

VILLAGE OF EPHRAIM

FOUNDED 1853



HISTORIC PRESERVATION COMMITTEE AGENDA

Tuesday, September 22, 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. Devin Wolf – 9815 Water St. – Addition – Design Review
7. John Maher – 9992 Moravia St. – Garage & Remodel – Design Review
8. New Business for Next Meeting/Next Meeting Date
9. Adjournment

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

<https://meet.goto.com/743831397>

You can also dial in using your phone.

Access Code: 743-831-397

United States: [+1 \(646\) 749-3122](tel:+16467493122)

** 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.*

	Date: <u>9/18/2026</u>
Andrea Collak, Clerk	<u>X</u> Village Administrative Office
	<u>X</u> Visitors' Center
	<u>X</u> Post Office
Kim Roberts, Deputy Clerk	<u>X</u> Website <u>www.ephraim.wi.gov</u>
	<u>X</u> Emailed to WDOR Radio
	<u>X</u> Emailed to Peninsula Pulse

Administrative Office 10005 Norway Road

Phone: (920) 854-5501

Fax: (920) 854-2072

PO Box 138 Ephraim WI 54211

E-Mail: office@ephraim.wi.gov

**VILLAGE OF EPHRAIM
HISTORIC PRESERVATION COMMITTEE
MEETING MINUTES
TUESDAY, JULY 28, 2026 – 6:30 PM
9996 WATER STREET**



ACTION ITEMS:

Schreck moved, Ellis seconded to approve the March 31, 2026 Historic Preservation Committee minutes as presented, all ayes with Thorp and Russell abstaining. Motion carried.

Shreck moved, Ellis seconded to approve the May 26, 2026 Historic Preservation Committee minutes as presented, all ayes. Motion carried.

Schreck moved, Russell seconded to approve the landscape/land disturbance plan for Julia Uihlein at 10235 STH 42, all ayes. Motion carried.

Russell moved, Schreck seconded to approve the Accessory Structure Design Review Application for 9751 STH 42 for Pea Properties, all ayes. Motion carried.

Schreck moved, Russell seconded to approve the Addition Design Review Application for 9751 STH 42 for Pea Properties, all ayes, with Pentler nay. Motion carried.

Schreck moved, Ellis seconded to adjourn at 7:03 PM, all ayes. Motion carried.

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

Absent: None.

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

Guests in person: Steve and Mary Homa (Pea Properties, LLC), Nick Meissner (Meissner Landscape, Inc.), Andy Bartelt, Ken Nelson, Monique McClean, Laird Hart, Rick Hoyerman, Ruann Larson, and Susie Samson.

Guests online: Doug Evans.

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, Ellis seconded to approve the March 31, 2026 Historic Preservation Committee minutes as presented, all ayes with Thorp and Russell abstaining. Motion carried.

Shreck moved, Ellis seconded to approve the May 26, 2026 Historic Preservation Committee minutes as presented, all ayes. Motion carried.

6. Julia Uihlein – 10235 STH 42 – Landscape/Land Disturbance Plan:

Bristol provided background, noting that this is a nearly completed new home within the Historic District. He explained that final landscape design had not been finalized during the original design review process, which is common for large waterfront projects. Given the complexity of the landscape plan, he invited Nick Meissner of Meissner Landscape, Inc. to present the materials and design details in person.

Meissner walked the Committee through the overall site plan, describing the general design philosophy as one of naturalism — blending as seamlessly as possible with the surrounding landscape. Key elements of the plan included the following:

The driveway will be asphalt for most of its length, transitioning approximately two-thirds of the way down to a permeable cobblestone paver. The owners had selected a specific cobblestone option that day, described as predominantly gray in a herringbone pattern, including a soldier course. A turf stone application will differentiate where the driveway starts and stops near the garage. The entry walk will be dry-set flagstone leading to the main entry, with a stepper path through a garden connecting to the building between the house and garage.

Stormwater management was a central focus. All driveway water will be directed north along the property line into a dry creek bed filled with clear gravel beneath to promote infiltration. A catch basin with piping to the wetlands serves as a backup for heavy rain events.

On the north side of the house, a stone stepper pathway will run through a planting area and open to a sodded lawn area with an 18" retaining wall to tuck the space into the landscape. An upper retaining wall, approximately 21"–22" above grade, will serve as a knee wall to border the lawn and provide safety. Stone "seat stones" will protrude from the retaining wall as gathering spots. Steps on both the north and south sides allow for circulation around the property. A boardwalk — similar in character to a prior project at the same property — will traverse the wetland using galvanized steel pads that float on the surface, leading to a waterside patio and dock.

On the south side of the house, stone stepper paths lead through a planting bed to a fenced dog run, which will be primarily turf with foundation plantings. Meissner noted that the fence design for the dog run had not yet been finalized, but he was exploring rustic options and planned to screen the generator with trees or solid fencing, and the air conditioning units with a lower wood fence. He noted that these portions of the project would be separate applications, once decisions were made.

Meissner also presented photographic samples of the materials proposed, including dry-set irregular flagstone, split-face limestone retaining walls in an irregular bond pattern, "lily pad" steps with hand-dressed edges meant to evoke a natural bedrock ledge, weathered stone steps near the shoreline, dry creek bed materials referencing a neighboring property completed previously, and the chosen cobblestone paver.

Bristol noted that impervious surface calculations had been submitted and that the project is approaching approximately 20% impervious coverage, with the permeable paver options helping to address this. He described the property as a large parcel being pushed close to its limits.

Committee members were broadly positive regarding the project. Ellis expressed support for the plan and inquired about the boardwalk, asking about its length and construction method. Meissner estimated approximately 40'–50' across the existing wetland and clarified that the galvanized steel pads float on the surface rather than being driven into the wetland. Russell praised the lily pad steps and the overall hardscape design. Pentler asked whether the dog run fence extended to the property line (it does not) and inquired about fence height, which Meissner indicated would comply with code and would be sufficient to contain both small and large dogs. She also asked about the steep driveway grade, and Meissner acknowledged it was very steep, noting there was limited ability to modify the slope without encroaching on wetlands. Schreck had no negative notes and expressed appreciation for the level of thought put into the design.

Schreck moved, Russell seconded to approve the landscape/land disturbance plan for Julia Uihlein at 10235 STH 42, all ayes. Motion carried.

7. PEA Properties LLC -9751 STH 42 – Accessory Structure – Design Review:

Bristol introduced this item, noting that the footprint of the existing accessory structure, described by the owner as a historic bunkhouse or "sugar shack," would not change, and that the enclosed space would be

slightly reduced. There were no setback issues identified. Property owners Steve and Mary Homa were present for Pea Properties, LLC.

Steve Homa explained that the lower sloped roof section of the structure was in poor condition and would be removed. He intends to extend the roof to the north to create covered space for wood storage and a wood splitter, with a concrete slab poured underneath. The materials discussed included stained cedar siding and a black standing seam metal roof. Steve indicated the 1:12 pitch section of the roof requires a metal roof due to the low pitch being unsuitable for shingles, while the 4:12 pitch section faces the road but is set well up the hill from it.

A discussion was held regarding the Accessory Structure Design Review Application for 9751 STH 42. Pentler noted she had visited the property but could not locate the building. Homa confirmed it is situated up the hill and to the right of the main house, well over 100' from the road and not readily visible. Pentler stated she did not prefer the black metal roof but acknowledged it was unlikely to be seen by anyone. She also asked about the foundation, and Homa explained the structure currently sits on block and wood framing. He explained that he has plans to lift it, pour a concrete slab beneath it, and add posts with gravel or pavers around the perimeter.

Schreck stated he was in favor of the white or cedar siding treatment but not the black metal roof.

Pentler did not like the black metal roof as well.

Russell moved, Schreck seconded to approve the Accessory Structure Design Review Application for 9751 STH 42 for Pea Properties, LLC, all ayes. Motion carried.

8. PEA Properties LLC -9751 STH 42 – Addition – Design Review:

Bristol explained that the proposed addition would be built over the northernmost portion of the existing building, which currently serves as a garage. He noted that the elevation drawings may appear unusual on first glance because the structure is built back into the hillside — appearing two stories from the front and single story from the rear. He confirmed there were no dimensional or setback issues with the project.

Steve Homa explained that the existing asphalt shingle roof is approximately twenty (20) or more years old and would likely be replaced entirely in conjunction with the addition, using dimensional black shingles throughout.

A discussion was held regarding the Addition Design Review Application for 9751 STH 42. Pentler said she had visited the property and appreciated that the existing structure was being retained with a modest modification. She approved of the black dimensional shingle roof over the metal option. Schreck noted that the addition maintained a simple, rectilinear design, the windows matched the existing structure, and the rear porch railing matched the existing railing already on the building. He expressed no concerns. Thorp noted that a rendering appeared to show a blue or charcoal-colored foundation. Homa confirmed the foundation was painted charcoal when purchased and was not proposed to change. Thorp acknowledged the Plan Committee would make the final determination on that detail. A concern was raised by Pentler regarding the black metal railing on the rear deck, noting that the Committee had previously been strict about prohibiting black metal railings on other projects. Schreck acknowledged the difficulty, pointing out that requiring a different railing on the addition would effectively be asking the owners to change what already exists on the front of the home. Bristol clarified that there is no formal prohibition on black metal railings in the code, noting it is more a matter of preference.

Schreck moved, Russell seconded to approve the Addition Design Review Application for 9751 STH 42 for Pea Properties, LLC, all ayes with Pentler nay. Motion carried.

9. Doug Evans – 9807 Brookside Lane – Additions –Concept Review:

Bristol introduced this item as a concept review, noting that the property off Brookside Lane consists of three small historic cottages — all under 550 ft², with the smallest at approximately 260 ft² that were likely once part of a larger vacation rental complex. He noted the project may ultimately require variances

due to setback and other dimensional issues, and that the owner, Doug Evans, had requested a concept review before HPC and the Planning Committee to gauge initial reaction before investing in full plans.

Doug Evans, participating remotely, explained that the primary driver of the project is overdue maintenance. All three cottage roofs need replacement. He described his intent to raise the roofline on the cottages by increasing the pitch from 4:12 to 7:12, which would allow him to add vaulted ceilings, create loft spaces for bedroom use, and free up floor space in the very compact interiors, which currently have 7-foot ceilings that feel cramped. He also noted that the steeper pitch and proposed steel roofing would help shed tree debris, reducing the need for frequent roof maintenance given the heavily treed site. He emphasized he was not looking to dramatically change the overall appearance of the cottages and sought feedback before proceeding further.

A discussion was held about the concept review for 9807 Brookside Lane. Pentler said she had driven to the property and found it interesting. She expressed appreciation for Evan's intent to maintain the existing design character and raise the structures to improve functionality, and said she had no issues with the concept. Ellis agreed it looked like a great improvement. Schreck raised a design concern, stating that the renderings felt "a little too modern" to him. He observed that the proposed exterior treatment appeared to switch from horizontal siding to a board-and-batten style, and that a more elaborate entrance featured in one of the renderings had a "grand lodge" quality reminiscent of contemporary spec homes being built elsewhere. He encouraged efforts to bring the design closer to the original cottage character. Thorp echoed this sentiment, agreeing the design could look "a little bit more Ephraim-like."

Evans asked for clarification on whether the concern was with the exterior material choices rather than the architectural lines, and Schreck confirmed that the rectilinear massing was being handled well, but that some of the stylistic choices in the renderings leaned too contemporary.

Thorp noted that as this was a concept review, no formal recommendation to the Plan Committee would be made.

10. New Business for next meeting / next meeting date:

No new business was noted.

The next meeting of the Historic Preservation Committee is August 25, 2026.

11. Adjournment:

Schreck moved, Ellis seconded to adjourn at 7:03 PM, all ayes. Motion carried.

Recorded by, Kim Roberts – Deputy Clerk

VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

1 of 2

Application Date: 9/17/2026

Please Print

1. Owner/Property

Tax Parcel. No. 1210 - 1233 - 1271 2R2

Owner WDC PROPERTY LLC (DEVIN WOLF)

Mailing Address [REDACTED]

City DELAFIELD

State WISCONSIN

Zip 53018

Phone(s) [REDACTED]

Email [REDACTED]

Location of Project 9815 WATER STREET

Nearest Cross Street CRYSTAL SPRING

Property Use: GUEST CABIN

Zoning Area: R1

Historic District? ☒ Yes ☐ No

Contractor/Contact: JACK OPITZ

Address [REDACTED]

Phone(s) [REDACTED]

Cell Phone [REDACTED]

2. Type of Improvement

New Building

- ☒ Addition
☐ Exterior Alteration
☐ Foundation Work Only
☐ Other _____

Accessory Structures

- ☐ Garage
☐ Storage Building
☐ Repair/Replacement
☐ Other _____

3. Describe Proposed Construction: Add 98.4 sq ft to EXISTING LOG CABIN

4. Cost

Total cost of improvements as applied for in permit: \$ 150K

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:

2 of 2

Dimensions: Number of Stories: 1 Height at Peak: 15'
Roof Pitch(es): MATCH EXISTING Total Footprint, Exterior: _____

Total Square Footage, All Floors Exterior: SEE PLAN

Total Square Footage, Parking/Drives/Walkways: _____

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

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

Plant Manager Signature _____ Date _____

Sewage Disposal:

Current:

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

Proposed:

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

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

Year Installed: _____

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

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

Fire Chief Signature _____ Date _____

Fire Department:

Sprinklers needed? ☐ Yes ☐ No

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

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

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

Signature of Applicant _____ Print Name _____

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:	DEVIN WOLF			
Owner Street Address :	[REDACTED]			
City:	DELAFIELD	State:	WI	Zip: 53081
Phone #1:	[REDACTED]	Phone #2:		
Email:	[REDACTED]			

2 PROPERTY INFORMATION:

Property Address (Please list all applicable fire numbers):	9815 WATER STREET
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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)

LOG CABIN

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)

EXISTING SITE W/ BATHROOM ADDITION
(SEE SURVEY)

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)

NEW WINDOWS TO MATCH EXISTING



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:	LOG/FRAME/GREY	Material:	
Building(s):	Color:	NATURAL	Material:	
Siding: (Please note vertical or horizontal)	Color:	LOG	Material:	
Roof:	Color:	GREEN	Material:	ASPHALT/CEDAR SHINGLE
Trim:	Color:		Material:	
Sash:	Color:	GREEN	Material:	WOOD
Chimney:	Color:	DC STONE	Material:	"
Window Frames:	Color:	GREEN	Material:	"
Window:	Color:	"	Material:	"
Door Frames:	Color:	"	Material:	"
Doors:	Color:	"	Material:	"
Shutters:	Color:		Material:	
Fences:	Color:		Material:	
Gates:	Color:		Material:	
Porch Trim:	Color:		Material:	
Handrails:	Color:		Material:	
Guardrails:	Color:		Material:	
Driveway:	Color:		Material:	
Sidewalk:	Color:		Material:	
Patio/Deck:	Color:		Material:	
Other Architectural/Ornamental Features (describe and detail color and materials):	Color(s):		Material(s):	

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)

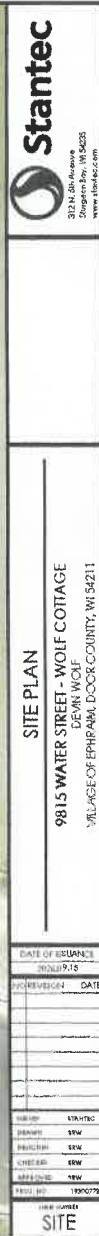
"ALL UNDERGROUND"



8	ROOF PITCH
Please describe the roof design. <i>Ordinance narrative:</i> 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)	
10 12	
9	CHIMNEY
Please describe in detail the chimney, along with all venting and exhaust flues, along with their height. <i>Ordinance narrative:</i> 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.	
18'	
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. <i>Ordinance narrative:</i> 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)	
EXISTING (SEE PLAN) ADDING 98 sq ft	
11	DRIVEWAY, SIDEWALK(s), & PATIO (OR DECK)
Please describe and provide plans for driveways, sidewalks, patios, and decks. <i>Ordinance narrative:</i> Native flagstone is an excellent substitute for concrete and asphalt in pedestrian areas. Where paving is used, it shall be kept to a minimum and buffered with landscaping when possible. (If additional space is required, please use the back of page 4)	
EXISTING	
12	LANDSCAPING PLANS / FENCES
Please describe and provide the landscaping plans, noting details such as hardscape and softscape. <i>Ordinance narrative:</i> 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)	
LAWN	
13	ADDITIONAL FEATURES



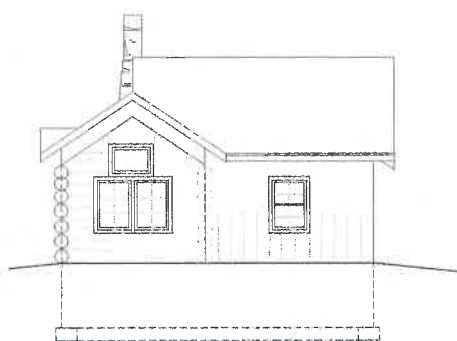
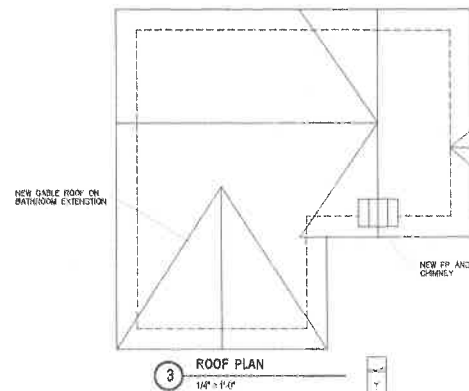
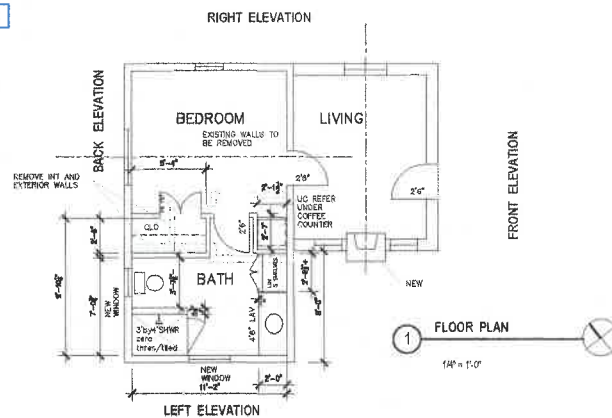
14	SIGNATURE		
Signature of Applicant:			Date: 9/17/2026
Internal Use Only			
Date Received:			
Complete Application		Color and Material Samples Provided ☐ Yes ☐ No Existing Structure Photos Provided ☐ Yes ☐ No	
15	ADDITIONAL SPACE		



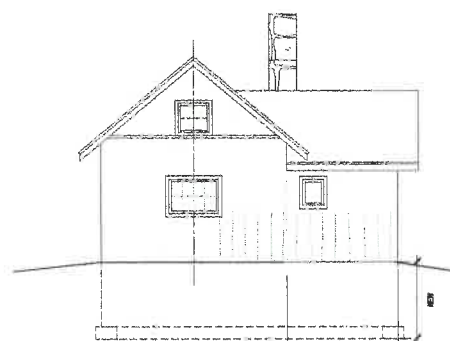
1. VERIFY ALL DIMENSIONS TO MATCH FOOTPRINT OF EXISTING COTTAGE(S).
2. FOUNDATION WALL THICKNESS TO MATCH FRAMING GLAYS/LOG BOTTOMS: - AS SHOWN IS ASSUMED
3. VERIFY FOOTING DEPTH TO FROST OR ALTERNATE SHALLOW FROST PROTECTED FOOTINGS
4. ASSUME 4" MUD SLAB OVER V.B. & COMPACTED 4" CLASS 5
5. VERIFY IF SUMP REQUIRED.
6. VERIFY IF RIGID INRUL AT INSIDE FACE OF FOUNDATION WALLS IS REQUIRED.
7. CRAWLSPACE TO BE UNVENTILATED.
8. VERIFY CRAWLSPACE ACCESS
9. VERIFY TOP OF FOUNDATION WALL ELEVATION.



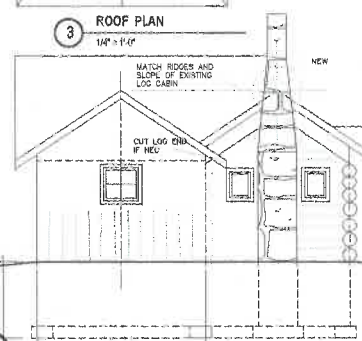
↑
TO WATER



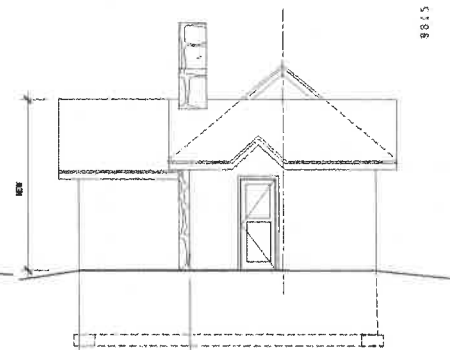
4 RIGHT (LAKE) ELEVATION
 $14^{\circ} = 1'-0"$



5 BACK ELEVATION
 $1/4" \times 1/2"$



6 LEFT ELEVATION



7 FRONT ELEVATION

- NOTES:
1. ELEVATIONS ARE SHOWN FOR REFERENCE ONLY
 2. VERIFY ALL DIMENSIONS AND SIZES.
 3. MATCH MATERIALS TO EXISTING AS APPROPRIATE.
 4. ONLY NEW ELEMENTS ARE FOOTINGS AND FOUNDATION, ENLARGED BATHROOM EXTENSION INCLUDING GABLE ROOF, WALLS AND SINK; AT EXTENSION, CHIMNEY AND FIREPLACE.
 5. NEW CRAWLSPACE AND MAIN LEVEL FLOOR STRUCTURE (FLOOR STRUCTURE NOT SHOWN OTHER THAN ASSUMED SPAN)
 6. NEW WINDOWS THROUGHOUT AS WELL.

808 ZAPRAS DESIGN LLC
7745 HARBOR EDGE ROAD
E-3 HAZARD, WI 54601
920 475-0049
ZAPRAS@CHARTER.NET

'DELVIN & SEAN WOLF CABIN RENOVATION'
99315 WATER STREET, LOT 2 - EPHRAIM, DOOR COUNTY, WI

PLANS/
ELEVATIONS
DATE: 9.10.2006









VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

1 of 2

Application Date
08/31/2026

Please Print

1. Owner/Property

Tax Parcel. No. 121240024B - _____ - _____

Owner John J Maher

Mailing Address _____ City Madison

State Wisconsin Zip 53711

Phone(s) _____ Email _____

Location of Project 9992 Moravia St Nearest Cross Street Church St

Property Use: Residential Home

Zoning Area: R1 Single-Family Residential Historic District? ☐ Yes ☐ No

Contractor/Contact: Jason Reinhardt Address _____

Phone(s) _____ Cell Phone _____

2. Type of Improvement

_____ **New Building**

_____ Addition

_____ Exterior Alteration

_____ Foundation Work Only

X Other Interior Remodel

Accessory Structures

X Garage

_____ Storage Building

_____ Repair/Replacement

_____ Other _____

3. Describe Proposed Construction: Interior remodel consisting of bathroom additions and Window and Door replacement. Exterior: Addition of a detached 25x25 garage.

4. Cost

Total cost of improvements as applied for in permit: \$ 150,000

Structural Improvement Cost (if new building or addition, entire amount of structure; if alteration, renovation or repair, structural portions only): \$ 110,000

Include with Application:

☒ Certified Survey

☒ Building plans, including all elevations, floor plans

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

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

☐ For commercial structures, parking plans

☐ Parking plan for construction vehicles during construction phase

☐ Permit Fee/Impact Fee

☐ Land Disturbance Application

☐ Drainage Plan

☐ Landscape Plan

Dimensions: Number of Stories: 1 Height at Peak: 16'
Roof Pitch(es): 5/12 Total Footprint, Exterior: 25x25

Total Square Footage, All Floors Exterior: 625 SQFT

Total Square Footage, Parking/Drives/Walkways: _____

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

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

(Explain) _____

Plant Manager

Signature _____ Date _____

Sewage Disposal:Current:

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

Proposed:

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

Type: _____

(copy of permit to be on file with Village)

Year Installed: _____

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

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

Fire Chief Signature _____ **Date** _____

Fire Department:

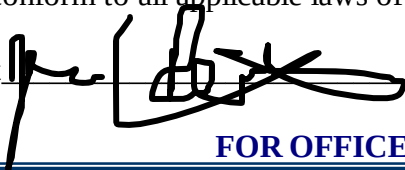
Sprinklers needed? ☐ Yes ☐ No

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

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

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

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

Signature of Applicant  Print Name Jason C Reinhardt
reinhardt@deleers.com

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:

John Maher

Owner Street Address :

Zip:

53711

Phone #1:

Phone #2:

Email:

2

PROPERTY INFORMATION:

Property Address (Please list all applicable fire numbers):

9992 Moravia St

3

STRUCTURE FORM / BUILDING DESIGN

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

We plan to match the design, style and color of the existing structure.

4

SITE & DEVELOPMENT PLANNING

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

5

ARCHITECTURAL DETAILS

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

Rectangle windows and doors.



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:	Brown	Material:	Horizontal Cedar
Roof:	Color:	Match house	Material:	Asphalt
Trim:	Color:	Match house	Material:	Wood
Sash:	Color:		Material:	
Chimney:	Color:		Material:	
Window Frames:	Color:	White	Material:	Aluminum
Window:	Color:		Material:	
Door Frames:	Color:	White	Material:	Aluminum
Doors:	Color:	White	Material:	Aluminum or steel
Shutters:	Color:		Material:	
Fences:	Color:		Material:	
Gates:	Color:		Material:	
Porch Trim:	Color:		Material:	
Handrails:	Color:	Brown	Material:	Composite
Guardrails:	Color:		Material:	
Driveway:	Color:		Material:	
Sidewalk:	Color:		Material:	
Patio/Deck:	Color:		Material:	
Other Architectural/ Ornamental Features (describe and detail color and materials):	Color(s):		Material(s):	

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)

We will installing a new exterior panel to the back side of the house and running the wire underground to supply power to the new garage and garage panel.



8	ROOF PITCH
<i>Please describe the roof design. <u>Ordinance narrative</u>: 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)</i>	
Gable roof with a 5/12 pitch.	
9	CHIMNEY
<i>Please describe in detail the chimney, along with all venting and exhaust flues, along with their height. <u>Ordinance narrative</u>: 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.</i>	
10	SIZE AND LAYOUT OF STRUCTURE
<i>Please explain project plans for square footage and floor area, as well as plans for variations in material or lines to create diversity. <u>Ordinance narrative</u>: 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)</i>	
The project is a 25' x 25' garage equaling 625 SQFT	
11	DRIVEWAY, SIDEWALK(s), & PATIO (OR DECK)
<i>Please describe and provide plans for driveways, sidewalks, patios, and decks. <u>Ordinance narrative</u>: 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)</i>	
At this time we are planning to use the existing driveway.	
12	LANDSCAPING PLANS / FENCES
<i>Please describe and provide the landscaping plans, noting details such as hardscape and softscape. <u>Ordinance narrative</u>: 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)</i>	
Landscaping will remain the same and unchanged as much as possible.	
13	ADDITIONAL FEATURES



14	SIGNATURE		
Signature of Applicant:			Date: 09/18/2026
Internal Use Only			
Date Received:			
Complete Application		Color and Material Samples Provided ☐ Yes ☐ No Existing Structure Photos Provided ☐ Yes ☐ No	
15		ADDITIONAL SPACE	

VILLAGE OF EPHRAIM APPLICATION FOR LAND DISTURBANCE PERMIT

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

1. Owner Name John Maher Telephone [REDACTED]

Address _____

2. Location of land disturbance activity (street or road, fire number)
9992 Moravia St

3. Description: ☒Excavation ☐Trenching ☐Grading
☐Removal of ground cover ☐Filling ☐Land subdivision
 Other _____

Area and/or volume of disturbance activity 30' x 30'

4. Purpose of disturbance activity Build detached garage

5. List the names and addresses of all abutting property owners Ephraim Foundation INC

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:

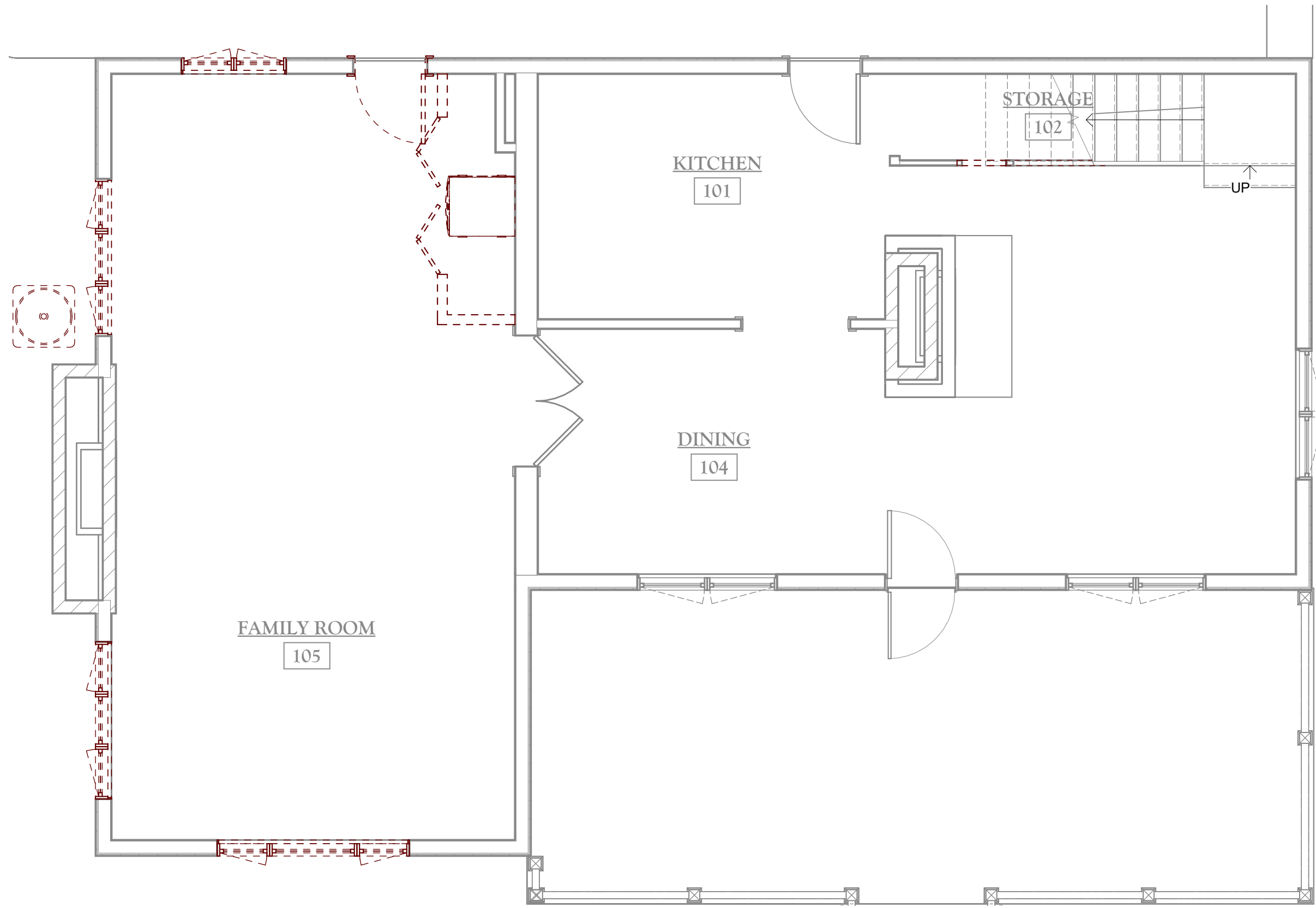
i Site plan showing existing structures and type of vegetative cover;

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:

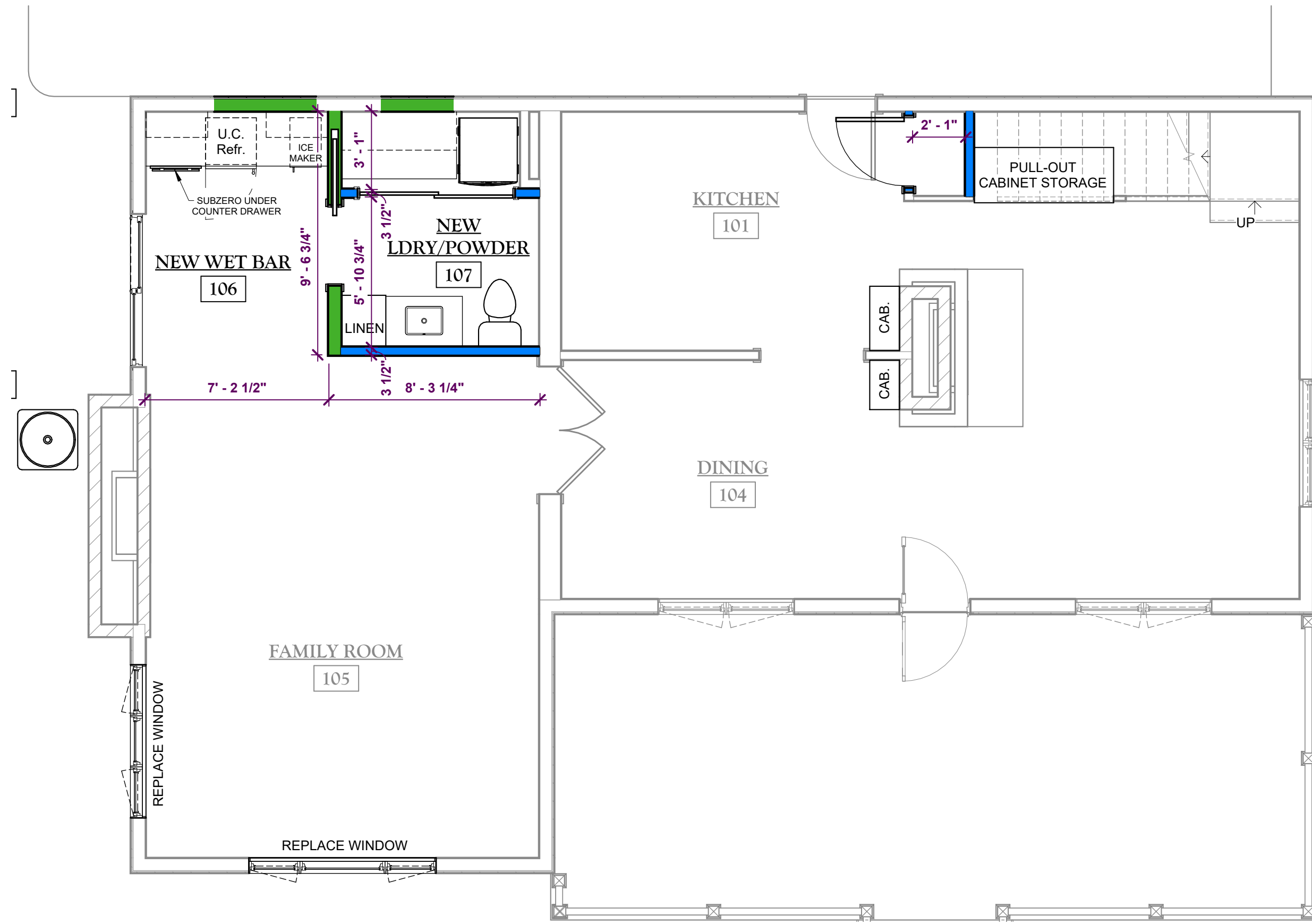
 X topographic map at 5-foot contour intervals,
OR
 simplified map showing the slope of the land

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

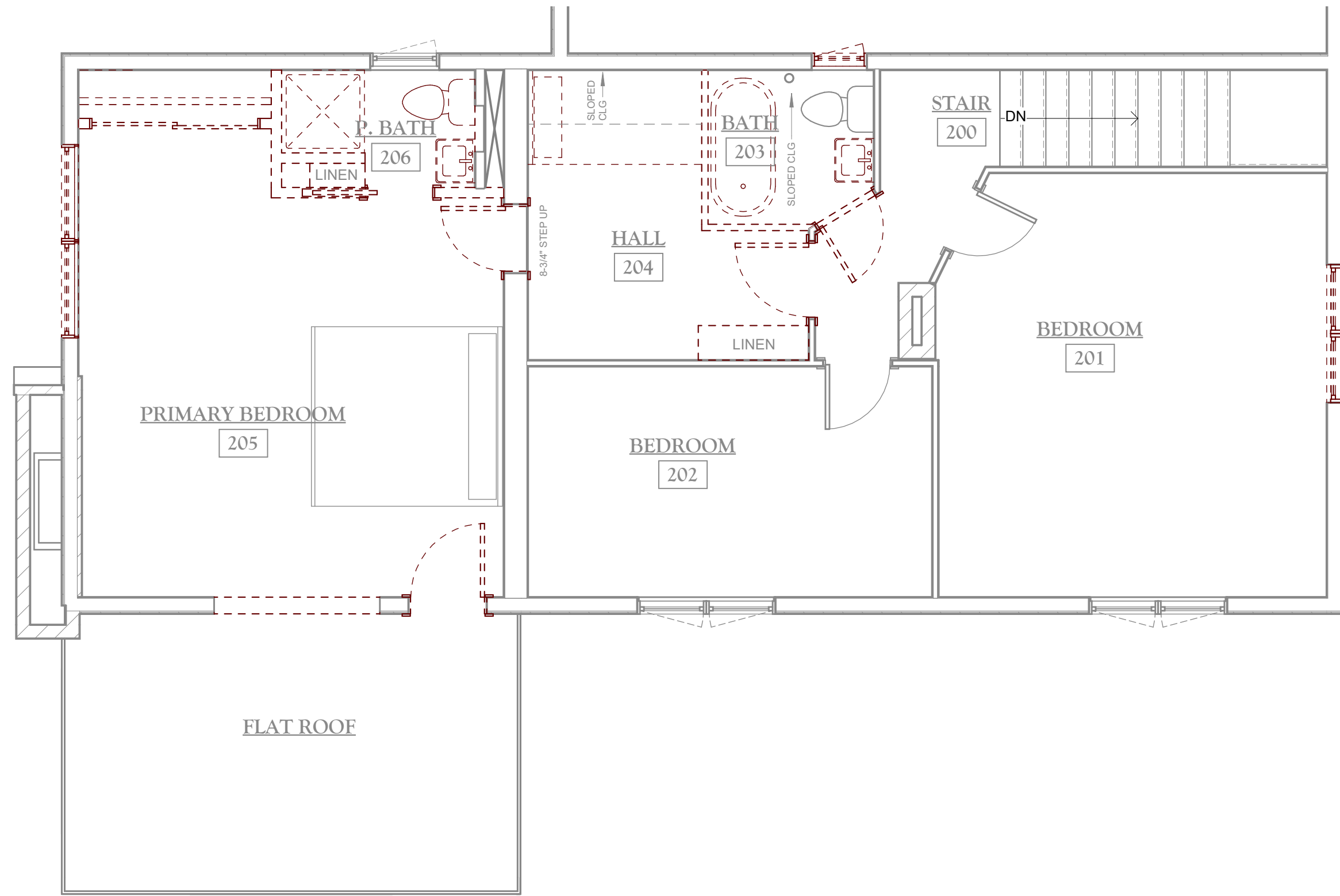
i PROPOSED topography of the site after implementation of the development, including the finished grade, stated in feet horizontal to feet vertical, of cut-and-fill slopes presented as:



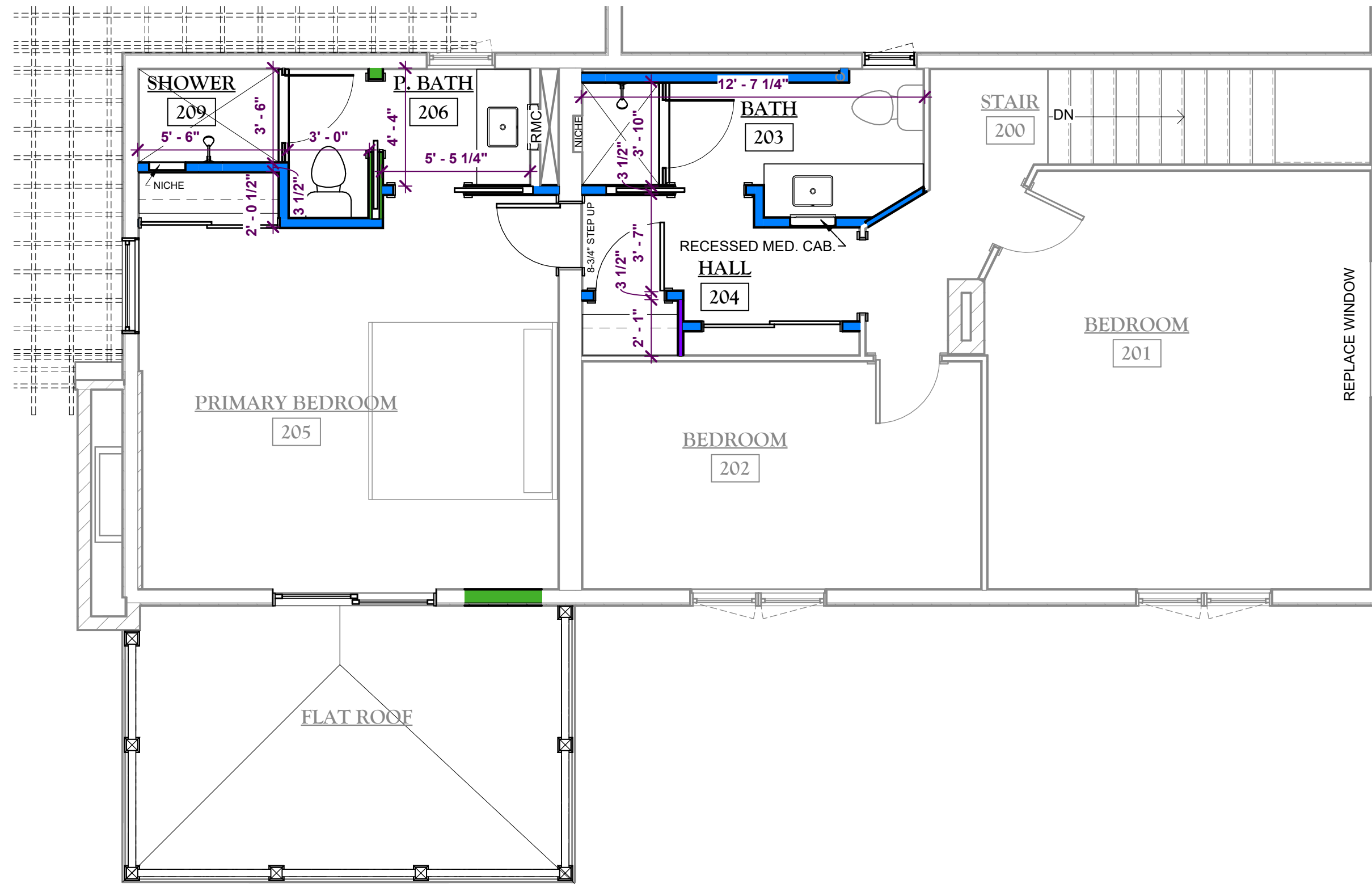
1 EXISTING/DEMO FIRST FLOOR PLAN
A1.1 1/4" = 1'-0"



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



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



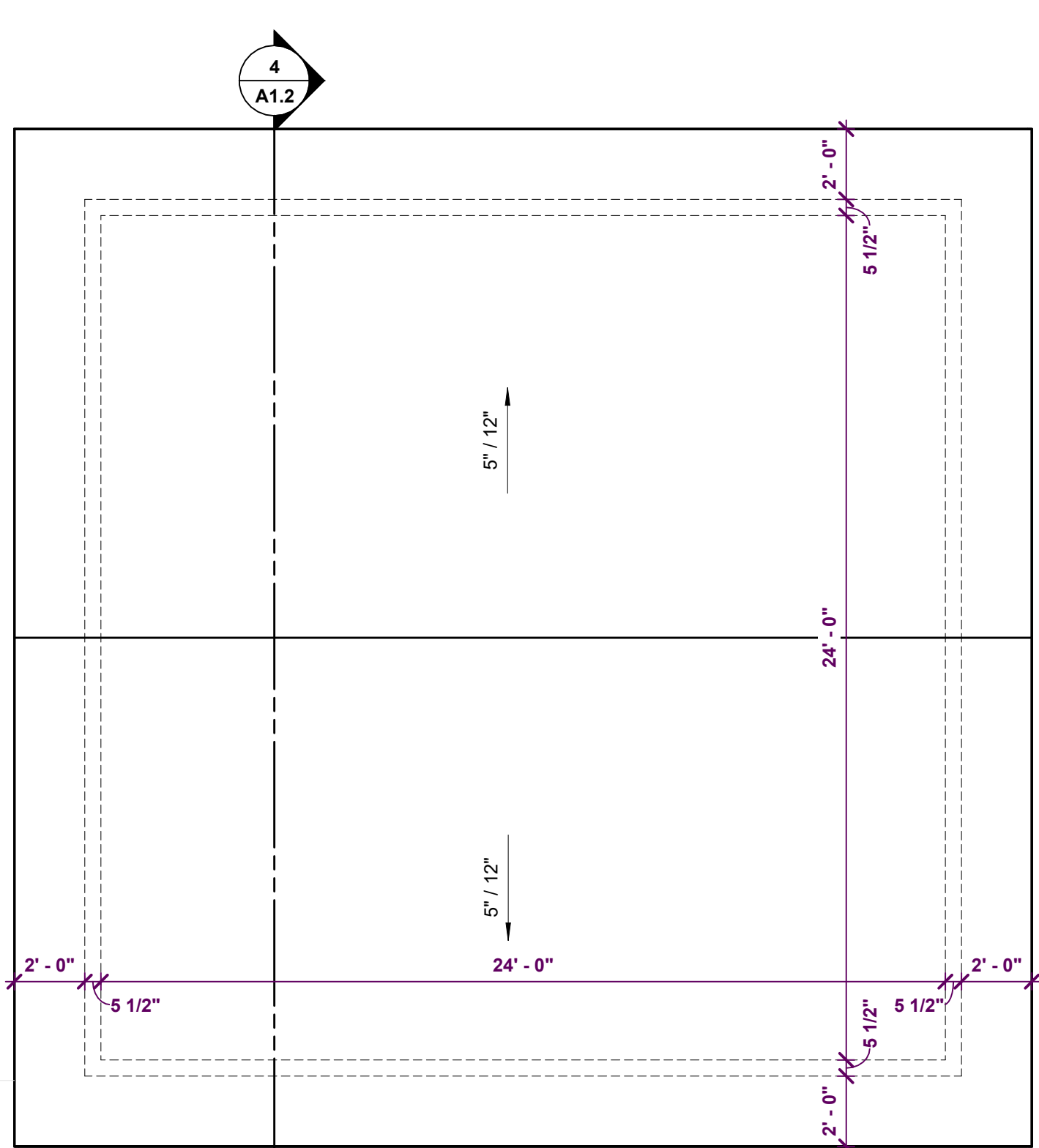
4 REMODELED SECOND FLOOR PLAN
A1.1 1/4" = 1'-0"

WALL KEY	
	2x6 WOOD STUD WALL
	2x4 WOOD STUD WALL
	2x2 WOOD STUD WALL
	BEARING 2x4 WOOD STUD WALL
	DEMOLISHED WALL

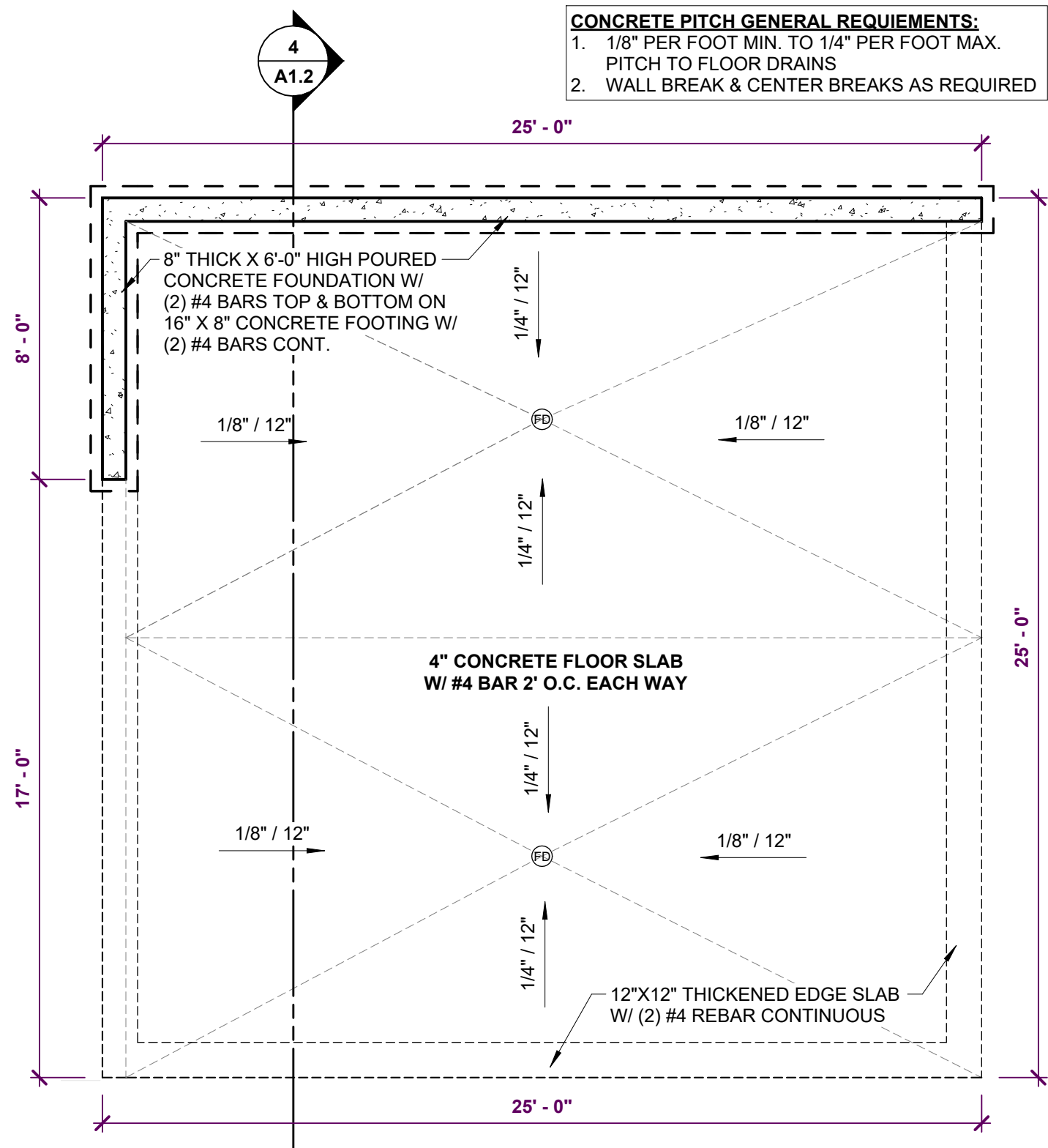
CONSTRUCTION SET REVISIONS	B.D.A.:	DESIGNER:	DRAWN BY:	DESIGN NO:	PRE-CONTRACT UPDATES:
		Brian Rosner	Lucas Rentmeester	BD25-12-09	1.16.26
					6.1.26
					8.12.26
					9.2.26 BID SET
					...
					...

REMODEL PLANS	
DATE:	9.2.26
SHEET:	A1.1

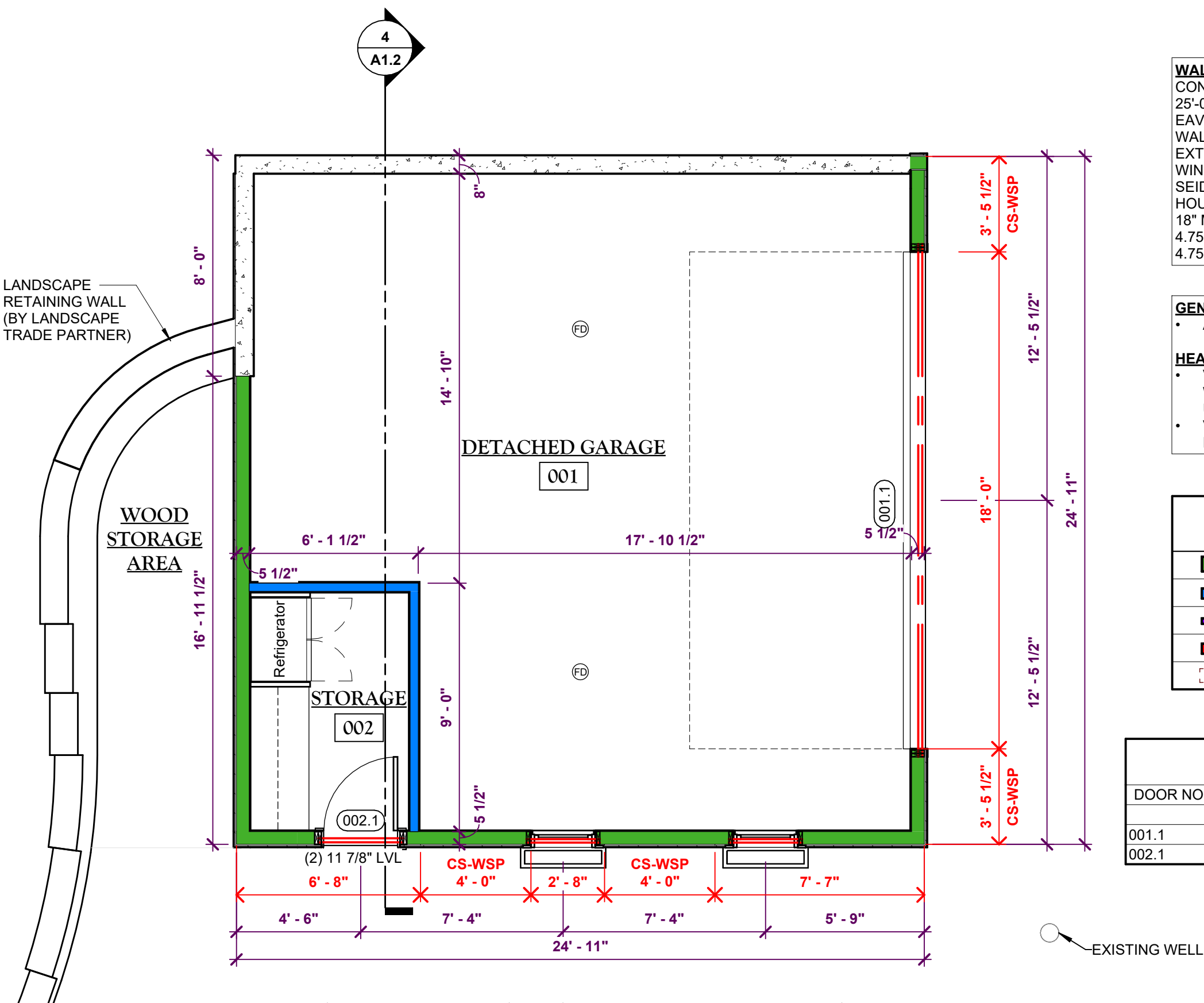
BID SET



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



3
A1.2
DETACHED GARAGE FOUNDATION PLAN
1/4" = 1'-0"



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

WALL BRACING INFORMATION:
CONTINUOUS BRACING USED
25'-0" X 25'-0" RECTANGLE
EAVE TO RIDGE: 6'-0"
WALL HEIGHT: 9'-4 1/2"
EXTERIOR STUD SPACING: 16" O.C.
WIND SPEED: 90 (ASCE 7-05)
SEISMIC DESIGN B
HOUSE MINIMUM PANEL LENGTH: 48"
18" MINIMUM PANEL LENGTH IN PORTAL FRAMED WALLS
4.75' OF WALL BRACING REQUIRED ON FRONT AND REAR WALLS
4.75' OF WALL BRACING REQUIRED ON LEFT AND RIGHT WALLS

GENERAL NOTE:
• ALL DIMENSIONS ARE TO FACE OF STUD.

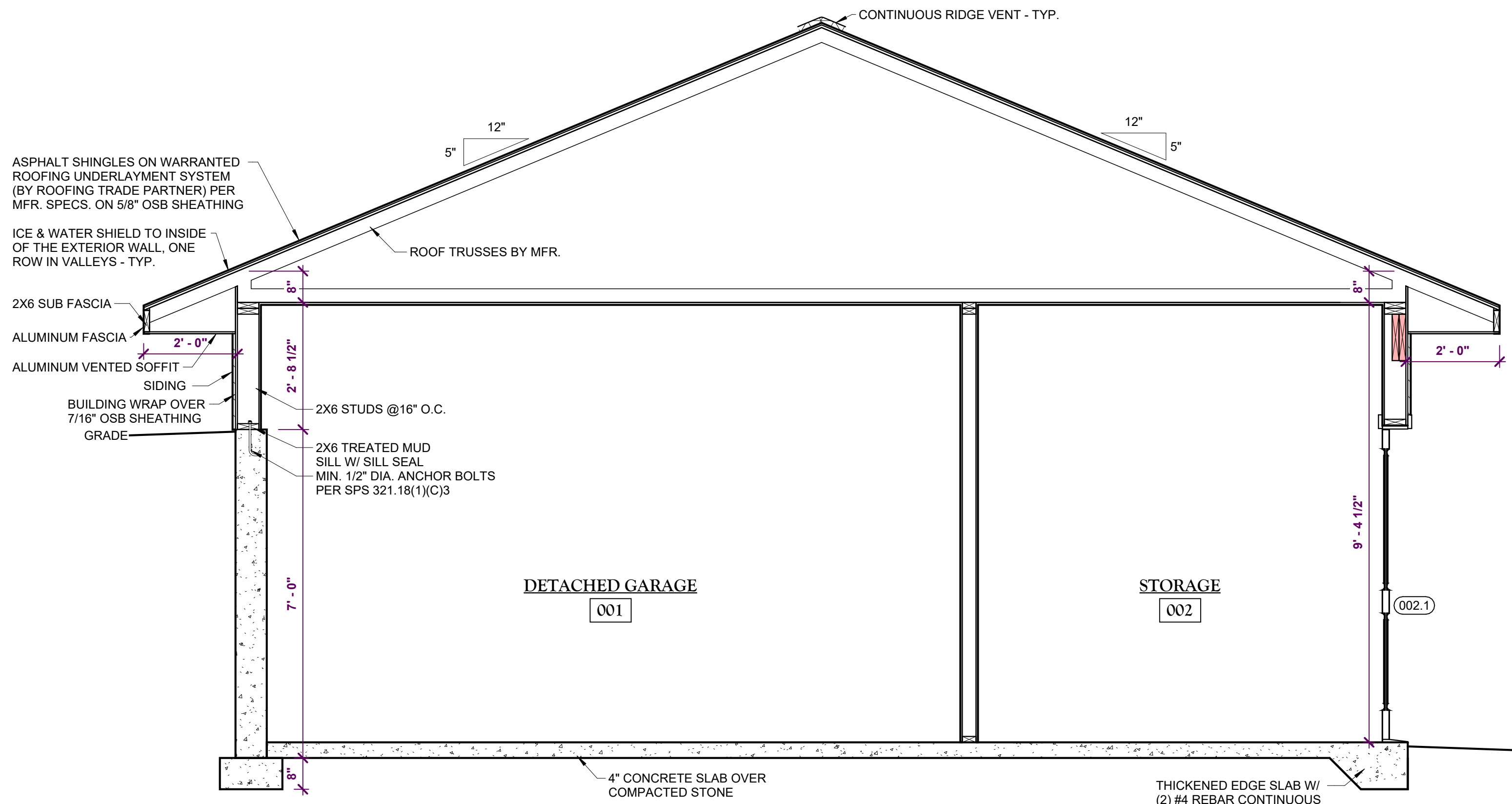
HEADER HEIGHTS NOTES:
• VERIFY FLOORING THICKNESS TO SET DOOR AND WINDOW HEADERS. SHIMMING MAY BE REQUIRED UNDER DOOR UNIT FOR THICKER FLOORS.
• VERIFY IF WINDOW HEADERS SHOULD MATCH ENTRY/PATIO DOOR HEADER HEIGHTS.

WALL KEY	
	2x6 WOOD STUD WALL
	2x4 WOOD STUD WALL
	2x2 WOOD STUD WALL
	BEARING 2x4 WOOD STUD WALL
	DEMOLISHED WALL

DOOR SCHEDULE				
DOOR NO.	WIDTH	HEIGHT	JAMB	COMMENTS
001.1	18'-0"	8'-0"	6 9/16"	OVERHEAD DOOR
002.1	2'-8"	6'-8"	6 9/16"	ENTRY DOOR

DOOR SCHEDULE NOTES:
1. SEE DOOR ORDER FOR ROUGH OPENINGS.
2. SEE SELECTION SHEET FOR STYLE OF DOOR.

WATERPROOF LAPPING NOTE:
*** PROPERLY LAPPING HOUSE WRAP & FLASHING IS CRITICAL TO CREATING A WATERPROOF BARRIER, FOLLOWING A "SHINGLE-LAP" METHOD WHERE HIGHER PIECES OVERLAP LOWER ONES.



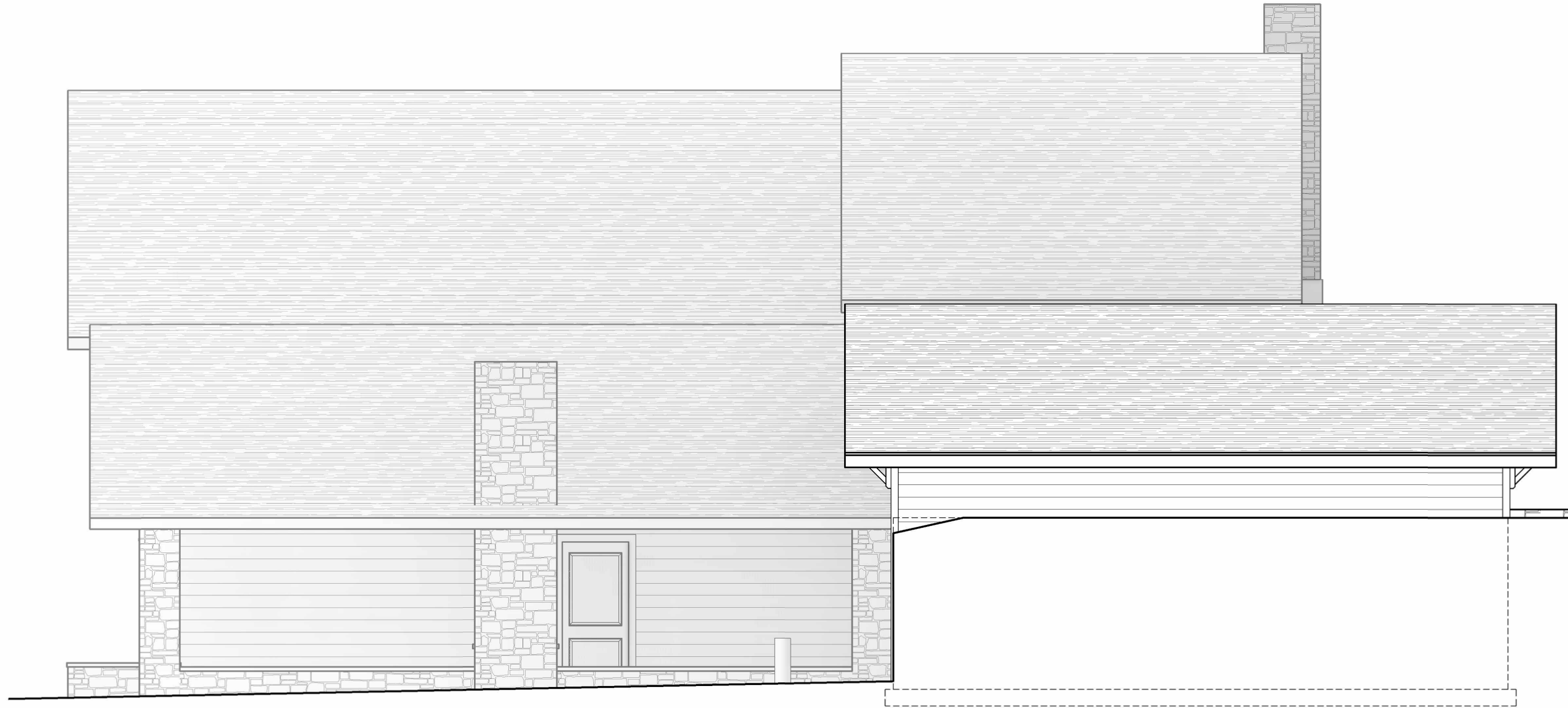
4
A1.2
DETACHED GARAGE SECTION
1/2" = 1'-0"

CONSTRUCTION SET REVISIONS	B.D.A.:	DESIGNER:	DRAWN BY:	DESIGN NO:	PRE-CONTRACT UPDATES:
		Brian Rosner	Lucas Rentmeister	BD25-12-09	1.16.26
					6.1.26
					8.12.26
					9.2.26 BID SET
					...
					...



CONSTRUCTION SET REVISIONS		B.D.A.:	Brian Roemer	PRE-CONTRACT UPDATES:
		DESIGNER:	...	1.16.26
		DRAWN BY:	Lucas Rintmeester	6.1.26
		DESIGN NO:	BD26-12-09	9.2.26 BID SET
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BID SET



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



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

BID SET

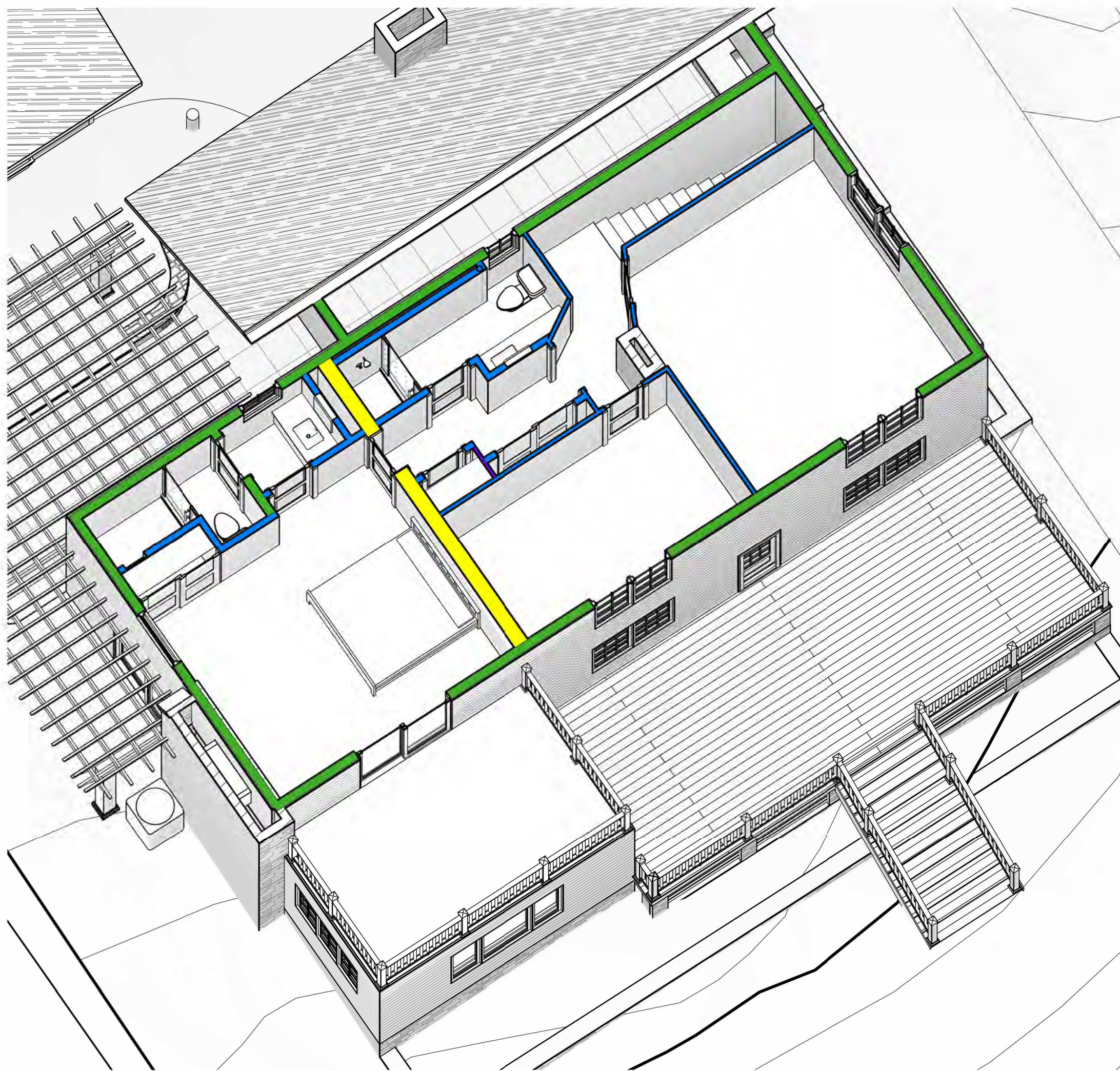
Maher Residence
9992 Moravia St, Ephraim, WI 54211



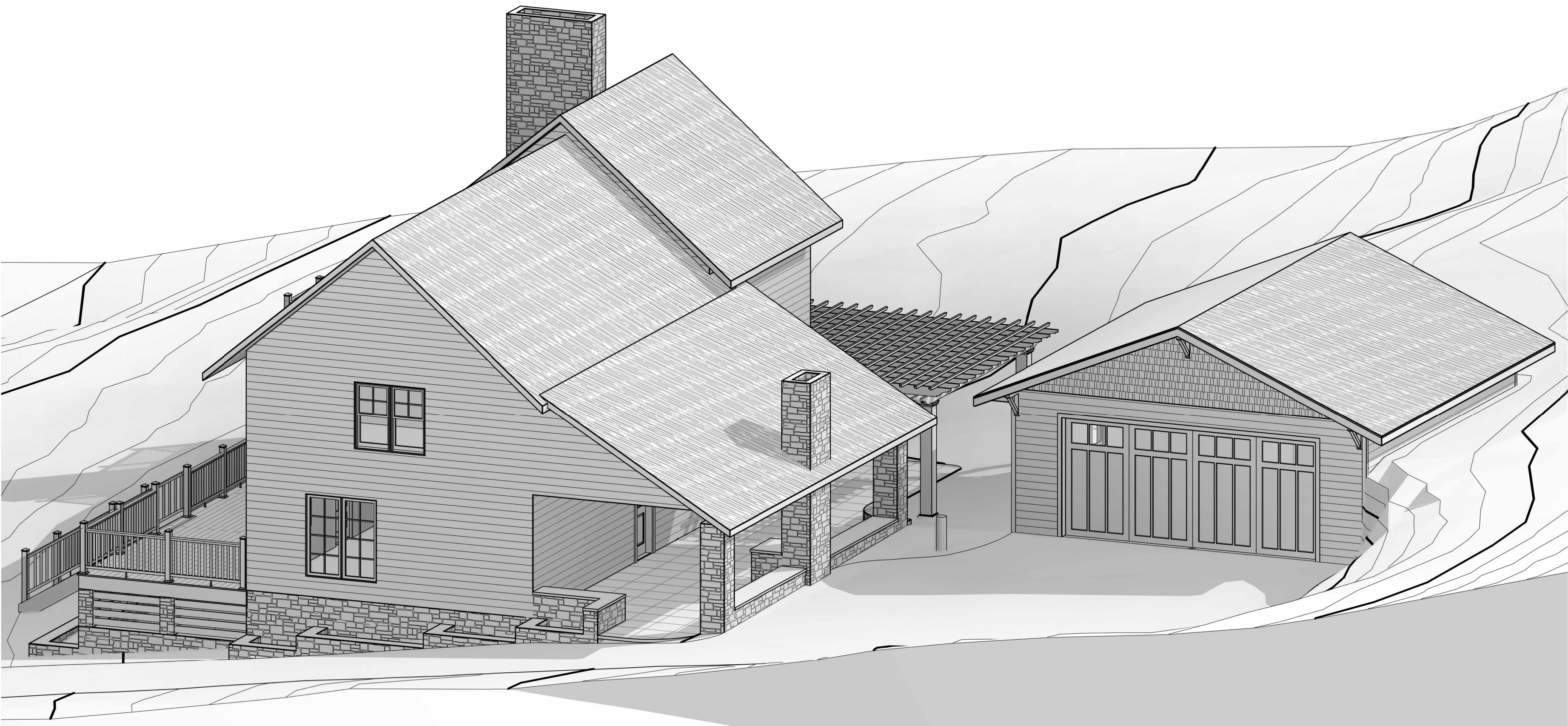
CONSTRUCTION SET REVISIONS		B.D.A.:	Brian Rosner	PRE-CONTRACT UPDATES:
		DESIGNER:	...	1.16.26
		DRAWN BY:	Lucas Rentmeister	6.1.26
		DESIGN NO:	BD25-12-09	8.12.26
			"COPYRIGHT NOTICE"	9.2.26 BID SET
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EXTERIOR ELEVATIONS				
DATE:		9.2.26		
SHEET:		A2.2		



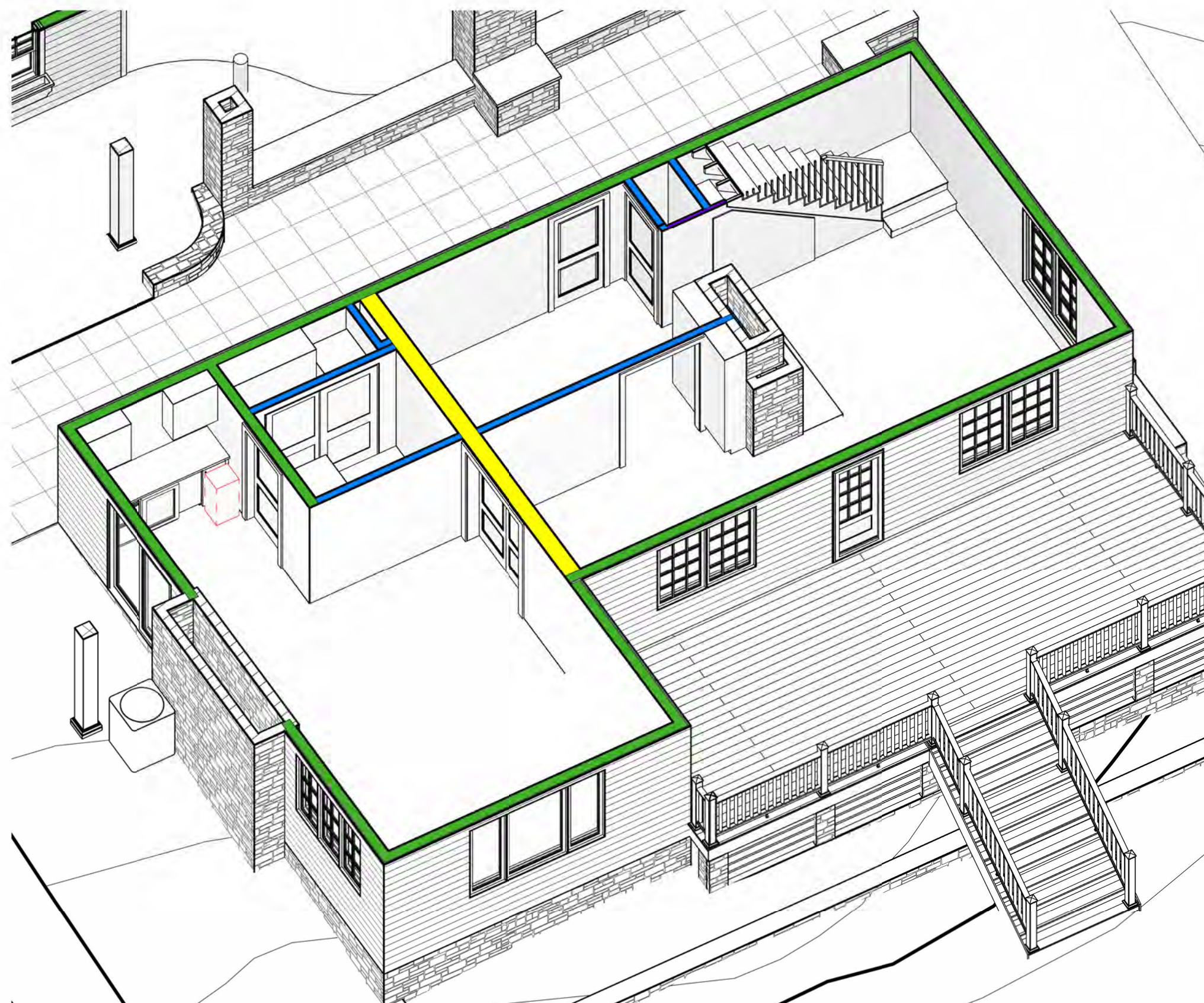
3 EXTERIOR SW
A9.1



2 SECOND FLOOR 1
A9.1

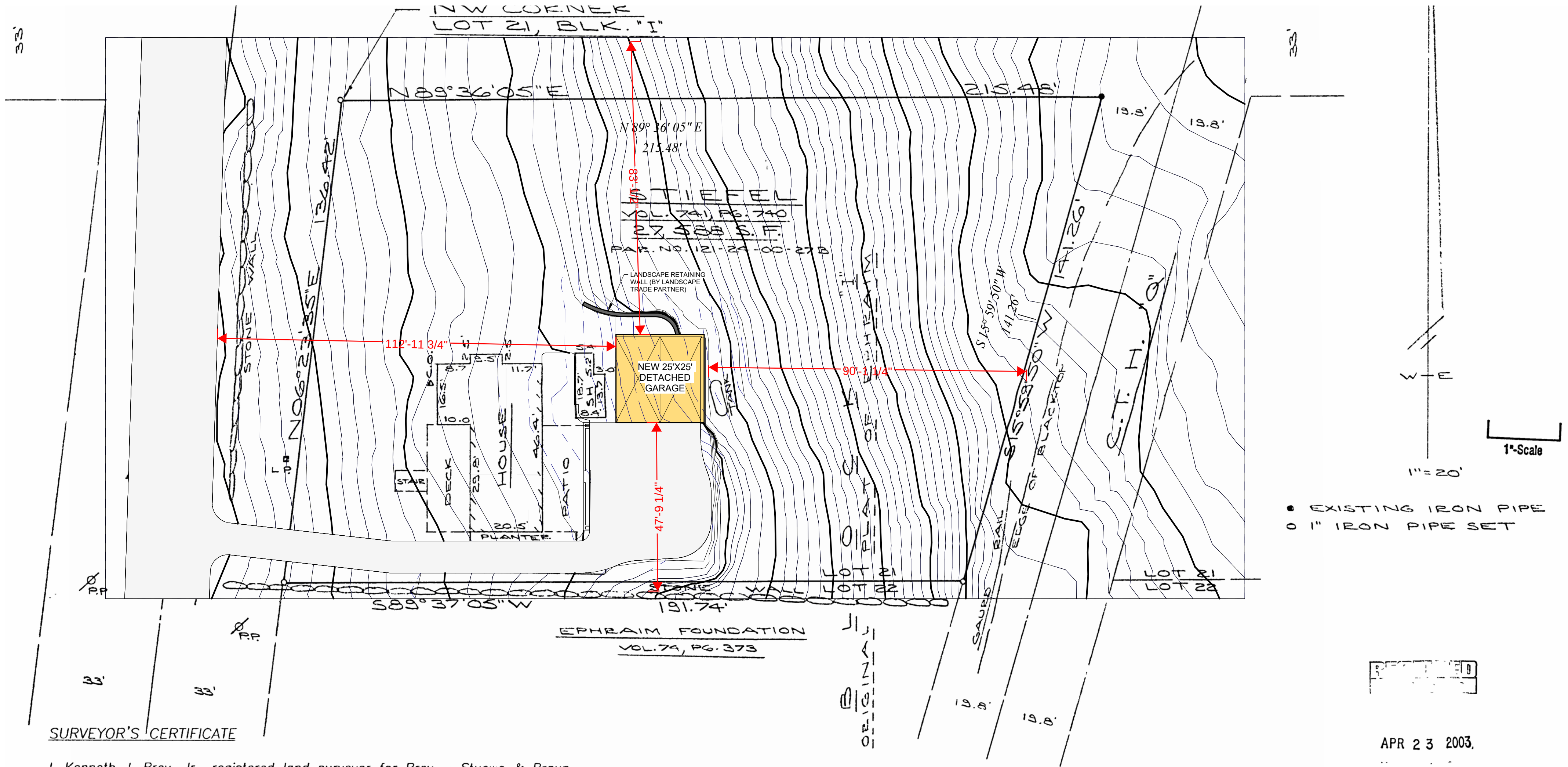


4 EXTERIOR NE
A9.1



1 FIRST FLOOR 1
A9.1

CONSTRUCTION SET REVISIONS	B.D.A.:	DESIGNER:	DRAWN BY:	DESIGN NO:	PRE-CONTRACT UPDATES:
	Brian Rosner	Lucas Rentmeister	BD25-12-09	"COPYRIGHT NOTICE"	1.16.26
					6.1.26
					8.12.26
					9.2.26 BID SET
					...
					...



SURVEYOR'S CERTIFICATE

I, Kenneth J. Brey, Jr., registered land surveyor for Brey – Stuewe & Braun Surveys, Ltd., do hereby certify that I have surveyed the property described hereon and that the adjacent map is a true representation thereof and shows the size and location of the property, it's exterior boundaries, the location of all visible structures, boundary fences, apparent easements, roadways and visible encroachments, if any.

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

Dated April 10, 2003

Kenneth J. Brey Jr.

Kenneth J. Brey, Jr.
R.L.S. S-1280



1 SITE PLAN
C1.1 1" = 20'-0"

SURVEY IN
BLOCK "I" OF THE ORIGINAL PLAT OF EPHRAIM
VILLAGE OF EPHRAIM
FOR
WILLIAM STIEFEL-OWNER
BY
BREY STUEWE & BRAUN SURVEYS LTD.
LAND SURVEYORS
208 SO. 4TH AVE. STURGEON BAY
APRIL 10, 2003 D-03071

APR 23 2003

001542

BID SET

Maher Residence

9992 Moravia St, Ephraim, WI 54211



CONSTRUCTION SET REVISIONS	B.D.A.:	DESIGNER:	DRAWN BY:	DESIGN NO:	PRE-CONTRACT UPDATES:
		Brian Rosier	Lucas Rentmeister	BD25-12-03	1-16-26
					6-1-26
					8-12-26
					9-2-26 BID SET
					...

SITE PLAN	
DATE:	9.2.26
SHEET:	C1.1