VILLAGE OF EPHRAIM

FOUNDED 1853

PLAN COMMITTEE MEETING AGENDA
Tuesday, July 28, 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. Brian Attar – 9817 Norwegian Wood Dr – New SFR – Design Review
7. Julia Uihlein – 10235 Hwy 42 – Landscape/Land Disturbance Plan
8. PEA Properties – 9751 Hwy 42 – Accessory Structure – Design Review
9. PEA Properties – 9751 Hwy 42 – Addition – Design Review
10. Cora Elquist – Townline Dr. – 121-01-24312714B3 – New SFR – Concept Review
11. John Van Der Vaart – 10329 Hwy 42 – Addition – Concept Review
12. Ephraim Village Cottages – Larson Ln/Water St – Mixed Use/Multi Family – Concept Review
13. Doug Evans – 9807 Brookside Ln –Additions – Concept Review
14. Discussion and Consideration regarding PW Ordinance Amendment
15. New business for next meeting/next meeting date
16. Adjournment

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

Andrea Collak, Clerk

Kim Roberts, Deputy Clerk

Date: 7/24/2026
_X_ Village Administrative Office
_X_ Visitors' Center
_X_ Post Office
_X_ Website www.ephraim-wisconsin.com
_X_ Emailed to WDOR Radio
_X_ Emailed to Peninsula Pulse

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VILLAGE OF EPHRAIM PLAN COMMITTEE
WORKING SESSION MEETING MINUTES
TUESDAY, JUNE 23, 2026 - 12:00 PM
9996 WATER STREET

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

Absent: Monique McClean

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

Guests: John Cox (online) and Stuart Chomeau.

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

K. Nelson explained to the Committee that he had worked with Bristol and Roberts on his suggested updates to the ordinance so that they could be implemented into the current draft.

The Plan Committee reviewed the current working draft of the Protected Waterfront District Ordinance. Starting with the intent statement §17.20(1), the Committee noted that, in error, the intent statement drafted by Hoyerman had been omitted except for the last sentence. They asked for the full intent statement drafted by Hoyerman to be included in the next draft, along with the new last sentence that was included in the current draft. The Committee discussed replacing the word “leeway” within the intent statement. However, the Committee decided to keep the word “leeway” after considering alternative synonyms.

The Committee reviewed permitted uses §17.20(2), with the Committee requesting that conditional uses listed in §17.20(3)(b)(2) and §17.20(3)(b)(3) be simplified and moved into the permitted use section §17.20(2).

Bristol raised the organizational point that when listing permitted and conditional uses, it is atypical to go into the finer points of what those uses mean, and that detail belongs in the body of the document. He noted that in the draft, the full reproduction definition appeared both in §17.20(3)(b)(3) and in Section 8, creating redundancy. He suggested that §17.20(3)(b)(3) be struck and the definition remain in §17.20(8).

The Committee worked on the definition of “house reproduction” in §17.20(8)(a). Hart added a minor editorial note: the definition of reproduction should begin "means creating" rather than "is creating," and Hoyerman agreed. As drafted, it described creating an exact replica of an existing house, including all unique features, materials, and architectural details, with materials to be sourced or recreated to ensure authenticity. Several refinements were discussed:

- The word "exact" before "replica" was proposed for removal to avoid an unachievably strict standard, given that original materials such as specific moldings, siding profiles, or rafter dimensions may no longer be available or permitted under current building code.
- Bristol noted that from the most restrictive reading, a true exact replica may be functionally impossible — for example, modern construction requires trusses rather than the rafter systems used 75 years ago, and insulation R-values have changed. The Committee agreed that size and volume should remain exact, while architectural and material details should allow for faithful reproduction using available or recreated equivalents.
- Bartelt suggested adding language explicitly permitting substitution of materials no longer available, subject to design review, to give property owners clarity. K. Nelson expressed caution about creating a slippery slope, but acknowledged that modern equivalents of historic materials are often available at specialty sources.

The Committee discussed §17.20(6)(a)(i) – Footprints. The Committee considered two alternatives for addressing footprints in the PW district. The first, more restrictive option held that footprints cannot be modified at all — no combining, no increasing. The second option allowed for footprint increases under limited circumstances: If an existing accessory building is removed, its footprint square footage could be reclaimed and incorporated into the principal structure, provided the width of the principal structure as measured parallel to State Highway 42 is not increased, and no upper level is added over the reclaimed area.

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Hoyerman raised a concern that making the ordinance more restrictive than what was presented to the board, which had been framed as a cleanup of existing language, could be difficult to defend. K. Nelson acknowledged the concern but noted the original intent was always to achieve a certain character of development, and that tightening the dimensional details was necessary to achieve that.

The Committee agreed to eliminate the first restrictive option related to footprints and proceed with the second, more nuanced alternative, which incentivizes the consolidation of structures and removal of accessory buildings to improve shoreline views. Bristol noted that "structure" should be replaced with "building" throughout, as accessory structures such as freestanding fireplaces or carports are not the same as enclosed buildings in §17.20(6)(a)(i)(a).

Hart raised a concern about the use of the word "width," noting that depending on a building's orientation, "length" and "width" could be ambiguous. The Committee agreed to clarify by adding “as measured parallel to STH 42” in section §17.20(6)(a)(i)(b).

Design Criteria

K. Nelson reintroduced language stating that projects in the PW district should generally have the design characteristics of a single-story or one-and-a-half-story house and shall meet the design criteria in §17.26 Historic District Ordinance. The Committee agreed to retain this language as a reference point, though it was noted that "a half story house" appeared as a typographical error and would be corrected to "a one-and-a-half-story house." Hoyerman suggested replacing the word "new residence" with "projects within this district" to avoid confusion, as the section covers additions, modifications, and replacements — not only entirely new construction.

The Committee agreed to add language stating that the number and “varying pitches” of rooflines should be minimized, as a reaction to past projects that featured multiple intersecting rooflines and varying pitches that created a visually busy appearance. The overall guiding principle was articulated as a correction to add "design simplicity and avoidance of bulk," combining a phrase from the historic district ordinance with the Committee's stated concern about overly boxy structures in §17.20(6)(b)(iii).

Regarding visual impact, the Committee agreed that any landscape plan submitted in connection with a building project should not reduce water views between buildings. K. Nelson noted this topic would require additional refinement and suggested setting it aside for further work, as it extends into broader landscaping policy.

House Attachments

K. Nelson introduced the concept of "house attachments" — a newly defined term covering elements such as decks, porches, screened porches, and windowed porches in §17.20(6)(b)(iv). The proposed provision would allow existing attachments to be replaced on a one-for-one basis — a porch replaced by a porch of equal or lesser size, but not upgraded to a screened or windowed enclosure. The Committee noted there is a new definition for "house attachment" in the definitions section §17.09, and members were asked to review it before the next meeting.

Dimensional Standards

The Committee briefly touched on dimensional standards, including a discussion of height limits. The current ordinance sets a maximum height of 23 feet for the principal structure, with a 25-foot allowance for chimneys and other elements. K. Nelson raised the question whether a structure built to only 21 feet should receive the same 25-foot allowance for chimneys, or whether the allowance should be capped at 2 feet above the actual ridge height. No final decision was reached, and the Committee agreed to take up dimensional standards in full at the next meeting. Bristol reminded the Committee that the State Building Code would also need to be contemplated in the final decision.

Held moved, Hoyerman seconded to adjourn at 1:38 PM, all ayes. Motion carried.

Recorded by Kim Roberts – Deputy Clerk

VILLAGE OF EPHRAIM
PLAN COMMITTEE MEETING MINUTES
TUESDAY, JUNE 23, 2026 – 7:00 PM
9996 WATER STREET

ACTION ITEMS:

Thorp moved, Held seconded to approve the May 26, 2026, Plan Committee Working Session minutes, as presented, all ayes. Motion carried.

Thorp moved, Held seconded to approve the May 26, 2026, Plan Committee minutes, as presented, all ayes. Motion carried.

Thorp moved, Hoyerman seconded to approve the June 9, 2026, Plan Committee Working Session minutes, as presented, all ayes. Motion carried.

Thorp moved, Bartelt seconded to approve the New SFR Design Review Application for Michael Wegner parcel 121-01-13312744B2 for color and material selections as presented, all ayes. Motion carried.

Thorp moved, Hart seconded to approve the New SFR Design Review Application for Uselding/ Brandemuehl for parcel 121-56-0007, conditioned upon the project not contributing additional runoff to neighboring properties, all ayes. Motion carried.

Held moved, Thorp seconded to recommend to the Village Board that they approve the intergovernmental agreement and lease with the County of Door for the Emergency Radio Communications Tower and lease, and to waive all requirements of the Zoning Ordinance that are inconsistent with the arrangement as reflected in those documents, all ayes. Motion carried.

Thorp moved, Hart seconded to adjourn at 8:30 PM, all ayes. Motion carried.

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

Absent: Monique McClean

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

Guests in person: Ken Pabich – County Administrator and Kathy Pentler.

Guests online: Michael Wegner, Gary Houchin-Miller, "John C", 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 May 26, 2026, Plan Committee Working Session minutes, as presented, all ayes. Motion carried.

   Thorp moved, Held seconded to approve the May 26, 2026, Plan Committee minutes, as presented, all ayes. Motion carried.

   Thorp moved, Hoyerman seconded to approve the June 9, 2026, Plan Committee Working Session minutes, as presented, all ayes. Motion carried.
4. **Changes in agenda:** There were no changes.
5. **Visitors' Comments:** There were no visitors' comments.
6. **Michael Wegner – County Q- 121-01-13312744B2 – New SFR – Design Review:**

Bristol noted that this project received design approval during the May Plan Committee meeting, but final decisions regarding materials, colors, and finishes remained outstanding.

Michael Wegner participated remotely and presented the material and color selections. For the primary siding, Wegner selected LP Smartside Diamond Coat in an aged cedar/medium brown tone, chosen for its ability to mimic the appearance of real wood. He noted the product appears somewhat lighter in direct sunlight and that individual pieces vary slightly. For the fireplace, Wegner chose Door County Cobbles, describing them as lighter and more uniform than fieldstone, yet still in keeping with the kind of stone traditionally found throughout Ephraim. He referenced the fieldstone aesthetic of local barns and the Ephraim Clay Works as design inspirations. The roof will be a standing-seam, matte black metal with ribbed detailing but no exposed screws. Wegner also clarified that the siding orientation had been updated to vertical to better reflect traditional Wisconsin barn architecture, such as the Anderson Barn Museum, a change from the horizontal orientation shown in earlier drawings. The fireplace will be propane-fueled but will feature real stone on both the interior and exterior as a design element.

Material samples were passed among Committee members for review. The Committee expressed general approval of the selections, finding them attractive and appropriate.

Thorp moved, Bartelt seconded to approve the New SFR Design Review Application for parcel 121-01-13312744B2 for color and material selections as presented, all ayes. Motion carried.

7. **Uselding/Brandemuehl – 121-56-0007 – New SFR – Design Review:**
Bristol noted that no representative for the project appeared to be present online or in person. This is the first home to be constructed in the Everett Acres subdivision, which was approved previously for a two-acre minimum lot as a rural residential (RR) district subdivision. Bristol confirmed that all dimensional standards fall within what is allowable in the district and that no significant areas of concern were identified.

   Material samples were distributed to the Committee for review, including CertainTeed Series shingles in driftwood, Drexel Blue Door siding in snow white, a white metal finish attributed to the garage door, window cladding, door trim, soffit, and fascia, stone veneer called “Fond du Lac County Squire”, and an iron-colored front door. Bristol confirmed that the CertainTeed Series shingle products are approved for use even within the Historic District.

   A discussion was held regarding the design review application for parcel 121-56-0007. K. Nelson noted it was somewhat unusual to see a full basement rather than a walkout given Door County's rocky terrain. Bristol explained that the egress window wells appeared compliant with state code requirements, with approximately three egress points corresponding to the number of bedrooms. K. Nelson raised a concern regarding the scale of land disturbance noted on the plans — approximately forty-five thousand two hundred thirty square feet (45,230 ft^2), or over one (1) acre of a two (2) acre lot — and asked whether the grading plan had been reviewed to ensure no additional runoff would be directed onto neighboring properties. Bristol acknowledged the concern, noting that the subdivision's stormwater design includes detention basins and swales that may already account for this. He indicated he could follow up when construction begins and silt fencing is installed. The Committee agreed it was prudent to include a condition in the motion requiring that grading not result in additional runoff onto adjoining properties.

   Thorp moved, Hart seconded to approve the New SFR Design Review Application for Uselding/ Brandemuehl for parcel 121-56-0007, conditioned upon the project not contributing additional runoff to neighboring properties, all ayes. Motion carried.

8. **County of Door – 121-02-19312831A- Communications tower, shelter, and generator:**
Bristol provided background, noting that the Plan Committee, the Community Protection Committee (CPC), and the Village Board had been engaged with the County of Door on this project for several months. The county's representative, Ken Pabich, was present to speak about the project details.

Pabich described the proposed installation, which includes a lattice-style communications tower, an equipment shelter, a generator pad, and an optional pad for future cellular carriers. The tower will be 180 feet tall, including the antennas, bringing the total height to just under the two-hundred-foot (200') FAA lighting threshold, thereby avoiding the need for tower lighting — a deliberate design choice to respect the county's dark sky values. Pabich noted that Vertical Bridge would be constructing the tower and that Nsight may co-locate on the structure to improve cellular coverage in the Village, though this is not yet confirmed.

The equipment shelter is a pre-specified concrete or composite structure, earth-toned in color, housing radio and communications equipment that runs continuously and requires active cooling. The site would be enclosed with a clear chain-link fence, approximately eight feet (8') tall, with transparency maintained intentionally so that activity behind the fence remains visible.

Thorp asked about the FAA requirements relative to the nearby airport; Pabich confirmed that the project will undergo full FAA licensing and permitting review, including geotechnical and archaeological assessments, and that initial flight pattern analysis suggested the site should be acceptable.

Discussion arose regarding access to the site. K. Nelson noted the desire to discourage public access to the area near the old village dump. Pabich indicated the rear of the site would be gated and secured, and expressed openness to adding a gate near the front entrance as well. MacDonald suggested a simple chain between posts near the front would be sufficient.

K. Nelson referenced the site selection process, noting that the current location had been chosen in part to be farther from neighboring residences and to avoid disturbing the old dump site. He suggested the county consider shifting the tower slightly — approximately twenty feet (20') to the northwest — to preserve an existing tree line around the installation as a visual buffer. Pabich expressed flexibility on this, noting the lease agreement could be adjusted accordingly and brought back to the Village Board for approval. Thorp asked whether trees needed to be cleared to a minimum distance from the equipment; Pabich suggested that approximately a ten-foot (10') clearance around the fence line would be sufficient.

Hoyerman addressed the procedural and zoning implications, referencing section §17.18 of the zoning code and the public property provisions.

Bristol clarified that the primary zoning inconsistency being waived is the requirement that private towers be monopole or alternate-design structures rather than lattice-style — a requirement written with private development in mind, but technically applicable across the board, with the specific provision allowing the village to waive it for projects on village-involved land.

Bristol noted that the Committee's role at this stage is to recommend to the Village Board that it approve the Intergovernmental Agreement and lease and waive any zoning ordinance requirements inconsistent with the arrangement. He emphasized that the finer points of the agreement are being handled by the county's legal counsel and the Village attorney.

Held moved, Thorp seconded to recommend to the Village Board that they approve the Intergovernmental Agreement and lease with the County of Door for the Emergency Radio Communications Tower and lease, and to waive all requirements of the zoning ordinance that are inconsistent with the arrangement as reflected in those documents, all ayes. Motion carried.

9. **Beart Family Cottage – 10439 N. Shore Road – Addition – Concept Review:**
Bristol introduced this item as a concept review, non-binding, for the property located at 10439 N. Shore Road. He noted he had been working with the contractors on the project for approximately two (2) months, and that the owners chose to seek concept review before committing to a final design.

Bristol explained that the standard ordinary high water mark setback is seventy-five feet (75'). However, the Village zoning ordinance permits the Plan Committee, at its discretion, to allow setback averaging

based on adjacent properties. The neighbor to the north has a setback from the ordinary high water mark of twenty-eight feet (28') and the neighbor to the south has a setback from the ordinary high water mark of sixty-one feet (61'), producing an average of forty-five feet (45'). The proposed bedroom addition to the east side of the home falls behind the 45-foot average setback line but within the 75-foot standard setback, making it non-compliant under the standard rule but potentially approvable through setback averaging. Bristol confirmed that setback averaging has been allowed in the past for projects of similar and even greater scope, including new construction, and that it applies on a case-by-case basis.

Bristol reviewed the existing structure referred to in the plans as a "screen porch," which the owners propose to convert into conditioned living space (labeled as a bedroom/flex room). Bristol clarified that this structure, while called a screen porch, is built with a knee wall beneath the windows and screens, is covered by the full roof system of the house above, and includes an attic hatch within its ceiling. It is not a typical open or shed-roofed porch. This portion of the structure falls closer to the water than even the 45-foot average setback line, meaning it sits within the most restricted zone.

The Committee sought clarification on the purpose of the seventy-five-foot (75') setback, and Bristol explained that it likely serves multiple goals, including ecological protection, limiting sedimentation and runoff, and establishing general spatial buffers.

K. Nelson asked whether the entire existing house carries grandfathered status. Brent confirmed that any existing nonconforming structure retains its grandfather rights in perpetuity for maintenance, repair, and replacement, but that any new work or expansion is subject to current code. Therefore, the bedroom addition requires setback averaging approval, while the conditioning of the screen porch raises a separate question about intensification of nonconformity. Brent noted that even though the screen porch would not become dimensionally larger, converting it to conditioned space could arguably intensify the nonconformity.

Hart raised a broader procedural concern: it struck him as unusual that the Plan Committee could exercise discretionary approval on setback averaging without it being a conditional use or special exception proceeding, which would require neighbor notification.

Bristol suggested it could be discussed in future ordinance refinements, potentially by making setback averaging a conditional use, and perhaps distinguishing between modest additions to existing structures versus full teardown-and-rebuild scenarios.

Committee members expressed a range of views. Bartelt indicated he had no significant concerns with the project, noting that closing in the screen porch would not change the overall external dimensions of the structure and that the roofline already envelops that space. He argued that adding a larger addition to the east in lieu of closing in the porch would actually add more overall mass to the home. Held agreed there were no issues with either the addition or the screen porch, noting the continuous roofline. Hart expressed comfort with the project and noted he would need to review the ordinance provision allowing setback averaging. Thorp expressed comfort with the addition but raised concern about closing in the screen porch, stating that doing so would open precedents the Committee is actively trying to address through the ongoing Protective Waterfront (PW) work. Hoyerman questioned whether it might actually be simpler for the applicant to forgo the screen porch conversion and instead make a somewhat larger addition to the east, though Bartelt and K. Nelson noted this could result in greater overall bulk. K. Nelson noted that his discomfort with the screen porch conversion stemmed primarily from its location within the most restricted zone — had it been anywhere else on the property, he would have no objection to a homeowner enclosing a porch.

The Committee also briefly discussed the conversion of a "sleeping porch" into a kitchen as shown on the interior plans, with Bristol noting this raised no red flags, as it involves only interior reconfiguration, not expansion of the footprint.

The concept review resulted in a consensus of feedback for the applicants. The bedroom addition to the east was broadly supported; the enclosure of the screen porch was more contested, with a majority leaning toward approval but with reservations. Some Committee members suggested enlarging the proposed addition to the east and leaving the screened porch as is. K. Nelson noted the Committee would be willing to entertain another concept review if the applicants wished to further refine their approach, or they could proceed to design review.

10. **New business for next meeting / next meeting date:**
    The next meeting date of the Plan Committee is July 28, 2026, at 7:00 PM.

11. **Adjournment:**
    Thorp moved, Hart seconded to adjourn at 8:30 PM, all ayes. Motion carried.

Recorded by Kim Roberts – Deputy Clerk

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VILLAGE OF EPHRAIM PLAN COMMITTEE
WORKING SESSION MEETING MINUTES
TUESDAY, JULY 14, 2026 - 12:00 PM
9996 WATER STREET

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

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

Guests: John Cox and Kathy Pentler.

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

K. Nelson walked the Committee through changes to the permitted uses section, specifically the addition of a section for "reproduction" as §17.20(2)(c).

The Committee reviewed and refined the definition of "house reproduction" under Section §17.20(8). Bartelt suggested adding "and appearance" to the phrase "size and volume" to ensure the look of the structure was captured, not just its dimensions. The Committee agreed. Hoyerman suggested breaking up the lengthy sentence and proposed: "The materials must be sourced to ensure authenticity," to which the Committee agreed.

Current Section Language for §17.20(8)(a), “House Reproduction: A house reproduction means creating a replica of the existing residence in terms of size and volume. Unique features, materials, and architectural details of the original house must match the project within this district, including design and materials, which must be sourced to be replicated or recreated to ensure authenticity. Intricate elements such as moldings, windows, and other unique characteristics are essential to the reproduction.”

Proposed Section language for §17.20(8)(a), “Structure Reproduction: A structure reproduction means creating a replica of the existing structure in terms of size, volume, and appearance. Unique features, materials, and architectural details of the original house must match the project, including design and materials. The materials must be sourced to ensure authenticity. Intricate elements such as moldings, windows, and other unique characteristics are essential to the reproduction.”

Under 17.20(8)(b), the Committee debated the intent of the provision allowing modern materials to be substituted for original materials. The original language restricted substitution to cases where original materials were "not available." Bristol raised the question of whether the carve-out was strictly for unavailability or also permitted for reasons of cost and modernity. The Committee discussed whether a product such as LP SmartSide—engineered siding molded to look like cedar—should qualify. After considerable discussion, the Committee agreed that substitution should be permitted more broadly, provided it remained consistent with the intent of paragraph (a).

Current Section Language for §17.20(8)(b), “Design Criteria: Original materials not available for reproduction may be recreated with modern materials, subject to design review and design criteria in §17.26, Historic District.”

Proposed Section Language for §17.20(8)(b), “Design Criteria: Modern materials may only be substituted for original materials insofar as they are consistent with the provisions of §17.20(8)(a) and subject to design review.

The Committee reviewed §17.20(3) Conditional Uses. They noted the need to replace the word “residences” with “structures” in §17.20(3)(b) and §17.20(3)(b)(1). After further discussion, the Committee concluded that for reproduction (Section 2, Permitted Uses), the word "structures" was more appropriate, as it would encompass not just residences but also accessory buildings, stone walls, flagpoles, and similar features that exist on protected waterfront properties and could be destroyed and reproduced. Further, the Committee suggested amending §17.20(3)(b)(1) to read, “Additions/modifications to or replacement of existing structures, subject to §17.20(6). In §17.20(8), the Committee agreed to replace the word “residences” with the word “structures” in the section heading as well as throughout the definition of reproduction in §8(a).

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For conditional uses under Section 3(b), the Committee debated whether to replace "residences" with "buildings" or "structures." The Committee agreed to leave Section 6 -“Additions/Modifications to or Replacement of Existing Residences “PW Design Review” referencing residences for now, with Bristol noting he would consult the Village Attorney regarding “residence” as a use in Section 6. The Committee decided to reverse the order of §17.20(6)(a)(i)(a) and §17.20(6)(a)(i)(b), with subsection (b) being listed first. Further, in the new §17.20(6)(a)(i)(a), it should read, “Footprints in the PW District can be modified so long as there is no increase in the width as measured parallel to STH 42 of the residence or accessory buildings, and no increase *in the total footprint*.”

K. Nelson reviewed the Design Criteria subsection §17.20(6)(b), which references the Historic District Ordinance §17.26 for style and includes a provision that the design characteristics of a project must reflect, at maximum, a single-story or one-and-one-half-story house. The Committee reviewed the definition of "one and a half story house" in §17.09 - Definitions, which describes a full first floor with full-height interior walls of nominally eight feet (8’) and an upper level with less full-height floor area than the first floor.

A discussion was held regarding the definition of a one and one-half story house. Bartelt expressed concern that the phrase "less full height floor area" still permits a near-full second story if pressed to the maximum by a creative architect. Bristol noted that the definition itself is not intended to establish the limitations — those would be set elsewhere — and that the definition simply characterizes what qualifies as a one-and-a-half-story building. The Committee reviewed the version from the June 23 meeting, a more detailed definition that described deeply pitched roofs, gables, dormers, and knee walls, and generally preferred it for its greater clarity. K. Nelson indicated the Committee should return to the original definition and also examine how the Village Assessor defines story-and-a-half. The Committee agreed to revisit this definition.

The Committee reviewed the provision on visual impact in §17.20(6)(b)(ii), which states that the width of individual structures as measured parallel to STH 42 cannot be increased, and that when existing landscaping is to be modified or replaced, a landscape plan is required. The Landscape Plan should not reduce water views between buildings. Bartelt proposed that the visual impact paragraph simply reference Section 10(b) for landscape plan requirements, rather than duplicating the discussion. It should read, “When the existing landscape is to be modified or replaced, it should not reduce the water view between buildings. (See §10 Permit Application; in such cases, a Landscape Permit is required.)”

Cox raised a philosophical concern about restricting private landowners' ability to landscape their own property in the interest of public view corridors.

K. Nelson acknowledged this tension, and stressed the intent of the ordinance was to maintain views.

The Committee agreed to keep the provision focused on situations where a building project triggers new landscaping, and not to extend it to standalone landscaping changes.

The Committee discussed the growing prevalence of permeable pavers and how they are currently counted — or not counted — as impervious surface. Bristol noted the risk of allowing unlimited permeable pavers between structures and the waterfront, potentially resulting in what would look like a fully paved yard. The Committee acknowledged this needed further thought, with Bristol noting it would be preferable to address it before, rather than after, passing the new ordinance.

The Committee spent significant time discussing the definition and treatment of "house attachments," in §17.20(6)(b)(iv). The Committee reviewed the definition in §17.09 – definitions. A House Attachment is defined as elements not part of the conditioned living interior space but attached to the house — such as decks, porches, screened porches, and windowed porches. The Committee discussed that any existing attachment may be replaced on a one-for-one basis (same size, same type), giving the example that a porch must be replaced by a porch, not a screened or windowed porch.

A discussion on house attachments was held. The term "conditioned space" was flagged as problematic. Cox and others noted that many older cottages have no central conditioning at all, making the term inapplicable as a dividing line between interior and attachment space. K. Nelson proposed striking the conditioned space language

and replacing it with "finished interior space," referencing the footprint definition, which describes space with walls, floors, and ceilings of materials generally accepted for interior construction, with a ceiling height of at least seven feet (7’).

The Committee agreed to remove “conditioned living space” from the definition of house attachment and replace it with “finished interior space” to tie to the definition of footprint. Bristol questioned whether "finished" was the right word, noting that a windowed porch could have carpeting and electrical outlets and still arguably be "finished."

Regarding the definition of footprint, §17.09 definitions, the Committee agreed to strike “dimensions” and replace it with the word “area”. Further, the Committee decided to strike the sentence, “~~This is a conditioned space where temperature and humidity are controlled in the space~~.”

The larger policy question of whether attachments such as screened or windowed porches should be included in the footprint was debated at length. K. Nelson described the situation with a prior application where a windowed porch was significantly enlarged because the ordinance lacked clear controls. The one-for-one replacement rule was described as the primary mechanism to prevent this kind of expansion. The Committee discussed whether decks should be treated differently from porches. K. Nelson suggested decks might be less of a concern from a bulk and visual standpoint than roofed porches, though second-story decks were noted as potentially more impactful. No final decision was made on this distinction.

Cox raised the specific situation of his own cottages, which have covered, unenclosed porches and fall below the six hundred square foot (600 ft^2) residential minimum. He asked whether a conditional use process could be created to allow PW property owners in such situations to enclose an existing porch. By doing so, they would be able to meet minimum residential square footage requirements, subject to conditions imposed by the Committee to become more conforming with the ordinance.

Bartelt questioned whether the Committee’s goal was to bring non-conforming structures to conforming.

K. Nelson expressed caution about opening this door, noting it could result in structures being substantially enlarged under a conditioned living space scenario combined with a twenty-three-foot (23’) height allowance. Further, the minimum requirements were established after the nonconforming properties were built. Additionally, he stressed that many of the properties in the PW district will never be conforming due to setbacks.

Hoyerman suggested that the right framing for a conditional use in such cases would be that the applicant is asking for something but potentially giving something up in exchange, and that this quid pro quo logic could be better codified in Section 7.

Bristol cautioned against trying to enumerate every possible scenario; the section is intentionally broad.

The Committee agreed that Section 7 provides the necessary latitude and guidance for such situations without requiring exhaustive specification, and that these cases would still be subject to Plan Committee discretion.

The Committee discussed the broader goal of encouraging property owners to retain and work with their existing structures rather than demolish and rebuild, noting this was the original purpose of the reproduction provision.

Bartelt revisited a fundamental question: whether the concern about attachments was specifically about preventing them from being incorporated into a rearrangeable footprint and built up to a story and a half, or whether there was a different concern.

K. Nelson affirmed that a porch-as-porch replacement was the intent — the porch footprint should remain one story, while the main house footprint could go up to the one-and-a-half-story maximum.

Thorp moved, Bartelt seconded to adjourn at 2:05 PM.

Recorded by Kim Roberts – Deputy Clerk

VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

Application Date 7/17/2026

Please Print

1. Owner/Property

Tax Parcel. No. 121 - 01 - 2431274201

Owner Brian & Alison Attar

Mailing Address [redacted] City [redacted]

State [redacted] Zip [redacted]

Phone(s) [redacted] Email [redacted]

Location of Project 9817 Norwegian Wood Dr. Nearest Cross Street German Rd.

Property Use: New Home

Zoning Area: Village of Ephraim Historic District? ☐ Yes ☒ No

Contractor/Contact: Portside Builders, Inc. Address [redacted]

Phone(s) [redacted] Cell Phone (____) _____

2. Type of Improvement

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

3. Describe Proposed Construction: New Home

4. Cost

Total cost of improvements as applied for in permit: $ 960,000.00

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

Include with Application:

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

For New Buildings or Additions, Complete this Section Also:

Dimensions: Number of Stories: 2 Height at Peak: 27' 10 1/2"
Roof Pitch(es): 6, 8, 12 Total Footprint, Exterior: 2846

Total Square Footage, All Floors Exterior: 5721

Total Square Footage, Parking/Drives/Walkways: 5966

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

Principal Heating: X Propane ___ Oil ___ Electric
___ Other

(Explain) _____

Plant Manager

Signature _____ ***Date*** _____

Sewage Disposal:

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

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

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

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

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

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

Fire Department:

Sprinklers needed? ☐ Yes ☐ No

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

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

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

---

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

Signature of Applicant Kim Schaad Print Name Kim Scharmer

FOR OFFICE USE ONLY

Permit # _____ Permit Fee: $ _____

Date Permit Issued _____ Zoning Administrator Signature: _____

Restrictions: _____

Applicant Design Checklist

Village of Ephraim

Owners Name(s): Brian & Alison Attar

Contractor(s): Portside Builders, Inc.

Project Location: Norwegian Wood Dr.

Date: 7/17/2026

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.

See attached picture

2. Site Planning/Landscaping:

Preserving existing vegetation and topography.

Removing small amount of trees to fit in home and septic system

3. Building Color:

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

Home is dark gray - smokey ash color. With black windows, trim, garage doors. Roof is black. Stone is tan color.
See attached picture

4. Materials:

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

Wood-composite smartside siding. Bianco Blend stone in front

5. Architectural Details:

Building details should be simple and without frills.

Simple siding with trim around windows and doors.
Stone on front of home & some on back

6. Utility Service Wiring (location):

To be shown on plot plan.

See site plan

7. Roof Pitch/Roof Color:

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

Roof color Moire Black
Main roof 6:12
Front gable 8:12

8. Additional Features:

Steel roof on front porch - black
Tan stone color on home

~~Owner~~/Agent Signature: Ken Schantz - Portside Builders

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 Brian + Alison Attar Telephone [redacted]

   Address [redacted]

2. Location of land disturbance activity (street or road, fire number)
   9817 Norwegian Wood Drive

3. Description: X Excavation X Trenching ___Grading

   X Removal of ground cover (some) ___Filling ___Land subdivision

   Other_____

   Area and/or volume of disturbance activity 15,000 sf

4. Purpose of disturbance activity New Home

5. List the names and addresses of all abutting property owners
   Paul Kanter 5/0W31599 Glacier Pass Delafield WI 53018
   Lucas Schulz 3627 Kempfer Ct. Verona WI 53593

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:

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

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

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

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

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

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

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

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

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

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

Start 8/24/26 Completion_____

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_____

_____

Ki Schaft
Applicant's Signature

7/17/26
Date

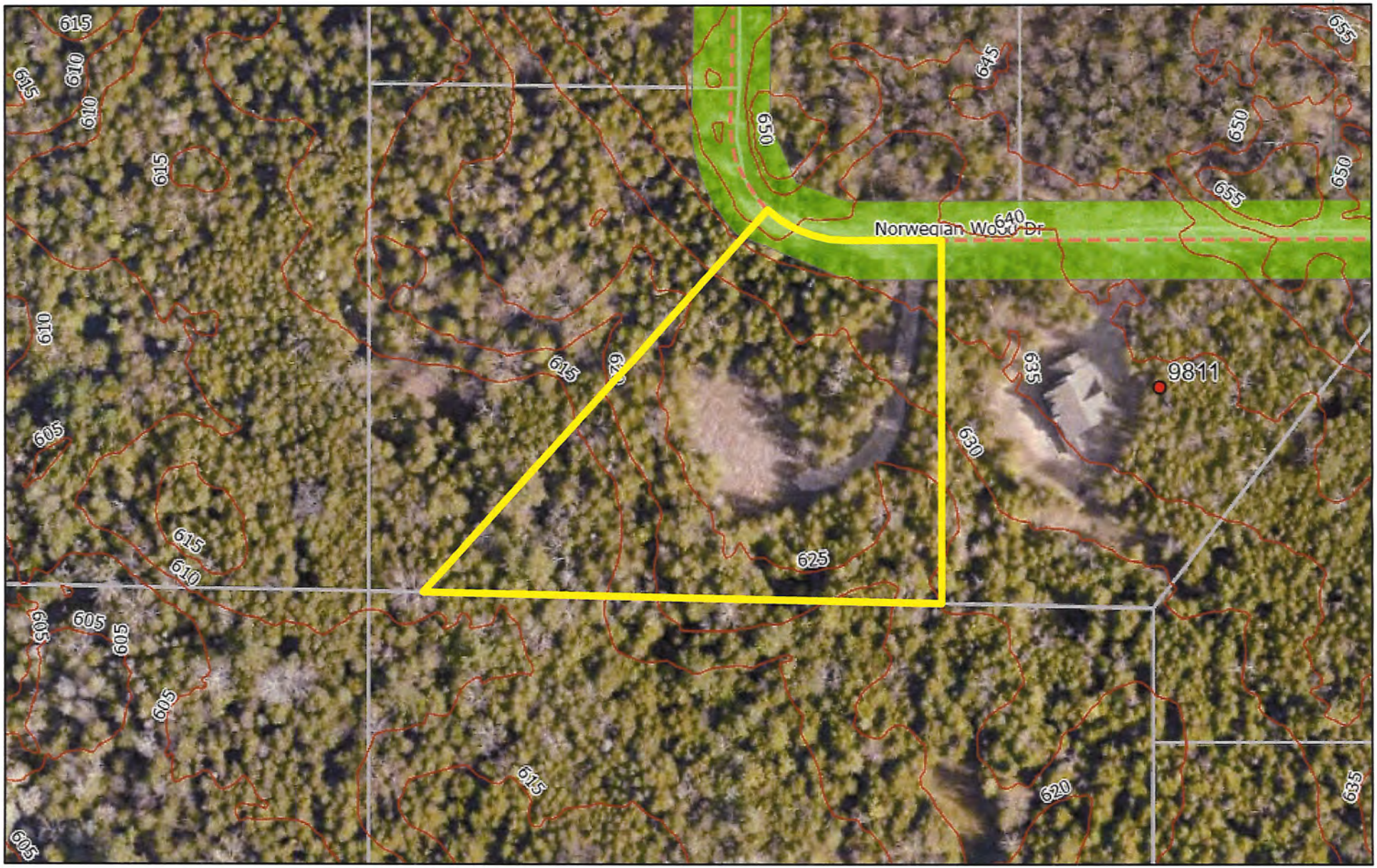
FOR OFFICE USE:

_____land disturbance only _____in conjunction with building permit

Approved_____ County approval_____ Denied_____

_____
Zoning Administrator

_____
Date



7/16/2026

Address

5 Foot Contours (2018)

Roads

Private

Easements

Easement

Parcel

Parcel Boundaries

1:1,961

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

1"=40'
SCALE

LOT # 8

BRIAN + ALISON ATTAR

9817 NORWEGIAN WOOD DR.

EPHRAIM, WI. # 54211

PARCEL #

121-01-24312742D1

NORWEGIAN WOOD DRIVE

N 69°58'30" W
CD=72.75'
33.00' L=74.45'

N 90°00'00" W

71.30'

33.00'

ROADWAY AND
UTILITY EASEMENT

(REC. AS 72.43')

MEASURED N 00°00'00" E 305.03'
(RECORDED AS N 00°00'00")

272.03'

LOT 1
V.19 CSM PG.

LOT 7
V.14 CSM PG.351

MEASURES S 42°18'34" W 436.16'
(RECORDED AS S 42°20'38" W 435.76')
MEASURED 403.16'

R.=10

1"=42'

88'

100'

125'

DECK

625.0

625.4

625.1

624.2

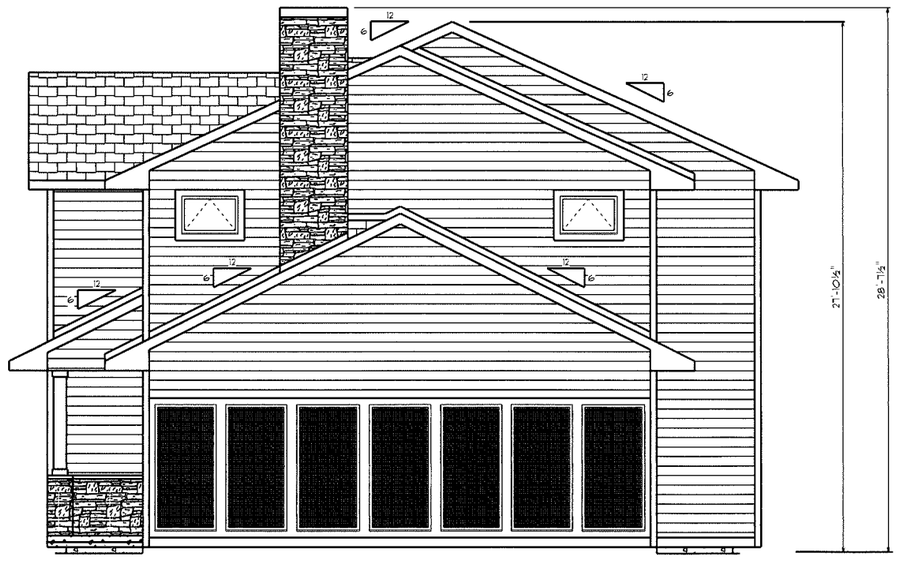
MEASURED S 89°01'17" E 433.30'
(RECORDED AS S 88°48'15" E 433.40')

UNPLATTED LAND
BY OTHERS





FRONT ELEVATION



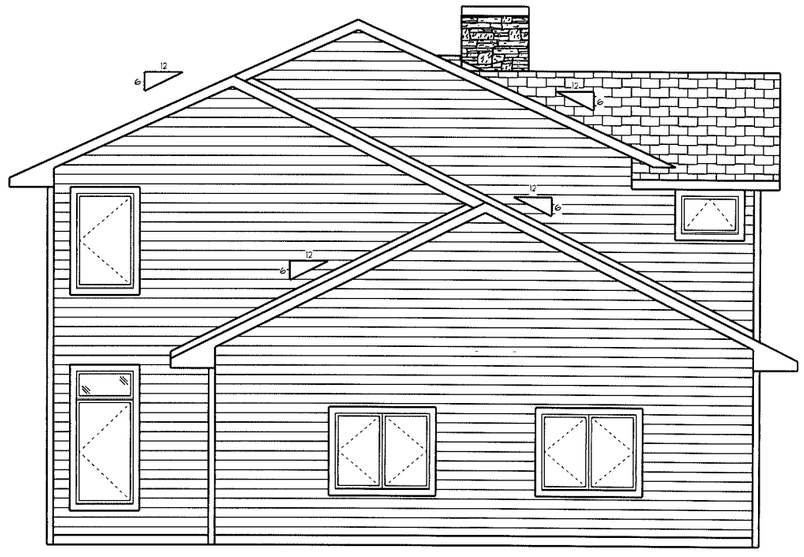
RIGHT ELEVATION

NAME: BRIAN & ALISON ATTAR
LOCATION: EPHRAIM
DATE: 3/17/26
DRAWN BY: ALAN SHEFCHIK
JOB NO:
SCALE: 1/8" = 1'0"
PAGE

810 S. LANSING AVE. STURGEON BAY, WI.
PORT SIDE BUILDERS, INC.



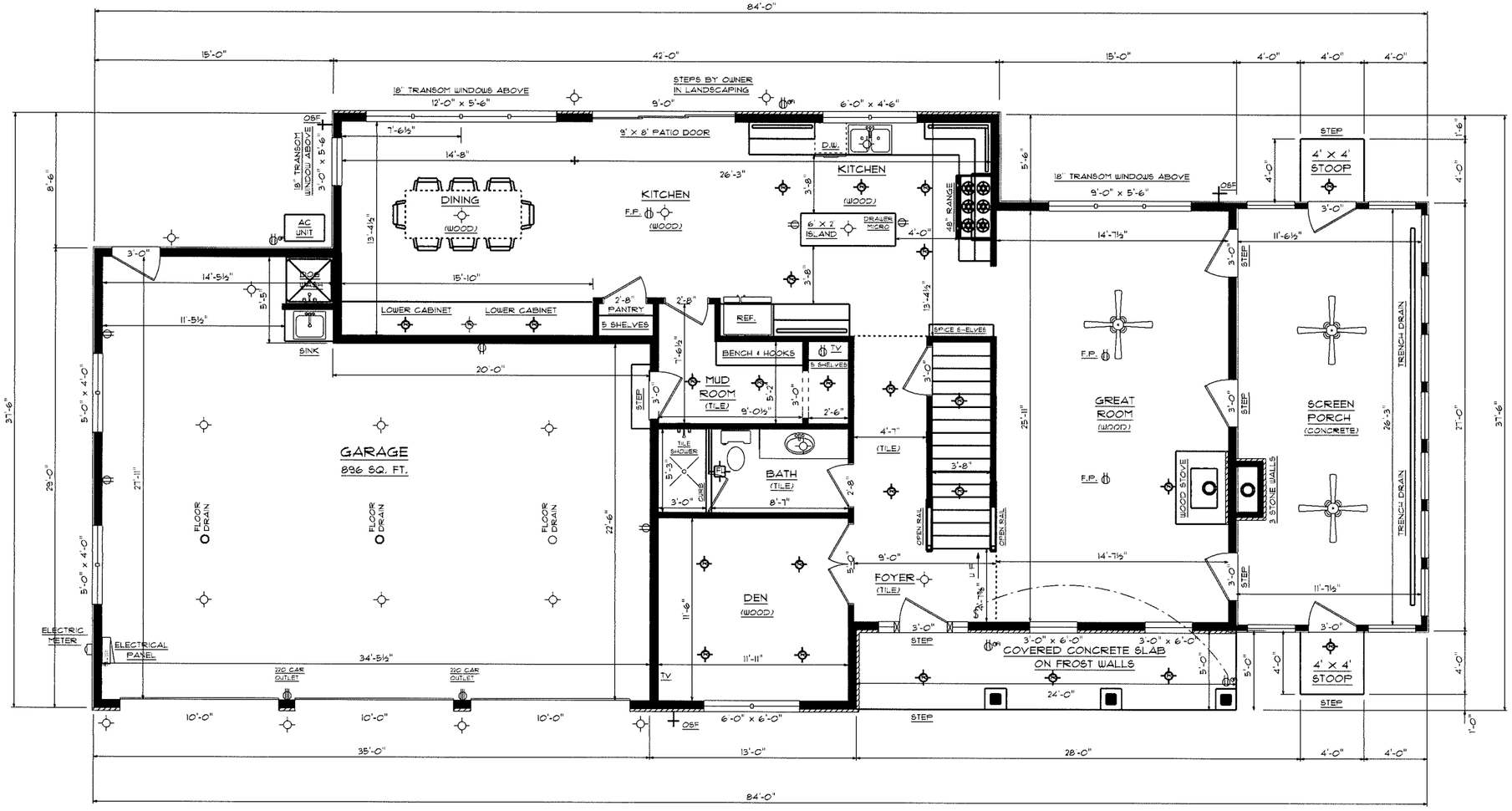
BACK ELEVATION



LEFT ELEVATION

NAME: BRIAN & ALISON ATTAR
LOCATION: EPHRAIM
DATE: 3/17/26
DRAWN BY: ALAN SHEFCHIK
JOB NO:
SCALE: 1/8" = 1'0"
PAGE

810 S. LANSING AVE. STURGEON BAY, WI.
PORT SIDE BUILDERS, INC.



NAME: BRIAN & ALISON ATTAR
LOCATION: EPHRAIM
DATE: 3/17/26
DRAWN BY: ALAN SHEFCHIK
JOB NO:
SCALE: 1/8" = 1'0"
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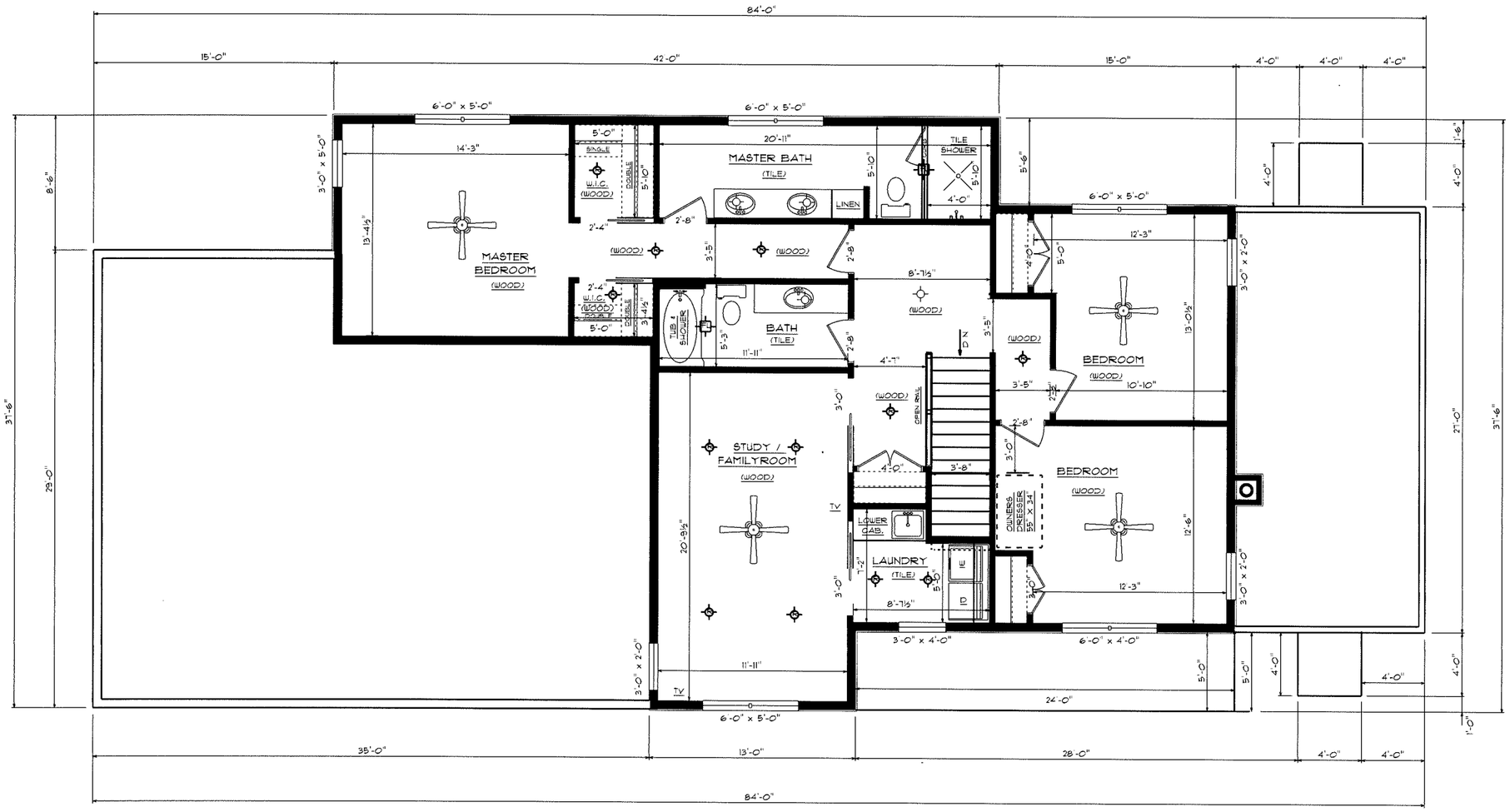
810 S. LANSING AVE. STURGEON BAY, WI.
PORT SIDE BUILDERS, INC.

FIRST FLOOR PLAN

1,474 SQ.FT.@ 1ST.FLOOR
324 SQ.FT.@ SCREEN PORCH
1,433 SQ.FT.@ 2ND. FLOOR
423 SQ.FT.@ BASEMENT

3,660 TOTAL LIVING SQ.FT.

SIZE ROOF TRUSSES FOR CULTURED STONE CHIMNEY



NAME: BRIAN & ALISON ATTAR
LOCATION: EPHRAIM
DATE: 3/17/26
DRAWN BY: ALAN SHEFCHIK
JOB NO:
SCALE: 1/8" = 1'0"
PAGE

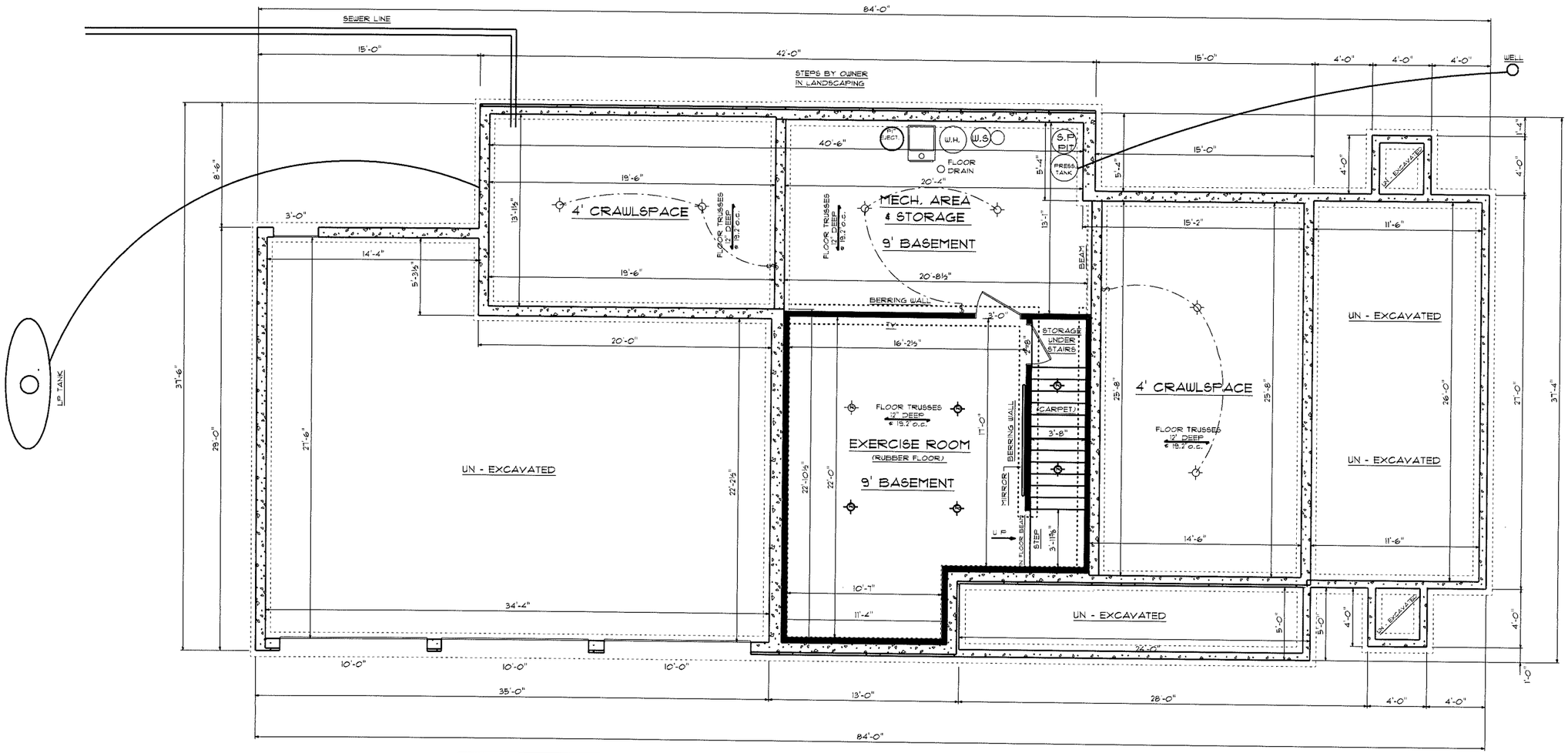
810 S. LANSING AVE. STURGEON BAY, WI.
Port Side BUILDERS, INC.

SECOND FLOOR PLAN

1,433 SQ.FT.@ 2ND. FLOOR

NOTE: 14" FLOOR TRUSSES @19.2" O.C. AT SECOND FLOOR SYSTEM

SIZE ROOF TRUSSES FOR CULTURED STONE CHIMNEY



NAME: BRIAN & ALISON ATTAR
LOCATION: EPHRAIM
DATE: 3/17/26
DRAWN BY: ALAN SHEFCHIK
JOB NO:
SCALE: 1/8" = 1'0"
PAGE

810 S. LANSING AVE. STURGEON BAY, WI.
PORT SIDE BUILDERS, INC.

FOUNDATION PLAN

429 SQ.FT. @ BASEMENT

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 Julia Vihlein Telephone [redacted]

   Address [redacted]

2. Location of land disturbance activity (street or road, fire number)
   10235 Water St., Ephraim, WI 54211

3. Description: ___Excavation ___Trenching ___Grading

   ___Removal of ground cover ___Filling ___Land subdivision

   Other Landscape work

   Area and/or volume of disturbance activity ~ 30,000 ft²

4. Purpose of disturbance activity Landscape Improvement

5. List the names and addresses of all abutting property owners
   Julia, Vihlein - see [redacted]
   Dragon Fly IS, LLC.

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:

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

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

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

___topographic map at 5-foot contour intervals * See Landscape Plan
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 8/26 Completion Fall/27

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

(d) Other information designated by the Zoning Administrator_____
_____

_____ _____
Applicant's Signature Date

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

Approved_____ County approval_____ Denied_____

_____ _____
Zoning Administrator Date

VILLAGE OF EPHRAIM
ACCESSORY STRUCTURES PERMIT APPLICATION

All Structures Must Adhere To All Village of Ephraim Ordinances

OWNER /PROPERTY INFORMATION

Tax Parcel # 121011331272251

Property Owner: Julia A Uihlein

Phone # [redacted]

Location of project: 10235 Water St.

Historic District ? ☐ Yes ☐ No

Contractor/Contact: Meissner Landscape, Inc – Nick Meissner

Phone: [redacted]

Type of Structure:

☐ Storage Shed ☒ Fence - ○ Solid ○ See Through TBD per regulation/ordinance ☐ Deck/Patio Other _____

Use of Structure: dog fence + Utility Screening

Type of Material: ☒ Wood Mostly ☐ Cement/Brick ☐ Combination

☐ Fabricated Material ☐ Stone ☒ Metal some ☐ Other please Specify _____

Repair/Replacement ○ Yes ☒ No

Height of Structure: _____ Foot _____ Inches Location on Property _____

Cost of Materials and Labor $ _____

INCLUDE WITH THIS APPLICATION

○ Building plans, including all elevations, floor plans.

Brief description of construction: landscape development for completed new home construction including fence

○ Site plan showing lot dimensions, setbacks from all lot lines for proposed structure.

○ Diagram of completed structure

○ Color Sample of completed structure

Note: Application and materials must be in the Village Offices one week prior to Plan Committee meeting date to allow for proper processing and notification on Committee members. Construction may not begin prior to approval and permit issuance.

Required Signature: The owner of this property and the contractor agree to conform to all applicable laws of the State of Wisconsin and the Village of Ephraim. Failure to do so may result in increased permit fees or complete removal of non approved structure.

Signature of Applicant: [signature] Application Date: 7/24/26

Print Name: Nicholas Meissner

FOR OFFICE USE ONLY

Approved ○ Yes ○ No Permit # _____

Permit Fee: $ _____ Date Permit Issued _____

Zoning Administrator Signature: _____

Village of Ephraim Historic District Design Review Checklist

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

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

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

1	**OWNER INFORMATION: * Please provide a mailing address where you can receive mail.**			
Owner Name:	Julia Uihlein			
Owner Street Address :	[redacted]			
City:	[redacted]	**State:**	[redacted]	**Zip:** [redacted]
Phone #1:	WI	**Phone #2:**		
Email:	**CONFIDENTIAL**			

2	**PROPERTY INFORMATION:**
Property Address (Please list all applicable fire numbers):	10235 Water St. Ephraim, WI 54211

3	**STRUCTURE FORM / BUILDING DESIGN**

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

N/A

4	**SITE & DEVELOPMENT PLANNING**

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

See Landscape Plan

5	**ARCHITECTURAL DETAILS**

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

N/A

6	COLORS/MATERIALS

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

Structure(s):	**Color:**		**Material:**	
Building(s):	**Color:**		**Material:**	
Siding: (Please note vertical or horizontal)	**Color:**		**Material:**	
Roof:	**Color:**		**Material:**	
Trim:	**Color:**		**Material:**	
Sash:	**Color:**		**Material:**	
Chimney:	**Color:**		**Material:**	
Window Frames:	**Color:**		**Material:**	
Window:	**Color:**		**Material:**	
Door Frames:	**Color:**		**Material:**	
Doors:	**Color:**		**Material:**	
Shutters:	**Color:**		**Material:**	
Fences:	**Color:**	Wood - TBD	**Material:**	Wood - TBD
Gates:	**Color:**	Wood - TBD	**Material:**	Wood - TBD
Porch Trim:	**Color:**		**Material:**	
Handrails:	**Color:**		**Material:**	
Guardrails:	**Color:**		**Material:**	
Driveway:	**Color:**	Charcoal;Gray, Buff or Blend	**Material:**	Asphalt; Stone Pavers
Sidewalk:	**Color:**	White/Gray	**Material:**	Limestone Flagstone
Patio/Deck:	**Color:**	White/Gray	**Material:**	Limestone Flagstone
Other Architectural/ Ornamental Features (describe and detail color and materials):	**Color(s):**	Stone Retaining-White/Gray	**Material(s):**	Limestone Boulders

7	UTILITY WIRING (Location)

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

N/A

8	ROOF PITCH

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

N/A

9	CHIMNEY

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

N/A

10	SIZE AND LAYOUT OF STRUCTURE

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

N/A

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

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

See Landscape Plan

12	LANDSCAPING PLANS / FENCES

Please describe and provide the landscaping plans, noting details such as hardscape and softscape. *Ordinance narrative: Plantings rather than large expanses of grass lawn are to be encouraged, and live native plants should be used. Recognizing that the open shoreline is one of Ephraim's most distinctive features, the intent of this ordinance is to provide for as much open viewing space along our shoreline as possible in the PW district. (If additional space is required, please use the back of page 4)*

See Landscape Plan - 2 fences are spec'd, but not designed yet. One is for dog fencing, the other is for screening a generator. They are planned to be wood and follow the ordinance. Can submit upon appoval from client.

13	ADDITIONAL FEATURES

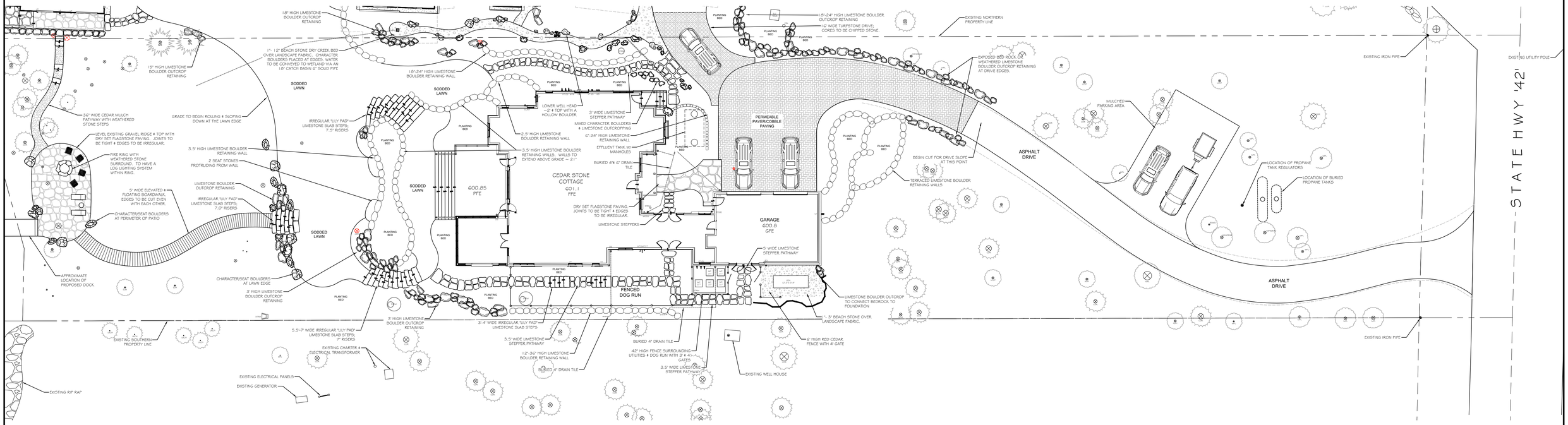
See Landscape Plan

14	SIGNATURE		
Signature of Applicant:		**Date:**	7/24/26

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

15	ADDITIONAL SPACE

10235
585
590
595
600
605
610
615
620
625
630
635
640
Water St



A HARDSCAPE DESIGN FOR

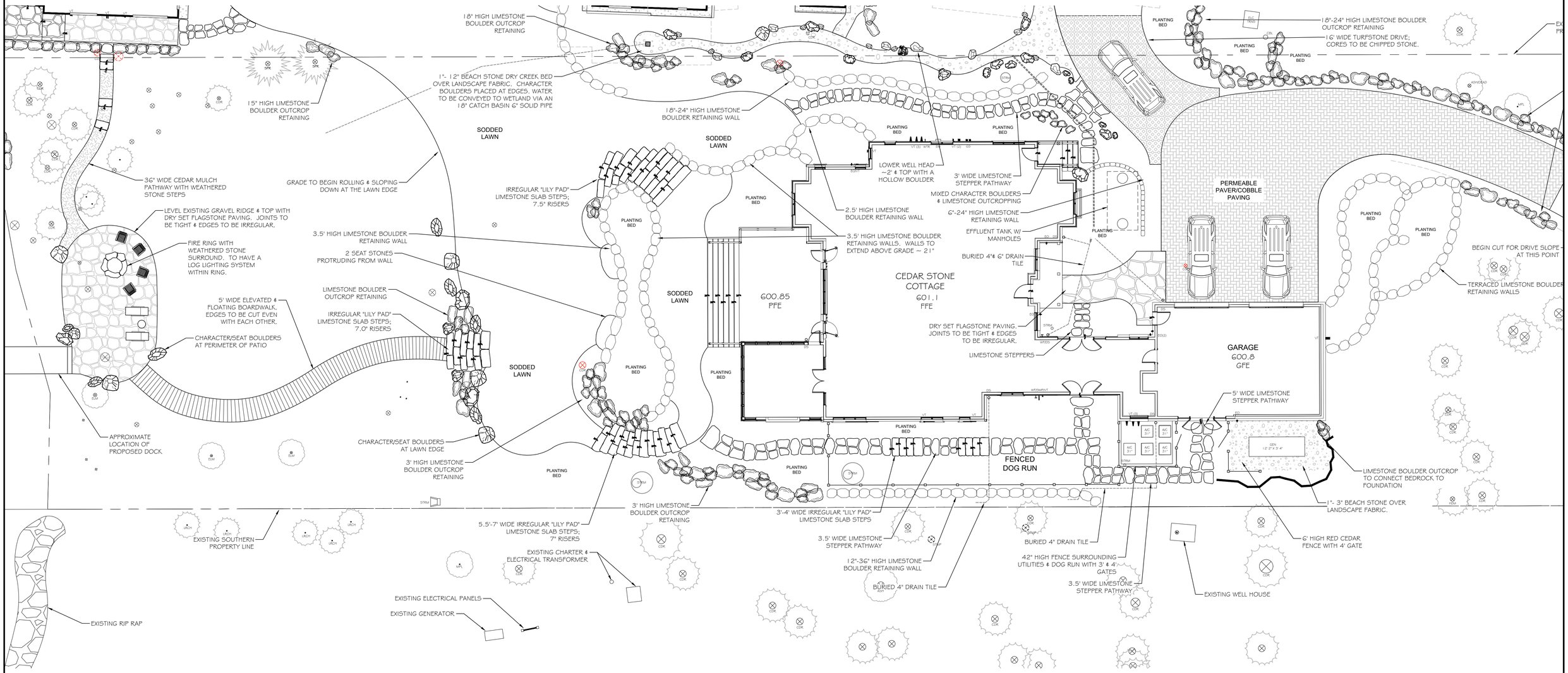
CEDAR STONE

10235 WATER STREET EPHRAIM

Meissner Landscape Inc.
DESIGN.PLANT.BUILD.MAINTAIN
Phone: 920. 743.1011
Fax: 920.743.8878
www.meissnerlandscape.com

DATE	SCALE	DESIGN BY	REVISIONS 6/06/26
06/20/25	1/16"=1'	NRM	07/13/25
SHEET #	DRAWING	DRAWN BY	08/12/25
L1.1	HARDSCAPE	NRM	02/03/26
			04/21/26

N



A HARDSCAPE DESIGN FOR

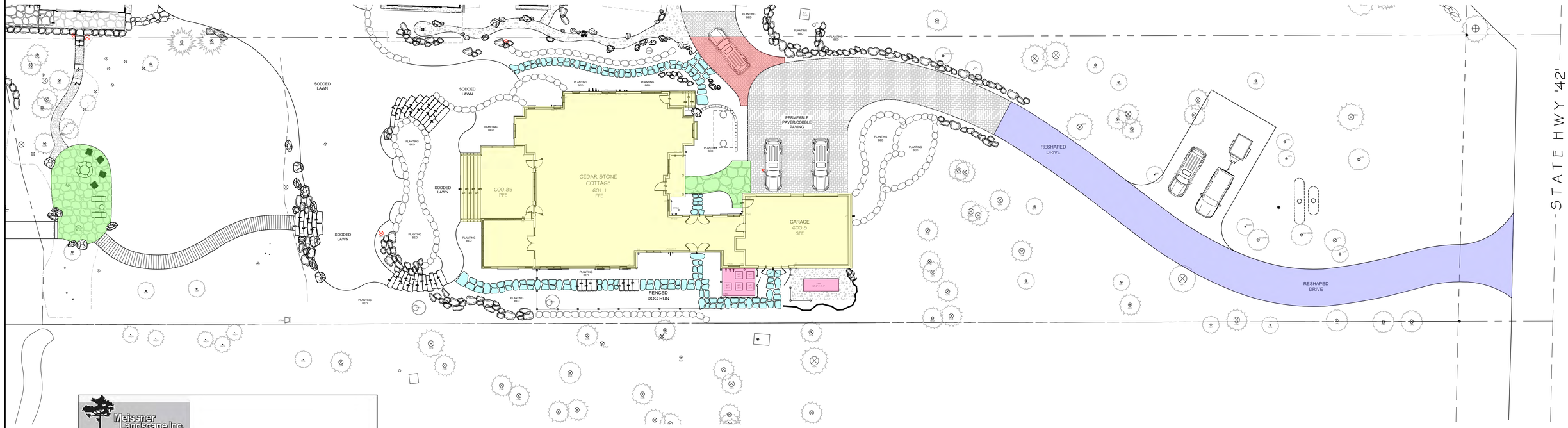
CEDAR STONE

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DATE	SCALE	DESIGN BY	REVISIONS	6/06/26
06/20/25	1"=10	NRM	07/23/25	
SHEET #	DRAWING	DRAWN BY	08/12/25	
L1.2	LANDSCAPE	NRM	02/03/26	
			04/21/26	

N



Meissner Landscape Inc.
DESIGN.PLANT. BUILD.MAINTAIN

Sadoff Impervious Surface Study 06/06/26

Impervious Surface Calculations:

Lot Size = 49,659 sqft
20% IMPVR = 9,932 sqft (Maximum Total Impervious Surface)

Existing/Proposed Elements:

House/Porches/Patio	5,520	sqft	11.12%
Drive Paving	2,641	sqft	5.32%
Turfstone @ 40% Open	214	sqft	0.43%
Entry Walk	207		
Stepper Paths	580	sqft	5.84%
Shore Patio	609	sqft	1.23%
Utility Paving	160	sqft	0.32%
Total Impervious Area:	**9,931**	sqft	**20.00%**
Total Square Footage Under 20%:	1	sqft	0.00%

*Design includes 2,349 sqft of permeable driveway that is not included in the above calculations.

AN IMPERVIOUS STUDY FOR

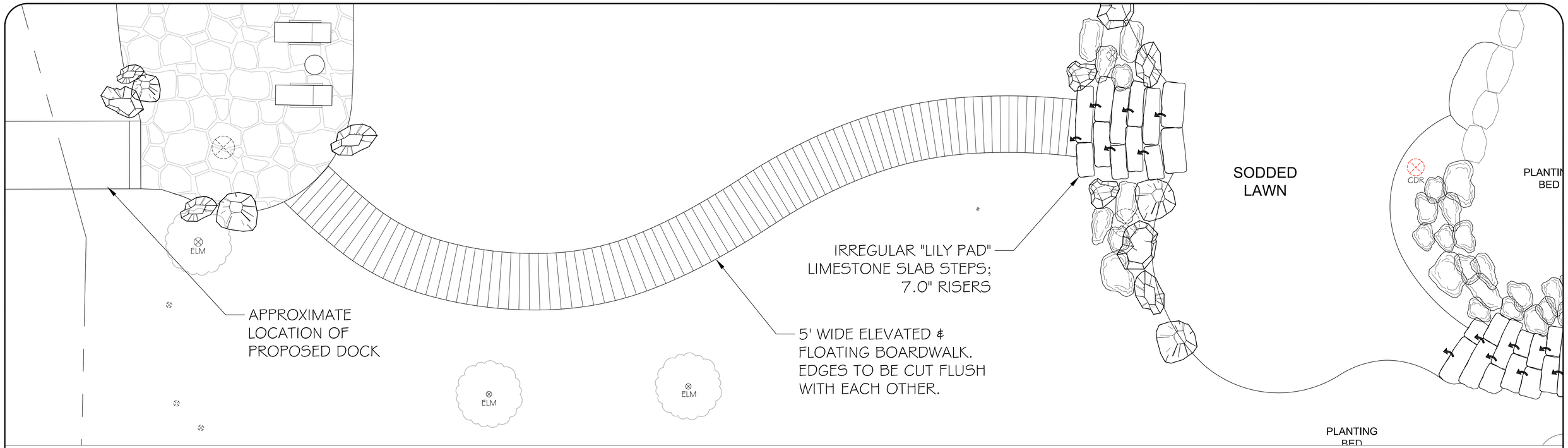
DAVID & LIZA SADOFF

10235 WATER STREET EPHRAIM

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Fax: 920.743.8878
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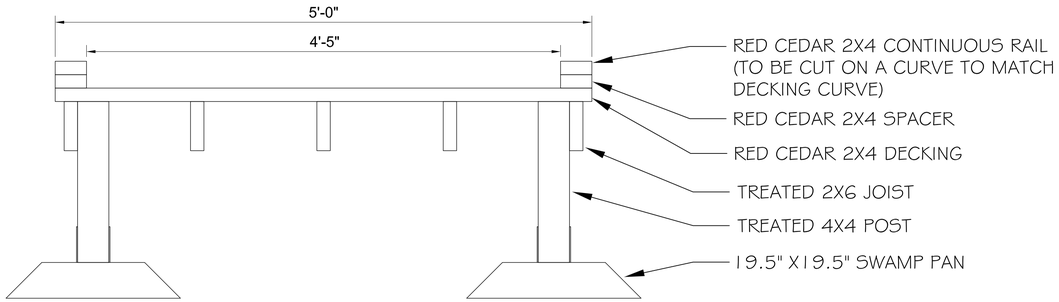
DATE	SCALE	DESIGN BY	REVISIONS
06/06/25	1/16"=1'	NRM	06/06/26
SHEET #	DRAWING	DRAWN BY	
L8.1	IMPERVIOUS	NRM	

N

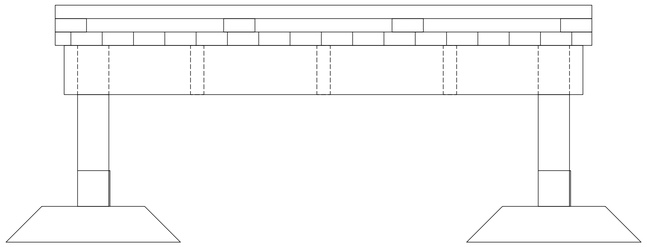


BOARDWALK CONSTRUCTION NOTES:

- TOTAL LENGTH IS APPROXIMATELY 73 LNFT
- TOTAL WIDTH IS 5' WIDE
- STRUCTURE IS TO BE CONSTRUCTED FROM TREATED MATERIAL.
- DECKING & CURB COMPONENTS ARE TO BE CONSTRUCTED FROM RED CEDAR & LET TO NATURALLY WEATHER
- FASTENERS ARE TO BE STAINLESS STEEL
- DECK BOARDS ARE TO BE ATTACHED TO STRUCTURE WITH HIDDEN FASTENERS
- LOW CURB & DECK BOARDS ARE TO BE CUT WITH A SMOOTH CURB AS DEPICTED ON THE PLAN
- 4"x4" TREATED POSTS TO BE HIDDEN UNDER BOARDWALK & SIT ATOP THE WETLAND VIA THE 19.5" SQUARE SWAMP PAN. SWAMP PAN TO BE SOURCED FROM CUSTOM BRIDGES & BOARDWALKS.
  https://www.custombridgesandboardwalks.com/boardwalk-components
  contact@custommfginc.com

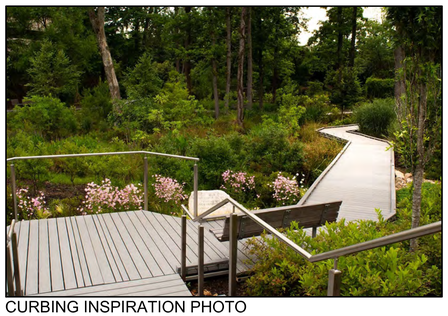


SECTION VIEW



SIDE ELEVATION VIEW

DECKING INSPIRATION PHOTO



CURBING INSPIRATION PHOTO

A RESIDENTIAL LANDSCAPE DESIGN FOR

CEDAR STONE

10235 WATER STREET EPHRAIM

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DESIGN.PLANT.BUILD.MAINTAIN
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Fax: 920.743.8878
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DATE	SCALE	DESIGN BY	REVISIONS
7/22/24	NTS	NRM	
SHEET #	DRAWING	DRAWN BY	
L8.2	DETAIL	NRM	

N


Example of proposed Dry set flagstone color and style


Example of knee wall atop a retaining wall (Does not represent stone type)


Color of all proposed limestone boulder retaining wall stone.


Pattern of proposed limestone boulder retaining walls. (Mixed size pattern)



Color and type of stone to be used in proposed retaining wall north of the main entry walk.



Pattern of proposed retaining wall north of the main entry walk.



Color and style of proposed "Lily Pad" limestone steps (Irregular shaped with a hand dressed face) Tread depth as noted on plan.





Color and style of weathered limestone steps along shore



General style of character boulders at shores patio.

Example of proposed dry creek bed with character boulders surrounding the creek bed.

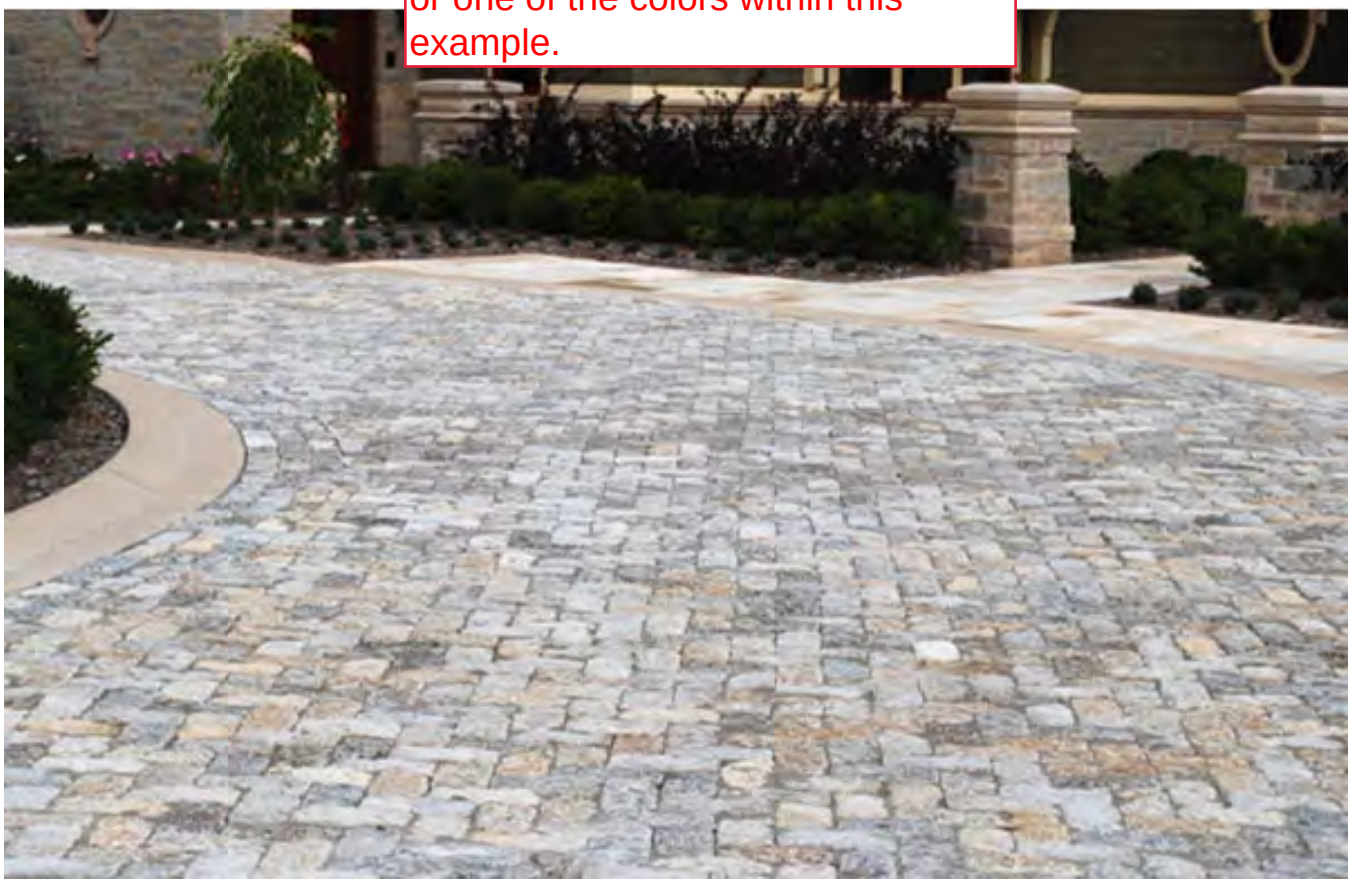



Example and color of limestone steppers through turf and planting bed areas.

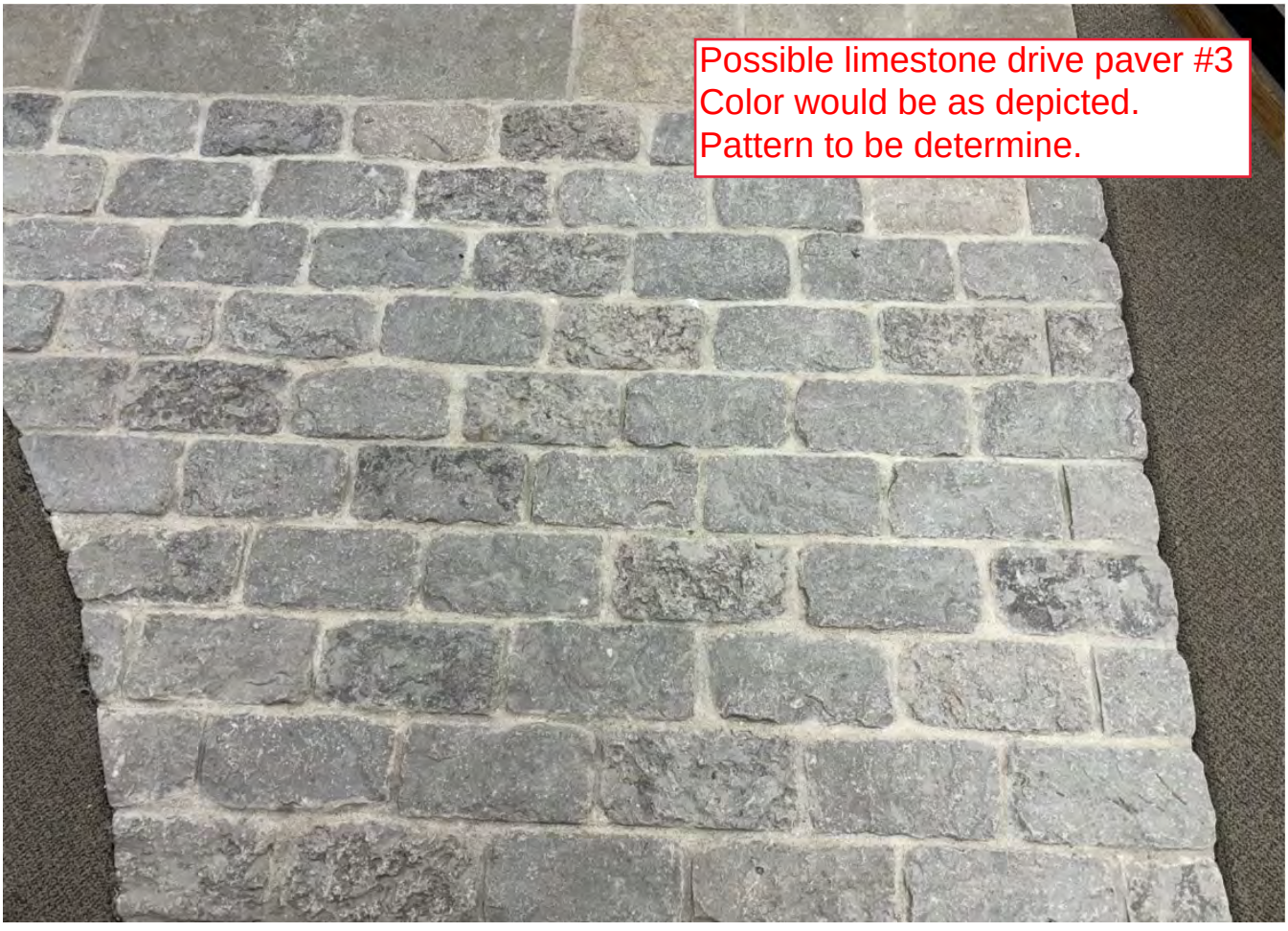

Example of a stone bench protruding from retaining wall.



Possible limestone drive paver #1. Color and pattern to be determined, but would be the mixed color shown or one of the colors within this example.




Possible limestone drive paver #2
Color would be as depicted but without the buffs or tans. Pattern to be determine.


Possible limestone drive paver #3
Color would be as depicted.
Pattern to be determine.

VILLAGE OF EPHRAIM

BUILDING/ZONING PERMIT APPLICATION

Application Date 7/20/2026

Please Print

1. Owner/Property

Tax Parcel. No. 121012331273 3C

Owner P.E.A PROPERTIES LLC

Mailing Address [redacted] City [redacted]

State [redacted] Zip [redacted]

Phone(s) [redacted] Email [redacted]

Location of Project 9751 Water St Nearest Cross Street Maple Grove Rd.

Property Use: Residential home / short term rental

Zoning Area: R-1 Historic District? ☒ Yes ☐ No

Contractor/Contact: P.E.A. Builders, Inc. Address [redacted]

Phone(s) [redacted] Cell Phone [redacted]

2. Type of Improvement

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

3. Describe Proposed Construction:

Bedroom / bath addition over existing garage with attached deck. Remodel existing kitchen.

4. Cost

Total cost of improvements as applied for in permit: $ 50,000.00

Structural Improvement Cost (if new building or addition, entire amount of structure; if alteration, renovation or repair, structural portions only): $ 50,000.00

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
- N/A For commercial structures, parking plans
- ☒ Parking plan for construction vehicles during construction phase Residential driveway
- ☐ Permit Fee/Impact Fee
- N/A Land Disturbance Application
- N/A Drainage Plan
- N/A Landscape Plan

For New Buildings or Additions, Complete this Section Also:

Dimensions: Number of Stories: Adding 2nd Story Height at Peak: 19'
Roof Pitch(es): 7/12 Total Footprint, Exterior: 750 Sq. Ft. Existing home

Total Square Footage, All Floors Exterior: 356 Sq Ft.

Total Square Footage, Parking/Drives/Walkways: Seek 190 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 _____

Year Installed: Unknown

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

Type: _____
(copy of permit to be on file with Village)
If On-Site System, Year Last Pumped/Inspected: Fall 2023

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): 12' wide
Clearance around structures for truck access: N/A Fire # Assigned _____

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

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

Signature of Applicant Mary F Homa Print Name Mary F Homa

FOR OFFICE USE ONLY

Permit # _____ Permit Fee: $ _____

Date Permit Issued _____ Zoning Administrator Signature: _____

Restrictions: _____

Village of Ephraim Historic District Design Review Checklist

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

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

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

1	**OWNER INFORMATION: * Please provide a mailing address where you can receive mail.**				
Owner Name:	PEA PROPERTIES LLC				
Owner Street Address :	[redacted]				
City:	[redacted]	**State:**	[redacted]	**Zip:**	[redacted]
Phone #1:	[redacted]	**Phone #2:**	[redacted]		
Email:	[redacted]				

2	**PROPERTY INFORMATION:**
Property Address (Please list all applicable fire numbers):	9751 Water Street

3 STRUCTURE FORM / BUILDING DESIGN

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

Simple cottage architecture. Existing home architecture and shape will remain unchanged. New portion is addition over existing garage, 7/12 roof pitch with 2 dobble hung windows (mimicking existing structure) facing Water Street

4 SITE & DEVELOPMENT PLANNING

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

Footprint of existing home will not change, except to add a deck off of the rear of the addition.

5 ARCHITECTURAL DETAILS

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

Vertical Rectangular shaped double hung windows on front elevation to match those on existing structure. Only doors on addition to be patio doors opening onto deck which faces the rear of the property.

6 COLORS/MATERIALS

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

Structure(s):	**Color:**	white	**Material:**	wood
Building(s):	**Color:**	white	**Material:**	wood
Siding: (Please note vertical or horizontal)	**Color:**	white	**Material:**	horizontal wood / LP
Roof:	**Color:**	slate	**Material:**	dimensional shingles
Trim:	**Color:**	white	**Material:**	wood
Sash:	**Color:**	white	**Material:**	wood
Chimney:	**Color:**	Removing existing chimney	**Material:**	—
Window Frames:	**Color:**	white	**Material:**	wood
Window:	**Color:**	white	**Material:**	vinyl
Door Frames:	**Color:**	existing / white	**Material:**	wood
Doors:	**Color:**	existing / white	**Material:**	vinyl
Shutters:	**Color:**	N/A	**Material:**	N/A
Fences:	**Color:**	N/A	**Material:**	N/A
Gates:	**Color:**	N/A	**Material:**	N/A
Porch Trim:	**Color:**	existing	**Material:**	—
Handrails:	**Color:**	existing	**Material:**	—
Guardrails:	**Color:**	existing	**Material:**	—
Driveway:	**Color:**	existing	**Material:**	—
Sidewalk:	**Color:**	N/A	**Material:**	N/A
Patio/Deck:	**Color:**	Wood tone	**Material:**	composite
Other Architectural/ Ornamental Features (describe and detail color and materials):	**Color(s):**		**Material(s):**	

7 UTILITY WIRING (Location)

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

No plan to change existing wiring to house, which is overhead.

8 ROOF PITCH

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

7/12 roof pitch on addition to tie in with existing structure and match simple cottage architecture. Dimensional shingles.

9 CHIMNEY

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

Removing existing chimney; will not replace.

10 SIZE AND LAYOUT OF STRUCTURE

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

Proposed addition to be 356 sq. ft, 16 ft. in length facing Water Street

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

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

Deck to be wood tone, 190 sq. ft.
Deck will be off the rear of the addition and not visible from Water Street. Railings to match those of existing structure.

12 LANDSCAPING PLANS / FENCES

Please describe and provide the landscaping plans, noting details such as hardscape and softscape. *Ordinance narrative: Plantings rather than large expanses of grass lawn are to be encouraged, and live native plants should be used. Recognizing that the open shoreline is one of Ephraim's most distinctive features, the intent of this ordinance is to provide for as much open viewing space along our shoreline as possible in the PW district. (If additional space is required, please use the back of page 4)*

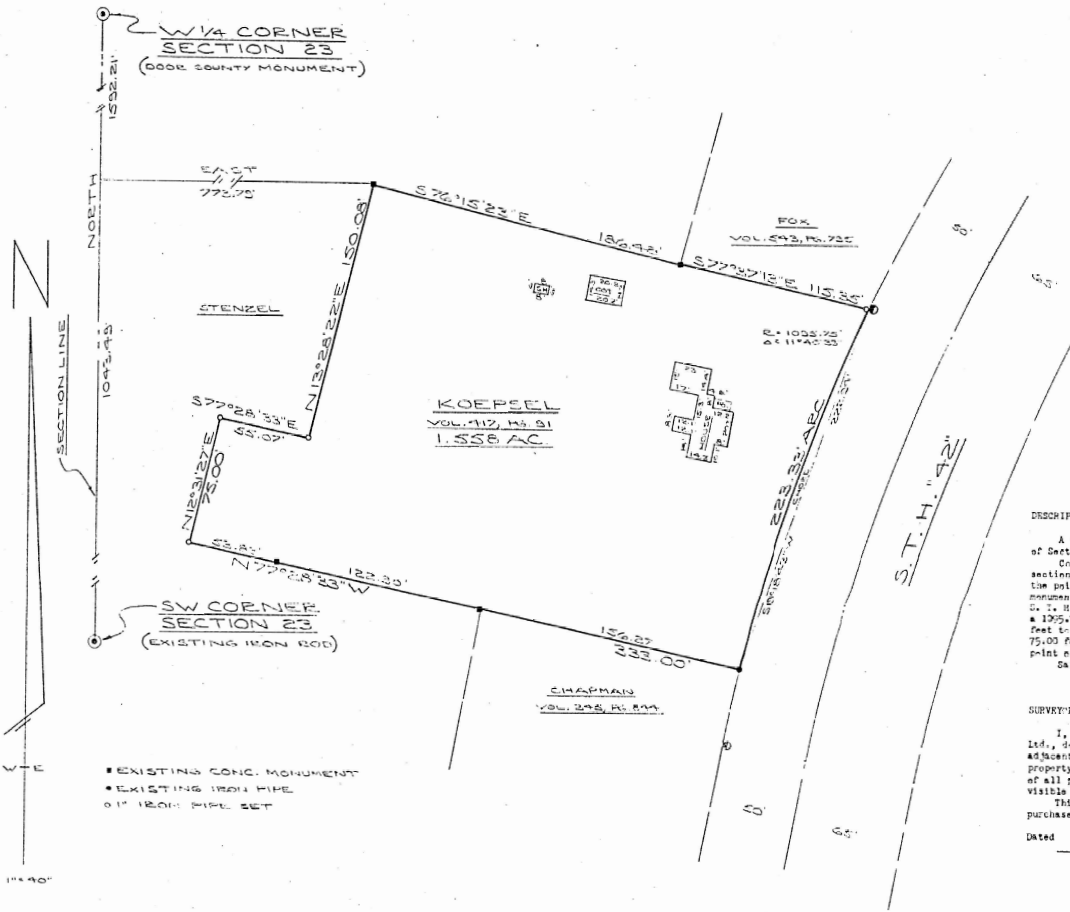
Proposed addition will not affect the current landscape.

13 ADDITIONAL FEATURES

14	SIGNATURE		
Signature of Applicant:	Mary A Homa	**Date:**	7/20/2026

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

15	ADDITIONAL SPACE


W 1/4 CORNER
SECTION 23
(DOOR COUNTY MONUMENT)
1532.21'
NORTH
EAST
772.75'
1043.94'
SECTION LINE
S70°15'23"E
186.92'
FOX
VOL. 543, PG. 735
S77°37'12"E 115.34'
R = 1095.92'
Δ = 11°40'33"
STENZEL
N13°28'22"E 150.08'
KOEPSEL
VOL. 712, PG. 91
1.558 AC.
S77°28'33"E
65.02'
N12°31'27"E
58.80'
223.33' ARC
S.T.H. "42"
S8.8°
N77°28'33"W 123.33'
SW CORNER
SECTION 23
(EXISTING IRON ROD)
CHAPMAN
VOL. 348, PG. 899
233.00'
V-E
1" = 40'
• EXISTING CONC. MONUMENT
• EXISTING IRON PIPE
o 1" IRON PIPE SET





BID SET





EPHRAIM COTTAGE



1st Floor Living	**758 S/F**
Bedroom Suite Addition	**356 S/F**
Deck Addition	**190 S/F**

PAGE TABLE		
Label	Title	Comments
A-1.1	TITLE PAGE	
A-1.2	EXISTING & PROPOSED PLANS	
A-1.3	ELEVATIONS & SCHEDULES	
A-1.4	ELEVATIONS & ROOF PLAN	
A-2.1	SECTION & PROPOSED ELECTRICAL PLAN	

Steve & Mary Homa
9751 Water St.
Ephraim, WI 54211
Ph (414) 324-6123

P.E.A. inc. BUILDERS

PEA Builders Inc.
W195 S7548 Woodland Pl.,
Muskego, WI 53150
Ph: (414) 324-6123

TITLE PAGE

DRAWN BY:
-

DATE DRAWN:

DATE REVISED:
6/16/26

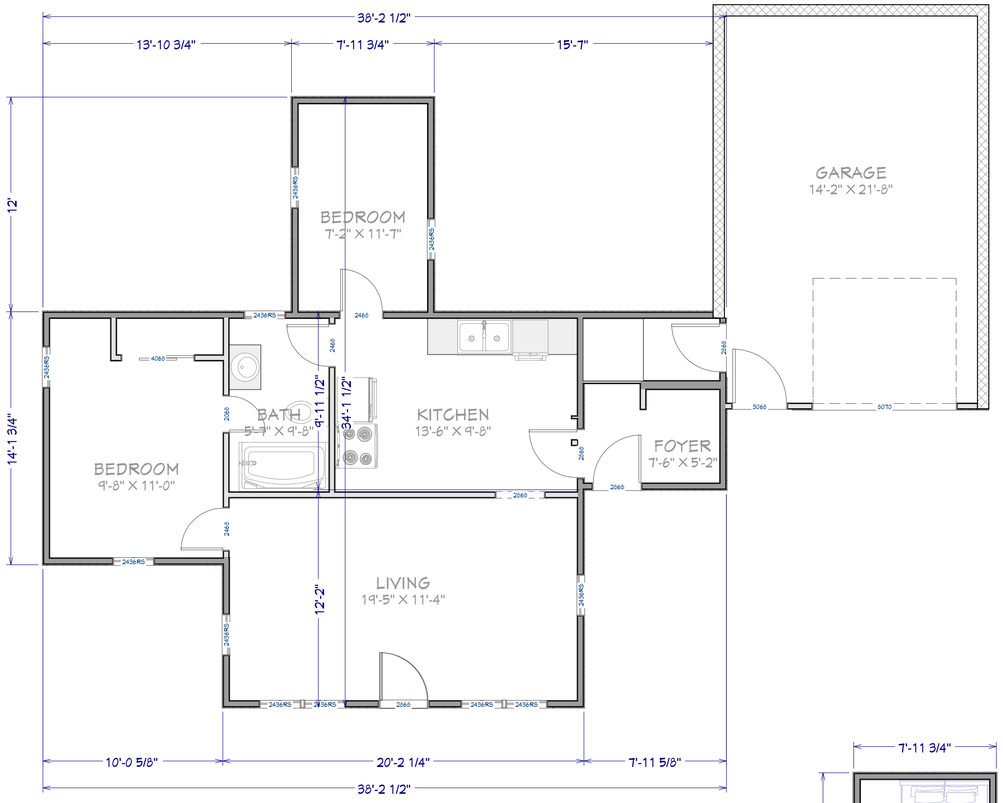
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SHEET:
A-1.1

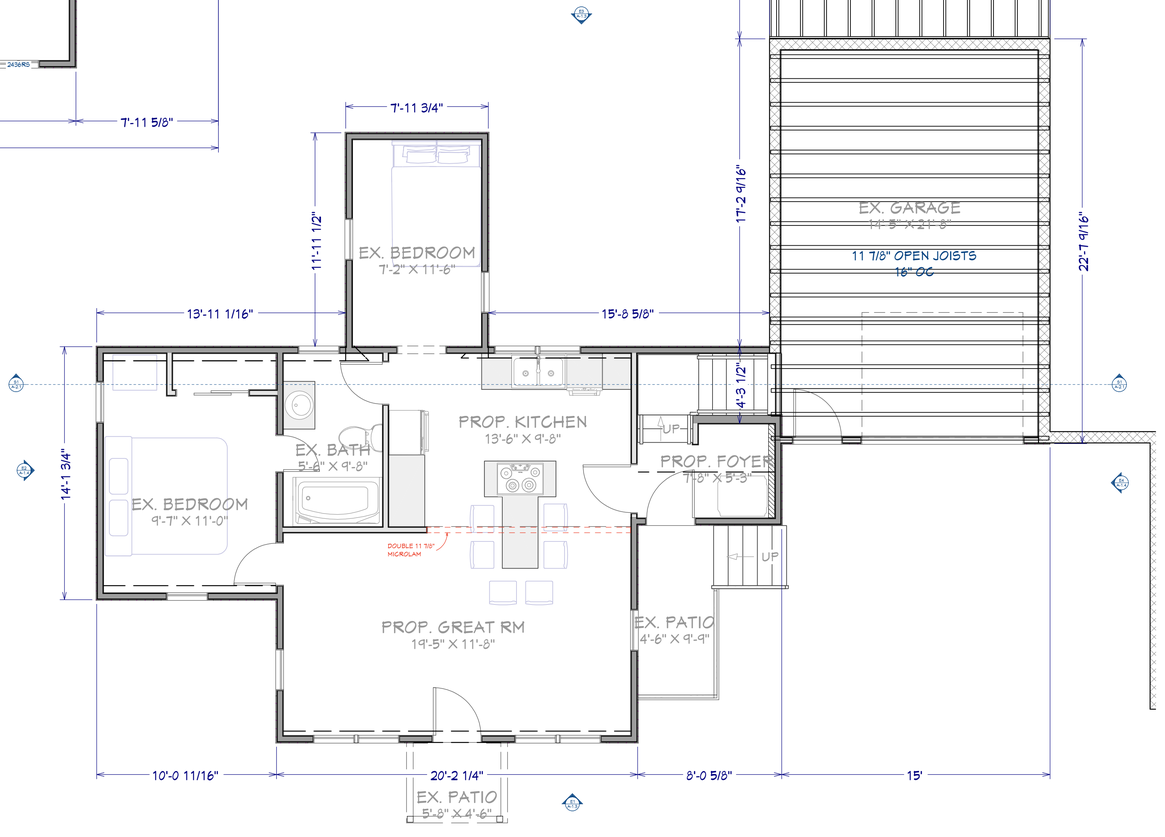
BID SET

PROPOSED BUILDING NOTES

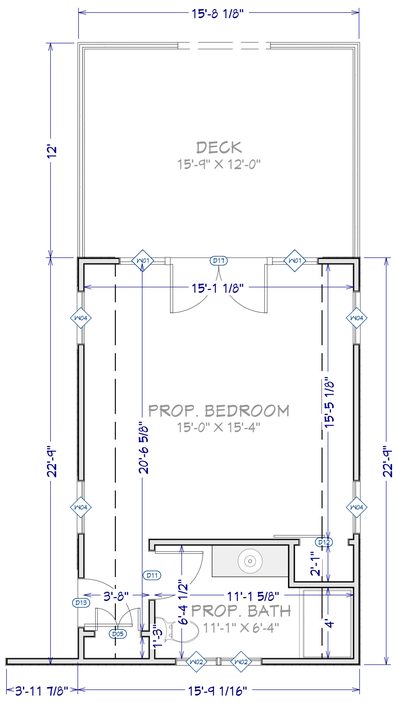
- NO CHANGE TO THE EXISTING FOOTPRINT
- ADDITION CONSISTS OF
  - -GARAGE SECOND LEVEL BEDROOM SUITE
  - -DECK ADDITION TO BEDROOM SUITE
  - - KITCHEN EXPANSION REMOVAL OF WALL
- 2X4 EXTERIOR WALLS
- SIDING OF ADDITION TO MATCH EXISTING



EXISTING PLAN
SCALE: 1/4 IN = 1 FT



PROPOSED UPDATED FIRST FLOOR
SCALE: 1/4 IN = 1 FT



PROPOSED SECOND FLOOR ADDITION
SCALE: 1/4 IN = 1 FT

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EXISTING & PROPOSED PLANS

DRAWN BY: -

DATE DRAWN:

DATE REVISED: 6/16/26

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

SHEET: A-1.2

BID SET

WINDOWS & DOORS NOTES

- NEW WINDOWS AND DOORS TO ADDITION ONLY



E1 ELEVATION 1
SCALE: 1/4 IN = 1 FT

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	QTY	SIZE	R/O	COMMENTS
	2	2668 EX	32"X63"	
	2	2436DH	24"X43"	
	4	3020AW	31"X25"	

WINDOW SCHEDULE
SCALE: 1 IN = 1 FT



E3 ELEVATION 3
SCALE: 1/4 IN = 1 FT

DOOR SCHEDULE

3D EXTERIOR ELEVATION	QTY	SIZE	R/O
	1	2668 L/R IN	32"X82 1/2"
	1	2868 L IN	34"X82 1/2"
	1	2868 R	34"X82 1/2"
	1	2868 R EX	34"X83"
	1	5568 L/R EX	67"X83"

DOOR SCHEDULE
SCALE: 1 IN = 1 FT

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ELEVATIONS & SCHEDULES

DRAWN BY:
-

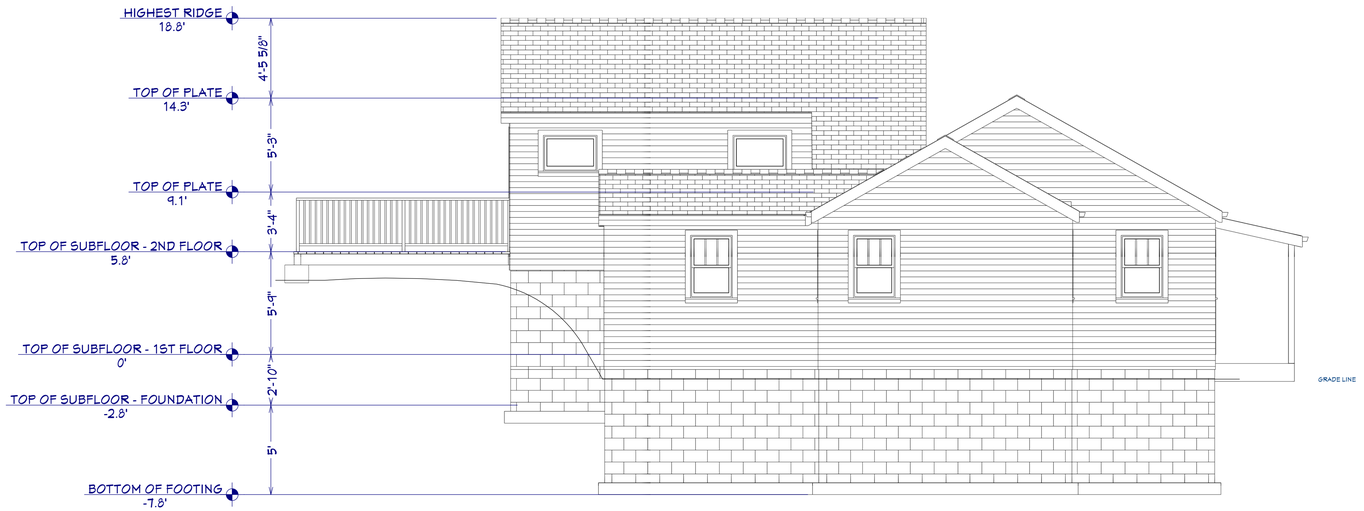
DATE DRAWN:

DATE REVISED:
6/16/26

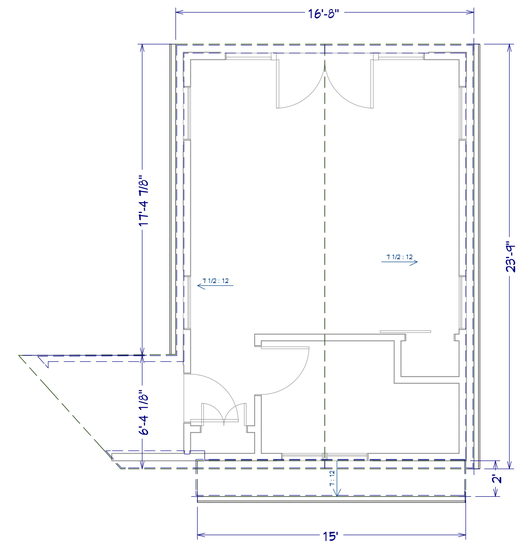
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SHEET:
A-1.3

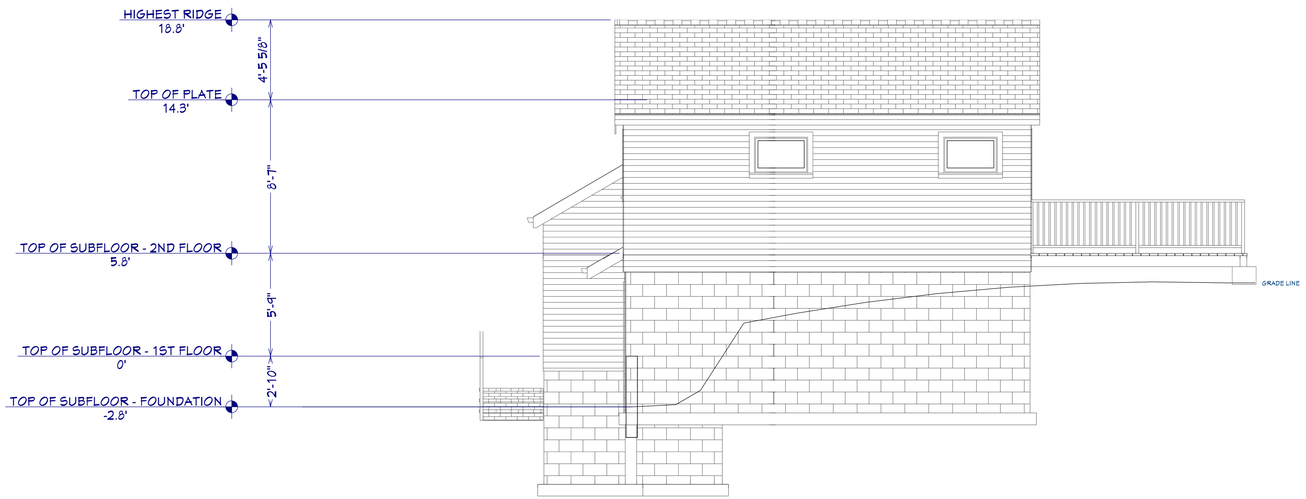
BID SET



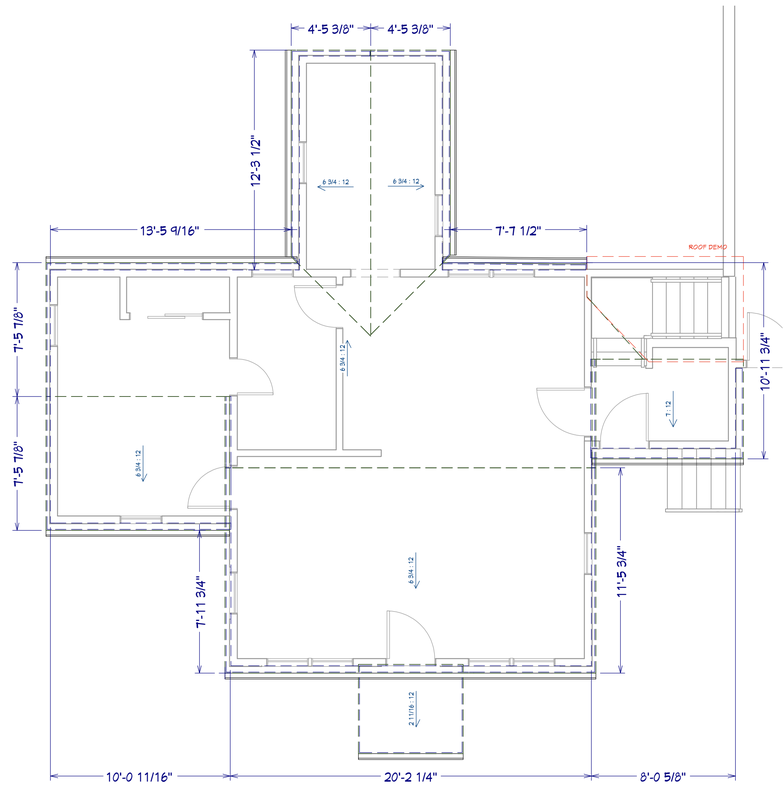
E2 ELEVATION 2
SCALE: 1/4 IN = 1 FT



PROPOSED ADDITION ROOF PLAN
SCALE: 1/4 IN = 1 FT



E4 ELEVATION 4
SCALE: 1/4 IN = 1 FT



PROPOSED ADDITION ROOF PLAN
SCALE: 1/4 IN = 1 FT

Steve & Mary Homa
9751 Water St.
Ephraim, WI 54211
Ph (414) 324-6123

P.E.A. inc. BUILDERS

PEA Builders Inc.
W195 S7548 Woodland Pl.,
Muskego, WI 53150
Ph: (414) 324-6123

ELEVATIONS & ROOF PLAN

DRAWN BY:
-

DATE DRAWN:

DATE REVISED:
6/16/26

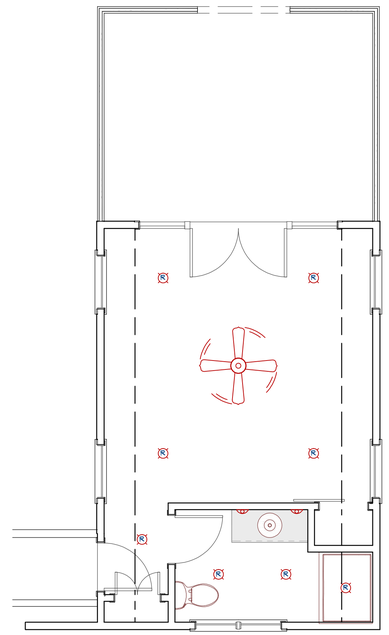
SCALE:
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SHEET:
A-1.4

BID SET



S1 SECTION 1
SCALE: 1/4 IN = 1 FT



PROPOSED ELECTRICAL ADDITION
SCALE: 1/4 IN = 1 FT

Steve & Mary Homa
9751 Water St.
Ephraim, WI 54211
Ph (414) 324-6123

P.E.A. inc. BUILDERS

PEA Builders Inc.
W195 S7548 Woodland Pl.,
Muskego, WI 53150
Ph: (414) 324-6123

SECTION & PROPOSED ELECTRICAL PLAN

DRAWN BY:
-

DATE DRAWN:

DATE REVISED:
6/16/26

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

SHEET:
A-2.1

VILLAGE OF EPHRAIM

BUILDING/ZONING PERMIT APPLICATION

Application Date 7/20/2026

Please Print

1. Owner/Property

Tax Parcel. No. 121012331273 3C

Owner PEA PROPERTIES LLC

Mailing Address [redacted] City [redacted]

State WI Zip [redacted]

Phone(s) [redacted] Email [redacted]

Location of Project 9751 Water St. Nearest Cross Street Maple Grove Rd.

Property Use: Residential

Zoning Area: R-1 Historic District? ☒ Yes ☐ No

Contractor/Contact: P.E.A. Builders Inc. Address [redacted]

Phone(s) [redacted] Cell Phone [redacted]

2. Type of Improvement

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

3. Describe Proposed Construction:

Repair / rebuild existing accessory structure at top of hill behind home

4. Cost

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

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

Include with Application:

- ☒ 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
- N/A For commercial structures, parking plans
- ☐ Parking plan for construction vehicles during construction phase - Residential driveway
- ☐ Permit Fee/Impact Fee
- N/A Land Disturbance Application
- N/A Drainage Plan
- N/A Landscape Plan

For New Buildings or Additions, Complete this Section Also:

Dimensions: Number of Stories: 1 Height at Peak: 11'
Roof Pitch(es): 4/12 & Total Footprint, Exterior: 173 sq ft.

Total Square Footage, All Floors Exterior: 173

Total Square Footage, Parking/Drives/Walkways: + 235 sq ft. covered patio = 408

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

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

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

Sewage Disposal:

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

N/A

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): N/A
Clearance around structures for truck access: N/A Top of hill Fire # Assigned _____

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

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

Signature of Applicant Mary F Horna Print Name Mary F Horna

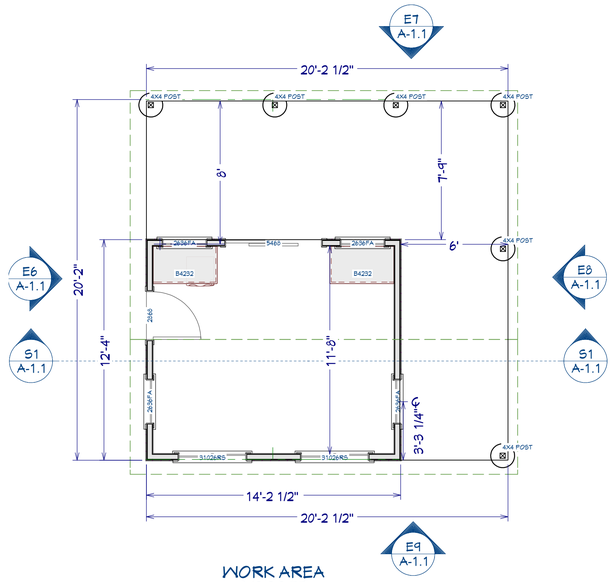
FOR OFFICE USE ONLY

Permit # _____ Permit Fee: $ _____

Date Permit Issued _____ Zoning Administrator Signature: _____

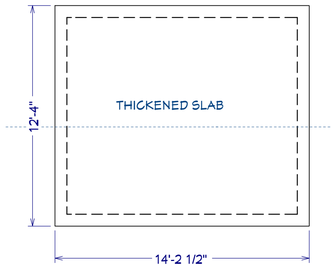
Restrictions: _____

CONCEPTUAL DWGS

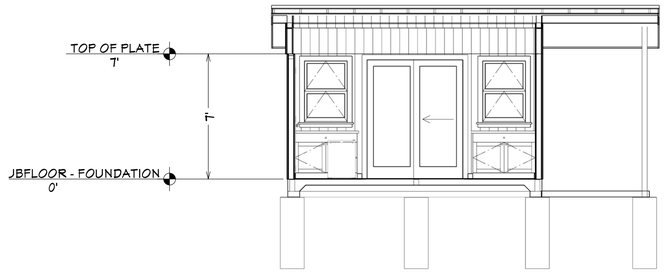


WORK AREA
173 SQ FT

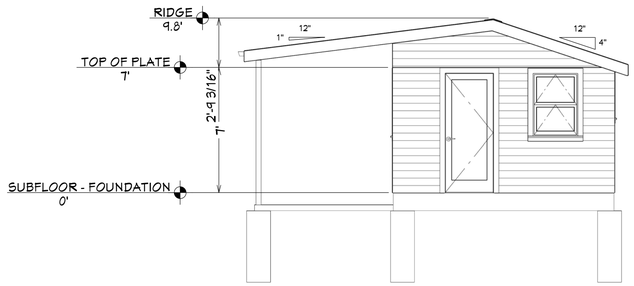
1ST FLOOR
SCALE: 1/4 IN = 1 FT



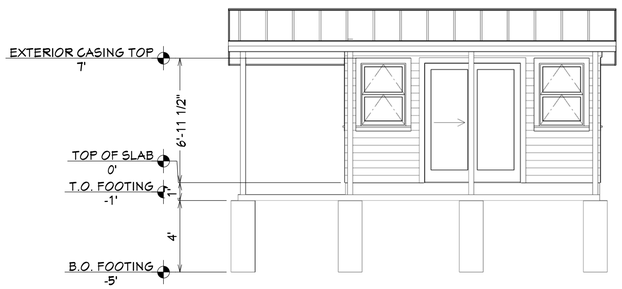
FOUNDATION
SCALE: 1/4 IN = 1 FT



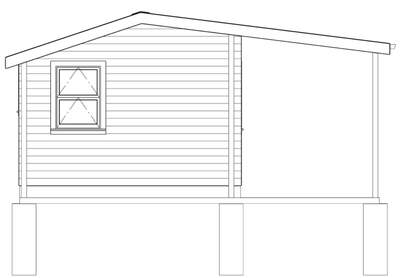
S1 SECTION 1
SCALE: 1/4 IN = 1 FT



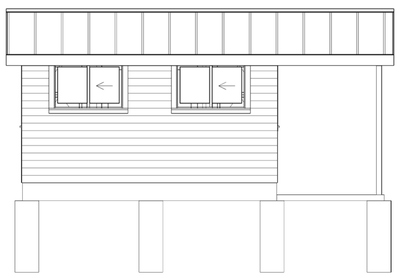
E6 ELEVATION 5
SCALE: 1/4 IN = 1 FT



E7 ELEVATION 6
SCALE: 1/4 IN = 1 FT



E8 ELEVATION 7
SCALE: 1/4 IN = 1 FT



E9 ELEVATION 8
SCALE: 1/4 IN = 1 FT





AS BUILT

Steve & Mary Homa
9751 Water St.
Ephraim, WI 54211
Ph (414) 324-6123

P.E.A. inc. BUILDERS

PEA Builders Inc.
W195 S7548 Woodland Pl.,
Muskego, WI 53150
Ph: (414) 324-6123

SUGAR SHACK

DRAWN BY:
SH & LK

DATE DRAWN:
7.17.26

DATE REVISED:
7/17/26

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

SHEET:
A-1.1

VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

Application Date _____

Please Print

1. Owner/Property

Tax Parcel. No. 1210124312714B3

FOR CONCEPT REVIEW

Owner CONFIDENTIAL

Mailing Address CONFIDENTIAL City Ephraim

State WI Zip 54211

Phone(s) CONFIDENTIAL Email CONFIDENTIAL

Location of Project Townline Drive Nearest Cross Street HWY Q

Property Use: Single Family Residential

Zoning Area: Rural Residential Historic District? ☐ Yes ☑ No

Contractor/Contact: John Joseph Const (Brent Heim) Address PO Box 5634 DePere WI 54115

Phone(s) _____ Cell Phone CONFIDENTIAL

2. Type of Improvement

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

3. Describe Proposed Construction:

New single family residence on approx 2 acre parcel with easement driveway to Townline Drive. Installation of new well and POWTS.

4. Cost

Total cost of improvements as applied for in permit: $ 650,000

Structural Improvement Cost (if new building or addition, entire amount of structure; if alteration, renovation or repair, structural portions only): $ 650,000

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
- ☐ Drainage Plan
- ☐ Land Disturbance Application
- ☐ Landscape Plan

For New Buildings or Additions, Complete this Section Also:

Dimensions: Number of Stories: 1.5 Height at Peak: 32' +/-
Roof Pitch(es): 9:12 Total Footprint, Exterior: 2,500 sf

Total Square Footage, All Floors Exterior: 4,450

Total Square Footage, Parking/Drives/Walkways: 11,000 sf

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 _____

Year Installed: _____

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

Type: Mound system is anticipated
(copy of permit to be on file with Village)

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

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

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

Fire Department: Sprinklers needed? ☐ Yes ☐ No

Driveway width/tree clearance (width/height): 12' / 15' min

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

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

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

Signature of Applicant _____ Print Name Brent Heim (JJ Cpnst)

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 Cora Elquist & Ben Karrow Telephone _____

   Address CONFIDENTIAL 54211

2. Location of land disturbance activity (street or road, fire number)
   Townline Drive (fire number = TBD). Parcel: 1210124312714B3

3. Description: ✓ Excavation ✓ Trenching ✓ Grading

   ✓ Removal of ground cover ✓ Filling ___ Land subdivision

   Other_____

   Area and/or volume of disturbance activity 20,000 SF +/-

4. Purpose of disturbance activity New residence, driveway, POWTS, well, utilities etc.

5. List the names and addresses of all abutting property owners_____
   John Cox, Roy Elquist, Mooney Living Trust, Donald Nelson

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Start_____ Completion_____

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

(d) Other information designated by the Zoning Administrator_____
_____

_____ _____
Applicant's Signature Date

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

Approved_____ County approval_____ Denied_____

_____ _____
Zoning Administrator Date

Village of Ephraim **County of Door**

SPECIAL EXCEPTION PERMIT APPLICATION

Special Exception Fee - $125.00

I. Location (number and street) _____ Townline Drive
N S E W side of Townline Drive Parcel #:1210124312714B3
N S E W side of _____

II. Present use: Vacant Land

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

IV. Special exception being requested:

New structure height to be between 28'-35'

V. Structure requiring the special exception application:

Primary Residence

VI. Plans needed (checked items only):

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

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

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

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

_____ E. A parking plan

(OVER)

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

_____ G. Application fee

Name of property owner: Cora Elquist & Ben Karrow

Address of property owner: CONFIDENTIAL hraim WI 54211

Local address/contact: Cora Elquist & Ben Karrow

CONFIDENTIAL hraim WI 54211

Phone: CONFIDENTIAL Cora)

Signature _____

Application Date: 7/21/26

FILED WITH OFFICE: _____

PRESENTED AT FOLLOWING MEETING(S): _____

_____ DATE _____

_____ DATE _____

NOTES RE APPROVAL/CHANGES

Applicant Design Checklist

Village of Ephraim

Owners Name(s): Cora Elquist & Ben Karrow

Contractor(s): John Joseph Construction

Project Location: Towline Drive (Parcel #: 1210124312714B3

Date: 7/20/26

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.

Simple gable roof lines. The garage and main house are parallel roof lines w/ a foyer and stair area connecting the house and garage w/ a perpendicular roofline.

2. Site Planning/Landscaping:

Preserving existing vegetation and topography.

Wooded lot will be preserved with the exception of a reasonable proximity surrounding the new building structure. A few retaining walls may be required to transition steps in elevation around the house and blend to current topograpy.

3. Building Color:

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

Building colors are proposed to be dark gray/black siding. Roof is planned to be green w/ copper flashings and accents. Windows and door frames are planned to be black.

4. Materials:

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

Woodgrain Vinyl siding or LP Smartside Siding w/ asphalt shingles.

5. Architectural Details:

Building details should be simple and without frills.

Architectural details on the building will be completed with standard construction methods, gable rooflines etc. This structure is planned to have minimal roof overhangs.

6. Utility Service Wiring (location):

To be shown on plot plan.

Anticipated to be fed along new driveway from Townline Dr to east side of home

7. Roof Pitch/Roof Color:

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

Main roof pitch is planned to be 9:12.

8. Additional Features:

Owner/Agent Signature: 

FOR JULY 2026 CONCEPTUAL REVIEW



7/20/2026

1:731

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Address

Easements

Easement

Parcel

Parcel Boundaries



7/20/2026

1:998

- Address
- 2 Foot Contours (2002)
- 5 Foot Contours (2018)

Roads
- Town
- ROW

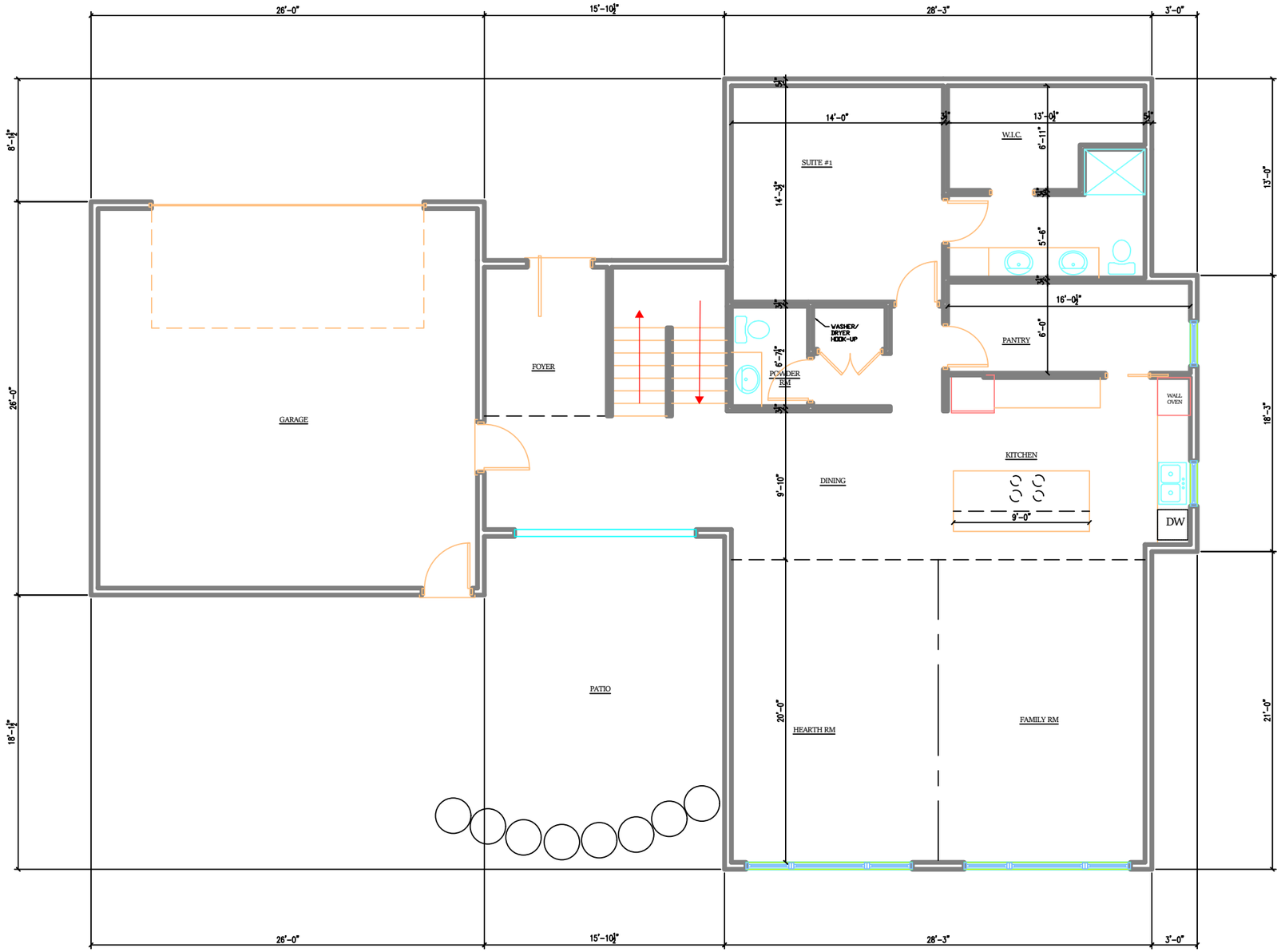
Easements
- Easement

Parcel
- Parcel Boundaries

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

NOT FOR CONSTRUCTION



FIRST FLOOR PLAN
SCALE: 1/8"= 1'-0"

PROJECT NAME:
DOOR COUNTY NEW RESIDENCE

REVISION DATE
04/28/2026
04/30/2026

DRAWN BY: JD
PROJECT #:
ISSUE DATE:3/12/26

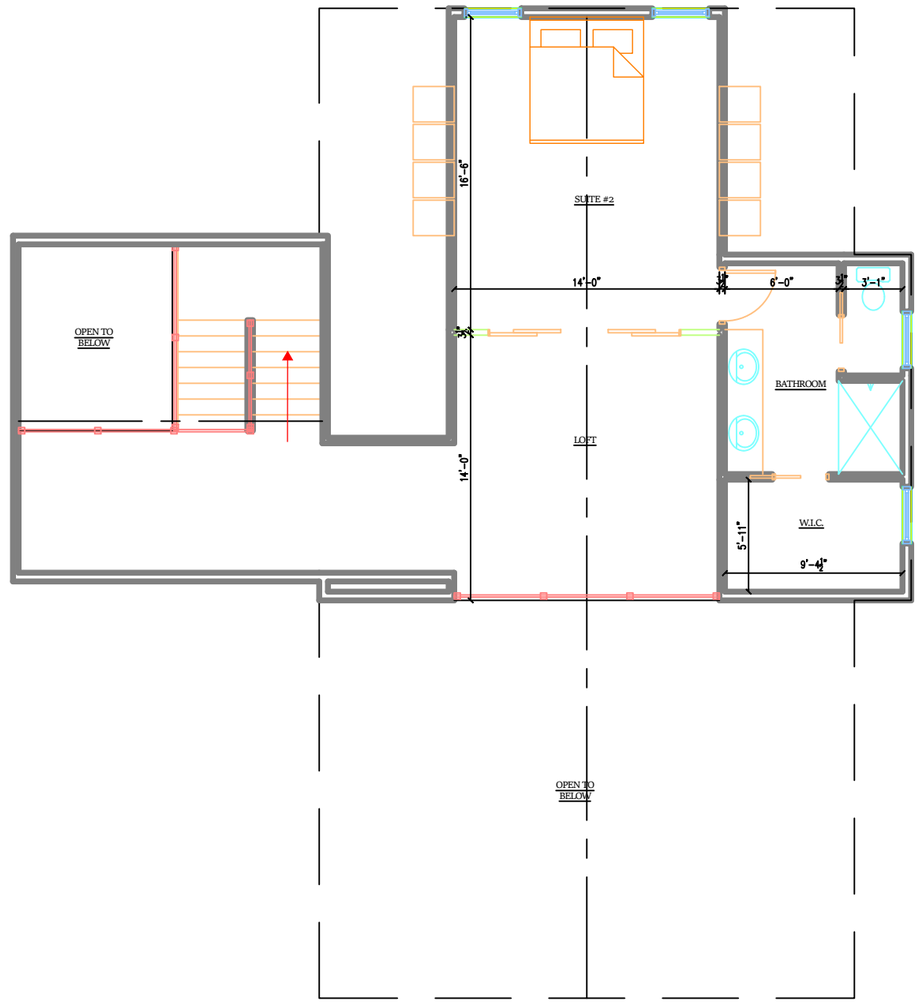
COPYRIGHT 2026 JOHN JOSEPH CO.

John Joseph Co.
BUILDING PROFESSIONALS

NOT FOR CONSTRUCTION



BASEMENT FLOOR PLAN



SECOND FLOOR PLAN

SCALE: 1/8"= 1'-0"

PROJECT NAME:
DOOR COUNTY NEW RESIDENCE

REVISION DATE	
	04/28/2026

DRAWN BY: JD

PROJECT #:

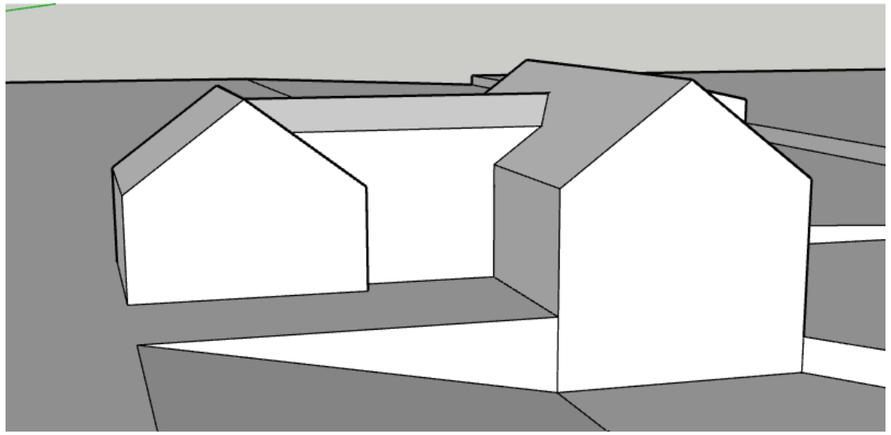
ISSUE DATE:3/12/26

COPYRIGHT 2026 JOHN JOSEPH CO.

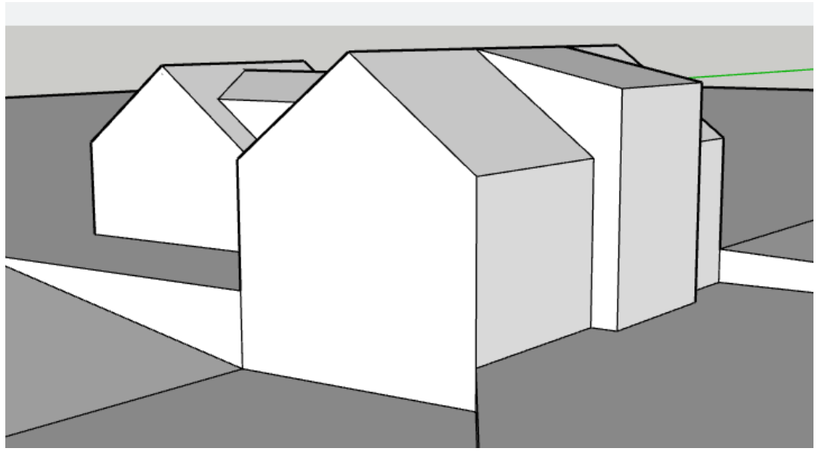
John Joseph Co.
BUILDING PROFESSIONALS

NOT FOR CONSTRUCTION

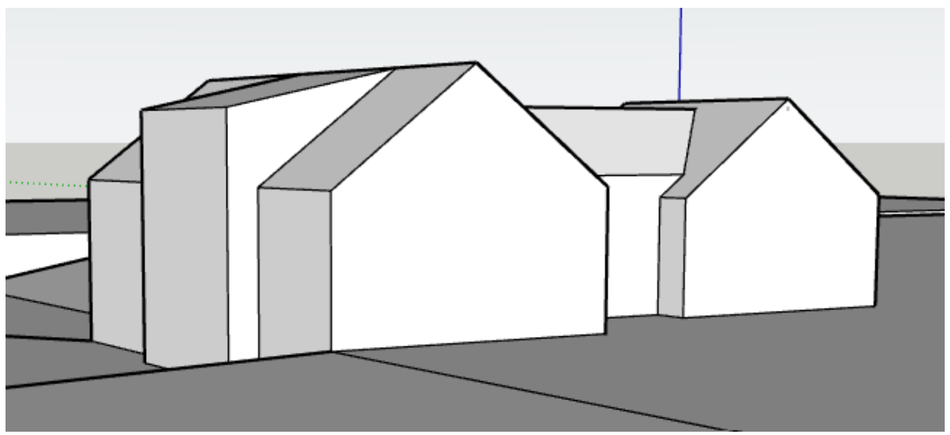
CONCEPTUAL BLOCK MODELS



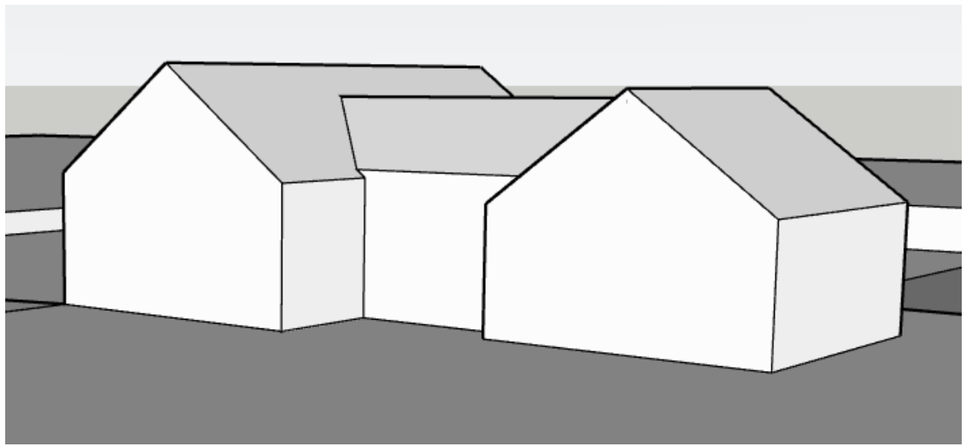
View from South, Southwest



View from South East



View from Northeast



View from Northwest

PROJECT NAME:
DOOR COUNTY
NEW RESIDENCE

REVISION DATE
04/28/2026
04/30/2026

DRAWN BY: JD
PROJECT #:
ISSUE DATE:3/12/26

COPYRIGHT 2026 JOHN JOSEPH CO.

John Joseph Co.
BUILDING PROFESSIONALS

VILLAGE OF EPHRAIM

BUILDING/ZONING PERMIT APPLICATION

Application Date
July 16th, 2026

Please Print

1. Owner/Property

Tax Parcel. No. 121011232743 - F ____ - ____

Owner John Van Der Vaart

Mailing Address [redacted] City [redacted]

State WI Zip 54202

Phone(s) [redacted] Email [redacted]

Location of Project 10329 Water St. Ephraim, WI 54211 Nearest Cross Street Bella Vista Ln

Property Use: Mixed Use/Rental

Zoning Area: CN Commercial North Historic District? ☐ Yes ☒ No

Contractor/Contact: IV Contracting Address [redacted]

Phone(s) [redacted] Cell Phone (____) ____

2. Type of Improvement

New Building	**Accessory Structures**
x Addition	___ Garage
___ Exterior Alteration	___ Storage Building
___ Foundation Work Only	___ Repair/Replacement
___ Other ____	___Other____

3. Describe Proposed Construction:

Renovation of front building for commercial space on the lower lever with addition of upper level for residential living.

4. Cost

Total cost of improvements as applied for in permit: $300,000

Structural Improvement Cost (if new building or addition, entire amount of structure; if alteration, renovation or repair, structural portions only): $62,000

Include with Application:

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

For New Buildings or Additions, Complete this Section Also:

Dimensions: Number of Stories: 2 Height at Peak: 26'
Roof Pitch(es): 8/12 Total Footprint, Exterior: 744

Total Square Footage, All Floors Exterior: 1,488

Total Square Footage, Parking/Drives/Walkways: 11,904 (for entire lot, not just permit structure)

Type: [X] Wood Frame [ ] Structural Steel [ ] Reinforced Concrete [ ] Other_____

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

Plant Manager
Signature_____***Date***_____

Sewage Disposal:

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

Year Installed: _____

Proposed:
- [x] Current System Continued
- [ ] Demolition/Moving ?
- [ ] Connect to Available Sewer
- [ ] Extend Sewer to Property
- [ ] On-Site System

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

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

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

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

Fire Department:

Sprinklers needed? ☐ Yes ☐ No

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

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

---

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

Signature of Applicant John C. Van Der Vaart IV Print Name John C Van Der Vaart IV

FOR OFFICE USE ONLY

Permit #_____ Permit Fee: $_____

Date Permit Issued _____ Zoning Administrator Signature:_____

Restrictions: _____


LOVE
SURF

IV CONTRACTING



PROJECT

DOOR COUNTY - DESIGN CENTER REMODEL

10239 WATER ST. EPHRAIM, WI 54211

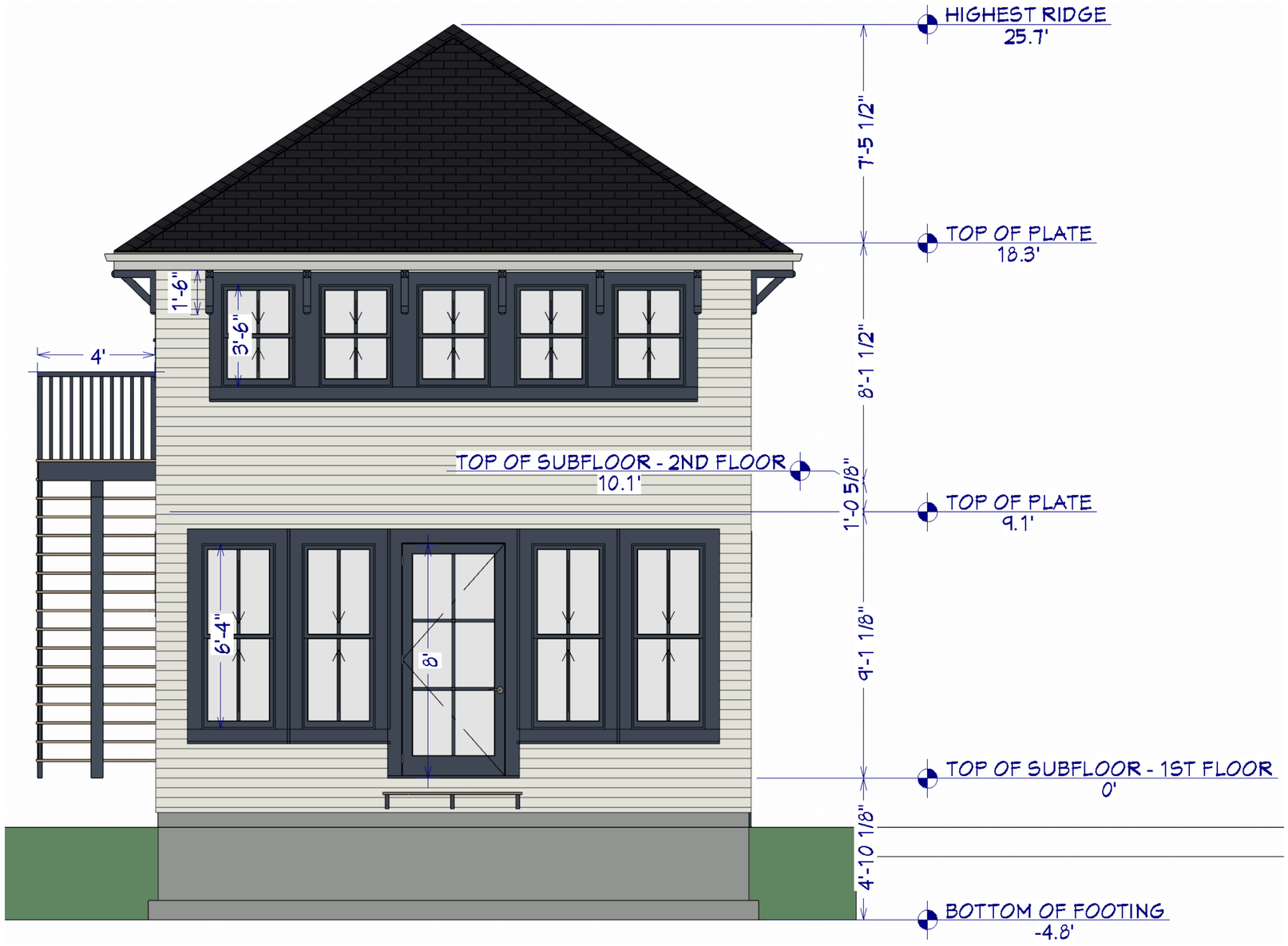
DATE **JUNE 28TH, 2026**

CONTRACTOR **JOHN VAN DER VAART**



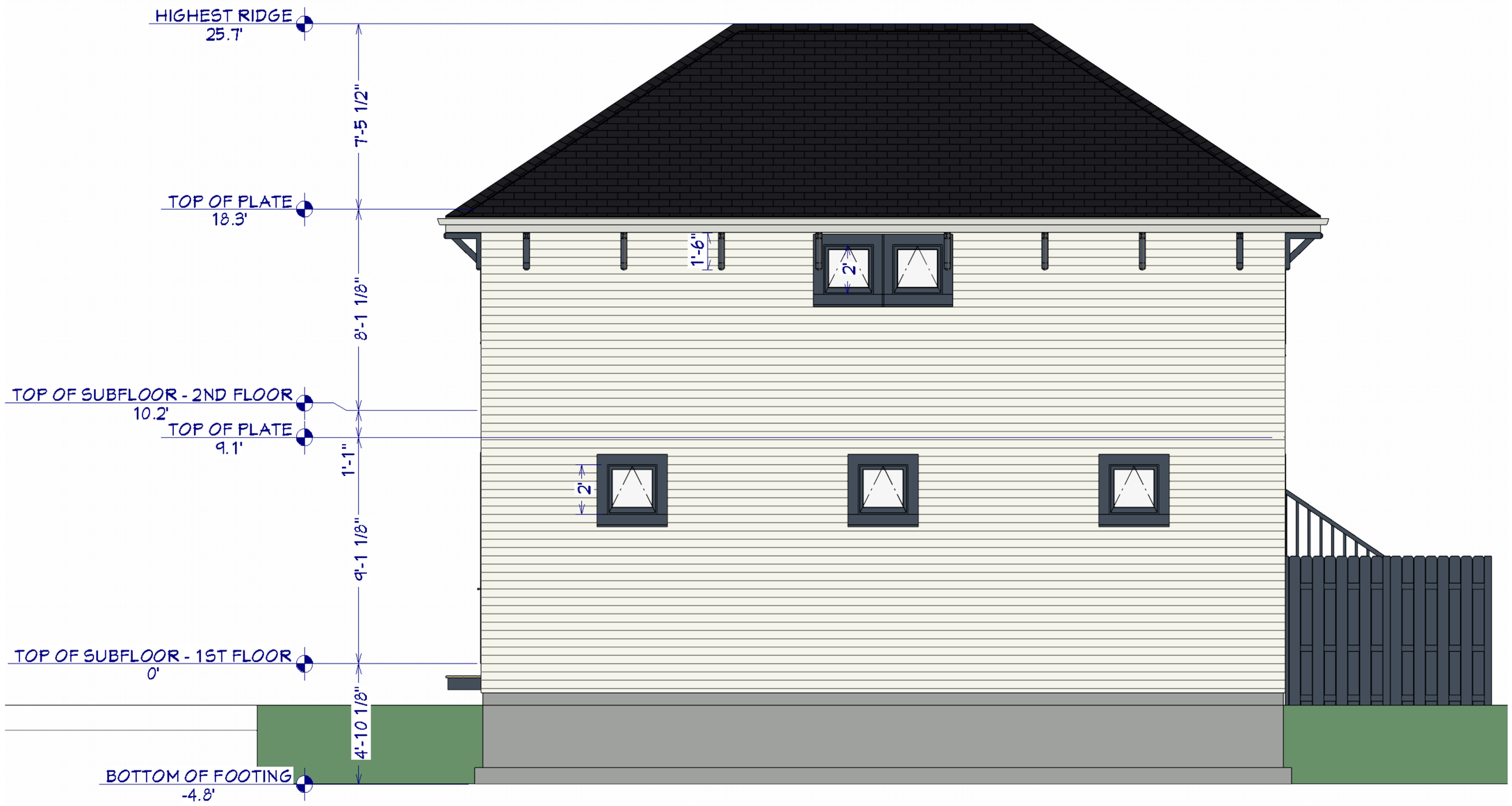
EXTERIOR RENDERING

NOTES: REPRESENTATION OF REMODELED EXISTING STRUCTURE AT 10239 WATER ST.



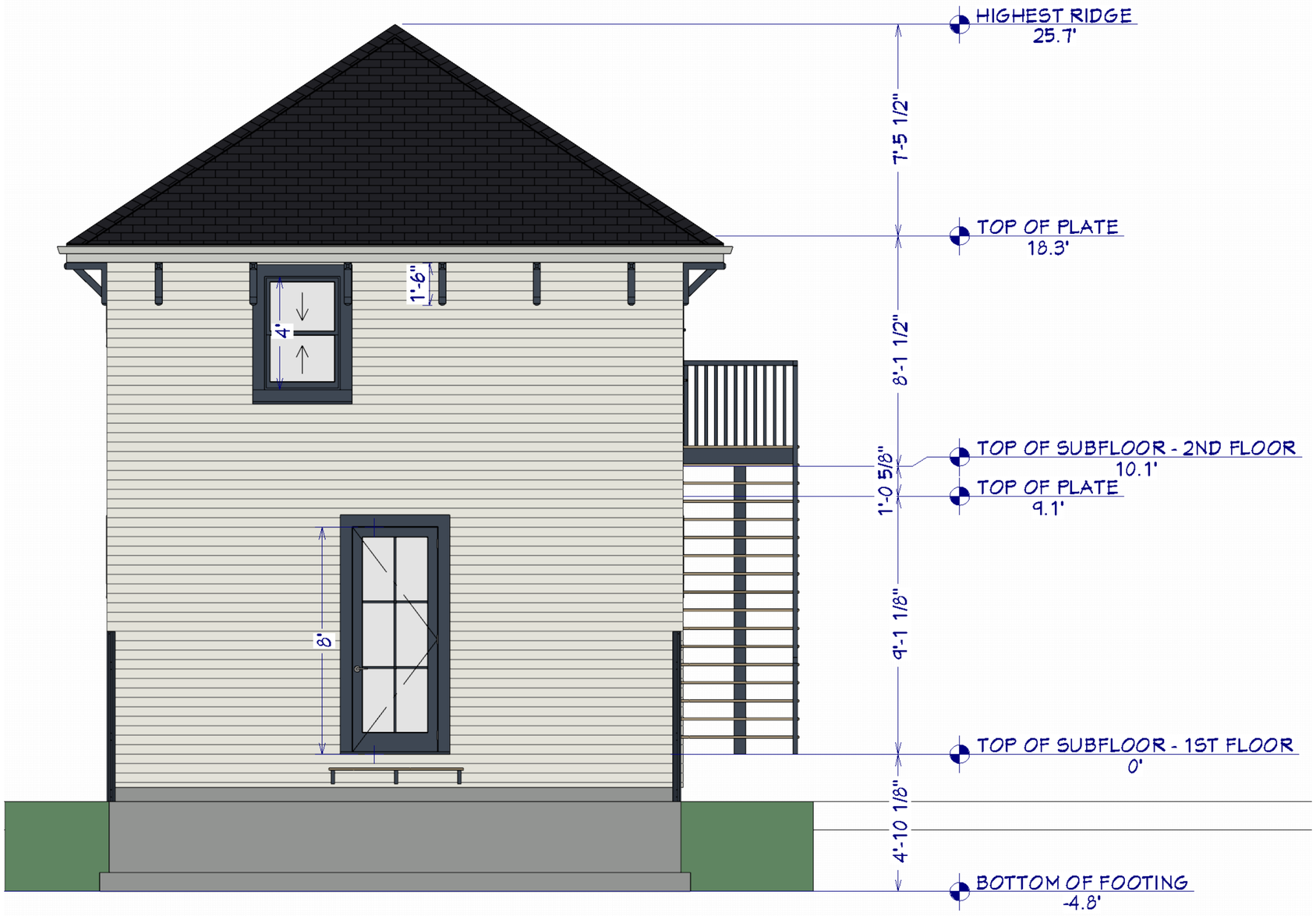
EXTERIOR ELEVATION - SOUTHEAST WALL

NOTES: ENTRY WALL FOR COMMERCIAL SPACE ON LOWER LEVEL.



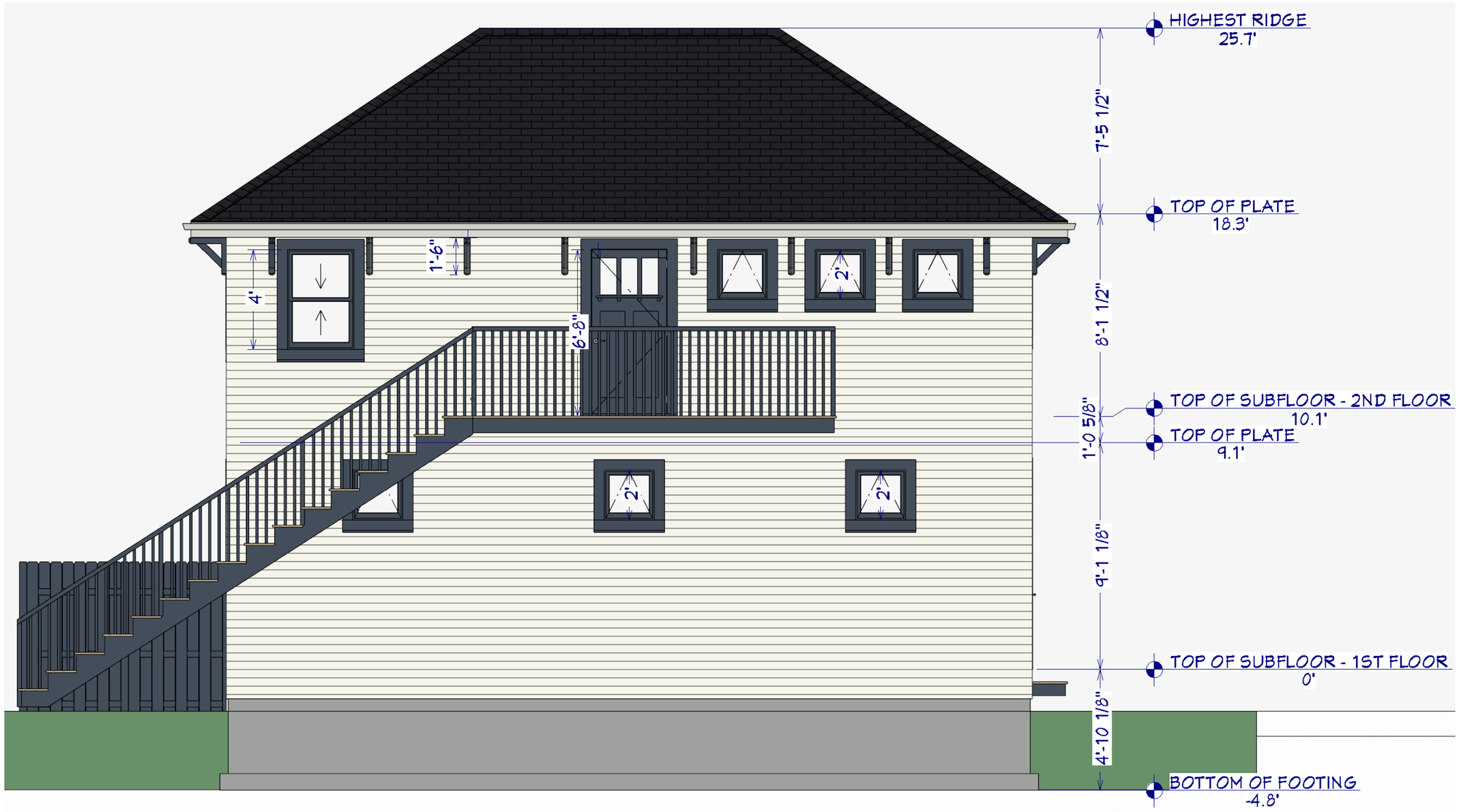
EXTERIOR ELEVATION - NORTHEAST WALL

NOTES: WHITE HORIZONTAL SHIP LAP SIDING WITH DARK NAVY TRIM. CORBELS MATCHING TRIM COLOR & HIP ROOF AT 8/12 PITCH.



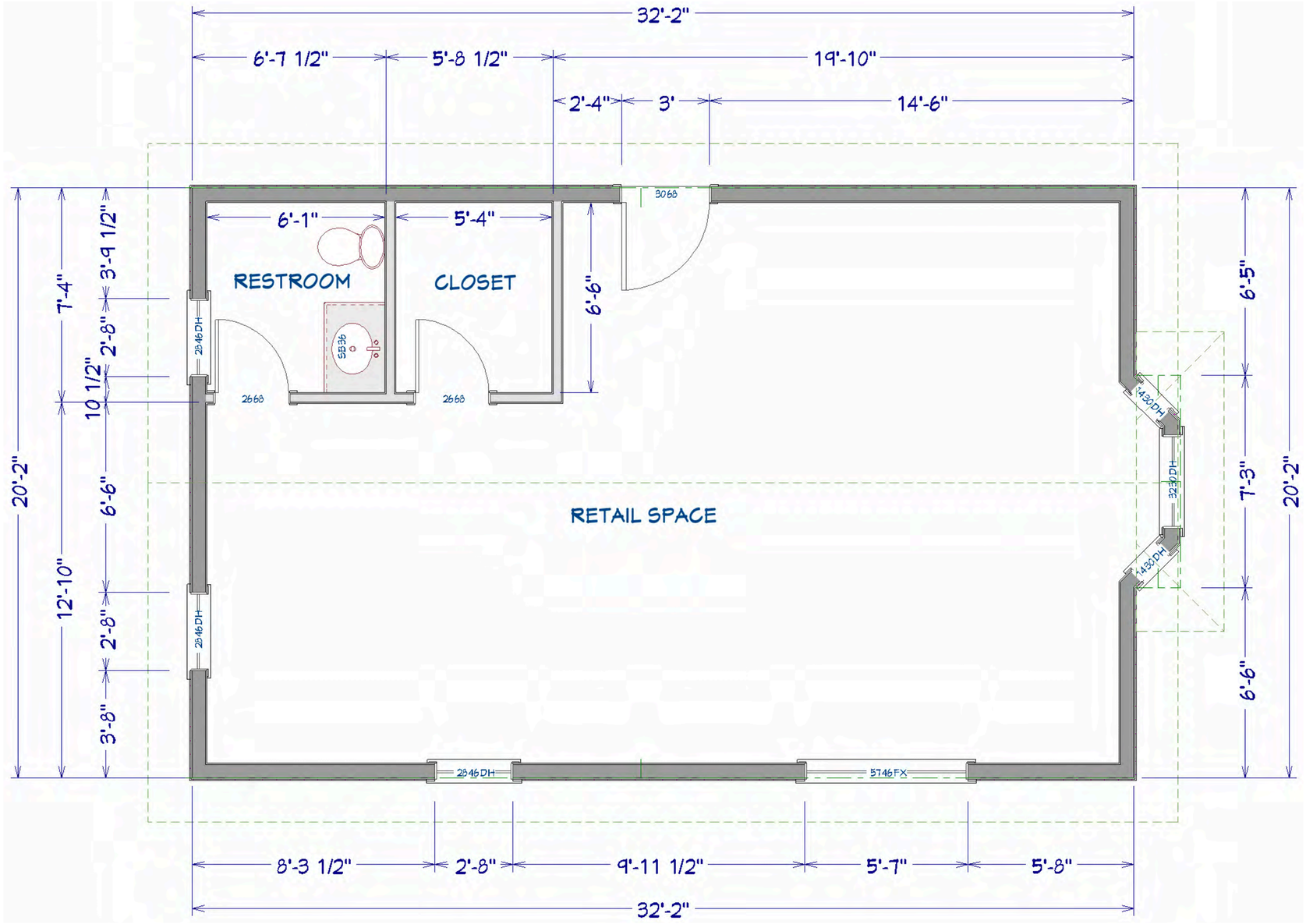
EXTERIOR ELEVATION - NORTHWEST WALL

NOTES: FENCED AREA & BACK ENTRY FOR COMMERCIAL SPACE ON LOWER LEVEL. STAIR ENTRY TO SECOND FLOOR FOR RESIDENTIAL LIVING.



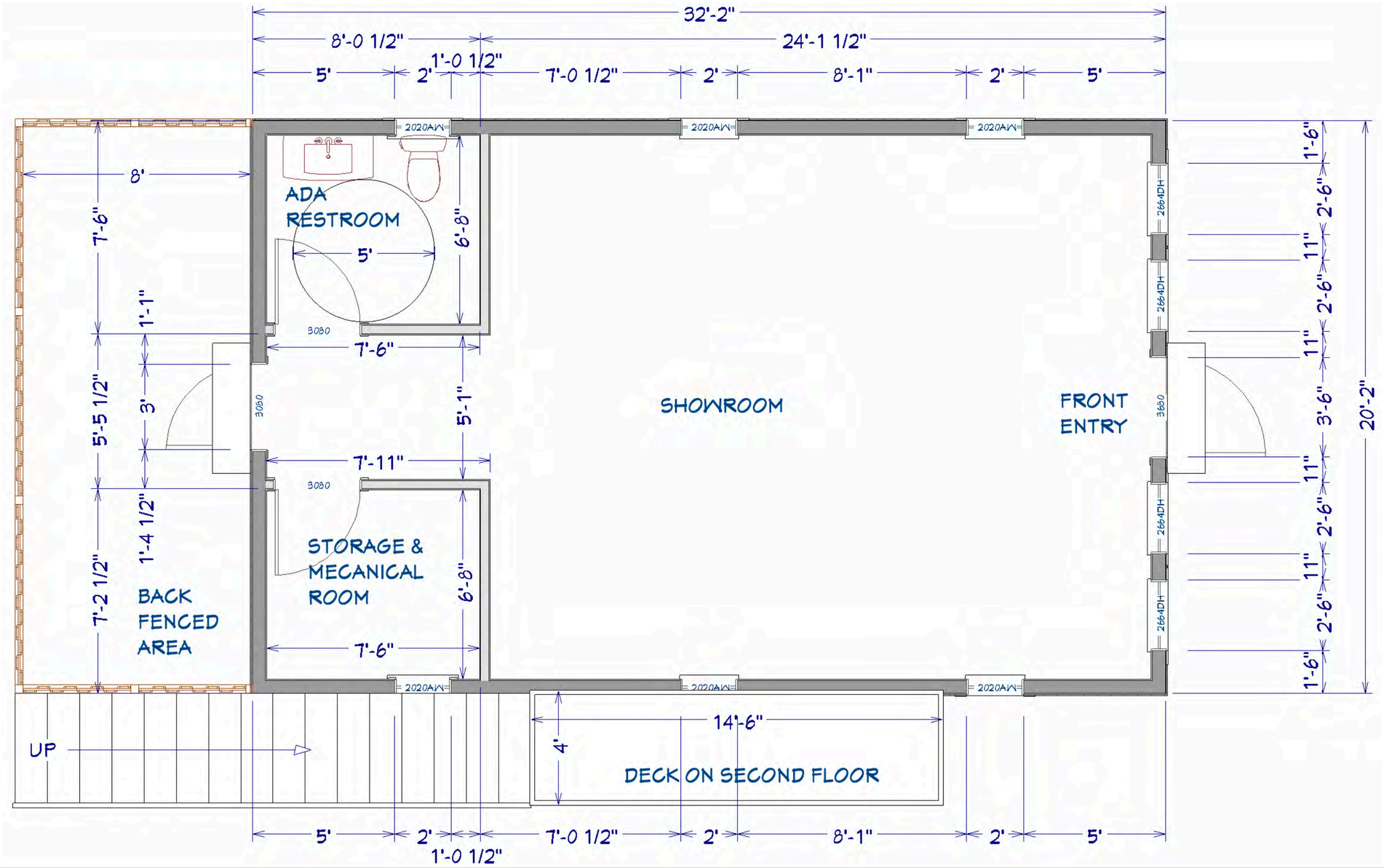
EXTERIOR ELEVATION - SOUTHWEST WALL

NOTES: ENTRY DOOR ON SECOND FLOOR TO RESIDENTIAL LIVING.



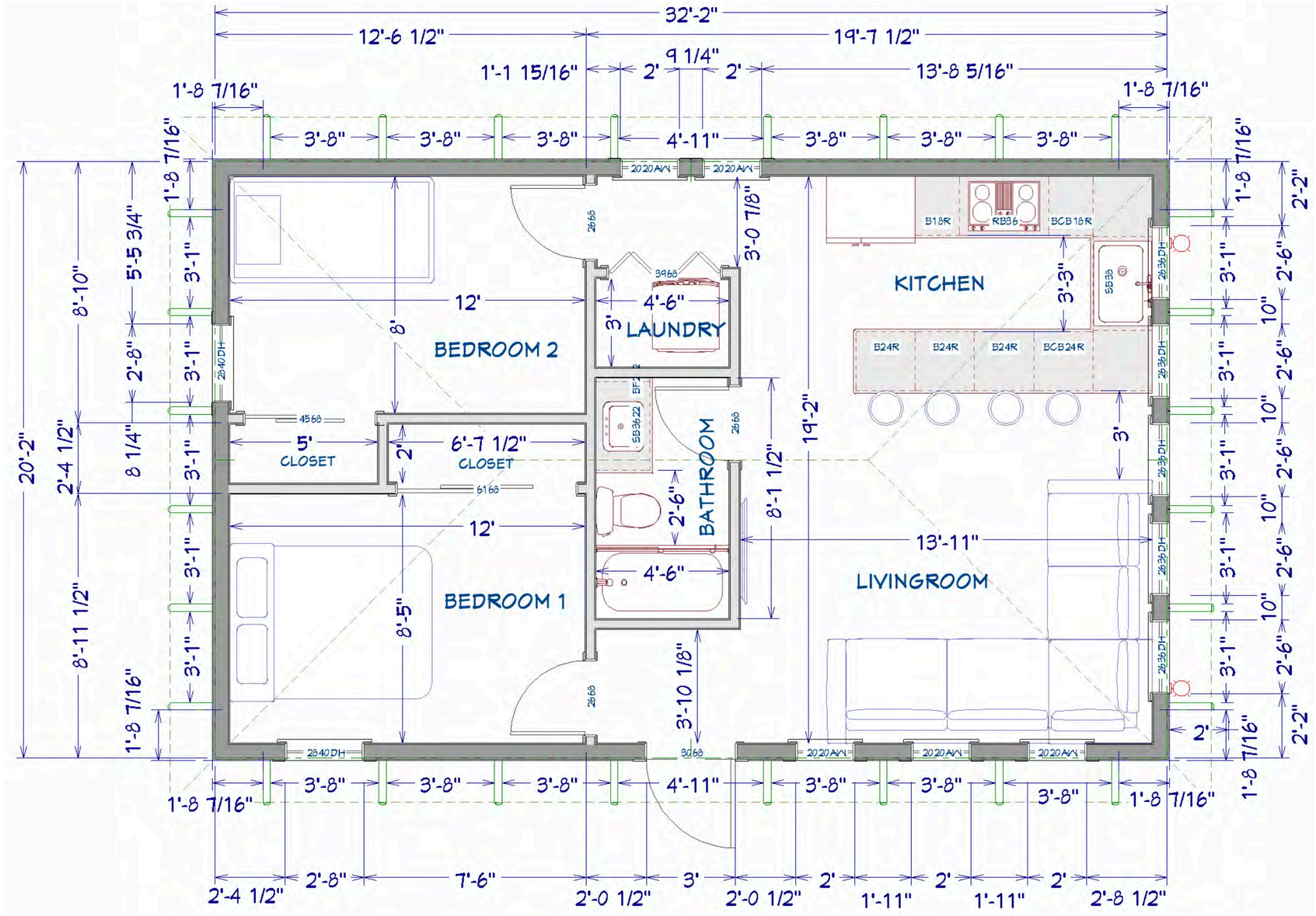
EXISTING FLOOR PLAN

NOTES: SINGLE STORY COMMERCIAL BUILDING LAYOUT.



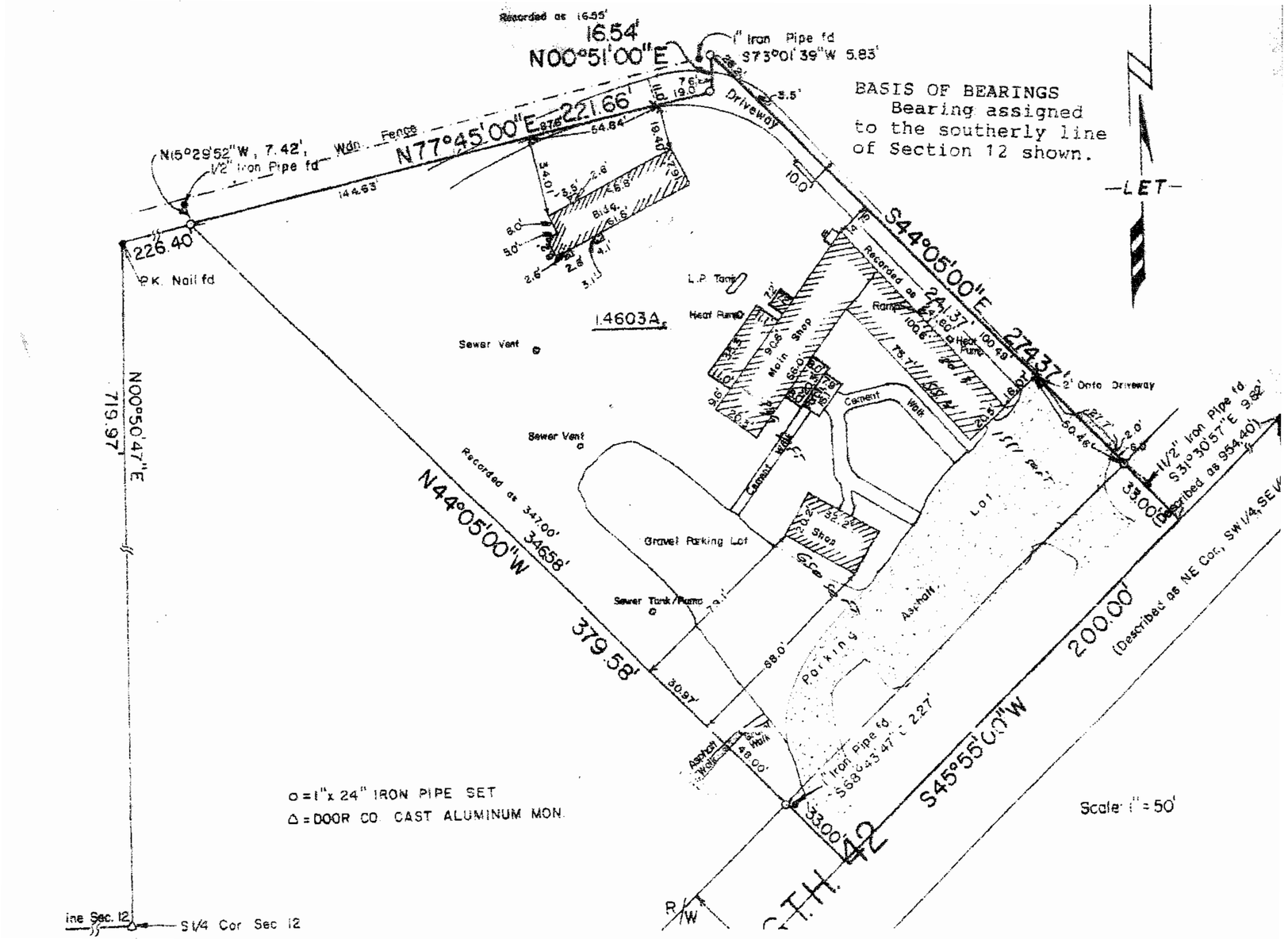
RENOVATED FLOOR PLAN - LOWER LEVEL

NOTES: REMODELED LAYOUT OF LOWER LEVEL COMMERCIAL SPACE WITHIN EXISTING FOOTPRINT.



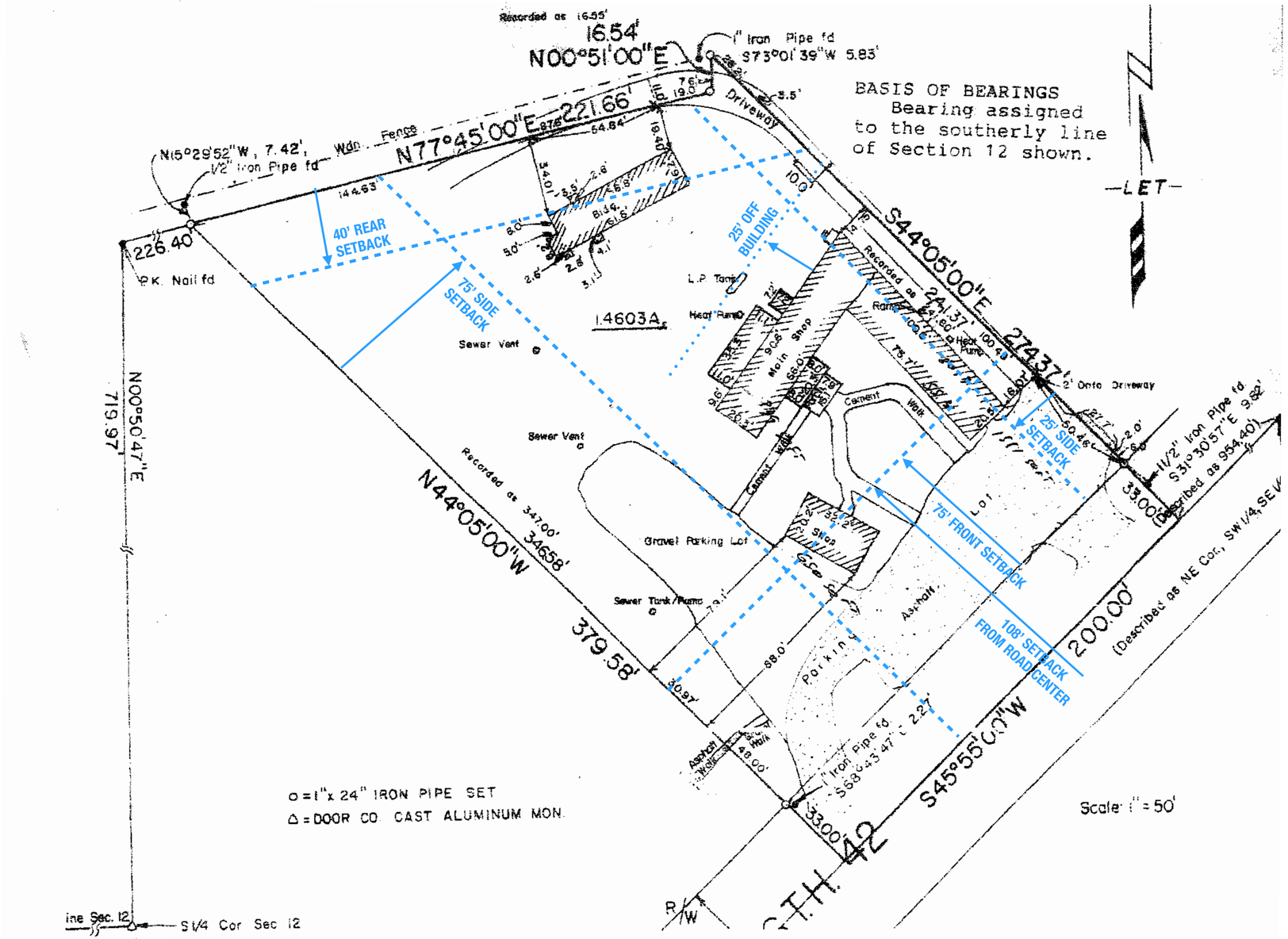
RENOVATED FLOOR PLAN - UPPER LEVEL

NOTES: REMODELED LAYOUT OF SECOND FLOOR RESIDENTIAL LIVING WITHIN EXISTING FOOTPRINT.



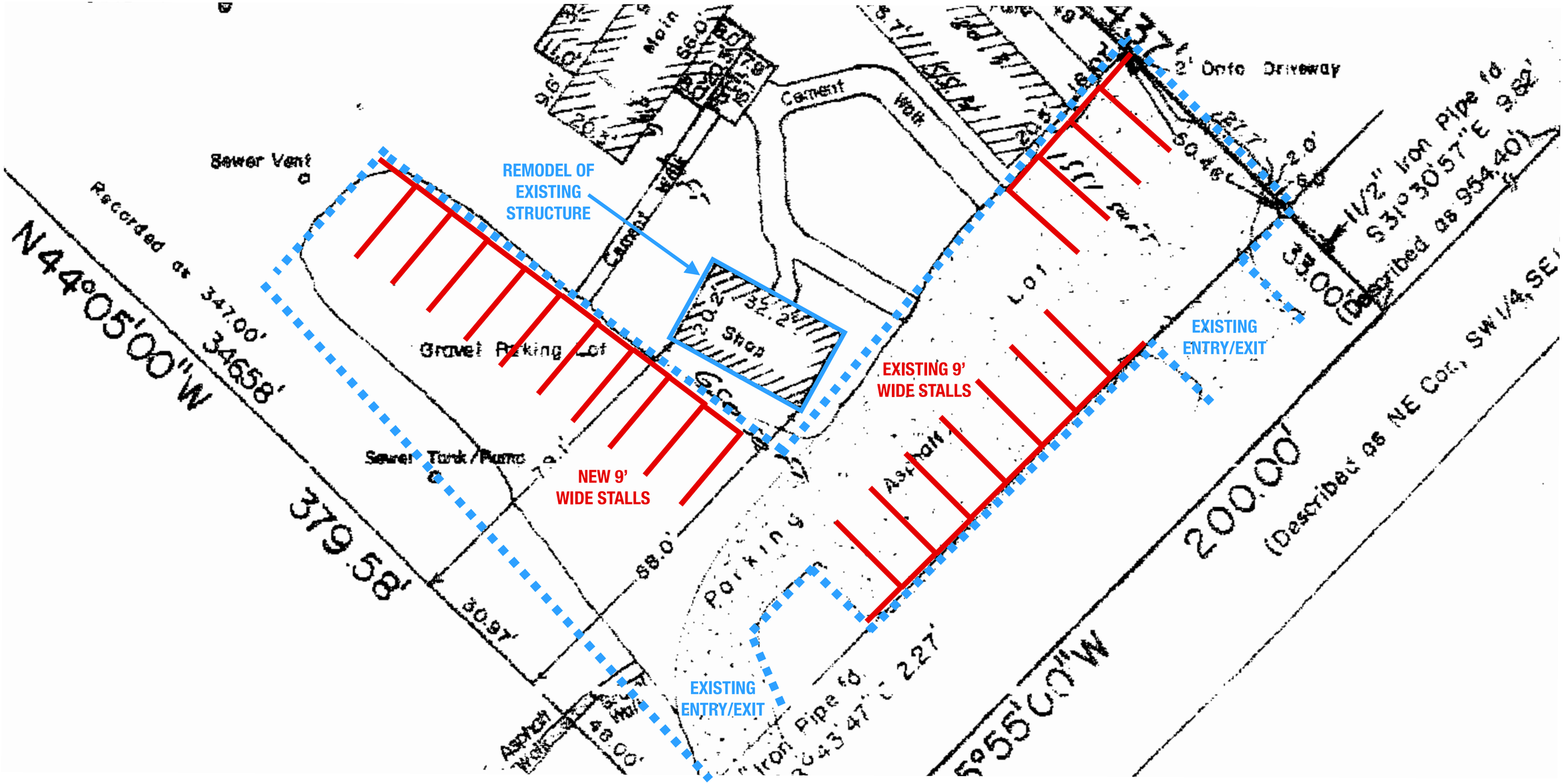
SURVEY - FULL LOT

NOTES: MOST RECENT CERTIFIED SURVEY OF ENTIRE PROPERTY.



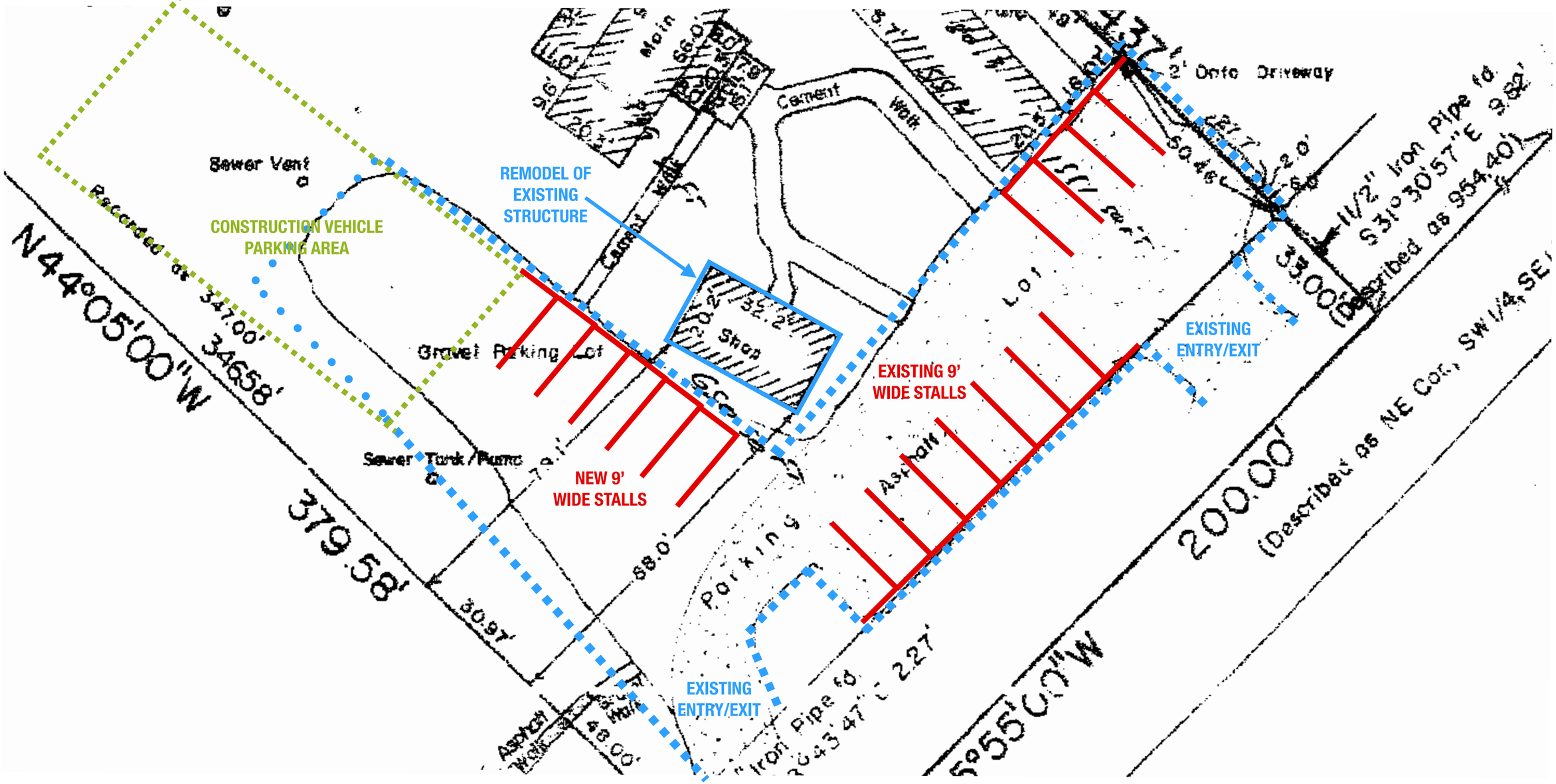
SURVEY - W/ SETBACKS

NOTES: MOST RECENT SURVEY OF ENTIRE PROPERTY INDICATING NEW SETBACKS SPECIFICATIONS.



PARKING PLAN - COMMERCIAL

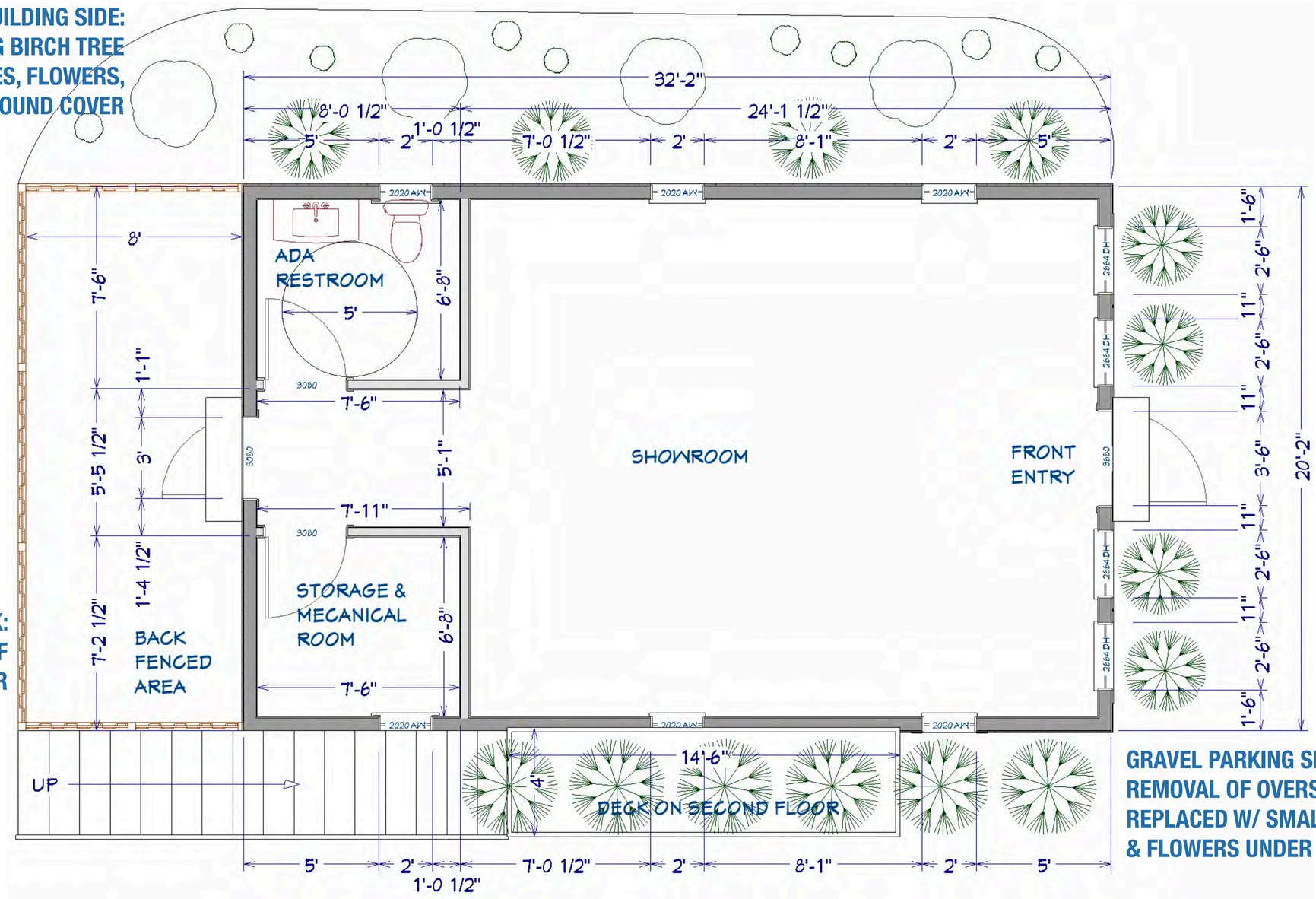
NOTES: PARKING PLAN TO REMAIN UNCHANGED IN FRONT ON ASPHALT. GRAVEL PARKING TO GET MORE DEFINED STALLS AND EXPANDED FOR EGRESS.



PARKING PLAN - CONSTRUCTION VEHICLES

NOTES: PARKING PLAN TO REMAIN UNCHANGED IN FRONT ON ASPHALT. BACK HALF OF GRAVEL PARKING PLUS GLASS AREA UTILIZED DURING CONSTRUCTION.

ADJACENT BUILDING SIDE:
REMOVAL OF DIEING BIRCH TREE
REPLACED W/ BUSHES, FLOWERS,
& GROUND COVER



FRONT:
REMOVAL OF OVERSIZED
SHRUBS/TREES REPLACED
W/ SMALLER TO SCALE
BUSHES & FLOWERS

BACK:
REPLACEMENT OF
EXISTING GROUND COVER

GRAVEL PARKING SIDE:
REMOVAL OF OVERSIZED SHRUBS/TREES
REPLACED W/ SMALLER TO SCALE BUSHES
& FLOWERS UNDER STAIRS

LANDSCAPE PLAN

NOTES: GENERAL PLAN IS TO CLEAN UP & REMOVE OVERGROWTH & REPLANT.

Brent Bristol

From: Sara Glenn [redacted]
Sent: Wednesday, July 22, 2026 3:49 PM
To: Brent Bristol
Cc: Brian Reinhardt
Subject: Fwd: Concept Review Request
Attachments: CottagePlat.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Brent,

Thanks for your time last week. The days fly by so fast - sorry we didn't get this email to you sooner!

Brian and I would like to request, on behalf of our client Ruann Larson, a concept review for the future use of the property known as Ephraim Village Cottages. As you know, this property is legally described as a condominium, The Ephraim Village Cottages Condominium, consisting of 13 units. The property is run as a resort with the owner/operator living in the main residence/office at 3082 Larson Ln (unit 13). Units 3-12 are rental properties. In 2023, units 1 and 2 (9890 Water St) were sold to another party and appear to be used as a single residence.

The property that the seller has retained us to market and sell consists of the remaining 11 units with the following addresses:

3095 Birch St, Units 3 and 4 (Cozy Brook North and South) - duplex
3093 Birch St, Units 5 and 6 (Fireside North and South) - duplex
3085 Birch St, Unit 7 (Birchwood)
9849 Hidden Spring Rd, Unit 8 (Cedars)
9847 Hidden Spring Rd, Unit 9 (Sunnyview)
3092 Larson Ln, Unit 10 (Meadow View I)
3088 Larson Ln, Unit 11 (Meadow View II)
3084 Larson Ln, Unit 12 (Meadow View III)
3082 Larson Ln, Unit 13 (Main house/office)

As we discussed last week, our initial plan is to look for a buyer for the entire property (minus the one sold building). If this approach is unsuccessful, we would like the option to sell all of the units individually for personal use. We anticipate new owners either using their cottage seasonally, making it a Short Term Rental (with the proper permits), or a combination of both.

The current number of units on the property (pre-dating zoning) exceeds the allowed density for a Multifamily Development. However, allowing this arrangement would effectively reduce the impact on the residential neighborhood by cutting back significantly on turnover and number of rentals. It would also likely result in the physical improvement and updating of each cottage, increasing the overall property values on the tax rolls. Lastly, it would preserve a historic property in the village and preclude a

developer from razing all the cottages and building a multifamily condominium (as permitted in the zoning code).

While we realize the above scenario will require a variance, we would like to ask the Plan Committee to consider the concept, present questions, ideas, and concerns, and let us and the seller know if they would support the concept should the Board of Appeals grant a variance.

Alternatively, as a third option and last resort, which we discussed would not require a variance, we would like the Plan Committee to consider the concept of selling the main residence/office with three other units to the same owner under the continued existing use. That owner would live in the residence and continue to rent out the three units as a resort. The remaining 7 units would then meet the density requirements for a Conditional Use of a Multifamily Development and could be sold individually for residential use. The main house plus three units would be counted as one dwelling, the previously sold duplex which has become a residence would be counted as the second dwelling, and the remaining seven units could then be sold as residential cottages - maintaining the allowable density of nine (9) units on a 2.39-acre parcel.

Attached is the plat map from the condo declaration. Please let us know if you need additional information to present this request to the Plan Committee.

Best regards,
Sara Glenn and Brian Reinhardt
True North Real Estate LLC

[redacted]

truenorth real estate

CLICK HERE TO SEARCH FOR DOOR COUNTY REAL ESTATE

Unsubscribe: If you unsubscribe, you are directing Sara Glenn to discontinue all email to your email address. You will not receive any further correspondence from Sara via email (including, but not limited to, property updates and contractual reminders, official communications such as calls to action, Door County planning information, market research, etc.), and your email address will be removed from all email lists. To unsubscribe, reply to this email with the word "UNSUBSCRIBE" drafted in the subject line.

This email message is intended solely for the person to whom it is addressed and may contain confidential and/or privileged information. If you have received this email message in error, but are affiliated with the person to whom it is addressed, please notify the addressee that the email has been received (otherwise delete it). Any review, dissemination, copying, printing or other use of this email message by persons other than the addressee is prohibited.

EXHIBIT B

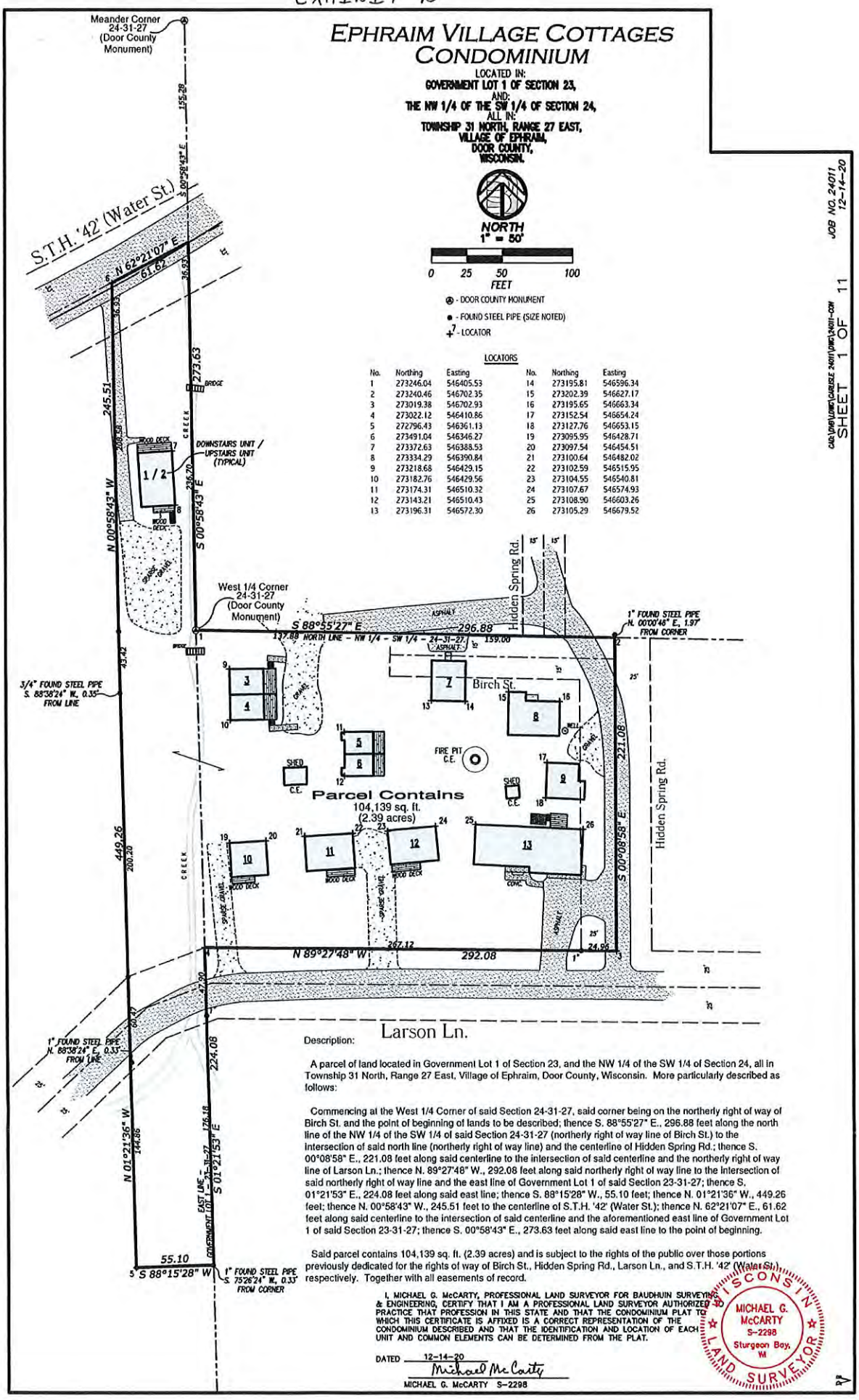
EPHRAIM VILLAGE COTTAGES CONDOMINIUM

LOCATED IN:
GOVERNMENT LOT 1 OF SECTION 23,
AND:
THE NW 1/4 OF THE SW 1/4 OF SECTION 24,
ALL IN:
TOWNSHIP 31 NORTH, RANGE 27 EAST,
VILLAGE OF EPHRAIM,
DOOR COUNTY,
WISCONSIN.

JOB NO. 24011
12-14-20

SHEET 1 OF 11

CAD:\DWG\DWG\CABLESURVEY\24011DWG\24011-CON



NORTH
1" = 50'

0 25 50 100
FEET

- DOOR COUNTY MONUMENT
- FOUND STEEL PIPE (SIZE NOTED)
+7 - LOCATOR

LOCATORS

No.	Northing	Easting	No.	Northing	Easting
1	273246.04	546405.53	14	273195.81	546596.34
2	273240.46	546702.35	15	273202.39	546627.17
3	273019.38	546702.93	16	273195.65	546663.34
4	273022.12	546410.86	17	273152.54	546654.24
5	272796.43	546361.13	18	273127.76	546653.15
6	273491.04	546346.27	19	273095.95	546428.71
7	273372.63	546388.53	20	273097.54	546454.51
8	273334.29	546390.84	21	273100.64	546482.02
9	273218.68	546429.15	22	273102.59	546515.95
10	273182.76	546429.56	23	273104.55	546540.81
11	273174.31	546510.32	24	273107.67	546574.93
12	273143.21	546510.43	25	273108.90	546603.26
13	273196.31	546572.30	26	273105.29	546679.52

Description:

A parcel of land located in Government Lot 1 of Section 23, and the NW 1/4 of the SW 1/4 of Section 24, all in Township 31 North, Range 27 East, Village of Ephraim, Door County, Wisconsin. More particularly described as follows:

Commencing at the West 1/4 Corner of said Section 24-31-27, said corner being on the northerly right of way of Birch St. and the point of beginning of lands to be described; thence S. 88°55'27" E., 296.88 feet along the north line of the NW 1/4 of the SW 1/4 of said Section 24-31-27 (northerly right of way line of Birch St.) to the intersection of said north line (northerly right of way line) and the centerline of Hidden Spring Rd.; thence S. 00°08'58" E., 221.08 feet along said centerline to the intersection of said centerline and the northerly right of way line of Larson Ln.; thence N. 89°27'48" W., 292.08 feet along said northerly right of way line to the intersection of said northerly right of way line and the east line of Government Lot 1 of said Section 23-31-27; thence S. 01°21'53" E., 224.08 feet along said east line; thence S. 88°15'28" W., 55.10 feet; thence N. 01°21'36" W., 449.26 feet; thence N. 00°58'43" W., 245.51 feet to the centerline of S.T.H. '42' (Water St.); thence N. 62°21'07" E., 61.62 feet along said centerline to the intersection of said centerline and the aforementioned east line of Government Lot 1 of said Section 23-31-27; thence S. 00°58'43" E., 273.63 feet along said east line to the point of beginning.

Said parcel contains 104,139 sq. ft. (2.39 acres) and is subject to the rights of the public over those portions previously dedicated for the rights of way of Birch St., Hidden Spring Rd., Larson Ln., and S.T.H. '42' (Water St.), respectively. Together with all easements of record.

I, MICHAEL G. McCARTY, PROFESSIONAL LAND SURVEYOR FOR BAUDHUIN SURVEYING & ENGINEERING, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE THAT PROFESSION IN THIS STATE AND THAT THE CONDOMINIUM PLAT TO WHICH THIS CERTIFICATE IS AFFIXED IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

DATED 12-14-20

Michael McCarty

MICHAEL G. McCARTY S-2298

WISCONSIN
MICHAEL G.
McCARTY
S-2298
Sturgeon Bay,
WI
LAND SURVEYOR

Brent Bristol

From: Doug Evans [redacted]
Sent: Thursday, July 16, 2026 1:56 PM
To: Brent Bristol
Subject: Brookside Lane - Cottage #1 - Studio

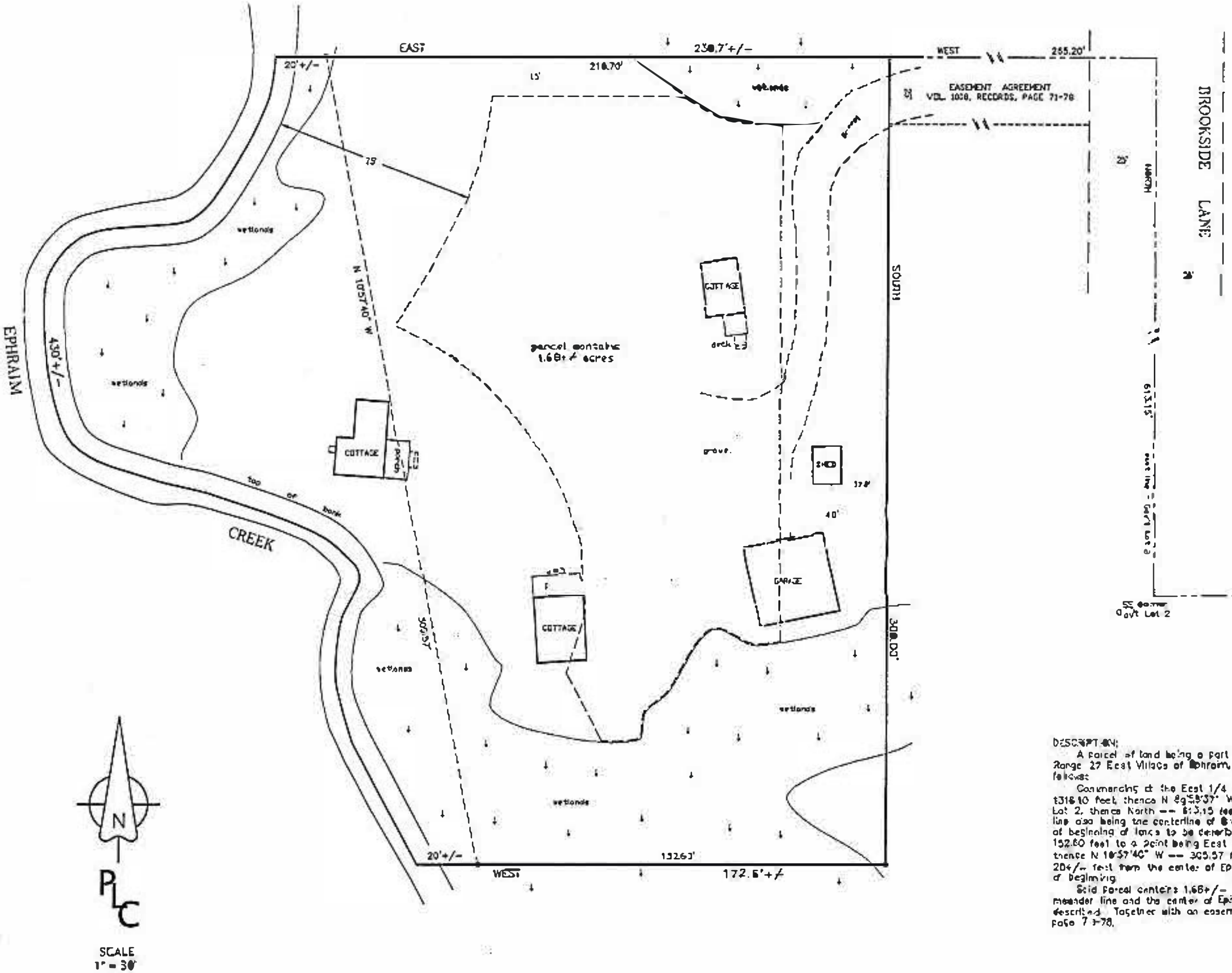
Hi Brent, all my cottages need to have their roofs replaced as soon as possible, so I'd like to approach my renovation project differently than we discussed.
I'm good with keeping all the cottages closer to their current design and size, but I would like to make some improvements while completing the roof repairs if possible.
Otherwise, I may have to rip off a brand new roof if I go back to make improvements later.

I've attached a new narrative, a current picture, a concept picture, and building plans that have my adjustments.
This is the smallest cottage which has no variance concerns due to proximity to boundary or water.

Current Picture:

PLAT OF SURVEY

BEING A PART OF GOVERNMENT LOT 2,
SECTION 23, TOWNSHIP 31 NORTH, RANGE 27 EAST,
VILLAGE OF EPHRAIM, DOOR COUNTY, WISCONSIN



DESCRIPTION:

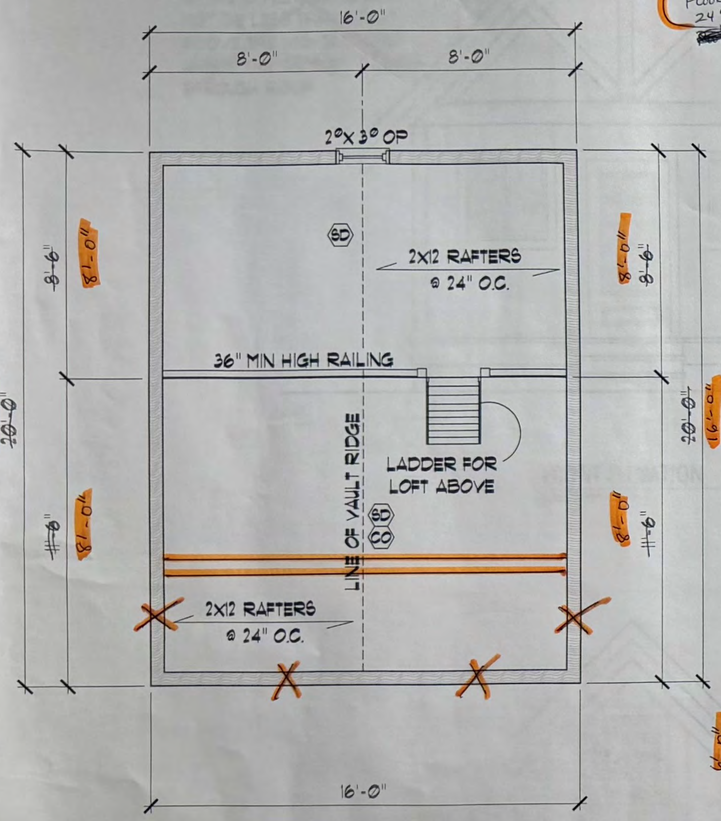
A parcel of land being a part of Government Lo
Range 27 East Village of Ephraim, Door County, Wis
follows:

Commencing at the East 1/4 corner of said Se
1318.10 feet, thence N 89°58'37" W -- 1339.59 fee
Lot 2, thence North -- 613.15 feet along the east
line also being the centerline of Brookside Lane, the
of beginning of lands to be described; thence Sout
152.60 feet to a point being East -- 20+/- feet
thence N 10°37'40" W -- 305.57 feet along a mean
20+/- feet from the center of Ephraim Creek, then
of beginning.

Said Parcel contains 1.68+/- acres, including a
meander line and the center of Ephraim Creek betw
described. Together with an easement agreement a
page 71-78.

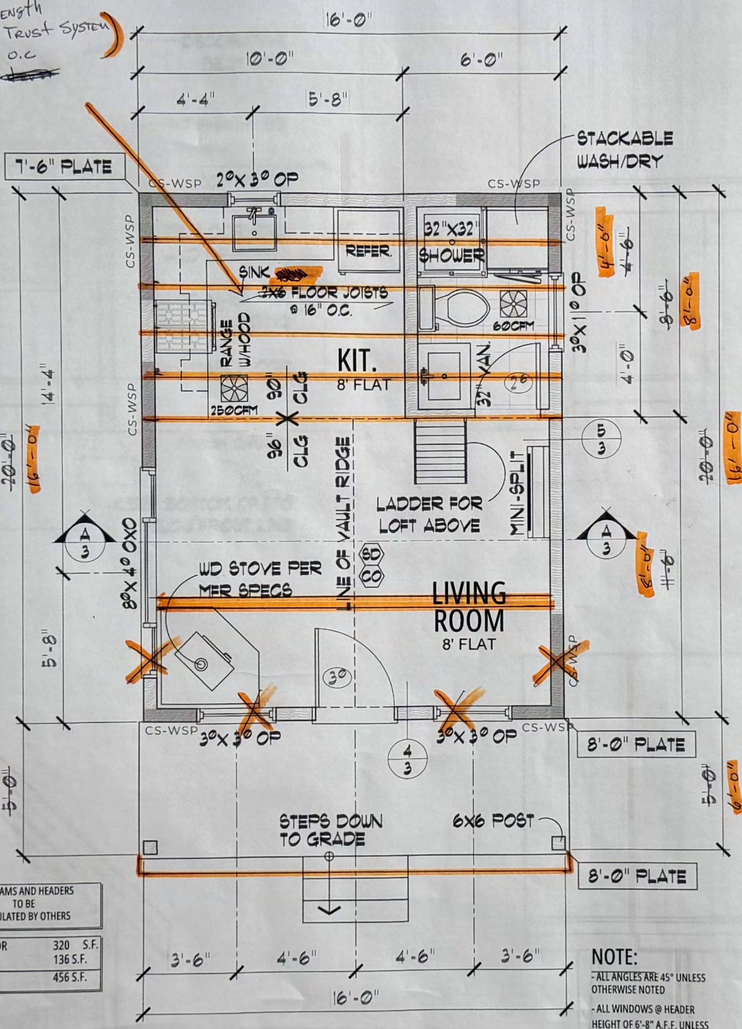






LOFT FLOOR PLAN

SCALE: 3/8"=1'-0"

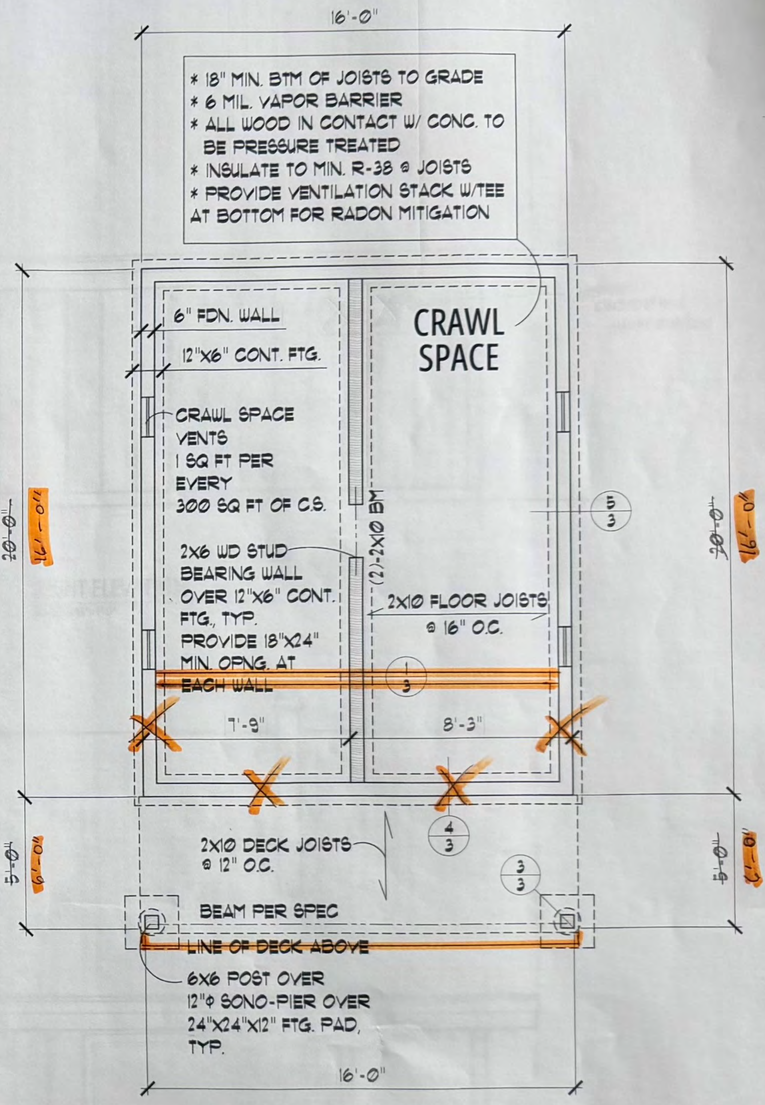


ALL BEAMS AND HEADERS TO BE CALCULATED BY OTHERS	
MAIN FLOOR	320 S.F.
LOFT	136 S.F.
TOTAL	456 S.F.

MAIN FLOOR PLAN

SCALE: 3/8"=1'-0"

NOTE:
- ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED
- ALL WINDOWS @ HEADER HEIGHT OF 6'-8" A.F.F. UNLESS THERE IS TRANSOM(S)
- TEMPERED GLASS IF WINDOW SILL IS LESS THAN 18" A.F.F.



FOUNDATION PLAN

SCALE: 3/8"=1'-0" CRAWL SPACE

* EXISTING FOOTINGS WILL BE USED. (NO NEW FOOTINGS)

* EXISTING FLOOR PLAN WILL REMAIN UNCHANGED, FLOOR PLAN SHOWN ABOVE DOES NOT APPLY

(8) NEW PIERS WILL BE INSTALLED FOR PORCH

* EXISTING FOOTINGS WILL BE USED NO NEW FOOTINGS

PINE HILL
OUTPOST

©2026 PINE HILL OUTPOST - FOR PURCHASER USE ONLY - NOT FOR REDISTRIBUTION

EVERY EFFORT HAS BEEN MADE TO INSURE THE ACCURACY OF THESE DRAWINGS; HOWEVER, THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

ALL IDEAS, DESIGNS, ARRANGEMENTS, DRAWINGS & PLANS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK, PRODUCT OF, OWNED BY, AND ARE THE PROPERTY OF ITS RESPECTIVE OWNER(S).

CONTENTS

MAIN & LOFT FLOOR PLAN
FOUNDATION PLAN

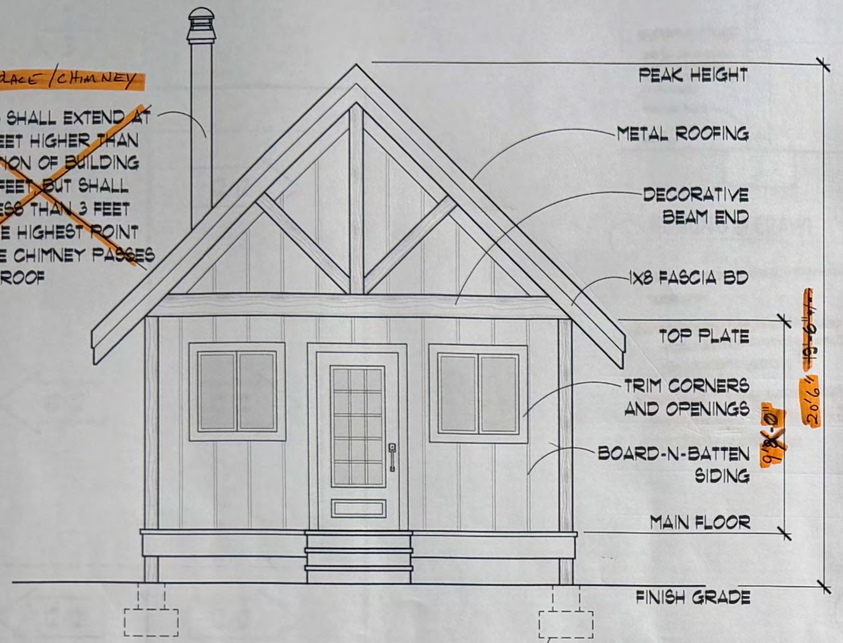
OWNER:
DRAWN BY: SZ
DATE:
SCALE: 1/4"=1'-0"
JOB NO:
SHEET 2
OF 3 SHEETS

INDEX OF DRAWINGS:

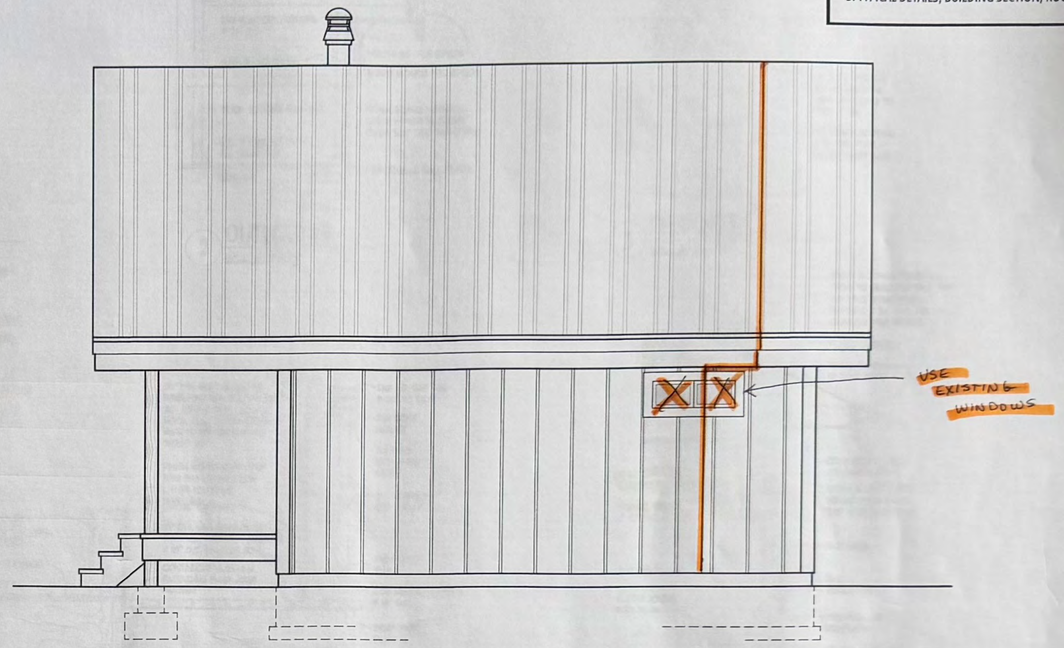
1. EXTERIOR ELEVATIONS
2. MAIN FLOOR PLAN, LOFT PLAN, FOUNDATION PLAN
3. TYPICAL DETAILS, BUILDING SECTION, ROOF PLAN

EVERY EFFORT HAS BEEN MADE TO IN-SURE THE ACCURACY OF THESE DRAWINGS. HOWEVER: THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

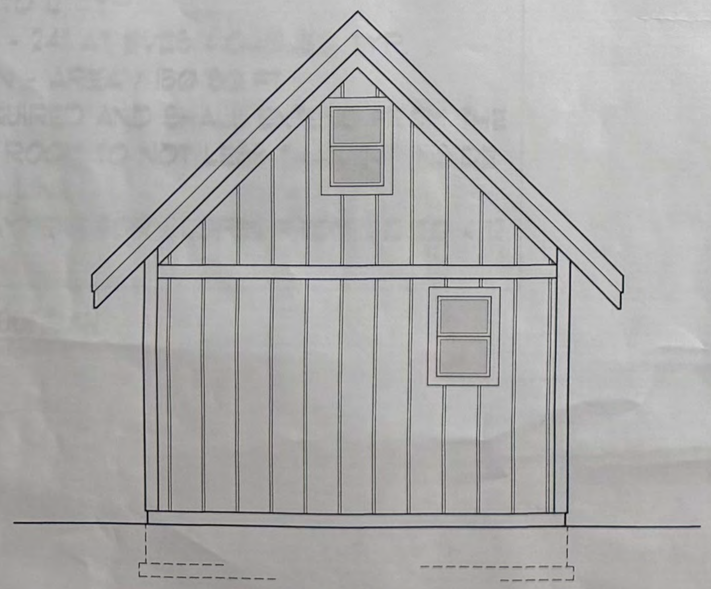
ALL IDEAS, DESIGNS, ARRANGMENTS, DRAWINGS & PLANS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK, PRODUCT OF, OWNED BY, AND ARE THE PROPERTY OF ITS RESPECTIVE OWNER(S).



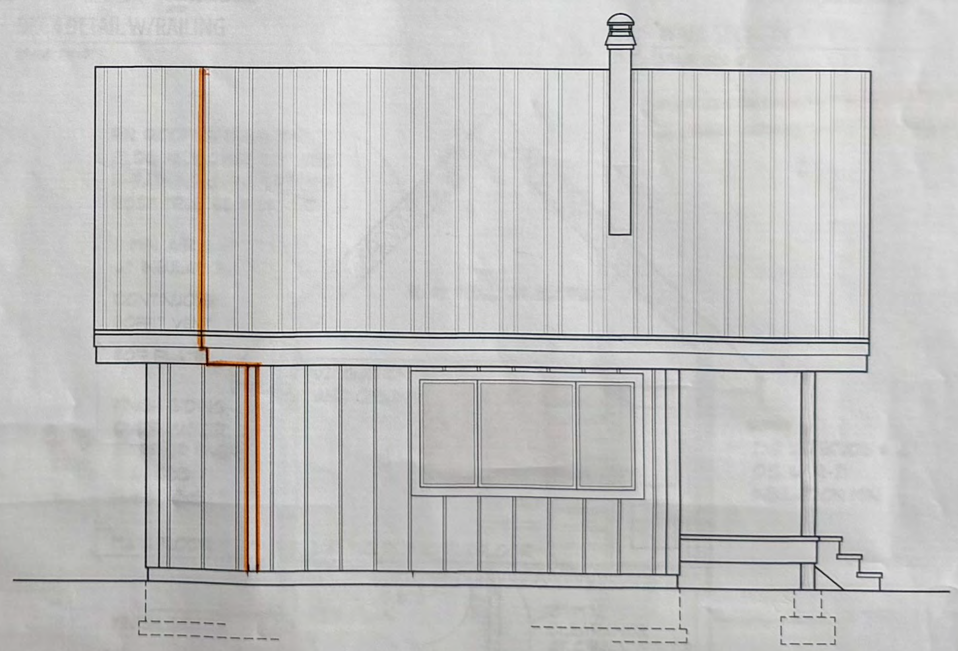
FRONT ELEVATION
SCALE: 3/18"=1'-0"



RIGHT ELEVATION
SCALE: 3/18"=1'-0"



REAR ELEVATION
SCALE: 3/18"=1'-0"



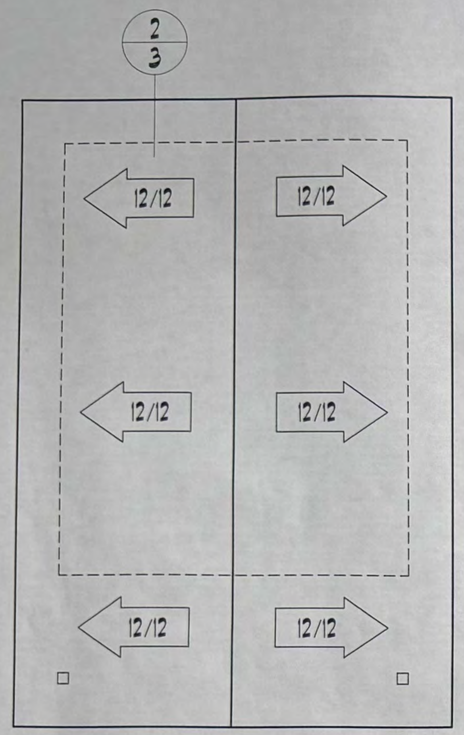
LEFT ELEVATION
SCALE: 3/18"=1'-0"

PINE HILL OUTPOST

©2026 PINE HILL OUTPOST - FOR PURCHASER USE ONLY - NOT FOR REDISTRIBUTION

CONTENTS
EXTERIOR ELEVATIONS

OWNER:
DRAWN BY: SZ
DATE:
SCALE: AS NOTED
JOB NO:
SHEET 1
OF 3 SHEETS

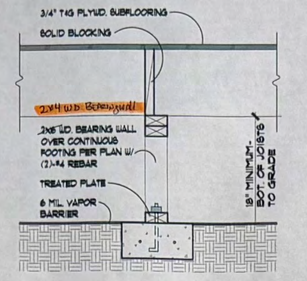


NOTES:

- ROOF SLOPE - 12 TO 12, TYP.
- ROOF OVERHANG - 24" AT EVES & GABLES, TYP.
- ROOF VENTILATION - AREA / 150 SQ FT
- ICE BARRIER REQUIRED AND SHALL EXTEND FROM THE LOWEST POINT OF ROOM TO NOT LESS THAN 24" INSIDE OF INTERIOR WALL LINE
- DOUBLE UNDERLAYMENT FOR SLOPES FROM 2:12 TO 4:12 PER R905.1.1

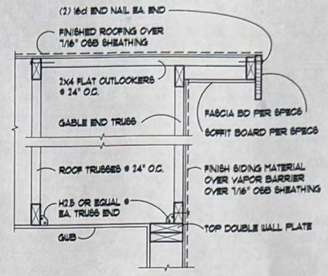
ROOF PLAN

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



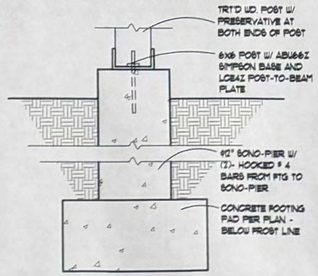
1 BEARING @ CRAWL

* USE EXISTING FOOTING AND WALLS
* ADD 2 FOOT WALLS AROUND PERIMETER TO HAVE WALLS BE 9'-0"
* 2 foot EXTENSION WALL will BE BOLTED to EXISTING 7 foot WALL



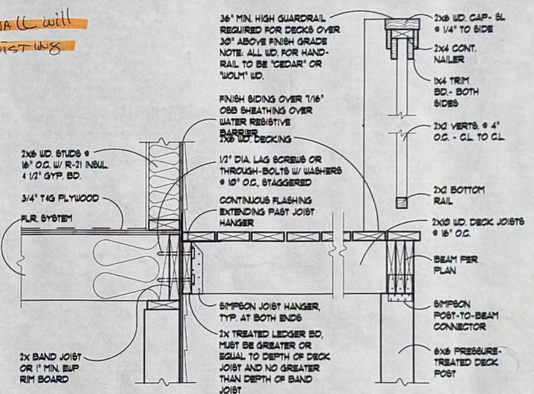
2 OUTLOOKER

SCALE: 1"=1'-0"



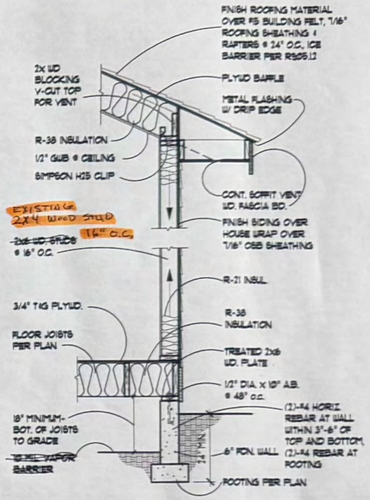
3 PIER DETAIL

SCALE: 1"=1'-0"



4 DECK DETAIL W/RAILING

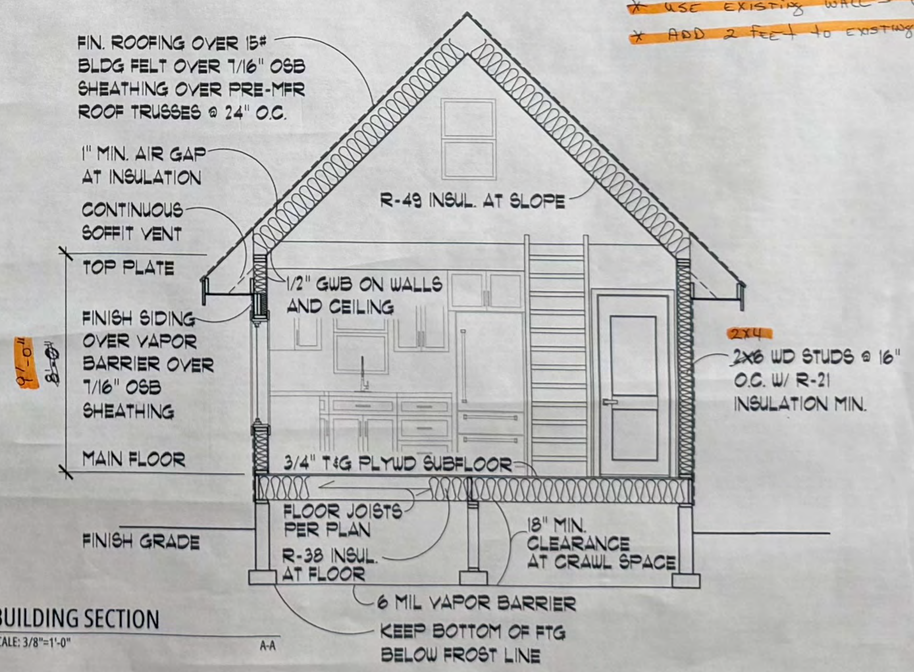
SCALE: 1"=1'-0"



5 WALL SECTION

SCALE: 1/2"=1'-0"

* USE EXISTING WALLS (7'-0")
* ADD 2 FEET to EXISTING WALLS (TOTAL 9')



BUILDING SECTION

SCALE: 3/8"=1'-0" A-A

PINE HILL OUTPOST

©2026 PINE HILL OUTPOST - FOR PURCHASER USE ONLY - NOT FOR REDISTRIBUTION

EVERY EFFORT HAS BEEN MADE TO INSURE THE ACCURACY OF THESE DRAWINGS, HOWEVER THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

ALL IDEAS, DESIGNS, ARRANGEMENTS, DRAWINGS & PLANS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK, PRODUCT OF, OWNED BY, AND ARE THE PROPERTY OF ITS RESPECTIVE OWNER(S).

CONTENTS

BUILDING SECTION
ROOF PLAN, TYPICAL DETAILS

OWNER:
DRAWN BY: SZ
DATE:
SCALE: AS NOTED
JOB NO.
SHEET 7
OF 3 SHEETS

9807 Brookside Lane, Ephraim

- Repair Cottage #1 – Studio
    - Square footage (16’ x 16’)
- Remove existing roof and replace with a new steel 7-12 pitch gable roof.
- Remove existing porch and replace with a 16’ wide x 6’ deep covered deck.
    - Deck roof will be extension from newly installed roof.
- Increase height of all existing walls from current 7’ height to 9’ height.
- Add loft to back portion of the cottage using engineered truss system.
    - Access to loft will be a permanently installed ladder.

Contact Info:

Doug Evans
[redacted]

Cell: [redacted]
[redacted]gmail.com

Brent Bristol

From: Doug Evans <
Sent: Friday, July 24, 2026 9:20 AM
To: Brent Bristol
Subject: Re: Brookside Lane - Cottage #1 - Studio
Attachments: IMG_1461.jpeg; IMG_1457.jpeg

Here are a couple additional pictures of what I would have in mind for the other two cottages. I would provide blueprint/plans for all 3 cottages prior to submitting permit.

The work on each cottage would be similar to cottage #1.

1) Remove exiting roofing structure
2) Extend walls up from 7 foot to 9 foot
3) Install new floor truss system
4) Install new roof with higher pitch than existing
5) Replace porch

No increase in primary foundation footprint
Increase in porch size in front portion of cottages only.

Thanks again,
Doug

On Fri, Jul 24, 2026 at 8:52 AM Brent Bristol < wrote:

Ok, great!

So, on the new plans and submittals the plans for cottage 1 are clear. On the other two you speak to making some improvements in making the roof repairs/changes. Do you have any concepts of what those changes/improvements would be?

Sincerely,

Brent Bristol







