VILLAGE OF EPHRAIM

FOUNDED 1853

PLAN COMMITTEE MEETING AGENDA
Tuesday, October 27, 2026 – 7:00 p.m.
Village Hall - 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. Approval of previous minutes
4. Changes in Agenda
5. Visitors' Comments
6. John Maher –9992 Moravia St. – Railing & Pergola – Design Review
7. Julia Uihlein – 10235 Water St. - Accessory structures – Design Review
8. Larson Properties of Door County & Matthew LaLonde – 121-32-0001-0013, 3082 Larson Ln, 9890 Water Street – Conditional Use – Multi Family Development
9. New business for next meeting/next meeting date
10. Adjournment

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/473353205

You can also dial in using your phone.
Access Code: 473-353-205
United States: +1 (224) 501-3412

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: 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
PLAN COMMITTEE MEETING MINUTES
TUESDAY, SEPTEMBER 22, 2026 – 7:00 PM
9996 WATER STREET

ACTION ITEMS:

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

Thorp moved, Bartelt seconded to approve the August 25, 2026, Plan Committee Working Session minutes, as presented, all ayes. Motion carried.

Thorp moved, Hart seconded, to approve the August 25, 2026, Plan Committee minutes, all ayes. Motion carried.

McClean moved, Bartelt seconded, to approve the Addition Design Review application for Devin Wolf at 9815 Water Street as presented, all ayes. Motion carried.

Bartelt moved, McClean seconded to approve the Garage Design Review Application for 9992 Moravia Street, with the condition that the French drain/water runoff management system be subject to approval by the Chair of the Plan Committee in consultation with the Village Administrator, all ayes. Motion carried.

Bartelt moved, Hoyreman seconded, to approve the Design Review Application for the exterior remodel specifically for the windows and doors, but not including the deck railing — at 9992 Moravia Street, all ayes. Motion carried.

McClean moved, Thorp seconded, to approve the New SFR Design Review Application for Timothy Nelson at 10110 Norway Street, as presented, all ayes. Motion carried.

Thorp moved, Hart seconded, to approve the New SFR Design Review Application for Gary & Lesley Houchin-Miller at 2888 Wilder Road, as presented, all ayes. Motion carried.

Hoyerman moved, McClean seconded to adjourn at 7:43 PM; all ayes. Motion carried.

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

Absent: Grace Held.

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

Guests in person: Gary and Leslee Houchin-Miller, David Olson - Van's Lumber Representative, Marcia Ellis, Sandy Van Sickle, and Matt Meacham.

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

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:**

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

   Thorp moved, Bartelt seconded to approve the August 25, 2026, Plan Committee Working Session

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minutes, as presented, all ayes. Motion carried.

Thorp moved, Hart seconded to approve the August 25, 2026, Plan Committee minutes, all ayes. Motion carried.

4. **Changes in agenda:** There were no changes.
5. **Visitors' Comments:** There were no Visitors' Comments.
6. **Devin Wolf – 9815 Water St – Addition – Design Review:**
   Bristol explained that the project originated similarly to other cottage renovation work contractor Jack Opitz has undertaken along the shoreline — lifting the existing building in place, installing a new foundation beneath it, and setting it back down. During the course of construction, a desire emerged to add a small addition to the backside of the building. Survey work was conducted to confirm proximity to the ordinary high watermark, and the project was confirmed to be setback-compliant. From a dimensional standpoint, Bristol noted no issues with the application. The design details — including green trim, asphalt shingles, and log siding to match the existing structure were reviewed. Bristol clarified that the addition would use a more vertical wood siding, as opposed to the horizontal interlocked logs of the existing building. The project had previously gone before the Historic Preservation Commission (HPC).

   Thorp conveyed the HPC's recommendation of approval, noting the Committee had no significant issues and appreciated the effort to rehabilitate and preserve the existing building rather than demolish it. Thorp also noted confidence in the contractor's qualifications.

   Hoyerman expressed support for the project, stating it was very consistent with the Committee's ongoing discussions about the value of retaining and reusing old structures.

   McClean moved, Bartelt seconded, to approve the Addition Design Review application for Devin Wolf at 9815 Water Street as presented, all ayes. Motion carried.

7. **John Maher – 9992 Moravia Street – Garage & Remodel – Design Review**
   This item covered two component pieces: (1) the proposed garage, and (2) the exterior remodel, including windows, doors, and a proposed second-floor deck railing.

   Garage
   Bristol described the property as being immediately north of the Bethany Parsonage. The proposed garage is approximately 25 by 25 feet, to be located on the east side of the property. The propane tank would be relocated. Bristol noted that approximately ten (10) to twelve (12) cedar trees would need to be removed and that, given the slope of the site, a retaining wall would be required on the north side. From a dimensional standpoint, the project met all requirements. The application had previously been reviewed by HPC.

   Thorp relayed HPC's recommendation of approval and summarized the key discussion points from that meeting. Drainage concerns were raised; the question of whether the propane tank would be buried; the siding on the upper portion of the garage was initially questioned but confirmed to match the house color; and windows were discussed, with the owner indicating they would be replaced and updated with mullions to create a consistent look. Thorp also noted that the garage would extend approximately eight feet (8') beyond the north edge of the existing house to allow for a turnaround to exit the garage and head back down the driveway. Thorp raised concern about ensuring that runoff did not impact the neighboring property to the south (Van Sickle Property) or the Pioneer School archive records housed nearby.

   John Maher, the owner of 9992 Moravia, added that the existing shed, which contains a small powder room, would be demolished as part of this project, as it is the only current on-site storage. He also confirmed that all new windows would feature mullions to match the character of the original house, and

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that architectural details such as cedar shake and structural elements visible on the driveway side of the existing building would be replicated on the garage façade.

A discussion was held regarding how to handle the drainage concerns. The contractor, Brian Rosner (of DeLeers), addressed the drainage question, explaining that gutters matching the house would discharge to the north side of the property. He also described plans for one or two French drains near the top of the driveway to capture water coming down the bluff, though their exact placement was noted as still to be determined. Hoyerman asked for clarification on what a French drain is. Rosner, from DeLeers, explained that it involves digging out areas and filling them with gravel to direct water into the ground rather than allowing it to run along the surface. Hoyerman followed up by asking whether this would involve additional tree clearing or be visually apparent from Moravia Street. Rosner confirmed that soil would be placed back on top and it would not be visible. Hoyerman also asked whether a catch basin would be involved. Rosner indicated it was not standard but could be incorporated. Bartelt expressed uncertainty about whether the proposed drainage measures would be sufficient and stated that the Committee needed to be satisfied on that point before the project could proceed fully. Thorp echoed this concern. McClean also acknowledged the drainage issue, expressing hope that Macher would address it adequately.

Maher offered that he and Rosner had discussed after the HPC meeting the possibility of engaging a civil engineer from DeLeers to conduct a deeper review of drainage options and to formally articulate both any existing issues and the proposed remediation.

K. Nelson acknowledged this offer and proposed that the Committee could approve the garage with the condition that he and Bristol would work with Maher and the DeLeers engineer to review and approve a drainage plan ensuring no additional runoff would leave the property. He further noted that the Village's concerns centered on preventing increased runoff both to the south (neighboring properties) and to the east (the historic schoolhouse).

Bartelt moved, McClean seconded to approve the Garage Design Review Application for 9992 Moravia Street, with the condition that the French drain/water runoff management system be subject to approval by the Chair of the Plan Committee in consultation with the Village Administrator, all ayes. Motion carried.

Exterior Remodel – Windows, Doors, and Deck Railing

Bristol described the second component of the project involving the west (Moravia Street) façade of the existing house. The flat roof area above the front of the building currently has a single off-center door with no railing. The applicant proposed replacing this with a centered sliding patio door flanked by mullioned windows, and adding a railing around the flat roof area for safety, particularly given the owner's young grandchildren. The existing door and adjacent window would be consolidated into a centered arrangement, which Maher noted would be a visual improvement.

Bristol explained that while the flat roof space already exists, the new railing constitutes new work subject to current dimensional standards, specifically the forty-foot (40') road setback requirement. Until the exact figures can be verified, Bristol stated he could not confirm whether the railing would meet the setback requirement. He noted that if it falls short of forty feet (40'), setback averaging, a tool the Committee has used in similar situations on Moravia Street, including for the Bethany Church project and a neighboring property, could potentially be applied. However, he did not have sufficient information to approve the railing element that evening.

Maher confirmed the railing would match the recently installed railing on the existing front deck. He also noted that the proposed portico/pergola structure along the side of the building, intended to cover the walkway between the new slider door and the garage, was part of this remodel package as well.

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Given the need for verified setback measurements before the railing could be approved, but noting the applicants' urgency to order windows (which have an eight (8) week lead time), the Committee agreed to separate the railing from the window and door approvals. Bartelt and others expressed support for allowing the windows and doors to move forward independently so as not to delay the project heading into winter.

Bartelt moved, Hoyreman seconded, to approve the Design Review Application for the exterior remodel specifically for the windows and doors, but not including the deck railing — at 9992 Moravia Street, all ayes. Motion carried.

The deck railing item will return to the Plan Committee at the next meeting, pending verification of setback measurements.

8. **Timothy Nelson –10110 Norway Street– New SFR – Design Review**
Bristol explained that this new single-family residence is being built on a newly created building site resulting from a certified survey map that Timothy Nelson recently completed on his larger parcel. From a dimensional standpoint, Bristol reported no issues with the application. A completed design review checklist, site plans, and elevation drawings were submitted. Material samples were passed to Committee members.

   David Olson of Vans Lumber Builders presented the material samples for the New SFR Design Review Application for 10110 Norway Street:

   - The roofing material proposed is Owens Corning Duration "Peppercorn" asphalt shingles, described as a newer product with an earthy, sandy aesthetic that complements the siding choices. It was noted that a metal roof had originally been considered but was set aside for budget reasons, with shingles now covering the entire house.
   - Windows will be Marvin Elevate in a bronze finish, featuring grills on the front elevation.
   - Siding will be vertical board and batten in an LP Diamond Kote “seal”, a brown color, with LP Diamond Kote “French gray” trim color.
   - Cedar woodwork accents on the front elevation will be finished with a clear/natural treatment for weather resistance.
   - The stone accent on the front elevation will be thin-cut real masonry in a Door County fieldstone style.
   - The overhead garage door will be in a bronze color tone.

   McClean moved, Thorp seconded, to approve the New SFR Design Review Application for Timothy Nelson at 10110 Norway Street, as presented, all ayes. Motion carried.

9. **Gary & Lesley Houchin-Miller – 2888 Wilder Road – New SFR – Design Review:**
Bristol introduced the project as a new single-family home on Wilder Road. He noted that the applicants had previously constructed an outbuilding/shop on the property, and that the new home's architectural details and colors are designed to match that existing structure. Bristol confirmed no dimensional issues with the project and stated he had been monitoring impervious surface calculations throughout the planning process, with all numbers falling within the required parameters. Project architect Christie Weber was noted as available online to answer any questions.

   Gary and Lesley Houchin-Miller presented the project in person. The primary siding will be a horizontal, thermally modified southern yellow pine. The same product was used on the existing outbuilding. Lighter-colored vertical thermally modified hemlock, mounted vertically, will be used in select areas, including adjacent to the entry and within the screened porch. Houchin-Miller explained

that thermal modification involves kiln-drying at higher temperatures for a longer period, which burns off sugars that attract insects and significantly increases weather resistance.

The roof will be a standing seam metal roof in a dark slate color, matching the existing shop on the property. Windows are black-framed units, a mix of casement and fixed picture windows. The overhead garage door will be in a similar dark color to complement the overall palette.

The front entry door will differ from the white oak wood door on the existing shop. The new home's front door will be primarily glass to allow a visual sightline through the mudroom entry area to the opposite side of the house.

Thorp asked for clarification on the address, noting a discrepancy between "2888" and "2889" seen on one of the presented slides. The applicants confirmed the correct address is 2888 Wilder Road.

McClean commented that the material samples were far more representative of the finished product than the computer-generated renderings, and asked for a brief re-explanation of the siding. Houchin-Miller confirmed it is real wood, thermally modified, and highly durable.

K. Nelson asked about the two-year construction timeline noted on the application.

The applicants explained this is a standard permit duration rather than a firm schedule. They indicated plans to begin site clearing in the fall and winter of 2026, with foundation work beginning in the spring of 2027.

Thorp moved, Hart seconded, to approve the New SFR Design Review Application for Gary & Lesley Houchin-Miller at 2888 Wilder Road, as presented, all ayes. Motion carried.

15. **New business for next meeting / next meeting date:**

The next meeting date of the Plan Committee is October 27, 2026, at 7:00 PM.

K. Nelson reminded the Committee that the next meeting would include both a noon working session and the regular evening meeting. The working session's primary topic will be the sign ordinance, and members were asked to come prepared.

Hart reminded the Committee that the open public hearing for the Protected Waterfront Ordinance would be held at the next Village Board meeting on October 13, 2026, at 7 PM.

K. Nelson encouraged as many Plan Committee members as possible to attend the October Village Board meeting to demonstrate the Committee's unanimous support for the Protected Waterfront Ordinance and its recommendation to the Village Board.

16. **Adjournment:**
Hoyerman moved, McClean seconded to adjourn at 7:43 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

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.

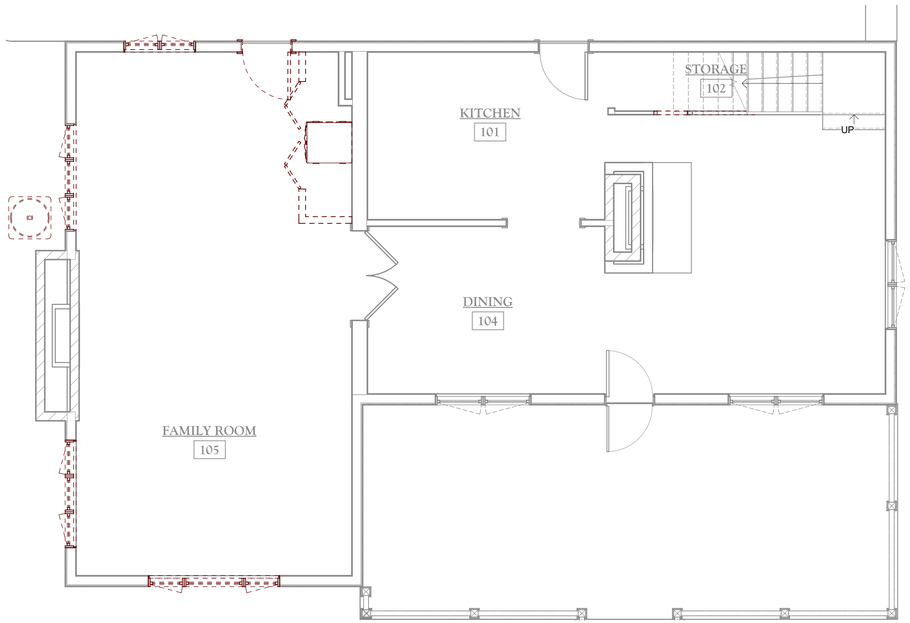
12	LANDSCAPING PLANS / FENCES

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)*

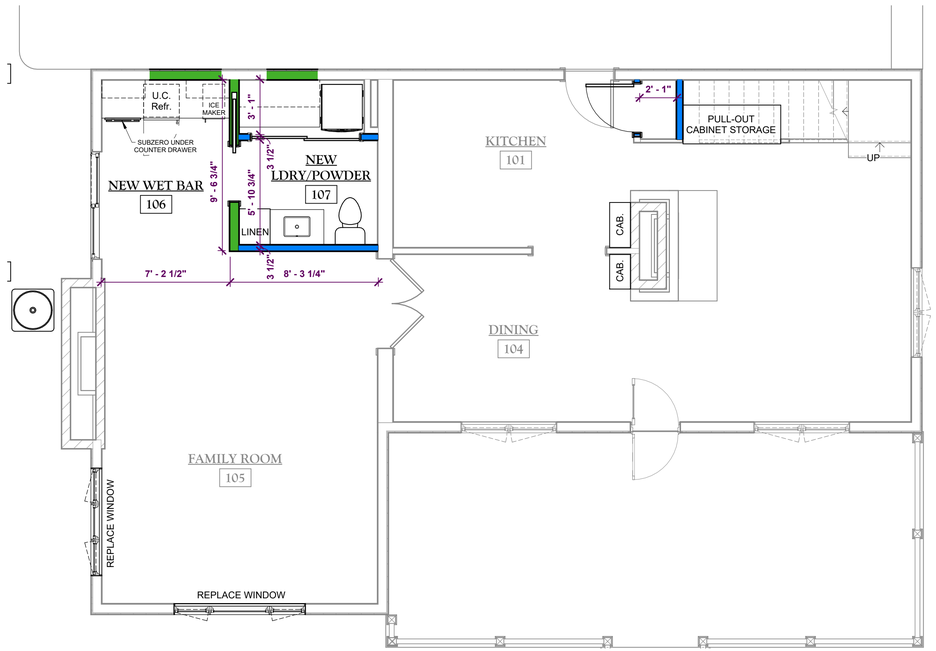
Landscaping will remain the same and unchanged as much as possible.

13	ADDITIONAL FEATURES

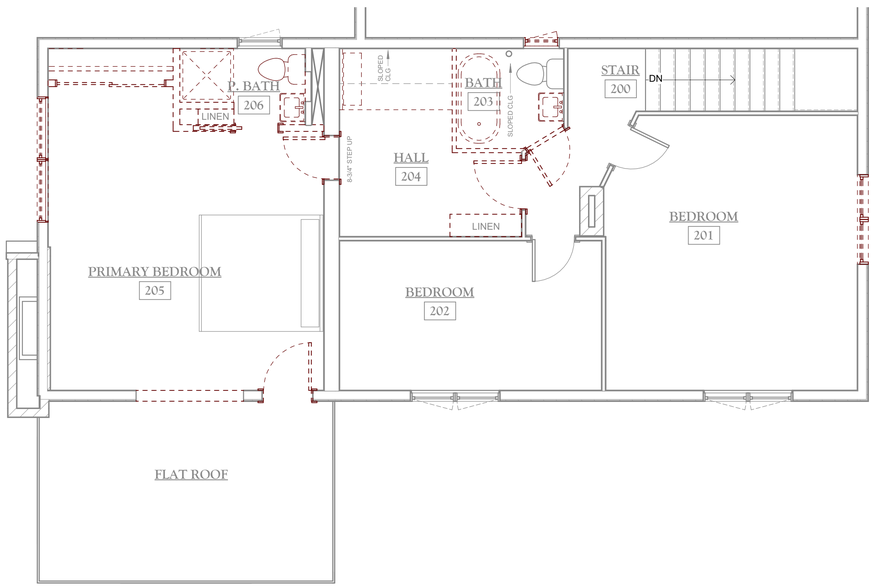
14	SIGNATURE		
Signature of Applicant:		**Date:**	09/18/2026
Internal Use Only			
Date Received:			
Complete Application	Color and Material Samples Provided □Yes □No Existing Structure Photos Provided □Yes □No		
15	**ADDITIONAL SPACE**		



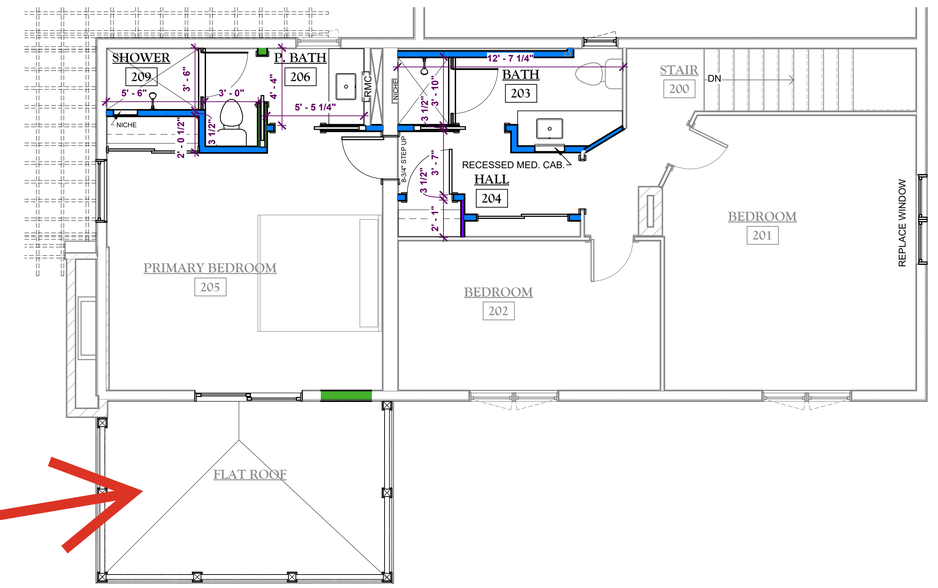
1 A1.1 EXISTING/DEMO FIRST FLOOR PLAN
1/4" = 1'-0"



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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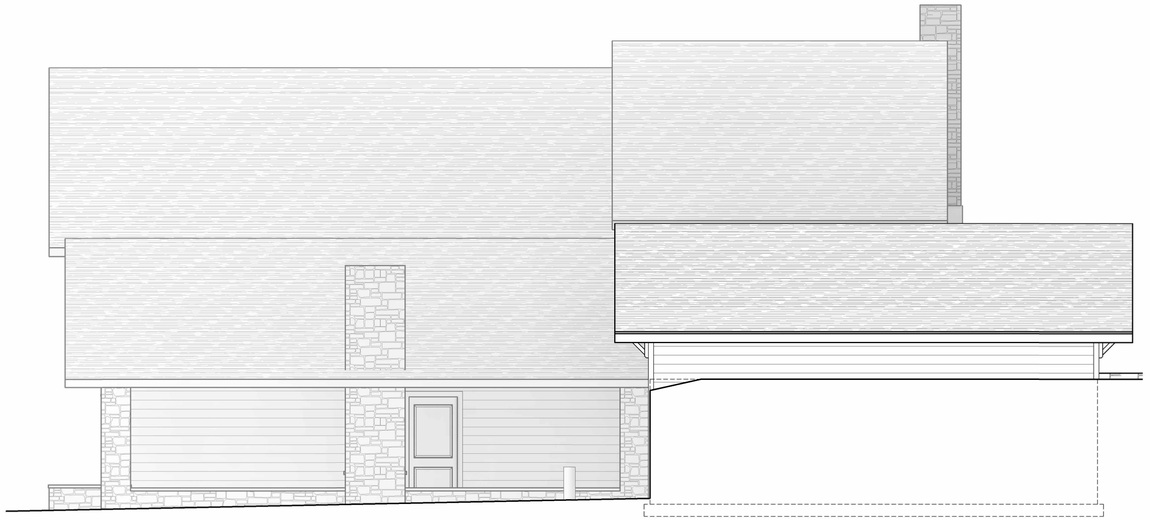
CONSTRUCTION SET REVISIONS

EXTERIOR ELEVATIONS

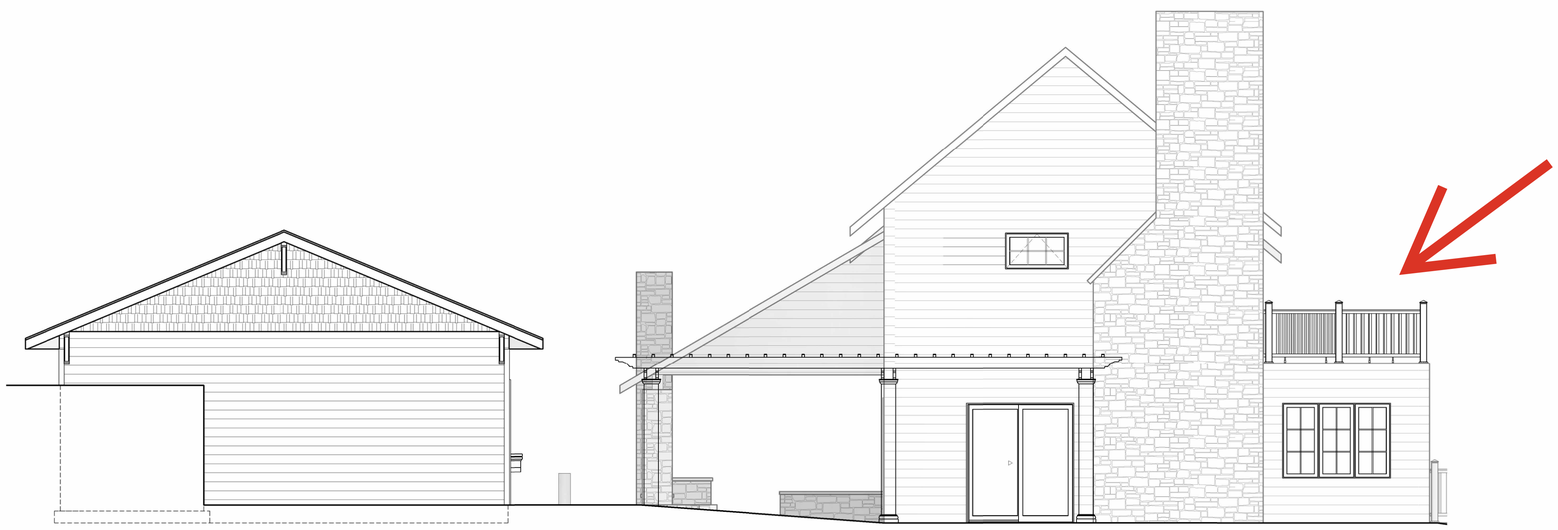
DATE: 9.2.26

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
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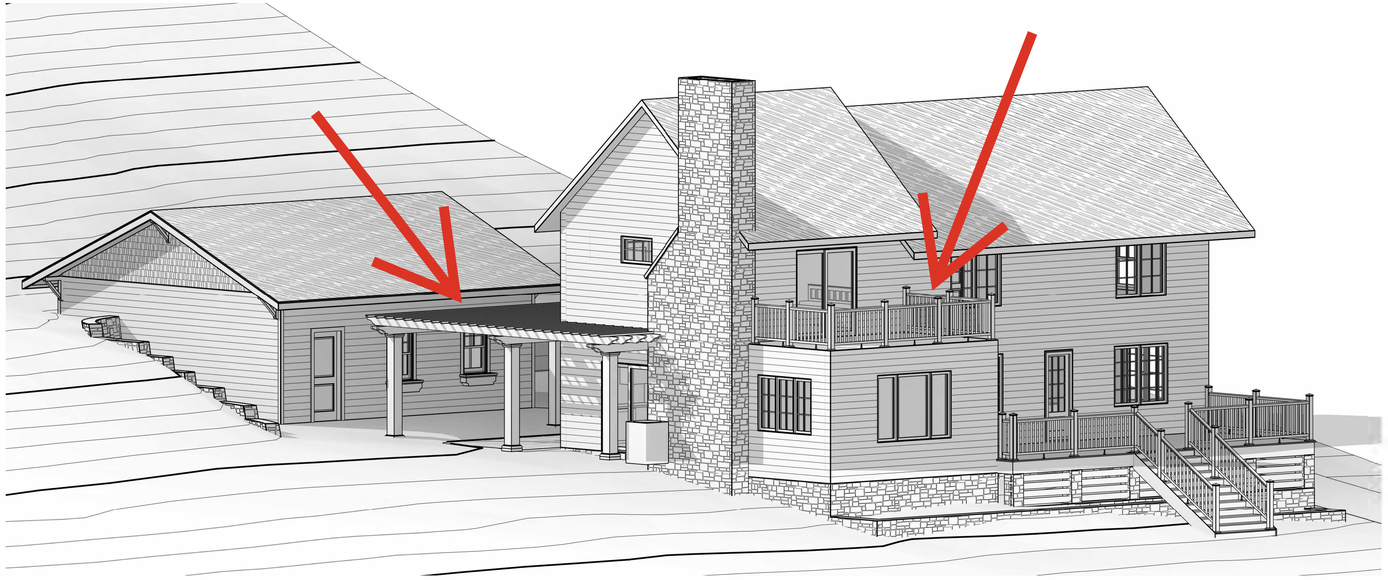
CONSTRUCTION SET REVISIONS

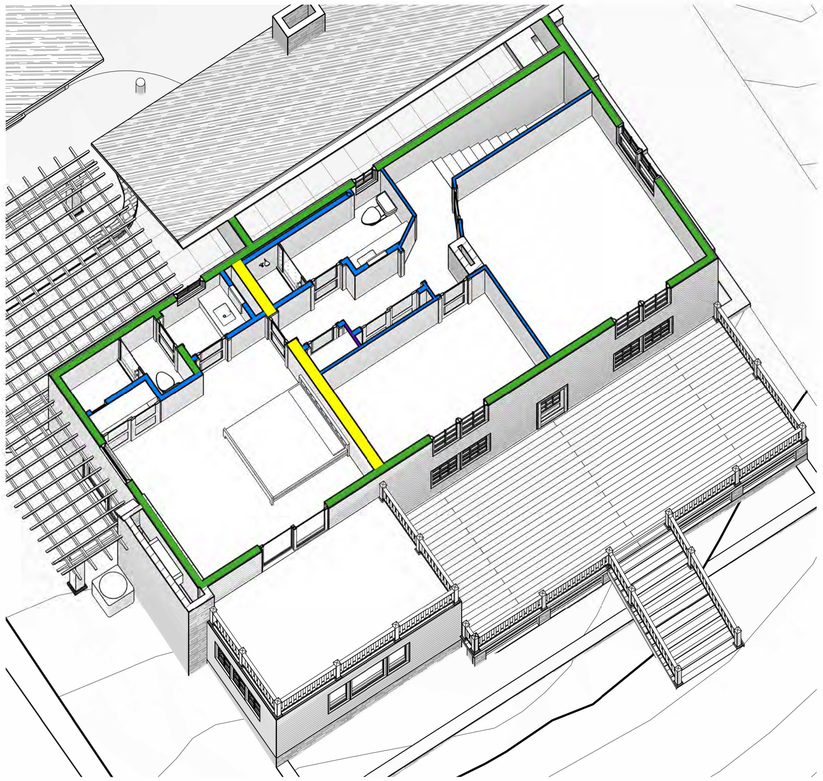
EXTERIOR ELEVATIONS

DATE: 9.2.26

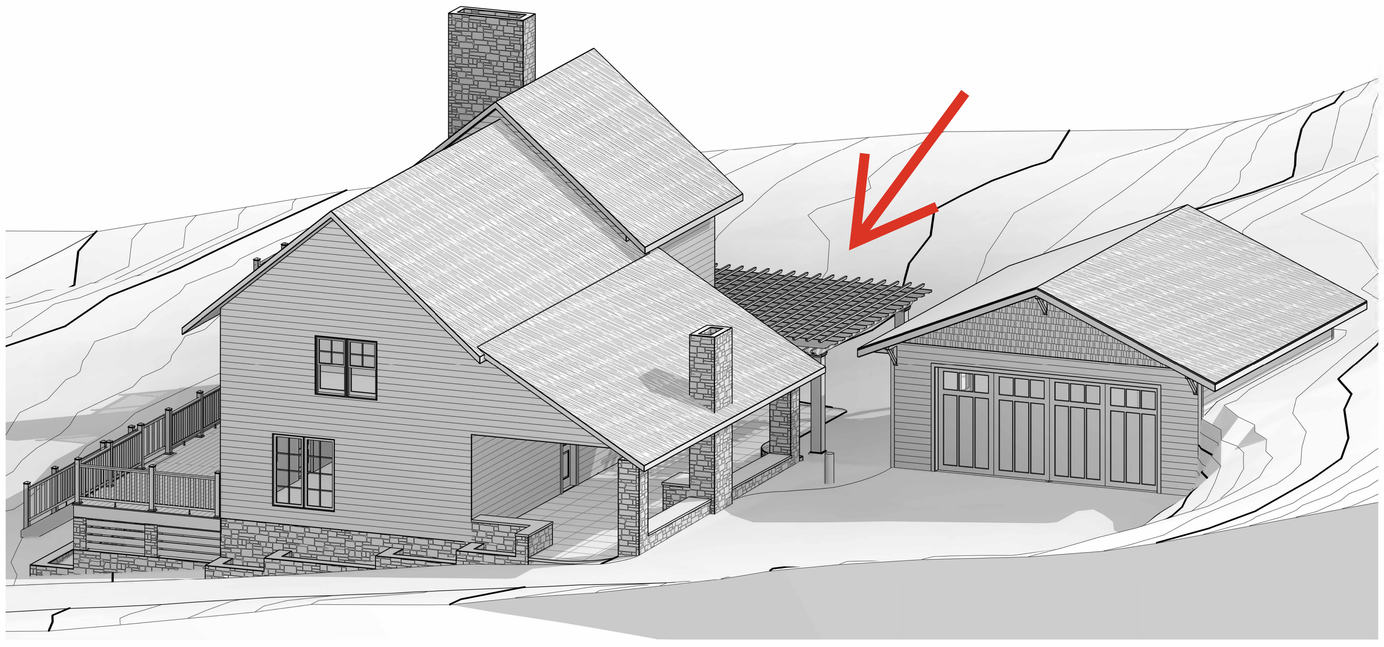
SHEET: A2.2



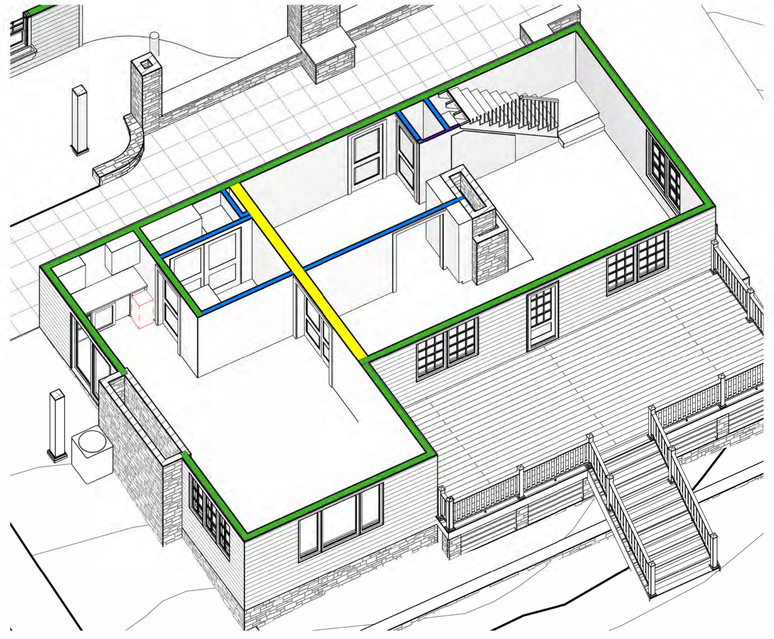
3 A9.1 EXTERIOR SW



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:

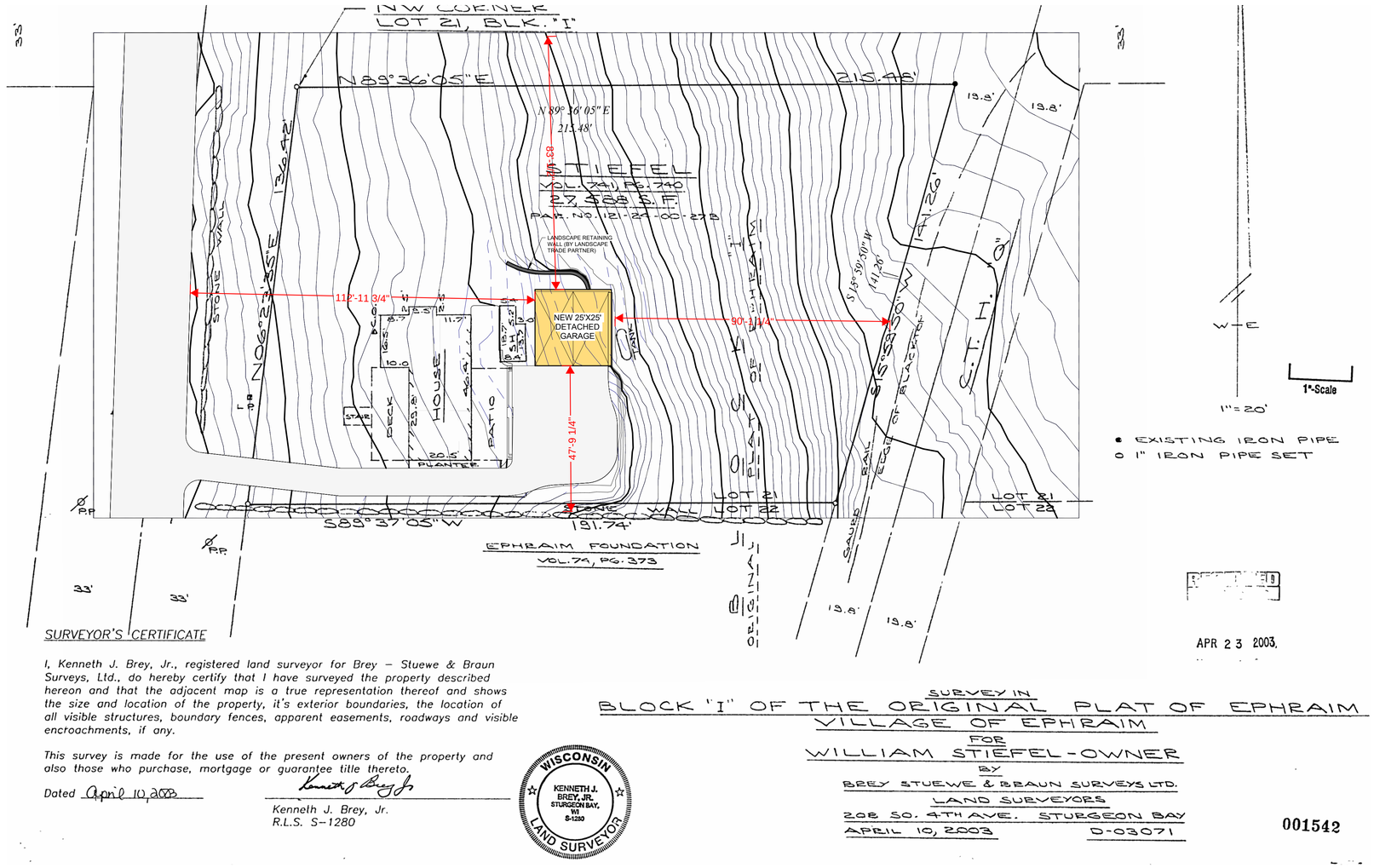
1.16.26
6.1.26
8.12.26
9.2.26 BID SET
...
...

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

Property Owner: Julia A. Vihlein

Tax Parcel # _____ - _____ - [redacted]

Phone # [redacted]

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

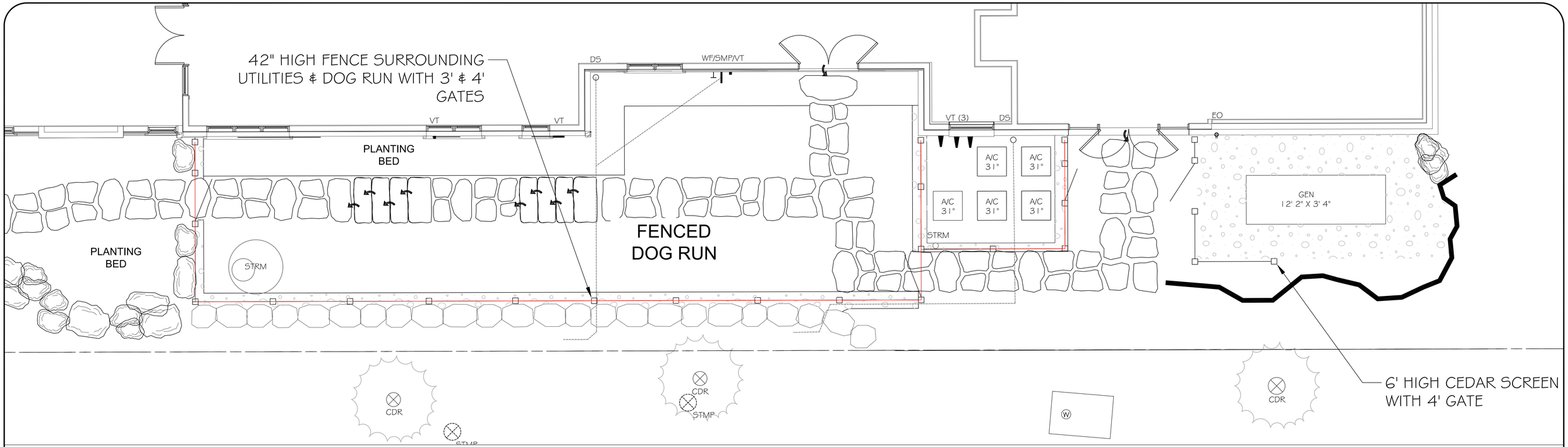
Print Name: Nicholas Meissner

FOR OFFICE USE ONLY

Approved ○ Yes ○ No Permit # _____

Permit Fee: $_____ Date Permit Issued _____

Zoning Administrator Signature: _____

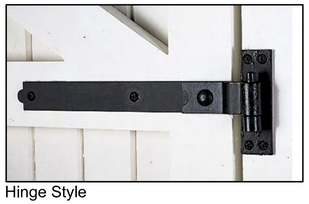




Post Cap Example



2" BLACK COATED HOG WIRE PANELING



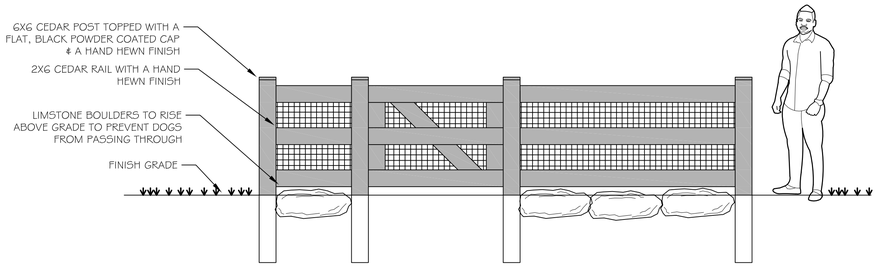
Hinge Style



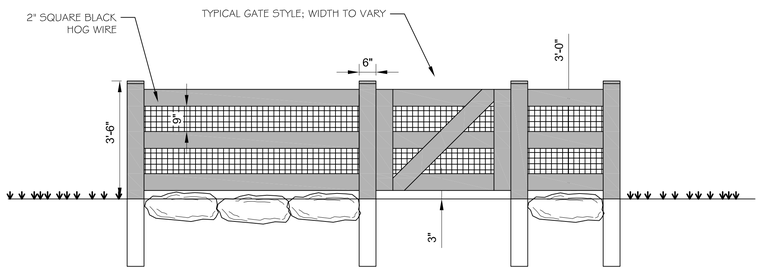
Gate Latch Style

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

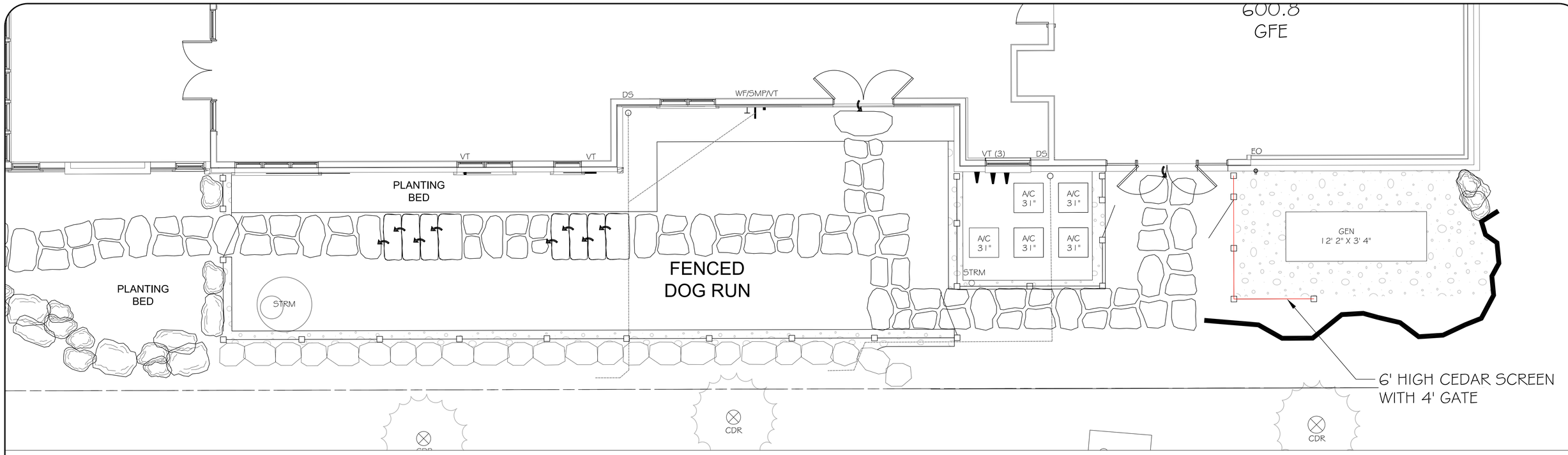
CEDAR STONE

10235 WATER STREET EPHRAIM

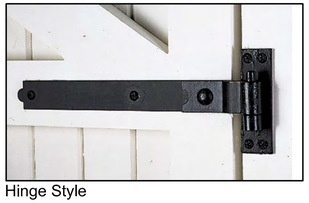
Meissner Landscape Inc.
DESIGN.PLANT.BUILD.MAINTAIN
Phone: 920.743.1011
Fax: 920.743.8878
www.meissnerlandscape.com

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



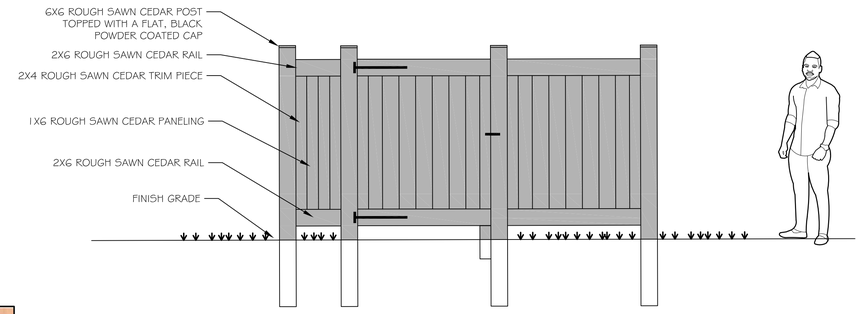
Hinge Style



Gate Latch Style

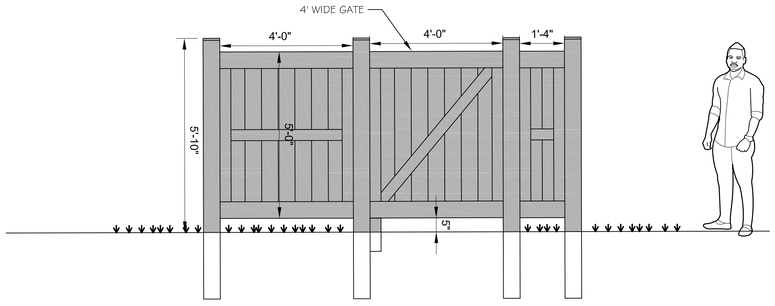
BOARDWALK CONSTRUCTION NOTES:

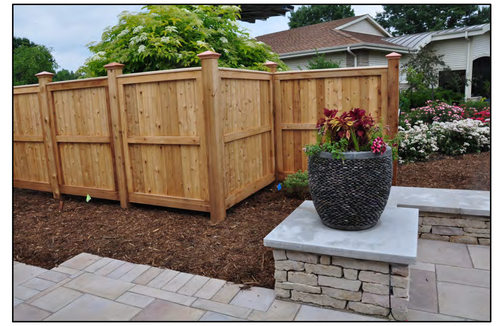
- TOTAL LENGTH OF THIS STYLE OF FENCING TOTALS 18 LNFT WITH GATE.
- FENCE CONTAINS (1) 4' GATES.
- POSTS & RAILS ARE TO BE ROUGH SAWN CEDAR WITH A HAND HEWN FINISH TO MATCH THE SIDING ON THE RESIDENCE & LET TO NATURALLY WEATHER
- FASTENERS ARE TO BE STAINLESS STEEL OR COATED



OUTSIDE ELEVATION

INSIDE ELEVATION





INSPIRATION PHOTO



HAND HEWN TEXTURE

A RESIDENTIAL LANDSCAPE DESIGN FOR

CEDAR STONE

10235 WATER STREET EPHRAIM

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	
L8.4	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

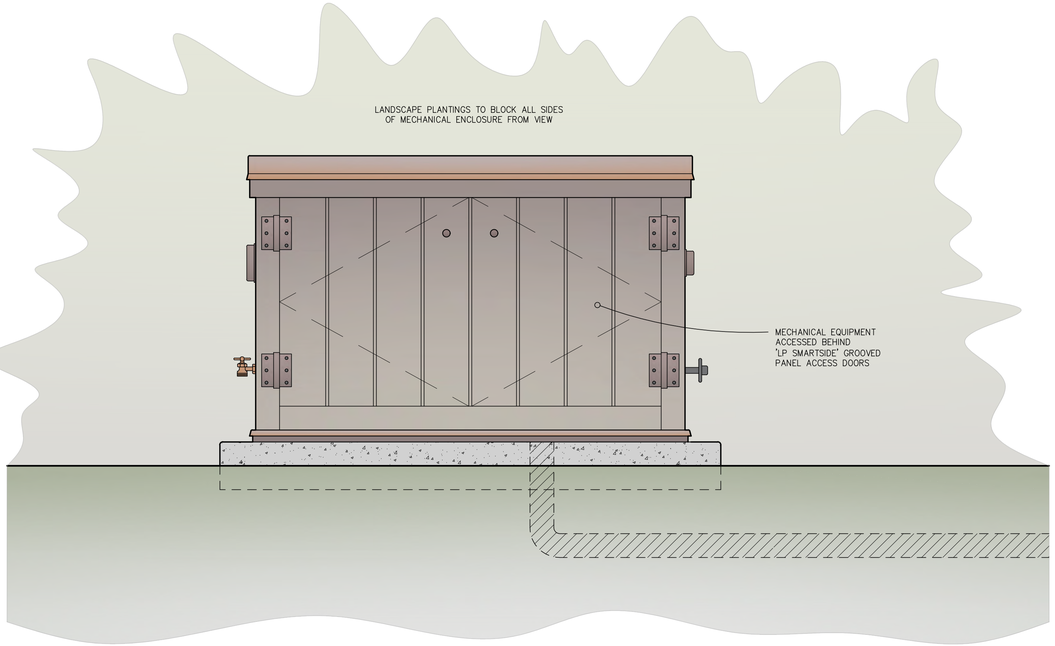
SHORESIDE UTILITY PEDESTAL PLACEMENT DESIGN FOR

DAVID & LIZA SADOFF

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

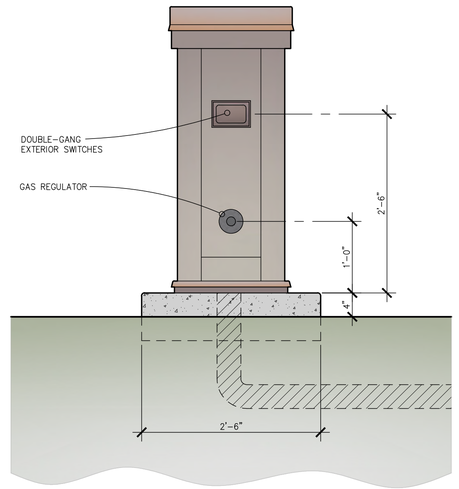
DATE	DESIGN BY	REVISIONS
10/16/26	NRM	10/21/26
SCALE	DRAWN BY	
1/8"=1'	NRM	

N



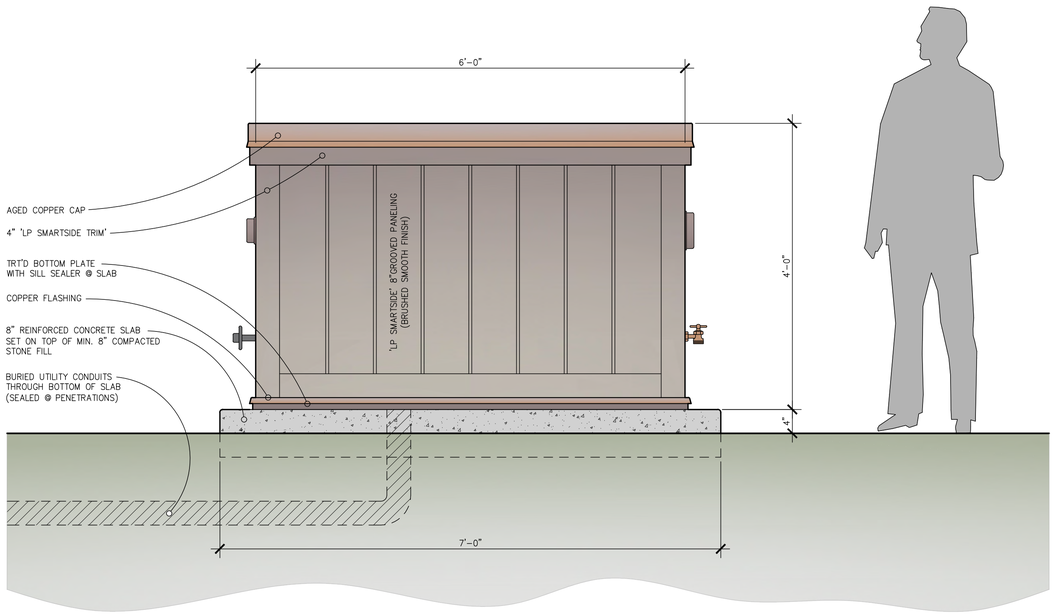
3 SOUTH ELEVATION

1" = 1'



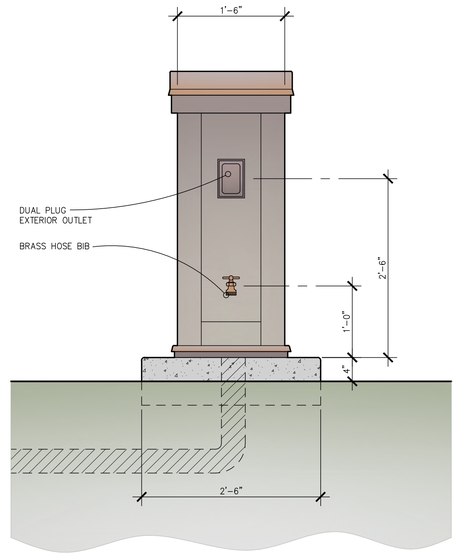
4 EAST ELEVATION

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

VILLAGE OF EPHRAIM

FOUNDED 1853

Conditional Use – Multi-Family Development
Larson Properties of Door County & Matthew LaLonde- 121-32-0001-0013, 3082 Larson Ln, 9890 Water St
Tuesday – October 27, 2026, 7:00 p.m.
Ephraim Village Hall – 9996 Water St.

NOTE: SO LONG AS INTERNET SERVICE IS AVAILABLE, THIS MEETING OF 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:

At the regularly scheduled meeting of the Ephraim Plan Committee on Tuesday, October 27, 2026 at 7:00 p.m, the committee will consider a conditional use request from Larson Properties of Door County and Matthew LaLonde to allow the change of use on this condo owned (transient rental/residential) property to Multi-Family Residential Development. There are no physical changes proposed in this application, it is simply a change in use. Per the zoning ordinance applicants are afforded the opportunity to implement a Multi-Family Development by Conditional Use. This property was granted a variance from the density maximum of the Multi-Family code in light of the fact that the structures are already in existence and the residential use in fact is less intense than the historical Commercial Transient Rental (Cottage Rental) use that has existed for decades.

Notice is being sent to all Ephraim property owners and neighboring municipalities within 300'. Comments may be made in person at the meeting or in writing to be received no later than 3:00 p.m. on Tuesday, October 27, 2026. Written comments via email at bbristol@ephraim.wi.gov will also be accepted. All written comments must include name and address of commenting residents.

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/473353205

You can also dial in using your phone.
Access Code: 473-353-205
United States: +1 (224) 501-3412

Andrea Collak, Clerk

Kim Roberts, Deputy Clerk

Date: 10/16/2026
_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:bbristol@ephraim.wi.gov

Village of Ephraim **County of Door**

CONDITIONAL USE PERMIT APPLICATION

Conditional Use Fee - $250.00

I. Location (number and street) Multiple - See attached
(N) S E W side of Larson Ln
N S E (W) side of Hidden Spring Rd.

II. Present use: Commercial Transient Lodging and Residential

III. Ownership: ✓ private (individual, corporate, non-profit, etc.)
____ public

IV. Proposed use of site or structure:

Residential

V. Use or Structure requiring the conditional use:

Multi-Family Development Conditional Use

VI. Plans needed (checked items only):

____ A. Types and dimensions of structures, existing and proposed

✓ B. A site plan, drawn to scale, showing dimensions of the site, setbacks and dimensions of all existing and proposed structures and their relationship to property lines, roads, rights-of-way, existing and proposed wells and sanitary waste systems, and (if applicable) ordinary high water mark of navigable waters

____ C. Building plans including all floor plans and all elevations.

____ D. Documentation of safe and adequate water supply and disposal of sewage.

____ E. A parking plan

_____ F. Application fee

Name of property owner: Larson Properties of Door County LLC

Address of property owner: 3082 Larson Ln. Ephraim

Local address/contact: Ruann Larson, Member

Sara Glenn / Brian Reinhardt, True North Real Estate

Phone: [redacted]

Signature Larson

Application Date: 10/12/2026

Village of Ephraim **County of Door**

CONDITIONAL USE PERMIT APPLICATION

Conditional Use Fee - $250.00

I. Location (number and street) 9890 Water Street
N S E W side of _____
N S E W side of _____

II. Present use: Commercial Transient Lodging

III. Ownership: X private (individual, corporate, non-profit, etc.)
____ public

IV. Proposed use of site or structure:
Multifamily Development

V. Use or Structure requiring the conditional use:

VI. Plans needed (checked items only):

_____ A. Types and dimensions of structures, existing and proposed

_____ B. A site plan, drawn to scale, showing dimensions of the site, setbacks and dimensions of all existing and proposed structures and their relationship to property lines, roads, rights-of-way, existing and proposed wells and sanitary waste systems, and (if applicable) ordinary high water mark of navigable waters

_____ C. Building plans including all floor plans and all elevations.

_____ D. Documentation of safe and adequate water supply and disposal of sewage.

_____ E. A parking plan

_____ F. Application fee

Name of property owner: Matt and Kathryn LaLonde

Address of property owner: 9890 Water Street

Local address/contact: [redacted]

Phone: [redacted]

Signature Matthew LaLonde

Application Date: 10/9/2026

Ephraim Village Cottages Condominium

The property consists of 2.39 acres and 13 units held in condominium ownership, each with their own tax parcel ID. Units 1 and 2 were sold previously and are privately owned by another party. The offering includes units 3-13 which are described below.

Residence/Office - 3082 Larson Ln, unit 13. The residence was frame constructed in 1973 and is 1,632 sq. ft. The dwelling includes 3 bedrooms, 1.5 bathrooms. It also includes a check-in office and laundry/utility room. The floors are a combination of LVP, carpet, and laminate. It is heated via electric heat and has a newer mini-split for heat and A/C. The exterior is wood and aluminum and it has a 640 sq. ft., 2+ car attached garage.

Cottages -

All of the cottages contain a kitchen, living room with wood fireplace (except Meadowview II & III) and asphalt shingled roofs. Each of the cottages' flooring is a combination of vinyl and carpet.

Cozy Brook - 3095 Birch Street, units 3 & 4. This cottage was frame constructed in 1981. It includes 2 units that each offer 1 bedroom and 1bathroom. Each unit has 432 sq. ft. The units are identical and connect via an interior door. The exterior is wood.

Fireside - 3093 Birch Street, units 5 & 6. This cottage is 2 stories and contains 2 units. Each unit is identical and offers 2 bedrooms and 1 bathroom. Each unit is 600 sq. ft.

Birchwood - 3085 Birch Street, unit 7. This cottage was frame constructed in 1976 and offers 2 bedrooms and 1 bathroom and is 672 sq. ft. The exterior is vinyl.

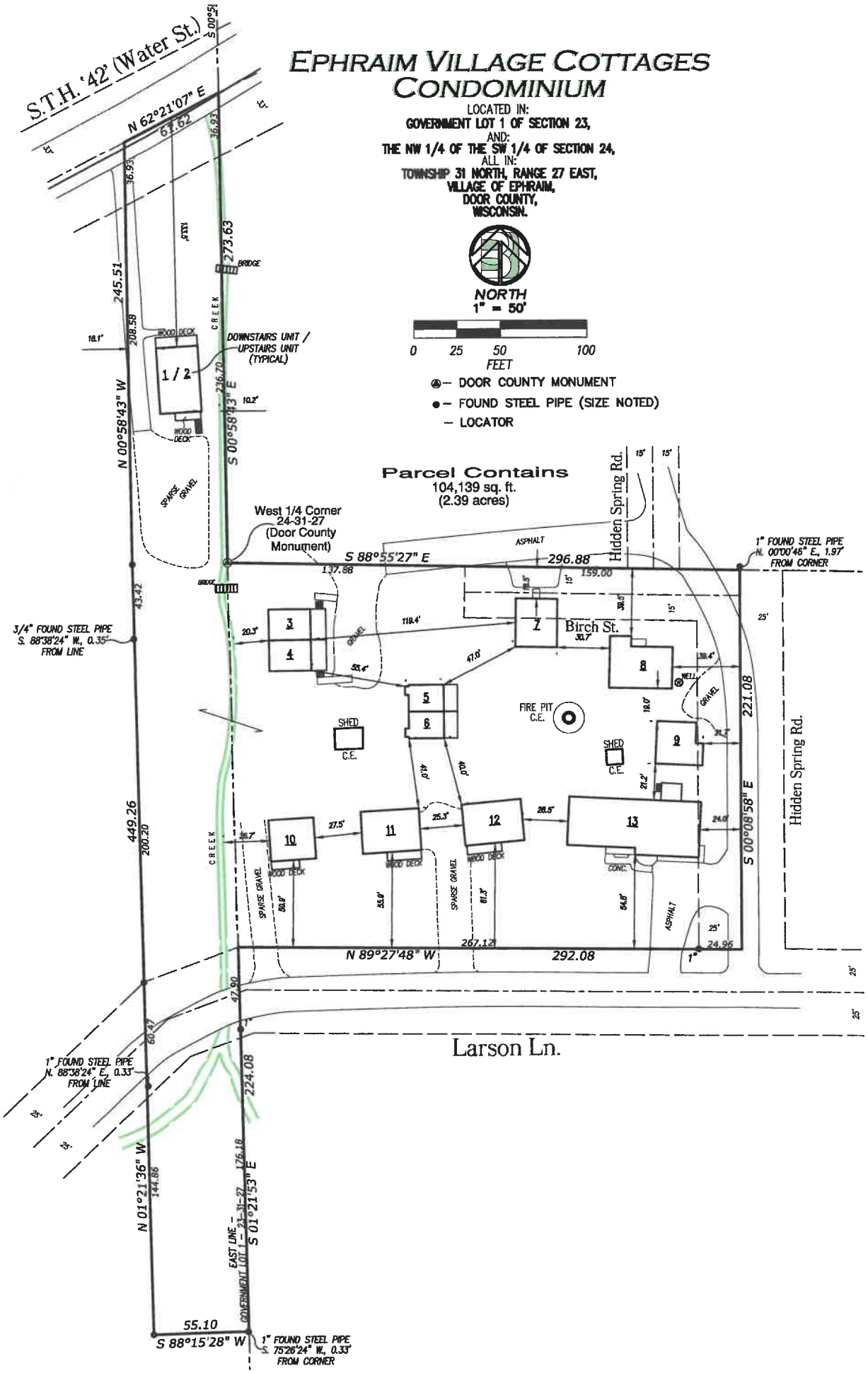
Cedars - 9849 Hidden Spring Road, unit 8. This cottage was frame constructed in 1951 and offers 2 bedrooms and 1 bathroom and is 936 sq. ft. The exterior is wood.

Sunnyview - 9847 Hidden Spring Road, unit 9. This cottage was frame constructed in 1952 and offers 1 bedroom and 1 bathroom and is 627 sq. ft. This cottage also includes a laundry storage/utility room accessed from the outside. The exterior is wood.

Meadowview I - 3092 Larson Lane, unit 10. This unit was lost to a fire in 2026. It offered 624 sq. ft. The foundation (footprint) will remain. Village of Ephraim will allow a single-story unit to be re-constructed on the same footprint.

Meadowview II - 3088 Larson Lane, unit 11. This cottage was constructed in 1970 and offers 3 bedrooms and 1 bathroom. Building has a wood exterior and is 816 sq. ft.

Meadowview III, unit 12 - 3084 Larson Lane. This cottage was constructed in 1972. It contains 3 bedrooms and 1 bathroom. Building has a vinyl exterior and is 816 sq. ft.


EPHRAIM VILLAGE COTTAGES
CONDOMINIUM
LOCATED IN:
GOVERNMENT LOT 1 OF SECTION 23,
AND:
THE NW 1/4 OF THE SW 1/4 OF SECTION 24,
ALL IN:
TOWNSHIP 31 NORTH, RANGE 27 EAST,
VILLAGE OF EPHRAIM,
DOOR COUNTY,
WISCONSIN.
NORTH
1" = 50'
0 25 50 100
FEET
DOOR COUNTY MONUMENT
FOUND STEEL PIPE (SIZE NOTED)
LOCATOR
Parcel Contains
104,139 sq. ft.
(2.39 acres)
S.T.H. '42' (Water St.)
N 62°21'07" E
61.62
273.63
BRIDGE
CREEK
245.51
208.58
WOOD DECK
DOWNSTAIRS UNIT / UPSTAIRS UNIT (TYPICAL)
1 / 2
236.70
S 00°58'43" E
N 00°58'43" W
SPARSE GRAVEL
West 1/4 Corner
24-31-27
(Door County
Monument)
S 88°55'27" E
137.88
296.88
159.00
ASPHALT
Hidden Spring Rd.
1" FOUND STEEL PIPE
N. 00°00'46" E., 1.97'
FROM CORNER
3/4" FOUND STEEL PIPE
S. 88°38'24" W., 0.35'
FROM LINE
43.42
Birch St.
GRAVEL
SHED
C.E.
FIRE PIT
C.E.
WELL
221.08
S 00°08'58" E
449.26
200.20
WOOD DECK
SPARSE GRAVEL
CONC.
ASPHALT
267.12
N 89°27'48" W
292.08
24.96
47.90
Larson Ln.
1" FOUND STEEL PIPE
N. 88°38'24" E., 0.33'
FROM LINE
60.47
224.08
N 01°21'36" W
144.86
176.18
S 01°21'53" E
EAST LINE -
GOVERNMENT LOT 1 - 31-27
55.10
S 88°15'28" W
1" FOUND STEEL PIPE
S. 75°26'24" W., 0.33'
FROM CORNER