLS 8'-10' TALL (4) #4 BARS ARE REQUIRED HORIZONTALLY. (1) WITHIN 24" OF THE TOP OF THE FOUNDATION WALL (1) WITHIN 24" OF THE BOTTOM OF THE FOUNDATION WALL. THE OTHERS EVENLY SPACED. LAP LENGTH SHALL BE MINIMUM 24". AT CORNERS, EXTEND #4 BARS AROUND CORNER AND LAP A MINIMUM 15". 8' TALL WALL WITH UNBALANCED FILL TO BE 4,000 PSI OR HAVE VERTICAL REBAR INSTALLED AT 22" ON CENTER IF USING #4 BARS OR 33" ON CENTER IF USING #5 BARS

- FOUNDATION WALL TO FOOTING CONNECTION TO BE DOWELED WITH #4 DOWELS AT 24" O.C. DOWELS EMBEDDED 6" INTO GROUND AND 18" INTO THE WALL
- ALL CONCRETE FOOTINGS TO BE A MINIMUM OF 48" BELOW FINISHED GRADE AS REQ'D BY SOIL CONDITIONS AND BUILDING CODES
- DECK FOOTINGS SHALL COMPLY WITH STATE OF WISCONSIN BUILDING CODE CHAPTERS SP6 320-325 APPENDIX B
- MOISTURE BREAK REQ'D AT ALL BEAM POCKETS
- SEE CODE AND LOCATE ALL FOOTING, PILASTER, WINDOW AND SUMP. MASON TO FOLLOW ALL STATE AND LOCAL CODES
- ALL WINDOW WELLS TO BE STD. 32"x16" WINDOW UNIT W/ GALV. AREA WELL W/ DRAIN TILE EXTENDED INTO WINDOW WELL AREA
- FLOOR SYSTEM IS 11 7/8" I-JOISTS UNLESS NOTED OTHERWISE. ALL BEAM, HEADER, AND FLOOR SYSTEM SIZES MUST BE VERIFIED W/ ROOF FRAMING PLAN TRUSS LAYOUT. ALL ENGINEERING BY SUPPLIER

GENERAL

- EXTERIOR HOUSE WALLS ARE 2x6 (5 1/2") STUDS AT 16" O.C.
- EXTERIOR GARAGE WALLS ARE 2x4 (3 1/2") STUDS AT 16" O.C.
- INTERIOR PARTITION WALLS ARE 2x4 (3 1/2") AT 16" O.C.
- DIMENSIONS ARE STUD TO STUD
- EXTERIOR SHEATHING, PER PLAN, TO BE INSTALLED ON ALL EXTERIOR WALL SURFACES BETWEEN "CONDITIONED" AND "UNCONDITIONED" SPACES INCLUDING ATTICS WHERE APPLICABLE
- ALL BEARING HEADERS ARE 2-PLY 2x12 UNLESS OTHERWISE NOTED
- WINDOW AND DOOR SIZES ARE IN FEET AND INCHES REFER TO FINAL WINDOW/DOOR PACKET FOR ROUGH OPENINGS
- FRAMER RESPONSIBLE FOR ALL BLOCKING AND FIRE-BLOCKING AS REQUIRED BY CODE
- MINIMUM 8" HEEL HEIGHT OVER HEATED SPACES
- PROVIDE ATTIC ACCESS AS REQUIRED BY CODE LOCATION(S) TBD ON SITE AT TIME OF FRAMING (MIN. SIZE 14"x24")

PROJECT DESCRIPTION:

1-FAMILY DWELLING
DESIGNED UNDER THE WISCONSIN UNIFORM DWELLING CODE (UDC)

APPLICABLE MUNICIPAL CODES

BUILDING: WISCONSIN UNIFORM DWELLING CODE (UDC), SP6 320-325
PLUMBING: WISCONSIN ADMINISTRATIVE CODE SP6 381-387
ELECTRICAL: WISCONSIN ADMINISTRATIVE CODE SP6 316
MECHANICAL (HVAC): WISCONSIN UNIFORM DWELLING CODE SP6 323
DECK: WISCONSIN UDC SP6 320-325, APPENDIX B

ROUGH OPENING SCHEDULE

INTERIOR DOORS

- INTERIOR DOORS (INCLUDING BI-FOLDS) = DOOR + 2"
- DOUBLE DOOR (STANDARD) = DOOR + 2"
- DOUBLE DOOR (W/ ASTRAGAL) = DOOR + 3"
- POCKET DOOR = DOOR WIDTH x2 + 2' HGT = 82 1/2"
- BI-FOLD DOOR = DOOR WIDTH x2 + 1"

THESE ARE "TYPICAL" ROUGH OPENINGS OF "COMMON" DOORS SUPPLIED BY DREXEL BUILDING SUPPLY. THESE ARE ONLY GUIDELINES AND IT IS THE RESPONSIBILITY OF SUB-CONTRACTOR TO VERIFY ANY ROUGH OPENINGS

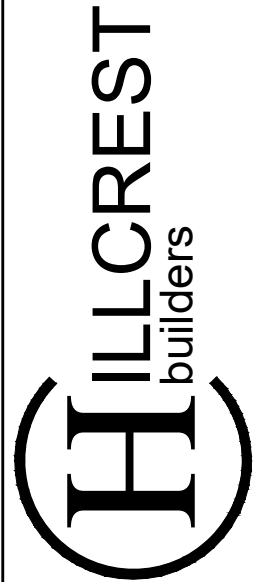
SQUARE FOOTAGE

FIRST FLOOR LIVING AREA	1804	SQUARE FEET
BASEMENT AREA	1804	SQUARE FEET
FINISHED BASEMENT AREA	1414	SQUARE FEET
GARAGE AREA	624	SQUARE FEET
FRONT PORCH AREA	90	SQUARE FEET
REAR PORCH/DECK AREA	320	SQUARE FEET
TOTAL FINISHED LIVING AREA	3218	SQUARE FEET

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:

1-7-2026	EM
1-22-2026	EM
3-23-2026	EM/TM
3-25-2026	EM



CUSTOMER: USELDING - BRANDEMUEHL RESIDENCE

JOB ADDRESS:
EVERETT COURT
LOT 7, EVERETT ACRES SUBDIVISION
VILLAGE OF EPHRAIM
COUNTY: DOOR

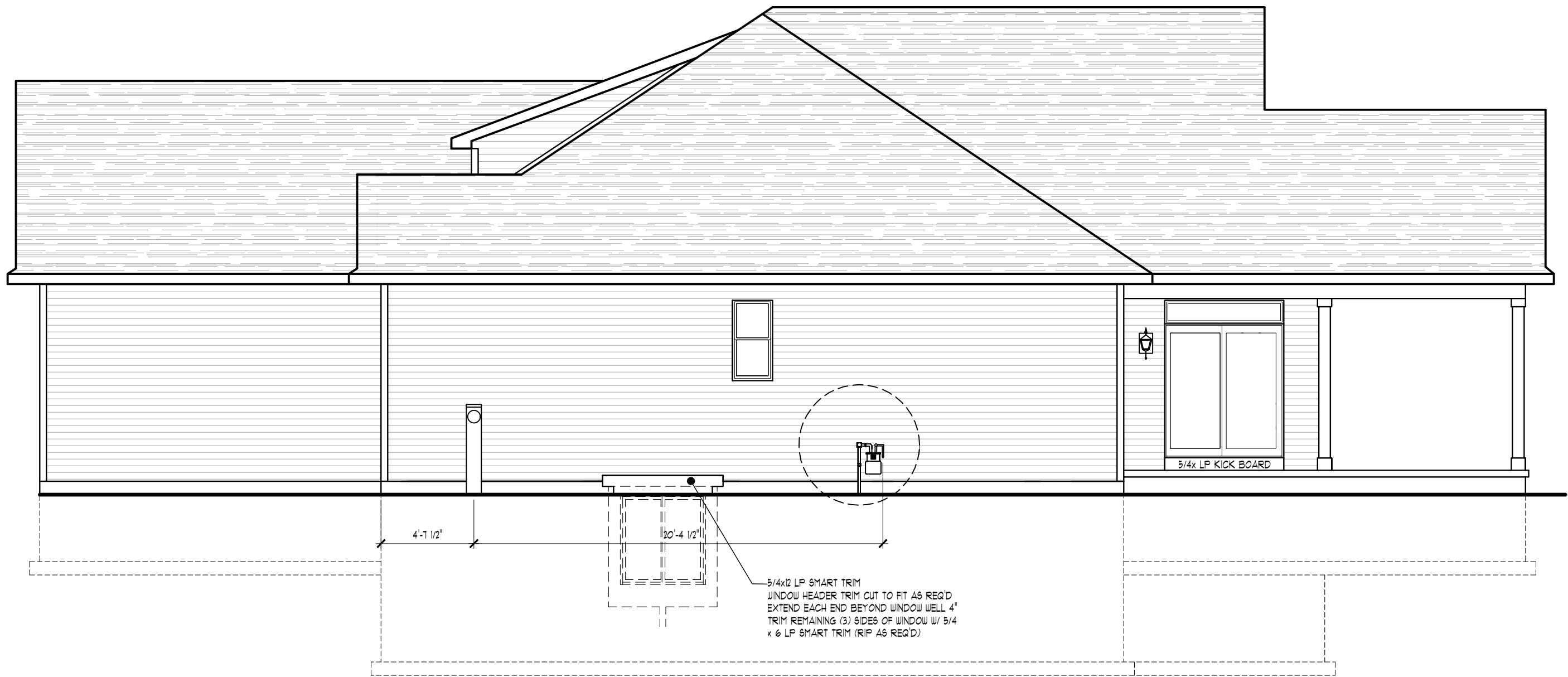
HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3301

MODEL:
ELIZABETH

SHEET
1 OF 8

JOB NO.
L25-041

REVIEW SET - NOT FOR CONSTRUCTION!!



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION!!

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CUSTOMER:

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JOB ADDRESS:

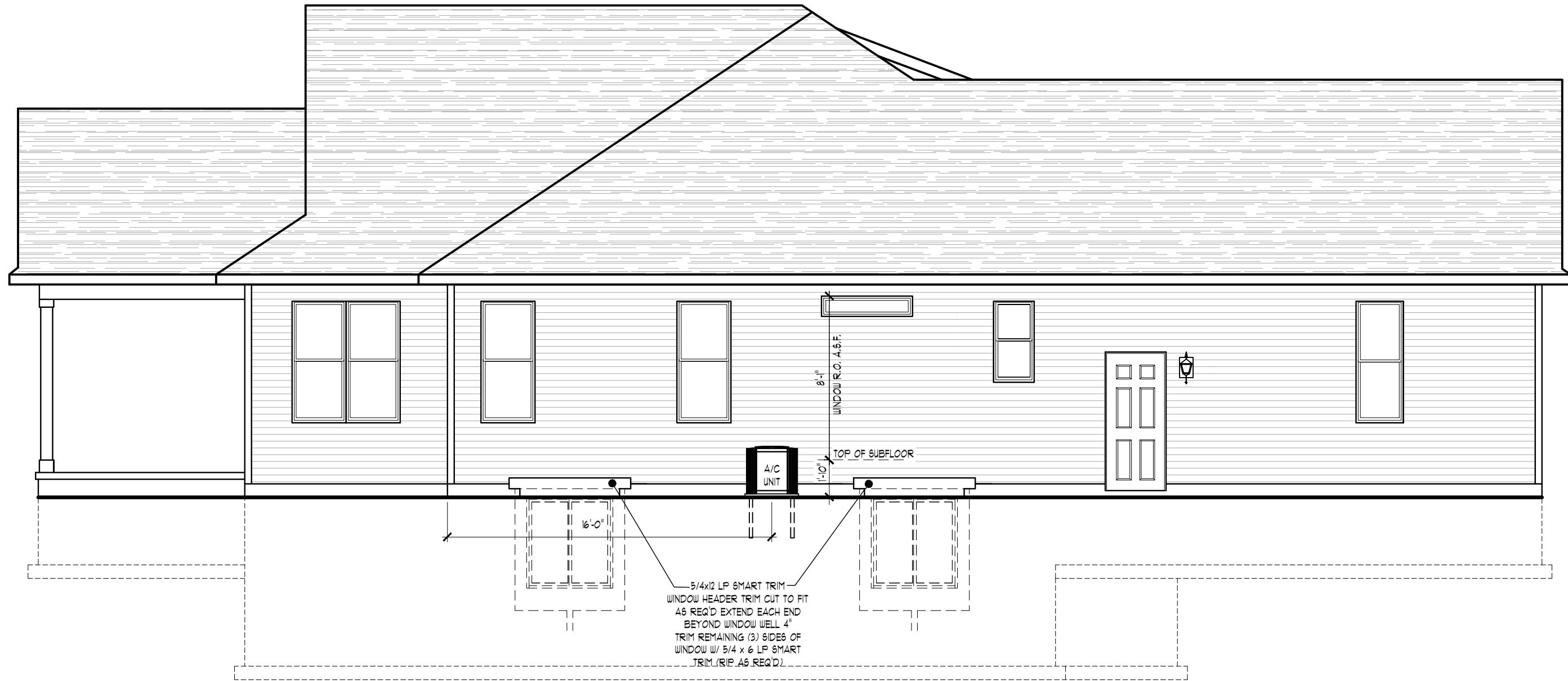
EVERETT COURT
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VILLAGE OF EPHRAIM
COUNTY: DOOR

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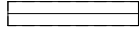
SHEET
2 OF 8

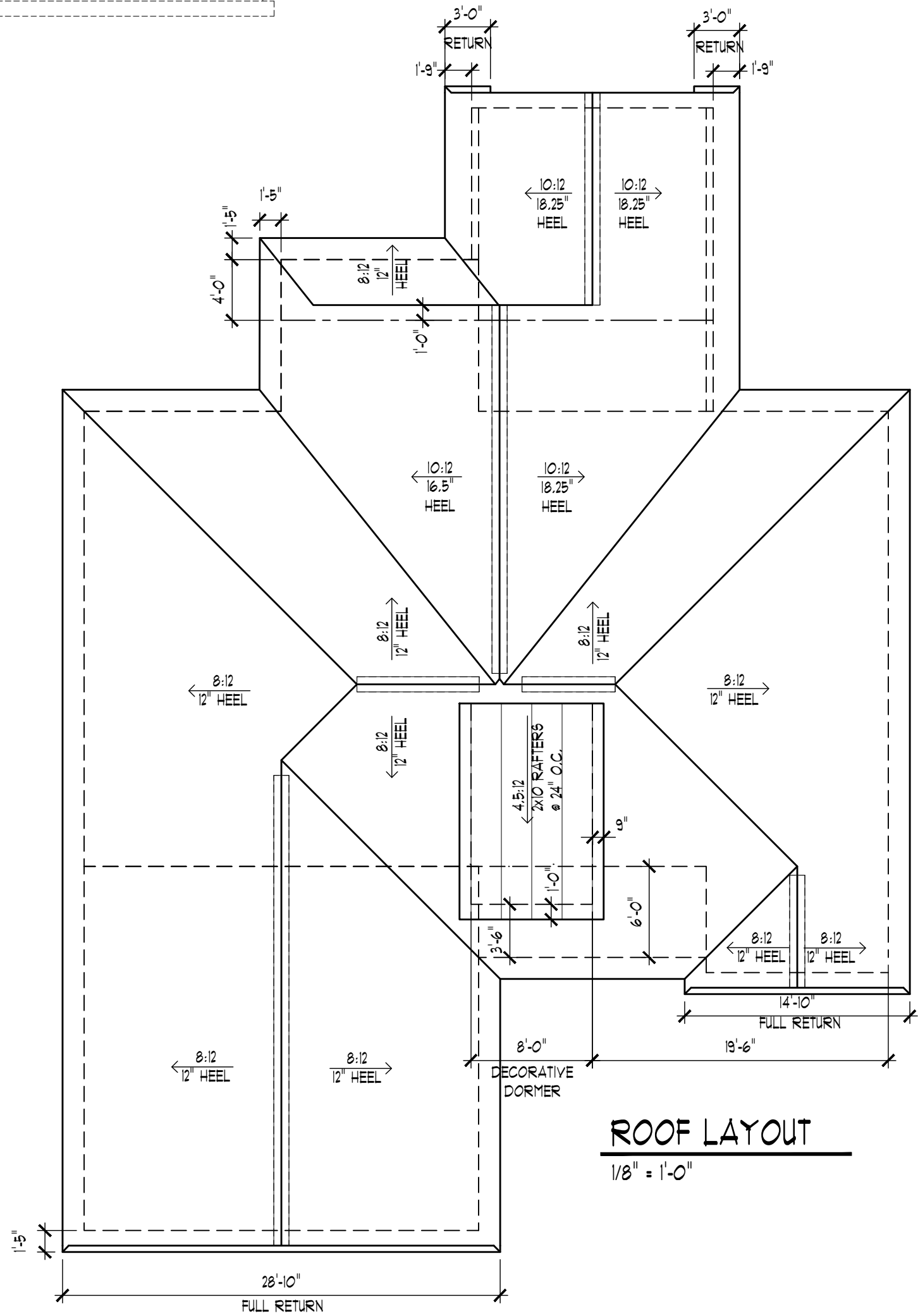
JOB NO.
L25-041



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

NOTES	LEGEND
• ARCHITECTURAL SHINGLES W/ 15# FELT UNDERLAYMENT • 1/2" OSB ROOF SHEATHING W/ H-CLIPS • INSTALL ICE AND WATER SHIELD WITHIN 3' OF EAVES AND AT ALL VALLEYS • INSTALL CONTINUOUS RIDGE VENTING IN ALL APPLICABLE LOCATIONS • ALL DIMENSIONS ARE STUD TO STUD • TOP VIEW OF ROOF SHOWN FOR REFERENCE ONLY REFER TO FINAL ENGINEERED TRUSS LAYOUTS • ALL HEEL HEIGHTS TO BE VERIFIED UPON FINAL TRUSS LAYOUTS	 CONTINUOUS RIDGE VENT  STATIC VENT



ROOF LAYOUT

1/8" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION!!

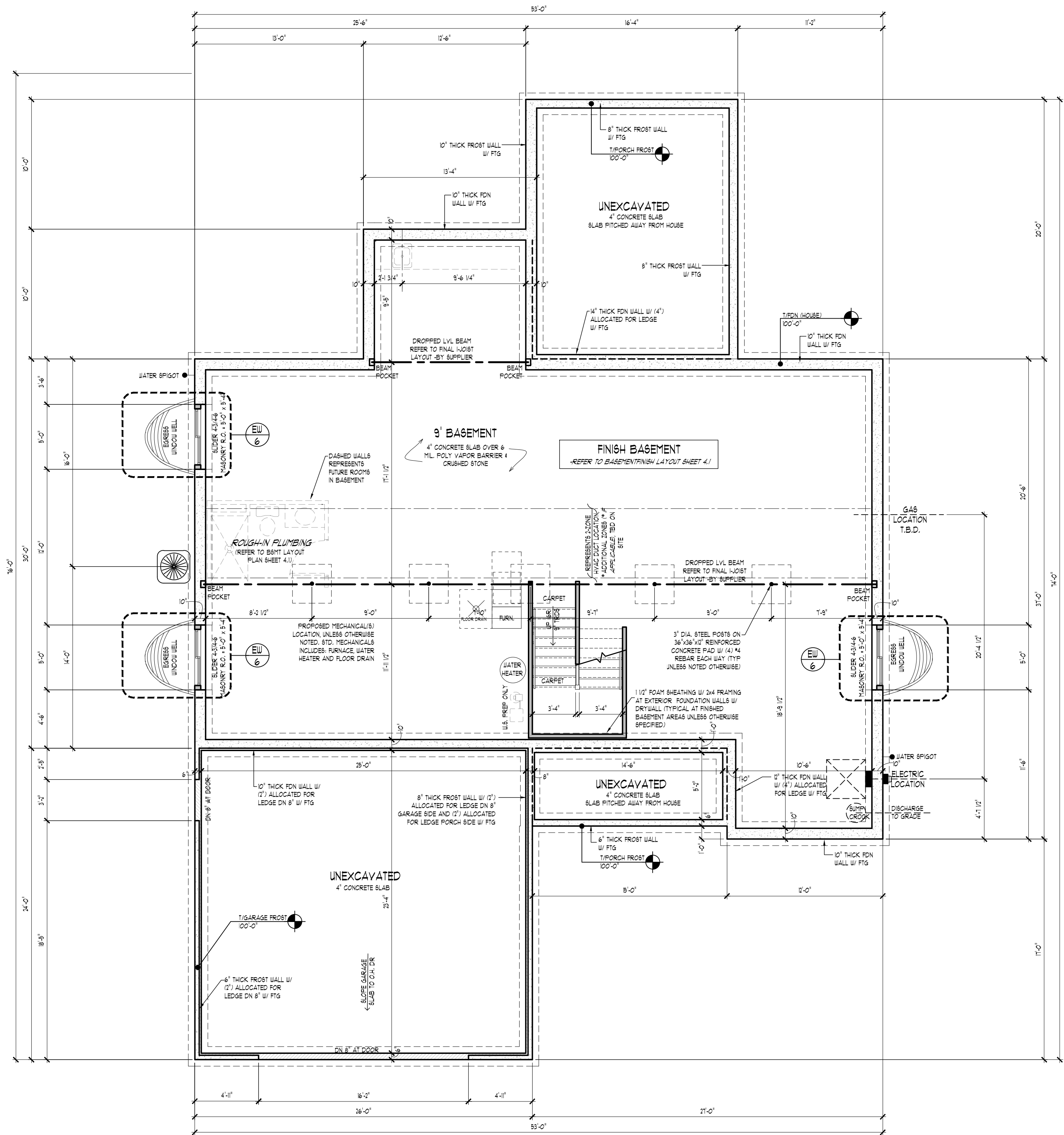
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REVISIONS:	
1-7-2026	EM
1-22-2026	EM
3-23-2026	EM/TM
3-25-2026	EM



CUSTOMER: USELDING - BRANDEMUEHL RESIDENCE	
JOB ADDRESS: EVERETT COURT LOT 7, EVERETT ACRES SUBDIVISION VILLAGE OF EPHRAIM COUNTY: DOOR	

HILLCREST BUILDERS P.O. BOX 28 GLENBEULAH, WI 53023 PH: (920) 526-3028 FAX: (920) 526-3301
MODEL: ELIZABETH
SHEET 3 OF 8
JOB NO. L25-041



BASEMENT PLAN
SCALE: 3/16" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION!!

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REVISIONS:	
1-7-2026	EM
1-22-2026	EM
3-23-2026	EM/TM
3-25-2026	EM

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CUSTOMER: **USELDING - BRANDEMUEHL RESIDENCE**

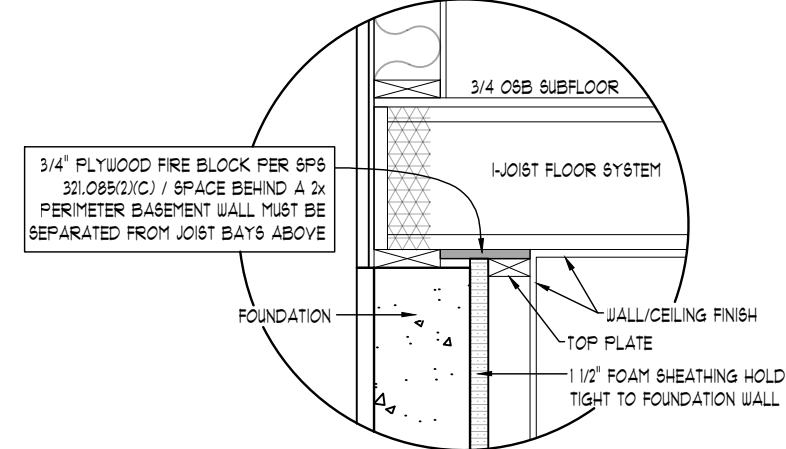
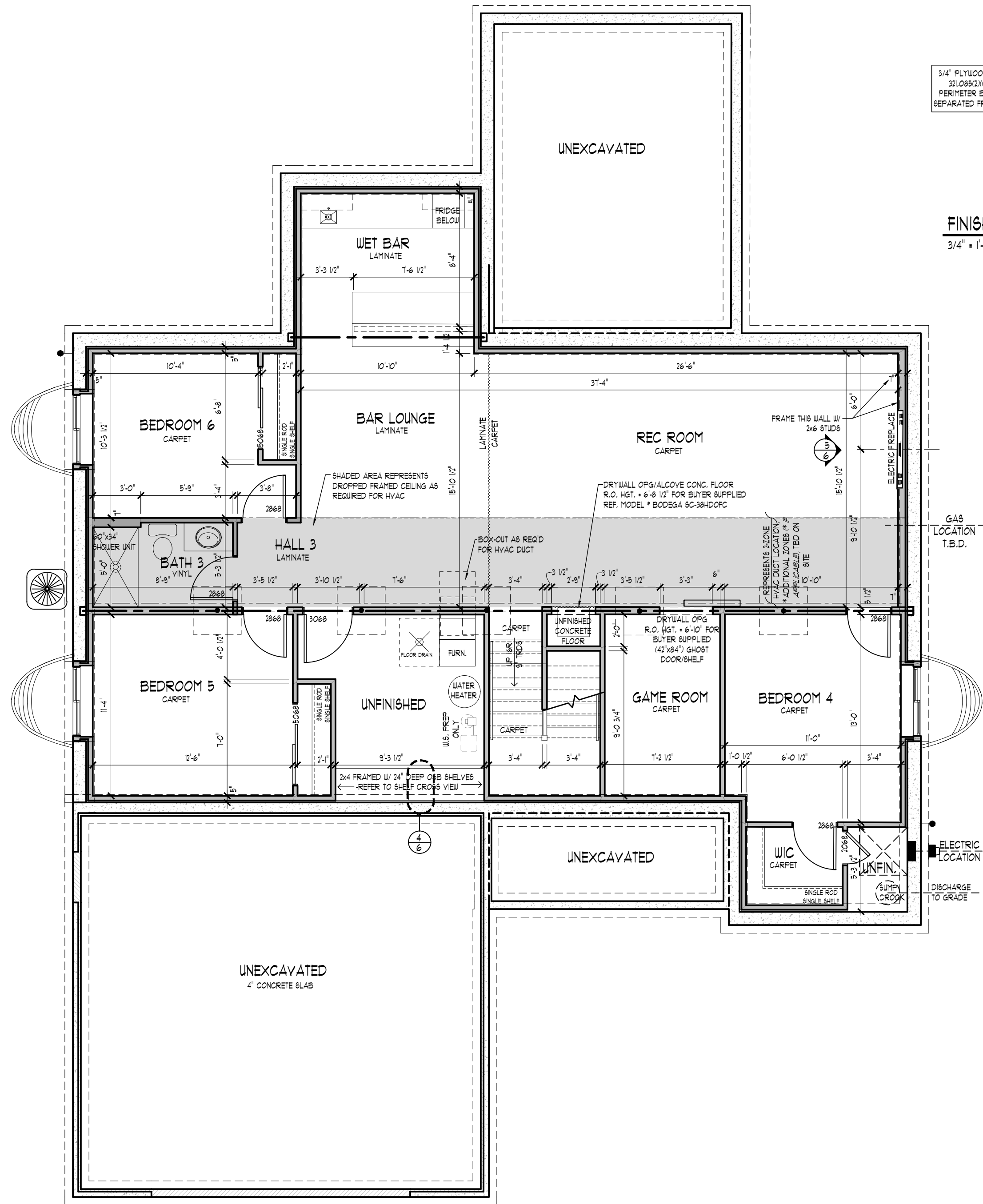
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LOT 7, EVERETT ACRES SUBDIVISION
VILLAGE OF EPHRAIM
COUNTY: DOOR**

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MODEL: **ELIZABETH**

SHEET
4 OF 8

JOB NO.
L25-041



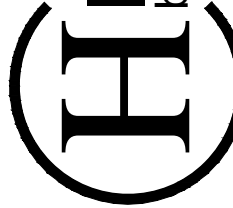
FINISHED PERIMETER BASEMENT WALLS AT FND
3/4" = 1'-0"

FINISHED BASEMENT PLAN
SCALE: 3/16" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION!!!

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3-25-2026	EM	



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CUSTOMER:
USELDING - BRANDEMUEHL RESIDENCE

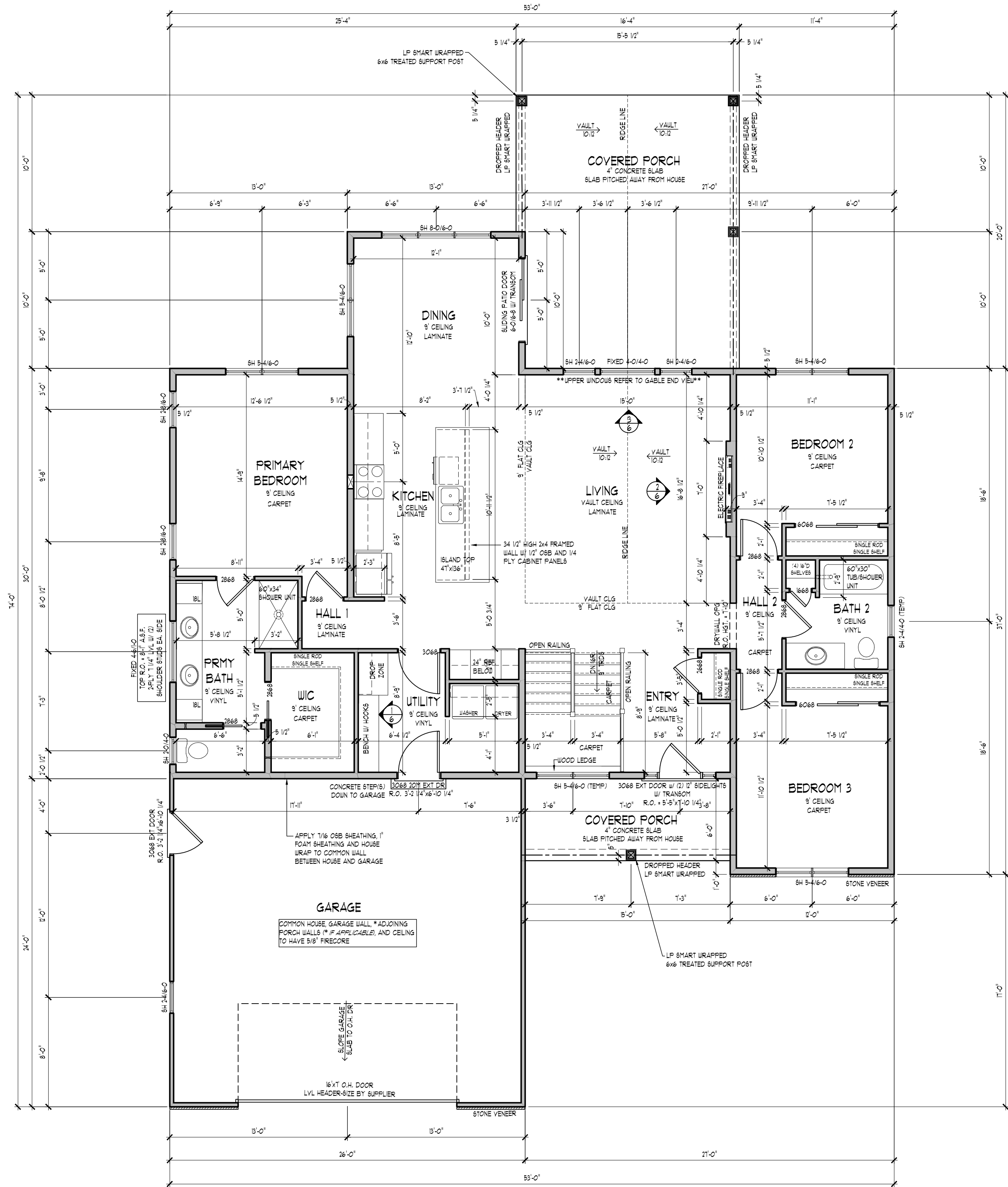
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SHEET
4.1 OF 8

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L25-041



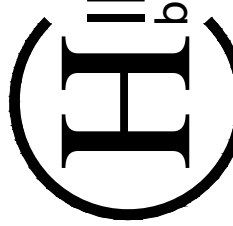
FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

REVIEW SET - NOT FOR CONSTRUCTION!!

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REVISIONS:	
1-7-2026	EM
1-22-2026	EM
3-23-2026	EM/TM
3-25-2026	EM



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CUSTOMER:
USELDING - BRANDEMUEHL RESIDENCE

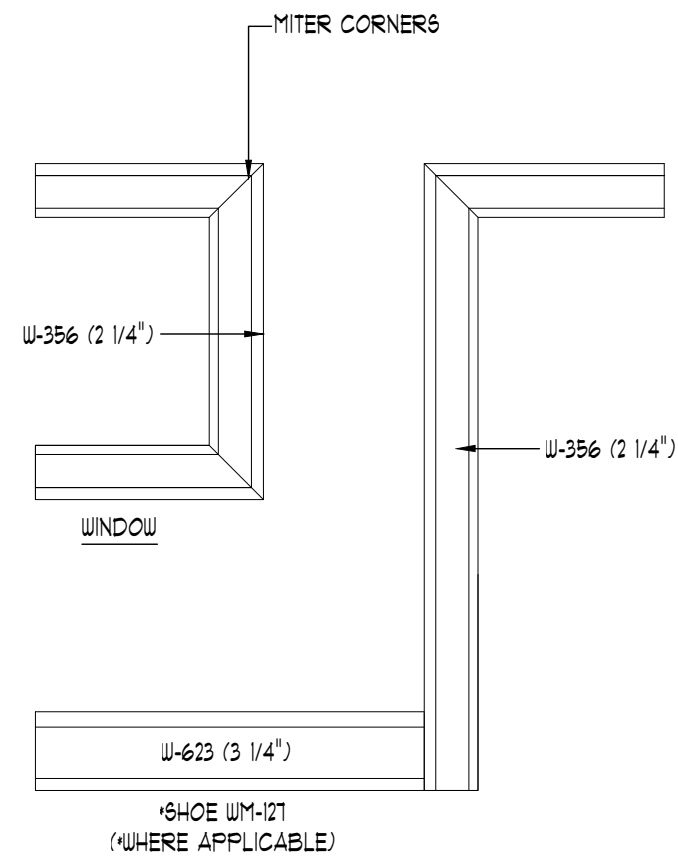
JOB ADDRESS:
**EVERETT COURT
LOT 7, EVERETT ACRES SUBDIVISION
VILLAGE OF EPHRAIM
COUNTY: DOOR**

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3301

MODEL:
ELIZABETH

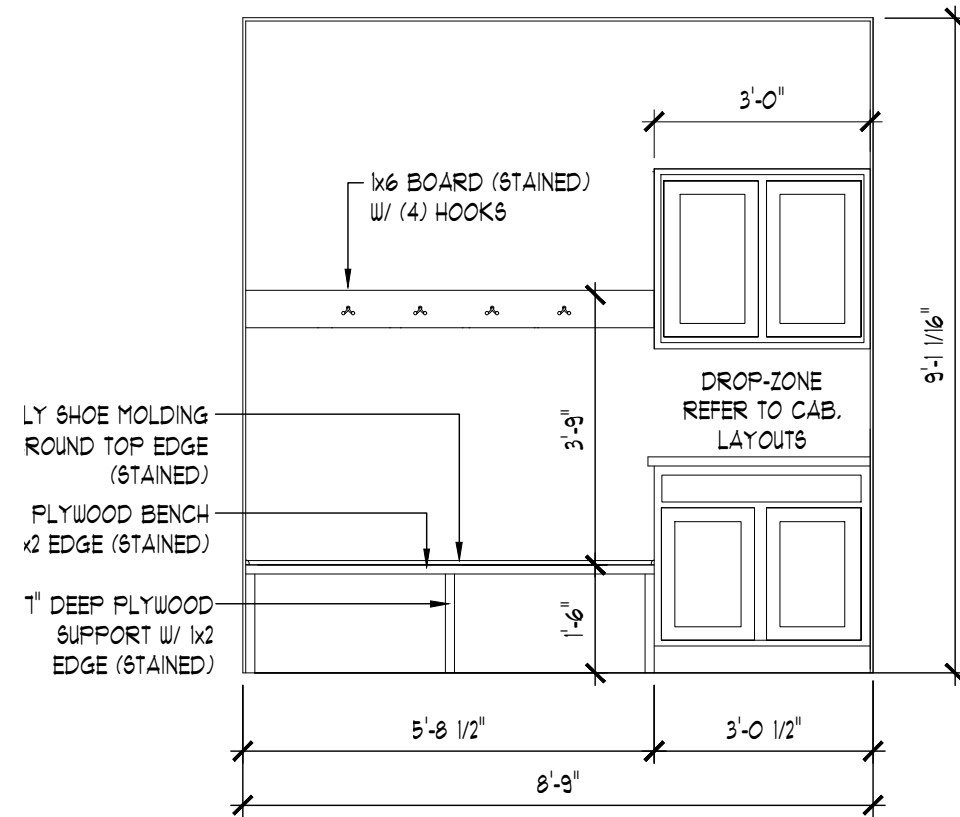
SHEET
5 OF 8

JOB NO.
L25-041



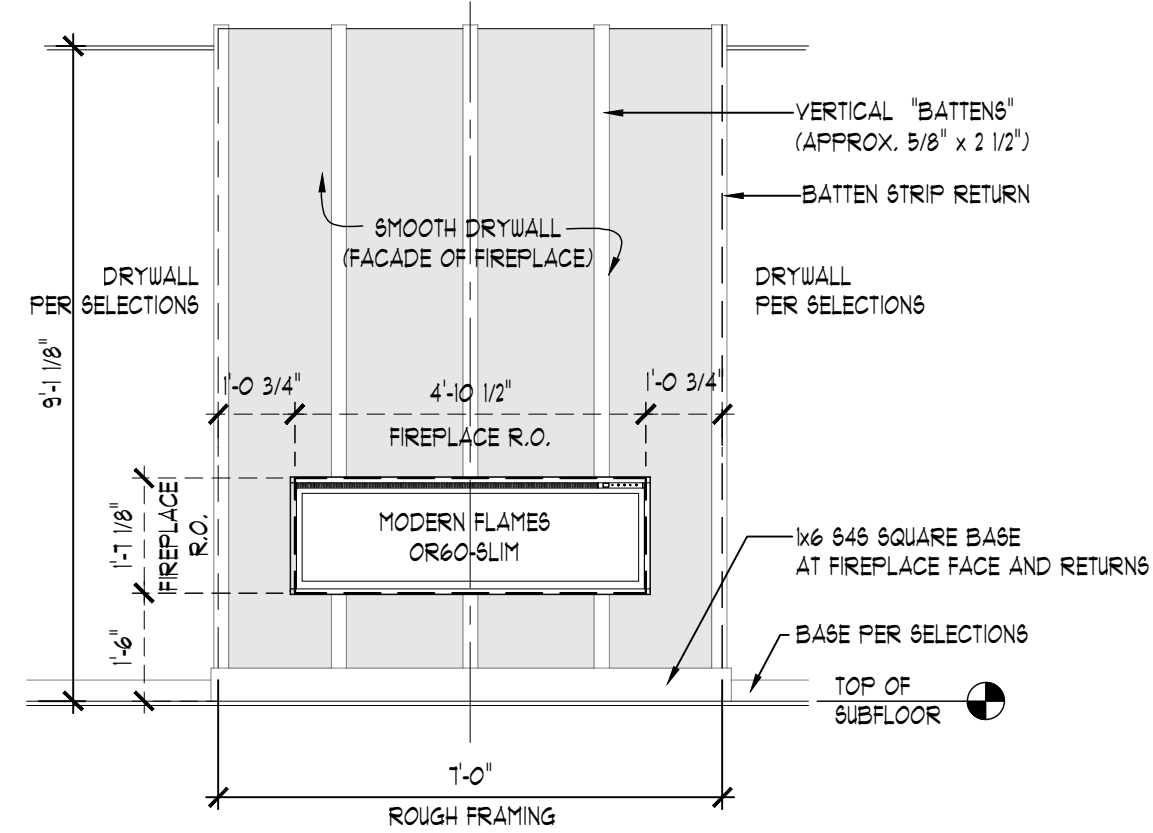
TRIM DETAIL

1 1/2" = 1'-0" STD. TRIM PACK



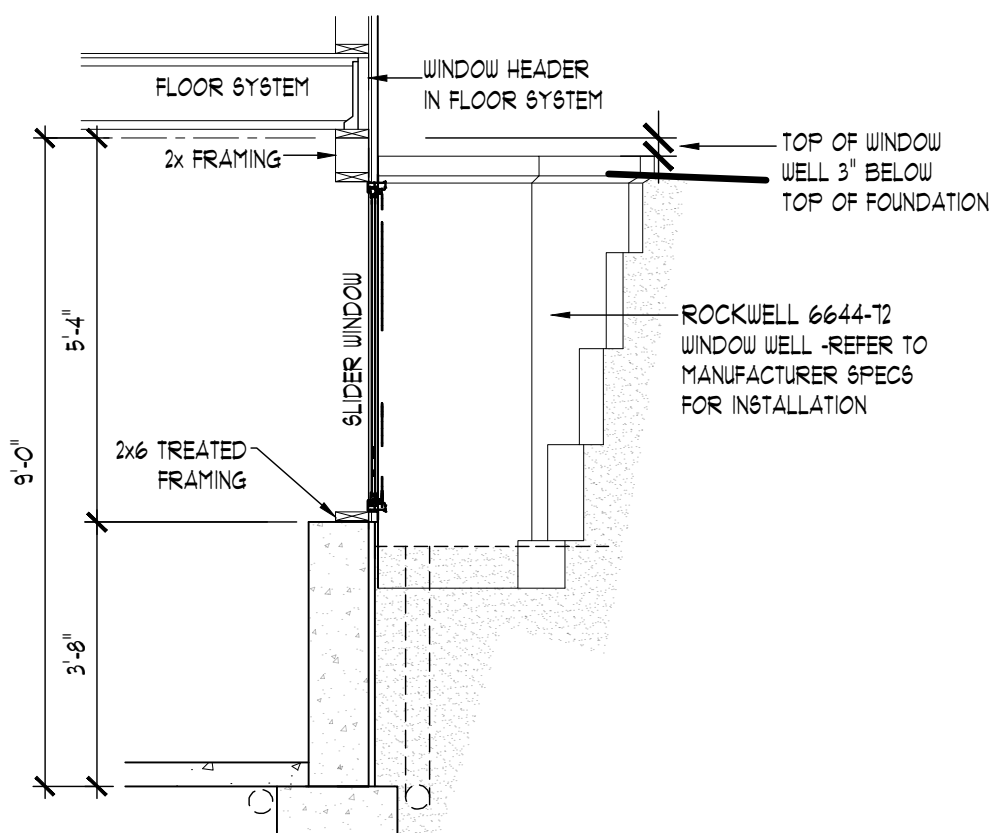
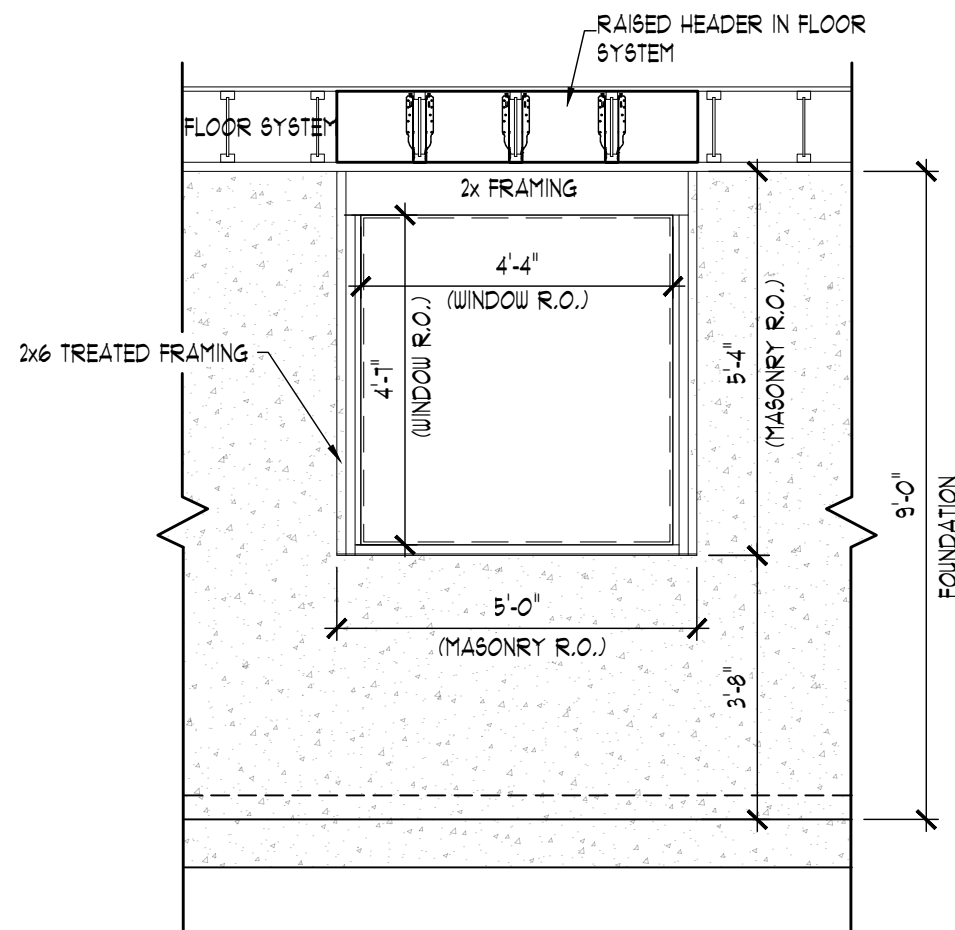
BUILT-IN BENCH DETAIL

3/8" = 1'-0"



ELECTRIC FIREPLACE DETAIL

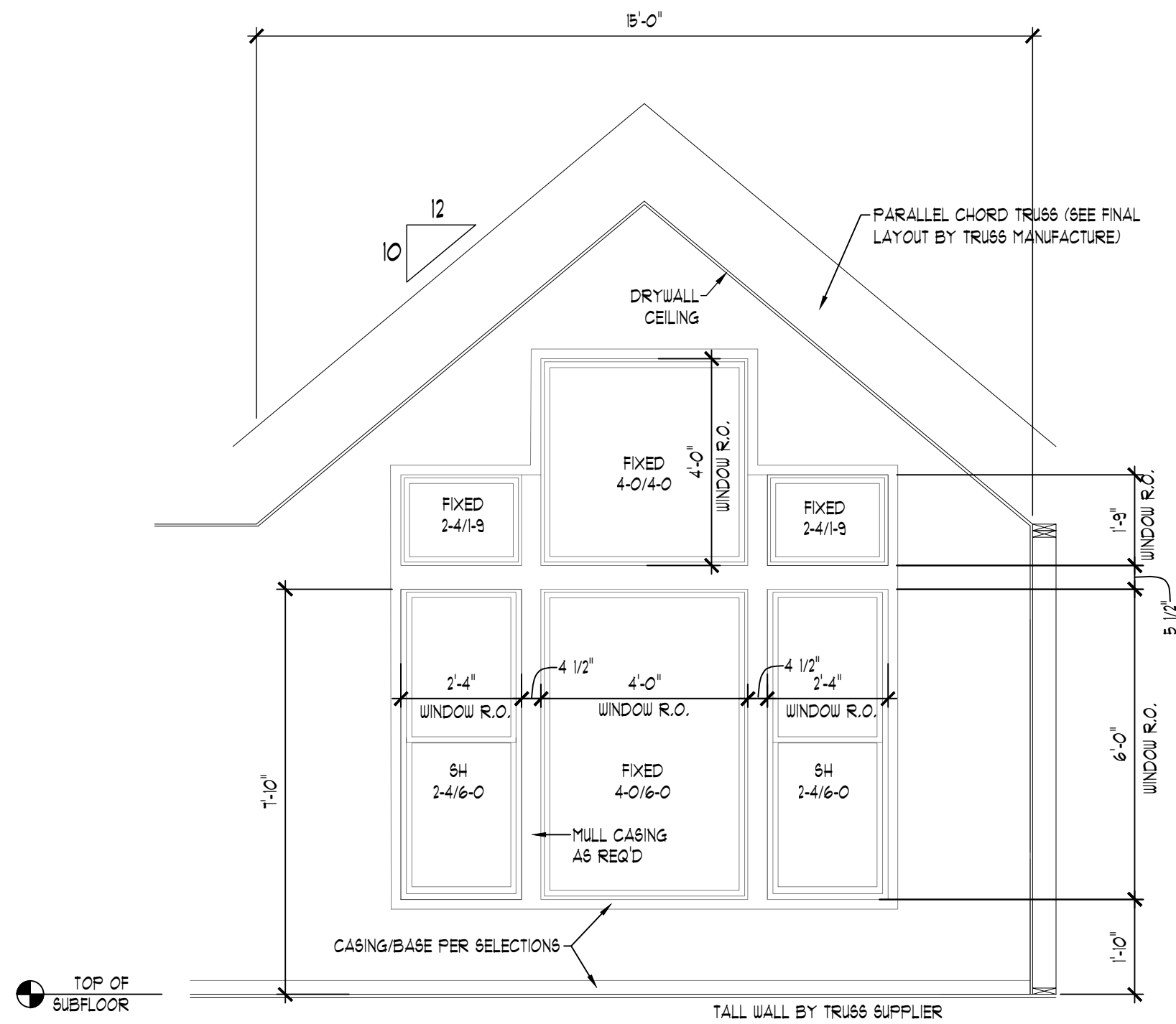
3/8" = 1'-0"



9' EGRESS WINDOW WELL DETAIL

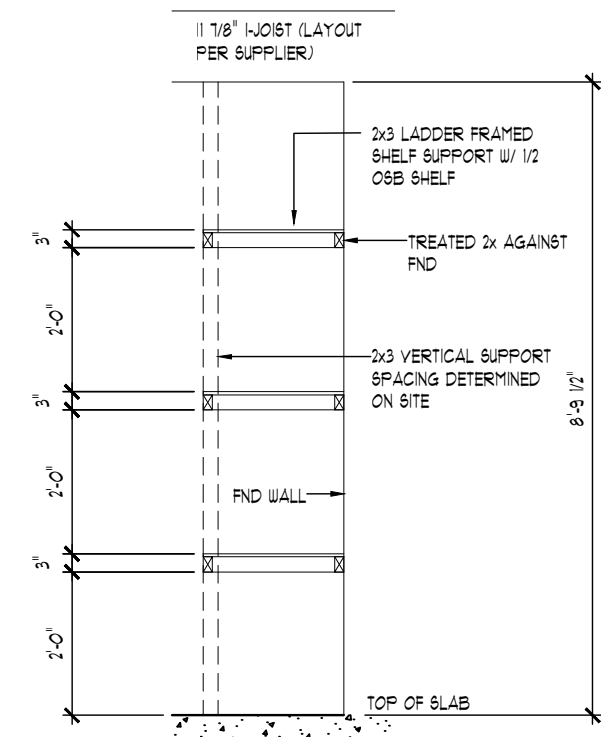
3/8" = 1'-0"

WINDOW WELL INSTALLED AND SUPPLIED BY FOUNDATION CONTRACTOR



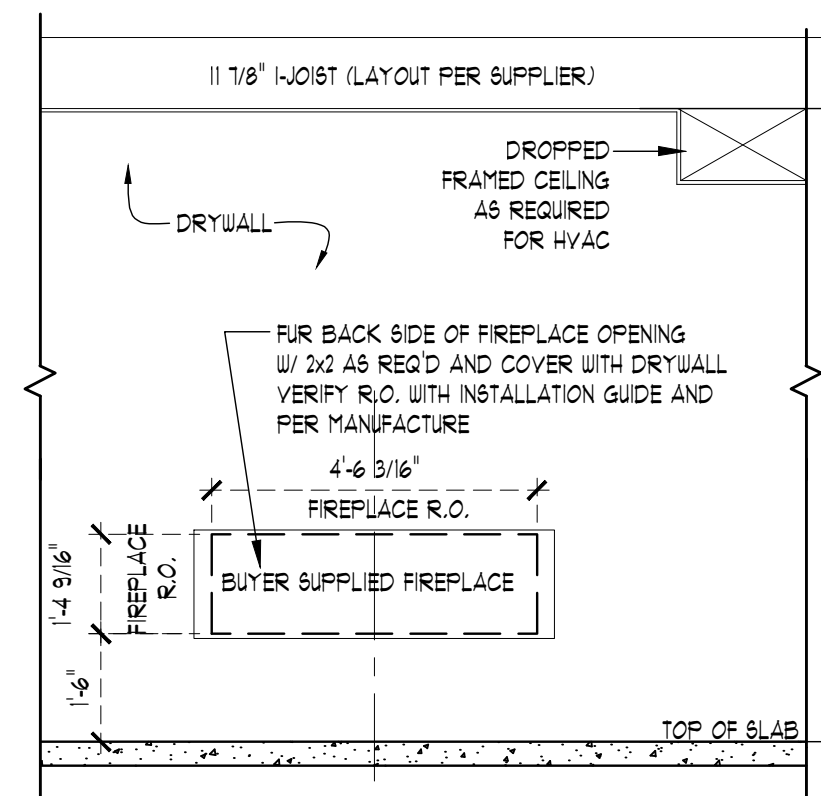
LIVING GABLE END ELEVATION VIEW

3/8" = 1'-0"



SHELF CROSS VIEW

3/8" = 1'-0"



BASEMENT FIREPLACE DETAIL

3/8" = 1'-0"

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

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3-25-2026	EM



CUSTOMER: USELDING - BRANDEMUEHL RESIDENCE

JOB ADDRESS: EVERETT COURT
LOT 7, EVERETT ACRES SUBDIVISION
VILLAGE OF EPHRAIM
COUNTY: DOOR

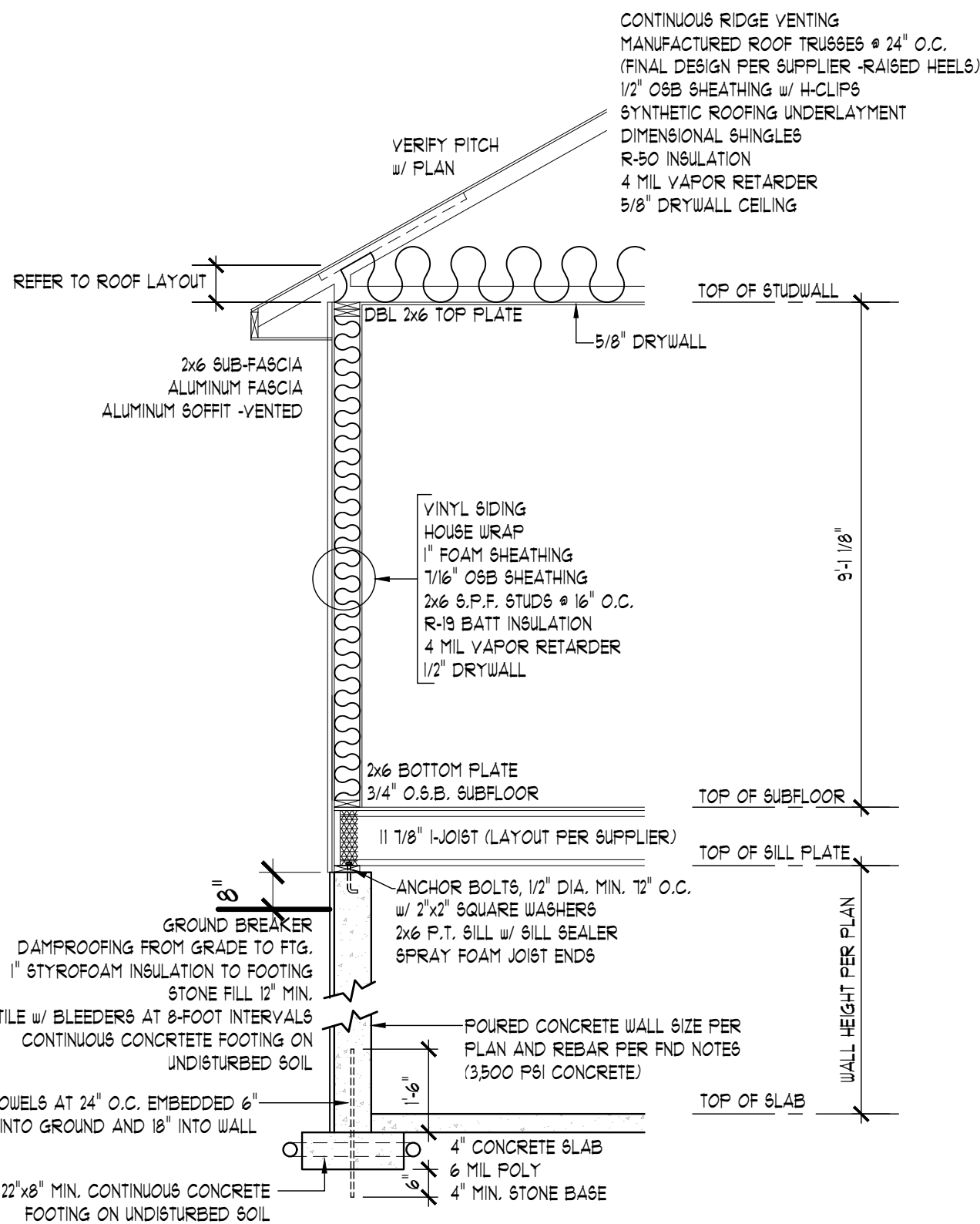
HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3301

MODEL:
ELIZABETH

SHEET
6 OF 8

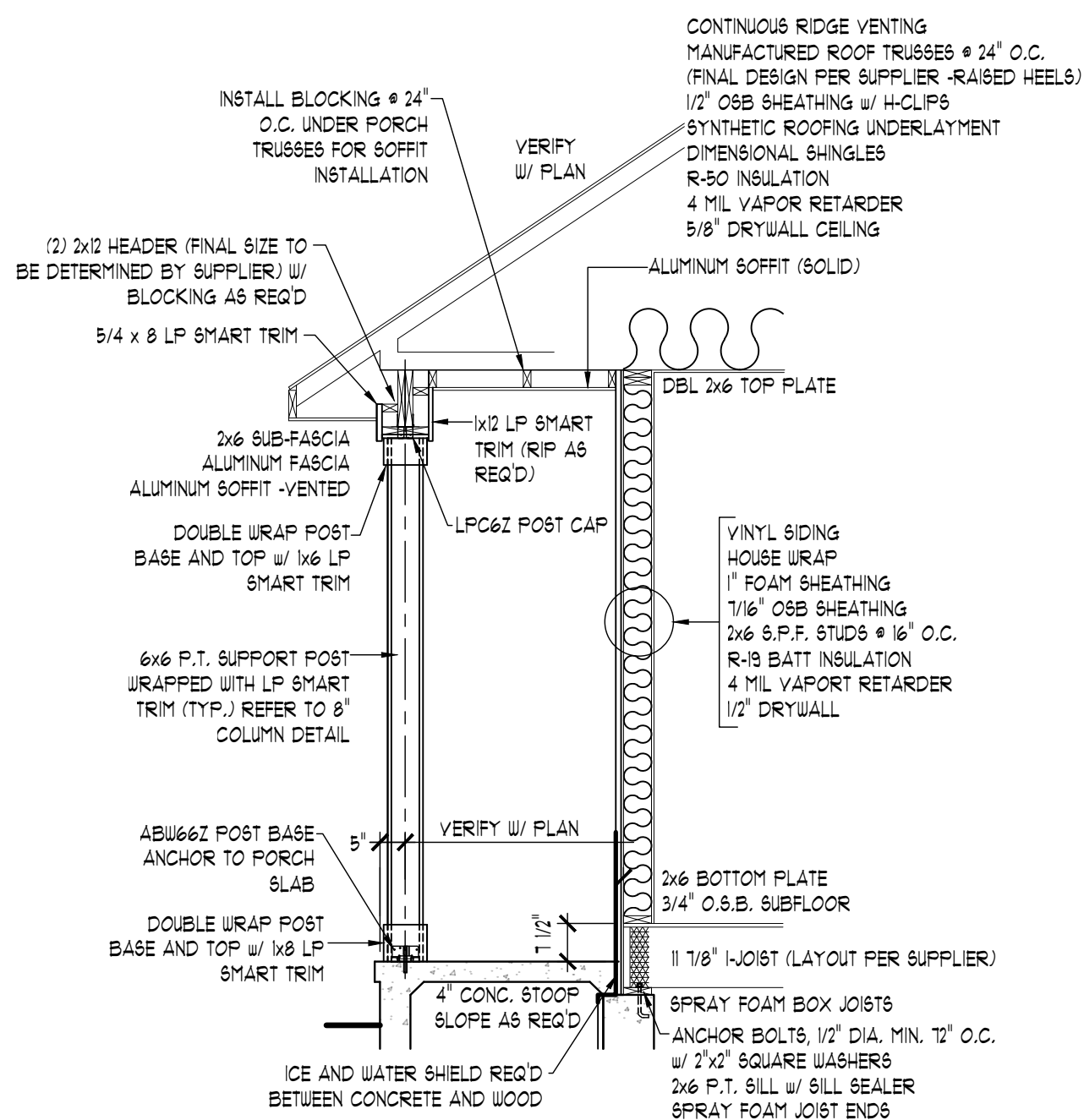
JOB NO.
L25-041

REVIEW SET - NOT FOR CONSTRUCTION!!



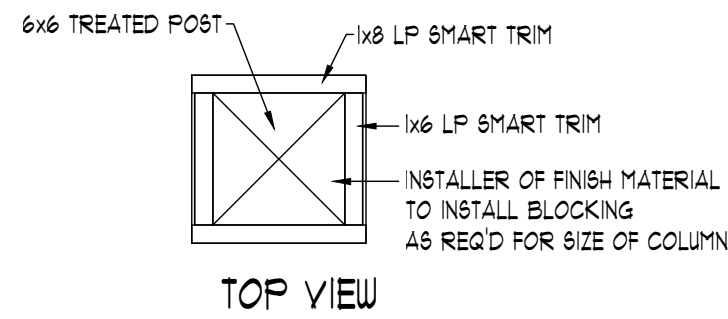
TYPICAL WALL SECTION

3/8" = 1'-0"



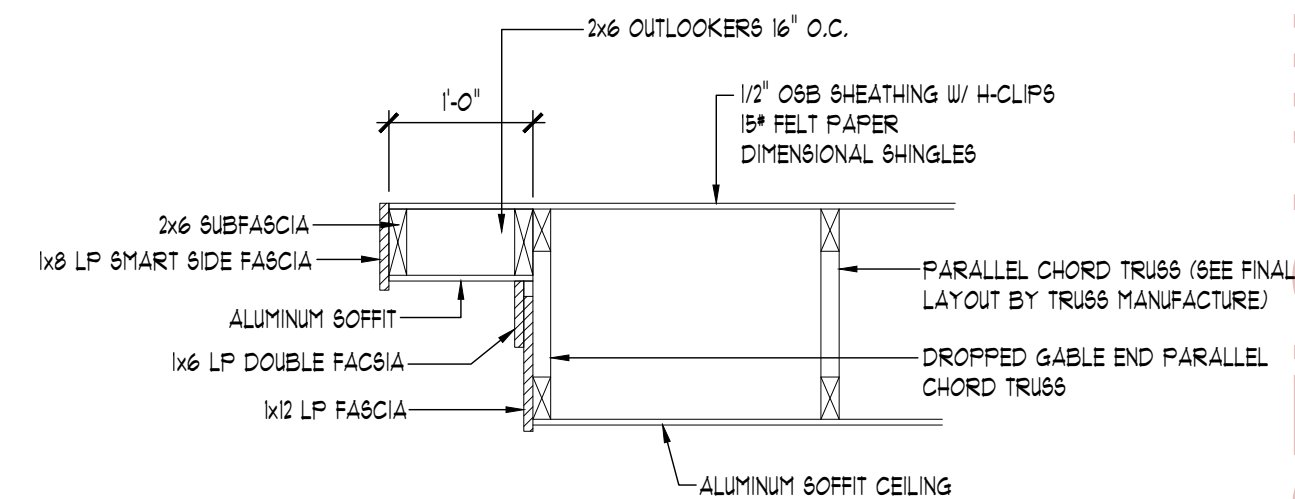
PORCH SECTION (FRONT)

3/8" = 1'-0"



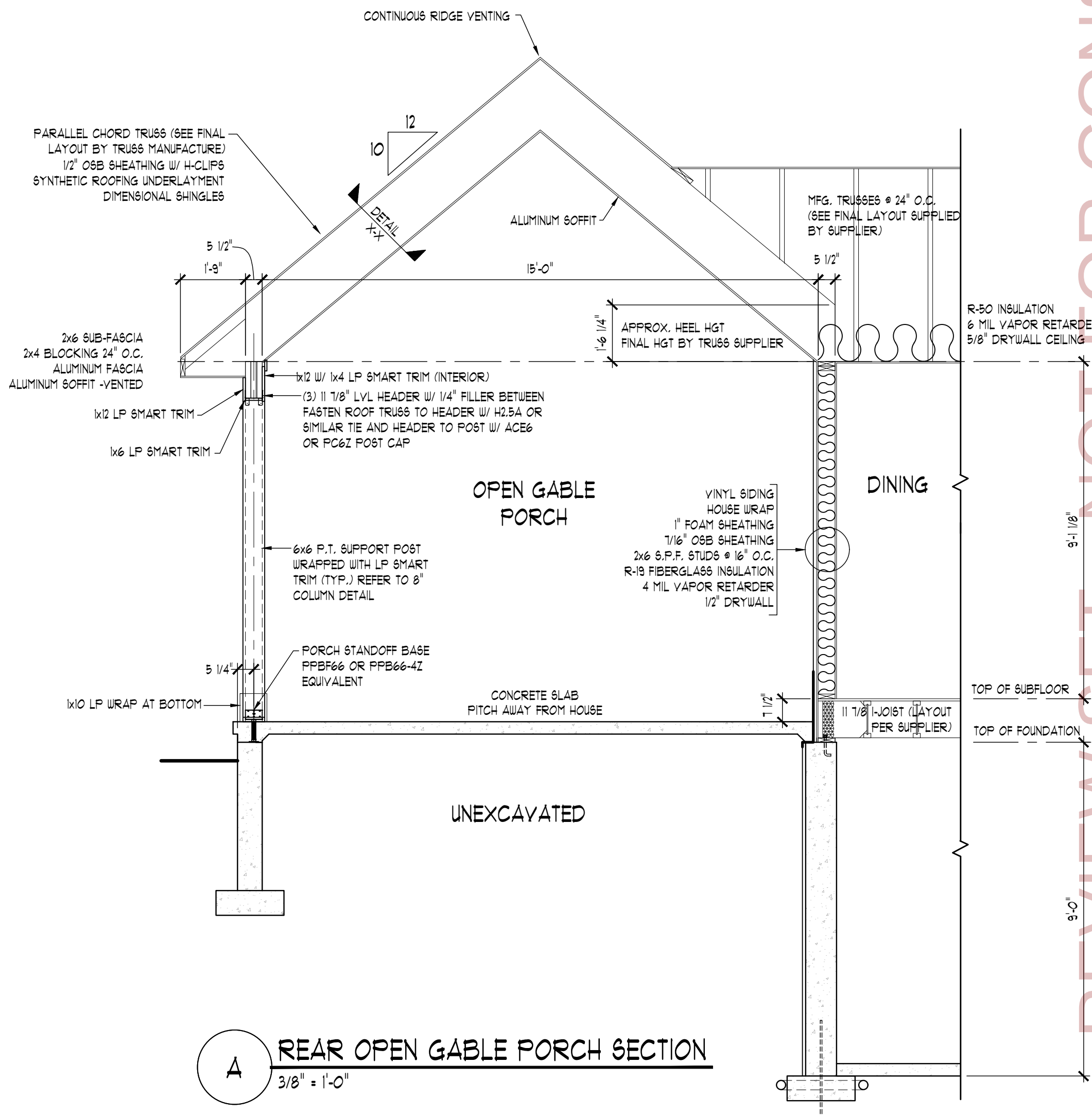
8" EXT. PORCH COLUMN DETAIL

1 1/2" = 1'-0"



X-X OPEN GABLE PORCH OVERHANG DETAIL

3/4" = 1'-0"



A

REAR OPEN GABLE PORCH SECTION

3/8" = 1'-0"

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CUSTOMER: **USELDING - BRANDEMUEHL RESIDENCE**

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MODEL:
ELIZABETH

SHEET
7 OF 8

JOB NO.
L25-041

REVIEW SET - NOT FOR CONSTRUCTION!!!

SHEARWALL / BRACED WALL PANEL

SHEAR WALL / BRACE PANEL TAG

TAG

LENGTH

BLOCKING

SHEAR WALL /BRACED WALL LINE

PANELS w/ 'BLOCKING' DESIGNATION: PROVIDE NOMINAL 2x SOLID BLOCKING AT ALL PANEL EDGE JOINTS WHICH DO NOT LINE UP WITH WALL OR FLOOR FRAMING. INSTALL EDGE FASTENING PER TYPICAL FASTENING INSTRUCTIONS.

WALL BRACING TYPE ABBREVIATIONS

TAG	DESC.
WSF	WOOD STRUCTURAL PANEL -ONE SIDE: 7/16" APA SPAN RATED WOOD SHEATHING
CS-WSF	WOOD STRUCTURAL PANEL IN CONTINUOUS WOOD SHEATHED WALL
GB-1	GYPSUM BOARD PANEL APPLIED ONE SIDE ONLY
GB-2	GYPSUM BOARD PANEL APPLIED BOTH SIDES
CS-PF	PORTAL FRAME IN CONTINUOUS WOOD SHEATHED WALL AT LOCATION SPECIFIED ONLY: 1/2" THICK APA SPAN RATED WOOD SHEATHING. SEE WISCONSIN CODE DETAIL 9F5321.25-A

PANEL FASTENING SCHEUDLE

SHEATHING TYPE	FASTENER	SPACING (EDGE / FIELD)
WOOD SUBFLOOR (3/4" THICK)	*2x 2.5" WOOD SCREW	6" / 12"
WOOD WALL SHEATHING (7/16" THICK)	0.131"x2.5" R.S. NAIL	6" / 12"
WOOD ROOF SHEATHING (3/8" OR 1/2")	0.0131"x2.5" R.S. NAIL	6" / 12" TYPICAL 3" / 8" @ RIDGE AND OVERHANGS
GLWB WALL	*6x 1 1/8" TYPE III SCREW	4" / 8"

FOCUS

ENGINEERING LLC

607 Davis St., Elkhorn, WI 53121

(262) 215-9295

contact@focusengineeringllc.com

www.focusengineeringllc.com

FIRST FLOOR WALL BRACING

REVIEW SET - NOT FOR CONSTRUCTION!!

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CUSTOMER:

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LOT 7, EVERETT ACRES SUBDIVISION
VILLAGE OF EPHRAIM
COUNTY: DOOR

HILLCREST BUILDERS

P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3301

MODEL:

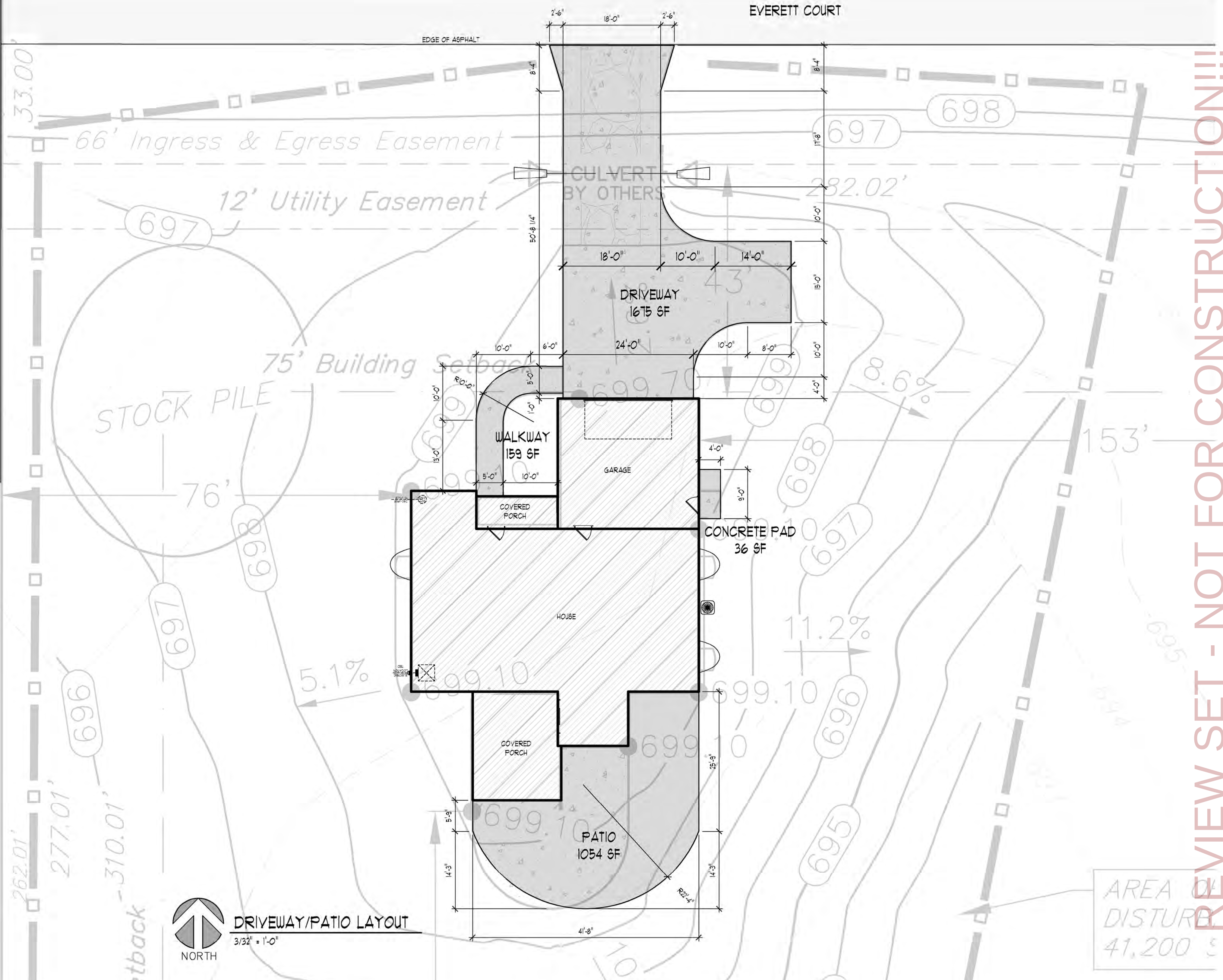
ELIZABETH

SHEET

8 OF 8

JOB NO.

L25-041



DRIVEWAY/PATIO LAYOUT

3/32" = 1'-0"

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3-25-2026	EM



CUSTOMER:
USELDING - BRANDEMUEHL RESIDENCE

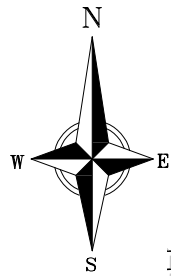
JOB ADDRESS:
EVERETT COURT
LOT 7, EVERETT ACRES SUBDIVISION
VILLAGE OF EPHRAIM
COUNTY: DOOR

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3301

MODEL:
ELIZABETH

SHEET
SI.1

JOB NO.
L25-041



BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DOOR COUNTY, THE RECORDED PLAT OF
"EVERETT ACRES"

Lot 7 of the recorded plat "Everett Acres" (Document Number 880442, Door County Records),
said plat being located in part of the Northwest 1/4 of the Southwest 1/4 of Section 19,
T31N-R28E, Village of Ephraim, Door County, Wisconsin.

Everett Court, Tax Parcel 121560007

SITE PLAN

LEGEND

- FUTURE ASPHALT
- PROPOSED BUILDING
- PROPOSED CONCRETE
- TRACKING PAD
- 5.4% PROPOSED DRAINAGE ARROW
- 1048.61 PROPOSED SPOT ELEVATIONS
- EROSION CONTROL
- 820 EXISTING MAJOR CONTOURS
- 818 EXISTING MINOR CONTOURS
- 820 PROPOSED MAJOR CONTOURS
- 818 PROPOSED MINOR CONTOURS
- WINDOW WELL, BY OTHERS

BUILDING ELEVATIONS
Top Foundation Wall: 699.70
Garage Floor: 699.70
Finished Floor: 700.88
Basement Floor: 692.03
(Minimum Low Opening: 693.11)

NOTES

PROPOSED CONTOURS AT ROADWAY ARE FROM VIERBICHER ENGINEERING.

EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS
SITE PLAN. THE CLIENT IS RESPONSIBLE TO VERIFY ALL DETAILS AND
DIMENSIONS FOR THEIR CORRECTNESS.

THIS SITE PLAN DOES NOT CONSTITUTE A SURVEY AS DEFINED BY THE
WISCONSIN ADMINISTRATIVE CODE AE-7.

ELEVATIONS ARE REFERENCED TO THE NAVD 88 BENCHMARK DATUM.

THE 100 YEAR FLOOD ELEVATION IS 691.11 PER THE EVERETT ACRES
STORMWATER REPORT.

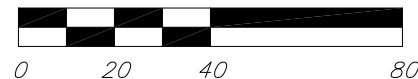
FOOTPRINT OF PROPOSED HOUSE IS BASEMENT PLAN FROM HILLCREST
BUILDERS, JOB NO. L25-041, DATED 03/25/2026.

EROSION & SEDIMENT CONTROL NOTE

FOLLOW THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES
TECHNICAL STANDARDS AS FOUND AT:
dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html

ALSO REFER TO VILLAGE OF EPHRAIM ORDINANCE CHAPTER 16
FOR FURTHER REQUIREMENTS.

GRAPHIC SCALE: 1" = 40'



DRAWING # X-2450

RESIDENTIAL SITE PLAN

PREPARED FOR
HILLCREST BUILDERS

REVISIONS

DATE

2/18/26

DRAFTER
BBEJ

CHECKED
BB/DP

PROJECT NO.
260141

SHEET
1 of 1

REMARKS
ADD MOUND, DISTURBANCE INCR
05/22/26



Exterior Color Selections

Customer: Uselding Brandemuehl

Location: Lot #7 Everett Court Ephraim, Wi

	Roofing: ▪ Mfr: Certainteed Landmark ▪ Color: Driftwood
	Siding: ▪ Mfr: Drexel Blue Door ▪ Color: Snow White
	Siding: ▪ Mfr: Shakes ▪ Color: Snow White
	Thin Veneer ▪ Mfr: Buechel Stone ▪ Color: Fond Du Lac Country Squire



Exterior Color Selections

Customer: Uselding Brandemuehl

Location: Lot #7 Everett Court Ephraim, Wi

	Front Door: ▪ Mfr: Western ▪ Color: SW#7069 Iron Ore
	Exterior Windows: ▪ Mfr: Lindsay ▪ Color: White
	Garage Door(s): ▪ Mfr: Amarr Lincoln 2000 ▪ Color: White
	Other exterior: ▪ Door trim, Band Board, Soffit/Fascia, Gutters/Downspouts, Exterior porch columns ▪ Color: Alside Glacier White

VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

1 of 2

Application Date _____

Please Print

1. Owner/Property

Tax Parcel. No. 1210219312831A

Owner _____ County of Door _____

Mailing Address 421 Nebraska St

City Sturgeon Bay

State WI

Zip 54235

Phone(s) CONFIDENTIAL

Email CONFIDENTIAL

Location of Project Southeast corner of parcel Nearest Cross Street German Rd

Property Use: Communications tower, shelter, and generator

Zoning Area: Rural Residential

Historic District? ☐ Yes ☒ No

Contractor/Contact: Vertical Bridge

Address 22 West Atlantic Ave, Delray Beach FL

Phone(s) CONFIDENTIAL

Cell Phone (____) _____

2. Type of Improvement

New Building

Accessory Structures

Addition

Garage

Exterior Alteration

Storage Building

Foundation Work Only

Repair/Replacement

☒ Other Communications Tower

☒ Other Communications Shelter

3. Describe Proposed Construction: 80x80 compound comprising of a free standing communications tower, communications shelter, generator, LP tank

4. Cost

Total cost of improvements as applied for in permit: \$ _____

Structural Improvement Cost (if new building or addition, entire amount of structure; if alteration, renovation or repair, structural portions only): \$ 850,000.00

Include with Application:

☐ Certified Survey

☐ Building plans, including all elevations, floor plans

(if commercial, State-approved plans must be given to the office prior to obtaining your permit)

☒ Site plan showing lot dimensions, setbacks from all lot lines for structures

☐ For commercial structures, parking plans

☐ Parking plan for construction vehicles during construction phase

☐ Permit Fee/Impact Fee

☐ Land Disturbance Application

☐ Drainage Plan

☐ Landscape Plan

For New Buildings or Additions, Complete this Section Also:

2 of 2

Dimensions: Number of Stories: _____ Height at Peak: _____
Roof Pitch(es): _____ Total Footprint, Exterior: _____

Total Square Footage, All Floors Exterior: _____

Total Square Footage, Parking/Drives/Walkways: _____

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

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

Plant Manager Signature _____ **Date** _____

Sewage Disposal:

Current:

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

Proposed:

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

Type: _____

(copy of permit to be on file with Village)

Year Installed: _____

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

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

Fire Chief Signature _____ **Date** _____

Fire Department:

Sprinklers needed? ☐ Yes ☐ No

Driveway width/tree clearance (width/height): _____
Clearance around structures for truck access: _____ Fire # Assigned _____

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

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

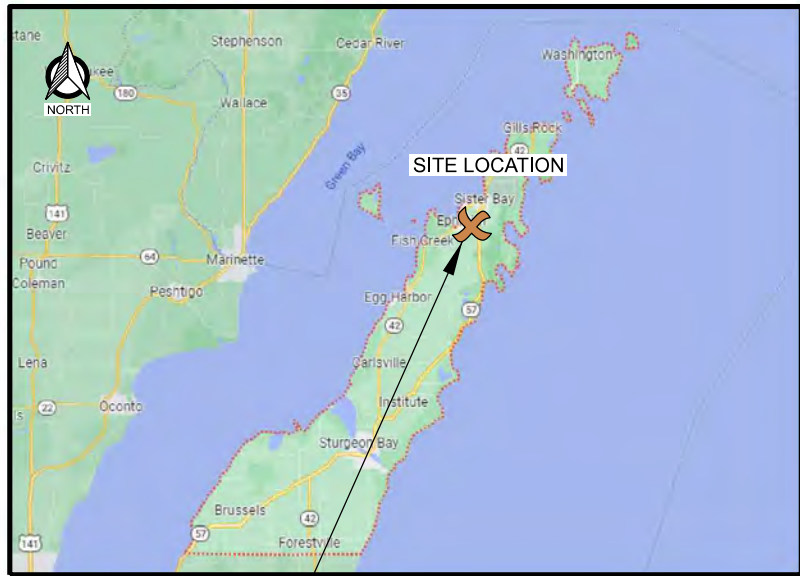
Signature of Applicant K R Print Name Ken Pabich

FOR OFFICE USE ONLY

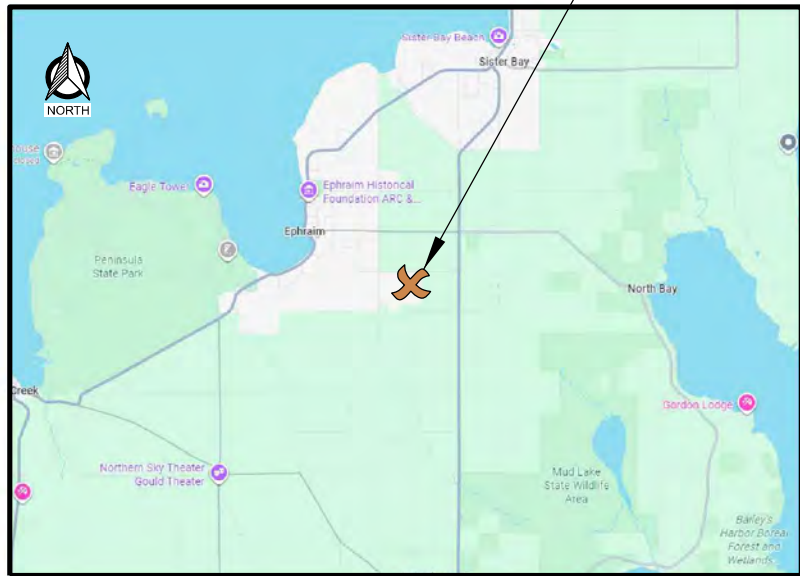
Permit # _____ Permit Fee: \$ _____

Date Permit Issued _____ Zoning Administrator Signature: _____

Restrictions: _____



SITE LOCATION



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.



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:



ENGINEER SEAL:

NOT FOR CONSTRUCTION
PRELIMINARY

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**

#

KEYNOTES: (THIS SHEET)

A.

180' SELF-SUPPORT TOWER

B.

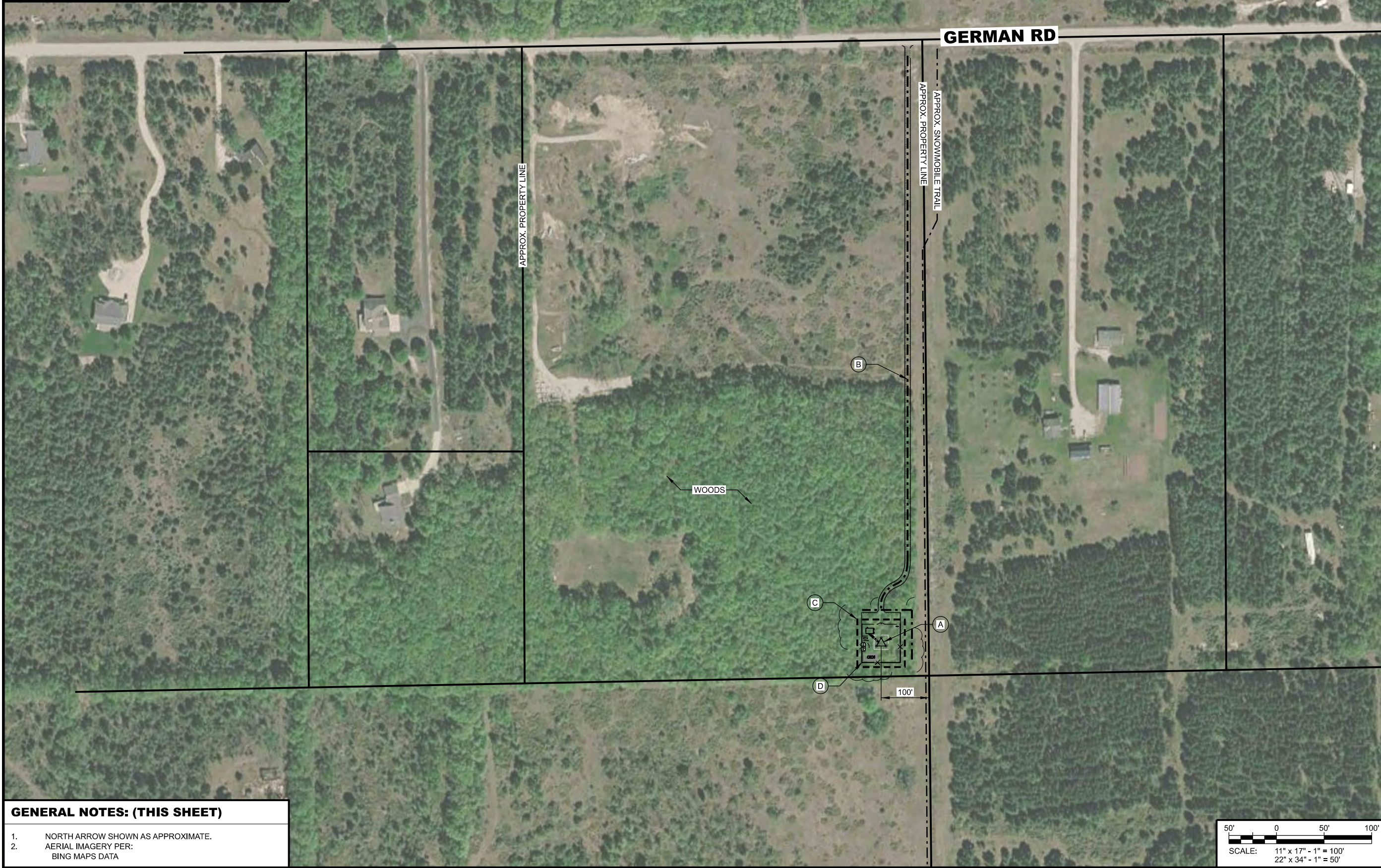
C/L OF 30' WIDE ACCESS & UTILITY EASEMENT

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

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:

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.

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



NORTH

WOODS

M

L

J

B

D

C

H

E

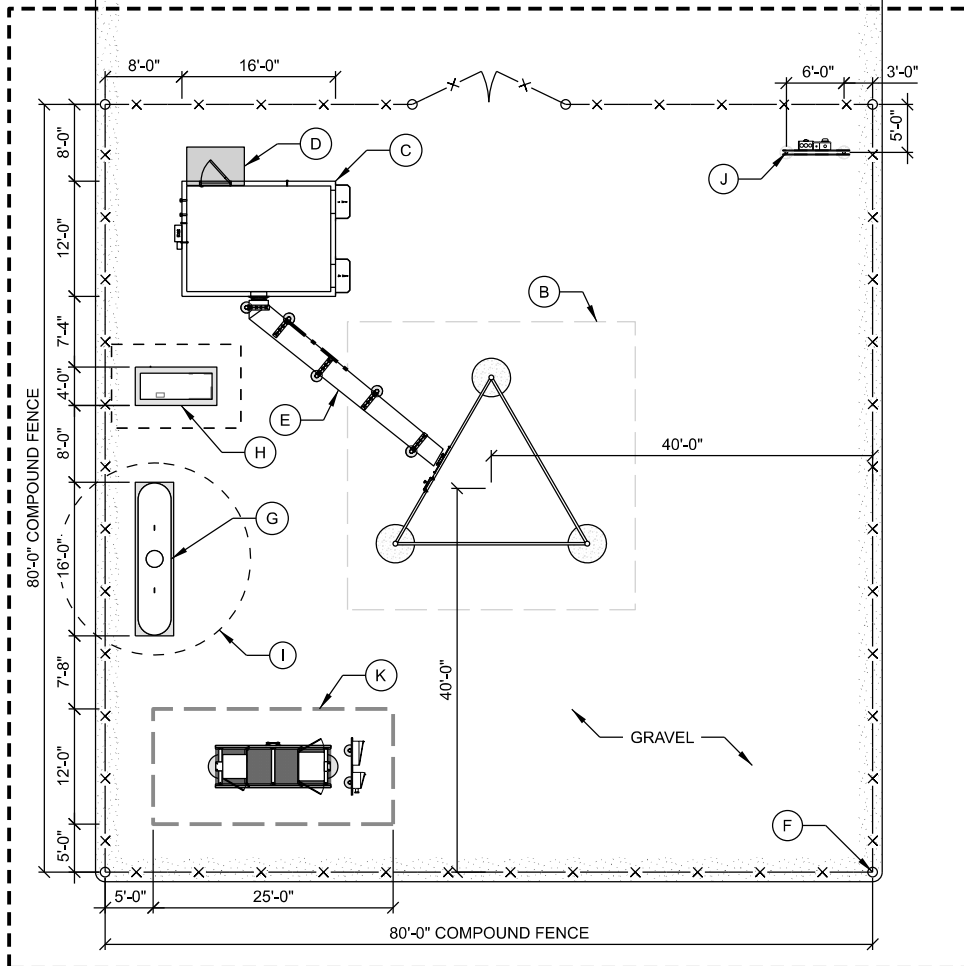
G

I

K

F

GRAVEL



PROPERTY OWNED BY
VILLAGE OF EPHRAIM

APPROX. PROPERTY LINE

PROPERTY OWNED BY
WILLIAM MEYER

GENERAL NOTES: (THIS SHEET)

1. NORTH ARROW SHOWN AS APPROXIMATE.

KEYNOTES: (THIS SHEET)

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

CONSULTANT:



CLIENT:



ENGINEER SEAL:

NOT FOR CONSTRUCTION
PRELIMINARY

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.

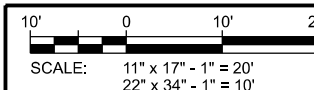
ENLARGED SITE PLAN PROPOSED DOOR COUNTY EMERGENCY COMMUNICATIONS TOWER EPHRAIM, WISCONSIN

SUBMITTAL:

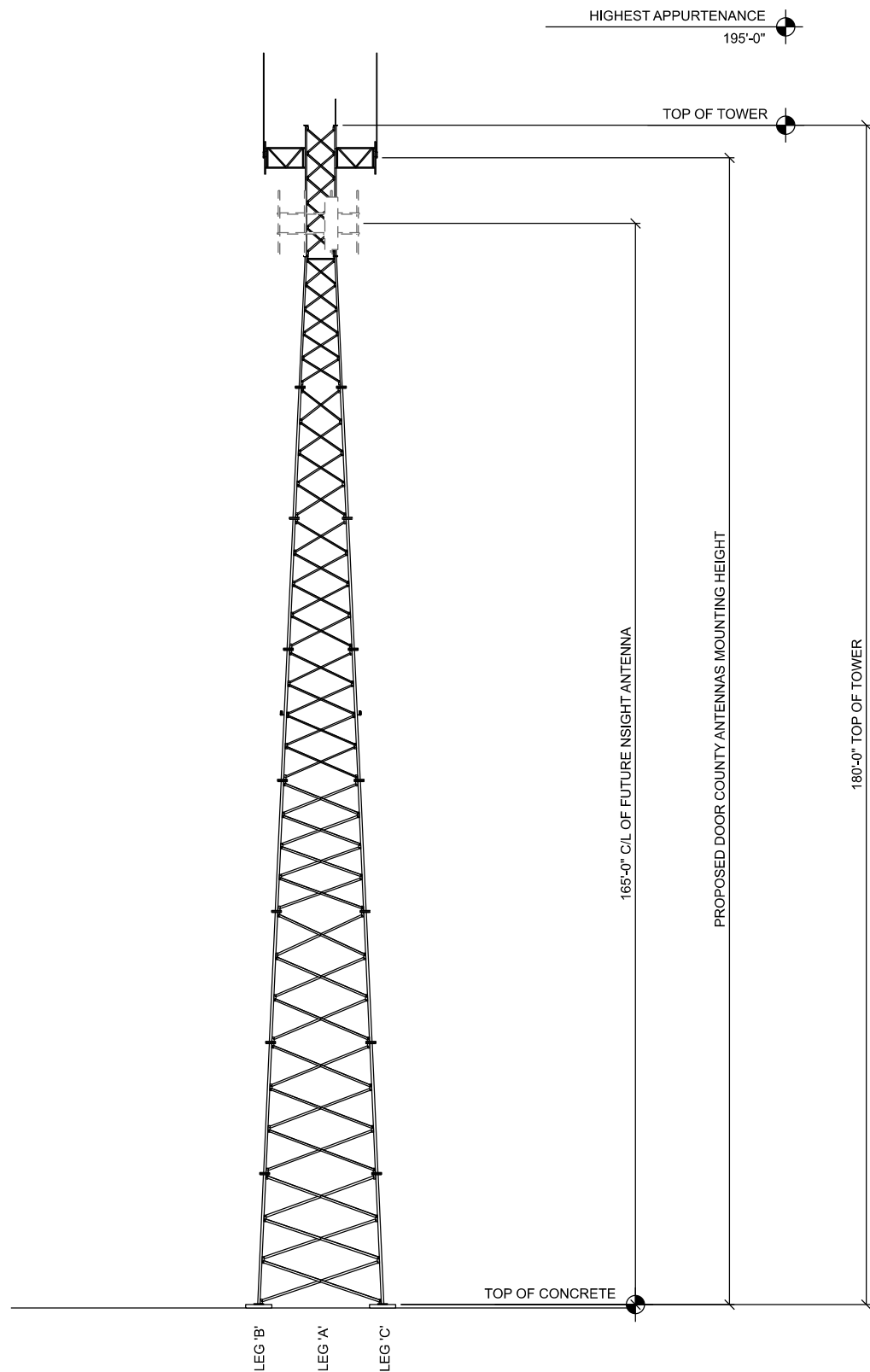
INT.	DATE:	DESCRIPTION:
ASE	12/22/25	REV. A
ASE	12/23/25	REV. B
ASE	03/06/26	REV. C

CHECKED BY	KCB
PLOT DATE	3/6/2026
PROJECT NUMBER	46635
SET TYPE	LE1

SHEET
NUMBER **C-102**



N:\46630\46635\Design\CAD\LEIT-201.dgn



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:



ENGINEER SEAL:

NOT FOR CONSTRUCTION
PRELIMINARY

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.

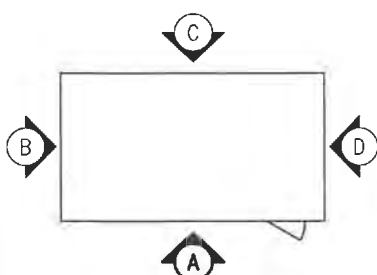
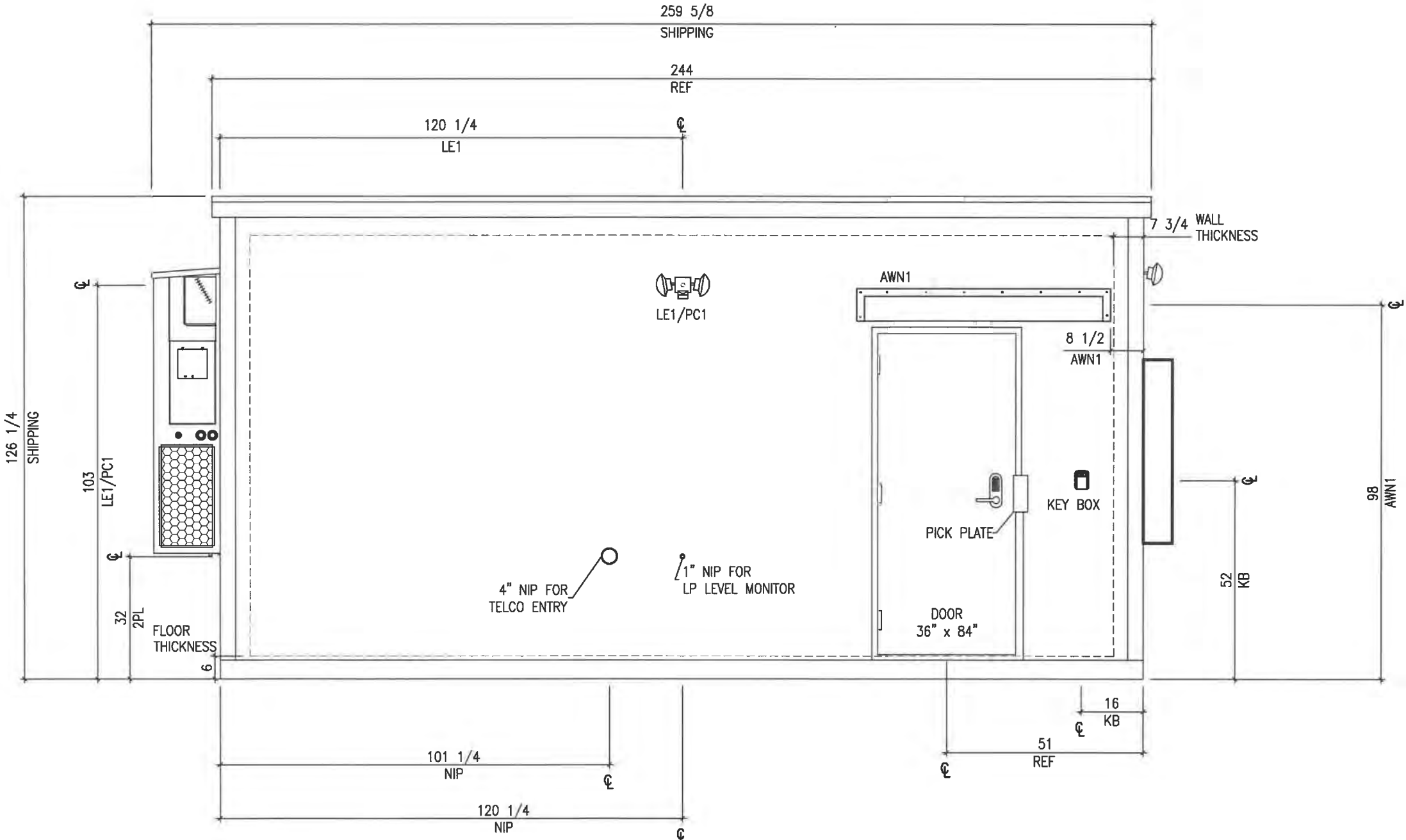
TOWER LOADING / ELEVATION
PROPOSED DOOR COUNTY
EMERGENCY COMMUNICATIONS TOWER
EPHRAIM, WISCONSIN

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

SAMPLE SHELTER



ELEVATION KEY

EXTERIOR ELEVATION A

TOLERANCES			
ALL DIMENSIONS ARE IN INCHES UNLESS SPECIFIED OTHERWISE			
STANDARD:			
FRACTIONS	±	1/2"	
DECIMALS	±	0.5"	
ANGLES	±	3°	
IF NOTED WITH SYMBOL:			
▲ FRACTIONS	±	1/4"	
DECIMALS	±	0.25"	
ANGLES	±	1°	
IF NOTED WITH SYMBOL:			
● FRACTIONS	±	1"	
DECIMALS	±	1.0"	
ANGLES	±	5°	

REVISIONS

CHG. BY	APPR. BY	DATE	REV

PRELIMINARY - P2

NOT FOR CONSTRUCTION USE

06/03/24

Site Name(s):
FISH CREEK TOWER
P.O.'s #: 2414004.04
VFP Job #: 240296-15762
Dash #: -001

VFP, INC.

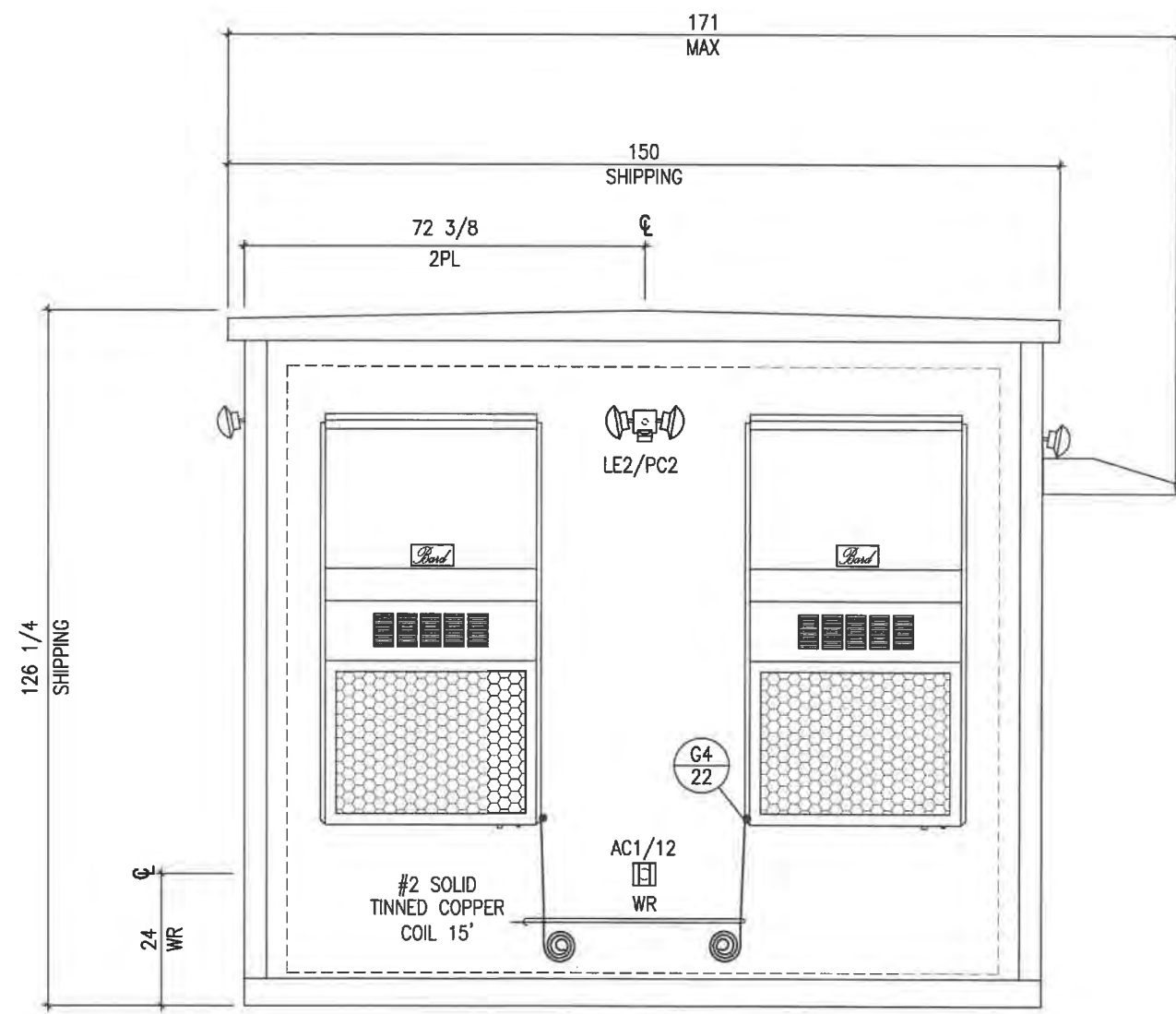
CORPORATE OFFICE
5410 Fallowater Lane
Roanoke, Virginia 24018-0906
(540)977-0500 (540)977-5555 fax

MANUFACTURING FACILITY
540 Industrial Park Road
Duffield, Virginia 24244
(276)431-4000 (276)431-1756 fax

Except as may otherwise be provided by contract, these drawings and concepts are the sole property of VFP, Inc., they are issued in strict confidence, and shall not be reproduced in whole or part without the written permission of VFP, Inc.

DRAWN BY M.WILSON		DATE 05/01/24	
CHECKED BY		DATE	
CHECKED BY		DATE	
DO NOT SCALE DRAWING			
SIZE B	CAGE NO		REV -
SCALE NTS		MODEL 7345	
TITLE 12'0" x 20'0" x 9'2" CONCRETE SHELTER			
DRAWING NO. 207345			
SHEET 11		OF 25	

SAMPLE SHELTER



TOLERANCES
ALL DIMENSIONS ARE IN INCHES
UNLESS SPECIFIED OTHERWISE
STANDARD:

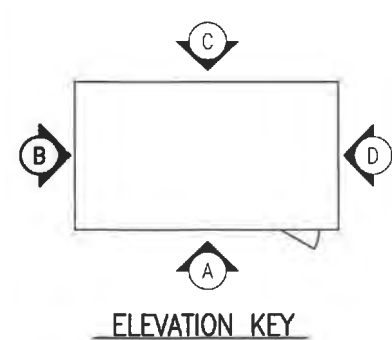
FRACTIONS	± 1/2"
DECIMALS	± 0.5
ANGLES	± 3°

IF NOTED WITH SYMBOL:

▲ FRACTIONS	± 1/4"
DECIMALS	± 0.25"
ANGLES	± 1°

IF NOTED WITH SYMBOL:

● FRACTIONS	± 1"
DECIMALS	± 1.0"
ANGLES	± 5°



EXTERIOR ELEVATION B

REVISIONS

CHG. BY	APPR. BY	DATE	REV

PRELIMINARY - P2
NOT FOR CONSTRUCTION USE
06/03/24

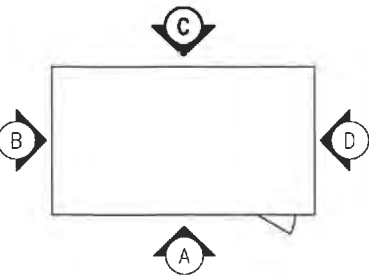
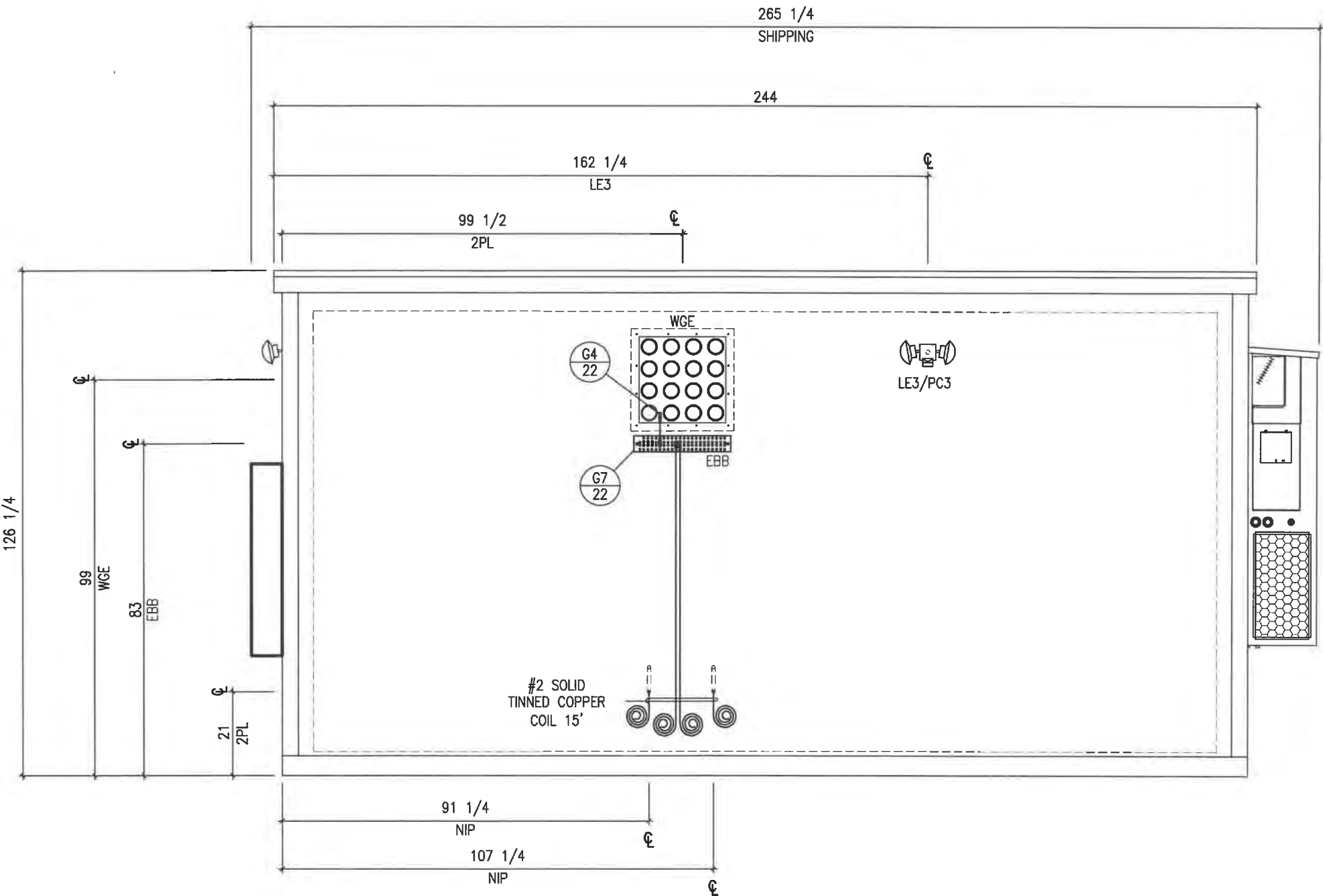
Site Name(s):
FISH CREEK TOWER
P.O.'s #: 2414004.04
VFP Job #: 240296-15762
Dash #: -001

VFP, INC.
CORPORATE OFFICE
5410 Fallowater Lane
Roanoke, Virginia 24018-0906
(540)977-0500 (540)977-5555 fax
MANUFACTURING FACILITY
540 Industrial Park Road
Duffield, Virginia 24244
(276)431-4000 (276)431-1756 fax

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DRAWN BY M. WILSON		DATE 05/01/24
CHECKED BY		DATE
CHECKED BY		DATE
DO NOT SCALE DRAWING		
SIZE B	CAGE NO	REV -
SCALE NTS	MODEL 7345	
TITLE 12'0" x 20'0" x 9'2" CONCRETE SHELTER		
DRAWING NO. 207345		
SHEET 12 OF 25		

SAMPLE SHELTER



ELEVATION KEY

EXTERIOR ELEVATION C

TOLERANCES			
ALL DIMENSIONS ARE IN INCHES UNLESS SPECIFIED OTHERWISE			
STANDARD:			
FRACTIONS	±	1/2"	
DECIMALS	±	0.5"	
ANGLES	±	3°	
IF NOTED WITH SYMBOL:			
▲ FRACTIONS	±	1/4"	
DECIMALS	±	0.25"	
ANGLES	±	1°	
IF NOTED WITH SYMBOL:			
● FRACTIONS	±	1"	
DECIMALS	±	1.0"	
ANGLES	±	5°	

REVISIONS

CHG. BY	APPR. BY	DATE	REV

PRELIMINARY - P2

NOT FOR CONSTRUCTION USE

06/03/24

Site Name(s):
FISH CREEK TOWER
P.O.'s #: 2414004.04
VFP Job #: 240296-15762
Dash #: -001

VFP, INC.

CORPORATE OFFICE
5410 Fallowater Lane
Roanoke, Virginia 24018-0906
(540)977-0500 (540)977-5555 fax
MANUFACTURING FACILITY
540 Industrial Park Road
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DRAWN BY M.WILSON	DATE 05/01/24
CHECKED BY	DATE
CHECKED BY	DATE
DO NOT SCALE DRAWING	
SIZE B	CAGE NO
SCALE NTS	MODEL 7345
TITLE 12'0" x 20'0" x 9'2" CONCRETE SHELTER	
DRAWING NO. 207345	
SHEET 13 OF 25	

Examples From Current Door County Sites

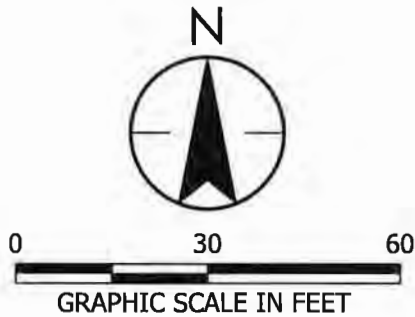
Justice Center Tower
10x20 Shelter



Fish Creek Tower
12x20 Shelter

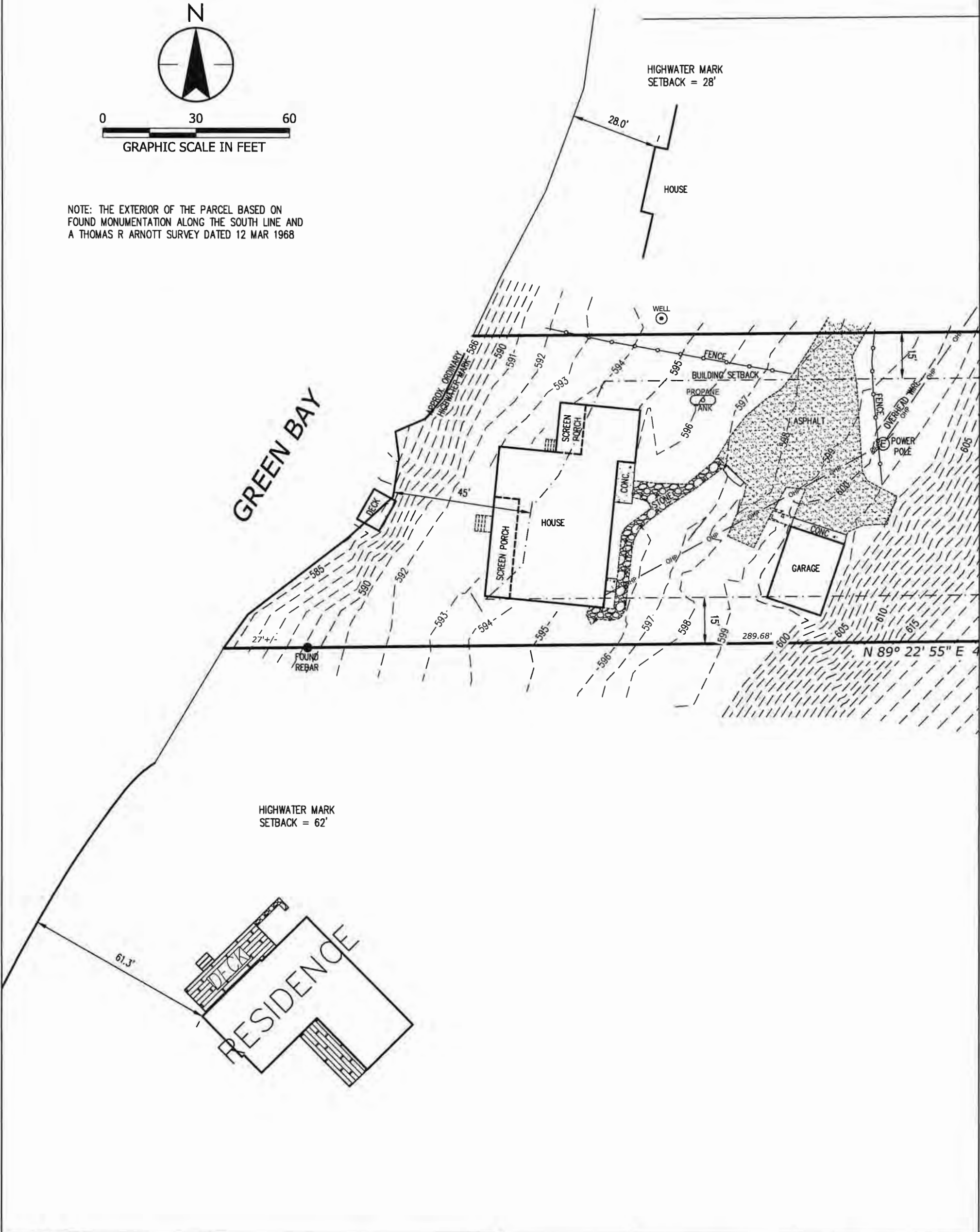


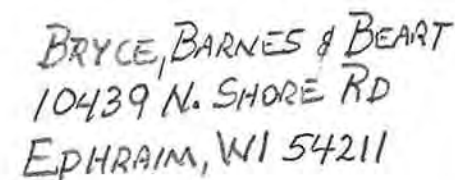
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TOWNSHIP 31 NORTH, RANGE 27 EAST,
VILLAGE OF EPHRAIM, DOOR COUNTY,
WISCONSIN

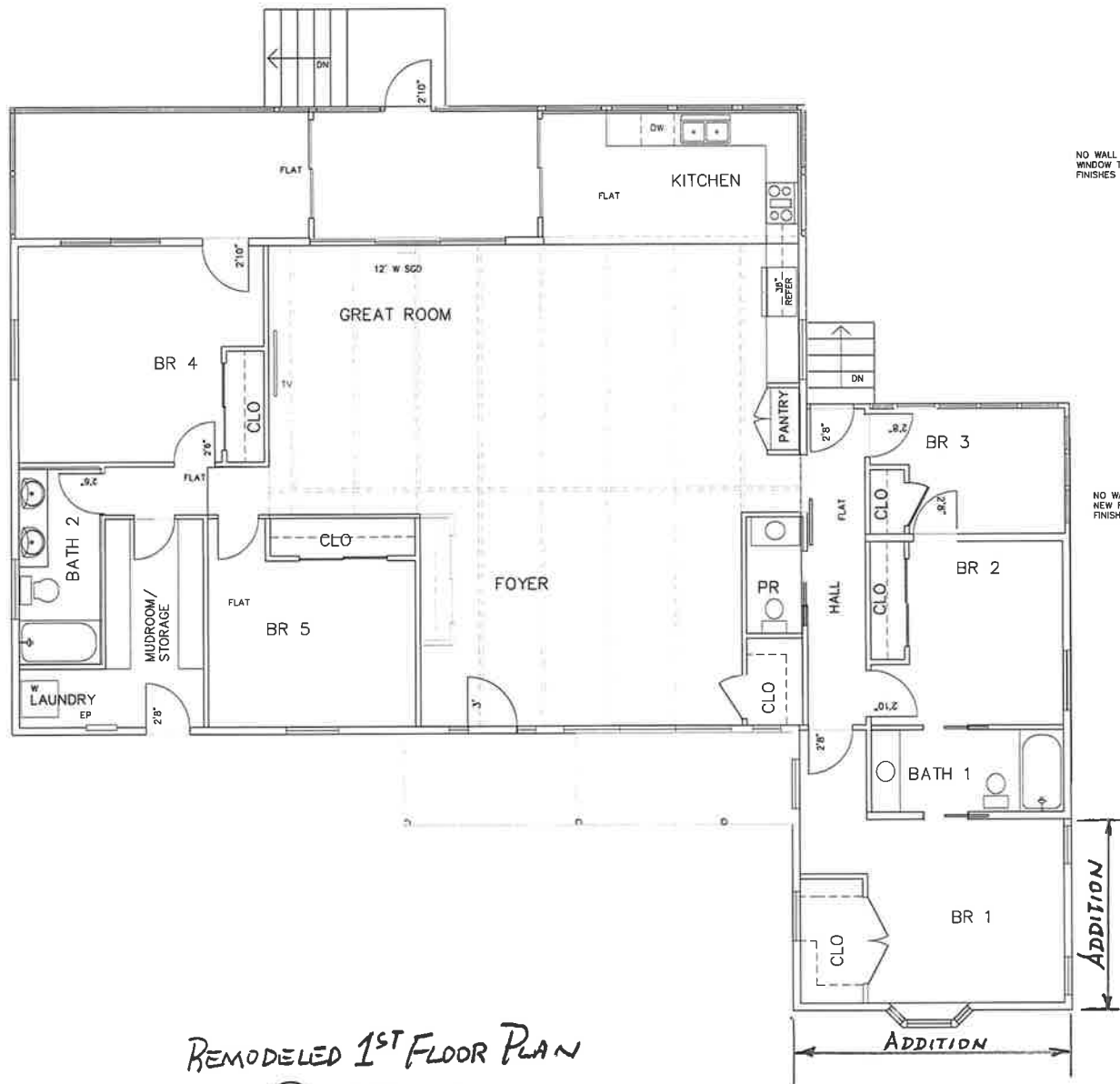


NOTE: THE EXTERIOR OF THE PARCEL BASED ON
FOUND MONUMENTATION ALONG THE SOUTH LINE AND
A THOMAS R ARNOTT SURVEY DATED 12 MAR 1968

Beart Concept Review



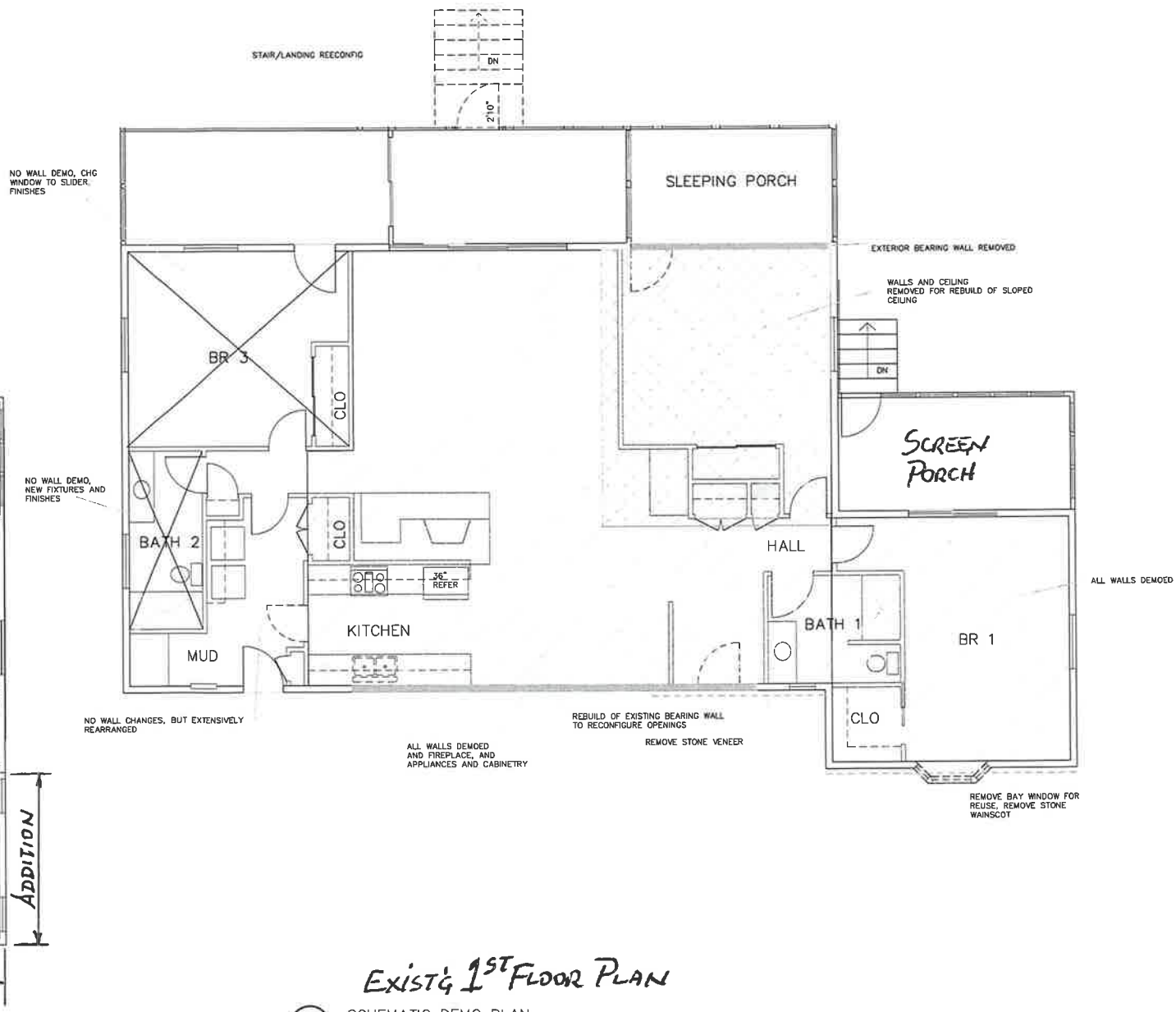




REMODELED 1ST FLOOR PLAN

1 PROPOSED PLAN

3/32" = 1'-0"



EXIST'G 1ST FLOOR PLAN

2 SCHEMATIC DEMO PLAN

3/32" = 1'-0"

BRYCE, BARNES & BEART
10439 N. SHORE DR
EPHRAIM, WI 54211

ISSUANCE

DATE: 1.26.21

SCHEME 9

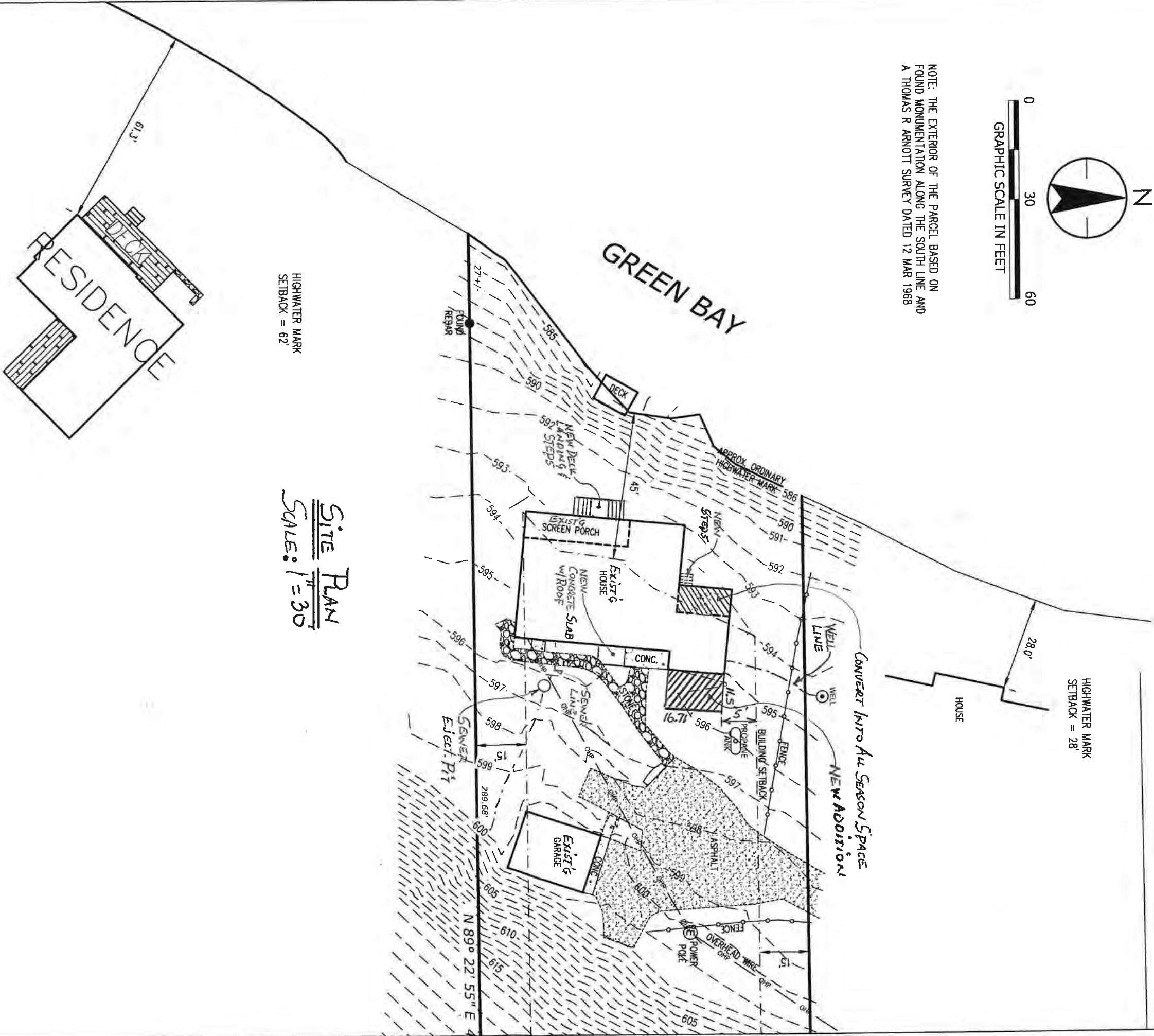
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LOCATED IN:
GOVERNMENT LOT 3 OF SECTION 12,
TOWNSHIP 31 NORTH, RANGE 27 EAST,
VILLAGE OF EPHRAIM, DOOR COUNTY,
WISCONSIN



GRAPHIC SCALE IN FEET

NOTE: THE EXTERIOR OF THE PARCEL BASED ON
FOUND MONUMENTATION ALONG THE SOUTH LINE AND
A THOMAS R ARNOTT SURVEY DATED 12 MAR 1968



Site PLAN
Scale: 1" = 30'

HIGHWATER MARK
SETBACK = 62'

HIGHWATER MARK
SETBACK = 28'

SITE MAP
BEART PROPERTY TRUST
10439 N. SHORE RD
EPHRAIM, WI
54211

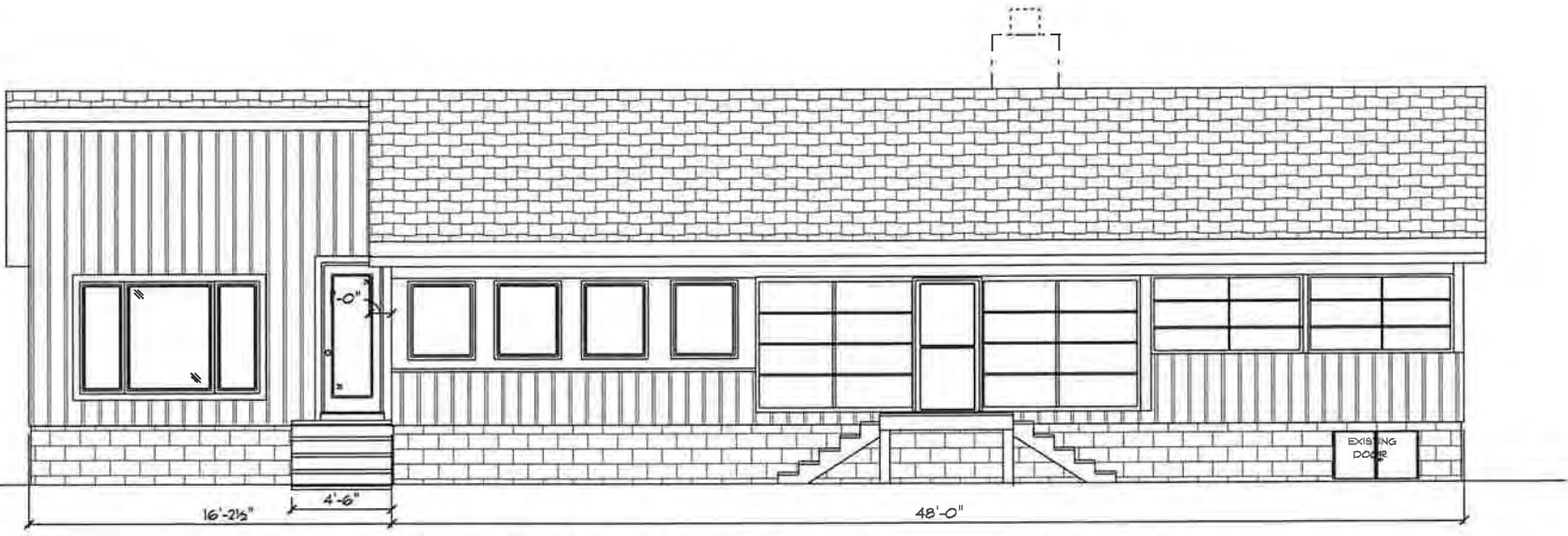
SURVEY BY : MGM
DRAWN BY : MGM
DESIGNED BY :
CHECKED BY : CMM
APPROVED BY :
DATE : 4-29-26

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

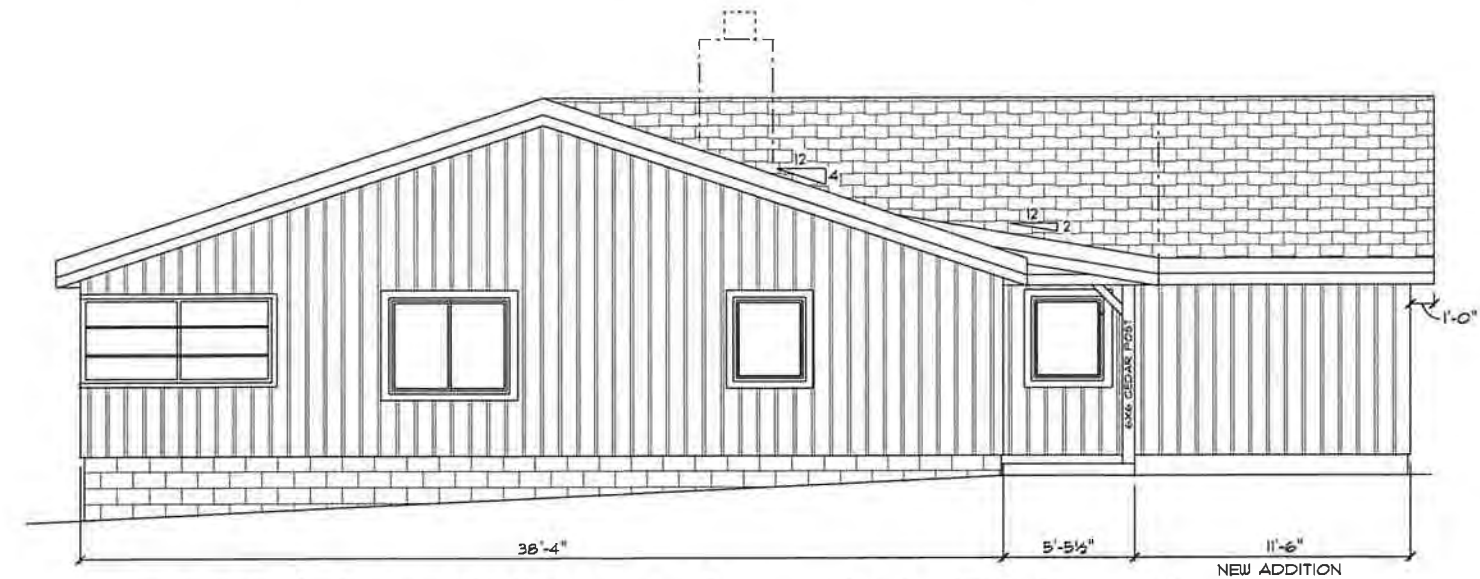




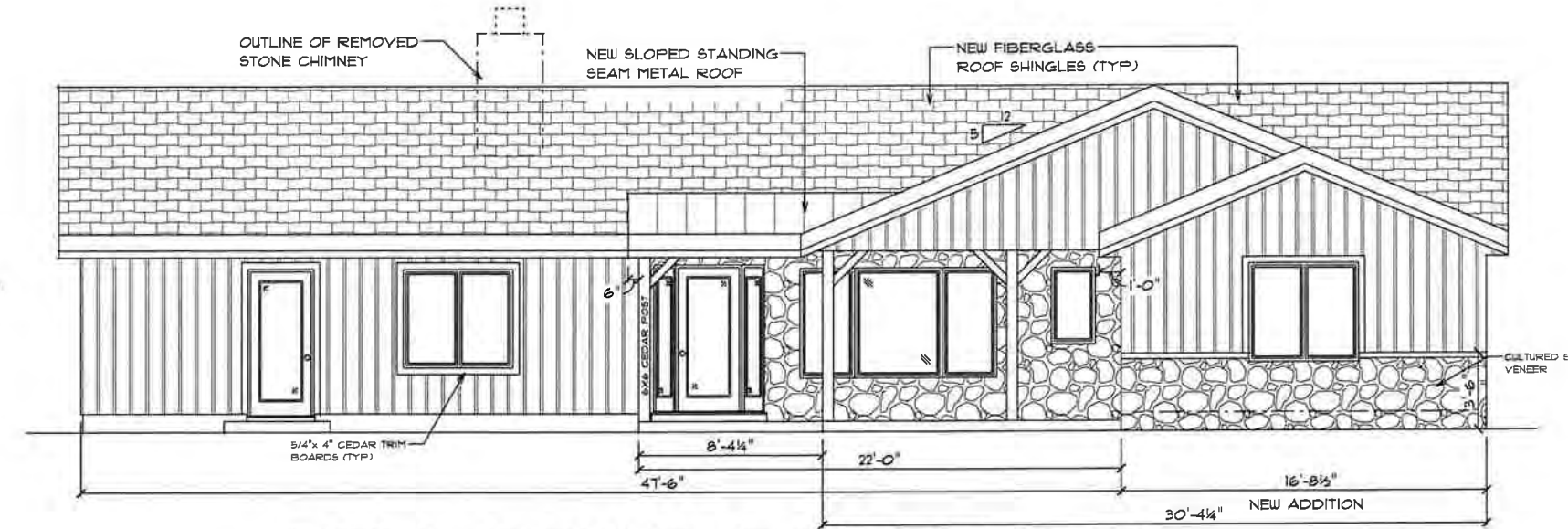
REMODELED NORTH ELEVATION



REMODELED WEST ELEVATION



REMODELED SOUTH ELEVATION

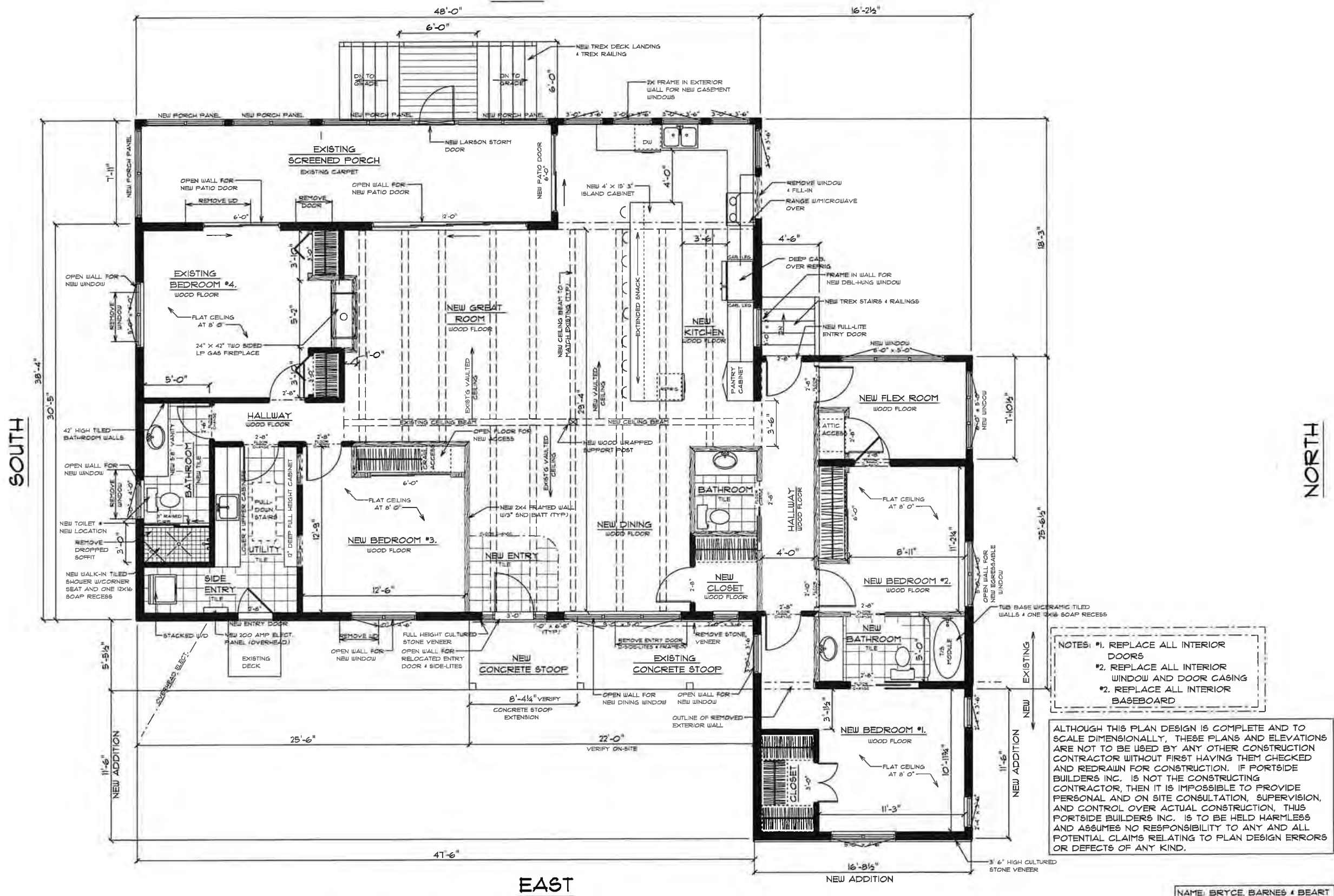


REMODELED EAST ELEVATION

ALTHOUGH THIS PLAN DESIGN IS COMPLETE AND TO SCALE DIMENSIONALLY, THESE PLANS AND ELEVATIONS ARE NOT TO BE USED BY ANY OTHER CONSTRUCTION CONTRACTOR WITHOUT FIRST HAVING THEM CHECKED AND REDRAWN FOR CONSTRUCTION. IF PORTSIDE BUILDERS INC. IS NOT THE CONSTRUCTING CONTRACTOR, THEN IT IS IMPOSSIBLE TO PROVIDE PERSONAL AND ON SITE CONSULTATION, SUPERVISION, AND CONTROL OVER ACTUAL CONSTRUCTION, THUS PORTSIDE BUILDERS INC. IS TO BE HELD HARMLESS AND ASSUMES NO RESPONSIBILITY TO ANY AND ALL POTENTIAL CLAIMS RELATING TO PLAN DESIGN ERRORS OR DEFECTS OF ANY KIND.

NAME: BRYCE, BARNES & BEART
LOCATION: 10439 N. SHORE RD.
EPHRAIM, WI 54211
DRAWN BY: JACK GIGSTEAD
REVISED DATE: 06-16-2026
SCALE: 1/8" = 1'-0"
PORTSIDE BUILDERS, INC.

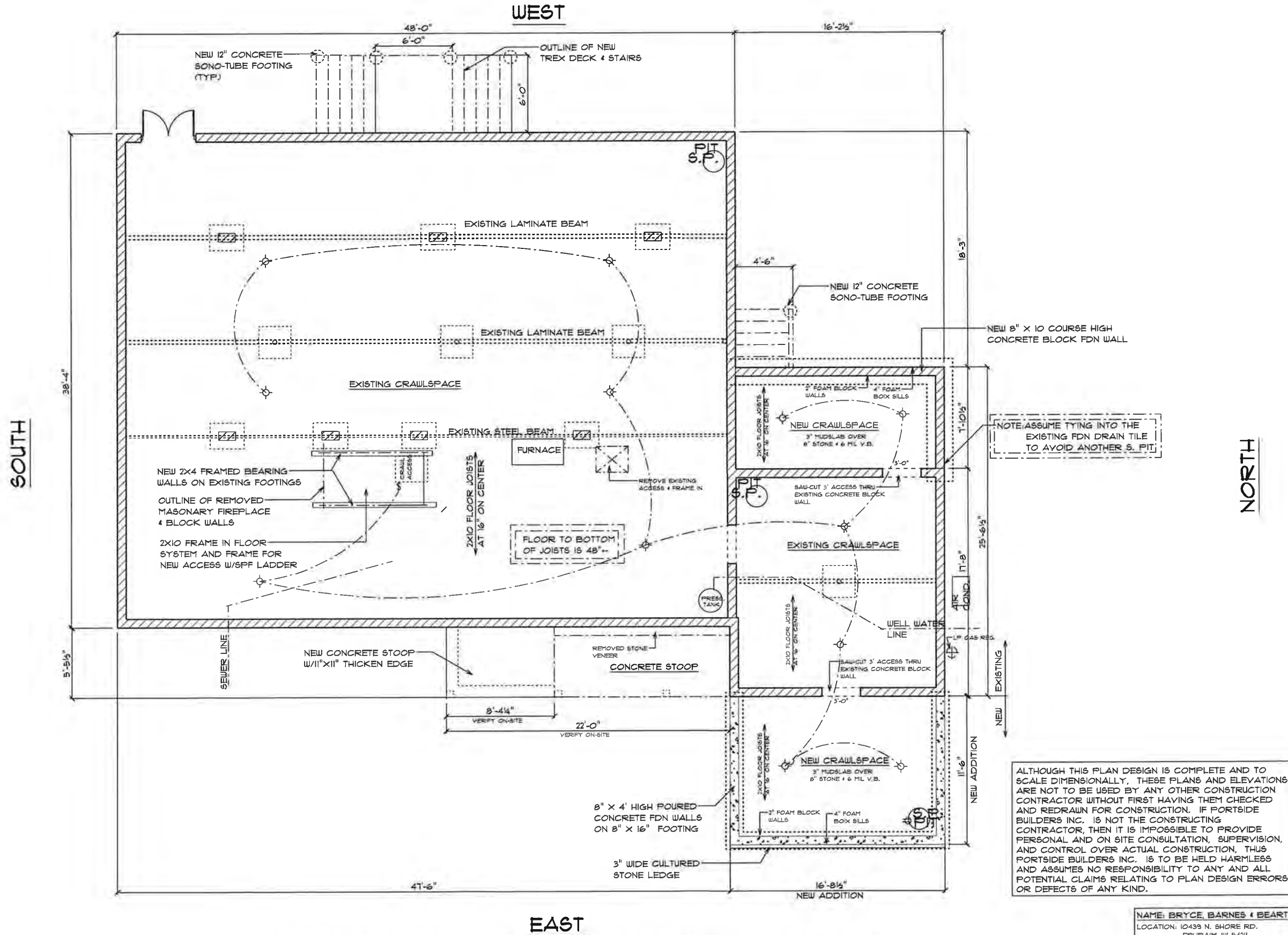
WEST



EAST

REMODELED FLOOR PLAN

NAME: BRYCE, BARNES & BEART
LOCATION: 10439 N. SHORE RD.
EPHRAIM, WI 54211
DRAWN BY: JACK GIGSTEAD
REVISED DATE: 06-16-2026
SCALE: 1/8" = 1'-0"
PORTSIDE BUILDERS, INC.



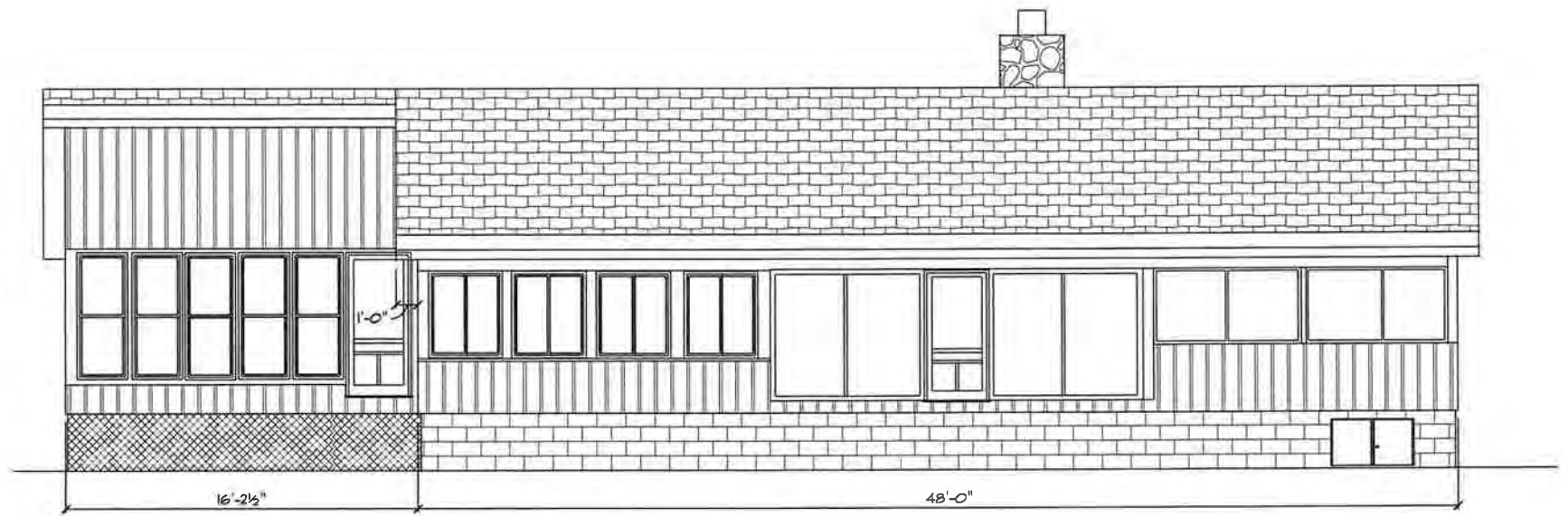
REMODELED FOUNDATION PLAN

NAME: BRYCE, BARNES & BEART
 LOCATION: 10433 N. SHORE RD.
 EPHRAIM, WI 54211
 DRAWN BY: JACK GIGSTEAD
 REVISED DATE: 06-16-2026
 SCALE: 1/8" = 1'-0"

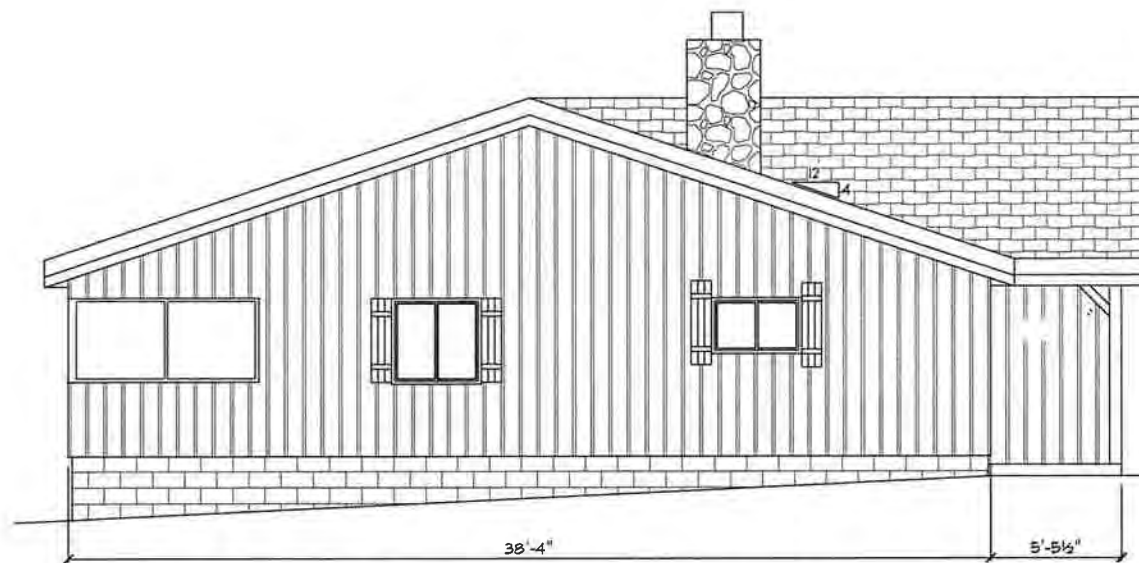




EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



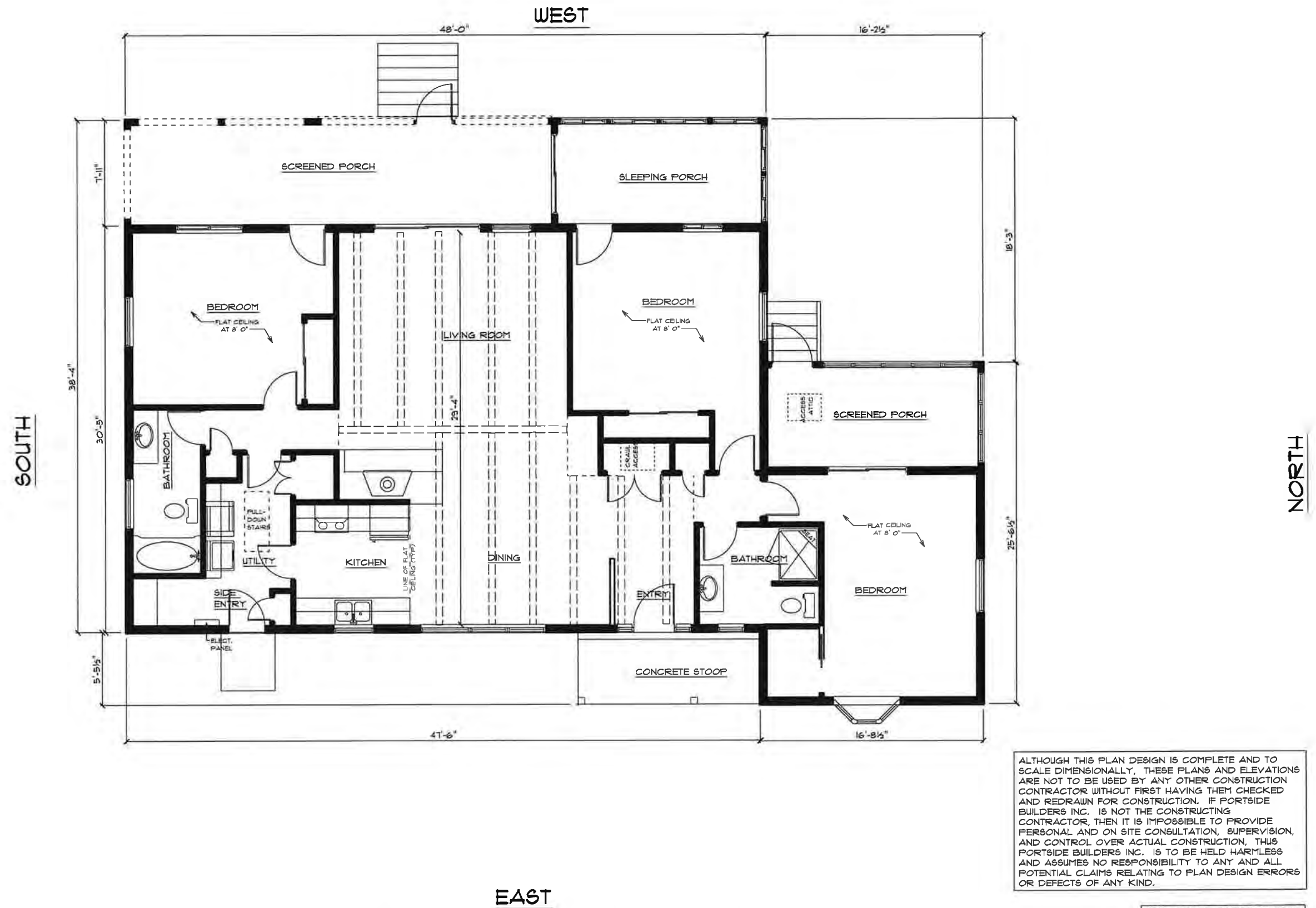
EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

ALTHOUGH THIS PLAN DESIGN IS COMPLETE AND TO SCALE DIMENSIONALLY, THESE PLANS AND ELEVATIONS ARE NOT TO BE USED BY ANY OTHER CONSTRUCTION CONTRACTOR WITHOUT FIRST HAVING THEM CHECKED AND REDRAWN FOR CONSTRUCTION. IF PORTSIDE BUILDERS INC. IS NOT THE CONSTRUCTING CONTRACTOR, THEN IT IS IMPOSSIBLE TO PROVIDE PERSONAL AND ON SITE CONSULTATION, SUPERVISION, AND CONTROL OVER ACTUAL CONSTRUCTION. THIS PORTSIDE BUILDERS INC. IS TO BE HELD HARMLESS AND ASSUMES NO RESPONSIBILITY TO ANY AND ALL POTENTIAL CLAIMS RELATING TO PLAN DESIGN ERRORS OR DEFECTS OF ANY KIND.

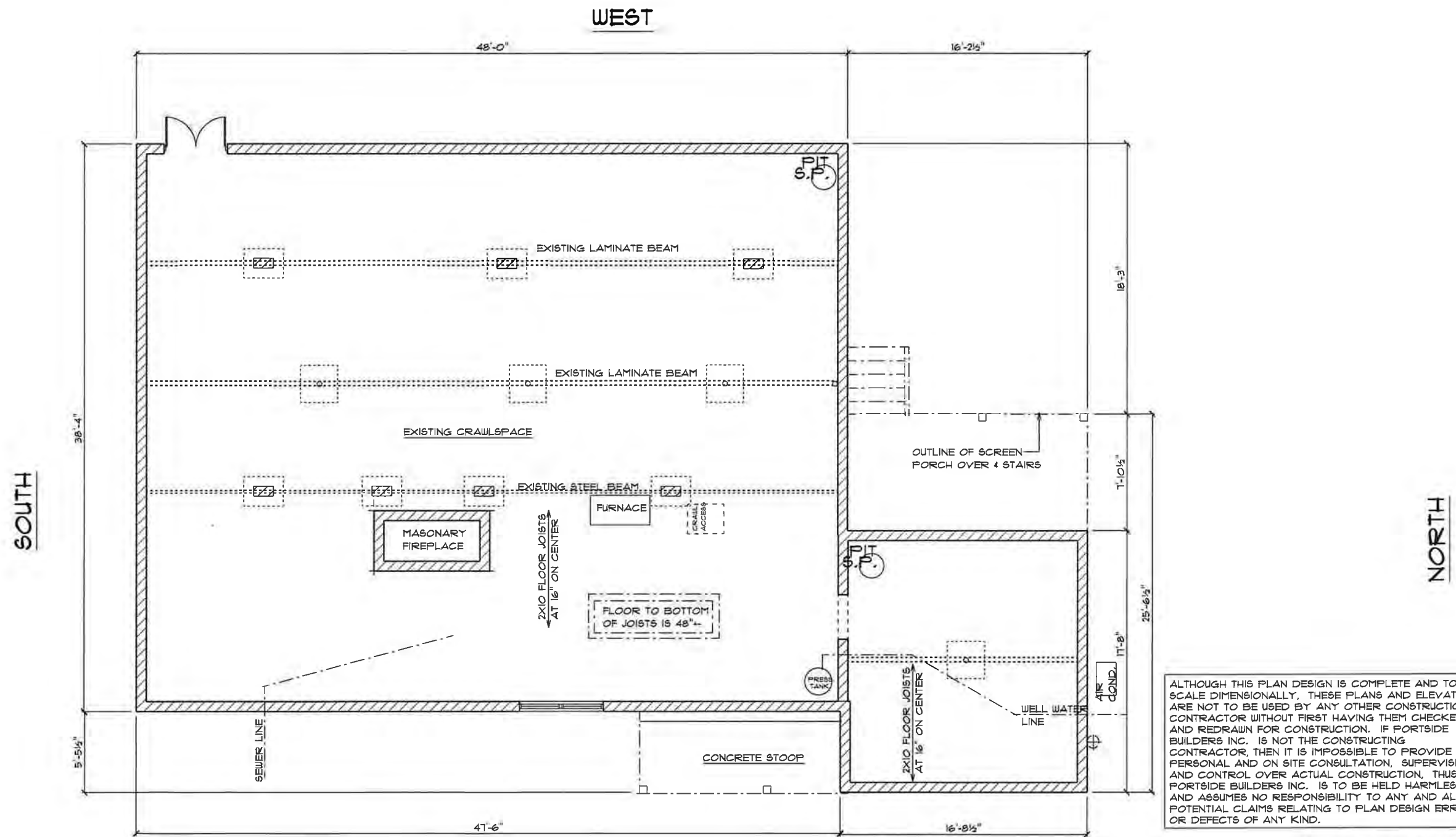
NAME: BRYCE, BARNES & BEART
LOCATION: 10439 N. SHORE RD.
EPHRAIM, WI 54211
DRAWN BY: JACK GIGSTEAD
REVISED DATE: 06-16-2026
SCALE: 1/8" = 1'-0"
PORTSIDE BUILDERS, INC.



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EAST EXISTING FLOOR PLAN

NAME: BRYCE, BARNES & BEART
LOCATION: 10435 N. SHORE RD.
EPHRAIM, WI 54211
DRAWN BY: JACK GIGSTEAD
REVISED DATE: 06-16-2026
SCALE: 1/8" = 1' 0"



ALTHOUGH THIS PLAN DESIGN IS COMPLETE AND TO SCALE DIMENSIONALLY, THESE PLANS AND ELEVATIONS ARE NOT TO BE USED BY ANY OTHER CONSTRUCTION CONTRACTOR WITHOUT FIRST HAVING THEM CHECKED AND REDRAWN FOR CONSTRUCTION. IF PORTSIDE BUILDERS INC. IS NOT THE CONSTRUCTING CONTRACTOR, THEN IT IS IMPOSSIBLE TO PROVIDE PERSONAL AND ON SITE CONSULTATION, SUPERVISION, AND CONTROL OVER ACTUAL CONSTRUCTION, THUS PORTSIDE BUILDERS INC. IS TO BE HELD HARMLESS AND ASSUMES NO RESPONSIBILITY TO ANY AND ALL POTENTIAL CLAIMS RELATING TO PLAN DESIGN ERRORS OR DEFECTS OF ANY KIND.

NAME: BRYCE, BARNES & BEART
LOCATION: 10439 N. SHORE RD.
EPHRAIM, WI 54211
DRAWN BY: JACK GIGSTEAD
REVISED DATE: 06-16-2026
SCALE: 1/8" = 1'0"
PORTSIDE BUILDERS, INC.

EXISTING FOUNDATION PLAN