VILLAGE OF EPHRAIM

FOUNDED 1853

PLAN COMMITTEE MEETING AGENDA
Tuesday, September 22, 2026 – 7:00 p.m.
Village Hall - 9996 Water Street

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

1. Call to Order
2. Quorum
3. Approval of previous minutes
4. Changes in Agenda
5. Visitors' Comments
6. Devin Wolf – 9815 Water St. – Addition – Design Review
7. John Maher –9992 Moravia St. – Garage & Remodel – Design Review
8. Timothy Nelson – 10110 Norway St. – New SFR – Design Review
9. Gary & Lesley Houchin-Miller – 2888 Wilder Rd. – New SFR – Design 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/675264629

You can also dial in using your phone.
Access Code: 675-264-629
United States: +1 (571) 317-3122

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

Andrea Collak, Clerk

Kim Roberts, Deputy Clerk

Date: 9/18/2026
_X_ Village Administrative Office
_X_ Visitors' Center
_X_ Post Office
_X_ Website www.ephraim-wisconsin.com
_X_ Emailed to WDOR Radio
_X_ Emailed to Peninsula Pulse

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 PLAN COMMITTEE
WORKING SESSION MEETING MINUTES
TUESDAY, AUGUST 4, 2026 - 12:00 PM
9996 WATER STREET

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

Absent: Grace Held.

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

Guests: John Cox and Kathy Pentler.

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

K. Nelson reviewed the changes that Committee members agreed to at the July 14, 2026 meeting.

Thorp inquired regarding Section 7 – Exceptions. He expressed concern that the section seemed very vague and open-ended, while in comparison, Section 8- Reproduction, specifically outlines size, volume, and appearance.

A brief discussion was held regarding Section 7. K. Nelson explained that the goal of Section 7 was to encourage the retention of existing homes rather than tearing them down. It leaves the Committee discretion, but he asked the Committee if they felt the section was too vague. Thorp felt it was vague and feared the Committee would be swamped with Special Exception requests. Bartlet added that keeping an original residence is vague, but it would be hard to be more specific. Hoyerman explained that if the Committee wanted to be more specific and define Section 7, it would take two (2) more pages of ordinance. He felt it best to leave it in the Committee's hands to make judgment calls on a case-by-case basis, allowing for discretion.

<u>A summary of the changes to §17.20 - August 4, 2026 Ordinance Working Session:</u>

- **Section 1- Intent**
  - Line 8 of the intent section, replace the word "said" with "such" to read, "such modifications".
  - Strike and relocate to Section 4(a), "New construction on vacant lots is prohibited in the PW District, as structures are limited to those existing on or before January 1, 1988."
- **Section 3 – Conditional Uses**
  - Section 3(b)**:** Combine 3(b) with 3(b)(1) so that the sentence reads for 3(b), "On parcels where there is a structure, additions/modifications to or replacement of existing structures, subject to §17.20(6) and §17.20(8). (*Note: At the end of the meeting, sections of the ordinance were reordered; these cite references reflect the updated section order of the ordinance.*)
- **Section 4 – Prohibited Uses**
  - Take the last line from the intent statement in Section 1, and create 4(a), "New construction on vacant lots is prohibited in the PW District, as structures are limited to those existing on or before January 1, 1988"
  - Create 4(b), "Home occupations are not permitted in the PW District."
- **Section 7 – Reproduction** (*Note: At the end of the meeting, sections of the ordinance were reordered; Section references reflect the updated section order of the ordinance.*)
  - §17.20(7)(a) - The first sentence was amended to read, "<u>Structure Reproduction</u>: A structure reproduction means creating a replica of the existing structure in terms of footprint, size, volume, and appearance.
- **Section 8 – Additions/Modifications** (*Note: At the end of the meeting, sections of the ordinance were reordered; Section references reflect the updated section order of the ordinance.*)

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- §17.20(8)(b)(ii) amended to read, “Visual impact from the street is to be minimized on all projects occurring in the PW District. The width of any individual structure as measured parallel to State Highway 42 cannot be increased. When the existing landscape is to be modified or replaced, a Landscape Permit is required (See §10 Permit Application.)
- §17.20(8)(b)(iv) amended to read, “Any existing deck or porch (*see definitions* in §17.09) may be replaced on a project within this district, assuming the size is no more than the existing deck or porch, and the deck or porch is a one-for-one replacement. For example, an open porch may be replaced by an open porch, but not by a screened or windowed porch.

- **Ordinance Section reordering:**
  - Section 6 Additions and Modifications became Section 8 Additions and Modifications
  - Section 7 Exceptions became Section 6 Exceptions
  - Section 8 Reproduction became Section 7 Reproduction

K. Nelson explained that a draft would go to the Village Board for review on August 11, 2026, to obtain feedback as a discussion-only agenda item. The Plan Committee would also review the ordinance at its August regular meeting. In September, the Village Board could set the ordinance for Public Hearing in October, and in October the Public Hearing could be held.

K. Nelson asked the Committee to consider if they wanted to make a concept review a requirement for applications submitted for the Protected Waterfront for the next meeting. He noted it was currently encouraged but not required. He further explained in response to Kathy Pentler’s remarks that the Committee was charged by the Village Board to clarify the ordinance, not make it more strict.

Hoyerman moved, Hart seconded to adjourn at 1:16 PM.

Recorded by Kim Roberts – Deputy Clerk

VILLAGE OF EPHRAIM PLAN COMMITTEE
WORKING SESSION MEETING MINUTES
TUESDAY, AUGUST 25, 2026 - 12:00 PM
9996 WATER STREET

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

Absent: Monique McClean.

Staff: Brent Bristol - Village Administrator.

Guests: John Cox.

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

K. Nelson opened the session by explaining that the purpose of the working session was to conduct a final review of the PW Ordinance before its formal approval at the 7:00 p.m. Plan Committee meeting that evening. He noted that, upon approval, the ordinance would be officially forwarded to the Village Board, which would then set it for a public hearing in two weeks. K. Nelson indicated that he had received written comments from Village Board Trustee Carly Mulliken, and invited any final thoughts from Plan Committee members before addressing her comments.

K. Nelson proceeded to read through the written comments submitted by Trustee Carly, which concerned the use of the term "footprint" throughout the ordinance, and addressed each in turn.

Regarding section *8(a)(i)(a.): "Footprints of finished interior space (see definition in §17.09) in the PW District can be modified so long as there is no increase in the width, as measured parallel to STH 42, of the residence or accessory buildings, and no increase in the total footprint";* Mulliken suggested that the final use of the word "footprint" in this section be replaced with "square foot," stating she felt that phrasing made more sense. K. Nelson directed the Committee's attention to the definition of "footprint" in Section 17.09, which defines footprint as "the area of a single horizontal plane bounded by the exterior walls of the building expressed in square feet." K. Nelson noted that the definition itself already incorporates square feet because footprint is measured in square feet. Bartelt expressed concern that substituting "square foot" for "footprint" would introduce unnecessary confusion, as the two terms convey the same concept. Thorp agreed, stating that "footprint" is intentional ordinance terminology that is well-defined within the document. Held concurred, noting her hesitation to remove the established term. Hoyerman further emphasized that "footprint" is a term of art specific to this ordinance, and that replacing it risked confusing readers into thinking it referred to the total square footage of the entire structure. The Committee reached consensus that the language should remain as written.

Regarding section 8(a)(i)(b.): "Footprints of attached garages can be modified so long as there is no increase in the width, as measured parallel to STH 42, and no increase in the total footprint. No upper level will be allowed over the reclaimed square footage of the attached garage"; Mulliken again suggested replacing the final use of "footprint" with "square footage." The Committee agreed this raised the same issue as the comment for Section *8(a)(i)(a.)* and that the same rationale applied. Thorp noted that where the ordinance already uses the phrase "no upper level will be allowed over the reclaimed square footage," the use of "square footage" is appropriate in that context because it refers to something distinct from the footprint itself. Bartelt concurred that this sentence referred to upper-level square footage rather than the footprint. The Committee agreed no change was warranted in response to this comment.

Regarding section 8(a)(i)(c.): "Footprints in the PW District cannot be increased with the following exception: Consideration given to principal building footprint increases when existing accessory buildings are to be removed. The footprint of the accessory building may be reclaimed and combined with the principal building, provided there is no increase in the width of the footprint, as measured parallel to STH 42, of the principal building. No upper level will be allowed over the reclaimed square footage of the accessory building."; Mulliken suggested that the references to "footprint" and "square foot" be reconciled in the subsection addressing conditions under which footprint increases may be considered when accessory buildings are removed. She also

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suggested an alternative opening for the section framed around "an overall increase in finished interior square footage." K. Nelson again directed the Committee back to the existing definition, stating the use of "footprint" was consistent and that any change would be redundant.

Bartelt noted a separate concern with the language in Section 8(a)(i)(c.), "*Consideration given to principal building footprint increases*," observing that it read as an incomplete and awkward construction. He acknowledged it was a minor stylistic concern but suggested that the sentence would read more clearly if it began with the subject of the exception and used "may be given" rather than simply "given," so as to preserve the Committee's discretionary authority without making a binding commitment. Held and Thorp agreed that retaining "consideration" language was preferable, as it preserved flexibility. After brief discussion of alternative phrasings, the Committee reached agreement that the most practical correction was to amend the phrase to read "*Consideration **may be** given to principal building footprint increases,*" with all members affirming the change.

Regarding Mulliken's broader suggestion to reframe the section around "finished interior square footage," Held noted that the existing structure, stating that the footprint cannot be increased, subject to one exception already conveyed clearly within the ordinance, and no further change was deemed necessary.

K. Nelson thanked the Committee members for their sustained effort over the preceding two and a half months, noting that the ordinance would provide owners, developers, and architects with a substantially clearer framework. He referenced a one-page summary document he had prepared for the Village Board, highlighting what had become more or less restrictive under the revised ordinance, and suggested Committee members use it as a reference tool when fielding public questions.

K. Nelson noted that he would not be present at the September Village Board meeting and asked Hoyerman to carry the lead for the Plan Committee at that session. He explained that the September board meeting would serve to set the ordinance for a formal public hearing, with the Board's final decision expected at the October meeting.

K. Nelson confirmed signs were the next priority item on the Plan Committee's agenda, referencing concerns about “sail-style” signs and businesses using multiple signs.

Bristol advised that he intended to send a letter to all commercial property owners in the near term, informing them of the existing sign ordinance requirements and notifying them that the Plan Committee would begin formal discussion of the topic at its October meeting. The letter would invite participation by the businesses in the discussion process. Bristol also noted that he had met with Kelsey Stone of the Ephraim Business Council (EBC). EBC is preparing a draft business survey in connection with the upcoming quarterly meeting with the EBC and Ephraim Historical Foundation, which Bristol indicated he would review for alignment with the Committee's objectives before it was distributed.

The Committee agreed that no noon working sessions would be held in September, and that the next working session would be scheduled for October.

Hoyerman moved, Held seconded, to adjourn at 12:25 PM.

Recorded by Kim Roberts – Deputy Clerk

VILLAGE OF EPHRAIM
PLAN COMMITTEE MEETING MINUTES
TUESDAY, AUGUST 25, 2026 – 7:00 PM
9996 WATER STREET

ACTION ITEMS:

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

Thorp moved, Hart seconded to approve the July 28, 2026, Plan Committee minutes, as corrected, all ayes. Motion carried.

Hoyerman moved, Bartelt seconded to approve the August 4, 2026, Plan Committee Working Session minutes, as presented, all ayes. Motion carried.

Thorp moved, Held seconded, to approve the New SFR Design Review application for Cora Elquist on Town Line Drive parcel 121-01-24312714B3 as presented, all ayes. Motion carried.

Thorp moved, Hoyerman seconded, to approve the New SFR Design Review Application for Smart Custom Homes at 10467 Valvere Way, as presented, all ayes. Motion carried.

Held moved, Hoyerman seconded to adjourn at 7:33 PM, all ayes. Motion carried.

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

Absent: Monique MacClean

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

Guests in person: Cora Elquist, representatives from Smart Custom Homes (Maureen Bryfcznski et al), and Shane and Stephanie Poda.

Guests online: Brent Heim (John Joseph Company), "Ben K", John Cox, and Gary Houchin-Miller.

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

   Thorp moved, Hart seconded to approve the July 28, 2026, Plan Committee minutes, as corrected, all ayes. Motion carried.

   A minor typographical error was noted for correction by Bartelt on item 15 of the July 28 Plan Committee minutes. He noted that the date of the next meeting had not been updated for the next meeting.

   Hoyerman moved, Bartelt seconded to approve the June 14, 2026, Plan Committee Working Session minutes, as presented, all ayes. Motion carried.
4. **Changes in agenda:** There were no changes.
5. **Visitors' Comments:** There were no Visitors' Comments.
6. **Cora Elquist– Town Line Drive- New SFR – Design Review:**
   Bristol provided an introduction, noting that the application had appeared the previous month as a concept review. At that time, the project appeared to potentially require a special exception due to a maximum

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height reading of 32 feet. Upon further review, the averaged height calculation brought the structure within the standard allowance, eliminating the need for a special exception. No dimensional concerns were identified.

Applicant Cora Elquist presented material samples to the Committee. She described the exterior finishes as follows: LP SmartSide siding in an onyx (black) color, black window frames, black doors, black garage doors, and a "pristine green" three-dimensional architectural shingle for the roof. All trim elements were described as black, making the roof the sole non-black exterior element.

A discussion was held regarding the New SFR Design Review Application. In response to a question from Held regarding visibility from Townline Road, Elquist confirmed that the home would not be visible from the road, as it is situated well back on a large property with significant tree coverage. Bartelt also noted that the elevations were more appealing with windows incorporated into the design compared to the prior concept review.

Thorp moved, Held seconded, to approve the New SFR Design Review application for Cora Elquist on Town Line Drive parcel 121-01-24312714B3 as presented, all ayes. Motion carried.

Bartelt asked about the driveway, which was confirmed to be situated on an easement across the adjoining property, owned by Elquist's father.

Elquist indicated her intention to begin construction as soon as possible.

7. **Smart Custom Homes – 10471 Valvere Way– New SFR – Design Review**
Bristol introduced the application, noting that the applicants had appeared before the Committee twice previously for other lots within the Valvere development. He noted that the lot dimensions, impervious surface totals, and building separations were consistent with prior approved lots in the subdivision, and that no dimensional concerns were identified.

Maureen Bryfcznski of Smart Custom Homes presented the application for Lot 5 at 10471 Valvere Way. She provided a rendering and material samples. The exterior was described as LP SmartSide siding, black doors, black garage doors, white trim, and black dimensional architectural shingles. A rendering was distributed in place of a physical shingle sample.

A discussion was held regarding the NEW SFR Design Review Application for 10471 Valvere Way. It was noted that the main gable featured a 14:12 pitch, which exceeds the standard 12:12 threshold. Bristol clarified that pitches over 12:12 do not require a special exception but did warrant additional Committee consideration. Hoyerman expressed that he found the steeper roof aesthetically appealing. The Committee inquired whether the design was sufficiently differentiated from the other homes in the development. Bryfcznski confirmed that this is the only home in the development featuring a shed dormer, which provides clear exterior differentiation, and that the second home on the agenda (10467 Valvere Way) features two gables, further distinguishing the designs from one another. Thorp asked whether the homes were model homes or pre-sold. Bryfcznski indicated that one was intended to operate as a short-term rental (STR) and the other potentially kept as a personal getaway, though that had not been finalized.

Following the motion, a permanent resident of the Valvere neighborhood, Shane Poda, (2844 Velvere Court), came forward to raise several concerns. He and his wife were identified as one of two permanent, full-time resident households in the neighborhood. His concerns included:

- **Sight Lines:** His front porch directly faces the rear of 10472 Valvere Way, and he was concerned that back patios on adjacent STR properties would create privacy issues for both parties.
- **Covenant Compliance and Character of Development:** He expressed concern that the original character of the development—emphasizing natural surroundings, pervious surfaces, and tree

preservation—could be eroded when properties are developed primarily as business ventures rather than as personal residences.

- **Parking and Occupancy:** Mr. Poda reported that the week prior, a neighboring STR had nine cars present, five of which were parked on the street. He expressed concern that with up to eight high-occupancy STRs in the neighborhood, the development could routinely see 50 to 70 vehicles at any given time, which he found excessive. He noted that the high-occupancy nature of these rentals—advertised to sleep 10 to 15 people—was a contributing factor, as large family groups rarely carpool.

  K. Nelson acknowledged the concerns and provided context, noting that the State of Wisconsin had preempted local municipalities from prohibiting short-term rentals outright. He noted that STR operators in Ephraim are required to obtain renewed permits annually, and that the Village monitors how properties are advertised. He encouraged Poda to report instances of excessive parking to the Village directly, including with photographic documentation, as parking regulations do apply. Further, K. Nelson noted that the Village does not get involved in associations and their related covenants and restrictions.

  Poda noted that the intention of the developer was not to have the development turn into STRs; however, he had to sell the lots, and STRs are controlled by the State.

  K. Nelson encouraged Poda to work with the association.

  Poda explained that the majority of owners are STRs, so why would they vote for any changes?

  Bristol confirmed that parking rules are included in the Village's STR requirements and that documentation of violations would be useful.

  Bryfcznski responded to Poda's concerns. She noted that Ephraim's STR permitting process is notably more stringent than neighboring municipalities such as Fish Creek. She stated that tenants are required to keep vehicles within the driveway, with two cars permitted in the garage and the remainder in the driveway only. She further noted that parties and unplanned gatherings are explicitly prohibited under their rental rules. She acknowledged that while the listed occupancy can reach 14 persons, the actual composition is typically around 8 adults with the remainder being children. She also noted that higher-end rentals tend to attract guests who are more inclined to follow rules. She explained that she respected Poda’s concerns and that they will do their best in managing the properties.

  Thorp moved, Bartelt seconded, to approve the New SFR Design Review Application for Smart Custom Homes at 10471 Valvere Way, as presented, all ayes. Motion carried.

8. **Smart Custom Homes –10467 Valvere Way– New SFR – Design Review**
   Maureen Bryfcznski presented the second application for Smart Custom Homes, for the adjacent property at 10467 Valvere Way. She provided a rendering and material samples, describing the exterior as LP SmartSide siding with brown garage doors, distinguishing this home from the neighboring 10471 Valvere Way design.

   Shane Poda again raised the sight-line concern relevant to this property as well, clarifying that 10472 Valvere Way's rear faces directly toward his front porch, and that the location of a back patio on that lot would determine the degree of the privacy issue for both parties. He noted that there was currently a nice tree line but was unsure if it would be maintained during the construction process.

   Bryfcznski indicated that they intended to preserve the trees as much as they can. Further, their goal is to situate the patio on the 10468 side of the home rather than facing Poda's property, which would address his concern. Another member of the Smart Custom Homes team stated that the shared well between the two Smart Custom Homes lots is located on the garage side and that they intended to preserve a tree between the properties.

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K. Nelson expressed that he was glad both parties had the opportunity to speak directly, characterizing the dialogue as a productive exchange with future neighbors.

Thorp moved, Hoyerman seconded, to approve the New SFR Design Review Application for Smart Custom Homes at 10467 Valvere Way, as presented, all ayes. Motion carried.

9. **Discussion and consideration regarding PW Ordinance Amendment:**
K. Nelson provided background for visitors present, explaining that the Plan Committee had been working on an amendment to the Protected Waterfront (PW) Ordinance over the preceding three months. He described the protected waterfront as the stretch of Ephraim's shoreline running from Anderson Dock southward to the area near the creek outlet by the Little Plum Cottage. This zone carries particularly strict zoning controls. The Committee's objective throughout the summer had been to create limited allowances for minor property improvements within this zone, while maintaining its protective character.

   K. Nelson noted that a working session had been held that same afternoon at noon, during which the final substantive change was made: the insertion of the two words "*may be*" into section 8(a)(i)(c), modifying it to read "consideration *may be* given," to provide greater flexibility in application. He acknowledged that the ordinance had not yet been distributed in its updated form reflecting this change, as it had only been finalized hours prior.

   K. Nelson invited any final comments from the Committee, noting that he was not seeking new substantive ideas given the extensive hours already invested. He explained the procedural path forward: following Committee approval, the amendment would go to the Village Board in two weeks. From there, it would be referred for a Public Hearing, with final Village Board consideration anticipated in October.

   Bartelt moved, Held seconded, to recommend to the Village Board approval of the amended Protected Waterfront Ordinance as presented; all ayes. Motion carried.

15. **New business for next meeting / next meeting date:**
The next meeting date of the Plan Committee is September 22, 2026, at 7:00 PM.

16. **Adjournment:**
Held moved, Hoyerman seconded to adjourn at 7:33 PM; all ayes. Motion carried.

Recorded by Kim Roberts – Deputy Clerk

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VILLAGE OF EPHRAIM

BUILDING/ZONING PERMIT APPLICATION

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 WATERSTREET 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	Accessory Structures
✓ Addition	___ Garage
___ Exterior Alteration	___ Storage Building
___ Foundation Work Only	___ Repair/Replacement
___ Other _____	___ Other _____

3. Describe Proposed Construction: Add 98.4 ☐ 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:

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: X Propane ___ Oil ___ Electric
___ Other (Explain) _____

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

Sewage Disposal:

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

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

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

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

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

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

Fire Department: Sprinklers needed? ☐ Yes ☐ No

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

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

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

Signature of Applicant _____ 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 WATERSTREET

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

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:**	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):**	

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)*

"ALL UNDERGROUND"

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)*

10 12

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.*

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. *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)*

EXISTING (SEE PLAN)
ADDING 98 ☐

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)*

EXISTING

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)*

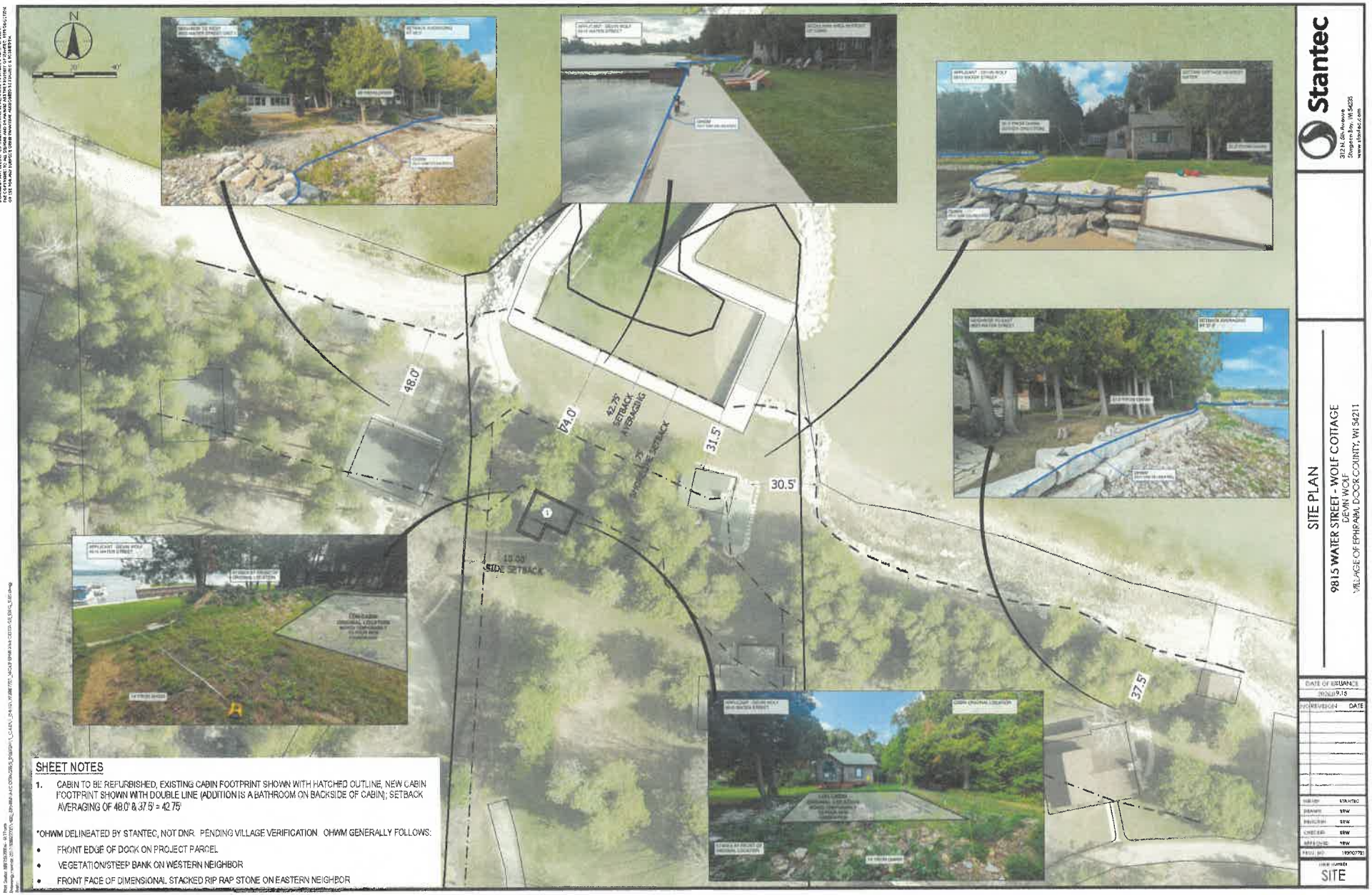
LAWN

13	ADDITIONAL FEATURES

14	SIGNATURE		
Signature of Applicant:	Jack Jatz	**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



SHEET NOTES

1. CABIN TO BE REFURBISHED, EXISTING CABIN FOOTPRINT SHOWN WITH HATCHED OUTLINE, NEW CABIN FOOTPRINT SHOWN WITH DOUBLE LINE (ADDITION IS A BATHROOM ON BACKSIDE OF CABIN); SETBACK AVERAGING OF 48.0' & 37.5' = 42.75'

*OHWM DELINEATED BY STANTEC, NOT DNR. PENDING VILLAGE VERIFICATION. OHWM GENERALLY FOLLOWS:

- FRONT EDGE OF DOCK ON PROJECT PARCEL
- VEGETATION/STEEP BANK ON WESTERN NEIGHBOR
- FRONT FACE OF DIMENSIONAL STACKED RIP RAP STONE ON EASTERN NEIGHBOR

Stantec
312 N. 5th Avenue
Sturgeon Bay, WI 54235
www.stantec.com

SITE PLAN

9815 WATER STREET - WOLF COTTAGE
DEVIN WOLF
VILLAGE OF EPHRAIM, DOOR COUNTY, WI 54211

DATE OF ISSUANCE
2020.9.15

NO.	REVISION	DATE

DESIGN	STANTEC
DRAWN	SRW
PROJECT MGR	SRW
CHECKED	SRW
APPROVED	SRW
PROJECT NO	193007791

SHEET NUMBER
SITE

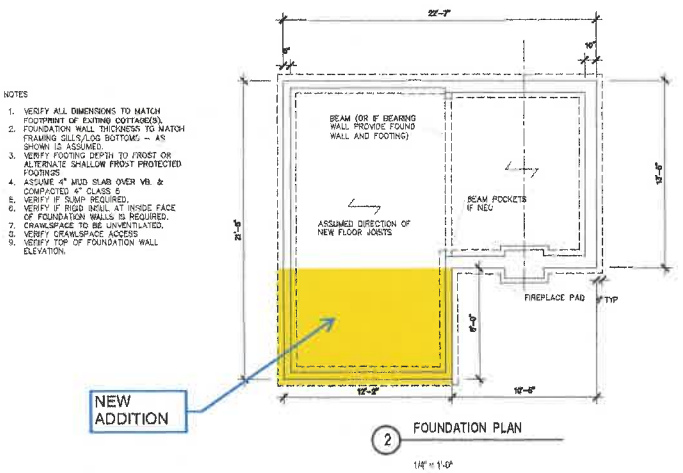
BOB ZAKARAS DESIGN LLC
7745 HARBOR RIDGE ROAD
EGG HARBOR, WI 54209
920 818 5249
BZAKARAS@CHARTER.NET

'DELVIN & SEAN WOLF CABIN RENOVATION'

9815 WATER STREET, LOT 2 - EPHRAIM, DOOR COUNTY, WI

NOTES

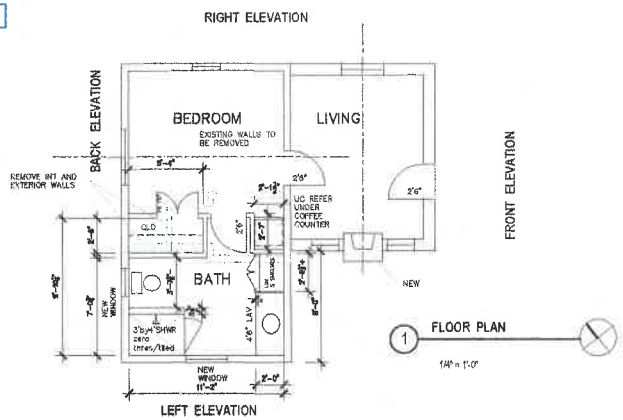
1. VERIFY ALL DIMENSIONS TO MATCH FOOTPRINT OF EXTING COTTAGE(S).
2. FOUNDATION WALL THICKNESS TO MATCH FRAMING SILLS/LOG BOTTOMS – AS SHOWN IS ASSUMED.
3. VERIFY FOOTING DEPTH TO FROST OR ALTERNATE SHALLOW FROST PROTECTED FOOTINGS
4. ASSUME 4" MUD SLAB OVER VB. & COMPACTED 6" CLASS 5.
5. VERIFY IF SUMP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



2 FOUNDATION PLAN

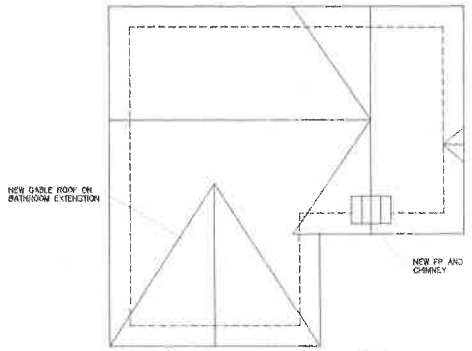
1/4" = 1'-0"

TO WATER



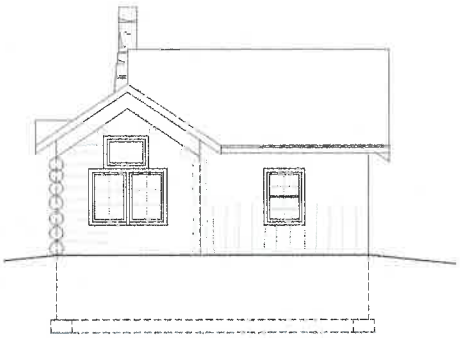
1 FLOOR PLAN

1/4" = 1'-0"



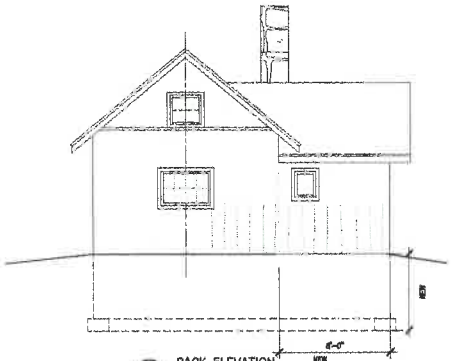
3 ROOF PLAN

1/4" = 1'-0"



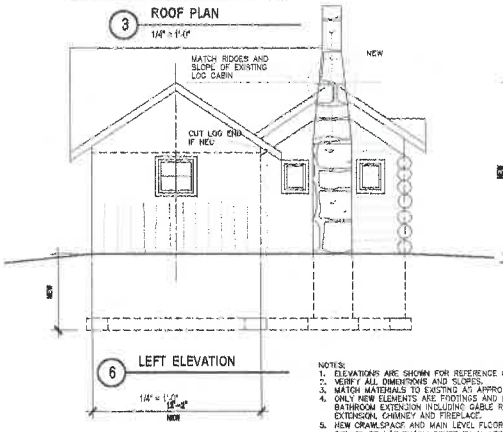
4 RIGHT (LAKE) ELEVATION

1/4" = 1'-0"



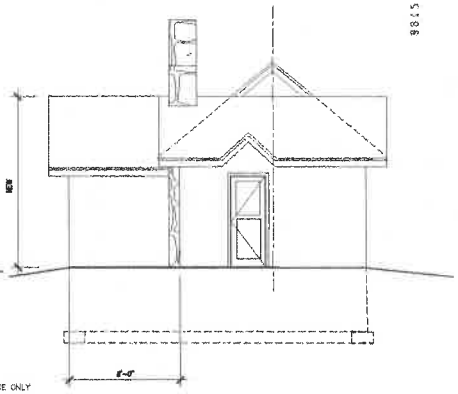
5 BACK ELEVATION

1/4" = 1'-0"



6 LEFT ELEVATION

1/4" = 1'-0"



7 FRONT ELEVATION

1/4" = 1'-0"

NOTES:

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

PLANS/ ELEVS

DATE: 5.10.2026






DEVOOGHT
25
DEVOOGHT
25

VILLAGE OF EPHRAIM

BUILDING/ZONING PERMIT APPLICATION

Application Date 08/31/2026

Please Print

1. Owner/Property

Tax Parcel. No. 121240024B -_____-_____

Owner John J Maher

Mailing Address [redacted] City Madison

State Wisconsin Zip 53711

Phone(s) _____ Email j[redacted]

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 [redacted]

Phone(s) 9[redacted] Cell Phone [redacted]

2. Type of Improvement

New Building	**Accessory Structures**
___ Addition	X Garage
___ Exterior Alteration	___ Storage Building
___ Foundation Work Only	___ Repair/Replacement
X Other Interior Remodel	___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
- ☐ Drainage Plan
- ☐ Land Disturbance Application
- ☐ Landscape Plan

For New Buildings or Additions, Complete this Section Also:

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

Signature of Applicant _____ Print Name 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 :	[redacted]				
City:	Madison	**State:**	[redacted]	**Zip:**	53711
Phone #1:	[redacted]	**Phone #2:**			
Email:	[redacted]				

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.

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:**	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):**	

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)*

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

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)*

Gable roof with a 5/12 pitch.

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.*

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)*

The project is a 25' x 25' garage equaling 625 SQFT

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)*

At this time we are planning to use the existing driveway.

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)*

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 [redacted]

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

3. Description: _x_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 implemention of the development, including the finished grade, stated in feet horizontal to feet vertical, of cut-and-fill slopes presented as:

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

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

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

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

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

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

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

Start 10/15/2026 Completion 04/30/2026

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_____

_____

Jason Reinhardt
Applicant's Signature

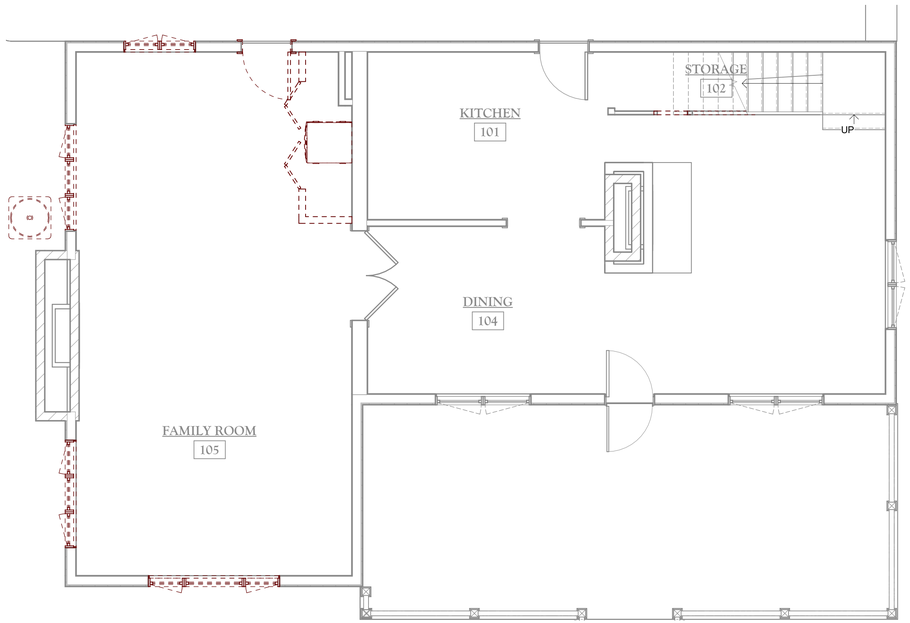
09/18/2026
Date

FOR OFFICE USE:

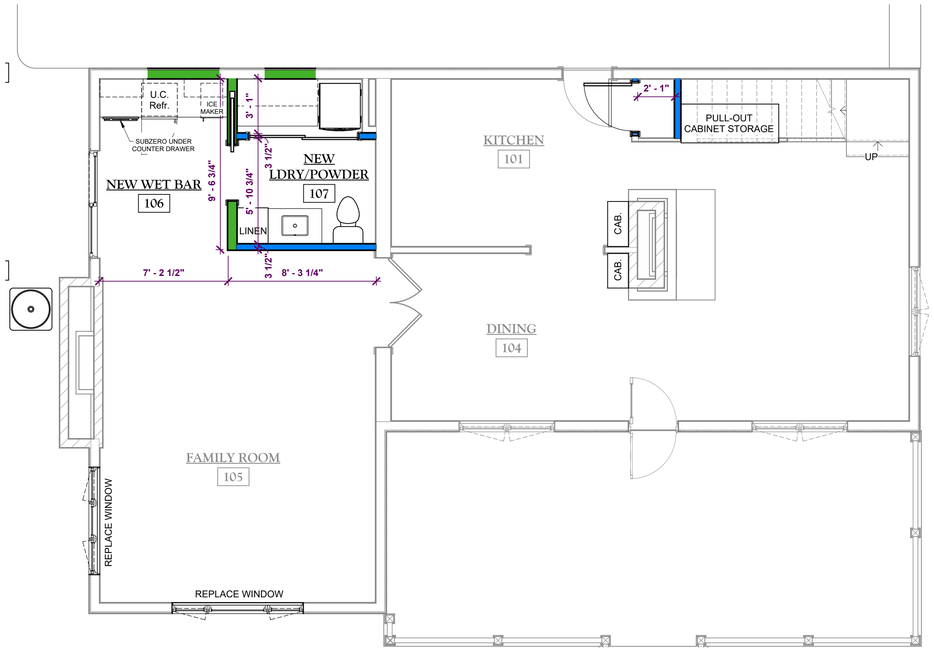
_____land disturbance only _____in conjunction with building permit

Approved_____ County approval_____ Denied_____

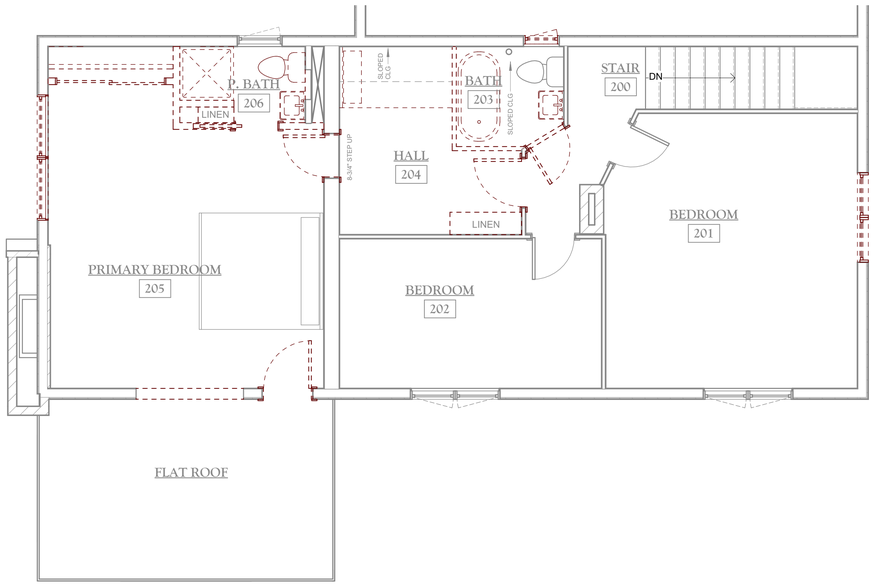
_____ _____
Zoning Administrator Date



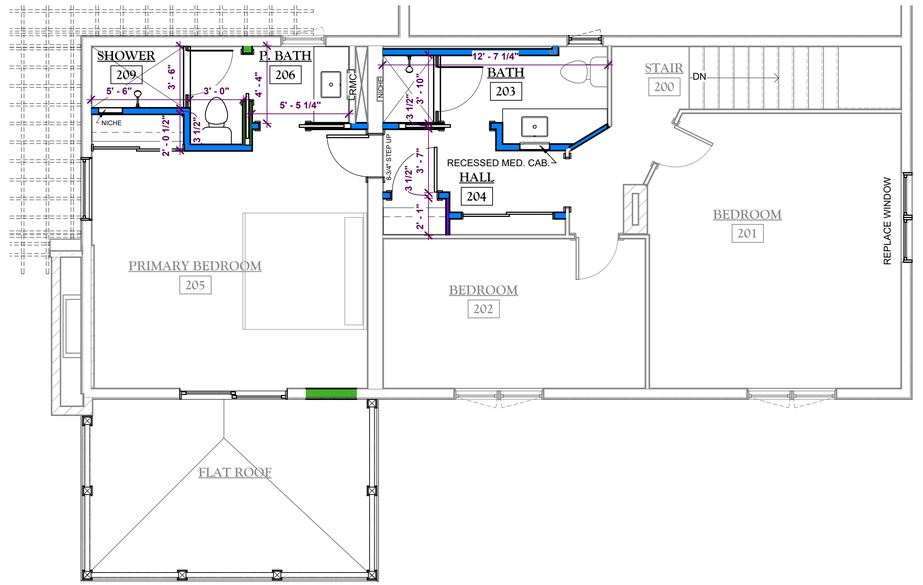
1 A1.1 EXISTING/DEMO FIRST FLOOR PLAN
1/4" = 1'-0"



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



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



4 A1.1 REMODELED SECOND FLOOR PLAN
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

BID SET

DELEERS CONSTRUCTION INC.

Maher Residence

9992 Moravia St, Ephraim, WI 54211

PRE-CONTRACT UPDATES:
1.16.26
6.1.26
8.12.26
9.2.26 BID SET

B.D.A.: Brian Rosner
DESIGNER:
DRAWN BY: Lucas Rentmeester
DESIGN NO: BD25-12-09

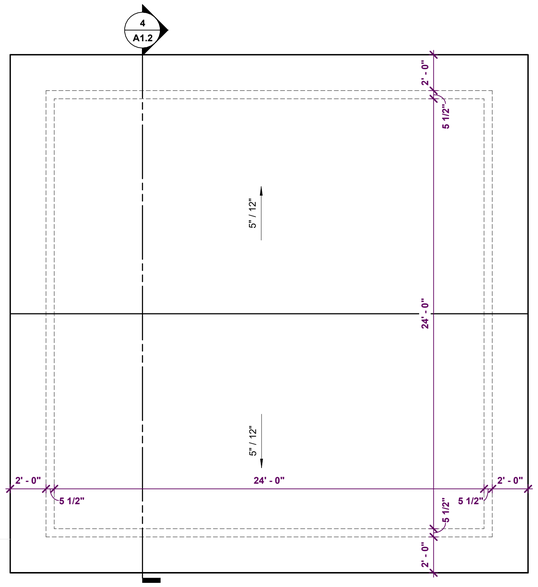
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CONSTRUCTION SET REVISIONS

REMODEL PLANS

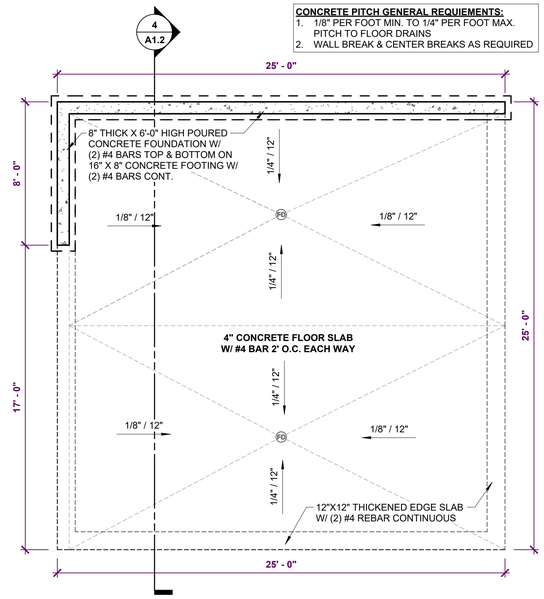
DATE: 9.2.26

SHEET: A1.1

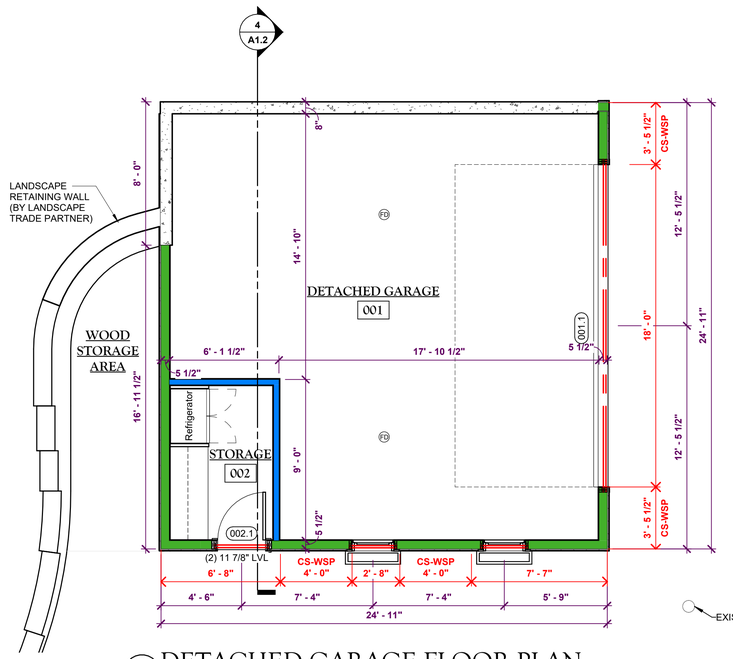


1 A1.2 DETACHED GARAGE ROOF PLAN
1/4" = 1'-0"

CONCRETE PITCH GENERAL REQUIEMENTS:
1. 1/8" PER FOOT MIN. TO 1/4" PER FOOT MAX. PITCH TO FLOOR DRAINS
2. WALL BREAK & CENTER BREAKS AS REQUIRED



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)
SEIDMIC 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

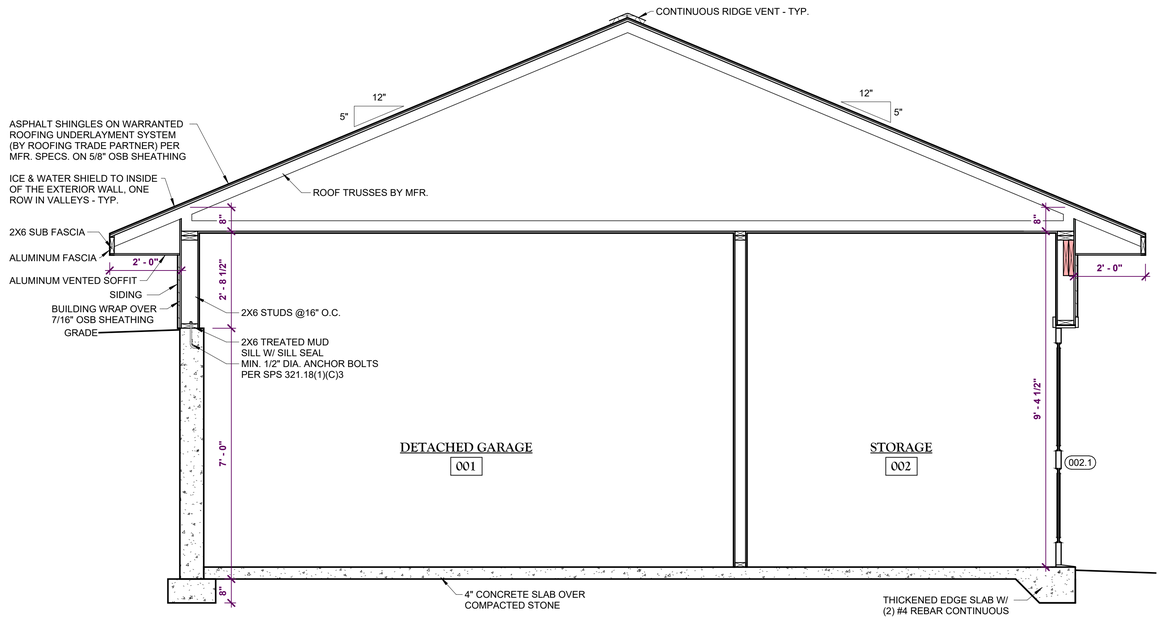
	2x6 WOOD STUD WALL
	2x4 WOOD STUD WALL
	2x2 WOOD STUD WALL
	BEARING 2x4 WOOD STUD WALL
	DEMOLISHED WALL

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"

BID SET

DELEERS CONSTRUCTION INC.

Maher Residence

9992 Moravia St, Ephraim, WI 54211

PRE-CONTRACT UPDATES:
1.16.26
6.1.26
8.12.26
9.2.26 BID SET

B.D.A.: Brian Rosner
DESIGNER:
DRAWN BY: Lucas Rentmeester
DESIGN NO: BD25-12-09

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CONSTRUCTION SET REVISIONS

DETACHED GARAGE PLANS

DATE: 9.2.26

SHEET: A1.2



3 A2.1 GARAGE WEST ELEVATION
1/4" = 1'-0"



1 A2.1 WEST ELEVATION
1/4" = 1'-0"



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

BID SET

DELEERS CONSTRUCTION INC.

Maher Residence

9992 Moravia St, Ephraim, WI 54211

PRE-CONTRACT UPDATES:

1.16.26	...
6.1.26	...
8.12.26	...
9.2.26 BID SET	...

B.D.A.: Brian Rosner
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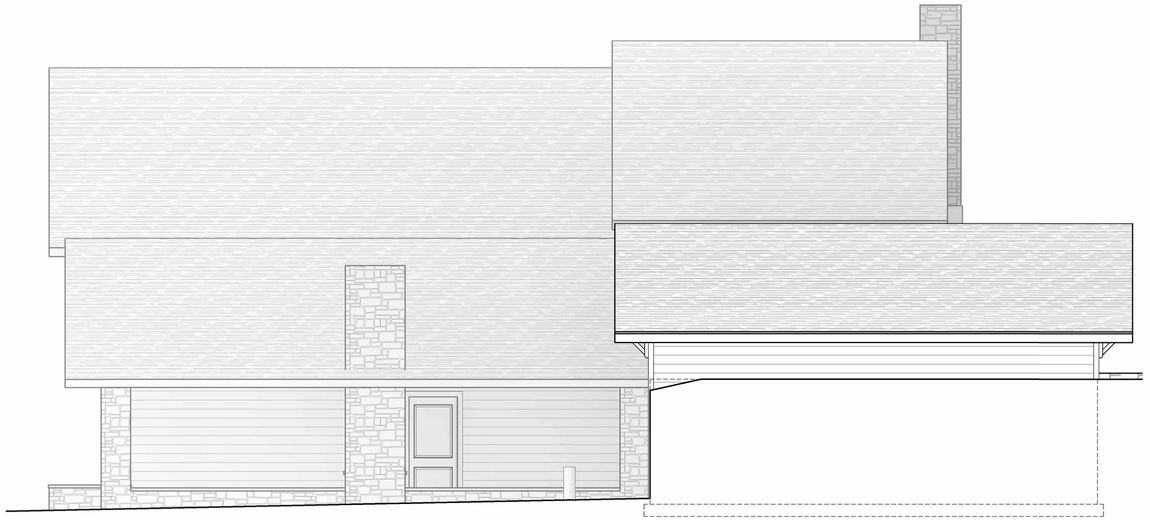
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CONSTRUCTION SET REVISIONS

EXTERIOR ELEVATIONS

DATE: 9.2.26

SHEET: A2.1



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



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

BID SET

DELEERS CONSTRUCTION INC.

Maher Residence

9992 Moravia St, Ephraim, WI 54211

PRE-CONTRACT UPDATES:	
1.16.26	...
6.1.26	...
8.12.26	...
9.2.26 BID SET	...

B.D.A.: Brian Rosner
DESIGNER: ...
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CONSTRUCTION SET REVISIONS

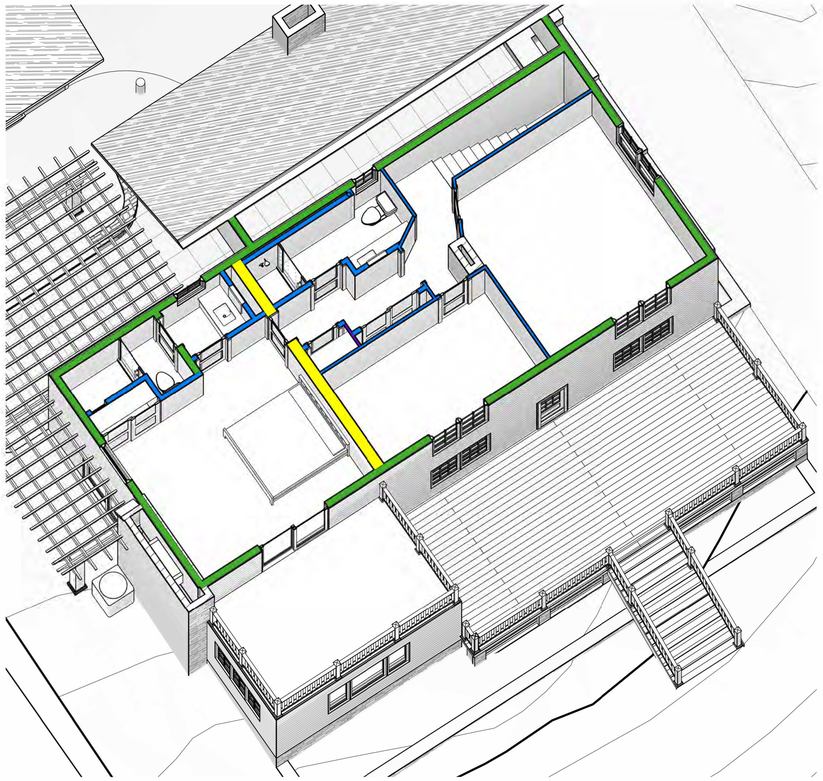
EXTERIOR ELEVATIONS

DATE: 9.2.26

SHEET: A2.2



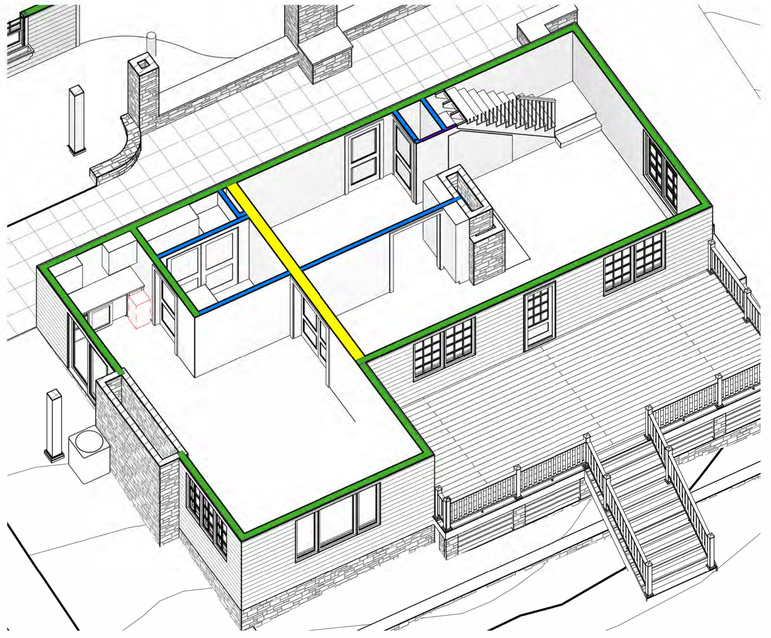
3 A9.1 EXTERIOR SW



2 A9.1 SECOND FLOOR 1



4 A9.1 EXTERIOR NE



1 A9.1 FIRST FLOOR 1

BID SET

DELEERS CONSTRUCTION INC.

Maher Residence

9992 Moravia St, Ephraim, WI 54211

PRE-CONTRACT UPDATES:

...	...
1.16.26	...
6.1.26	...
8.12.26	...
9.2.26 BID SET	...

B.D.A.: Brian Rosner

DESIGNER: ...

DRAWN BY: Lucas Rentmeester

DESIGN NO: BD25-12-09

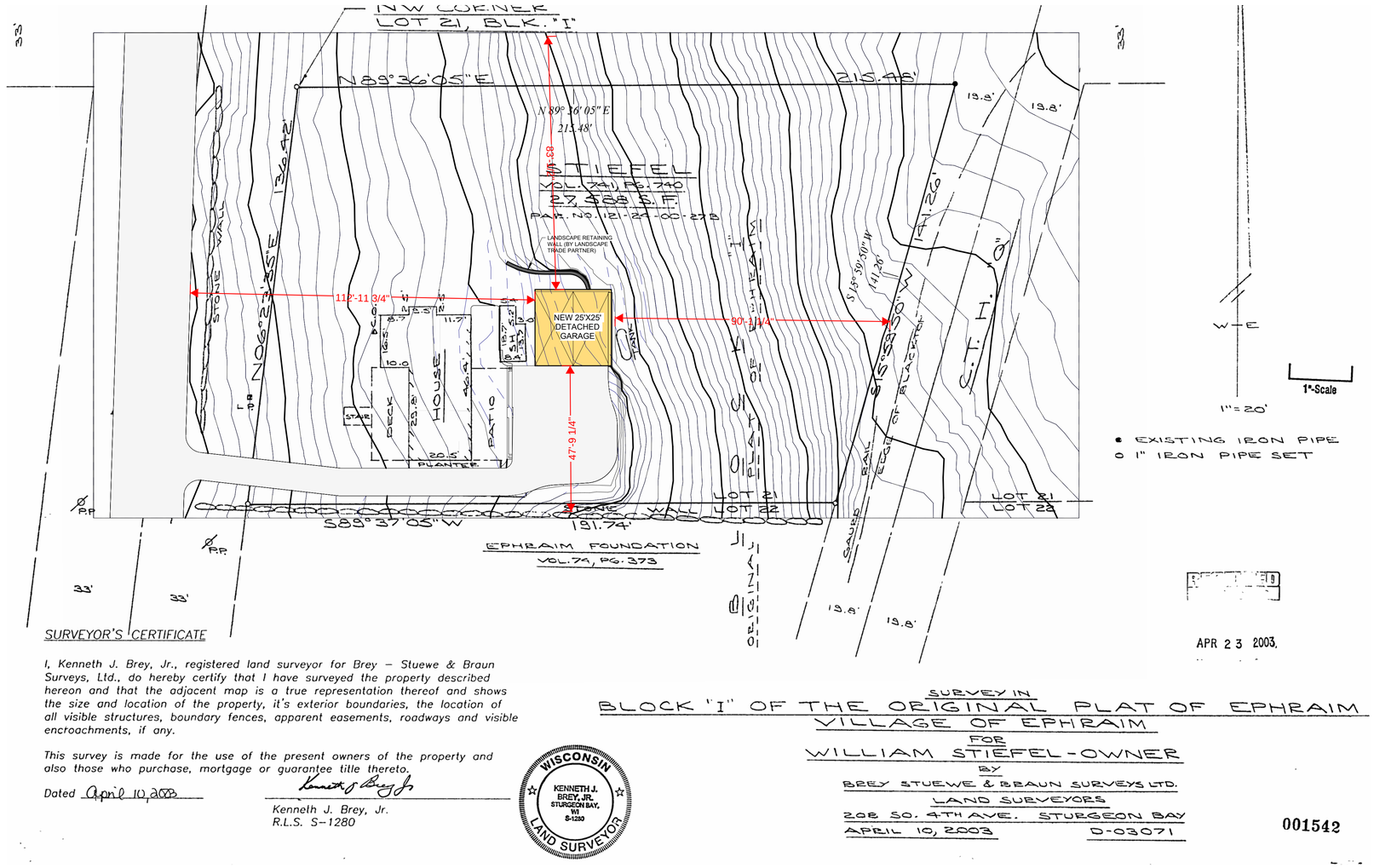
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CONSTRUCTION SET REVISIONS

3D VIEWS

DATE: 9.2.26

SHEET: A9.1



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.
R.L.S. S-1280

WISCONSIN
KENNETH J. BREY, JR.
STURGEON BAY, WI
S-1280
LAND SURVEYOR

APR 23 2003.

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

001542

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

DELEERS CONSTRUCTION INC.

Maher Residence

9992 Moravia St, Ephraim, WI 54211

PRE-CONTRACT UPDATES:
1.16.26
6.1.26
8.12.26
9.2.26 BID SET

B.D.A.: Brian Rosner
DESIGNER: ...
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CONSTRUCTION SET REVISIONS

SITE PLAN

DATE: 9.2.26

SHEET: C1.1

BID SET

VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

Application Date _____

Please Print

1. Owner/Property

Tax Parcel. No. 121 - 250 - 013A1

Owner Timothy R. Nelson

Mailing Address [redacted] City Ephraim

State WI Zip 54211

Phone(s) [redacted] Email [redacted]

Location of Project 10110 Norway st. Nearest Cross Street Anderson Ln

Property Use: Year Round Residence, Sophie Nelsen

Zoning Area: R1 Single Family Resid. Historic District? ☐ Yes ☒ No

Contractor/Contact: Vans Lumber & Custom Builders Address [redacted]

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

2. Type of Improvement

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

3. Describe Proposed Construction: 1,719 sq ft 1½ story single family residence

4. Cost

Total cost of improvements as applied for in permit: $ 566,900.00

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

Include with Application:

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

For New Buildings or Additions, Complete this Section Also:

Dimensions: Number of Stories: 1½ Height at Peak: 21' 7"
Roof Pitch(es): 10:12 4:12 Total Footprint, Exterior: 1537

Total Square Footage, All Floors Exterior: 2299

Total Square Footage, Parking/Drives/Walkways: 3,324

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

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

Plant Manager Signature _____ *Date* _____

Sewage Disposal:

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

Proposed:
☐ Current System Continued ☐ Demolition/Moving ?
☐ Connect to Available Sewer
☐ Extend Sewer to Property
☒ On-Site System
Type: New Mound
(copy of permit to be on file with Village)

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

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

Fire Chief Signature _____ *Date* _____

Fire Department: Sprinklers needed? ☐ Yes ☐ No

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

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

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

Signature of Applicant _____ Print Name David J Olsen Agent Van's Builders

FOR OFFICE USE ONLY

Permit # _____ Permit Fee: $ _____

Date Permit Issued _____ Zoning Administrator Signature: _____

Restrictions: _____

VILLAGE OF EPHRAIM
APPLICATION FOR LAND DISTURBANCE PERMIT

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

1. Owner Name Timothy Nelsen Telephone 920-421-0346

   Address 10112 Norway st, [redacted]

2. Location of land disturbance activity (street or road, fire number)
   10110 Norway st

3. Description: X Excavation ___Trenching ___Grading

   ___Removal of ground cover ___Filling ___Land subdivision

   Other CONSTRUCTION OF NEW RESIDENCE

   Area and/or volume of disturbance activity 3,324 SqFT

4. Purpose of disturbance activity NEW RESIDENCE

5. List the names and addresses of all abutting property owners BRIAN ADEN
   1088 NORWAY ST
   EPHRIAM

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Start NOV. OF 2026 Completion AUGUST OF 2027

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

(d) Other information designated by the Zoning Administrator_____
_____

[signature] Agent — 09/16/2026

Applicant's Signature — Date

FOR OFFICE USE:

_____land disturbance only _____in conjunction with building permit

Approved_____ County approval_____ Denied_____

_____ _____

Zoning Administrator — Date

Applicant Design Checklist

Village of Ephraim

Owners Name(s): Timothy Nelson

Contractor(s): Van's Lumber & Custom Builders

Project Location: 10110 Norway St.

Date: 9/17/2026

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

1. Building Design: ✓

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

1½ story Traditional farmhouse
2 shed Dormers. No Metal Roof All Peppercorn shingle
Very Humble Nice Residence

2. Site Planning/Landscaping: ✓

Preserving existing vegetation and topography.

Smooth seeded final grade to somewhat match meadow

3. Building Color: ✓

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

Seal (Brown)
French Grey
Cedar & Door County Fieldstone Accents

4. Materials: ✓

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

LP Diamond Kote "seal" siding Board & Batten
LP Diamond Kote "French Grey" Trim
Door county Fieldstone Accent

5. Architectural Details: ✓

Building details should be simple and without frills.

Per Plan

6. Utility Service Wiring (location):

To be shown on plot plan.

Overhead from existing Powerline North of the existing garage

7. Roof Pitch/Roof Color:

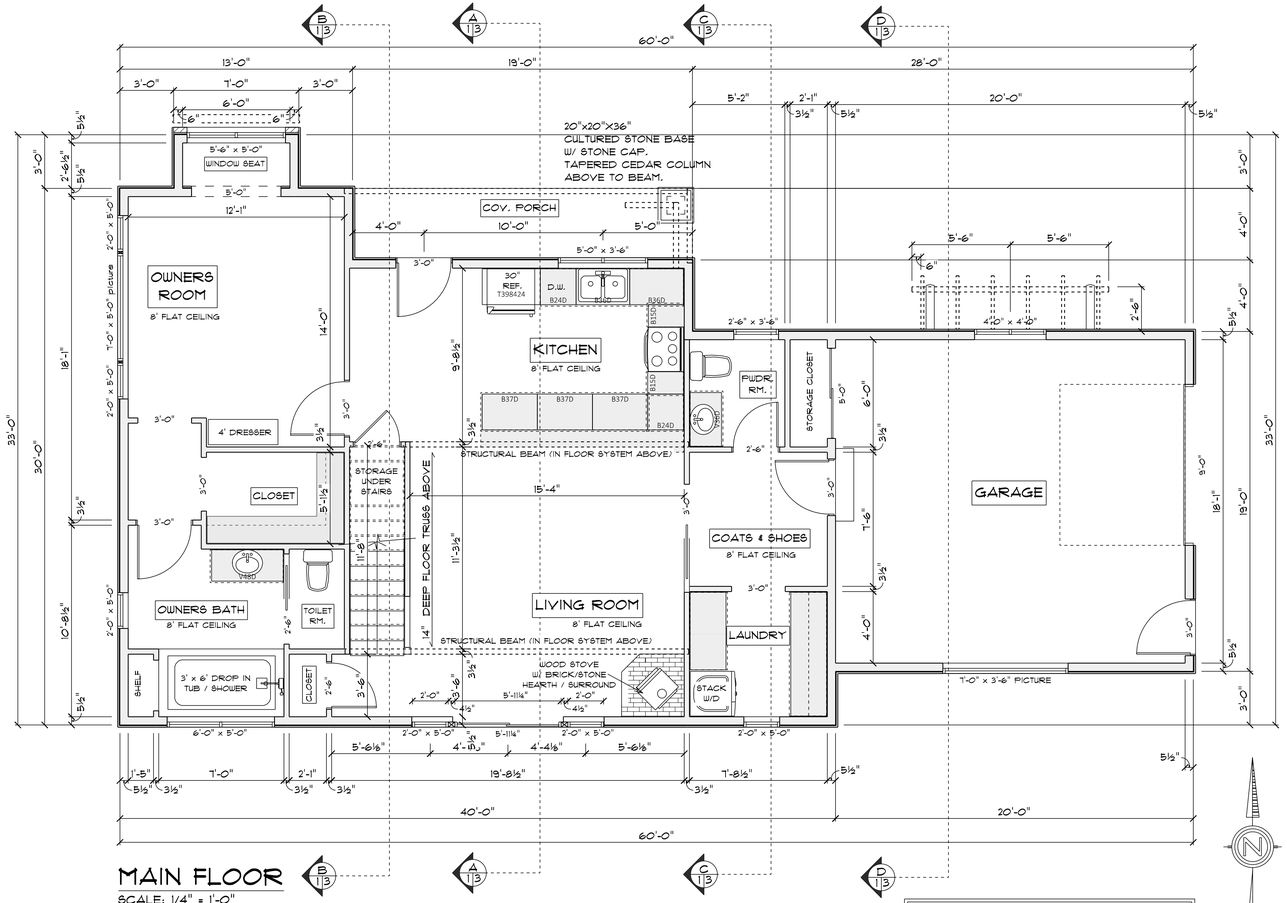
Pitches less than 3:12 and/or more that 12:12 are subject to further design review.

10 12 4 12
Owens Corning Peppercorn

8. Additional Features:

Nothing outstanding

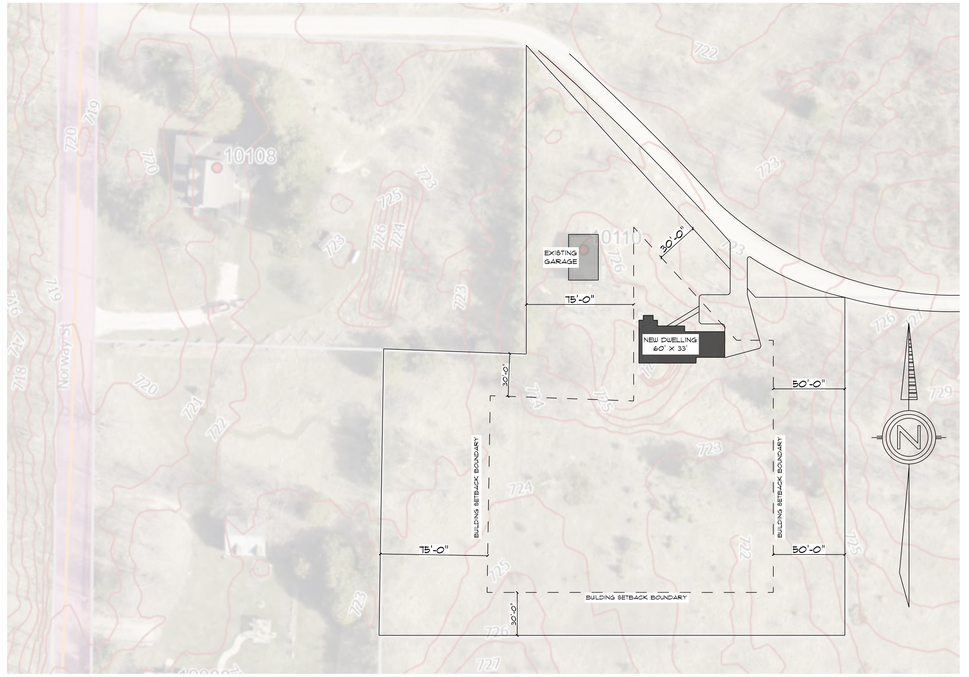
Owner/Agent Signature:



MAIN FLOOR

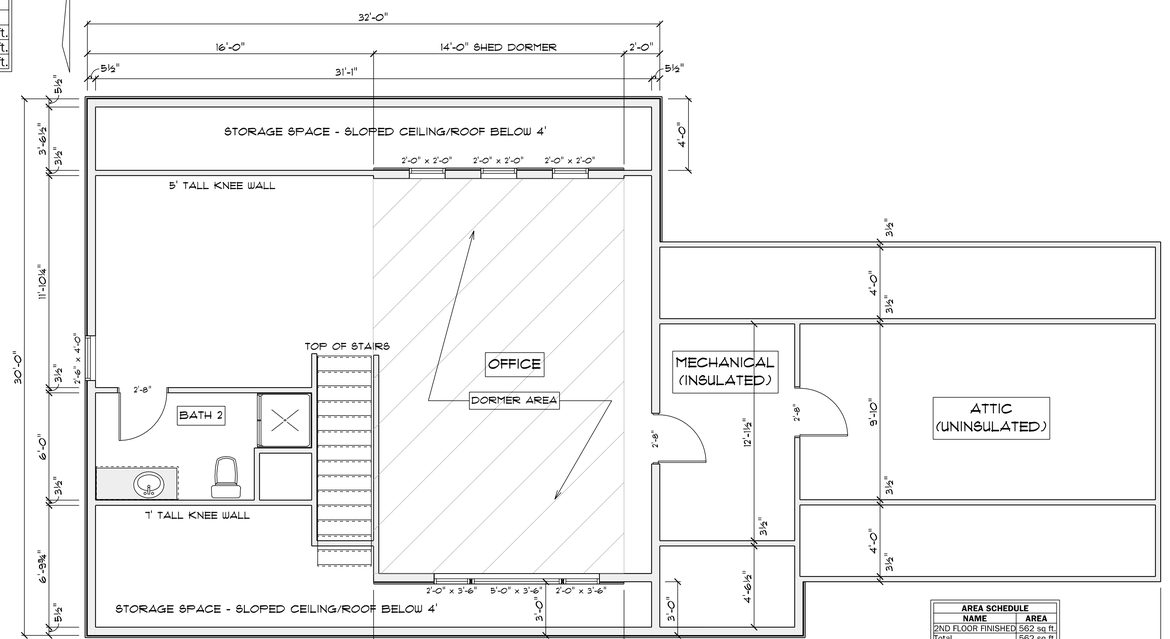
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
HOUSE / FRONT PORCH / BREEZEWAY	1157 sq ft.
GARAGE	380 sq ft.
Total	1537 sq ft.



SITE PLAN

SCALE: 1" = 50'-0"



2ND FLOOR

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

AREA SCHEDULE	
NAME	AREA
2ND FLOOR FINISHED	562 sq ft.
Total	562 sq ft.

PAGE: 1

APPROVED:

CHECKED BY:

SECTION LETTER A 1|1 PAGE NUMBERS

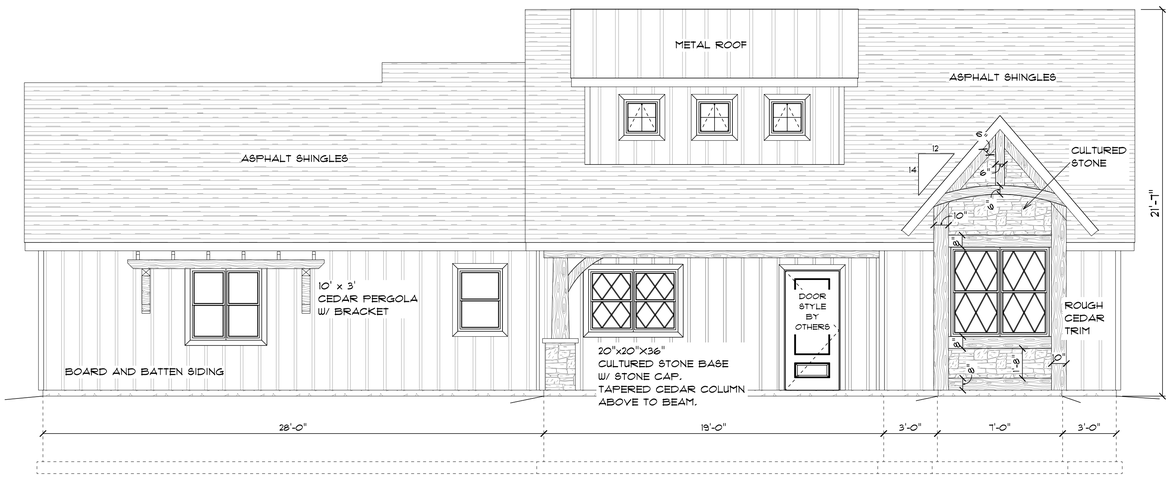
SCALE: As Noted

DATE: Thursday, September 17, 2026

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ELLIOT ROYCE GOETTELMAN
451 N. 4TH. AVE.
STURGEON BAY, WI - 54235
920.333.0923
ELLIOT@GREENDOORDRAFTING.COM

SOPHIE NELSON



NORTH ELEVATION

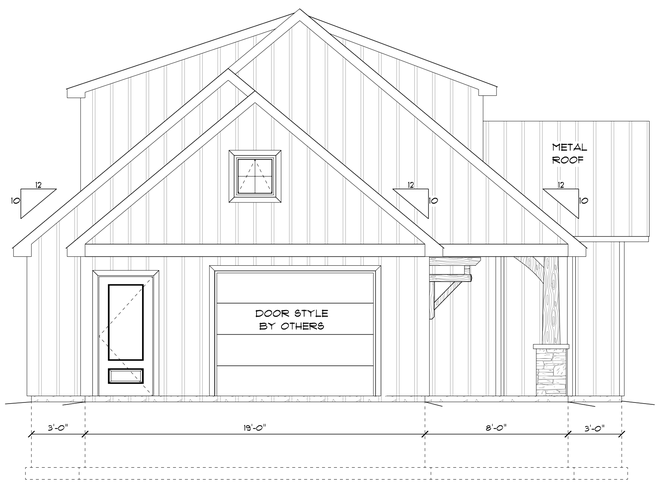
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NOTE:
DRAWINGS ARE AT SCALE FOR A REASON.



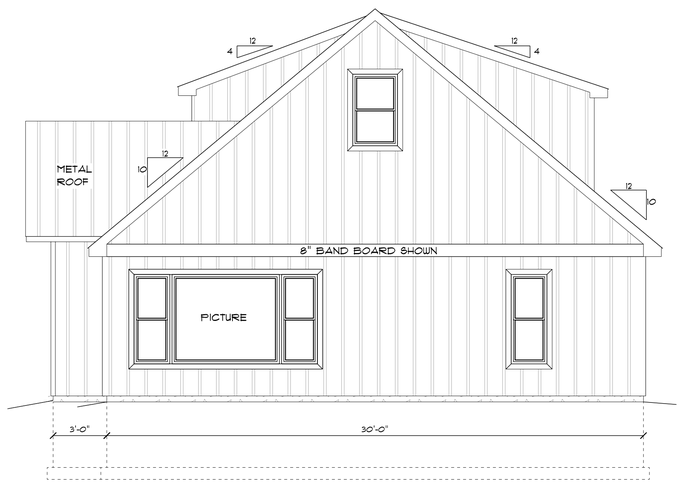
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

PAGE: 2

APPROVED:

CHECKED BY:

SECTION LETTER / PAGE NUMBERS: A 1 1

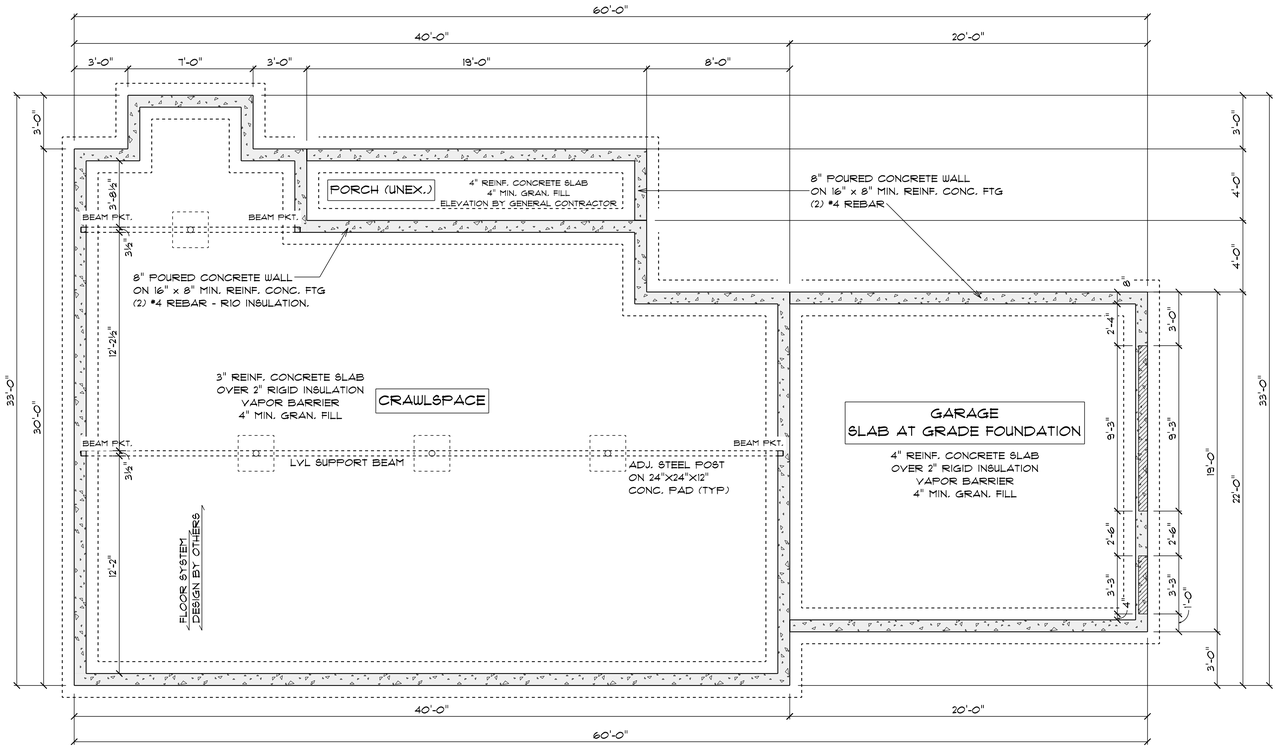
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DATE: Thursday, September 17, 2026

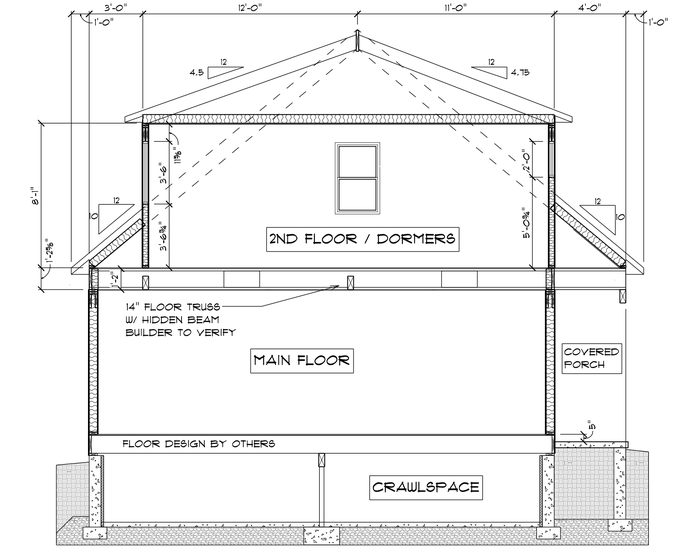
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451 N. 4TH. AVE.
STURGEON BAY, WI - 54235
920.333.0523
ELLIOT@GREENDOORDRAFTING.COM

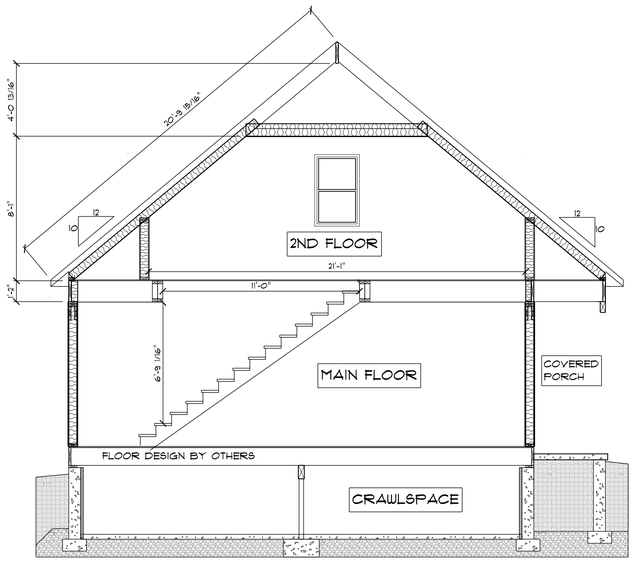
SOPHIE NELSON



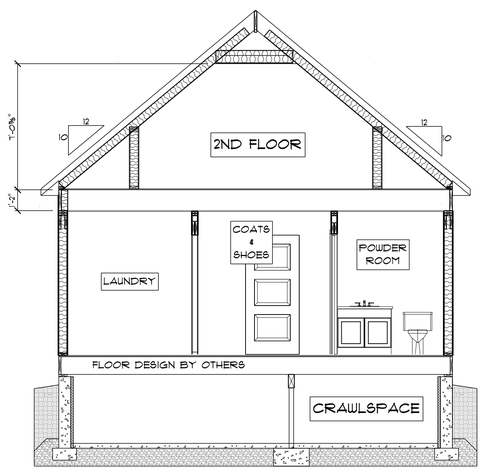
CRAWLSPACE
SCALE: 1/4" = 1'-0"



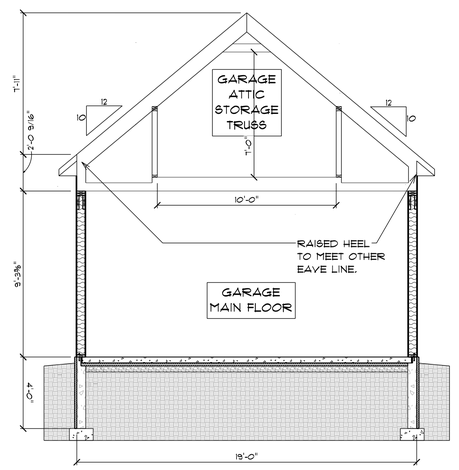
A/1|3 CROSS SECTION A - CRAWLSPACE
SCALE: 1/4" = 1'-0"



B/1|3 CROSS SECTION B - CRAWLSPACE
SCALE: 1/4" = 1'-0"



C/1|3 CROSS SECTION C - CRAWLSPACE
SCALE: 1/4" = 1'-0"



D/1|3 CROSS SECTION D - CRAWLSPACE
SCALE: 1/4" = 1'-0"

PAGE: 3

APPROVED:

CHECKED BY:

SECTION LETTER / PAGE NUMBERS: A / 1 1

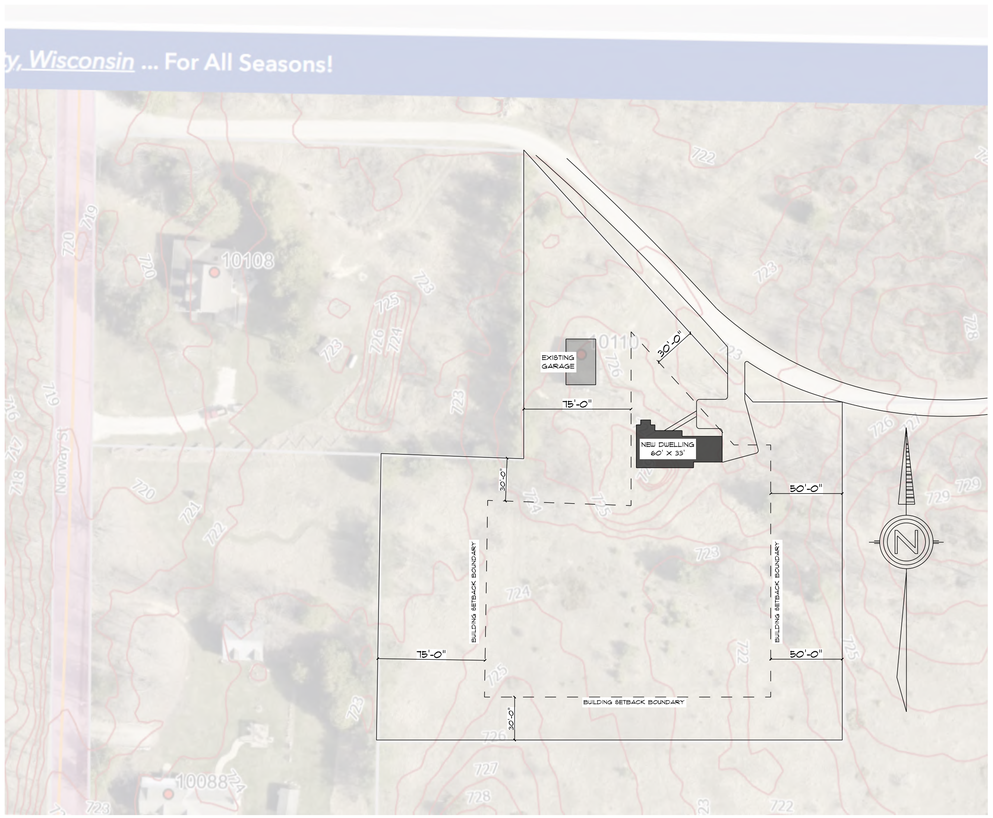
SCALE: 1/4" = 1'-0"

DATE: Thursday, September 17, 2026

THESE PLANS ARE FOR OUR CUSTOMERS AND BUILDERS. GREEN DOOR DRAFTING & DESIGN IS NOT AN ARCHITECT OR PE AND ANY CHANGES AND MADE NO REPRESENTATION OR WARRANTY ON CONSTRUCTION PRACTICES INTERPRETATION OR IMPROPER BUILDING METHODS. AS A RESULT OF CHANGES MADE BY OTHERS. THESE PLANS ARE THE PROPERTY OF GREEN DOOR DRAFTING & DESIGN AND MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT OF GREEN DOOR DRAFTING & DESIGN.

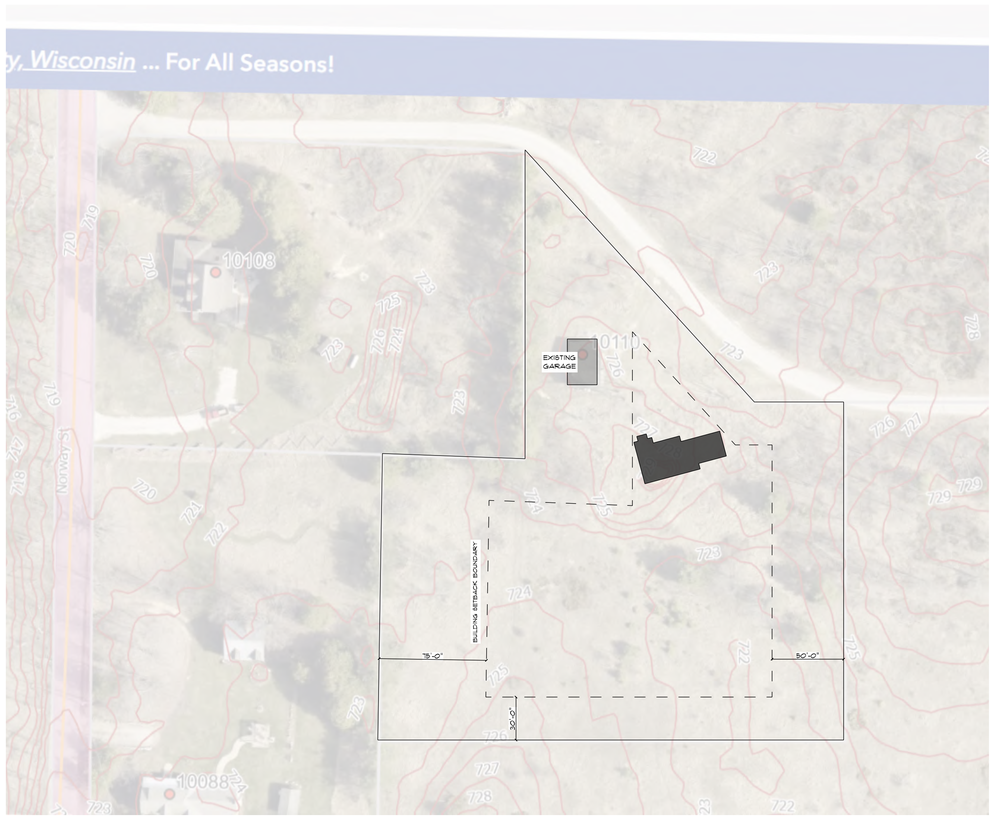
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920.333.0325
ELLOT@GREENDOORDRAFTING.COM

SOPHIE NELSON



SITE PLAN

SCALE: 1" = 50'-0"



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PAGE: 4

APPROVED:

CHECKED BY:

SECTION LETTER A / PAGE NUMBERS 1 1

SCALE: 1" = 50'-0"

DATE: Thursday, September 17, 2026

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SOPHIE NELSON



9/16/2026

1:1,464

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Address

5 Foot Contours (2018)

ROW

Parcel

Parcel Boundaries

VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

Application Date _____

Please Print

1. Owner/Property

Tax Parcel. No. 12101 - 2431 - 2743F2

Owner Gary and Lesley Houchin-Miller

Mailing Address [redacted] City Sister Bay

State WI Zip 54234

Phone(s) [redacted] Email [redacted]

Location of Project 2888 Wilder Rd Nearest Cross Street Townline Dr

Property Use: Primary Residence

Zoning Area: RR Historic District? ☐ Yes ☑ No

Contractor/Contact: Gary Houchin-Miller Address [redacted]

Phone(s) _____ Cell Phone [redacted]

2. Type of Improvement

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

3. Describe Proposed Construction: New 1.5-story single family home construction

4. Cost

Total cost of improvements as applied for in permit: $ 450,000

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

Include with Application:

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

For New Buildings or Additions, Complete this Section Also:

Dimensions: Number of Stories: 1.5 Height at Peak: 25' 4-3/4"
Roof Pitch(es): 8:12, 4:12, 10:12 Total Footprint, Exterior: 2350 SF

Total Square Footage, All Floors Exterior: 2511 SF measured to exterior incl mech room, 1783 SF interior conditioned

Total Square Footage, Parking/Drives/Walkways: 6419 SF

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

Principal Heating: ___ Propane ___ Oil ✓ Electric ___ Other

(Explain) _____

Plant Manager

Signature _____ ***Date*** _____

Sewage Disposal:

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

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

Type: At-grade septic system
(copy of permit to be on file with Village)

Year Installed: N/A

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

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

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

Fire Department:

Sprinklers needed? ☐ Yes ☐ No

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

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

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

---

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

Signature of Applicant _____ Print Name Gary Houchin-Miller

FOR OFFICE USE ONLY

Permit # _____ Permit Fee: $ _____

Date Permit Issued _____ Zoning Administrator Signature: _____

Restrictions: _____

Applicant Design Checklist

Village of Ephraim

Owners Name(s): Gary and Lesley Houchin-Miller

Contractor(s): Gary Houchin-Miller

Project Location: 2888 Wilder Rd

Date: 26-Aug-2026

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

1. Building Design:

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

The house is a simple, single-and-a-half-story gable-roofed structure with a rectangular footprint (first floor ~1,416 SF, second-floor loft ~367 SF), plus an attached one-car garage and screened porch. Wall and roof forms are kept intentionally simple — one primary gable form with no complex massing, dormers, or roof intersections beyond the garage and porch. Construction is conventional wood-frame (double-stud wall assembly for high thermal performance), consistent with the traditional, unadorned building forms found throughout the Village.

2. Site Planning/Landscaping:

Preserving existing vegetation and topography.

The ~2.1-acre wooded lot (white cedar, poplar, maple, birch) will be cleared only within the minimum footprint needed for the house, garage, driveway, septic field, and existing shed. All other mature trees will be flagged and protected during construction. No lawn is planned; landscaping will use native plantings only, and existing topography will be preserved with minimal regrading beyond what is needed for foundation drainage and the septic system.

3. Building Color:

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

A two-tone exterior is planned. The primary siding will be a darker charred pine horizontal shiplap siding. Secondary walls near the entrance and in the screened-in porch will use a lighter natural-toned hemlock vertically mounted. Soffits will also be hemlock. Both materials will be thermally modified for durability. The roof will be a dark slate standing seam metal roof.

4. Materials:

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

The exterior wall material is thermally modified wood siding installed over a rain screen assembly.

The standing seam metal roof, with matching fascia and rake, is a matte, non-reflective finish metal.

5. Architectural Details:

Building details should be simple and without frills.

Architectural detailing is intentionally minimal and restrained — clean trim, simple eaves, no applied ornamentation, shutters, or decorative brackets. The design draws from Scandinavian and Shaker sensibilities: honest materials, straightforward forms, and no stylistic flourishes for their own sake.

6. Utility Service Wiring (location):

To be shown on plot plan.

The service meter is located on the east wall of the shop accessory building. Power is supplied underground from the existing WPS service at the shop (~100 ft from the house) via a buried conduit run to the house service location. There is no overhead utility wiring to or on the house.

7. Roof Pitch/Roof Color:

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

House 10:12; Garage 8:12; Connecting entry 4:12; Screened porch flat roof

The roof is a simple gable form in standing seam metal, in a dark slate.

8. Additional Features:

Owner/Agent Signature: [signature] 26-Aug-2026

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 Gary and Lesley Houchin-Miller Telephone [redacted]

   Address [redacted]

2. Location of land disturbance activity (street or road, fire number)
   2888 Wilder Rd

3. Description: ✓ Excavation ___ Trenching ✓ Grading

   ✓ Removal of ground cover ✓ Filling ___ Land subdivision

   Other _____

   Area and/or volume of disturbance activity 10,500 SF

4. Purpose of disturbance activity New home construction

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

North: 1210124312743E2 - Carlson Investment Group, 2557 W Pensacola Ave, Chicago IL 60618
West: 1210124312743F1 (2902 Wilder) - Christopher Marschka, 2407 E Newton Ave, Shorewood WI 53211
East: 1210124312743C1 (2882 Wilder) - William Pflum, PO Box 105, Markesan WI 53946

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

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

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

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

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

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

i PROPOSED topography of the site after implemention of the development, including the finished grade, stated in feet horizontal to feet vertical, of cut-and-fill slopes presented as:
___topographic map at 5-foot contour intervals
OR
___simplified map showing the slope of the land

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

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

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

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

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

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

Start Fall 2026 Completion Fall 2028

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_____
_____

_____ 26-Aug-2026
Applicant's Signature Date

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

Approved_____ County approval_____ Denied_____

_____ _____











PERSPECTIVES ARE FOR REFERENCE ONLY



1 SITE PLAN & EXTERIOR RENDERINGS
SCALE: 1" = 30'-0"

GENERAL SHEET NOTES

1. REFER TO SHEET G0.1 FOR ARCHITECTURAL GENERAL NOTES, APPLICABLE CODES, AND PROJECT SYMBOLS LEGEND.
2. REFER TO SECTION 500 OF THE OUTLINE SPECIFICATIONS FOR MORE SITE CONSTRUCTION-RELATED INFORMATION.
3. COORDINATE WITH DIGGERS HOTLINE (PHONE NUMBER: 811) PRIOR TO DIGGING OR SITE EXCAVATION
4. PROTECT EXISTING UTILITIES INDICATED OR MADE KNOWN.
5. PROTECT THE WORK AND ALL NEARBY PEOPLE AND PROPERTY. PROVIDE AND MAINTAIN BARACADES, WARNING SIGNS AND LIGHTS, RAILINGS WALKWAYS AS NEEDED. IMMEDIATELY REPAIR ANY DAMAGED PROPERTY TO ITS ORIGINAL CONDITION PRIOR TO BEING DAMAGED.
6. PRIOR TO THE START OF ANY SITE WORK, SILT FENCING, AS REQUIRED BY CITY OF MADISON SHALL BE INSTALLED AND COORDINATED WITH THE LOCAL CODE ENFORCEMENT OFFICER. SILT FENCING SHALL BE INSTALLED SO AS TO PROHIBIT TO, AND LIMIT IMPACT ON, SURROUNDING PROPERTY.
7. PROTECT TREES WITHIN CONSTRUCTION AREA. VERIFY ANY TREES TO BE REMOVED WITH THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.
8. EXISTING CONDITIONS SHOWN ARE FROM AVAILABLE RECORD DRAWINGS AND VISUAL FIELD SURVEYS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
9. DEMOLITION WORK SHALL BE DONE IN A MANNER WHICH WILL NOT CAUSE UNNECESSARY INCONVENIENCE OR DANGER TO USERS OF THE PREMISES AND ADJACENT SITE. ANY DEMOLITION WORK TO BE PERFORMED MUST BE PLANNED IN ADVANCE AND APPROVED BY THE OWNER.
10. ANY OWNER'S POSSESSIONS OR PROPERTY TEMPORARILY REMOVED FOR THE PURPOSE OF PROTECTION SHALL BE REPLACED IN ORIGINAL LOCATIONS. ANY UNINTENDED DAMAGE TO OWNER'S POSSESSIONS OR PROPERTY SHALL BE REPLACED WITH NEW PRODUCT(S) OF LIKE KIND AND QUALITY.
11. PATCH AND REPAIR ALL ELEMENTS THAT ARE TO REMAIN WHICH ARE DAMAGED FROM THE DEMOLITION WORK WITH CONSTRUCTION TO MATCH EXISTING CONDITIONS.
12. REFER TO, AND COORDINATE WITH, ALL DEMOLITION SHEETS IN THE CONSTRUCTION DRAWINGS FOR ADDITIONAL DEMO INFORMATION THAT MAY NOT BE SHOWN ON THIS DRAWING.
13. ALL MATERIALS INDICATED TO BE REMOVED SHALLED BE DISPOSED OF PROPERLY AND REMOVED FROM THE SITE.
14. ALL REMOVED POSSESSIONS OR PROPERTY WHICH IS CLASSIFIED AS "SALVAGE FOR OWNER" OR "SALVAGE FOR RELOCATION" SHALL REMAIN ON THE OWNER'S PROPERTY. STORE AND PROTECT ITEMS ON SITE. REFER TO THE FLOOR PLANS FOR NEW LOCATIONS.

KEYNOTES

CENTERLINE ARCHITECTURE, LLC
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1121 WILLY ST, STE 202
MADISON, WI 53704
608.575.8130

centerline architecture

PRELIMINARY – NOT FOR CONSTRUCTION

HOUCHIN MILLER NEW HOME

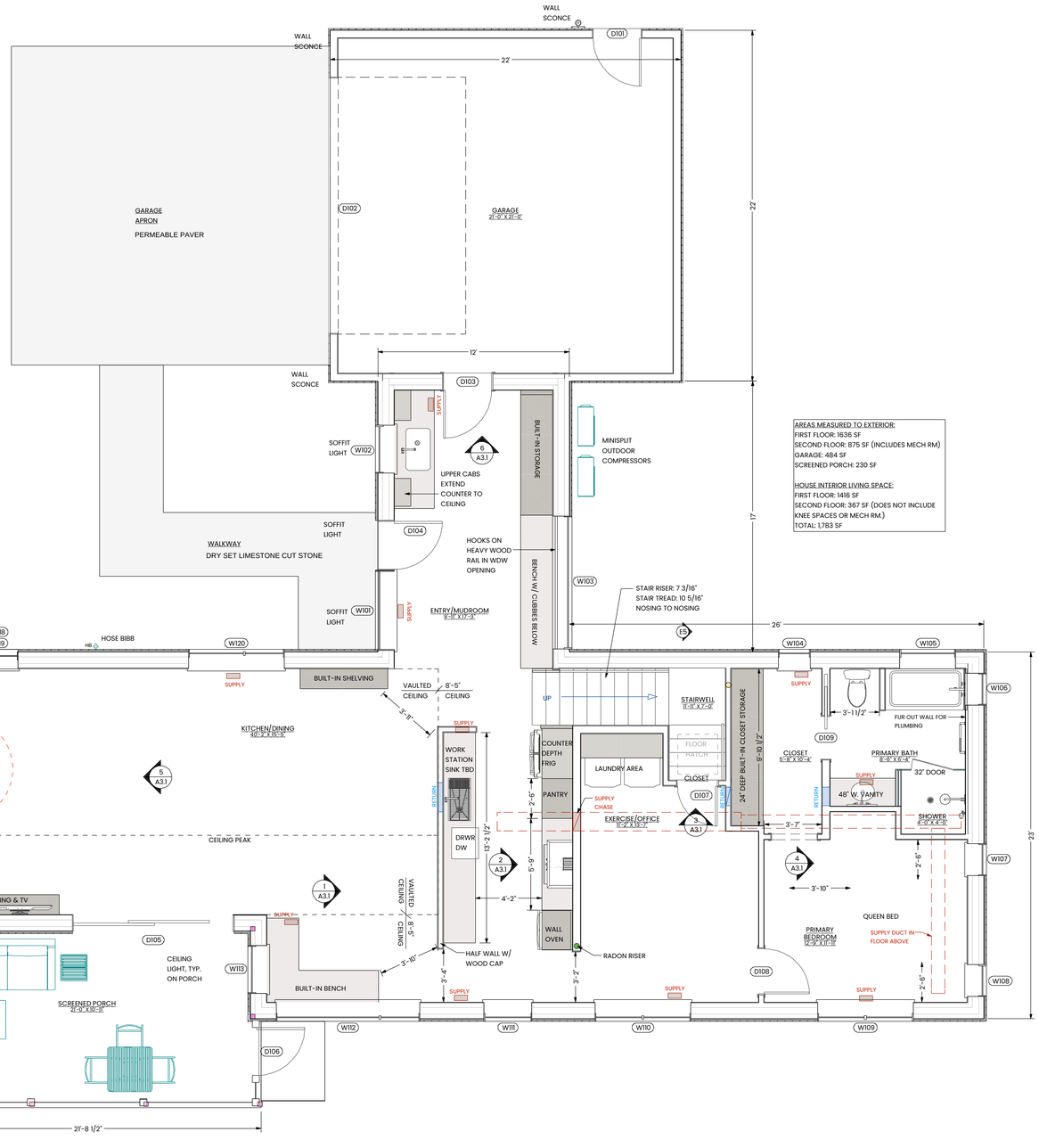
2888 WILDER RD.
EPHRAIM, WI 54211

ISSUES & REVISIONS	DATE
DESCRIPTION	
DESIGN REVIEW DWGS	8-26-2026

SITE PLAN & EXTERIOR RENDERINGS
SHEET TITLE

G1.0
SHEET NO.

2888 Wilder Rd				92311	Lot
Non-permeable surfaces				9231.1	10% lot area
		Area (SF)	Permeability	Non-permeable area (SF)	
shed (shop)	existing	357	0%	357	
stone landing patio	existing	72	0%	72	Dry set limestone flagstone
driveway	existing + planned	5455	0%	5455	Gravel, future asphalt
deck - stand alone platform	exisitng	156.75	100%	0	Open between deck boards with undisturbed ground under
Garage apron	planned	833	40%	500	Permeable pavers: Belgard Aqualine or similar
Walkway - house	planned	131	0%	131	Dry set limestone cut stone
Walkway - shop	planned	64	0%	64	Dry set limestone flagstone
House & Garage	planned	2350	0%	2350	
			Total	**8929**	
			Total %	**9.67%**	



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREAS MEASURED TO EXTERIOR:
FIRST FLOOR: 1636 SF
SECOND FLOOR: 875 SF (INCLUDES MECH RM)
GARAGE: 484 SF
SCREENED PORCH: 230 SF

HOUSE INTERIOR LIVING SPACE:
FIRST FLOOR: 1416 SF
SECOND FLOOR: 367 SF (DOES NOT INCLUDE KNEE SPACES OR MECH RM.)
TOTAL: 1,783 SF

GRAPHIC LEGEND

- EXISTING WALL OR ELEMENT TO REMAIN
- NEW WALL OR ELEMENT
- "NOT IN CONTRACT" AREA
- X → SHEET KEYNOTE
- W101 WINDOW TAG
- D101 DOOR TAG

GENERAL SHEET NOTES

1. REFER TO SHEET G0.1 FOR ARCHITECTURAL GENERAL NOTES, APPLICABLE CODES, AND PROJECT SYMBOLS LEGEND.
2. REFER TO SHEET A6.1 FOR DOOR & WINDOW SCHEDULES
3. REFER TO THE I-SERIES SHEETS FOR FINISH PLANS

KEYNOTES

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

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HOUCHIN MILLER NEW HOME

PRELIMINARY – NOT FOR CONSTRUCTION

2888 WILDER RD.
EPHRAIM, WI 54211

ISSUES & REVISIONS	DATE
DESCRIPTION	8-26-2026
DESIGN REVIEW DWGS	

FIRST FLOOR PLAN

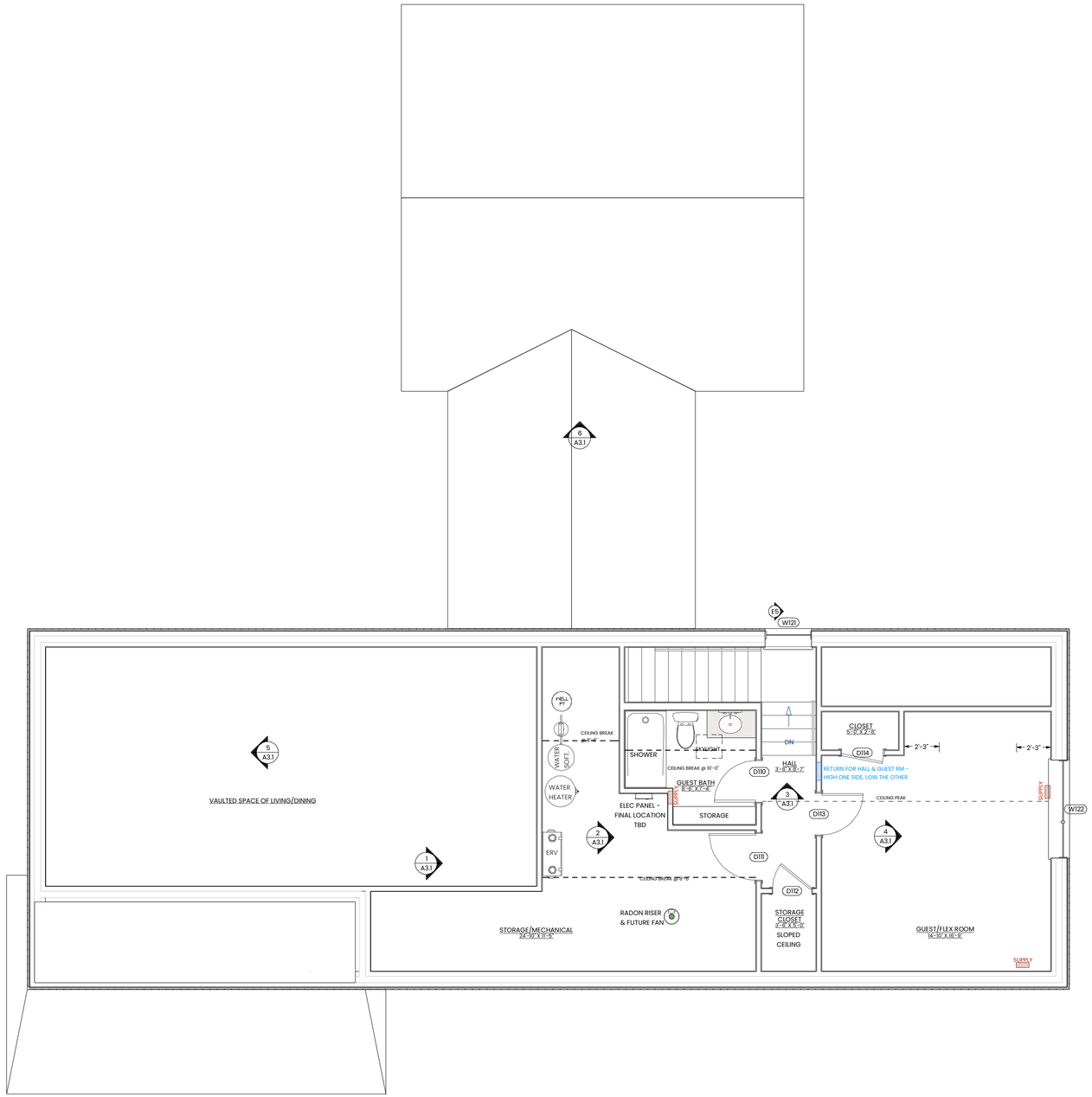
SHEET TITLE

A1.1

SHEET NO.

DOOR SCHEDULE

TAG	DOOR SLAB (WXH)	FRAME SIZE (WXH)	R.O. (WXH)	MFR/MODEL	TYPE	MATERIAL	JAMB DEPTH	FINISH	HARDWARE SET	NOTES
D101	36 X 80	FILL	38"X82 1/2"	FILL	HINGED	FILL	FILL	FILL (EX. FACTORY PRIMED)	FILL	SEE PAINT SCHEDULE
D102	16'-0" X 8'-0"		194"X99"		GARAGE					
D103	36 X 80	FILL	38"X82 1/2"	FILL	HINGED	FILL	FILL	FILL (EX. FACTORY PRIMED)	FILL	SEE PAINT SCHEDULE
D104	36 X 95	FILL	38 1/4"X97"	FILL	HINGED	FILL	FILL	FILL (EX. FACTORY PRIMED)	FILL	SEE PAINT SCHEDULE
D105	120 X 96	FILL	122"X99"	FILL	SLIDER	FILL	FILL	FILL (EX. FACTORY PRIMED)	FILL	SEE PAINT SCHEDULE
D106	36 X 80	FILL	38 1/4"X82"	FILL	HINGED	FILL	FILL	FILL (EX. FACTORY PRIMED)	FILL	SEE PAINT SCHEDULE
D107	30 X 80	FILL	32"X82 1/2"	FILL	HINGED	FILL	FILL	FILL (EX. FACTORY PRIMED)	FILL	SEE PAINT SCHEDULE
D108	34 X 80	FILL	36"X82 1/2"	FILL	HINGED	FILL	FILL	FILL (EX. FACTORY PRIMED)	FILL	SEE PAINT SCHEDULE
D109	32 X 80	FILL	65 1/4"X82 1/2"	FILL	POCKET	FILL	FILL	FILL (EX. FACTORY PRIMED)	FILL	SEE PAINT SCHEDULE
D110	32 X 80	FILL	34"X82 1/2"	FILL	HINGED	FILL	FILL	FILL (EX. FACTORY PRIMED)	FILL	SEE PAINT SCHEDULE
D111	36 X 80	FILL	38"X82 1/2"	FILL	HINGED	FILL	FILL	FILL (EX. FACTORY PRIMED)	FILL	SEE PAINT SCHEDULE
D112	30 X 80	FILL	32"X82 1/2"	FILL	HINGED	FILL	FILL	FILL (EX. FACTORY PRIMED)	FILL	~~Tempered?~~ SEE PAINT SCHEDULE
D113	32 X 80	FILL	34"X82 1/2"	FILL	HINGED	FILL	FILL	FILL (EX. FACTORY PRIMED)	FILL	SEE PAINT SCHEDULE
D114	32 X 80	FILL	34"X82 1/2"	FILL	HINGED	FILL	FILL	FILL (EX. FACTORY PRIMED)	FILL	SEE PAINT SCHEDULE



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

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

GRAPHIC LEGEND

- EXISTING WALL OR ELEMENT TO REMAIN
- NEW WALL OR ELEMENT
- "NOT IN CONTRACT" AREA
- X → SHEET KEYNOTE
- W101 — WINDOW TAG
- D101 — DOOR TAG

GENERAL SHEET NOTES

1. REFER TO SHEET G0.1 FOR ARCHITECTURAL GENERAL NOTES, APPLICABLE CODES, AND PROJECT SYMBOLS LEGEND.
2. REFER TO SHEET A6.1 FOR DOOR & WINDOW SCHEDULES
3. REFER TO THE I-SERIES SHEETS FOR FINISH PLANS

KEYNOTES

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HOUCHIN MILLER NEW HOME

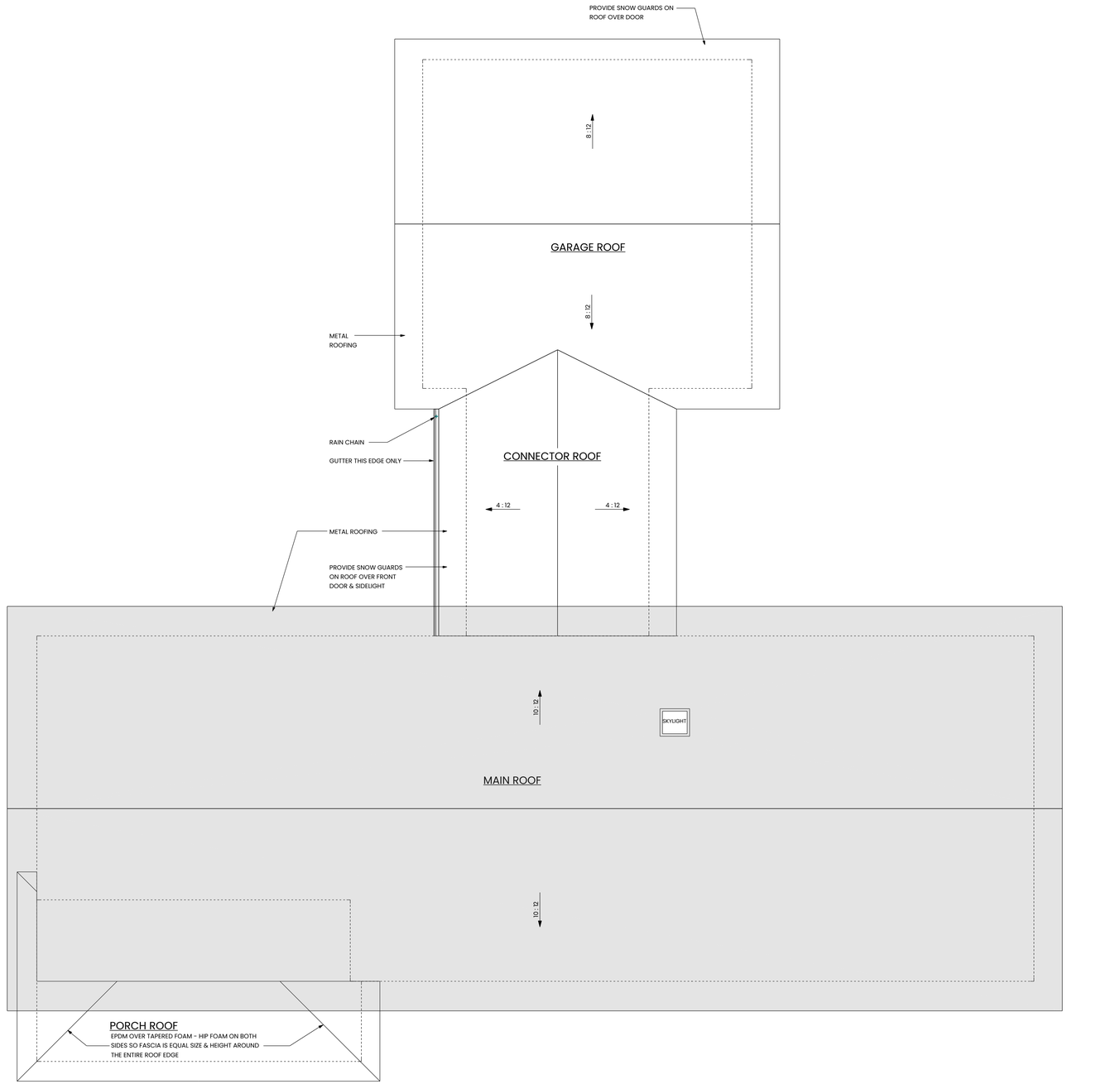
2888 WILDER RD.
EPHRAIM, WI 54211

PRELIMINARY – NOT FOR CONSTRUCTION

ISSUES & REVISIONS	DATE
DESCRIPTION	
DESIGN REVIEW DWGS	8-26-2026

SECOND FLOOR PLAN & DOOR SCHEDULE
SHEET TITLE

A1.2
SHEET NO.



1 ROOF PLAN
SCALE: 1/4" = 1-0"

GRAPHIC LEGEND

- EXISTING WALL OR ELEMENT TO REMAIN
- NEW WALL OR ELEMENT
- "NOT IN CONTRACT" AREA
- X → SHEET KEYNOTE
- W101 WINDOW TAG
- D101 DOOR TAG

GENERAL SHEET NOTES

1. REFER TO SHEET G0.1 FOR ARCHITECTURAL GENERAL NOTES, APPLICABLE CODES, AND PROJECT SYMBOLS LEGEND.
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3. REFER TO THE I-SERIES SHEETS FOR FINISH PLANS

KEYNOTES

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HOUCHIN MILLER NEW HOME

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EPHRAIM, WI 54211

ISSUES & REVISIONS

DESCRIPTION	DATE
DESIGN REVIEW DWGS	8-26-2026

ROOF PLAN

SHEET TITLE

A1.3

SHEET NO.

WINDOW SCHEDULE

TAG	FRAME SIZE (WXH)	R.O. (WXH)	HEADER HT (FROM SUBFLOOR)	TYPE	MFR/MODEL	PERIMETER	FRAME PROFILE	MATERIAL	JAMB DEPTH	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	HARDWARE & FINISH	SCREEN	NOTES
W101	60"X96"	61"X96 1/2"	FILL	FIXED GLASS	DUXTON 328 SERIES	NARROW TBD	LOW PROFILE	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W102	36"X36"	37"X36 1/2"	FILL	SINGLE AWNING	DUXTON 328 SERIES	NARROW TBD	LOW PROFILE	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W103	100"X78"	101"X78 1/2"	FILL	FIXED GLASS	DUXTON 328 SERIES	NARROW TBD	LOW PROFILE	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W104	24"X48"	25"X48 1/2"	FILL	SINGLE CASEMENT	DUXTON 328 SERIES	NARROW TBD	NA	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W105	42"X57"	43"X57 1/2"	FILL	FIXED GLASS	DUXTON 328 SERIES	NARROW TBD	LOW PROFILE	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	TEMPERED GLASS
W106	24"X24"	25"X24 1/2"	FILL	SINGLE CASEMENT	DUXTON 328 SERIES	NARROW TBD	NA	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	TEMPERED GLASS
W107	24"X54"	25"X54 1/2"	FILL	SINGLE CASEMENT	DUXTON 328 SERIES	NARROW TBD	NA	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W108	24"X54"	25"X54 1/2"	FILL	SINGLE CASEMENT	DUXTON 328 SERIES	NARROW TBD	NA	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W109	72"X60"	73"X60 1/2"	FILL	DOUBLE CASEMENT	DUXTON 328 SERIES	NARROW TBD	LOW PROFILE FOR FIXED WDW	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W110	72"X60"	73"X60 1/2"	FILL	DOUBLE CASEMENT	DUXTON 328 SERIES	NARROW TBD	LOW PROFILE FOR FIXED WDW	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W111	36"X60"	37"X60 1/2"	FILL	SINGLE CASEMENT	DUXTON 328 SERIES	NARROW TBD	NA	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W112	108"X60"	109"X60 1/2"	FILL	DOUBLE CASEMENT	DUXTON 328 SERIES	NARROW TBD	LOW PROFILE FOR FIXED WDW	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	TEMPERED GLASS IN FIXED UNIT
W113	36"X60"	37"X60 1/2"	FILL	SINGLE CASEMENT	DUXTON 328 SERIES	NARROW TBD	NA	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W114	32"X36"	33"X36 1/2"	FILL	FIXED GLASS	DUXTON 328 SERIES	NARROW TBD	LOW PROFILE	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W115	32"X64"	33"X64 1/2"	FILL	SINGLE CASEMENT	DUXTON 328 SERIES	NARROW TBD	NA	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W116	100"X100"	101"X100 1/2"	FILL	FIXED GLASS	DUXTON 328 SERIES	NARROW TBD	LOW PROFILE	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W117	40"X100"	41"X100 1/2"	FILL	FIXED GLASS	DUXTON 328 SERIES	NARROW TBD	LOW PROFILE	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W118	32"X36"	33"X36 1/2"	FILL	FIXED GLASS	DUXTON 328 SERIES	NARROW TBD	LOW PROFILE	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W119	32"X64"	33"X64 1/2"	FILL	SINGLE CASEMENT	DUXTON 328 SERIES	NARROW TBD	NA	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W120	72"X76"	73"X76 1/2"	FILL	DOUBLE CASEMENT	DUXTON 328 SERIES	NARROW TBD	LOW PROFILE FOR FIXED WDW	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL
W121	36"X36"	37"X36 1/2"	FILL	SINGLE CASEMENT	FILL	NARROW TBD	NA	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	TEMPERED GLASS
W122	76"X48"	77"X48 1/2"	FILL	DOUBLE CASEMENT	FILL	NARROW TBD	LOW PROFILE FOR FIXED WDW	FILL	FILL	FILL	FILL	TRIPLE PANE LOE 180/180	FILL	FILL	FILL



2 SOUTHWEST ELEVATION
SCALE: 1/4" = 1-0"



1 NORTHWEST ELEVATION
SCALE: 1/4" = 1-0"

GENERAL SHEET NOTES

1. REFER TO SHEET G0.1 FOR ARCHITECTURAL GENERAL NOTES, APPLICABLE CODES, AND PROJECT SYMBOLS LEGEND.
2. VERTICAL ELEVATIONS ON THIS PLAN ARE SHOWN RELATIVE TO THE FINISH FLOOR UNLESS OTHERWISE NOTED.
3. REFER TO ROOF PLAN ON SHEET A1.3 FOR ROOF SLOPE INFORMATION
4. REFER TO SHEET A6.1 FOR EXTERIOR ASSEMBLY AND PARTITION TYPE DESIGNATIONS

KEYNOTES

CENTERLINE ARCHITECTURE LLC
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608.575.8130

centerline architecture

HOUCHIN MILLER NEW HOME

2888 WILDER RD.
EPHRAIM, WI 54211

PRELIMINARY – NOT FOR CONSTRUCTION

ISSUES & REVISIONS

DESCRIPTION	DATE
DESIGN REVIEW DWGS	8-26-2026

EXTERIOR ELEVATIONS & WINDOW SCHEDULE
SHEET TITLE

2 0 2 4
GRAPHIC SCALE: 1/4" = 1'-0"

A2.1
SHEET NO.



2 NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



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

GENERAL SHEET NOTES

1. REFER TO SHEET G0.1 FOR ARCHITECTURAL GENERAL NOTES, APPLICABLE CODES, AND PROJECT SYMBOLS LEGEND.
2. VERTICAL ELEVATIONS ON THIS PLAN ARE SHOWN RELATIVE TO THE FINISH FLOOR UNLESS OTHERWISE NOTED.
3. REFER TO ROOF PLAN ON SHEET A1.3 FOR ROOF SLOPE INFORMATION
4. REFER TO SHEET A6.1 FOR EXTERIOR ASSEMBLY AND PARTITION TYPE DESIGNATIONS

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DESCRIPTION	8-26-2026
DESIGN REVIEW DWGS	

EXTERIOR ELEVATIONS

SHEET TITLE

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

A2.2

SHEET NO.

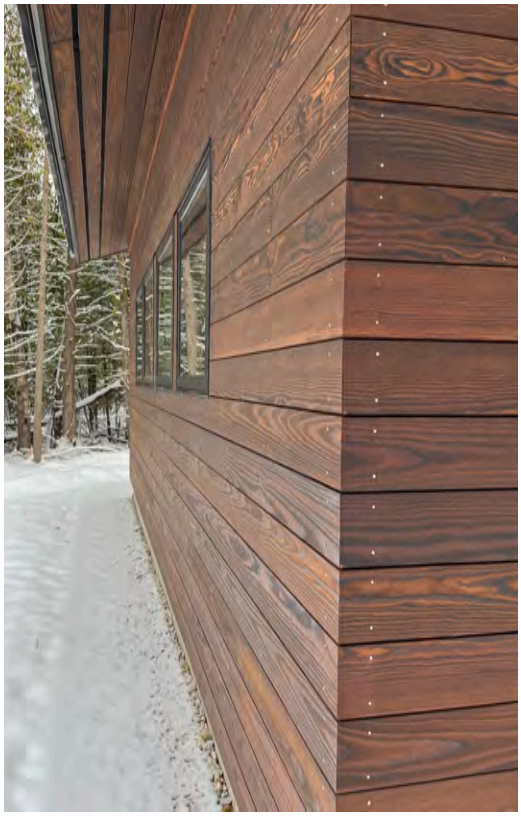
2889 Wilder Road - Houchin-Miller



RENDERING FOR REFERENCE ONLY - SEE LEVEL 1 PLAN FOR HARDSCAPE INDICATIONS

2888 Wilder Road - Existing Shop Accessory Building
Showing charred pine thermal siding to be used on house







2888 Wilder 5ft topo



8/18/2026

1:1,052

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Address

5 Foot Contours (2018)

Roads

Town

ROW

Parcel

Parcel Boundaries