VILLAGE OF EPHRAIM

FOUNDED 1853

Plan Committee Ordinance Working Session
October 27, 2026, 12:00 p.m.
9996 Water Street

NOTE: SO LONG AS INTERNET SERVICE IS AVAILABLE, 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:

The Village of Ephraim has been holding monthly zoning ordinance working sessions that began on January 27, 2015. The purpose of these sessions is to work on the ordinances identified by the village board of trustees and the planning committee as ordinances in need of discussion and consideration. Any recommended changes to zoning ordinances will be acted upon by the planning committee in a regularly scheduled meeting and then be forwarded on to the village board for consideration and public hearings if the proposed changes are to be implemented. A quorum of the plan committee will be verified for each meeting, minutes of working sessions will be approved during 7pm meetings. The current ordinances/ordinance sections being discussed are:

- Prioritizing list of next ordinances to consider
    - Signs
        - General Provisions
        - Feather Flags
        - Multiple Businesses on a Lot
        - Enforcement
    - PW Ordinance (Special Exception Section)
    - Land Disturbance/Clear Cutting
    - Multi-Family (Relative to use of existing structures)

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United States: +1 (224) 501-3412

** It is possible that a quorum of the Village Board, Village Planning Committee, or other Village Committees may be present at the meeting. However, no action will be taken unless specifically noticed.*

Andrea Collak, Clerk

Kim Roberts, Deputy Clerk

Date 10/23/26
X Village offices
X Library
X Post Office
X Emailed to WDOR Radio/Peninsula Pulse
X Website: ephraim.wi.gov

comfortable enjoyment of life or use of surrounding properties or of public ways or to threaten public health or safety: spills, overflows, emission of seriously offensive odors and blockage of traffic.

18) **SIGNS.**

a) The provisions of this sign ordinance are made to establish reasonable and objective regulations for all signs in the Village of Ephraim which are visible to the public, in order to protect the general public health, safety, welfare, convenience, and aesthetics. The ordinance is also intended to give helpful directions and inform regarding available products, businesses, and services.

b) Permits Required. No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, altered, and no sign copy may be changed without a Zoning Permit for such sign, and without being in full conformity with the requirements of this chapter.

c) Signs Exempted. The following signs shall be permitted anywhere within the Village and shall not require a permit: Exempted signs are, however subject to §17.15(18)(d) below.

i) Official traffic control signs and information or directional notices erected by federal, State, or local units of government.

ii) Signs advertising the sale, of the property on which the sign is placed. Such signs shall not exceed four square feet (4 ft^2) in gross area and five feet (5') in height, and must be placed outside the road right-of-way. Open house signs shall be attached to the realtor sign, shall not exceed one square foot (1 ft^2), and shall be attached only during open house hours. Only one (1) such sign shall be allowed along each highway or road on each lot.

iii) On-premises "No Hunting" or "No Trespassing" signs, provided that such sign shall not exceed one square foot (1 ft^2) in gross area. Such sign may be affixed to trees. There shall be a minimum distance of two hundred feet (200') between signs.

iv) One (1) on-premises nameplate for each residence provided that such nameplate shall not exceed two square feet (2 ft^2) in gross area.

v) Political and campaign signs on behalf of candidates for public office, political parties, or measures on election ballots, provided that such signs may be erected not earlier than forty-five (45) days prior to the election and shall be removed within seven (7) days following such election. Each sign shall not exceed four square feet (4 ft^2) in the gross area and shall be set back outside the road right of way. Only one (1) sign for each candidate or measure shall be permitted on a premises.

vi) "Vacancy/No Vacancy" and "Open/Closed" and "Sale" signs (one (1) each per business), provided they do not exceed one and a half square feet (1.5 ft^2) in area and are set outside the road right of way

vii) The flying of the flag of nations or states is limited to two (2) flagpoles per commercial property.

viii) Fyr Bal flags if properly displayed on a flagpole or bracket for the month of May and June.

ix) Commercially available seasonal flags (e.g. spring, summer, fall, and winter) if properly mounted on flagpole or mounted via a bracket, not to exceed fifteen

square feet (15 ft^2) and only one (1) allowed per principal building; Not to appear in conjunction with open flags in §17.15(18)(c)(x).

x) "Open" flags permitted, (one (1) per business) not to exceed fifteen square feet (15 ft^2). Not to appear in conjunction with seasonal flags in §17.15(18)(c)(ix).

d) Prohibited signs and characteristics of signs.

i) No sign shall resemble, imitate, or approximate the shape, size, form, or color of traffic signs, signals, or devices.

ii) No sign shall be animated by means of flashing, blinking, or any conspicuous physically moving components.

iii) No sign shall be so located as to interfere with the visibility or effectiveness of any official traffic sign or signal or with driver vision at the access point or intersections.

iv) No sign shall be lit in such a way as to impair driver visibility on public roads.

v) Existing sources of sign illumination shall be so shielded as to cast reflected light on the face of a sign without the direct light source being seen from adjoining roads.

vi) Existing sign illumination determined by the Planning Committee to be out of compliance with §17.15(18)(d)(iv) shall be required to install new lighting pursuant to §17.15(18)(d)(vii).

vii) All new sources of sign illumination shall be so shielded as not to see the source of illumination and as to cast reflected downlighting on the face of a sign without the direct light source being seen from adjoining roads.

viii) No permanent sign shall identify any business establishment located outside the village.

ix) The use of any temporary sign, banner, pennant, flag, balloon, streamers, or similar articles intended to attract attention to any object, product, place, activity, person, institution, organization, or business for advertising of a product, service, show or carnival is prohibited, except by special permit by the Plan Committee for special events and for a specific limited time duration.

x) The parking for extensive periods of time of vehicles decorated to advertise attractions, not on the same premises where the decorated vehicle is parked is a prohibited form of signage.

e) Signs in the Residential & PW Districts.

i) Signs identifying a permitted home occupation or home office. Such signs shall not exceed four square feet (4 ft^2). in gross area, shall be set outside the road right-of-way and shall not exceed five feet (5') in height.

ii) Signs identifying a business that is legally operating within the residential or PW district. Such signs shall not exceed eight square feet (8 ft^2) in gross area, shall be set outside the road right-of-way, and shall not exceed five feet (5') in height.

iii) Residential directory signs are permitted at intersections with dead-end streets to identify residences located on the dead-end street. Each sign shall not exceed one square foot (1 ft^2) in gross area, shall be attached to common support posts, and shall be set outside the road right-of-way.

iv) A Temporary Banner see §17.15(18)(f)(v)(b).

f) Signs in the Commercial District.

General Requirements- Permanent Signage:

i) Permitted. The following signs are permitted in the Commercial District: wall, permanent window, ground, and projecting signs.

ii) Area Restrictions. The area of all permanent signage shall not exceed twenty-four square feet (24 ft^2) in Commercial-North, and fifteen square feet (15 ft^2) in Commercial-Central and Commercial-South (unless thirty-three feet (33') right of way setback is used, in which case twenty-four square feet (24 ft^2) would be maximum).

iii) Setbacks. All ground signs shall be set back out of the public right-of-way. Ground signs set back within the right-of-way of Highway 42 shall obtain the necessary State permits.

iv) Additional Requirements:

1. All signs shall be limited to the name or business name, profession or trade of the business or businesses on the same lot, type of business, phone number, internet address, as well as the services offered or products sold on the premises. No prices shall appear on business signs except fuel prices at service stations.
2. A wall sign placed against the exterior wall of a building shall not extend more than six inches (6") outside of a building's wall surface and shall not extend above the roof line of the building.
3. A projecting sign fastened to, suspended from, or supported by a building shall not extend more than five feet (5') into any yard, shall not extend into or over any public right-of-way, shall be at least ten feet (10') from all side lot lines, shall not exceed a height of twelve feet (12') above a sidewalk or driveway and shall maintain a minimum vertical distance of eight feet (8') from the bottom of the sign and the sidewalk, driveway or ground elevation.
4. A ground sign shall not exceed a height of ten feet (10') above grade in Commercial North and Commercial Central of Highway 42, or eight feet (8') above grade on Commercial Central side streets or in Commercial South, except that if the ground sign is within twenty-five feet (25') of an intersection or fifteen feet (15') of a driveway, measured from the point of intersection with a right-of-way, then the sign shall be no more than three feet (3') in height.
5. Permanent window signs shall be placed only on the inside of commercial buildings and shall not exceed twenty percent (20%) of the glass area of the window in which the sign is displayed.

v) General Requirements-Temporary Signage

1. All Temporary Signs shall be placed as follows:
    a. Temporary signs may be displayed no more than three (3) times per calendar year and for a period of time not to exceed two (2) weeks per permit.
    b. Temporary Business Signs:

i) Temporary business signs shall not identify a portion of the business or products sold but rather a special event or circumstance of the business.

ii) Shall not exceed four square feet (4 ft^2) when placed on the inside of a commercial building window or when freestanding and placed outside the road right of way.

iii) Shall not exceed one and a half square feet (1.5 ft^2). when placed on the surface of a permanent sign.

c. Temporary Non-Profit Event Signs:

i) Shall not exceed four square feet (4 ft^2) when placed outside the road right of way.

ii) Shall be approved by the Planning Committee.

d. Non-Fee Temporary Directional Signage:

i) Shall not exceed four square feet (4 ft^2) when placed outside the road right of way.

ii) Shall be approved by the Planning Committee.

2. Signage intended to provide direction to real estate for sale, open houses, and garage sales occurring in the Village of Ephraim.
   a. May be placed for a specific time period during an event and shall be removed immediately upon completion of event.
   b. Such signs shall be limited to four square feet (4 ft^2) in size and three feet (3') in height as measured from the ground to the top of the sign.
   c. Such signs may be placed on private property with landowner's approval.
   d. Such signs may be placed on public property with the approval of the Zoning Administrator.
   e. Only one (1) such sign is permitted per intersection.
3. Temporary banners are allowed for non-profit events, special village events, and for commemorating major anniversaries of a business or a historic building, if the following conditions are met:
   a. The banner shall not exceed eighteen square feet (18 ft^2).
   b. Shall be placed for a time not to exceed fourteen (14) days, and must be removed within twenty-four (24) hours of the end of the event.
   c. All banners, designs, and locations must be approved by the Planning Committee.
   d. Special event banners are limited to a maximum of twenty (20) and shall be displayed on designated streetlights.
   e. Commemorative banners may be placed for longer time periods with approval of the Planning Committee.

f. Streetlight Banners must be installed by Village employees and not by the applicant.

g. The Village reserves the right to assess a fee for installing banners by Village employees.

vi) More than one (1) business in a building or on a lot. When more than one (1) separately licensed business establishment is located in a single building or on one (1) lot, a single sign is permitted for the entire building complex. Such sign shall meet the requirements of subparts §17.15(18)(f)(i), §17.15(18)(f)(ii), and §17.15(18)(f)(iii). In addition to this common sign, each tenant is permitted one sign not to exceed four square feet (4 ft^2) in area located within twelve feet (12') of the individual business.

g) Village Directional Signs. A single directional sign may be permitted, on which may be listed the names of permitted businesses conducted on those Village roads. Accessibility for location of the sign, obstruction of view, and other possible factors shall determine whether such directional signs are granted. The Plan Committee shall authorize the erection of all Village directional signs and each business nameplate attached thereto. Applications for such signs and nameplates shall be made in writing to the Plan Committee. The Plan Committee shall determine the location, design, size, and type of construction of all such signs. A business shall be listed on one (1) directional sign only. All costs and changes associated with new or altered nameplate signs shall be assumed by the businesses listed thereon.

h) Off-Premises Signage. Off-premises signage is not allowed in Ephraim with the following exceptions:

Signage requested for and associated with multi-site tours or multi-site events may be exempted from the off-premises signage prohibition with approval from the Planning Committee. Such signage must meet the following requirements:

i) Multi-Site Tours/Events:

i) Signs shall not exceed eight square feet (8 ft^2) per site. The number of multi-site tours/events allowed per calendar year and number of sites is subject to approval and may be limited by the Planning Committee.

ii) Signage may be placed fourteen (14) days before the event and must be removed within twenty-four (24) hours after the event.

iii) On-going seasonal, multi-site tours/events may be granted off-premises signage for the duration of the season with Planning Committee review and approval.

j) Legal Nonconforming Signs.

i) Loss of legal nonconforming status. A sign loses its legal non-conforming status if one (1) or more of the following occurs:

1. The sign is structurally altered in any way, except for normal maintenance or repair, which tends to make the sign less in compliance with requirements of this chapter than it was before alteration. Normal maintenance and repair includes rebuilding or reestablishing signs damaged by vehicles, snowplowing, vandalism, or storm damage.

2. The sign is relocated.

3. The sign fails to conform to this chapter regarding maintenance and repair, abandonment, or dangerous or defective signs.
4. The principal content or nature of the sign, such as the name of a business or product, is changed or altered.
5. On the date of occurrence of any of the above, the sign shall be brought in compliance with this chapter with a new permit secured therefore, or shall be removed.
6. Granting of conditional use approval for a premise to allow additional development thereon shall entitle the Plan Committee to require as a condition of such approval that existing signs and new signs be made to conform.

ii) Legal Nonconforming Sign Maintenance and Repair. Nothing in this chapter shall relieve the owner or user of a legal nonconforming sign or the owner of the property in which the sign is located from the provisions of this chapter regarding safety, maintenance, and repair of signs.

iii) Reproduction of Signs by Conditional Use. Signage legally nonconforming as to size, as of the effective date of this language, may be considered for replacement by conditional use. Whereas the existing square footage is not exceeded, and the applicable criteria to be considered (below) are evaluated.

1. Consideration of whether or not the signage is within the Historic District.
2. Consideration of the visual impact of current signage vs. proposed signage – Changes in location, quantity, wording, color, and or lighting of the sign(s).
3. Consideration of the overall square footage of signage and its degree of compatible infill with the district.
4. Consideration of signage thought to complement historically significant buildings.

k) Violations.

i) Signs that are not maintained in a safe, presentable, and good structural condition.

ii) Signs advertising a business that is no longer conducted on the premises.

iii) Any sign erected, established, altered, moved, or structurally modified without a permit or altered with a permit, but in violation of the provisions of this chapter.

l) Penalties.

i) If the violation is a failure to obtain a permit for a conforming sign, the permit fee shall be five (5) times normal fees.

ii) If a property owner fails to remove a sign in violation of the ordinance or bring that sign into compliance with this chapter, the zoning administrator shall give the property owner thirty (30) days written notice to remove the violation. Upon failure to comply with this notice, the Village may cause removal to be executed, the expenses of which will be assessed to the tax roll of the property on which the sign is located. Additional penalties of fifty dollars ($50) per day may be applied after receipt of written notification.

EPHRAIM BUSINESS COUNCIL 2026 SIGN ORDINANCE SURVEY RESULTS

Constant Contact Survey Results

Campaign Name: Untitled Survey Page created at Fri Sep 25 13:42:38 CDT 2026

Survey Starts: 29

Survey Submits: 14

Export Date: 10/17/2026 04:30 PM

CHECKBOXES

1. Is your business open year-round?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		5	35%
No		9	64%
	Total Responses	**14**	**100%**

CHECKBOXES

2. Is your business located in the historic district of Ephraim (approximately Maple Grove Road to Brodd Lane)?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		6	46%
No		7	53%
	Total Responses	**13**	**100%**

CHECKBOXES

3. Is the current sign ordinance for permanent signage adequate for your business (size, location, etc)?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		11	78%
No		3	21%
	Total Responses	**14**	**100%**

OPEN QUESTION

4. If no, what would you like to see modified?

I would like to see it just a little bit bigger

This is Jeff from the Ephraim-Gibraltar Airport and we constantly receive comments that people don't know there is an airport there because there is only a small sign that blends in with the regular residential signs. We have asked the State about having a regular airport sign on Hwy 42 but we somehow don't qualify.

Commercial North District:

Feather Flags - 10 ft tall, message limited to OPEN, Displayed only when open, Limited to 2 feather flags per business.

Fixed flags on builflagpole holder attached to building) - Displayed only when business is open. Limit 2 Open flags per building. Federal and State flags 2 per structure.

Table Umbrellas must be considered a flag if a product or business logo is visible.
Business Logo signs attached to building must not count against total square footage.

3 Response(s)

CHECKBOXES

5. Does your business currently use any additional signage (flags, etc.) besides your permanent signage?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		5	35%
No		9	64%
	Total Responses	**14**	**100%**

CHECKBOXES

6. Is the current sign ordinance for “open” flags adequate for your business?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		12	92%
No		1	7%
	Total Responses	**13**	**100%**

OPEN QUESTION

7. If no, what would you like to see modified?

I would like to put a father flag out next summer for my 30th anniversary.

In reference to #5, additional signage (flags, etc.) we don't consider our American flag a sign.

Ref. #6: I don't believe businesses need to have 'Open' flags in addition to their permanent approved sign. If so, the size should be specified smaller than the business' permanent sign.

Commercial North District:

Business Logo signs attached to building need to be counted separately, with regards to total signage square footage.

4 Response(s)

CHECKBOXES

8. Is the current sign ordinance for temporary signage adequate for your business (display limits, verbiage, size, location, etc)?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		11	100%
No		0	0%
	Total Responses	**11**	**100%**

OPEN QUESTION

9. If no, what would you like to see modified?

Not familiar with that ordinance

Wasn't aware of 'temporary signage' allowed, except of course for a one-day event. Given I'm not familiar with the verbiage allowing 'temporary signage' maybe this allowance contributes to the growth of temporary signs that never go away: Mission creep. Perhaps verbiage around temporary signage needs to be more narrowly defined.

2 Response(s)

OPEN QUESTION

10. Are there types of signs you would like to use that the current ordinance doesn't allow?

Allowing an open flag and sandwich board would be helpful.

fether sign for my 30th anniversary next season

As above, a larger sign for the Ephraim-Gibraltar Airport

7 Response(s)

OPEN QUESTION

11. What do you think is missing from the current sign ordinance that would help your business?

If tall flappping banner signs are allowed, they too should be smaller than the permanent sign allowed.

Understanding by the administrator's of the ordinances of just what it takes to build and maintain a business in Ephraim.

Perhaps a difference between historical district and other parts of the Village?

3 Response(s)

OPEN QUESTION

12. Would you like to see anything else covered in the Village of Ephraim’s sign ordinance to define clarity of certain types of sign usage? Or what size, numbers, etc of signs are permitted?

Different signage rules for the north end versus the historic district.

Stick with the existing permanent signage regulations. Get rid of the plethora of flapping banners, in both districts. These deteriorate the Ephraim brand. Enforcement seems to be more slack than in year's past.

Commercial North District:

Feather Flags- !0 ft tall, Limited to OPEN message. Displayed only during business hours. Maximum 2 Feather flags per business regardless of flag size

Fixed Building Signage- Allow signs limited to Business brand/Logo/Name to be counted separately from exterior fixed ground signs

6 Response(s)


OPEN
Shannon Sq
EVERYDAY
CHATEAU
French Living
ANTIQUES


LAND LAVENDER
FARM MARKET




OPEN


Klaud's
Kitchen

FAMILY OWNED & OPERATED

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VILLAGE OF EPHRAIM
ORDINANCE NO. 02-2026
AN ORDINANCE AMENDING §17.20 and §17.09 OF THE EPHRAIM CODE OF ORDINANCES AS IT RELATES TO PROTECTED WATERFRONT AND DEFINITIONS.

SECTION I: Chapter §17.20 and §17.09 of the Ephraim Code of Ordinances are hereby amended to read as follows:

§17.20 REMOVED AND REPLACED IN ITS ENTIRETY.

§17.09 AMENDED WITH ADDITIONS.

1) **INTENT.**

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

2) **PERMITTED USES.**

a) Park and open spaces, provided that any proposed structural elements are given conditional use approval.

b) Beaches, provided that any proposed structural elements are given conditional use approval.

c) Reproduction:

i) Structures destroyed by natural disaster or fires in this district may be reproduced using the former dimensions and location, subject to design review and §17.20(7).

ii) Reproduction of the existing structures, subject to design review and §17.20(7).

3) **CONDITIONAL USES.**

a) On parcels where there is not a residence:

i) Dockage and launching;

ii) Boat and related rentals;

iii) Sale of marine fuel and accessories for marine use only;

iv) New structures necessary for permitted uses in the district, including bathrooms.

v) Non-profit organizations on village-owned property. Sales within such shall be subject to any existing lease or other agreements with the village. In the event that no such agreement speaking to sales exists, the Village of Ephraim Plan Committee, through Conditional Use review, shall oversee and have final approval over any such sales area. This review will include, but is not limited to,

the type of merchandise sold and the total amount of display area the merchandise will envelop.

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).

4) **PROHIBITED USES**.

a) New construction on vacant lots is prohibited in the PW District, as structures are limited to those existing on or before January 1, 1998.
b) Home occupations are not permitted in the PW District.

5) ~~**SPECIAL EXCEPTION REVIEW**~~. ***SPECIAL EXCEPTIONS FOR PUBLIC PROJECTS***

The provisions of this section, including the setback and lot coverage requirements from §17.24, shall be mandated except in the case of ~~buildings, structures, or~~ public projects along the shoreline that are deemed to be in the greatest interest to the public by a majority of the Plan Committee and a majority of the Village Board, and this exception can occur only through special exception review.

6) **EXCEPTIONS FOR ADDITIONS OR MODIFICATIONS OF EXISTING RESIDENCES AND ACCESSORY BUILDINGS IN THE PROTECTED WATERFRONT DISTRICT (PW).**

When working with a goal to retain the original residence, exceptions for additions or modifications may be considered by the Plan Committee, so long as the additions or modifications match the original architecture to preserve the special character of the PW District.

7) **REPRODUCTION OF EXISTING STRUCTURES IN THE PROTECTED WATERFRONT DISTRICT.**

a) Structure Reproduction: A structure reproduction means creating a replica of the existing structure in terms of footprint, size, volume, and appearance. Unique features, materials, and architectural details of the original structure must be replicated, including design and materials. The materials must be sourced to ensure authenticity. Intricate elements such as moldings, windows, and other unique characteristics are essential to the reproduction.

b) Design Criteria: Modern materials may only be substituted for original materials insofar as they are consistent with the provisions of §17.20(7)(a) and subject to design review and design criteria in §17.26, Historic District.

8) **ADDITIONS/MODIFICATIONS TO OR REPLACEMENT OF EXISTING RESIDENCES AND ACCESSORY BUILDINGS. "PW DESIGN REVIEW". (Completed by Historic Preservation Committee and Plan Committee.)**

a) **General Requirements:**

i) Footprints in the PW District can be modified, subject to the following provisions:

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.

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.

c. Footprints in the PW District cannot be increased with the following exception: Consideration may be 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.

ii) All projects are subject to applicable floodplain ordinances of the Village and State.

b) **Design Criteria.**

i) The style of a project within this district shall meet the design criteria in §17.26, Historic District, and generally, as a maximum, have the design characteristics of a single-story or one and one-half-story house (*see definition* in §17.09).

ii) 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.)

iii) From the view of any side of the residence, the number and varying pitches of the rooflines should be minimized. The overall guiding principle of design is simplicity and avoidance of bulk.

iv) 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.

v) Outdoor lighting shall be minimized, generally limited to entrance points on all elevations.

vi) Covered front entrances: A minimal roof over a front entrance will be considered.

c) **Dimensional Standards.**

i. All projects are subject to the applicable dimensional standards of §17.24 of the ordinance unless otherwise noted or provided in this section.

	PW
Minimum Lot Size	10,000 sq. ft.
Minimum Lot Width	100'
Front Setback Minimum	30'
Side Setback Minimum	15'
Rear Setback Minimum	40'
Maximum Lot Coverage	20%
Min. Building Separation	

ii. Addition/modification or replacement projects, including existing dimensionally nonconforming buildings considered under this section, may apply the existing grandfathered setbacks of the existing buildings as the required setback for new work, so long as the new work increases or, at a minimum, does not further encroach on the setbacks in question.

iii. No residences shall exceed twenty-three feet (23') in height, and accessory buildings shall not exceed fifteen feet (15') in height as measured from the crown grade of State Highway 42.

iv. Other rooftop accessories on residences, which include but are not limited to:

   a. Spires, belfries, parapet walls, domes, and all other projections shall not exceed the peak roof height of the building.

   b. Cupolas, flues, vent pipes, chimneys, and communication devices are allowed to a maximum of twenty-five feet (25').

v. Roof pitches less than 6/12 and greater than 12/12 are prohibited, except for the following circumstances:

   a. A roof pitch for a limited amount of shed dormer of less than 6/12 and a minimum of 3/12 may be considered.

   b. Roof pitches for porches less than 6/12 may be considered.

   c. Covered front entrances less than 6/12 may be considered.

9) OTHER REQUIREMENTS.

a. Special Plan Committee approval shall determine the number of required parking spaces on a case-by-case basis unless the use has a number established under ordinance §17.15(9); parking requirements may be met through a combination of off-street, on-site, and/or dedicated parking spaces within common ways. Pervious surfaces for parking are preferred in this district.

b. Consideration given to allow for ten percent (10%) additional lot coverage when that area will be used for adding off-street parking.

10) PERMIT APPLICATION.

a. Beyond the normal requirements as outlined in §17.40, an overlay is required showing the footprints of all existing buildings, including decks and porches, if any, with the footprint of all proposed buildings and attachments. The measurement in square feet (SF) should be provided for all footprints and attachments, both existing and proposed.

b. A Landscape Plan is also required when the existing landscape is to be modified or replaced. The Landscape Plan should not reduce the water view between the buildings. The plan shall show all new plantings along with all proposed hardscape and impervious surfaces. Samples of all hardscape (pervious and impervious) are required, showing material and color.

c. A Construction Parking Plan is required showing the location of construction and worker vehicles as outlined in §17.40(1).

d. No Occupancy Permit will be issued until the Village Administrator has inspected all elements of the project for compliance with the approved plans.

17.09 DEFINITIONS.

Except where specifically defined herein, all words used in this chapter shall carry the meanings as defined in Webster's Unabridged 3rd New International Dictionary or a dictionary based upon it. Words used in the plural include the singular. The word "shall" is mandatory.

DECK: A deck on a house is a flat outdoor surface, typically made of wood or composite materials, that is elevated from the ground and often connected to the main building.

FOOTPRINT: The area of a single horizontal plane bounded by the exterior walls of the building, expressed in square feet. See §17.24 for attached garage exemptions to this definition.

ONE AND ONE-HALF STORY HOUSE: A one and one-half story house has a full first floor with full-height interior walls [typically eight feet (8') high] and an upper level that has less full-height floor area than the first floor. The upper level has steeply pitched roofs with gables and dormers (normally with windows). The upper level typically has sloped ceilings with knee walls (normally five to seven feet high (5' - 7')] that define the floor area. These features reduce the floor area on the upper level.

PORCH: A porch on a house is a covered area adjoining an entrance to a house, usually with a separate roof. A porch can be open or enclosed by screens or windows.

STRUCTURE REPRODUCTION: A structure reproduction means creating a replica of the existing structure in terms of size, volume, and appearance. Unique features, materials, and architectural details of the original house must match the project, including design. Materials must be sourced to ensure authenticity. Intricate elements such as moldings, windows, and other unique characteristics are essential to the reproduction.

SECTION III: This ordinance shall take effect upon its passage and publication according to the law as an amendment to the Village Zoning Code under the procedures prescribed by §62.23(d) Wis. Stats.

Passed and approved by the Village Board of Trustees at its regular meeting on the 13th day of OCTOBER 2026.

VILLAGE OF EPHRIAM

BY: _____
Ken Nelson, Village President

Attest: _____
Andrea Collak, Clerk

Published this____ day of _____ 2026