

# VILLAGE OF EPHRAIM

FOUNDED 1853



## HISTORIC PRESERVATION COMMITTEE AGENDA

**Tuesday, November 28, 2023 – 6:30 pm**

**9996 Water Street**

NOTE: 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:

1. Call to Order
2. Quorum
3. Changes in Agenda
4. Visitors' Comments
5. Approve Previous HPC Minutes
6. Thomas Price – 9889 Water Street – Design Review
7. EHF (Bethany Lutheran Church) – 3028 Cty Q – Accessory Structure - Design Review
8. Ephraim Travel Rentals LLC – 3038 Spruce St – Faceprint Change – Design Review
9. Discussion regarding EHF historic marker signage
10. New Business for Next Meeting
11. Adjournment

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

<https://meet.goto.com/696814829>

**You can also dial in using your phone.**

Access Code: 696-814-829

United States: [+1 \(571\) 317-3122](tel:+15713173122)

*\* 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.*

	<b>Date: <u>11/22/2023</u></b>
<b>Andrea Collak, Clerk</b>	<b><u>X</u> Village Administrative Office</b>
	<b><u>X</u> Visitors' Center</b>
	<b><u>X</u> Post Office</b>
<b>Kim Roberts, Deputy Clerk</b>	<b><u>X</u> Website <a href="http://www.ephraim-wisconsin.com">www.ephraim-wisconsin.com</a></b>
	<b><u>X</u> Emailed to WDOR Radio</b>
	<b><u>X</u> Emailed to Peninsula Pulse</b>

# VILLAGE OF EPHRAIM

FOUNDED 1853



## Historic Preservation Committee Meeting Minutes Tuesday, October 24, 2023 – 6:30 PM

**Present:** Ken Nelson-Chair, Cody Schreck, Marilyn Cushing, Kathy Pentler, Amy Russell

**Staff:** Brent Bristol- Administrator, Andrea Collak-Clerk/Treasurer

**Guests:** Thomas Price, Kathleen Price, Paul Deleers, Mitch Wise, BD Thorp, Michael McCutcheon, Susie Samson, Grace Held, Monique McClean, Andrew Bartelt, Diane Taillon, Colin Welford, Kelsey Stone, Natalie Neddersen

1. **Call to order:** The meeting was called to order by Ken Nelson – Chair at 6:30 PM.
2. **Quorum:** A quorum is present for this meeting.
3. **Changes in Agenda:** None
4. **Visitors' comments:** None
5. **Previous minutes:** Minutes from 9/26/2023

**Schreck moved, Pentler seconded to approve HPC minutes from September 26, 2023, as presented, all ayes, Nelson abstained, and the motion carried.**

### 6. **Thomas Price – 9889 Water Street – Design Review**

Bristol introduced this item. This application is a building reproduction by Conditional Use in the Protected Waterfront (PW) District. Thomas Price, the owner of the property, would like to raze and reproduce a new single-family residence at 9889 Water Street. Bristol noted that when the ordinance came into effect and PW District was developed there was a period of a couple decades where buildings were limited to those in existence. Owners were allowed to maintain only. In 2008-2009, the language was amended by the Plan Committee and approved by the Village Board that under certain circumstances an applicant can come before the Plan Committee to be heard for consideration to modify/raise/reproduce the building by Conditional Use. This item is before the HPC for design review purposes. Nelson noted that architecture, colors, and materials are going to be reviewed.

Thomas and Kathleen Price would like to reproduce the house in traditional architecture with roof dormers and frame construction. There will be white cedar lap siding with a traditional smooth finish, white windows, and doors, a cedar sawn shake roof with 4/12 pitch, and natural masonry, square-cut limestone on the chimney. The exterior shutters will be in cherry red color with cherry cutouts. The railing on the second-floor porch would be wood-like looking white PVC.

The existing building is not in good shape. It is sinking and moldy, and not very attractive.

Mitch Wise, the architect for the project noted that the height of the proposed house matches the height of neighboring structures. The dormer structures and roofline pitches were matched with existing structures. The dormer structures would give the building a friendly look. The actual footprint of the house was reduced to gain more space between the house and the garage and between the other structures in the area. The garage would be placed in the same location with a smaller footprint. Cushing believes that the roof on the garage should be reduced so it would not take away from the house. Wise explained that the garage would be taller to match the roof pitches on the proposed home. There would also be vaulted space to hang paddleboards and kayaks.

Nelson would like to see a simpler look. Perhaps eliminating the cupola on the garage and exterior shutters. Also changing the design of the second-story porch railing would help. Kathleen Price noted that they checked the properties in Ephraim and found cupolas in the Historic District. Pentler feels that the exterior shutters are too bright. Kathleen Price explained that they saw the red accents on other buildings in the area. The color, however, would not be as bright as shown in the pictures. It would be a more subtle, deeper red color.

Russell mentioned she visited the site and believes that the proposed height of the house would not disrupt the water view. There is no water view with the current height. The architect noted that due to a decreased footprint, there will actually be more water view on the sides of the proposed home.

**Cushing moved, Schreck seconded to recommend the approval of the Design Review application for Thomas Price at 9889 Water Street to the Plan Committee as submitted, all ayes, and the motion carried.**

**7. Jacob Odders – 9868 Hidden Spring – Repair/Replacement of Deck – Design Review**

Bristol noted that Jacob Odders is looking to repair/replace the deck boards and railings on the front of the main building. They are going to be using existing framing.

The material used would be Azec plastic composite decking in dark cedar color and white plastic and black metal combination railing system. Russell suggested following historic preservation guidelines and using wood or wood-like materials. Russell noted that the committee does not allow iron, at least not in the front of houses, to maintain the historic look. It could be metal but must have the appearance of wood. Committee members agreed with Russell.

**Russell moved, Cushing seconded to recommend the approval of the Design Review for Repair/Replacement of the Deck to the Plan Committee for Jacob Odders at 9868 Hidden Spring with the provision that spindles be changed to white wood-like looking material spindles, all ayes, and the motion carried.**

- 8. Discussion regarding historic incentives:** Schreck reported that there is an interested donor in helping support the start of a historic marker program. The program would be initiated at historic properties first and then this case study would be expanded through the Village if the Village is interested through HPC. Schreck is in contact with Bristol to get proof of concept with the Ephraim Historical Foundation.
- 9. Discussion regarding historic marker:** Nelson said that the intermediate solution for the historic marker was that in the short term, the staff painted the galvanized fire ring metal black to complement the existing benches, tables, and light poles. After the fall clean up the fire ring would be pulled out of the ground, cut off, and placed back in at a very low elevation to keep the rock in place and keep the grass out. Russell provided pictures of other historic markers in the Village. Russell noted that all of them have a cement foundation. This one is a 100-year commemoration of the church that was originally there. Russell believes that HPC has a responsibility to honor history with proper designation and displaying of plaques/rocks/monuments etc. There is a better way of showing some dignity and honor to history. There should be some sort of standard for how the Village displays these historic markers, concluded Russell.

**10. New Business for Next Meeting:** None.

**11. Adjournment**

**Russell moved, Pentler seconded to adjourn the Historic Preservation Committee Meeting at 7:05 PM, all ayes, and the motion carried.**

Recorded by Andrea Collak- Clerk/Treasurer

DRAFT



# VILLAGE OF EPHRAIM

FOUNDED 1853



## Conditional Use – Building Reproduction in Protected Waterfront (PW) District

Thomas Price - 9889 Water Street

Tuesday – November 28, 2023, 7:00 p.m.

**Ephraim Village Hall – 9996 Water St.**

***NOTE: 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, November 28, 2023 at 7:00 p.m, the committee will consider a conditional use request from Thomas Price to allow the razing and reproduction/construction of a new single family residence the property located at 9889 Water Street. The zoning ordinance affords such applications this opportunity to be considered by conditional use, subject to the design criteria of the PW Building Reproduction ordinance language. The Price’s application for conditional use last month was turned down by the Plan Committee. They have amended the building plans and have submitted a new application for November.

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, November 28, 2023. Written comments via email at [bbristol@ephrain.wi.gov](mailto:bbristol@ephrain.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/656246349>

**You can also dial in using your phone.**

Access Code: 656-246-349

United States: [+1 \(224\) 501-3412](tel:+12245013412)

	<b>Date: <u>11/16/2023</u></b>
<hr/> <b>Andrea Collak, Clerk</b>	<input checked="" type="checkbox"/> Village Administrative Office
	<input checked="" type="checkbox"/> Visitors' Center
	<input checked="" type="checkbox"/> Post Office
<hr/> <b>Kim Roberts, Deputy Clerk</b>	<input checked="" type="checkbox"/> Website <a href="http://www.ephraim-wisconsin.com">www.ephraim-wisconsin.com</a>
	<input checked="" type="checkbox"/> Emailed to WDOR Radio
	<input checked="" type="checkbox"/> Emailed to Peninsula Pulse

**CONDITIONAL USE PERMIT APPLICATION**

**Conditional Use Fee - \$125.00**

- I. Location (number and street) 9889 Water St.  
 N S E W side of Water St.  
N S E W side of \_\_\_\_\_
  
- II. Present use: Single Family Residence
  
- III. Ownership:  private (individual, corporate, non-profit, etc.)  
 public
  
- IV. Proposed use of site or structure:  
Single Family Residence
  
- V. Use or Structure requiring the conditional use:  
2nd Floor + Building Height
  
- 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: Thomas S. Price Trust

Address of property owner: 41 Signal Hill Rd. Wilton CT 06897

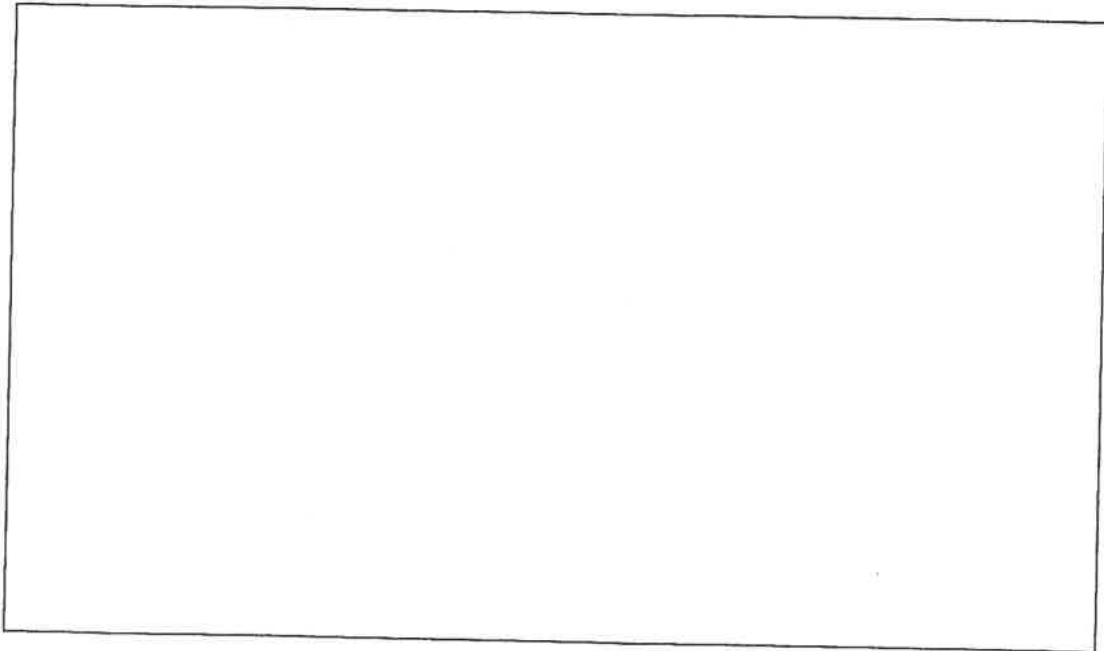
Local address/contact: Deleers Construction Inc.

1860 Mid Valley Dr. DePere WI 54115

Phone: 917-480-0739

Signature Paigethweiss

Application Date: 10/11/2023



**VILLAGE OF EPHRAIM**  
**BUILDING/ZONING PERMIT APPLICATION**

Application Date  
11/14/2023

*Please Print*

**1. Owner/Property**

Tax Parcel No. 121 - 012 - 3312711B

Owner Thomas S. Price Trust

Mailing Address 41 Signal Hill Rd. City Wilton

State CT Zip 06897

Phone(s) 917-480-0739 Email pricetom66@gmail.com

Location of Project 9889 Water St. Nearest Cross Street Hidden Spring Rd.

Property Use: Single Family Residence

Zoning Area: G1-Residential Historic District?  Yes  No

Contractor/Contact: DeLeers Construction Inc. Address 1860 Mid Valley Dr. DePue, WI 54115

Phone(s) 920-347-5595 Cell Phone ( 920 ) 615-7262

**2. Type of Improvement**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> <b>New Building</b> | <b>Accessory Structures</b>                 |
| <input type="checkbox"/> Addition                       | <input checked="" type="checkbox"/> Garage  |
| <input type="checkbox"/> Exterior Alteration            | <input type="checkbox"/> Storage Building   |
| <input type="checkbox"/> Foundation Work Only           | <input type="checkbox"/> Repair/Replacement |
| <input type="checkbox"/> Other _____                    | <input type="checkbox"/> Other _____        |

**3. Describe Proposed Construction:** Wood Framed Structure

**4. Cost**

Total cost of improvements as applied for in permit: \$ 750,000.00

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

**Include with Application:**

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

**For New Buildings or Additions, Complete this Section Also:**

**Dimensions:** Number of Stories: 2 Height at Peak: 22' 3 1/2"  
Roof Pitch(es): 4/12 Total Footprint, Exterior: 1,307 sq. ft.

Total Square Footage, All Floors Exterior: 2,295 .ft.

Total Square Footage, Parking/Drives/Walkways: 582 sq.ft.

**Type:**  Wood Frame  Structural Steel  Reinforced Concrete  Other \_\_\_\_\_

**Principal Heating:**  Propane  Oil  Electric  
 Other \_\_\_\_\_

(Explain) \_\_\_\_\_

**Plant Manager**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Sewage Disposal:**

Current:

- None
- Sewered
- Septic
- Mound/In-Ground
- Other \_\_\_\_\_

Proposed:

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

Type: \_\_\_\_\_

(copy of permit to be on file with Village)

Year Installed: \_\_\_\_\_

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

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

Fire Chief Signature \_\_\_\_\_ Date \_\_\_\_\_

**Fire Department:**

Sprinklers needed?  Yes  No

Driveway width/tree clearance (width/height): \_\_\_\_\_

Clearance around structures for truck access: \_\_\_\_\_ Fire # Assigned \_\_\_\_\_

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

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

Signature of Applicant Paige Hulbert Print Name Paige Hulbert

**FOR OFFICE USE ONLY**

Permit # \_\_\_\_\_ Permit Fee: \$ \_\_\_\_\_

Date Permit Issued \_\_\_\_\_ Zoning Administrator Signature: \_\_\_\_\_

Restrictions: \_\_\_\_\_

# Applicant Design Checklist

Village of Ephraim

Owners Name(s): Thomas S. Price Trust

Contractor(s): DeLeers Construction Inc.

Project Location: 9889 Water St. Ephraim, WI 54211

Date: 10/9/2023

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

## 1. Building Design:

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

Traditional Architecture, Roof Dormers, Frame Construction.

## 2. Site Planning/Landscaping:

*Preserving existing vegetation and topography.*

Raise Elevation and replace vegetation to match existing.

## 3. Building Color:

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

White Cedar Siding, White windows, Cedar Sawn Shake Roof  
Natural masonry

**4. Materials:**

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

Cedar Siding + Cedar Roofing, Natural masonry

**5. Architectural Details:**

*Building details should be simple and without frills,*

Simple Design, Traditional Elements  
/historic

**6. Utility Service Wiring (location):**

*To be shown on plot plan.*

Reference Site Plan for details.

**7. Roof Pitch/Roof Color:**

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

Cedar Sawn Shake Roof  
Pitch = 4/12 Average

**8. Additional Features:**

**Owner/Agent Signature:**

Paige Muller

**Price Home  
Grade Study**

**11/13/2023**

*Center Line of Road* 100'-0"

*House #9887 (South)*

Finished floor 98'-11-1/2"  
Grade adjacent to home 98'-1"

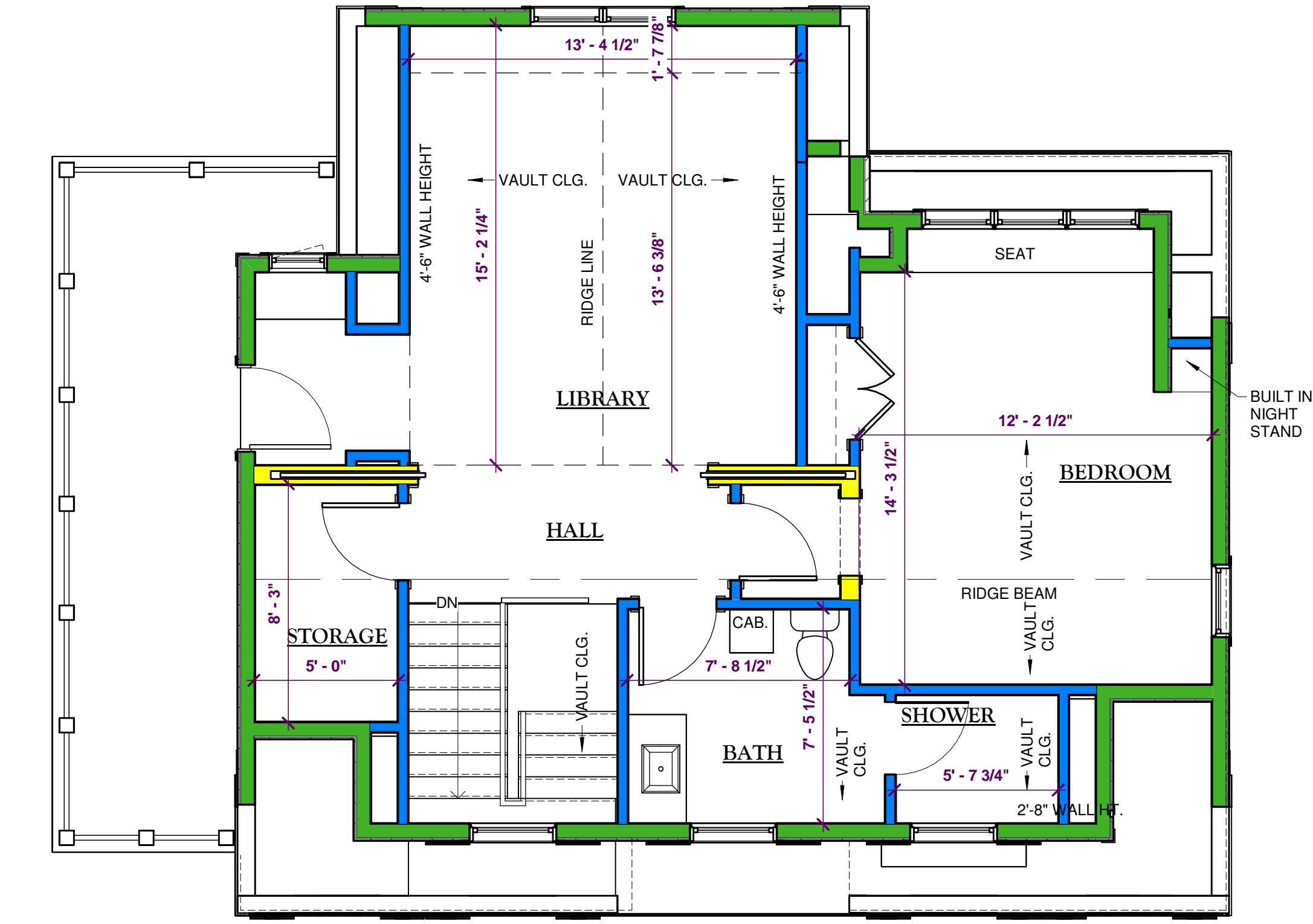
*House #9889 (Price)*

Existing finished floor 98'-9-1/2"  
Proposed finished floor 100'-3"  
Existing grade adjacent to home 98'-3"  
Proposed grade adjacent to home 100'-0"

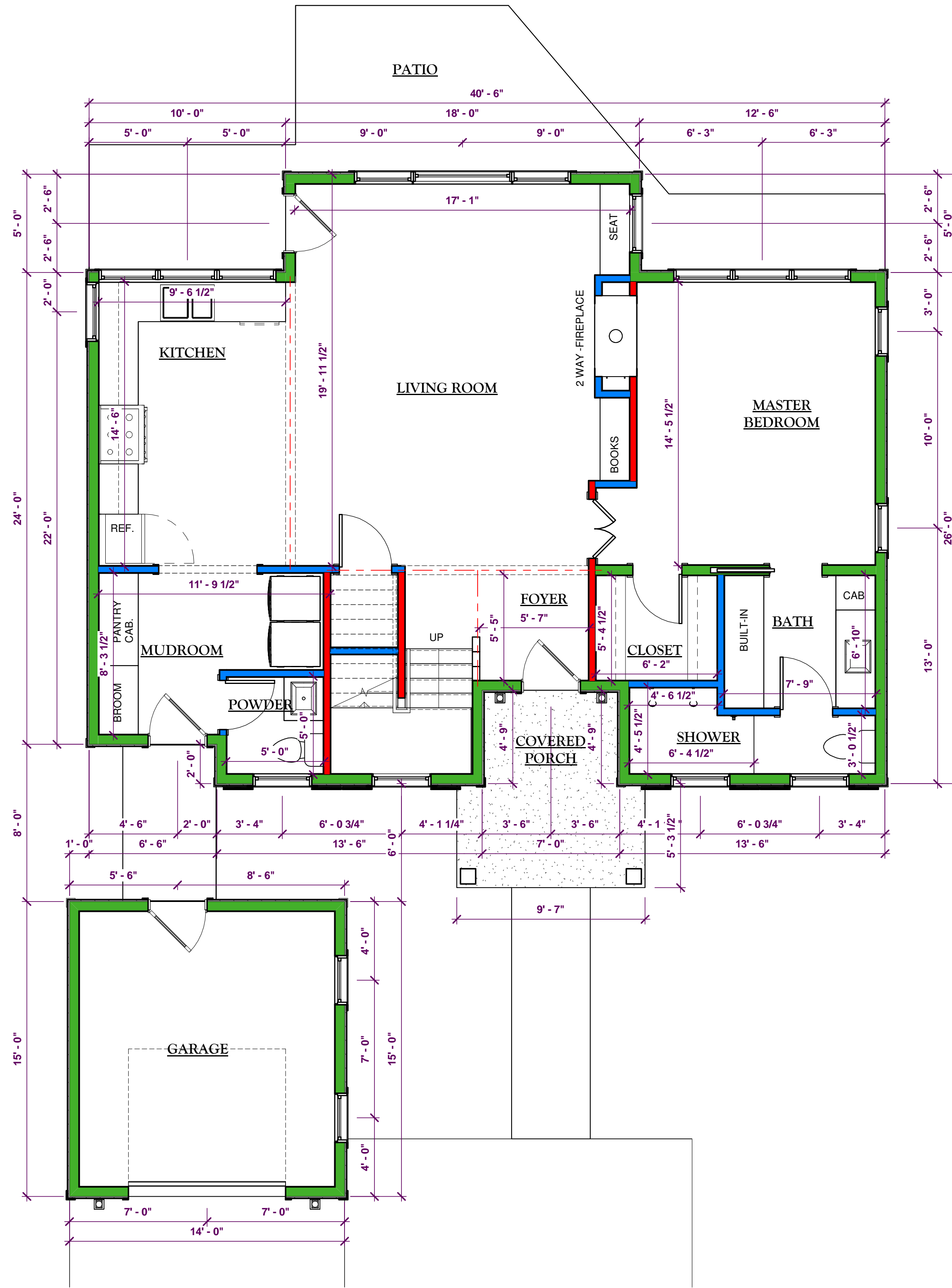
*House #9891 (North)*

Finished floor 100'-3"  
Grade adjacent to home 98'-9"





2 SECOND FLOOR PLAN  
 ALL 1/4" = 1'-0"



1 FIRST FLOOR PLAN  
 ALL 1/4" = 1'-0"

HOUSE FIRST FLOOR: 1,097 SF  
 GARAGE: 210 SF

# PRELIMINARY - NOT FOR CONSTRUCTION

## Tom and Kathleen Price

9889 Water Street Ephraim, WI 54211

B.D.A.:	Paul DeLeers	PRE-CONTRACT	
DESIGNER:	Mitch Wise	UPDATE:	11.14.23
DRAWN BY:	BV		
DESIGN NO.:	BD23-04-06		

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CONSTRUCTION SET REVISIONS

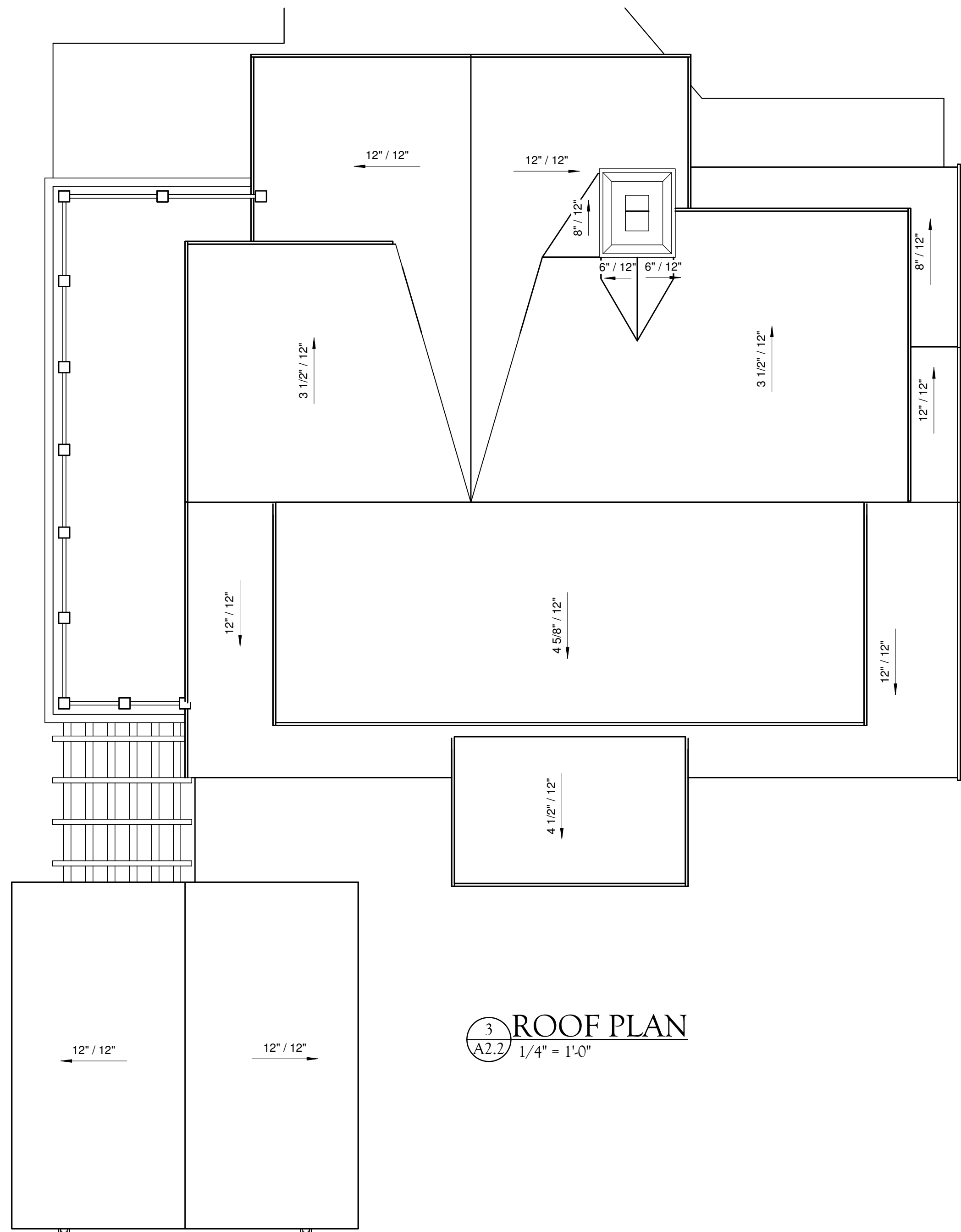
NO.	DATE	DESCRIPTION

FIRST FLOOR PLAN  
 DATE: 11.14.2023  
 SHEET: **A1.1**





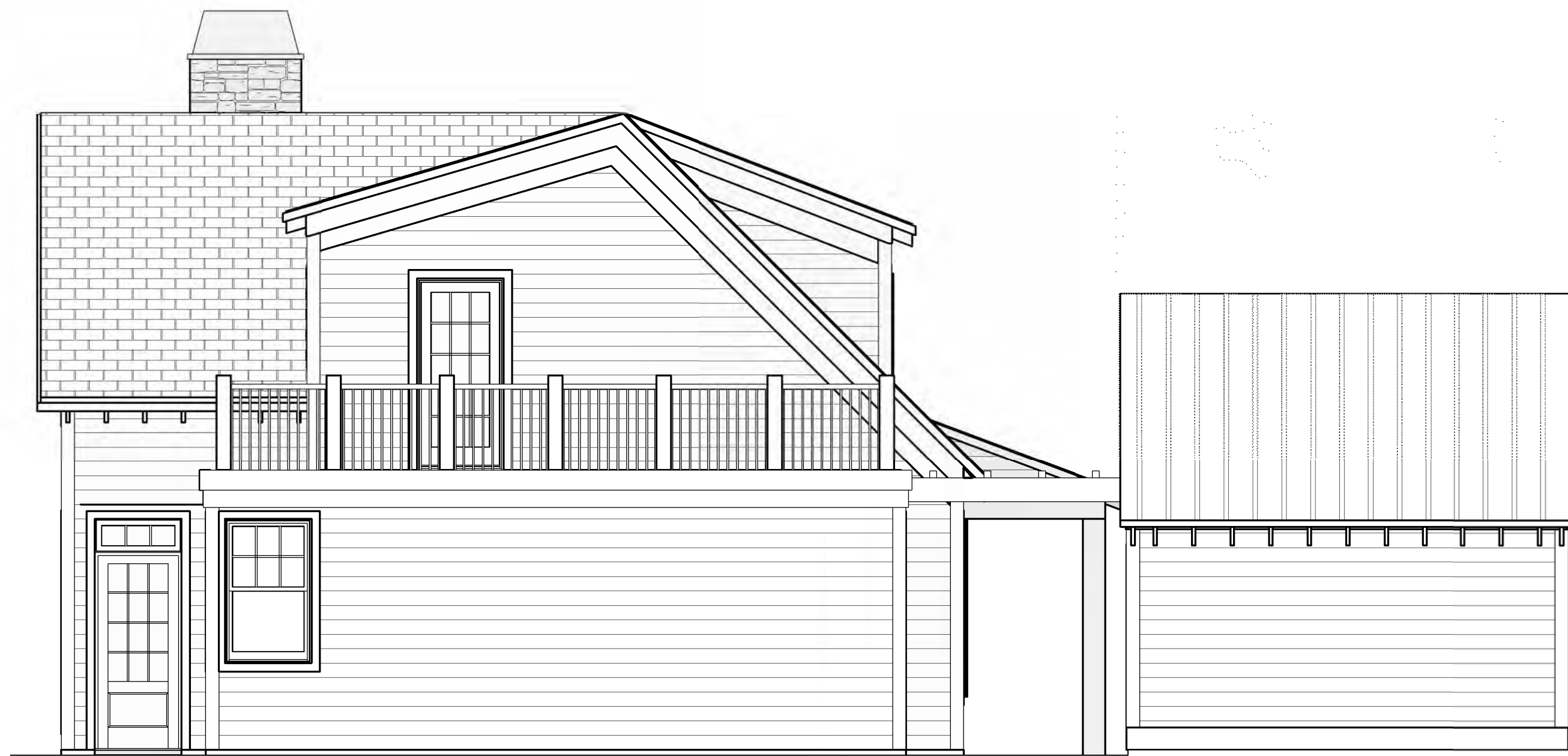




3 ROOF PLAN  
A2.2 1/4" = 1'-0"



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



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



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

**PRELIMINARY - NOT FOR CONSTRUCTION**

B.D.A.:	Paul DeLeers	PRE-CONTRACT	
DESIGNER:	Mich Wise	UPDATES:	11.14.23
DRAWN BY:	BY		
DESIGN NO.:	BD23-04-06		

CONSTRUCTION SET REVISIONS

**Tom and Kathleen Price**

9889 Water Street Ephraim, WI 54211



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2  
A9.1 EXTERIOR NW



1  
A9.1 EXTERIOR NE



4  
A9.1 EXTERIOR SW



3  
A9.1 EXTERIOR SE

**PRELIMINARY - NOT FOR CONSTRUCTION**

**Tom and Kathleen Price**

9889 Water Street Ephraim, WI 54211

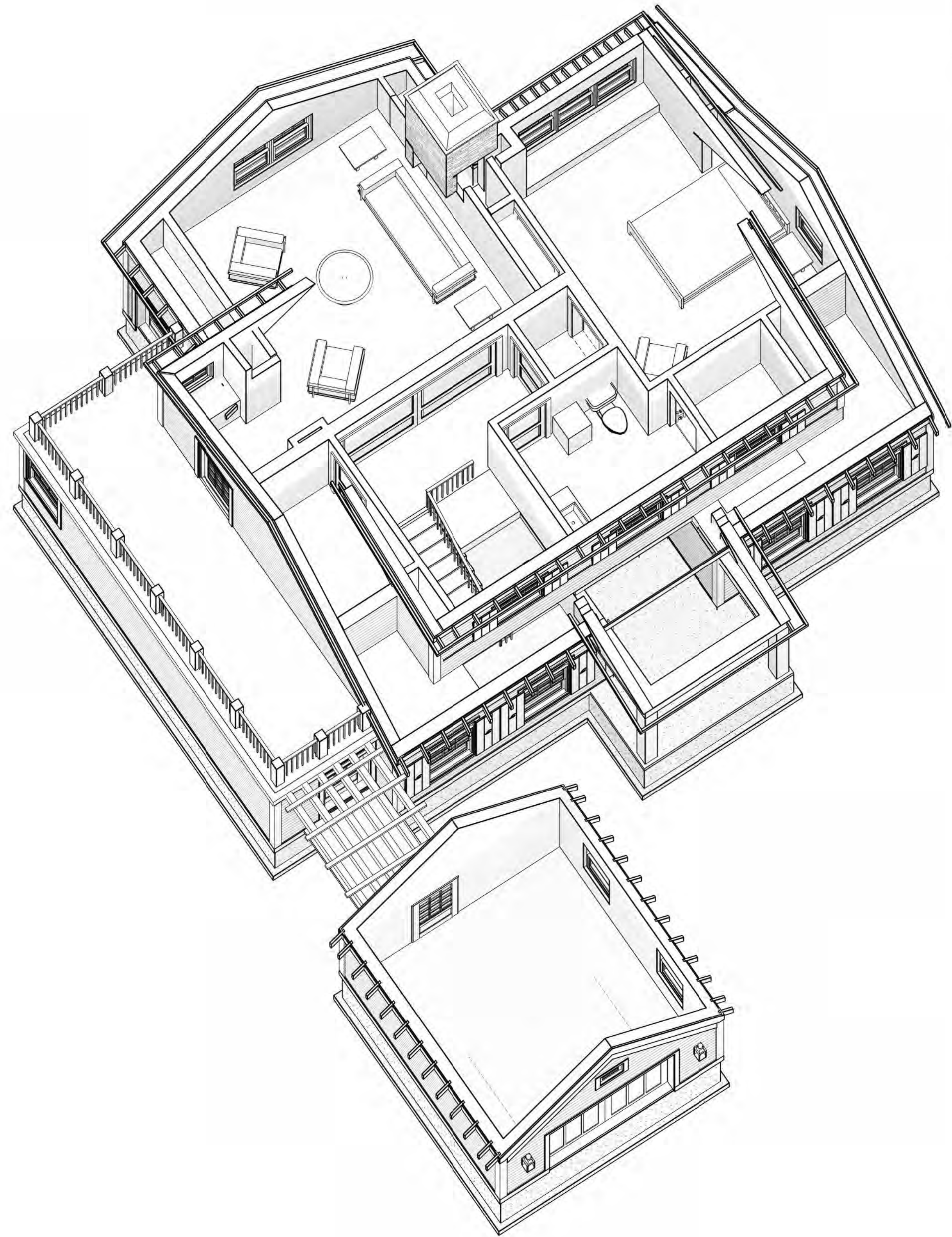


B.D.A.:	Paul DeLeers	PRE-CONTRACT	
DESIGNER:	Mitch Wise	UPDATE:	11.14.23
DRAWN BY:	BD23-04-06		
DESIGN NO.:	BD23-04-06		

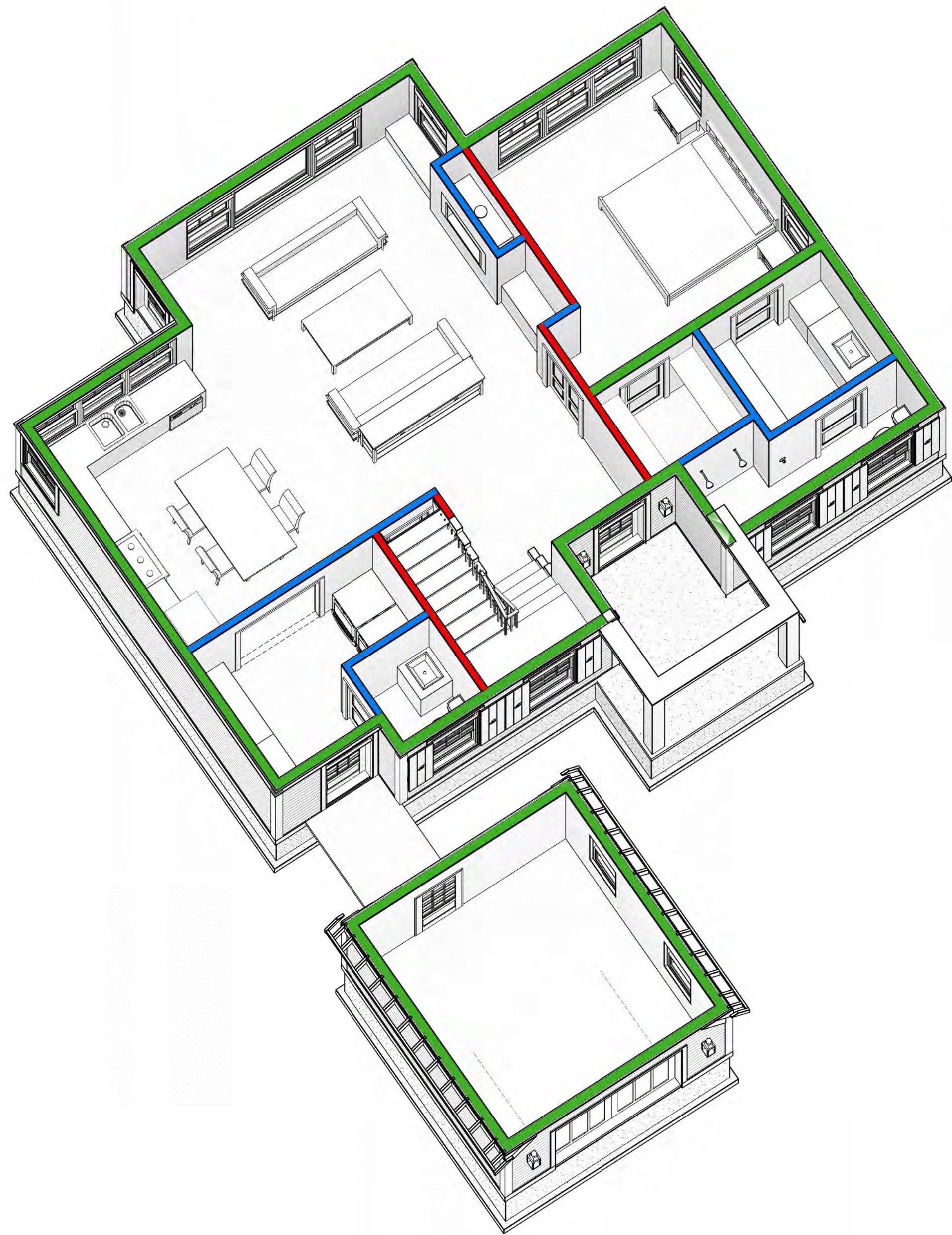
CONSTRUCTION SET REVISIONS	

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2 SECOND FLOOR 3D  
A9.2



1 FIRST FLOOR 3D  
A9.2

**PRELIMINARY - NOT FOR CONSTRUCTION**

CONSTRUCTION SET REVISIONS

NO.	DATE	DESCRIPTION

B.D.A.:

DESIGNER:	Paul DeLeers
DRAWN BY:	Mitch Wise
DESIGN NO.:	BD23-04-06

PRE-CONTRACT UPDATES:

DATE:	BY:
11.14.23	BV

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EAGLE HARBOR



STATE HIGHWAY 42

3 SITE PLAN COMBINED EXISTING AND PROPOSED  
C1.1 1" = 10'-0"

EAGLE HARBOR

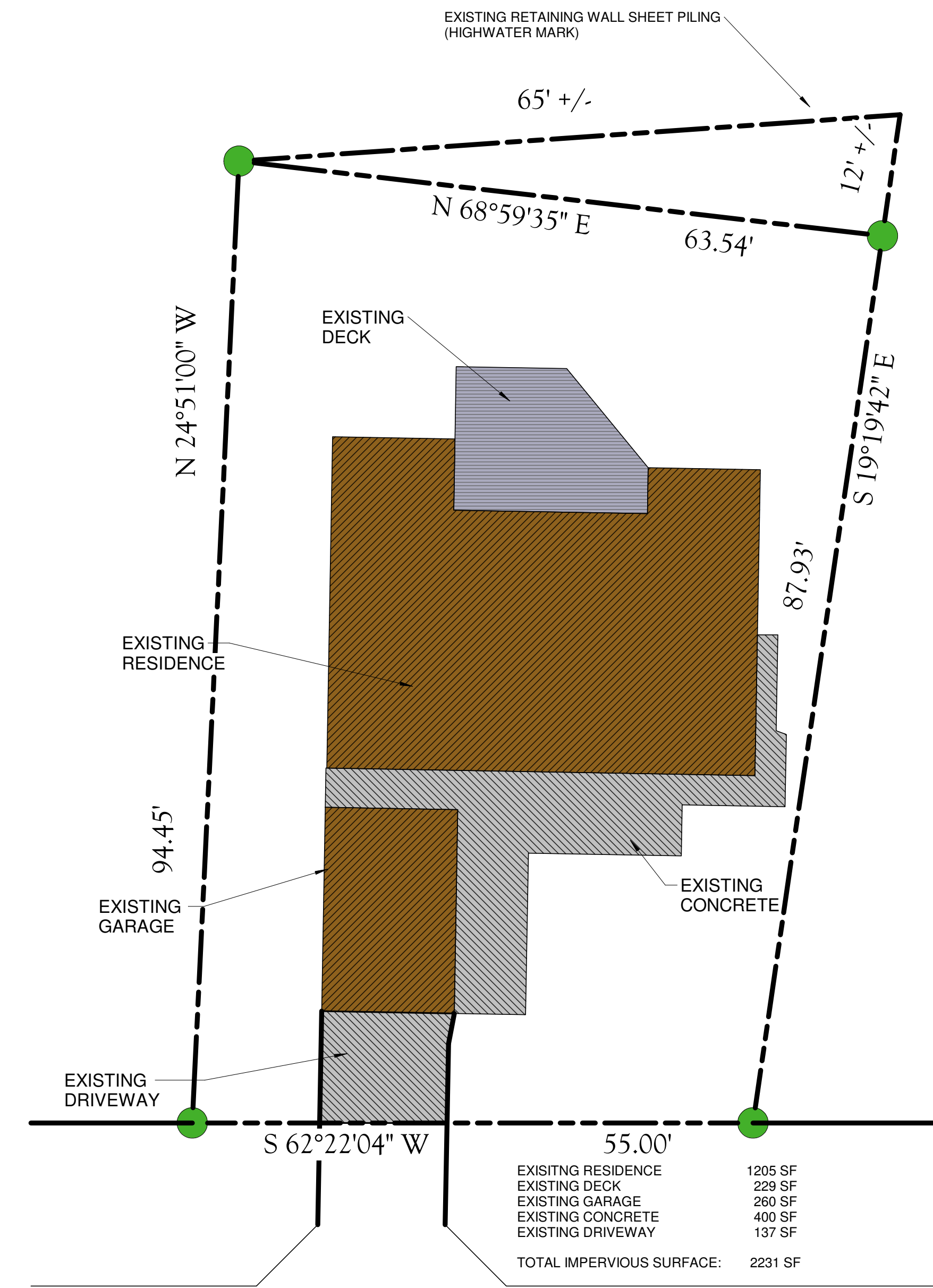


STATE HIGHWAY 42

2 SITE PLAN PROPOSED  
C1.1 1" = 10'-0"

PROPOSED RESIDENCE	1097 SF
PROPOSED GARAGE	210 SF
PROPOSED COVERED PORCH	35 SF
PROPOSED PATIO/PATH	355 SF
PROPOSED DRIVEWAY	192 SF
<b>TOTAL IMPERVIOUS SURFACE:</b>	<b>1889 SF</b>
<b>PERMEABLE PAVER PARKING:</b>	<b>286 SF</b>

EAGLE HARBOR



STATE HIGHWAY 42

1 SITE PLAN EXISTING  
C1.1 1" = 10'-0"

EXISTING RESIDENCE	1205 SF
EXISTING DECK	229 SF
EXISTING GARAGE	260 SF
EXISTING CONCRETE	400 SF
EXISTING DRIVEWAY	137 SF
<b>TOTAL IMPERVIOUS SURFACE:</b>	<b>2231 SF</b>

**PRELIMINARY - NOT FOR CONSTRUCTION**



**Tom and Kathleen Price**  
9889 Water Street Ephraim, WI 54211

B.D.A.:	Paul DeLeers
DESIGNER:	Mitch Wise
DRAWN BY:	BY
DATE:	11.14.23
DESIGN NO.:	BD23-04-06
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CONSTRUCTION SET REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN

DATE: 11.14.2023

SHEET: **C1.1**











Attention: Michael McCutcheon  
Chairman, Village of Ephraim Planning Committee  
Reference: 9889 Water Street  
Date: November 14, 2023

Dear Committee Chairman and Members

As homeowners in the Protective Waterfront of the Village, we want to express our gratitude to the Committee members for all the hard work you do to preserve the unique and special nature of Ephraim.

As you know, we are rebuilding our cottage at 9889 Water to retire in Ephraim. Our aim is to replace the substantial wear/tear and damage to a 1950's home. We will winterize and create a more aesthetically pleasing home on the waterfront.

From the start of this project, our new home design addressed both Ephraim's Historical and Planning Ordinances. Specifically,

- We reduced the current footprint,
- We used Ephraim as an inspiration in the design,
- We coordinated the home with adjoining neighbors' heights,
- We updated an old tired non-conforming current design.

Below is a summary of the project timeline:

- October 2022. We originally reached out and met on the property with the Village Administrator and the Architect for guidance and direction.
- August 22, 2023. We submitted to the Planning Committee a preliminary design for discussion. Initial feedback was positive. The Committee made recommendations to make some cosmetic changes and to simplify the home's characteristics. With that in mind, we made the recommended changes.
- October 24, 2023. We formally submitted a Conditional Use Permit to the Historic Preservation Committee. There was a positive 5-0 vote in favor of the design. At that time, we also submitted a revised architectural plan using feedback from the August meeting with detailed presentations from both the Architect and the Builder. We showed building material examples, answered questions and addressed concerns about height, footprint and the design. The Planning Committee decided an ordinance meeting needed to be held and proceeded to vote 5-2 against our plan.
- October 31, 2023. The Planning Committee held a special meeting about Ephraim's current ordinances in their entirety. The Special meeting outlined issues in addition to our design plans. Examples such as:

- Public areas to view water is greater in Ephraim than surrounding towns. Which our home doesn't disturb.
  - Most homes in the PW are covered by overgrown cedars and shrubs and hinders views anyway, except for our home. However, four years ago we removed our cedars because they were dying and dangerously leaning over the home. Our plan is to replant some trees to match other properties in the PW.
  - A 2008 amendment to the town ordinance allows buildings to increase height to neighboring buildings, which we have done as well as reducing entire footprint of home.
- November 24, 2023 (current meeting). Our new submittal addresses the comments of previous meetings by adjusting the height of home, adjusting the color of the shutters, lowering the garage height, changing the deck railings, reworking the dormers and entrance as per board member comments.

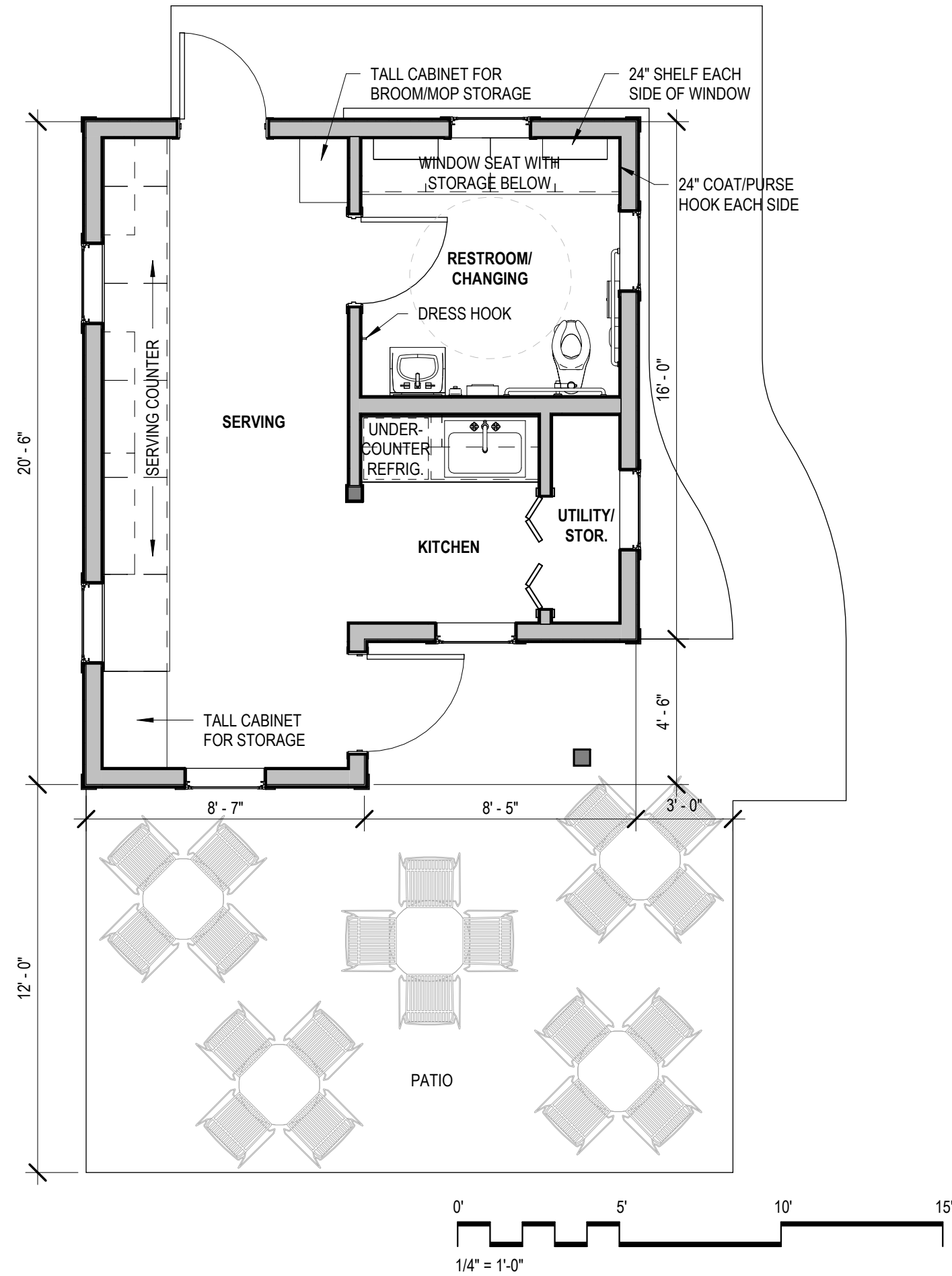
We believe we have addressed the concerns of the Committee in creating a more aesthetically pleasing home to the Town of Ephraim than the current cottage. During this process, we cannot help but to highlight some of the adjectives we have heard to describe our current home – “ugly, a water pit, an eye sore, sinking moldy structure and not very attractive.”

We trust you have noticed we've been very receptive and flexible in adjusting our plans to the constructive comments and concerns of the Committee, neighbors and other Village residents. To date, we have received positive and encouraging feedback from many people.

We are humbly appealing to those who may get mired in the original ordinance to please understand that we are complying with the Village's 2008 guidelines in a respectful manner. Considering our unique circumstances with a 75-year-old inherited home and the desire to beautify the waterfront with our new home, we ask that you view this as a reasonable upgrade for Ephraim and to vote to approve our plan.

Sincerely,

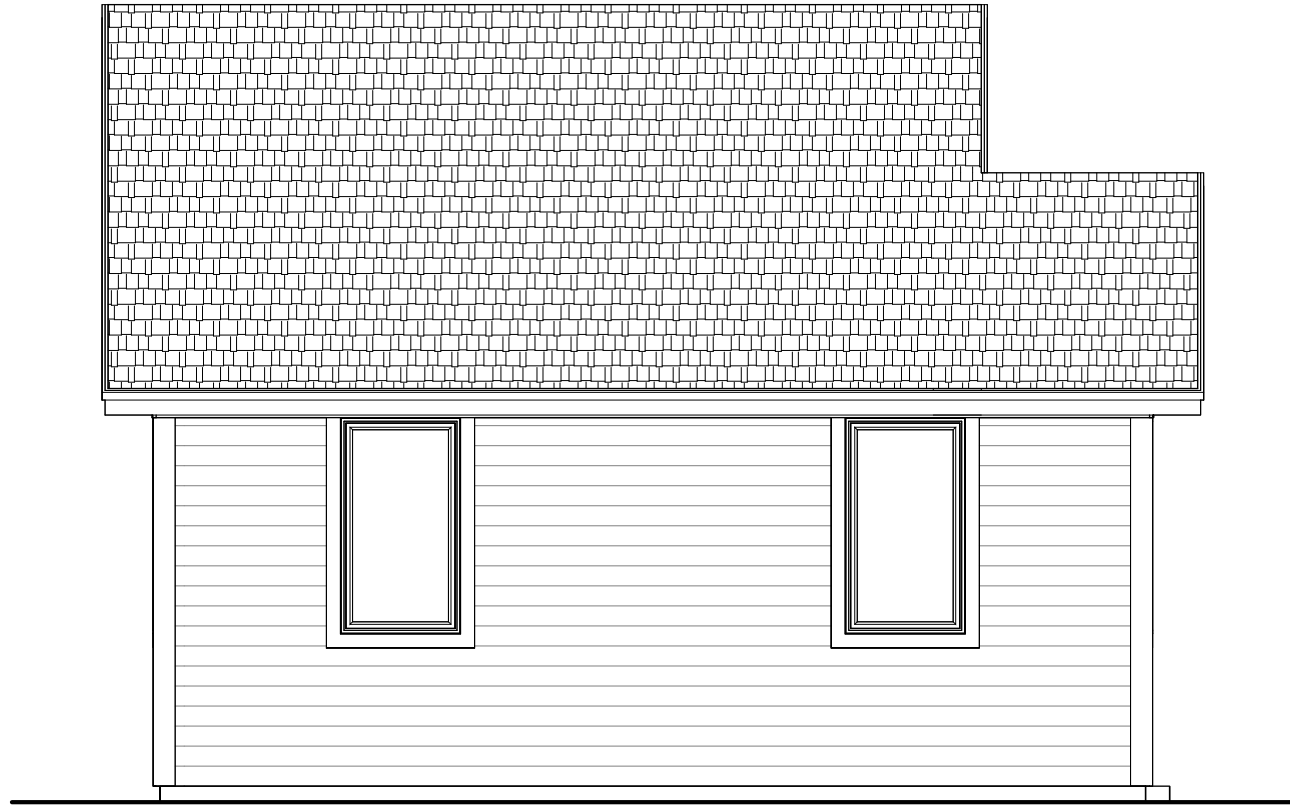
Tom and Kathleen Price



CONCEPT FLOOR PLAN

NOT FOR CONSTRUCTION

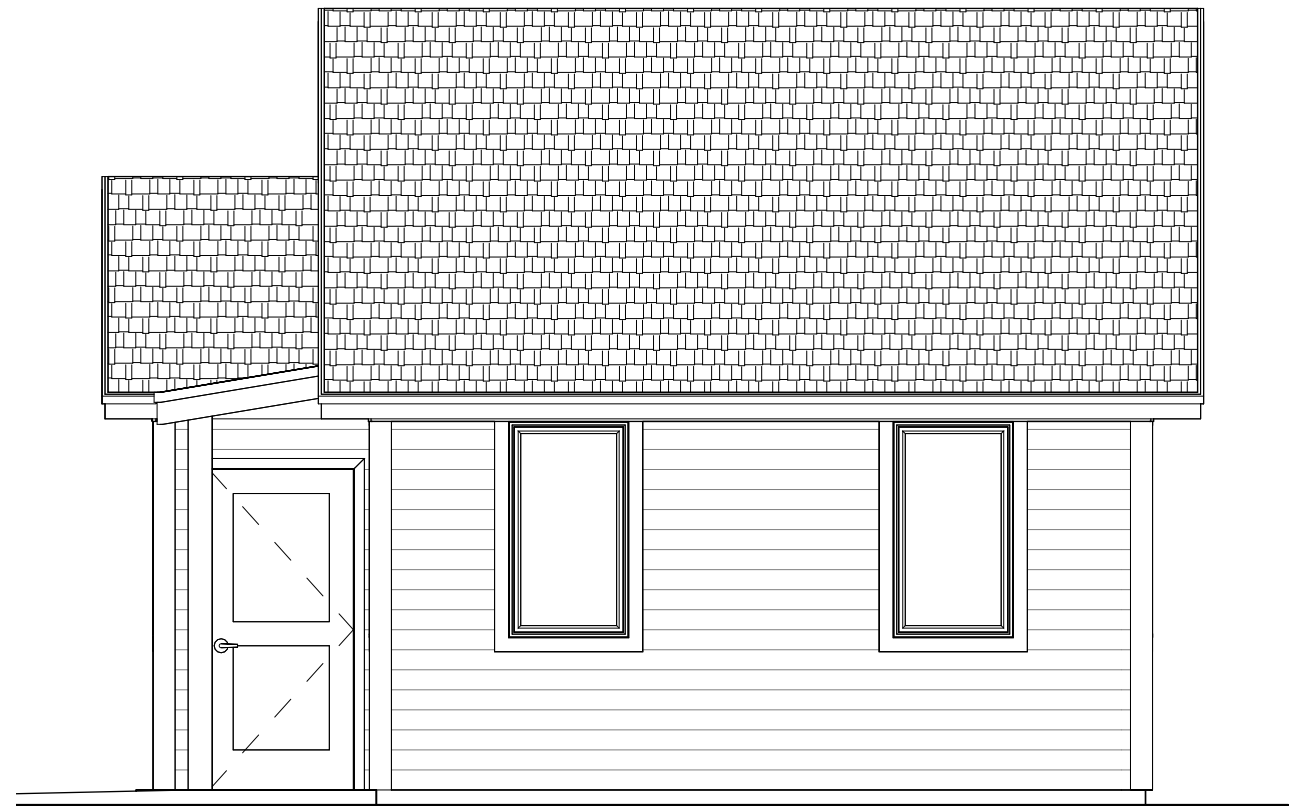
Christina Mooney



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



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

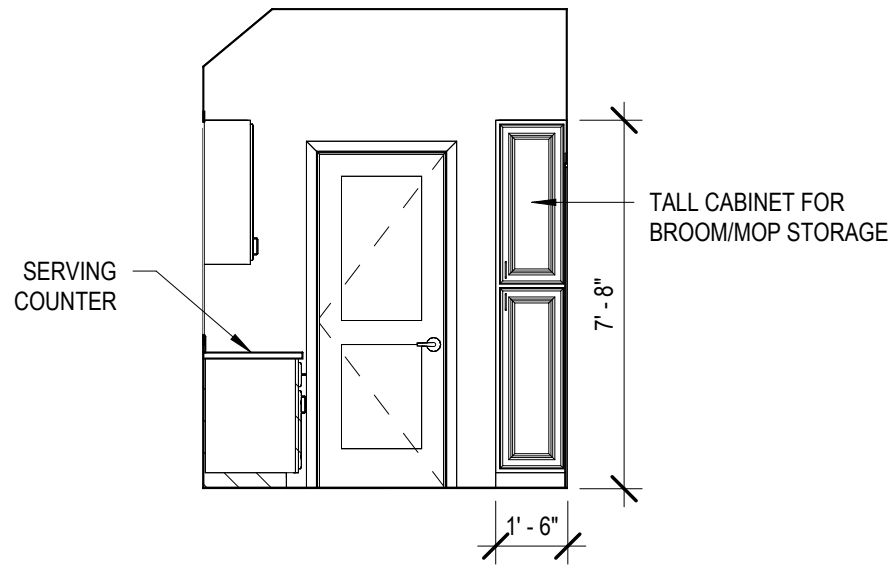


3 EAST ELEVATION  
A2 1/4" = 1'-0"

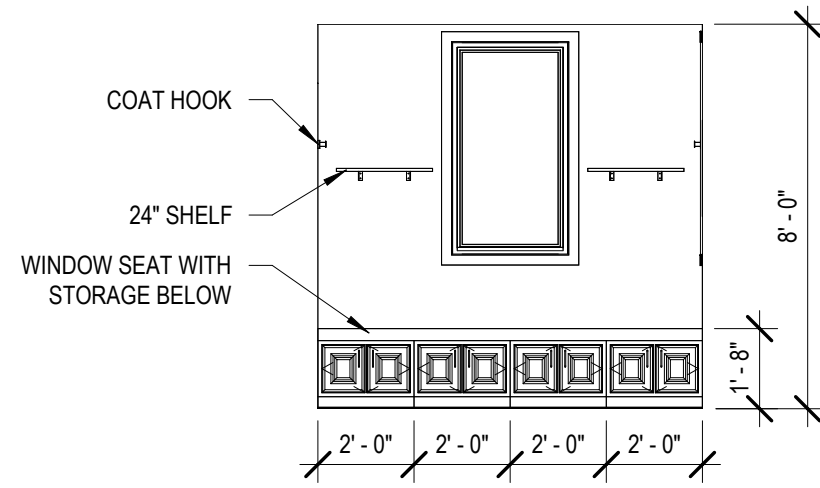


1 NORTH ELEVATION  
A2 1/4" = 1'-0"

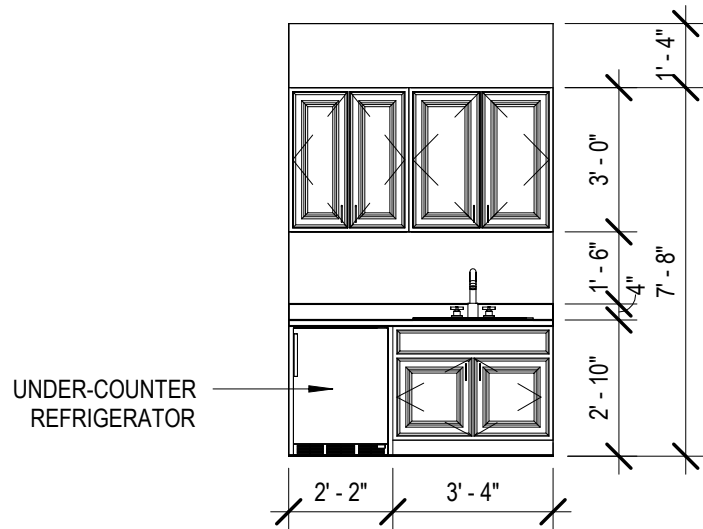
CONCEPT ELEVATIONS



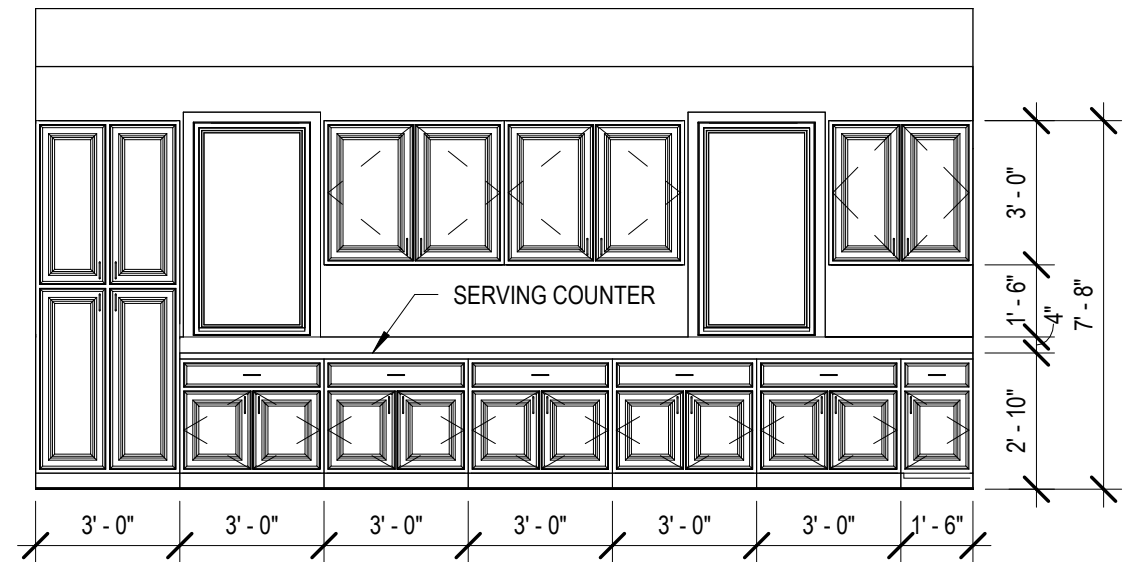
4 SERVING - N. ELEVATION  
A3 1/4" = 1'-0"



2 RESTROOM - NORTH ELEVATION  
A3 1/4" = 1'-0"



3 KITCHEN - NORTH ELEVATION  
A3 1/4" = 1'-0"



1 SERVING - WEST ELEVATION  
A3 1/4" = 1'-0"





Church St

3049 3045 3041

9998

9992

9988

9987

3035

9983

9986

3034

3032

3028

Cherry Ln

Cherry St

9980

9976

9973

9975

42

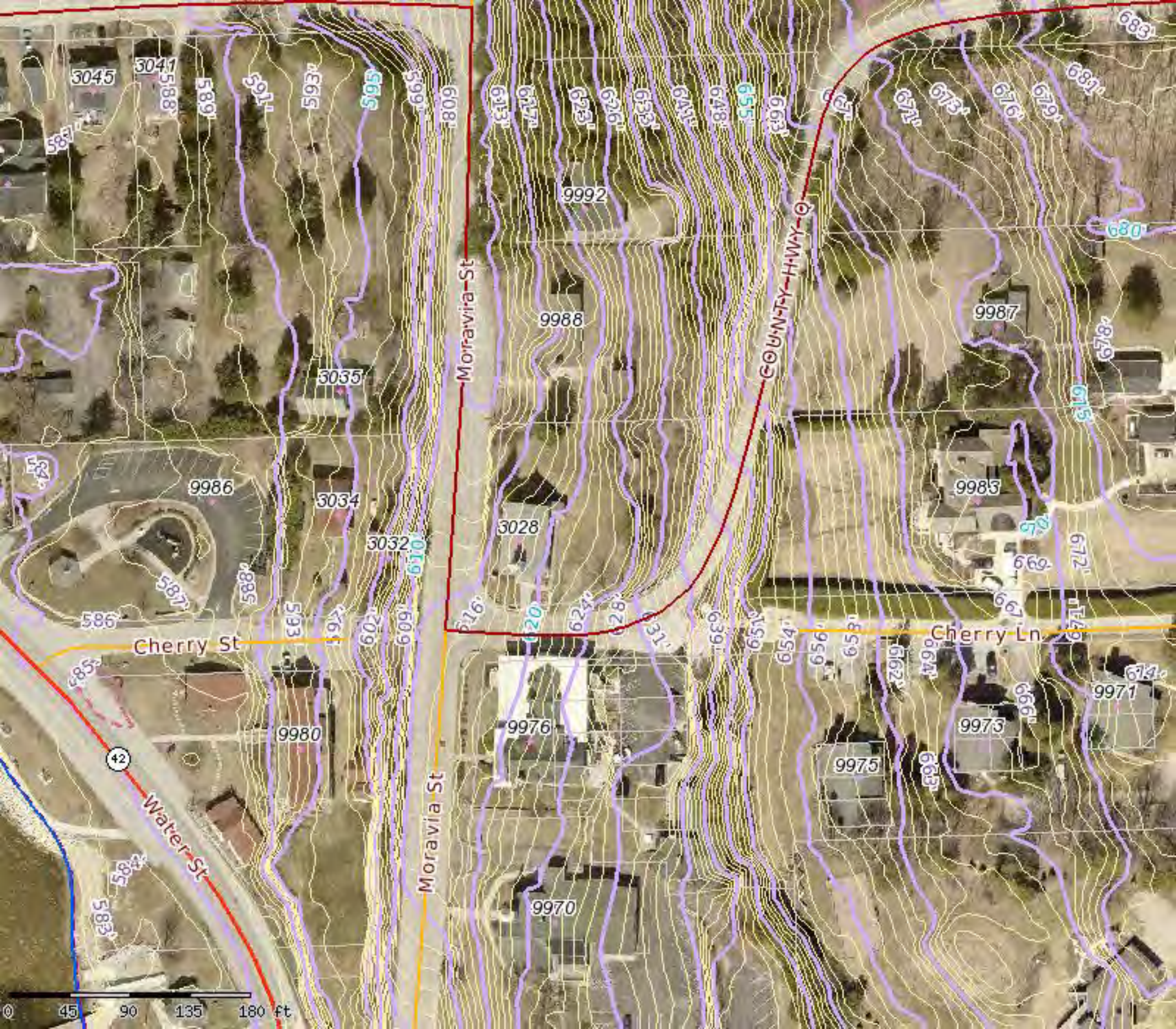
Water St

Moravia St

9970

0 45 90 135 180-ft







# VILLAGE OF EPHRAIM

Permit # \_\_\_\_\_

## FACEPRINT CHANGE

This form helps us prepare information for appropriate committee presentation.  
Information provided will help keep property files current.  
Thank you very much for your cooperation.

Date: 11/24/23

Property Address: 3038 Spruce Street

Are You In The Historic District:  YES  NO ?

Parcel # 1212 - 400 - 43A

I Am Repairing/Replacing Existing :

Deck  Windows  Roof  Siding

Other : \_\_\_\_\_

I Will Be Changing The Color /Material to: Decking to gray  
Rails to bronze

There may be a visual change to the property. I have been advised that any visual changes or any project requiring removal and replacement of an existing structure (such as a deck) will require a Building Permit and/or committee approval.

Mike Laaksoren  
(Property Owner/Contractor)

920,493-4319  
(Phone #)

Zoning Administrator: \_\_\_\_\_ Date:   /  /  

Approved  YES  NO Permit Fee: \$ \_\_\_\_\_





303A

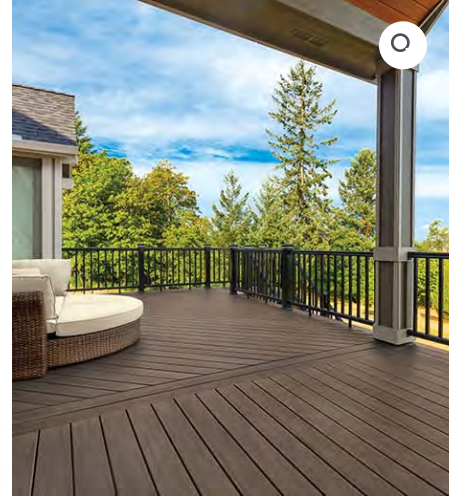






Home > Products > Decking > TimberTech Composite™ > Prime+ Collection®

TIMBERTECH COMPOSITE  
Prime+ Collection®



Traditional Wood Aesthetic

Get the simple, traditional wood look you love without the rigorous maintenance of wood. Featuring subtle color blending and a rift- and quarter-sawn straight grain pattern, our lighter weight scalloped profile premium polymer capped composite boards deliver real wood aesthetics you'll never have to sand, stain, or seal.

COLOR Dark Cocoa



SAMPLE SIZE

1' Sample FREE \$0.00

\$0.00

- 1 +

ADD TO CART



FREE SAMPLES

CALCULATE COST

WHERE TO BUY

FIND A CONTRACTOR



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**| NEWS ([HTTPS://DIGGERSPECIALTIES.COM/OUR-COMPANY/NEWS/](https://diggerspecialties.com/our-company/news/))**

**| FREQUENTLY ASKED QUESTIONS ([HTTPS://DIGGERSPECIALTIES.COM/WHY-DSI/FAQ/](https://diggerspecialties.com/why-dsi/faq/))**

**| AIA COURSES ([HTTPS://DIGGERSPECIALTIES.COM/TRADE-RESOURCES/ARCHITECT-OR-SPECIFIER/AIA-COURSES/](https://diggerspecialties.com/trade-resources/architect-or-specifier/aia-courses/))**

**| PRODUCT OWNERS ([HTTPS://DIGGERSPECIALTIES.COM/PRODUCT-OWNERS/](https://diggerspecialties.com/product-owners/))**

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**([HTTPS://DIGGERSPECIALTIES.COM/PRODUCTS/RAILING/](https://diggerspecialties.com/products/railing/)) > WESTBURY® ALUMINUM DECK RAILING**

**([HTTPS://DIGGERSPECIALTIES.COM/PRODUCTS/RAILING/WESTBURY-ALUMINUM-RAILING/](https://diggerspecialties.com/products/railing/westbury-aluminum-railing/)) > TUSCANY ALUMINUM RAILING**

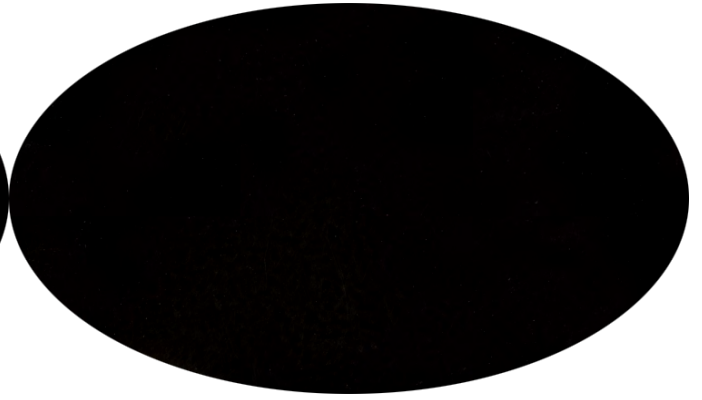
## TUSCANY ALUMINUM RAILING







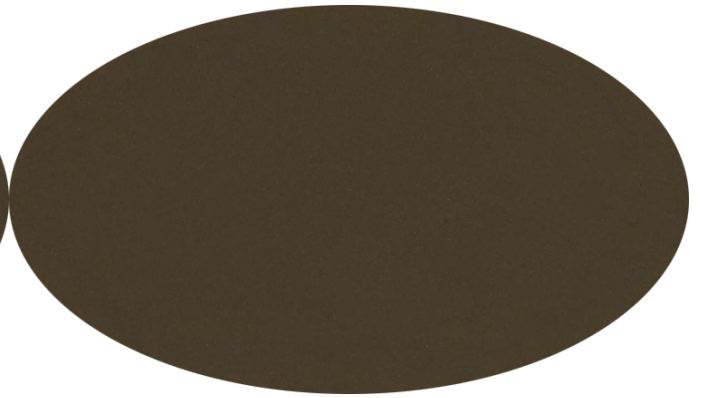
Satin Black



Black Fine Texture



Ninety Bronze



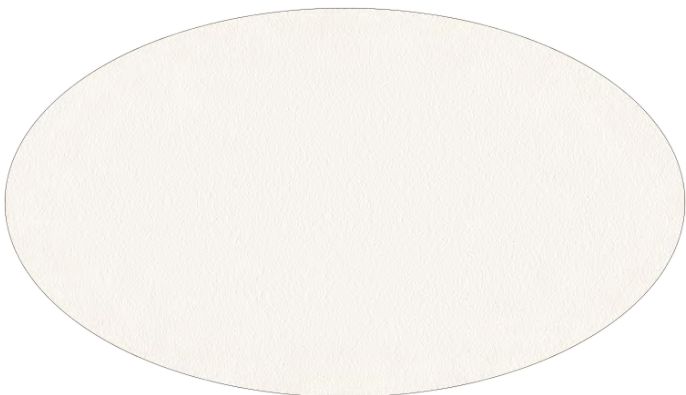
Bronze Fine Texture



Speckled Walnut

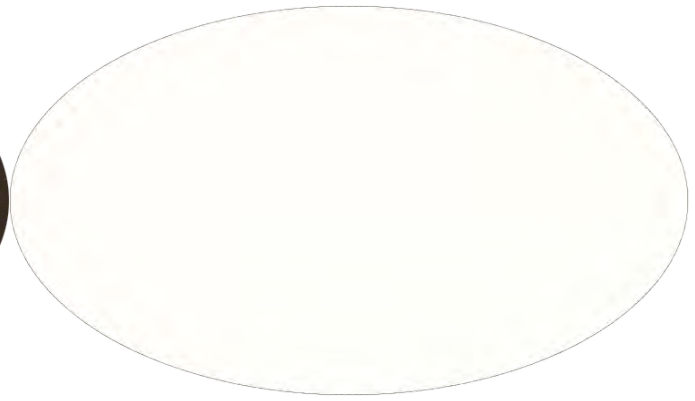
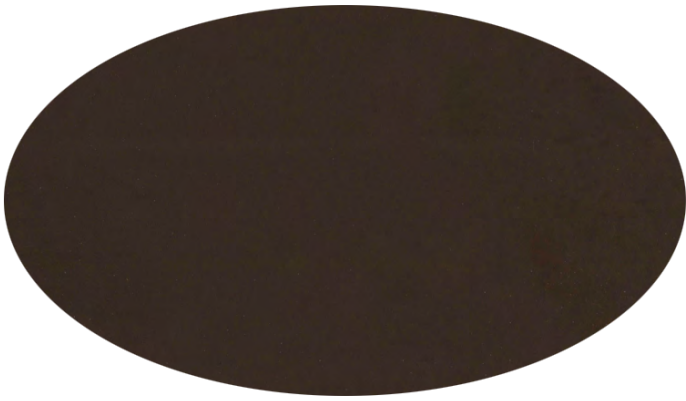


Sandy Shore



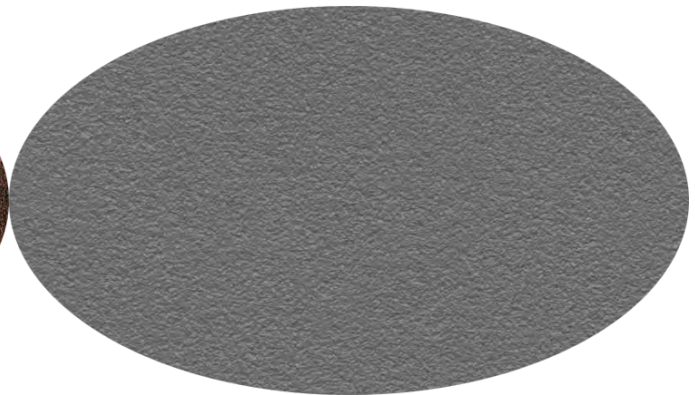
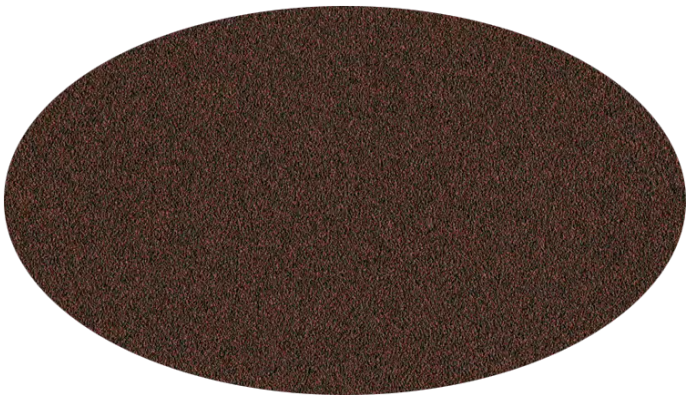
White Fine Texture

Gloss Beige



Chocolate

Gloss White



Brown Fine Texture

Grey Fine Texture

Stair Racking Guide ([https://diggerspecialties.com/site/wp-](https://diggerspecialties.com/site/wp-content/uploads/2021/04/Westbury-Tuscany-Stair-Racking-Guide-2021-02-08.pdf)

[content/uploads/2021/04/Westbury-Tuscany-Stair-Racking-Guide-2021-02-08.pdf](https://diggerspecialties.com/site/wp-content/uploads/2021/04/Westbury-Tuscany-Stair-Racking-Guide-2021-02-08.pdf))

Product Training Video ([https://www.youtube.com/playlist?](https://www.youtube.com/playlist?list=PL_Olot4jXYhwhfSZQa2Z9h20nKmTjhpu1)

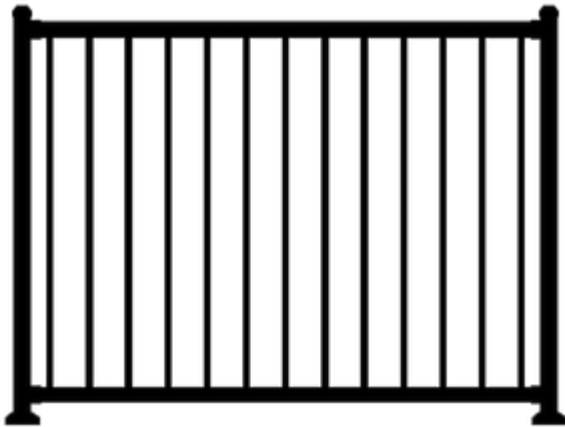
[list=PL\\_Olot4jXYhwhfSZQa2Z9h20nKmTjhpu1](https://www.youtube.com/playlist?list=PL_Olot4jXYhwhfSZQa2Z9h20nKmTjhpu1)) Resources

(<https://diggerspecialties.com/product-resources/tuscany-resources/>)

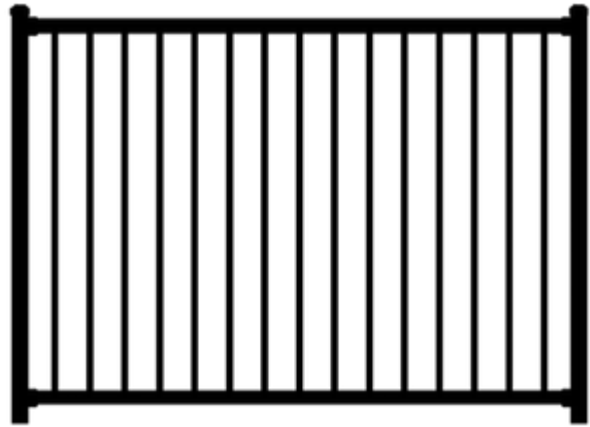
Tuscany features classic 2-rail designs. These designs are accented with a stylish top rail and 3/4" balusters along with a variety of satin, textured, and multi-color finishes and a lifetime limited warranty. Tuscany Railing is available with either square (C10) or round (C101) balusters.

Railing Heights	36" and 42"
Railing Lengths	4', 5', 6', 7', and 8'

Stair Rail Lengths	4', 5', 6', 7', and 8'
Post Dimensions	2" Residential Post (.090" Wall) 2" Heavy Duty Post (.093" Wall) 2 1/2" Residential Post (.125" Wall) 2 1/2" Power Post (.125" Wall) 3" Residential Post (.095" Wall) 4" Smooth Post (.125" Wall) 4" Deco Post (.090" Wall) 6" Deco Post (.090" Wall)
Post Applications for Straight Sections	36" T Straight Railing sections require a 37" T post or a 36" T Crossover post. 42" T Straight Railing sections require a 43" T post or a 42" T Crossover post
Post Applications for Stair Sections	36" T Stair Railing sections require a 47" T post. 42" T Stair Railing sections require a 53" T post. If the crossover feature is utilized the optional Crossover Adapter is required
Baluster	Square Baluster (C10) - $\frac{3}{4}$ " x $\frac{3}{4}$ " x .045" wall Round Baluster (C101) - $\frac{3}{4}$ " x .050" wall
Baluster Spacing	Straight Section 3.875" Stair Section 3.625"
Stylish Top Rail	1 3/4" w (.090") x 1 3/8" t (.085")
Bottom Rail	1 3/4" w (.090") x 1 1/4" t (.120")
Warranty	DSI Aluminum Lifetime Limited Warranty



Square Baluster (C10)



Round Baluster (C101)

# WORKS WELL WITH



([HTTPS://DIGGERSPECIALTIES.COM/PRODUCTS/RAILING/WESTBURY-ALUMINUM-RAILING/DRINK-RAIL-ADAPTER/](https://diggerspecialties.com/products/railing/westbury-aluminum-railing/drink-rail-adapter/))  
DRINKRAIL ([HTTPS://DIGGERSPECIALTIES.COM/PRODUCTS/RAILING/WESTBURY-ALUMINUM-RAILING/DRINK-RAIL-ADAPTER/](https://diggerspecialties.com/products/railing/westbury-aluminum-railing/drink-rail-adapter/))



([HTTPS://DIGGERSPECIALTIES.COM/PRODUCTS/OUTDOOR-LIGHTING/](https://diggerspecialties.com/products/outdoor-lighting/))  
MAGENA STAR LIGHTING  
([HTTPS://DIGGERSPECIALTIES.COM/PRODUCTS/OUTDOOR-LIGHTING/](https://diggerspecialties.com/products/outdoor-lighting/))



([HTTPS://DIGGERSPECIALTIES.COM/PRODUCTS/RAILING/WESTBURY-ALUMINUM-RAILING/ADA-HANDRAIL/](https://diggerspecialties.com/products/railing/westbury-aluminum-railing/ada-handrail/))



**MEMORIAL. A plaque intended to celebrate, commemorate, or honor the memory of a person or an event.**

## **17.19 MEMORIALS**

- (1) **MEMORIALS** – It is the intent of the Village of Ephraim to allow the placement of commemorative memorials when deemed appropriate and when compatible with the unique architectural and historical character of the village.
- (a) All requests for memorials on public property shall be reviewed by the Village Board of Trustees. Upon approval the Village Board will become the applicant and the item will be forwarded to the plan committee for review.
  - (b) Plan committee design review and approval are required prior to issuance of a permit for the placement of a memorial on Public or Private Property.
  - (c) When not placed on an existing building, memorials and any accompanying memorial structures shall be placed outside of the road right of way.
  - (d) Memorials shall not exceed a size of one and a half square feet or have a single dimension longer than 18 inches.
  - (e) Memorials placed on stone or other freestanding memorial structures shall be approved on a case by case basis by the plan committee by the design review process. In the course of design review, consideration shall be given to sizing memorial structures in order to best facilitate the intended viewing of the memorial.
  - (f) No memorial shall be so located as to interfere with the visibility or effectiveness of any official traffic sign or with driver vision at any access points or intersections.
  - (g) Memorials existing prior to the adopted date of this ordinance shall be considered grandfathered.
- (2) Applications for Memorial benches are reviewed by the Village Board upon receiving written request. Requests are approved or denied based on the villages' current needs. Each donated bench features the words "In memory of \_\_\_\_\_, and is paid for by the applicant once the bench has been completed. Benches are placed on public property with no assigned or preferential location.

Last Edited 11/15/22 [CWS]

# EPHRAIM HISTORICAL FOUNDATION HISTORIC MARKER PROGRAM OVERVIEW



Cody Schreck, Executive Director  
EPHRAIM HISTORICAL FOUNDATION

# Table of Contents

<b>Eligibility .....</b>	<b>2</b>
<b>Criteria .....</b>	<b>2</b>
<b>Material &amp; Design .....</b>	<b>3</b>
<b>Marker Inscription .....</b>	<b>3</b>
<b>Funding .....</b>	<b>4</b>
<b>Ownership .....</b>	<b>4</b>

## 1. Eligibility

Eligibility for approval of a historic plaque through the Ephraim Historical Foundation Historic Marker Program is determined through an application process meant to determine the historic nature of the potential property/structure. The Ephraim Historical Foundation has the final approval of marker location. The marker installation is the responsibility of the applicant. Markers are shipped directly from the manufacturer to the Ephraim Historical Foundation and subsequently delivered to the applicant, who is then responsible for installation.

- The site selected for the marker must be visible from a public right-of-way and be publicly accessible.
- Markers placed within a public right-of-way must get written approval from the appropriate transportation official or governing body that has jurisdiction over that public right-of-way.
- If the marker is to be placed on private property, an easement that permits public access for as long as the marker stands must be included as part of the marker application.
- The owner(s) of the site must provide written permission for the marker to be located on their property. Written permission also must allow access for ongoing maintenance of the marker.
- Only sites approved by the Ephraim Historical Foundation may be marked with Ephraim Historical Foundation Historic Markers. Sites already marked with an Ephraim Historical Foundation Historic Marker are not eligible for a second marker.
- No person may erect or use a marker that is identical to or misleadingly resembles the marker developed by the Ephraim Historical Foundation.

## 2. Criteria

The Ephraim Historical Foundation will consider applications for a historic marker if the property/structure being considered meets any one of the following criteria:

- *Events*
  - Associated with events that have made a significant contribution to the broad patterns of history.
- *People*
  - Associated with the lives of persons no longer living who have made significant contributions to the broad patterns of history and culture.
- *Art and Architecture*
  - Embodies the distinctive characteristics of a type, style, period or method of construction or architecture, or representative of the work of a master, or that possess high artistic value.
- *Prehistory and Archaeology*
  - Yields, or likely to yield, information important in prehistory or history.

- *Ethnic Groups*
  - Associated with ethnic groups who have made distinctive and significant contributions to history.
- *Ephraim History*
  - Embodies the characteristics of Ephraim representing significant aspects of the physical or natural history of the earth and its life.
- *Legends*
  - Representative of popular stories or myths that, although not verifiable, are significant to history and culture.

### 3. Material and Design

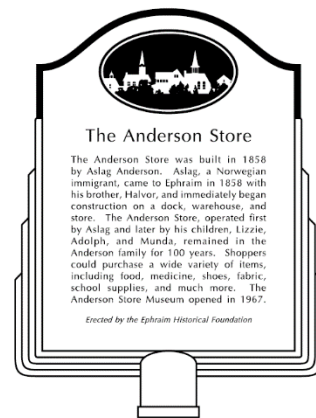
All approved Ephraim Historical Foundation Historic Markers will be made in a uniform style and material (see example).

#### Specifications of Marker

- 18" x 24"
- Single-sided
- Cast Bronze
- Mounted on 7' pole

#### Design

- Dark brown background
- Erie Landmark font
- Ephraim Historical Foundation logo on top margins
- Name of marker, followed by marker inscription in center
- "Erected by Ephraim Historical Foundation in [YEAR]" in bottom margin



### 4. Marker Inscription

A marker inscription is the text that will appear on the historical marker. The length of the inscription is determined by the size of the marker (18" x 24').

#### Researching and Writing the Text

- The Ephraim Historical Foundation offers access to archival materials, research assistance, and writing assistance for applications.
- Applicants are welcome to conduct their own research to provide their own text, however the Ephraim Historical Foundation reserves the right to proof-read and edit text before production of the marker.

#### Documenting Research About the Marker Topic

- While doing research for the marker inscription, we encourage applicants to document facts and dates with footnotes. Applicants will be required to develop an annotated bibliography and attach photocopies of primary and secondary research resources with an application.

### Use a Clear, Concise Writing Style

- Write inscriptions in a clear, concise narrative style. The third-person narrator is an objective observer who describes characters and their actions, thoughts, feelings, and motivations without direct knowledge. Focus on a single coherent story and describe the sequence of events in chronological order.

### Is Your Marker for a Person in History?

- We encourage you to include the person's birth and death dates, a chronology of the important events from the person's life and the person's influence or significant contribution to the national, state, or local community.

### Is Your Marker for an Event in History?

- We encourage you to include the time, date and place of the event, any people or groups associated with the event, information on how the event developed and the event's influence or significant contribution to the national, state or local community.

### Note:

Avoid words like "first," "oldest," "unique," or "only" unless there is irrefutable documentation.

Do not list the name of any living person in the narrative.

## **5. Funding**

Ephraim Historical Foundation Historic Markers are paid for by applicants based on the cost of production and installation. The Ephraim Historical Foundation does not fund marker production and installation for applicants, and does not generate revenue from the Historic Marker program. In certain cases, the Ephraim Historical Foundation may work with applicants to assist with seeking grants or other opportunities for funding the production and installation of a historic marker.

## **6. Ownership**

Applicants and those purchasing the historic markers will retain ownership of the historic marker and will be responsible for its installation and maintenance. In the event that the original applicant/funder no longer has ownership of the property on which the historic marker is located, they may transfer ownership of the marker to the new owners of the property or to the Ephraim Historical Foundation.

# JOB #54930–18” X 24” (SINGLE SIDED) ROADSIDE MARKER DRAWING



## The Anderson Store

The Anderson Store was built in 1858 by Aslag Anderson. Aslag, a Norwegian immigrant, came to Ephraim in 1858 with his brother, Halvor, and immediately began construction on a dock, warehouse, and store. The Anderson Store, operated first by Aslag and later by his children, Lizzie, Adolph, and Munda, remained in the Anderson family for 100 years. Shoppers could purchase a wide variety of items, including food, medicine, shoes, fabric, school supplies, and much more. The Anderson Store Museum opened in 1967.

*Erected by the Ephraim Historical Foundation*



Paul Zimmerman Foundries  
 637 Hempfield Hill Road  
 Columbia, PA 17512  
 dba ERIE LANDMARK COMPANY

## Quote / Order Acknowledgement

Date	Estimate #
11/7/2022	54930

**Bill To:**

Ephraim Historical Foundation  
 Cody W. Schreck  
 3060 Anderson Lane  
 P.O. Box 165  
 Ephraim, WI 54211-0165

Phone # 920-854-9688
Fax #
e-Mail Address cschreck@ephraim.org

P.O. No.	Contact Person	Terms	Ship Via	FOB	Must Have	Due Date
	Cody W. Schreck	On Approval		Columbia		
Description		Qty	Finish	Mount	Amount	Total
18" x 24" Bronze Roadside (Single Sided) THE ANDERSON STORE		5	???	Cap & Bracket	2,387.00	11,935.00
7' Pole for Roadside Marker		5			264.00	1,320.00
Shipping and Handling Ground		5			350.00	1,750.00
<p>We do not recommend a green patina wash. The color is not a consistent color and on something this size it would look darker in some areas than others. If we do a green patina, we can not guarantee the outcome.</p> <p>There are no discounts available for multiple roadside markers unless they are identical wording.</p>						

<b>Please sign and date here.</b>  <b><u>Please review art/pricing carefully and fax back to us with your approval signature or corrections. Customer is responsible for any errors that appear on final plaque.</u></b>	<b>Subtotal</b>	\$15,005.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$15,005.00

Phone #	Fax #	E-mail
(717) 285-5253	(717) 285-3166	pwzfoundries@erielandmark.c...





JONATHAN  
MAYNARD

HISTORIC  
DISTRICT



Established 1891



MILL CREEK PARK

Historic District