VILLAGE OF EPHRAIM

FOUNDED 1853

HISTORIC PRESERVATION COMMITTEE AGENDA
Tuesday, October 27, 2026 – 6:30 pm
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:

1. Call to Order
2. Quorum
3. Changes in Agenda
4. Visitors' Comments
5. Approve Previous HPC Minutes
6. John Maher –9992 Moravia St. – Railing & Pergola – Design Review
7. Julia Uihlein – 10235 Water St. - Accessory structures – Design Review
8. New Business for Next Meeting/Next Meeting Date
9. Adjournment

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/126983765

You can also dial in using your phone.
Access Code: 126-983-765
United States: +1 (646) 749-3122

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

Andrea Collak, Clerk

Kim Roberts, Deputy Clerk

Date: 10/23/2026
_X_ Village Administrative Office
_X_ Library
_X_ Post Office
_X_ Website www.ephraim.wi.gov
_X_ Emailed to WDOR Radio
_X_ Emailed to Peninsula Pulse

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

VILLAGE OF EPHRAIM
HISTORIC PRESERVATION COMMITTEE
MEETING MINUTES
TUESDAY, SEPTEMBER 22, 2026 – 6:30 PM
9996 WATER STREET

ACTION ITEMS:

Ellis moved, Russell seconded to approve the July 28, 2026 Historic Preservation Committee minutes as presented, all ayes. Motion carried.

Russell moved, Ellis seconded to recommend approval to the Plan Committee for the Addition Design Review Application for Devin Wolf at 9815 Water Street, all ayes. Motion carried.

Russell moved, Ellis seconded to approve the Garage Design Review Application for 9992 Moravia Street for John Maher, all ayes. Motion carried.

Pentler moved, Ellis seconded to adjourn at 6:54 PM, all ayes. Motion carried.

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

Absent: Cody Schreck.

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

Guests in person: Ken Nelson, Andy Bartelt, Monique McClean, and Sandy Van Sickle.

Guests online: Brian Rosner (DeLeers Construction), Jason Reinhardt (DeLeers Construction), and John Maher.

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1. **Call to order:**
   Thorp called the meeting to order at 6:30 PM.
2. **Quorum:**
   A quorum of the Historic Preservation Committee was present.
3. **Changes in agenda:**
   There were no changes to the agenda.
4. **Visitors' Comments:**
   There were no visitors' comments.
5. **Approval of previous minutes:**
   Ellis moved, Russell seconded to approve the July 28, 2026 Historic Preservation Committee minutes as presented, all ayes. Motion carried**.**
6. **Devin Wolf – 9815 Water Street – Addition – Design Review:**
   Bristol introduced the application for Devin Wolf's property at 9815 Water Street, a waterfront cottage at the south end of the Village. He explained that the project originated as a foundation replacement, a process in which the existing log structure is lifted, a new foundation is installed beneath it, and the structure is set back down. It is a technique consistent with similar historic log building projects along the waterfront. During the course of that work, the owner and contractor, Jack Opitz, identified a desire to add a small addition to the backside of the cottage. The application before the Committee is for a design review application for a 98.4 square foot addition to the rear of the log cottage. Bristol noted that the addition would be constructed of wood, with vertical wood siding chosen to complement the existing horizontal log construction in color.

   Committee members expressed support for the application noting the addition was a reasonable size and that it preserved the historic look of the structure.

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Russell moved, Ellis seconded to recommend approval to the Plan Committee for the Addition Design Review Application for Devin Wolf at 9815 Water Street, all ayes. Motion carried.

7. **John Maher – 9992 Moravia Street – Garage and Remodel – Design Review:**
Bristol introduced the application for John Maher's property at 9992 Moravia Street, located just north of the Bethany Parsonage. He noted that he had been in discussions with Maher regarding the need for additional storage and a garage solution for at least a year. The proposal consists of a roughly 25-by-25-foot garage to be constructed on the east/backside of the existing house, situated in an alcove near the current propane tank location. Bristol noted that the existing driveway and parking disturbances are concentrated in that area, and that the sloping grade on the backside of the property would require retaining walls, particularly on the north side of the proposed structure. He estimated that approximately ten (10) cedar trees would need to be removed. From a dimensional standpoint, he indicated no concerns on his end. He confirmed that design treatments for the garage are intended to match the existing building, and that the existing shed, which once housed a washer and dryer and a powder room would be removed as part of the project.

John Maher clarified that when he and his family purchased the house 25 years ago, the washer and dryer were originally in that shed, but they have since been relocated inside the house to a converted closet. He confirmed that only storage and a small powder room remain in the shed.

A discussion was held regarding the Garage and Remodel Design Review Application for 9992 Moravia Street. Pentler asked whether the laundry and bathroom would be incorporated into the new garage. Maher confirmed they would not. The only special-use space in the garage would be a small, roughly 9-by-6-foot temperature-controlled room in the north front corner, described as a "butler's pantry" intended for excess kitchen storage, beverages, and food items. This room would have no water. Maher clarified that a side door on the garage leads into this butler's pantry, with no interior door connecting it to the garage bay itself. The only access to the garage is through the garage door on the front. Pentler stated that as long as the structure matches the home and meets the Village's specifications, she had no objection. Russell noted that the garage is positioned behind the house and largely hidden, but raised a question about the cedar shingle detailing visible at the top of the garage in the drawings, asking whether it was consistent with the character and design of the main house. Maher explained that DeLeers, the project designer, had specifically incorporated the cedar shake elements from the side of the house that faces the schoolhouse, as well as decorative corner elements from the existing building, into the garage design. He noted that these repeated design elements would be visible upon approaching the driveway and at the top of the garage facade, resulting in a cohesive appearance. Ellis stated she had driven by the property that day and raised several questions: Whether blasting or dynamiting into the bluff would be necessary, whether the propane tank would be relocated, and what the drainage and runoff plans were. Representatives from DeLeers confirmed that the propane tank would be relocated after the garage is constructed. Regarding blasting, it was noted that the extent of rock removal was not yet fully determined, it was possible that chipping rather than full blasting could be sufficient for the foundation work. On the drainage question, the contractor explained that a drainage system would be installed behind the garage and tied into daylight on the backside of the hill. Maher added that a French drain had been discussed with a landscaper, to be located in the corner at the base of the bluff to capture water running down from above. He noted that existing plantings near the base of the bluff already capture a significant amount of runoff. Pentler interjected to note a particular concern regarding the adjacent schoolhouse, which has archives stored in its basement. She emphasized that it was imperative that drainage not be directed toward the schoolhouse.

Thorp asked whether the garage would extend approximately seven to eight feet north of the main building's north corner, based on the western elevation drawing. The representative from DeLeers confirmed this was correct, explaining that the setback from the building was necessary to allow sufficient space for a vehicle to maneuver out of the garage and turn around, given the tightness of the site. Thorp asked whether Maher had considered burying the propane tank, particularly if blasting was already being planned. Maher indicated that this had not been discussed.

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Sandy Van Sickle, of 3035 Church Street, addressed the Committee. She expressed concern about stormwater runoff, noting that her property on Church Street already experiences significant water issues originating from Moravia Street and the hill. She asked whether gutters or other measures were planned for the garage to manage runoff.

Thorp acknowledged her concern and indicated it had been partly addressed during discussion, and that the matter would be taken up again during the Plan Committee meeting, to which Van Sickle was invited to attend.

Remodel – Railing on Western Facade – Design Review
The interior remodel component of the application, which included a small number of window and door changes, was generally straightforward. However, Bristol flagged that the western elevation of the drawings revealed a proposed new railing on the flat roof area above the first-floor living space. This flat roof is currently accessible via an existing door, but has no railing a condition that would not meet current code if constructed today. The proposed remodel includes replacing that door with a patio-style slider and adding a railing around the flat roof perimeter, which Bristol fully understood from a safety standpoint, particularly given Maher's mention of grandchildren. However, since the railing constitutes new exterior work, Bristol indicated it was subject to setback requirements that he had not yet been able to fully verify.

Maher confirmed that the railing design would match the existing deck railing, the same materials and style used on a deck installed three to four years prior, and that this consistency was intentional.

Russell noted she would not have a problem with the railing matching what was below, but expressed a preference that the mullions on the new door match the character of older-style windows on the building.

Maher responded that the replacement slider would include mullions, and noted more broadly that the family is in the process of replacing remaining windows throughout the house with mullioned Marvin windows.

The Committee agreed that the railing application should be tabled and brought back at the next meeting, at which point the full remodel application — including both the railing and any other outstanding items could be acted upon together.

Russell moved, Ellis seconded to approve the Garage Design Review Application for 9992 Moravia Street for John Maher, all ayes. Motion carried.

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

   The next meeting of the Historic Preservation Committee is October 27, 2026.

9. **Adjournment:**
   Pentler moved, Ellis seconded to adjourn at 6:54 PM, all ayes. Motion carried.

Recorded by, Kim Roberts – Deputy Clerk

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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 [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) [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

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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 [redacted]

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.

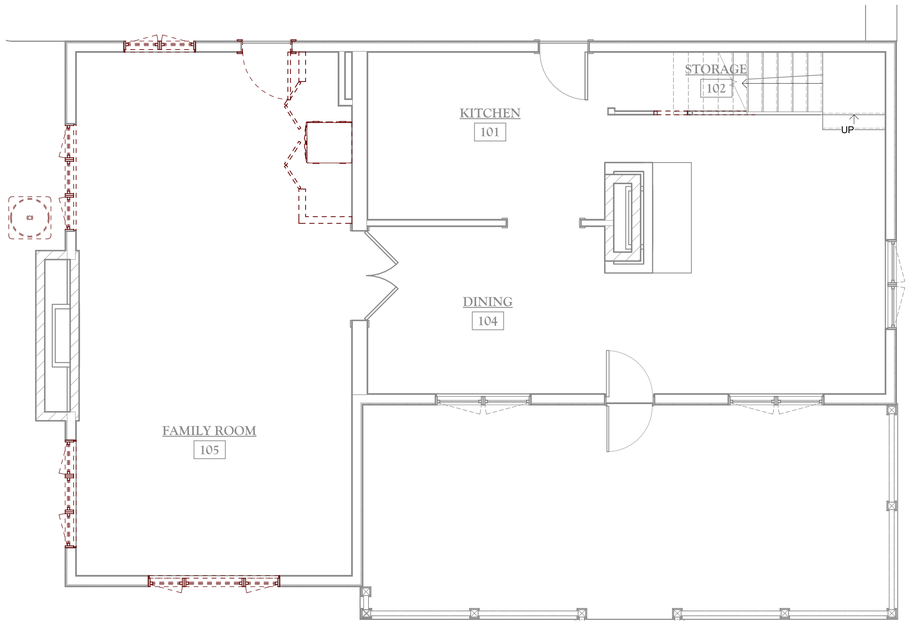
12	LANDSCAPING PLANS / FENCES

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)*

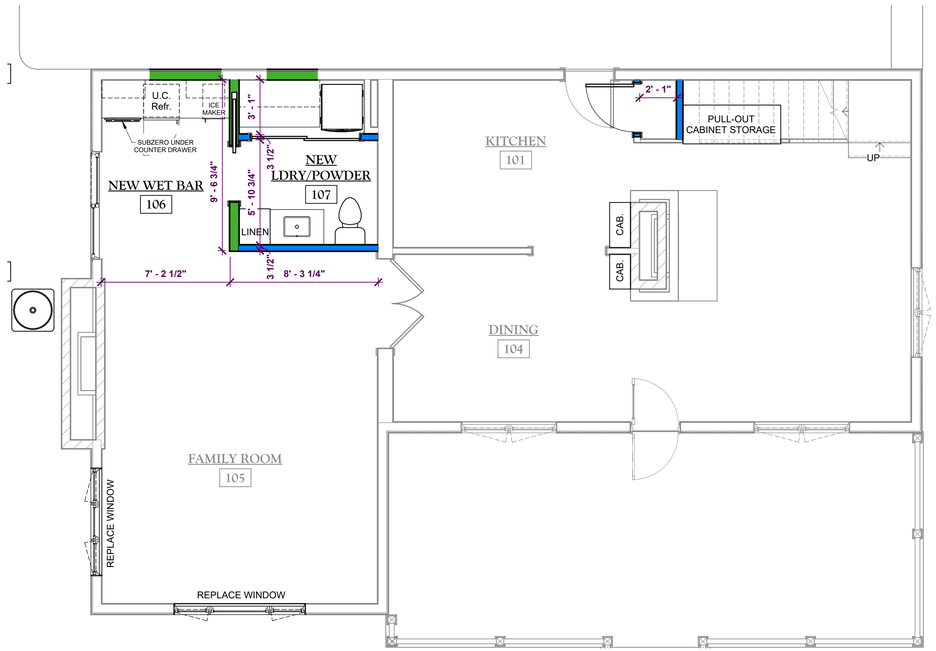
Landscaping will remain the same and unchanged as much as possible.

13	ADDITIONAL FEATURES

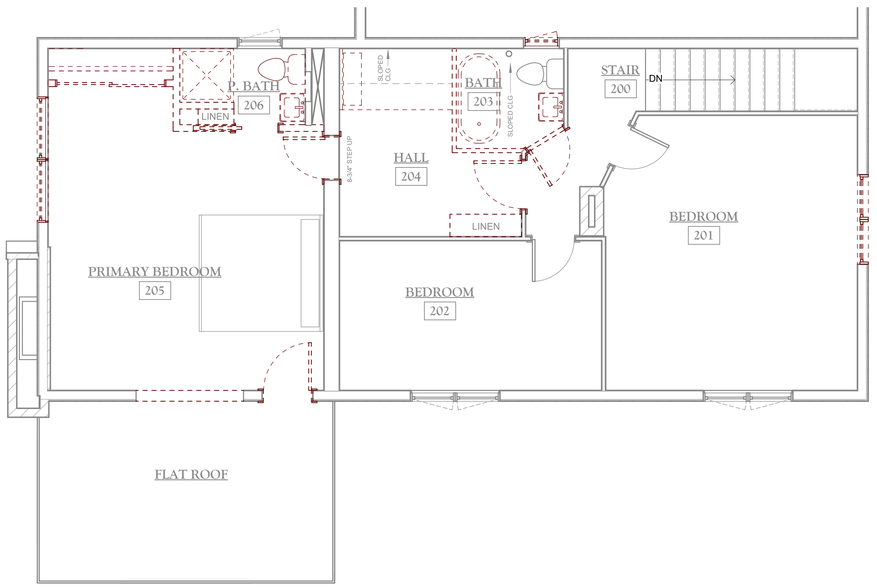
14	SIGNATURE		
Signature of Applicant:		**Date:**	09/18/2026
Internal Use Only			
Date Received:			
Complete Application	Color and Material Samples Provided □Yes □No Existing Structure Photos Provided □Yes □No		
15	**ADDITIONAL SPACE**		



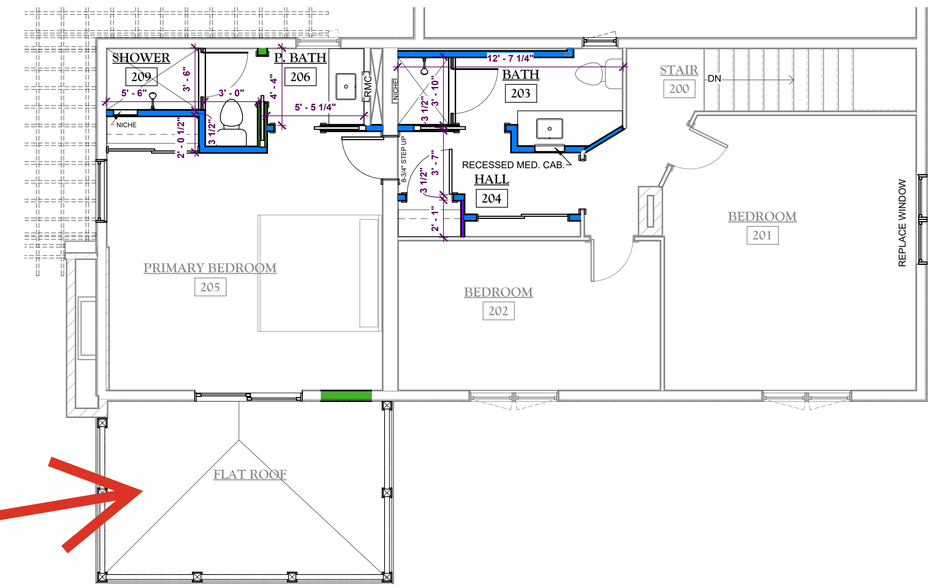
1 A1.1 EXISTING/DEMO FIRST FLOOR PLAN
1/4" = 1'-0"



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



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"

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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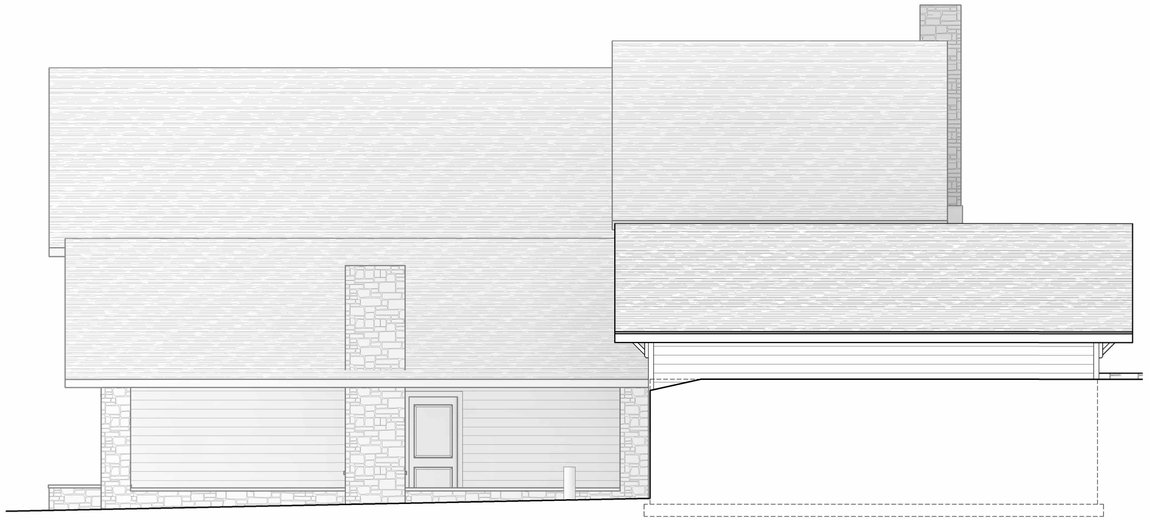
CONSTRUCTION SET REVISIONS

EXTERIOR ELEVATIONS

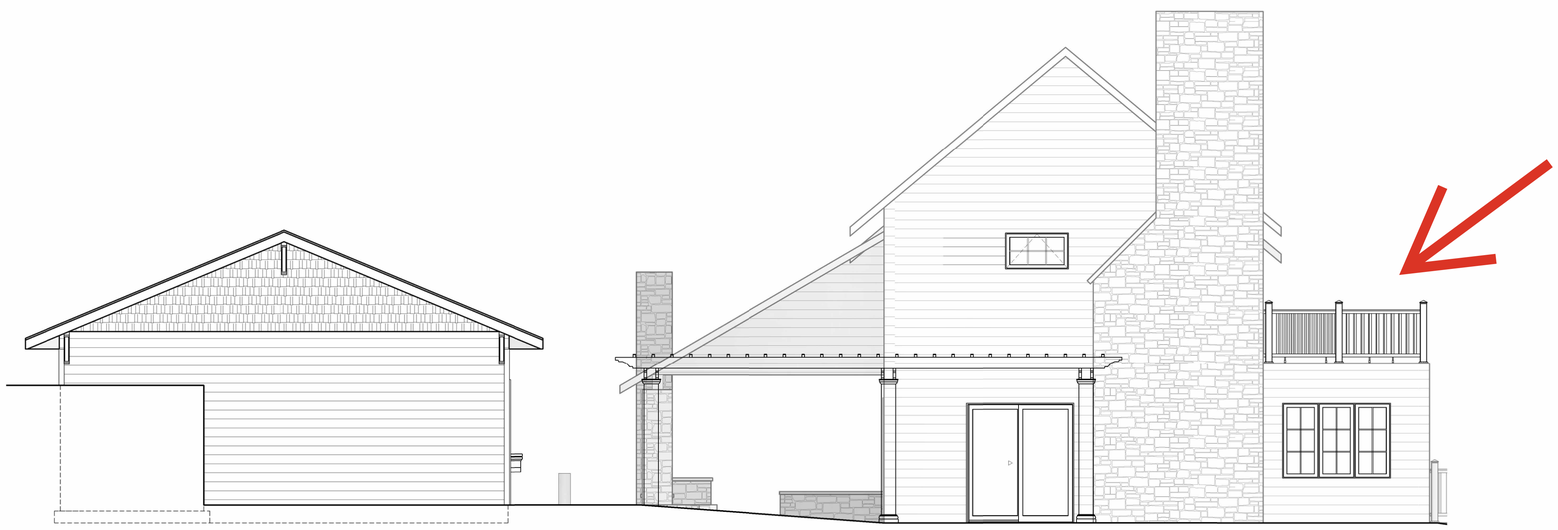
DATE: 9.2.26

SHEET: A2.1

BID SET



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: ...
DRAWN BY: Lucas Rentmeester
DESIGN NO: BD25-12-09

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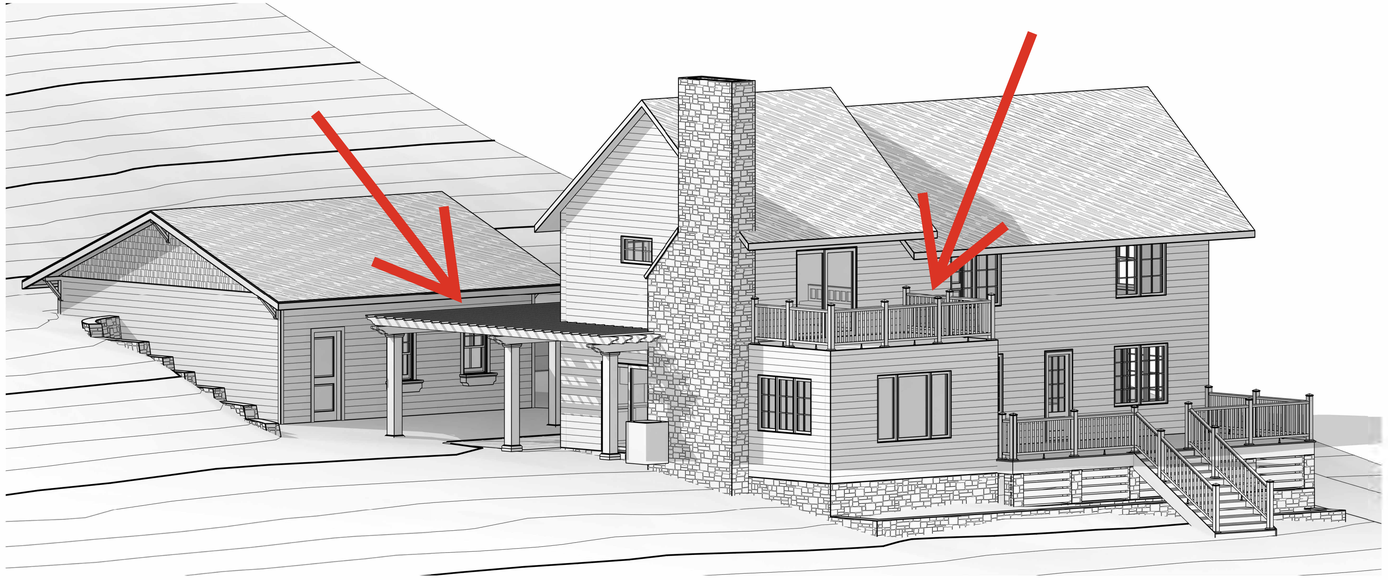
CONSTRUCTION SET REVISIONS

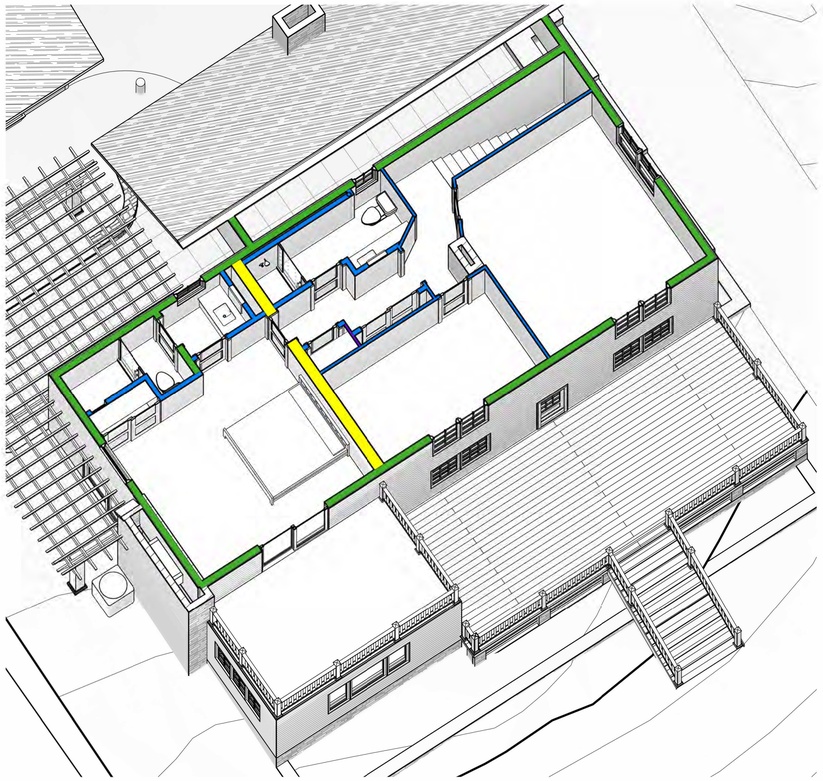
EXTERIOR ELEVATIONS

DATE: 9.2.26

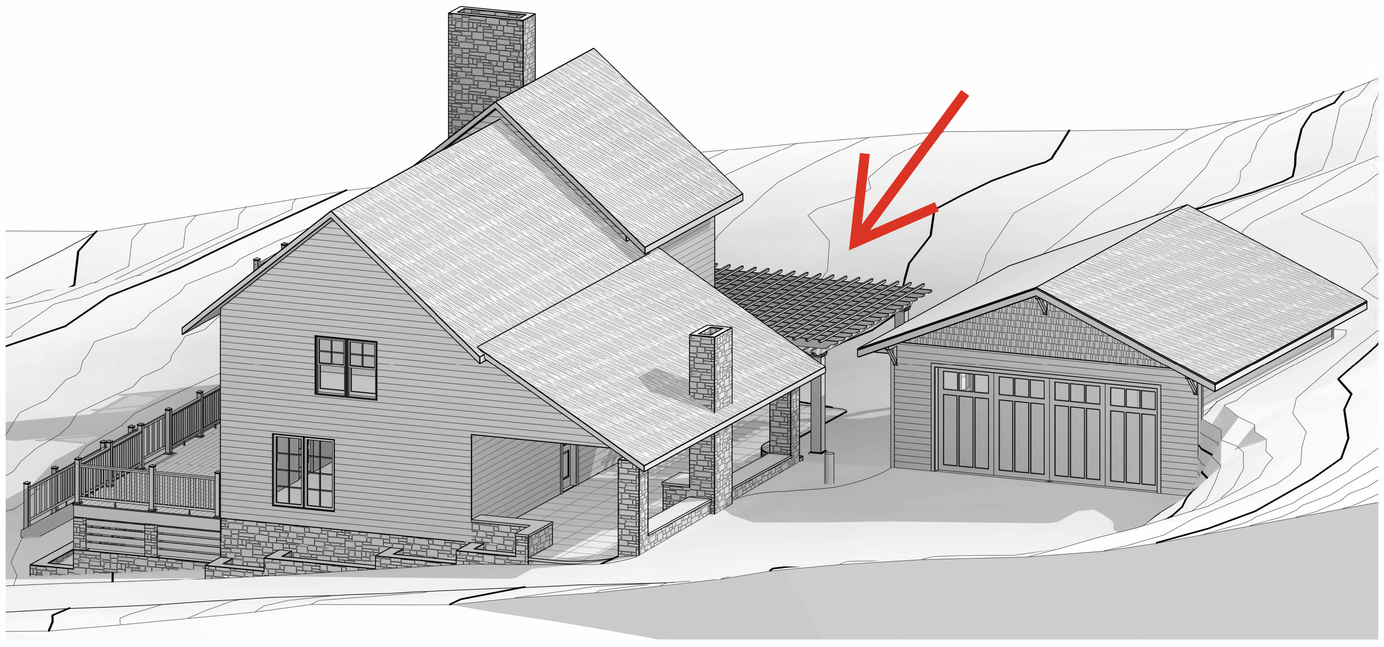
SHEET: A2.2



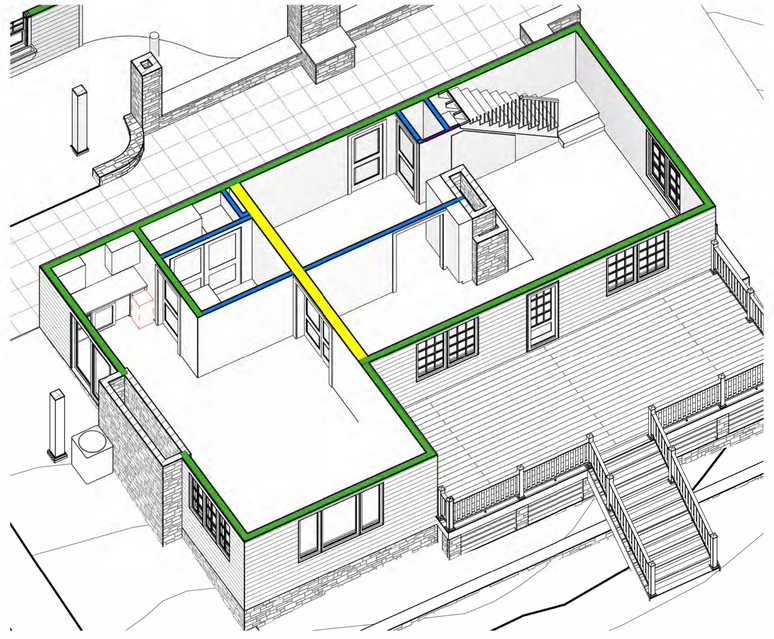
3 A9.1 EXTERIOR SW



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

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

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PRE-CONTRACT UPDATES:

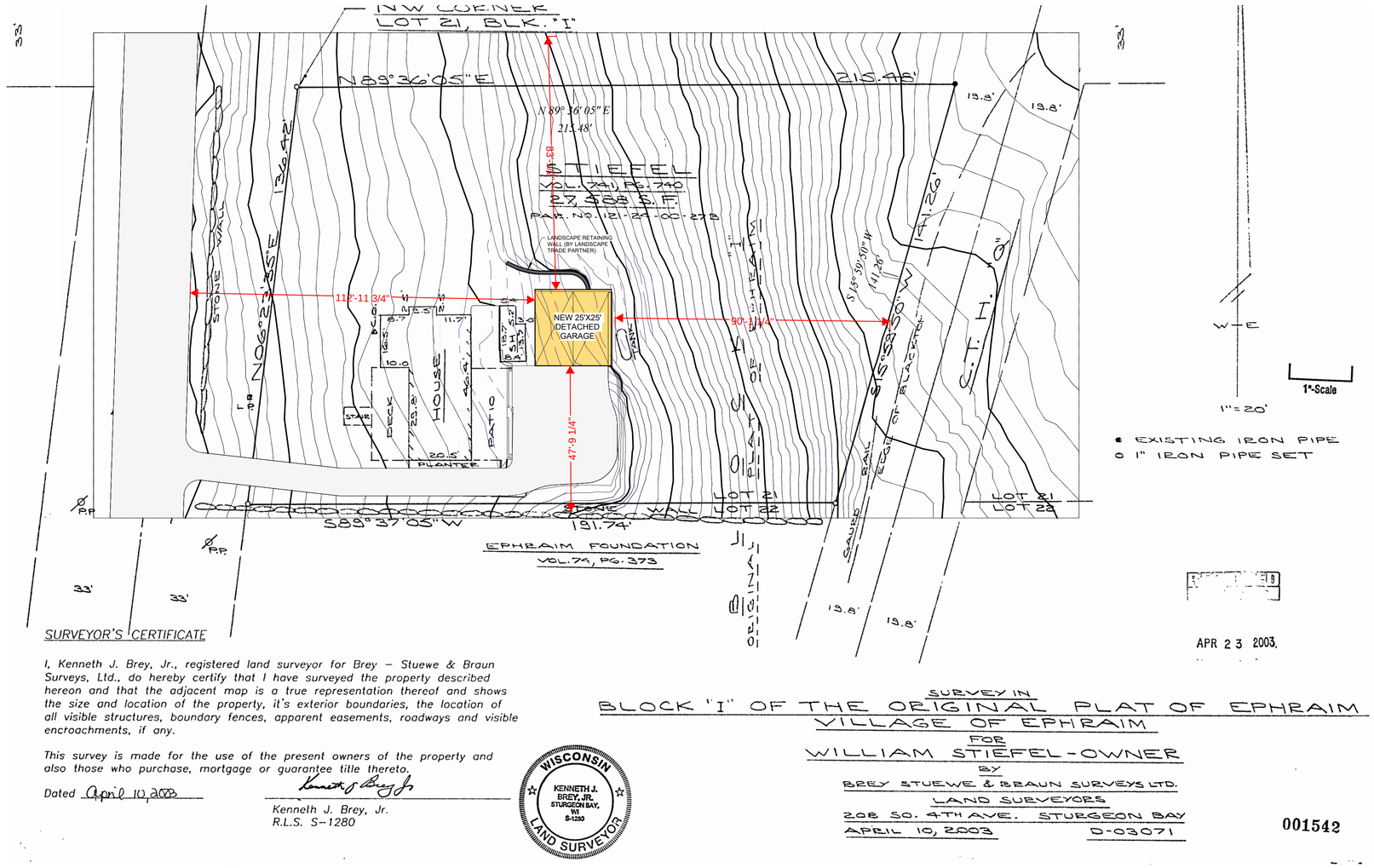
1.16.26
6.1.26
8.12.26
9.2.26 BID SET
...
...

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"

*Zoning Admin. Note: Setback Average for property to N. and S. is 25' from the edge of ROW
Proposed Railings are aprox. 29' from the ROW.

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

SITE PLAN

DATE: 9.2.26

SHEET: C1.1

BID SET

VILLAGE OF EPHRAIM
ACCESSORY STRUCTURES PERMIT APPLICATION

All Structures Must Adhere To All Village of Ephraim Ordinances

OWNER /PROPERTY INFORMATION

Tax Parcel # _____ - _____ - [redacted]

Property Owner: Julia A. Vihlein

Phone # (414) 719 - 4040

Location of project: 10235 Water St. Historic District ? ☒ Yes ☐ No

Contractor/Contact: Meissner Landscape - Nick Meissner Phone: [redacted]

Type of Structure:

☐ Storage Shed ☒ Fence - ☒ Solid ○ See Through ☐ Deck/Patio ☒ Other Utility Enclosure

Use of Structure: Dog Fence, Generator Screen, Housing for Dock Utilities

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

☐ Fabricated Material ☐ Stone ☒ Metal ☒ Other please Specify LP Smart Side

Repair/Replacement ○ Yes ☒ No

Height of Structure: See Foot Plans Inches Location on Property See Plans

Cost of Materials and Labor $_____ - unsure @ this time

INCLUDE WITH THIS APPLICATION

☒ Building plans, including all elevations, floor plans.

Brief description of construction: Part of the landscape Development which includes the two fences + an enclosure for the utilities

☒ Site plan showing lot dimensions, setbacks from all lot lines for proposed structure. - See previously submitted

○ Diagram of completed structure

○ Color Sample of completed structure - see plans for approx colors

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

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

Signature of Applicant: _____ Application Date: 10/22/26

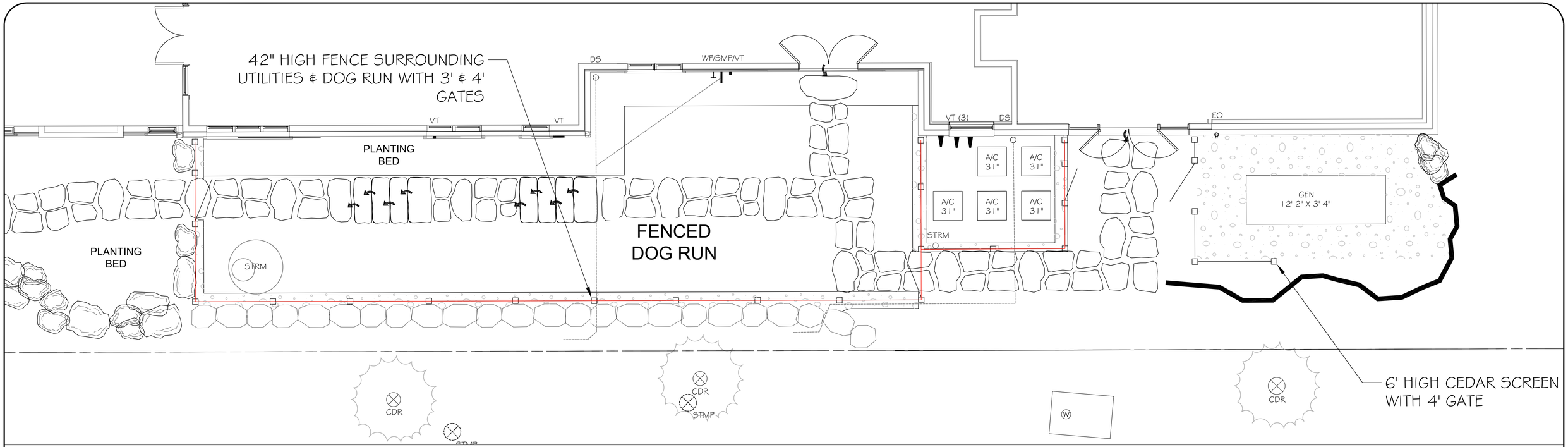
Print Name: Nicholas Meissner

FOR OFFICE USE ONLY

Approved ○ Yes ○ No Permit # _____

Permit Fee: $_____ Date Permit Issued _____

Zoning Administrator Signature: _____

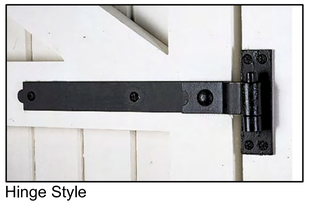




Post Cap Example



2" BLACK COATED HOG WIRE PANELING



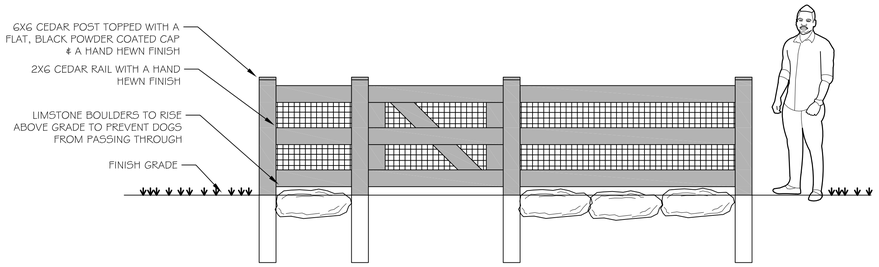
Hinge Style



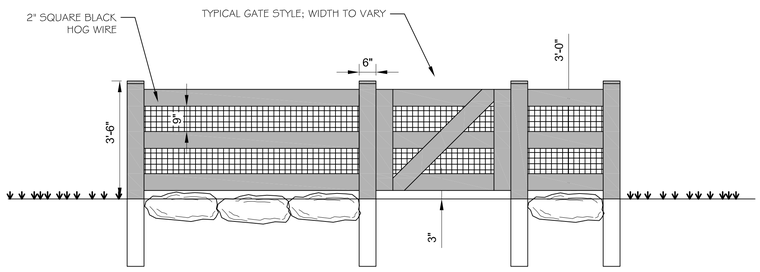
Gate Latch Style

DOG FENCE CONSTRUCTION NOTES:

- TOTAL LENGTH OF THIS STYLE OF FENCING TOTALS 115 LNFT WITH GATES.
- FENCING CONTAINS (2) 4' GATES & (1) 3' GATE.
- POSTS & RAILS ARE TO BE ROUGH SAWN CEDAR WITH A HAND HEWN FINISH TO MATCH THE SIDING ON THE RESIDENCE & LET TO NATURALLY WEATHER
- FASTENERS ARE TO BE STAINLESS STEEL OR COATED



OUTSIDE ELEVATION



INSIDE ELEVATION



GENERAL STYLE OF FENCE



HAND HEWN TEXTURE

A RESIDENTIAL LANDSCAPE DESIGN FOR

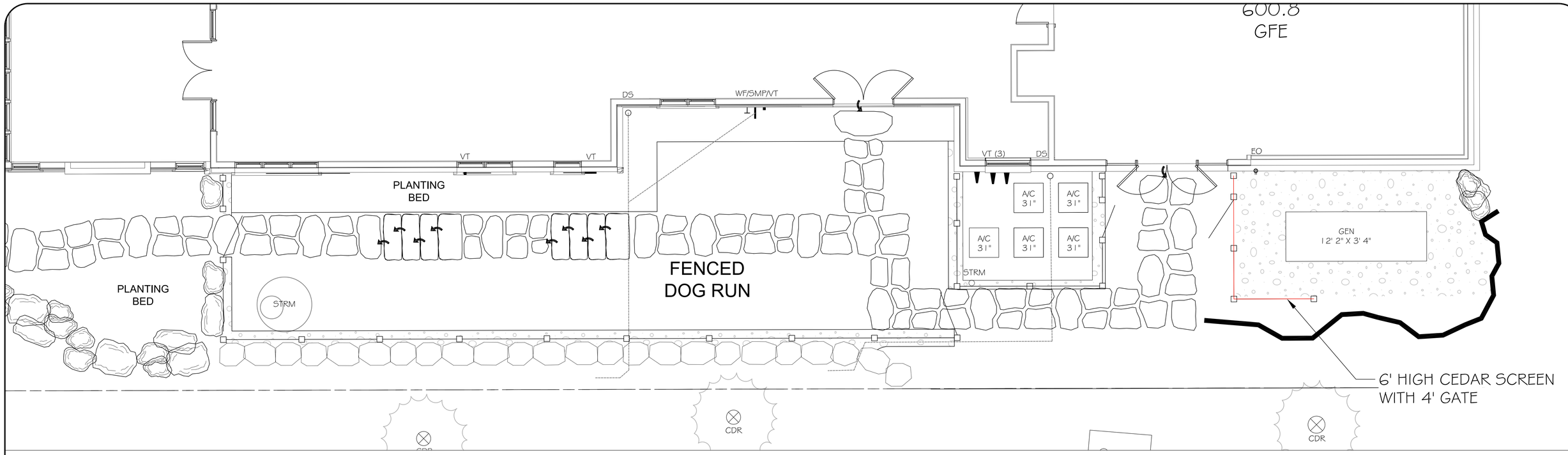
CEDAR STONE

10235 WATER STREET EPHRAIM

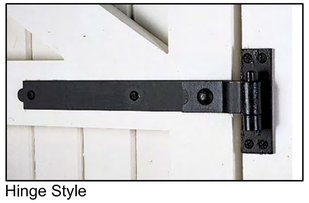
Meissner Landscape Inc.
DESIGN.PLANT.BUILD.MAINTAIN
Phone: 920.743.1011
Fax: 920.743.8878
www.meissnerlandscape.com

DATE	SCALE	DESIGN BY	REVISIONS
7/22/26	NTS	NRM	10/19/26
SHEET #	DRAWING	DRAWN BY	
L8.3	DETAIL	NRM	

N



Post Cap Example



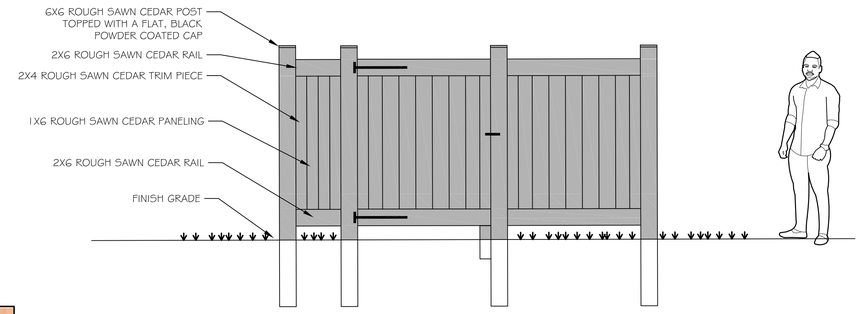
Hinge Style



Gate Latch Style

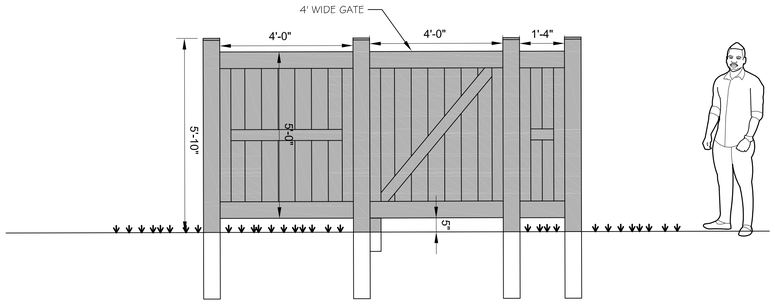
BOARDWALK CONSTRUCTION NOTES:

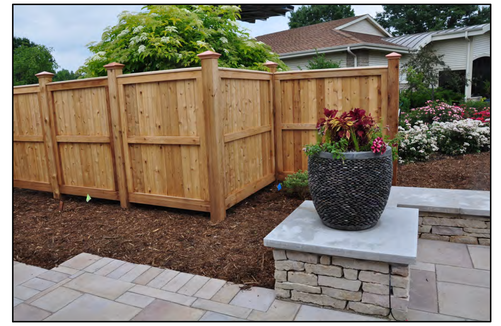
- TOTAL LENGTH OF THIS STYLE OF FENCING TOTALS 18 LNFT WITH GATE.
- FENCE CONTAINS (1) 4' GATES.
- POSTS & RAILS ARE TO BE ROUGH SAWN CEDAR WITH A HAND HEWN FINISH TO MATCH THE SIDING ON THE RESIDENCE & LET TO NATURALLY WEATHER
- FASTENERS ARE TO BE STAINLESS STEEL OR COATED



OUTSIDE ELEVATION

INSIDE ELEVATION





INSPIRATION PHOTO



HAND HEWN TEXTURE

A RESIDENTIAL LANDSCAPE DESIGN FOR

CEDAR STONE

10235 WATER STREET EPHRAIM

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www.meissnerlandscape.com

DATE	SCALE	DESIGN BY	REVISIONS
7/22/26	NTS	NRM	10/19/26
SHEET #	DRAWING	DRAWN BY	
L8.4	DETAIL	NRM	

N

RECONSTRUCT EXISTING SHORE WALL AS NEEDED BY OTHERS

36" WIDE CEDAR MULCH PATHWAY WITH WEATHERED STONE STEPS

GRADE TO BEGIN ROLLING & DOWN AT THE LA

LEVEL EXISTING GRAVEL RIDGE & TOP WITH DRY SET FLAGSTONE PAVING. JOINTS TO BE TIGHT & EDGES TO BE IRREGULAR.

3.5' HIGH LIMESTO RET

FIRE RING WITH WEATHERED STONE SURROUND. TO HAVE A LOG LIGHTING SYSTEM WITHIN RING.

2 SEAT PROTRUDING FRO

LIMESTONE BO OUTCROP RETA

EAGLE HARBOR

20'-10"

34'-8"

5' WIDE ELEVATED & FLOATING BOARDWALK. EDGES TO BE CUT EVEN WITH EACH OTHER.

IRREGULAR "LI LIMESTONE SLAB 7.0"

CHARACTER/SEAT BOULDERS AT PERIMETER OF PATIO

PROPOSED DOCK LOCATION

(14) WHITE MEADOWSWEET

(9) ARCTIC FIRE® RED TWIG DOGWOOD

PROPOSED UTILITY PEDESTAL

3' OFFSET

(1) SUNRISE FORSYTHIA

CDR

ELM

GS

WF

CHA

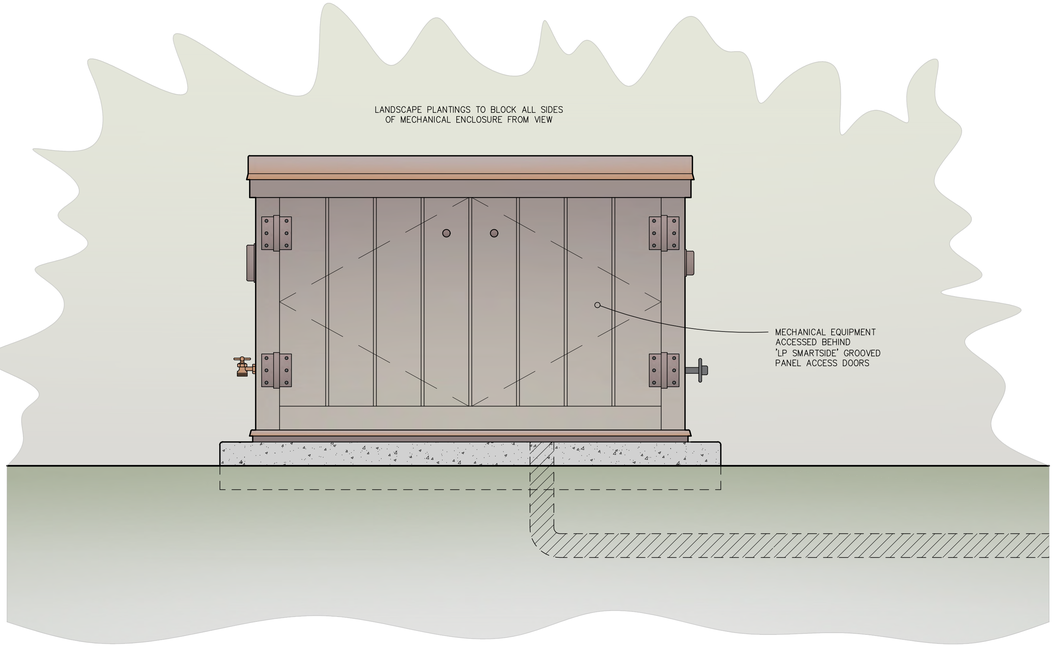
SHORESIDE UTILITY PEDESTAL PLACEMENT DESIGN FOR

DAVID & LIZA SADOFF

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

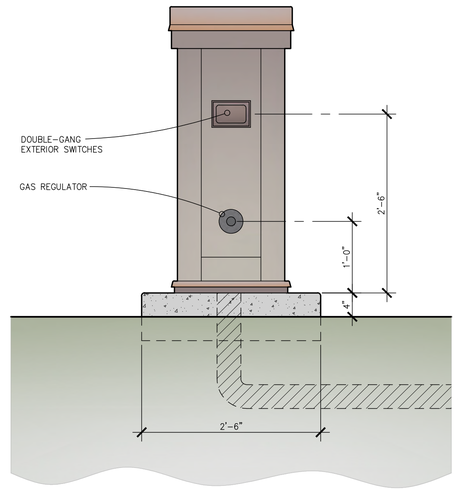
DATE	DESIGN BY	REVISIONS
10/16/26	NRM	10/21/26
SCALE	DRAWN BY	
1/8"=1'	NRM	

N



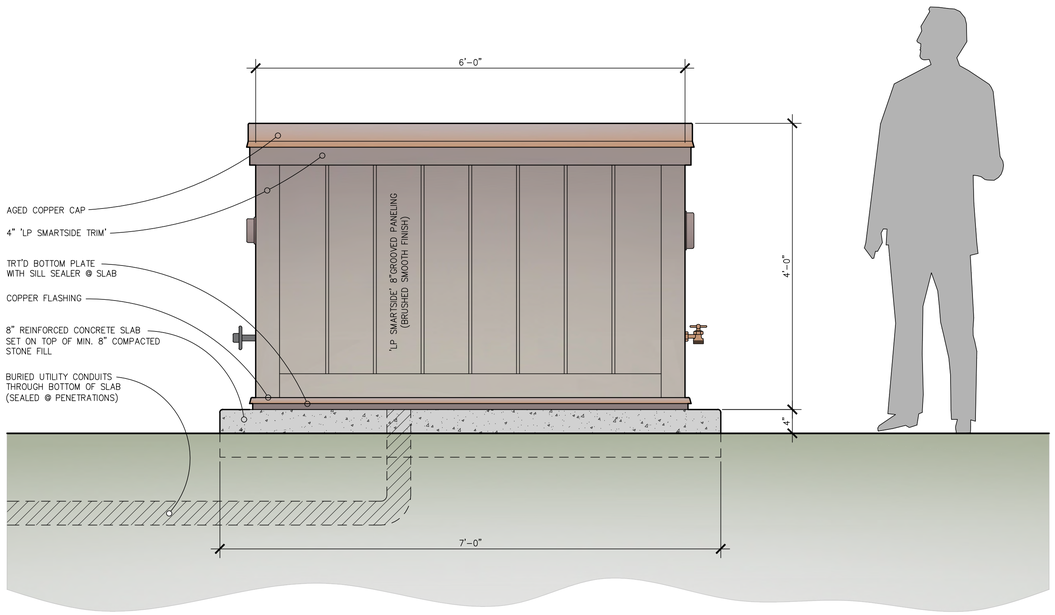
3 SOUTH ELEVATION

1" = 1'



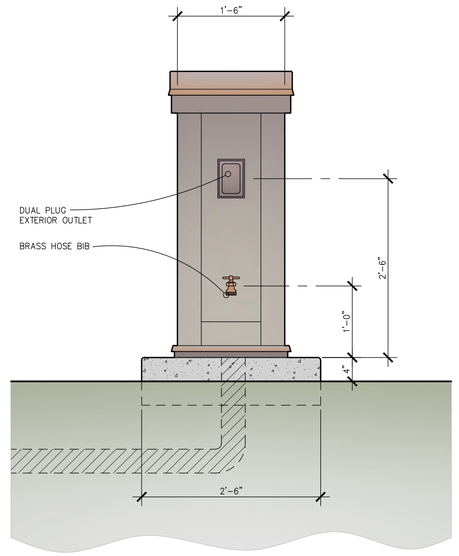
4 EAST ELEVATION

1" = 1'



1 NORTH ELEVATION

1" = 1'



2 WEST ELEVATION

1" = 1'

DAVID T GREENE
DGA
ASSOCIATES
DAVID T GREENE + ASSOCIATES, LTD
DAVID GREENE & BOB ZAKARAS, AIA
9331 SPRING ROAD, UNIT B-21
FISH CREEK, WI 54212
PH: 920.868.5515
EMAIL: greenearch@msn.com

U.S. GREEN BUILDING COUNCIL MEMBER

LEED AP

'CEDAR STONE - MECHANICAL ENCLOSURE'

10235 WATER STREET - EPHRAIM - DOOR COUNTY

ISSUANCE:

DATE: 09.28.2026

MECHANICAL PANEL

A1.1