VILLAGE OF EPHRAIM

FOUNDED 1853

HISTORIC PRESERVATION COMMITTEE AGENDA
Tuesday, July 28, 2026 – 6:30 pm
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. Changes in Agenda
4. Visitors' Comments
5. Approve Previous HPC Minutes
6. Julia Uihlein – 10235 Hwy 42 – Landscape/Land Disturbance Plan
7. PEA Properties – 9751 Hwy 42 – Accessory Structure – Design Review
8. PEA Properties – 9751 Hwy 42 – Addition – Design Review
9. Doug Evans – 9807 Brookside Ln –Additions – Concept Review
10. New Business for Next Meeting/Next Meeting Date
11. Adjournment

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/825491853

You can also dial in using your phone.
Access Code: 825-491-853
United States: +1 (571) 317-3122

** It is possible that a quorum of the Village Board 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	**Date: 7/24/2026**
	_X_ Village Administrative Office
	_X_ Visitors' Center
	_X_ Post Office
Kim Roberts, Deputy Clerk	**_X_ Website www.ephraim.wi.gov**
	_X_ Emailed to WDOR Radio
	_X_ Emailed to Peninsula Pulse

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

VILLAGE OF EPHRAIM

FOUNDED 1853

Historic Preservation Committee Meeting Minutes
Tuesday, March 31, 2026 – 6:30 PM

Present: Marcia Ellis, Kathy Pentler, Cody Schreck
Absent: BD Thorp-Chair, Amy Russell
Staff: Brent Bristol- Administrator, Andrea Collak – Clerk/Treasurer
Guests Present: Andy Bartelt, Ken Nelson, Monique McClean, Grace Held, Rick Hoyerman
Guests Online: Gregory Golterman

1. **Call to order:** The meeting was called to order by Brent Bristol-Administrator at 6:30 PM. Bristol asked the committee members to appoint the temporary chair for this meeting.

   Ellis moved, Pentler seconded to appoint Cody Schreck the temporary chair for this meeting, all ayes and the motion carried.

2. **Quorum**: A quorum is present for this meeting.
3. **Changes in Agenda:** None
4. **Visitors' comments:** None
5. **Previous minutes: February 24, 2026**

   Pentler moved, Ellis seconded to approve the HPC meeting minutes from February 24, 2026, as presented, all ayes, and the motion carried.

6. **John & Victoria Cultra – 9887 Water St – New SFR – Concept Review**

   Bristol explained that the application before the committee was identical to what was presented to the committees at the last meeting. He noted that concerns were raised at the Plan Committee level, and there were questions that the Plan Committee needed to answer regarding dimensional requirements, specifically whether the square footage for the garage could be added to the building as part of the building footprint. Given these outstanding questions, the applicants chose to pursue the same application for concept review at this meeting.

   Pentler expressed continued concerns about the size and grandeur of the proposed house. She stated it was a beautiful house but not appropriate for the lot it would be placed on, noting it would become the focal point when entering Ephraim next to the beach. She had significant concerns about the view from the water, mentioning knee walls where patios are located and a permanent roof that appears part of the main roof. Pentler suspected the intention might be to enclose these areas in the future, similar to what occurred at the last Plan Committee meeting. Pentler emphasized the need for the structure to be more like a house rather than its current proposed form.

   Ellis agreed with Pentler after reviewing the historic preservation ordinances, stating the proposal was on the large side.

   Schreck echoed both committee members' concerns, emphasizing two key considerations not fully addressed previously: compatible infill and mass and scale.

   Pentler raised additional concerns about blue shutters, noting that approved colors are gray, white, and natural stone. She also questioned the door design. Pentler emphasized that there should be efforts to save what currently exists on the property, and if a year-round house was desired, the

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new structure should resemble the original house. She felt the proposed design did not look close to what was there or anything else on the main street in the Historic District. She stressed the importance of addressing views from both the road and the water.

Schreck summarized that the primary concerns were mass and scale, particularly regarding precedent in the Protected Waterfront area and how the building would fit with surrounding structures in terms of compatible infill.

7. **Gregory Golterman – 9917 Water St – New SFR – Concept Review**
Pentler identified this as a project with logs and bluish-gray coloring. From her interpretation of the plans, it appeared to maintain the same footprint while raising the roofline to create a second story, leaving the road view relatively intact. She considered this the closest she had seen to someone sticking to the original vision and hoped they would maintain the gray logs as well.

Schreck clarified that the packet indicated this would be a complete teardown of the foundation with a full rebuild, though maintaining the same footprint.

Pentler asked about whether the second story vertical walls would be cedar. Gregory Golterman, participating in the meeting, confirmed it would be cedar. He also mentioned they planned to save the original logs and attempt to use them in some of the facade to maintain the original look and historic charm.

Pentler inquired about the roof slopes in the front where three windows were located, asking if they were making the roof into a vertical cedar wall. Schreck explained that the dormer was being fully removed and replaced with flat siding.

Pentler asked about square footage additions. Golterman estimated the total would be roughly 1,500 square feet, up from approximately 1,100 square feet currently, adding about 400 square feet. Pentler found this reasonable.

Regarding height, Schreck noted the application showed 23 feet to the top of the roofline. Pentler expressed no issues with what she was seeing.

Ellis praised the project, particularly loving that they would be using the original logs.

Schreck appreciated the current log building's appearance and understood the need to update it for current requirements. He expressed concern about completely tearing down one of the shoreline buildings that strongly holds onto Ephraim's character aesthetically. While the replacement building borrowed from the original, he had concerns about mass and scale, particularly the building height on the Protected Waterfront, and wanted to hear Plan Committee input.

Pentler asked if they could keep the outside structure intact, gut it from within, reinforce it, and add the top half to maintain authenticity. Golterman explained that three contractors said no, with one saying it could be done but hadn't responded in seven months. The contractors explained that the building had multiple elevations from its history as a fishing cottage with front and back additions at different levels, making leveling it extremely difficult.

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Pentler acknowledged that the varied levels gave the building its charming appearance, showing it grew with the Village.

Regarding colors, Golterman confirmed it would be light gray, possibly slightly lighter to match the neighboring cottage, maintaining the same gray tone. For the chimney, he wasn't certain if they would use the original but confirmed all stonework would be Door County Fieldstone.

Pentler commended the applicants for trying to preserve the scale and look without presenting a grandiose plan that wouldn't fit the area. Golterman confirmed this was their specific goal.

8. **Carol Corbett – 10081 Water St. – Addition – Concept Review**
   Due to lack of information this matter will be discussed at the future meeting.

9. **New Business for the Next Meeting/Next Meeting Date:** No new business was identified for the next meeting. The next meeting date is Tuesday, April 28th, 2026.

10. **Adjournment**

Pentler moved, Ellis seconded to adjourn the Historic Preservation Committee Meeting at 6:50 PM, all ayes, and the motion carried.

Recorded by,

Andrea Collak- Clerk/Treasurer

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

ACTION ITEMS:

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

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

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

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

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

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

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

Absent: Amy Russell and Marcia Ellis.

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

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

Guests online: John and Victoria Cultra .

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Recorded by, Kim Roberts – Deputy Clerk

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VILLAGE OF EPHRAIM
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 above
   Dragon Fly IS, LLC. [redacted]

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 8/24 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 # 121011331272 2J1

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/ordanance) ☐ 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:**	WI	**Zip:**	53202
Phone #1:	WI	**Phone #2:**			
Email:	[redacted]				

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

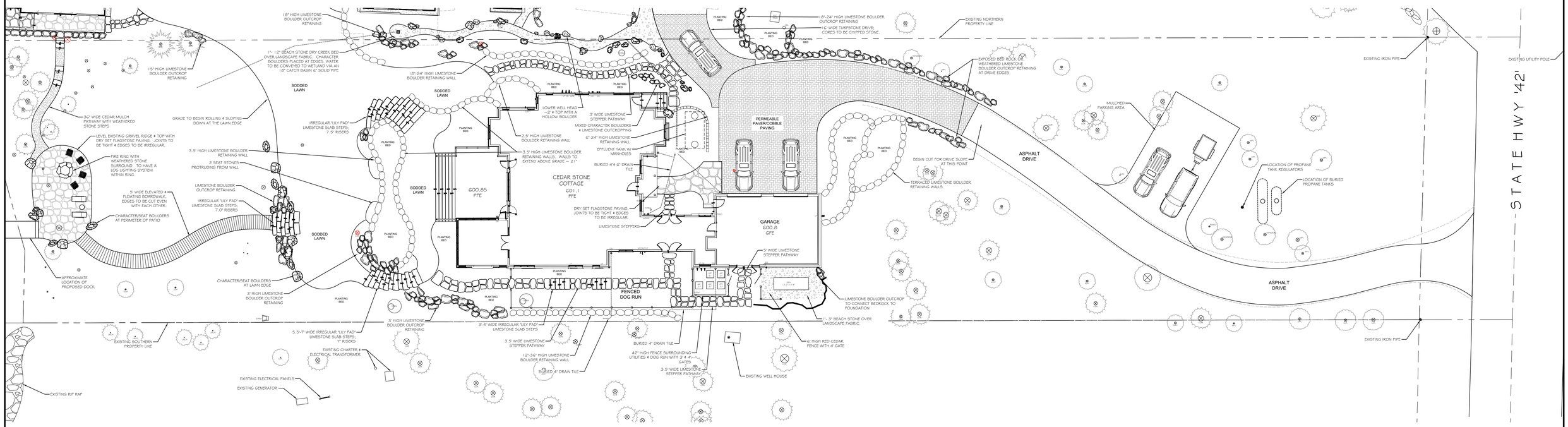
See Landscape Plan

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

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



A HARDSCAPE DESIGN FOR

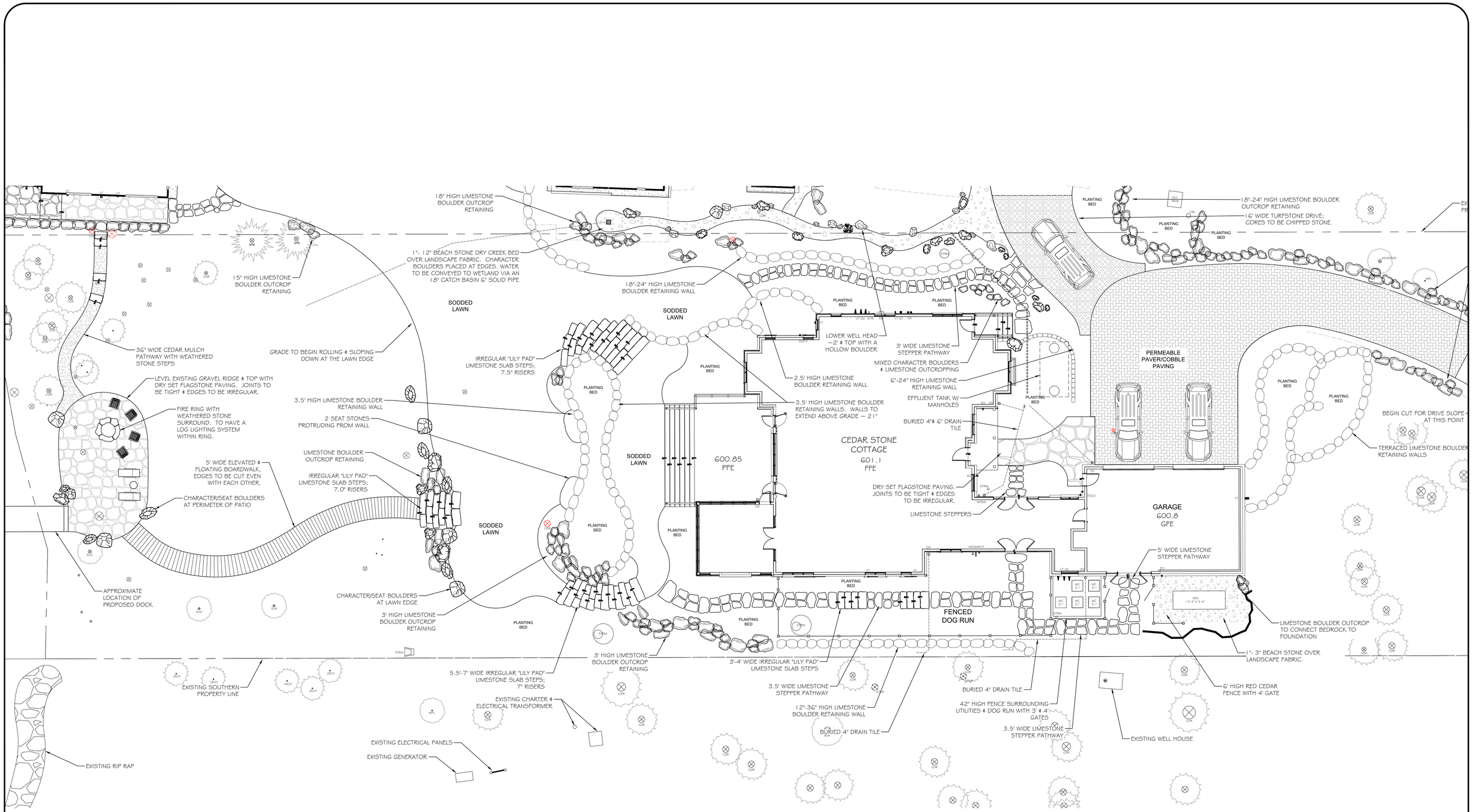
CEDAR STONE

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	07/23/25	
			08/12/25	
SHEET #	DRAWING	DRAWN BY	02/03/26	
L1.1	HARDSCAPE	NRM	04/21/26	

N



A HARDSCAPE DESIGN FOR

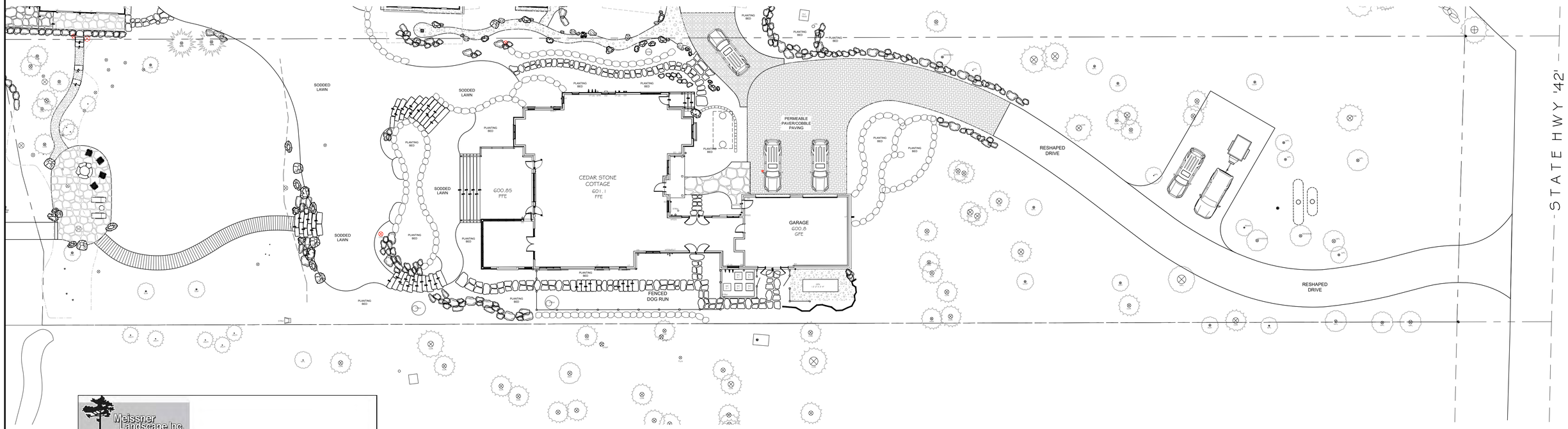
CEDAR STONE

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"=10'	NRM	07/23/25	
			08/12/25	
SHEET #	DRAWING	DRAWN BY	02/03/26	
L1.2	LANDSCAPE	NRM	04/21/26	



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

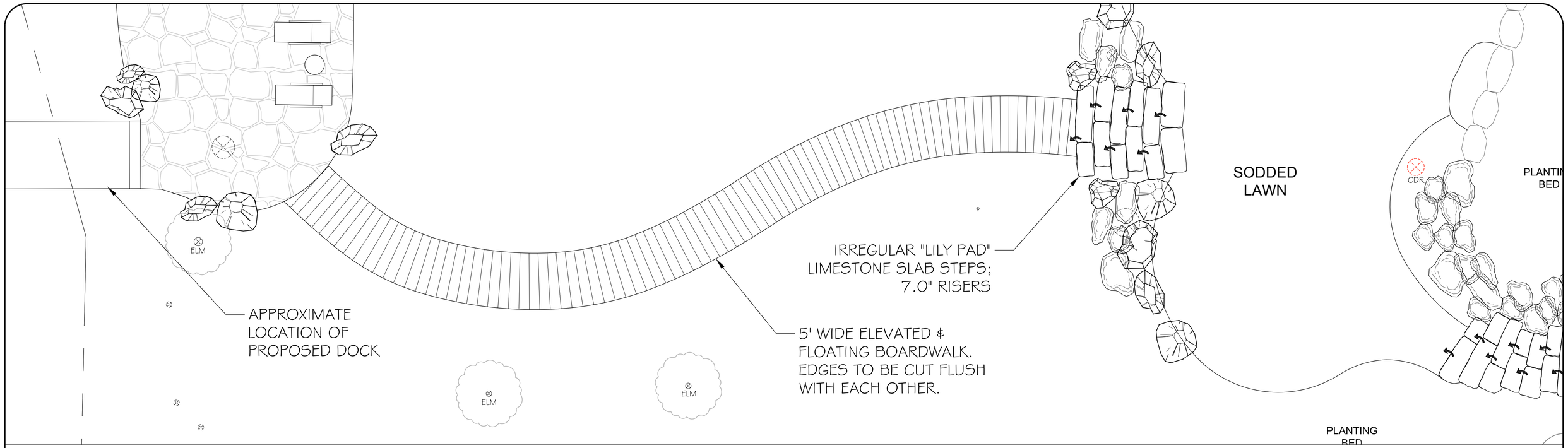
10235 WATER STREET EPHRAIM

Meissner Landscape Inc.
DESIGN.PLANT.BUILD.MAINTAIN

Phone: 920. 743.1011
Fax: 920.743.8878
www.meissnerlandscape.com

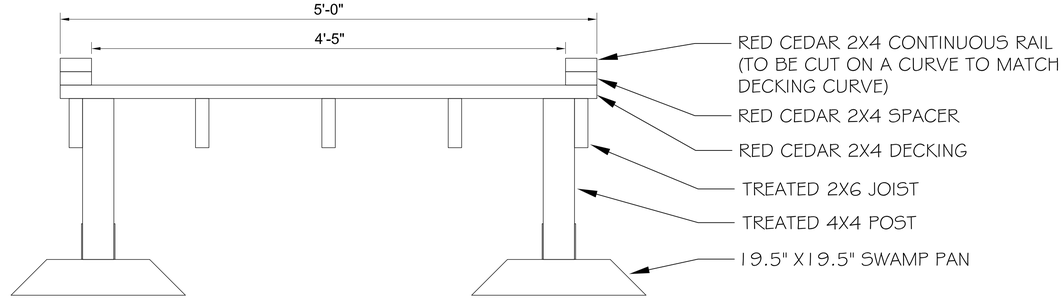
DATE	SCALE	DESIGN BY	REVISIONS
06/06/25	1/16"=1'	NRM	06/06/26
SHEET #	DRAWING	DRAWN BY	
L8.1	IMPERVIOUS	NRM	

N

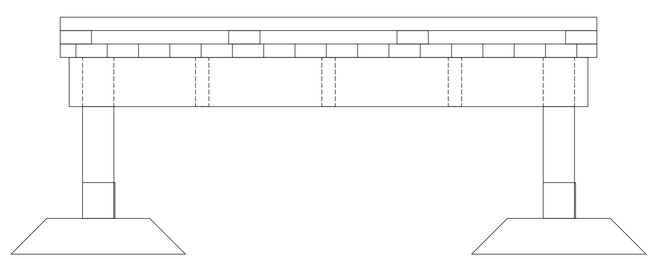


BOARDWALK CONSTRUCTION NOTES:

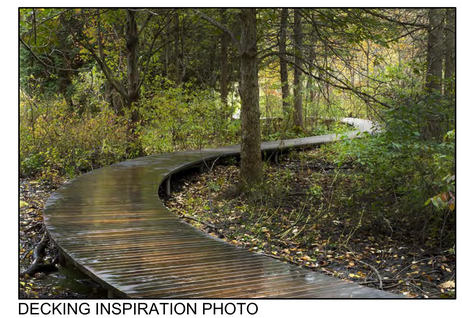
- TOTAL LENGTH IS APPROXIMATELY 73 LNFT
- TOTAL WIDTH IS 5' WIDE
- STRUCTURE IS TO BE CONSTRUCTED FROM TREATED MATERIAL.
- DECKING & CURB COMPONENTS ARE TO BE CONSTRUCTED FROM RED CEDAR & LET TO NATURALLY WEATHER
- FASTENERS ARE TO BE STAINLESS STEEL
- DECK BOARDS ARE TO BE ATTACHED TO STRUCTURE WITH 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



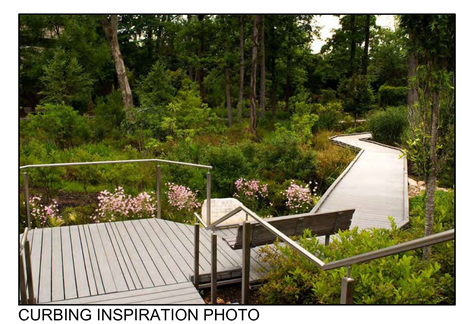
SECTION VIEW



SIDE ELEVATION VIEW



DECKING INSPIRATION PHOTO



CURBING INSPIRATION PHOTO

A RESIDENTIAL LANDSCAPE DESIGN FOR

CEDAR STONE

10235 WATER STREET EPHRAIM

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

DATE	SCALE	DESIGN BY	REVISIONS
7/22/26	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

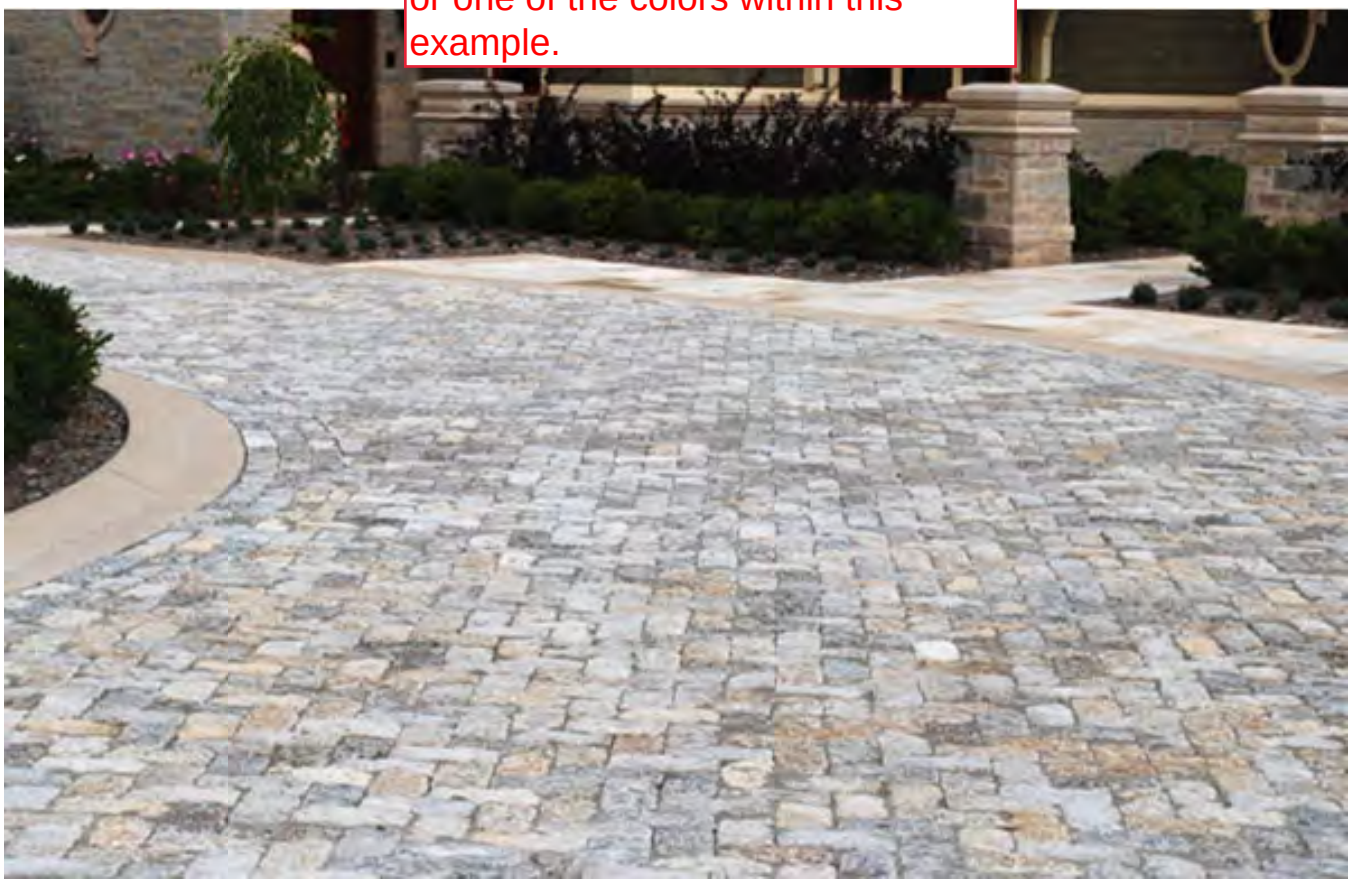
General style of character boulders at shores patio.

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

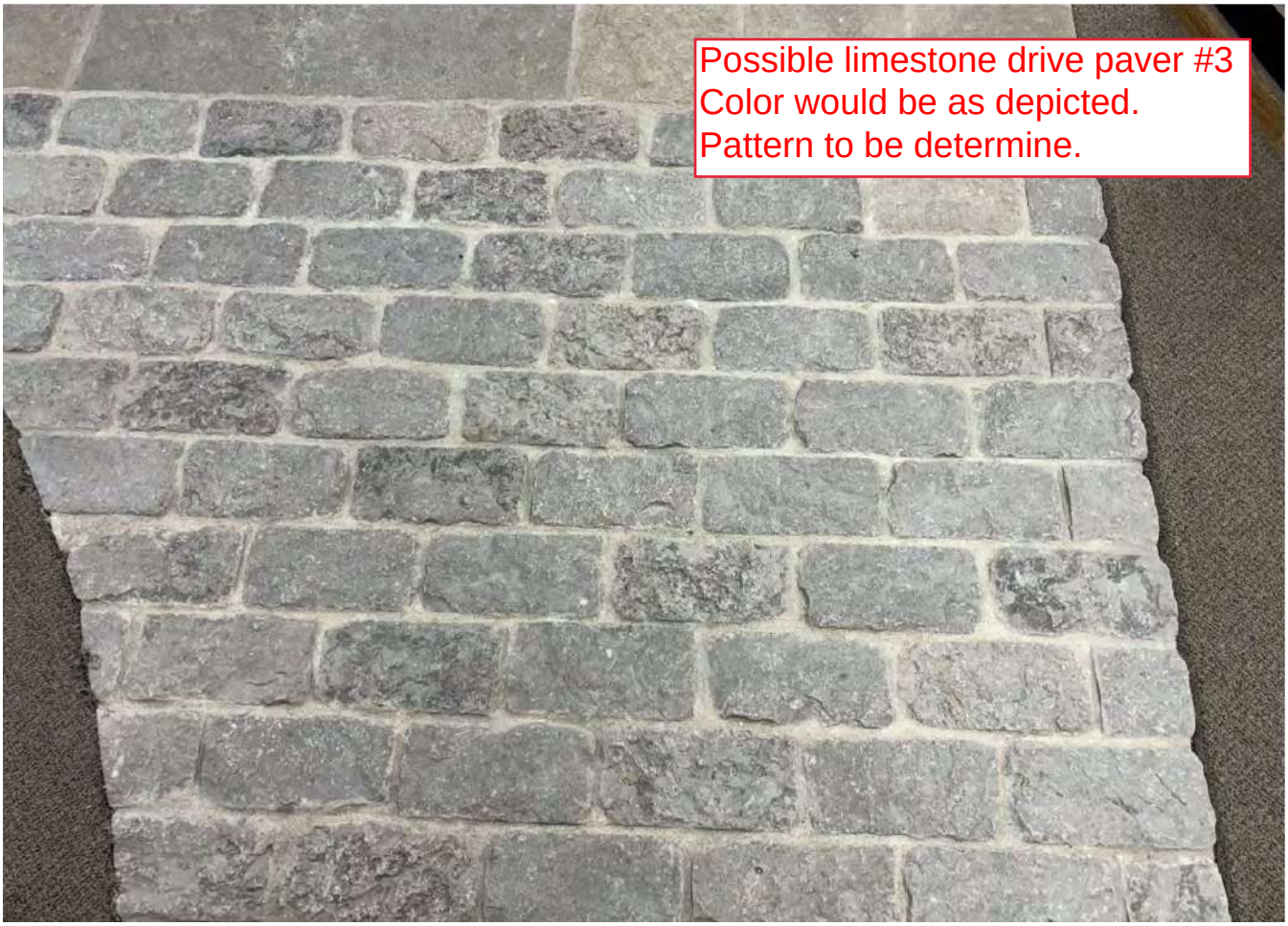
Example and color of limestone steppers through turf and planting bed areas.

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. 1210123312733C

Owner PEA 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
X 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: Deck 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:**	WI	**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 double 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)*

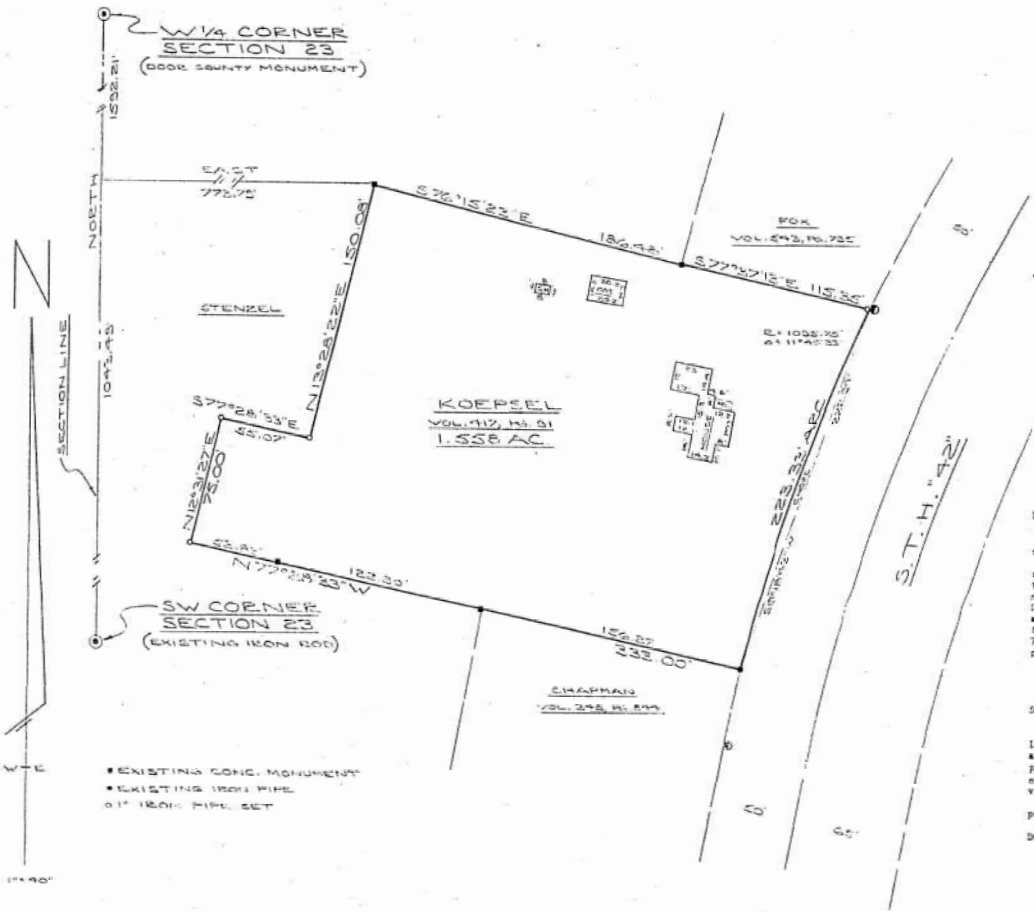
Proposed addition will not affect the current landscape.

13	ADDITIONAL FEATURES

14	SIGNATURE		
Signature of Applicant:	Mary 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)
1392.21'
NORTH
1043.49'
SECTION LINE
N
W-E
S76°15'23"E
186.73'
S77°37'13"E 115.36'
FOX
VOL. 543, PG. 735
STENZEL
N13°28'12"E 150.09'
S77°28'33"E
55.02'
N12°31'27"E
53.80'
KOEPSEL
VOL. 912, PG. 91
1.558 AC.
223.33' ARC
S.T.H. "42"
N77°28'33"W
123.30'
156.27
232.00'
CHAPMAN
VOL. 345, PG. 577
SW CORNER
SECTION 23
(EXISTING IRON ROD)
• 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

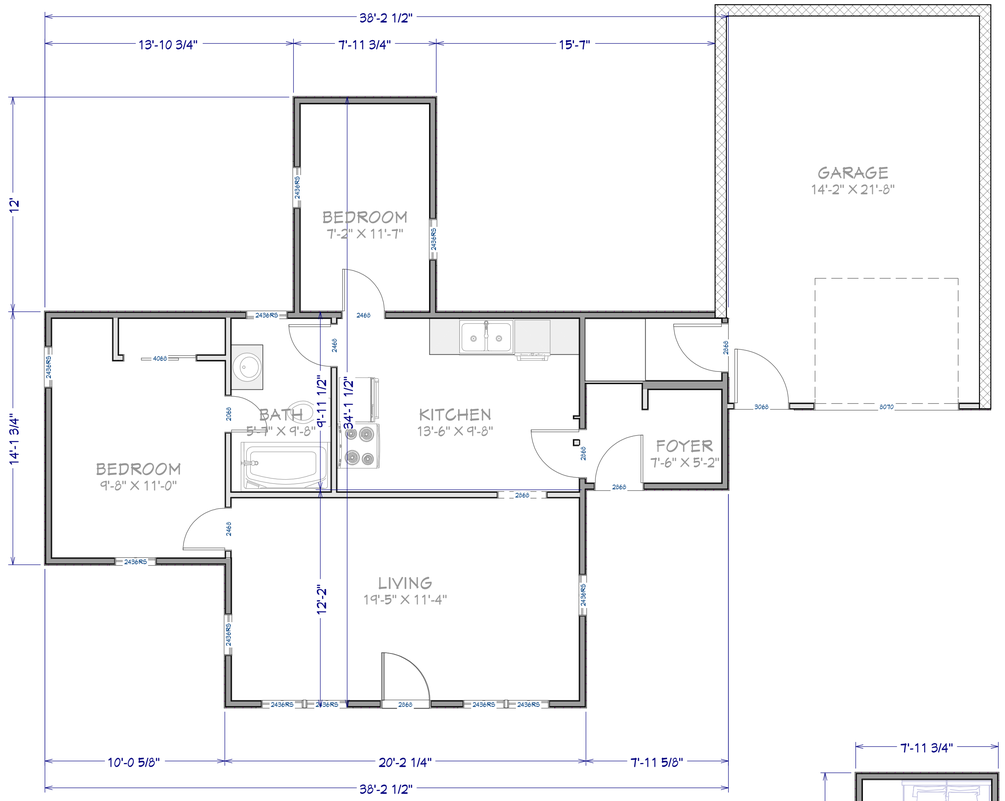
SCALE: #/#" = 1'-0"

SHEET: A-1.1

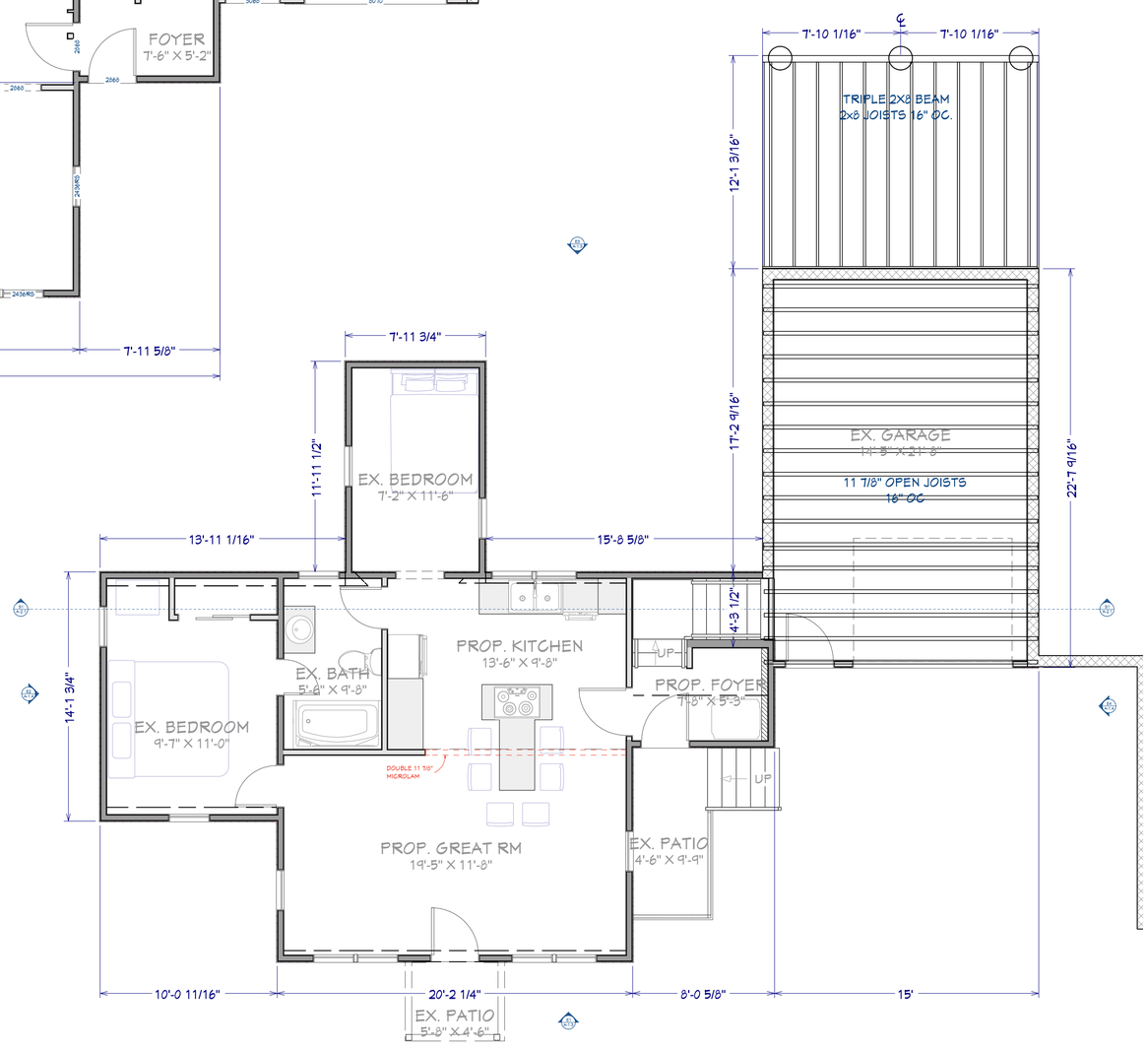
BID SET

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
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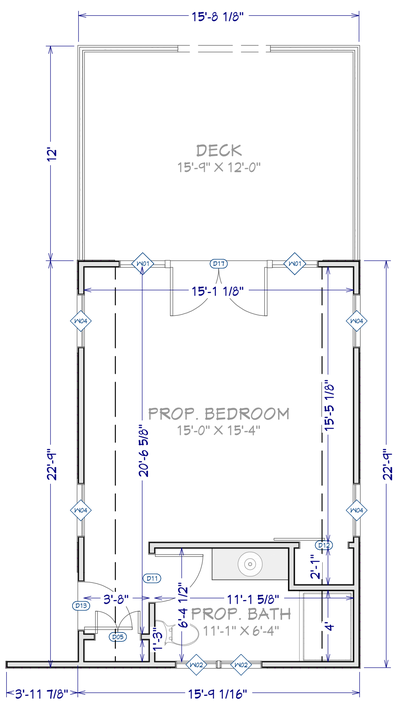

PROPOSED SECOND FLOOR ADDITION
SCALE: 1/4 IN = 1 FT

Steve & Mary Homa
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P.E.A. inc. BUILDERS

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

EXISTING & PROPOSED PLANS

DRAWN BY: -

DATE DRAWN:

DATE REVISED: 6/16/26

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

SHEET: A-1.2

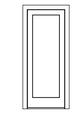
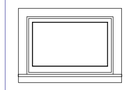
BID SET

WINDOWS & DOORS NOTES

- NEW WINDOWS AND DOORS TO ADDITION ONLY

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

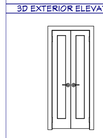
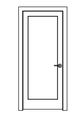
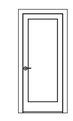
WINDOW SCHEDULE

3D EXTERIOR ELEVATION	QTY	SIZE	R/O	COMMENTS
	2	2668 EX	32"X83"	
	2	2436DH	29"X43"	
	4	3020AW	37"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	2868 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	5868 L/R EX	67"X83"

DOOR SCHEDULE
SCALE: 1 IN = 1 FT

Steve & Mary Homa
9751 Water St.
Ephraim, WI 54211
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D.P.E.A. inc. BUILDERS

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ELEVATIONS & SCHEDULES

DRAWN BY:
-

DATE DRAWN:

DATE REVISED:
6/16/26

SCALE:
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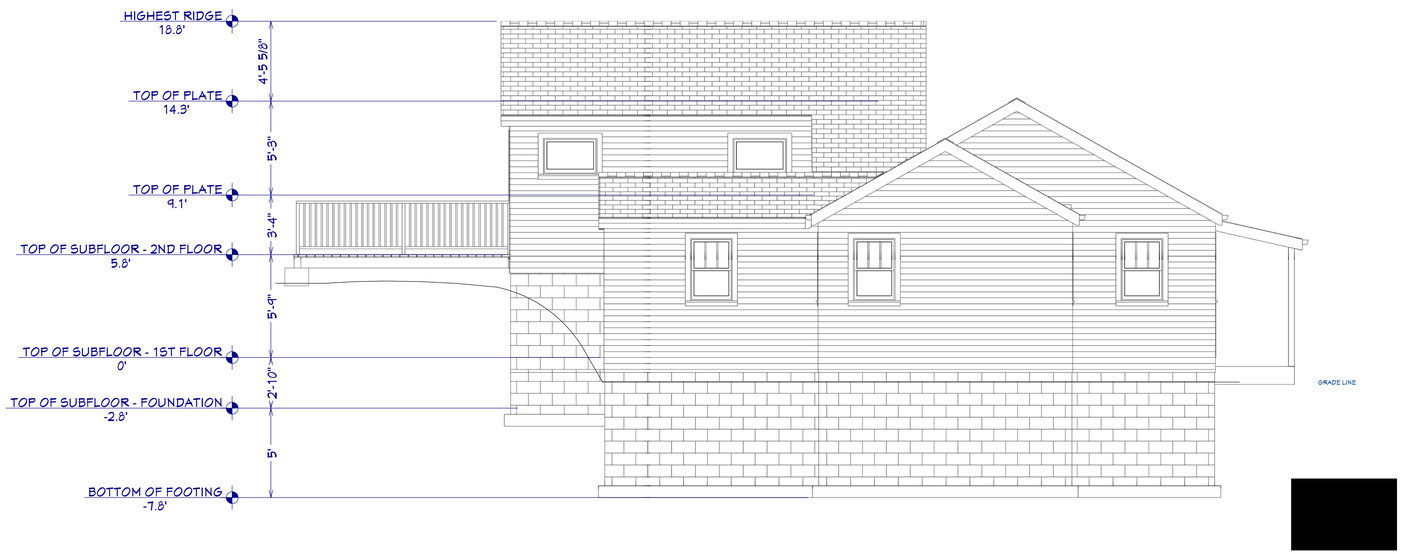
SHEET:
A-1.3

BID SET



E2 ELEVATION 2
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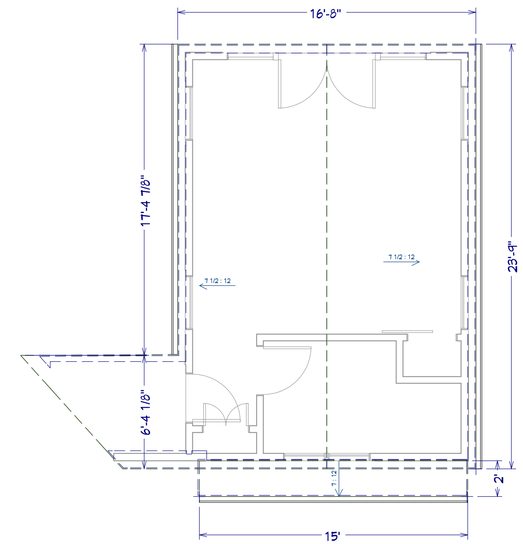
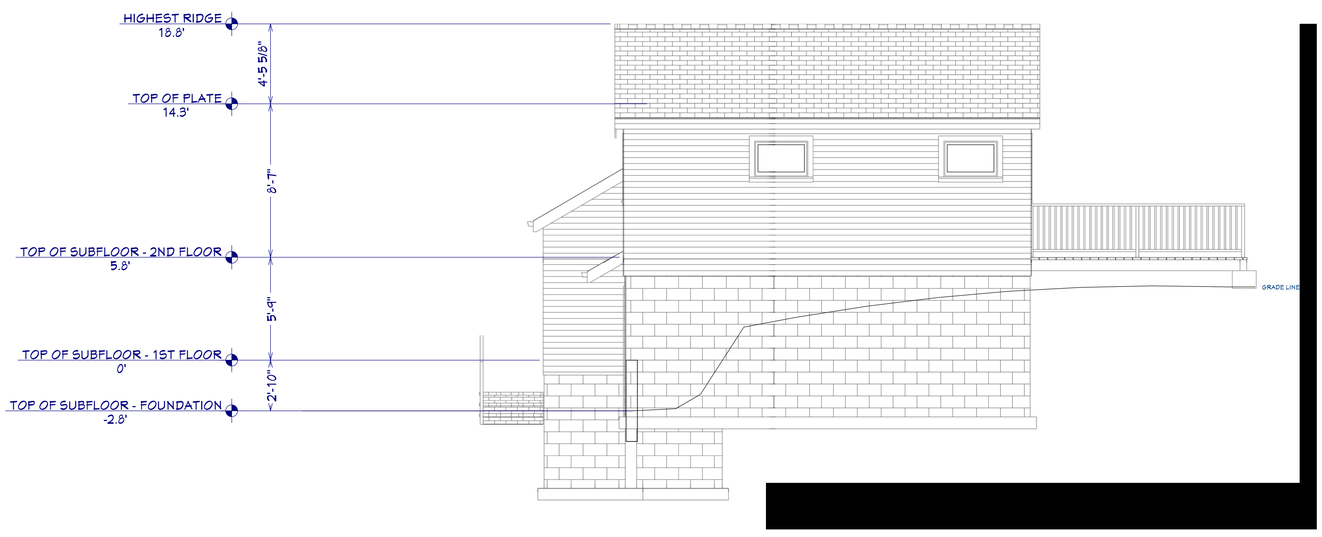
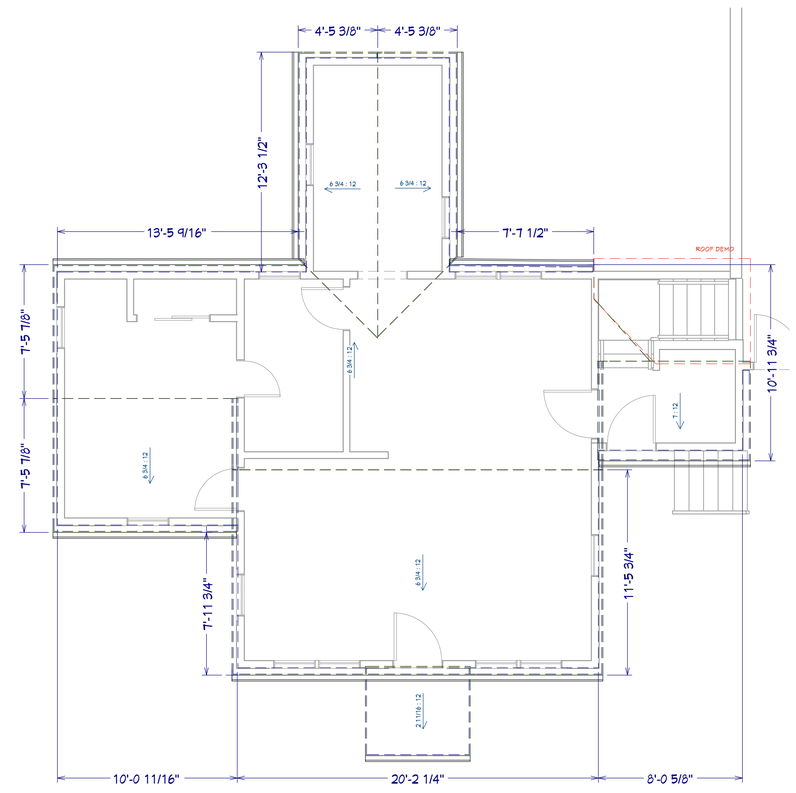


PROPOSED ADDITION ROOF PLAN
SCALE: 1/4 IN = 1 FT



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:
-

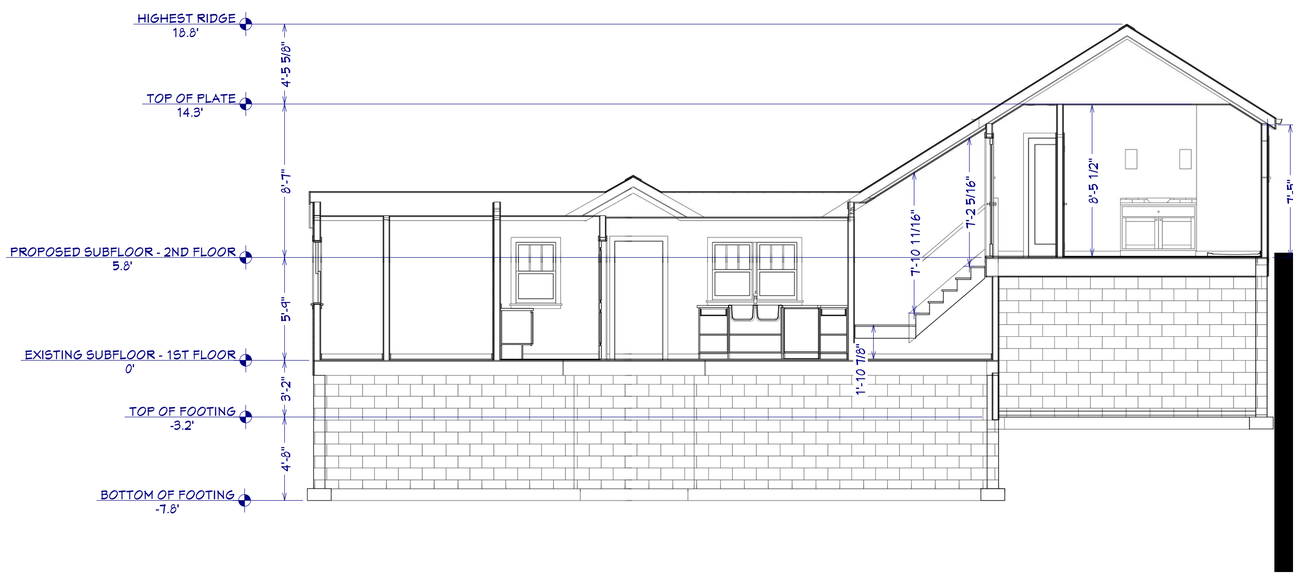
DATE DRAWN:

DATE REVISED:
6/16/26

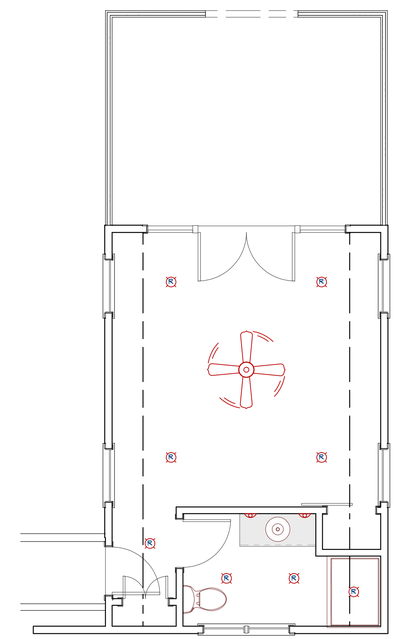
SCALE:
#/#" = 1'-0"

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. 12 10 12 33 12 733 C

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

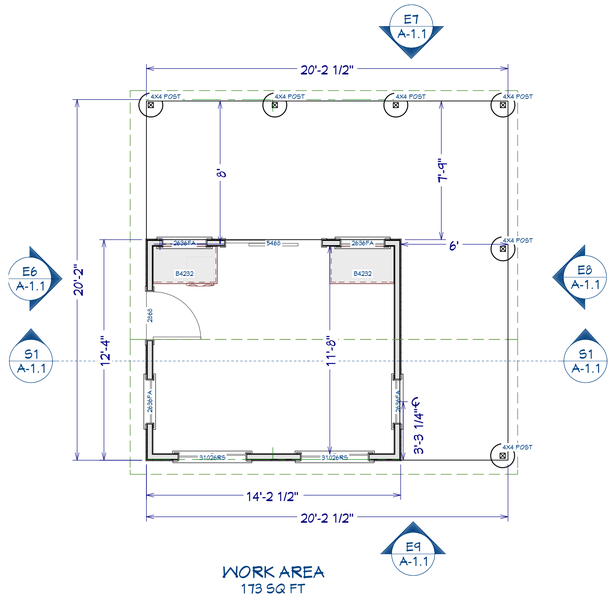
FOR OFFICE USE ONLY

Permit # _____ Permit Fee: $ _____

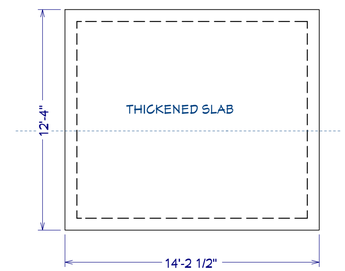
Date Permit Issued _____ Zoning Administrator Signature: _____

Restrictions: _____

CONCEPTUAL DWGS

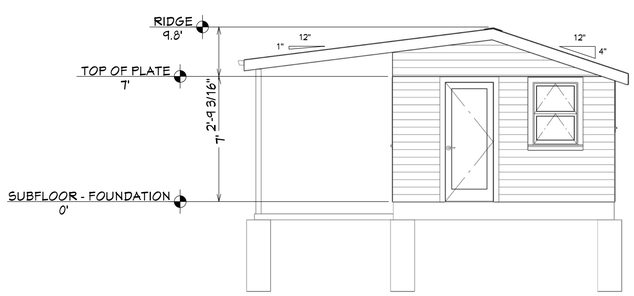


1ST FLOOR
SCALE: 1/4 IN = 1 FT

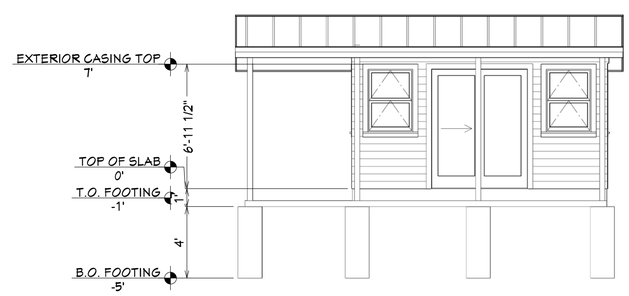


FOUNDATION
SCALE: 1/4 IN = 1 FT

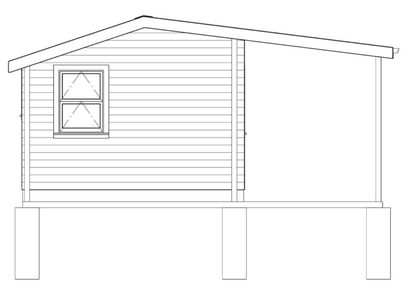
S1 SECTION 1
SCALE: 1/4 IN = 1 FT



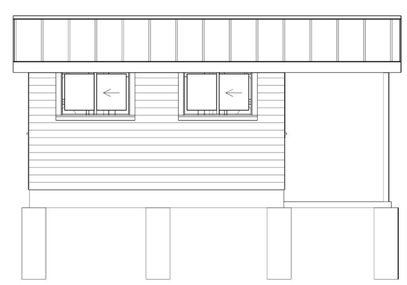
E6 ELEVATION 5
SCALE: 1/4 IN = 1 FT



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

Brent Bristol

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

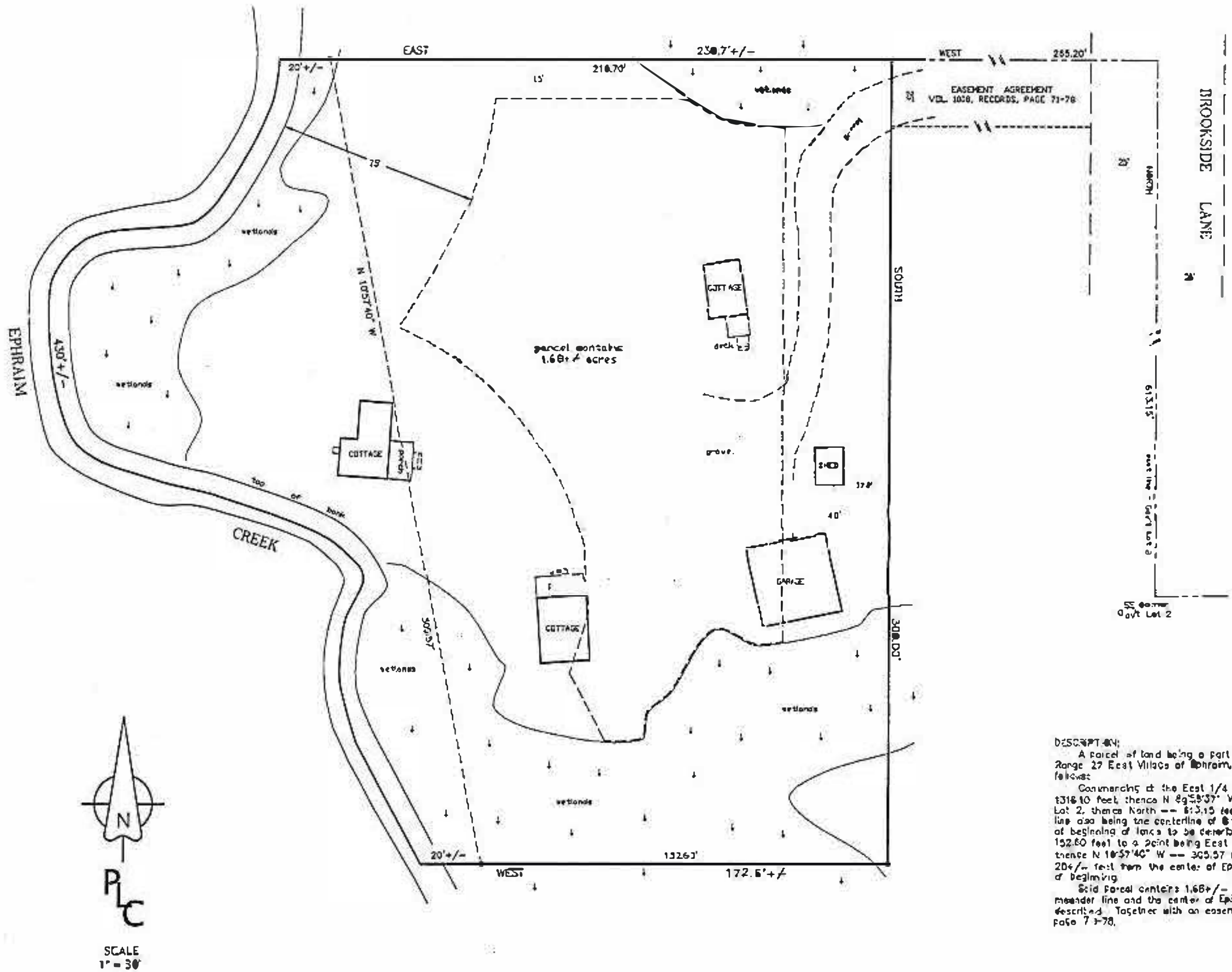
Hi Brent, all my cottages need to have their roofs replaced as soon as possible, so I'd like to approach my renovation project differently than we discussed.
I'm good with keeping all the cottages closer to their current design and size, but I would like to make some improvements while completing the 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

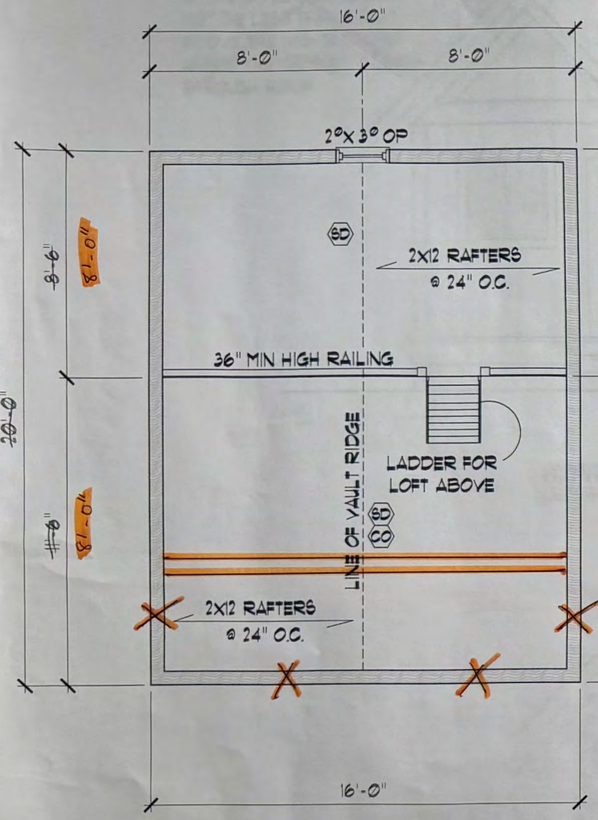


DESCRIPTION:

A parcel of land being a part of Government Lot 2, 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 -- 615.15 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.

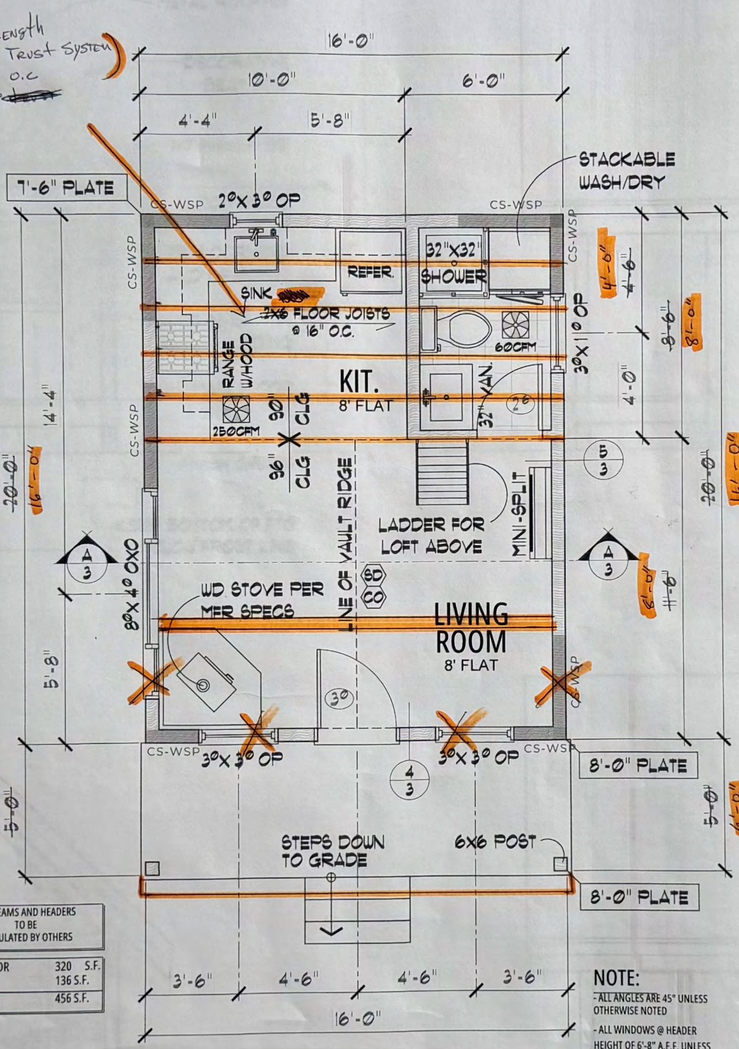
Said Parcel contains 1.68+/- acres, including a meander line and the center of Ephraim Creek betw described. Together with an easement agreement o page 71-78.



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.

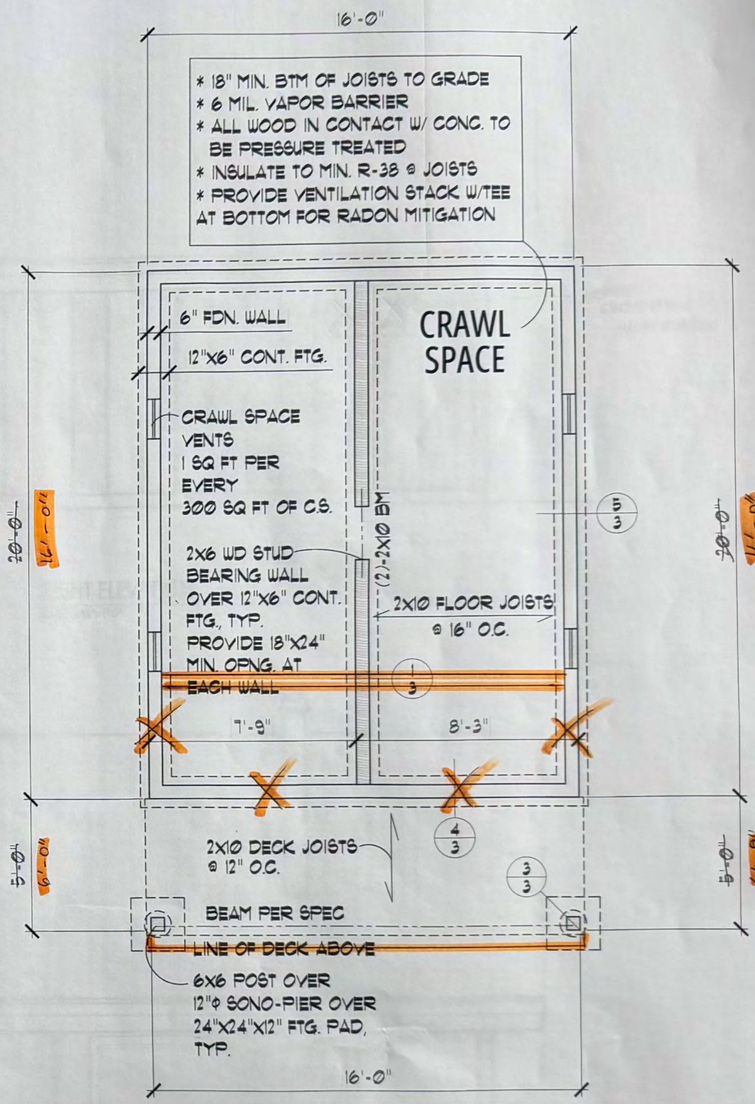


MAIN FLOOR PLAN

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

(*) 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.

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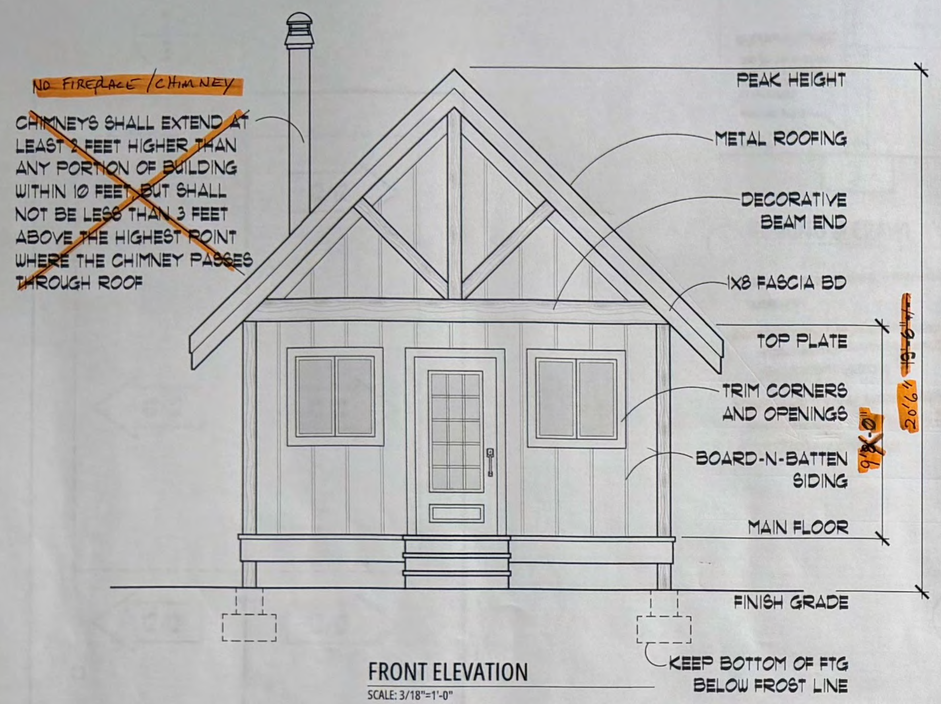
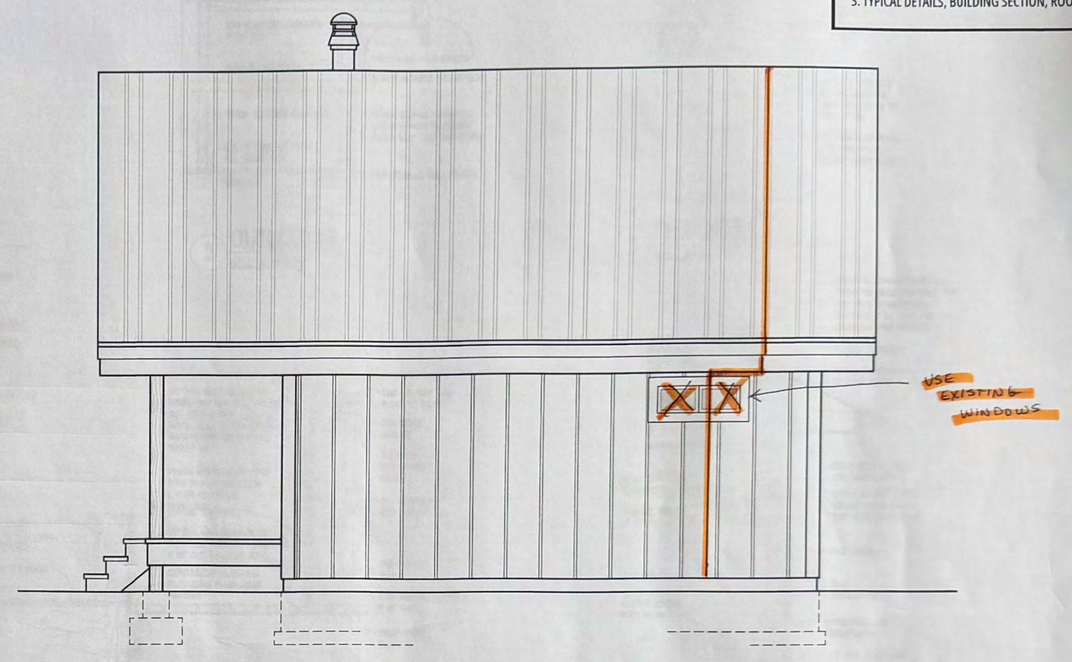
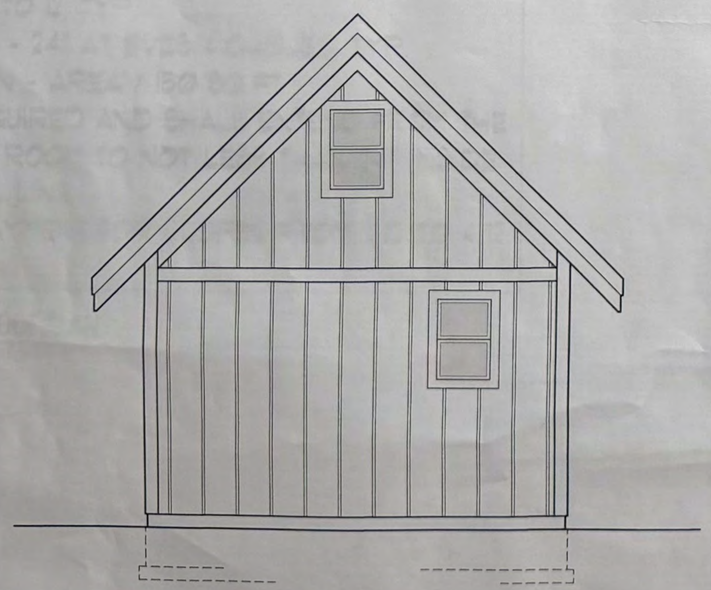


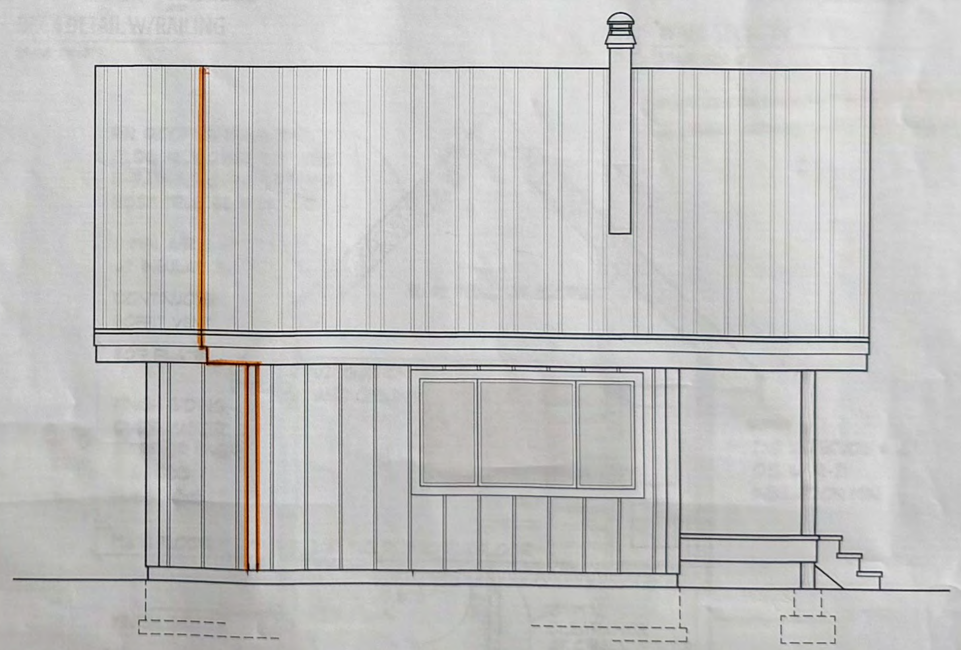
FRONT ELEVATION
SCALE: 3/18"=1'-0"



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:

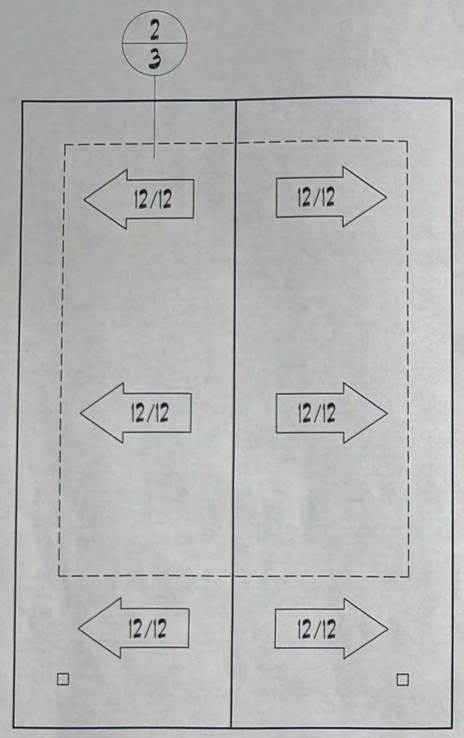
DRAWN BY: SZ

DATE:

SCALE: AS NOTED

JOB NO:

SHEET 1 OF 3 SHEETS

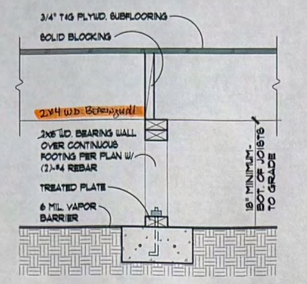


NOTES:

- 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

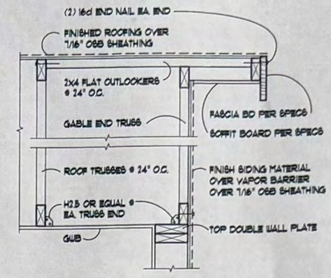
ROOF PLAN

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



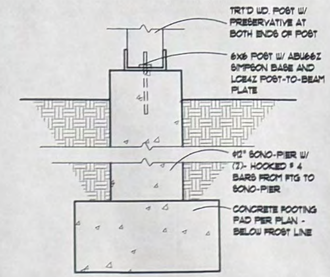
1 BEARING @ CRAWL

* 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



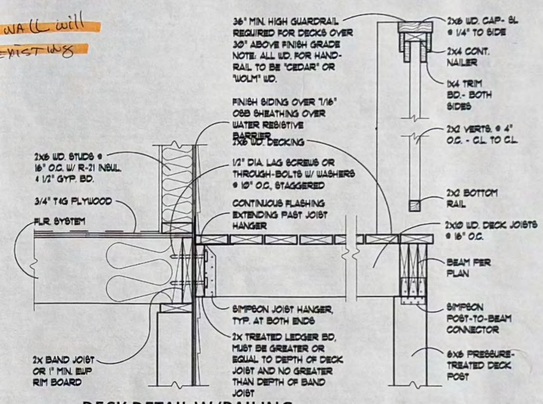
2 OUTLOOKER

SCALE: 1"=1'-0"



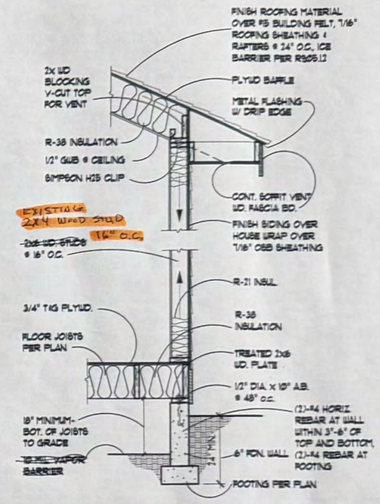
3 PIER DETAIL

SCALE: 1"=1'-0"



4 DECK DETAIL W/RAILING

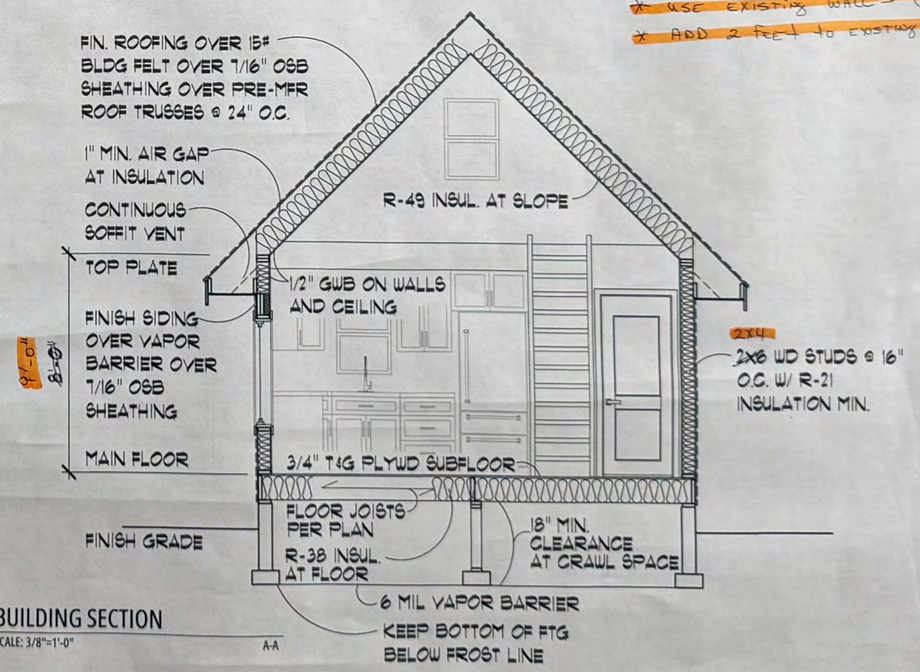
SCALE: 1"=1'-0"



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

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

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CONTENTS

BUILDING SECTION
ROOF PLAN, TYPICAL DETAILS

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

PINE HILL OUTPOST

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

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