

# VILLAGE OF EPHRAIM

FOUNDED 1853



## HISTORIC PRESERVATION COMMITTEE

**AGENDA Tuesday, April 30, 2024 – 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. Anatolia Cuisine – 9922 Water St – Sign
7. Lars Topelmann – 3060 Church St - Fence
8. Ephraim Historical Foundation – 3060 Anderson Ln, 3081 Anderson Ln, 9988 Moravia St, 9966 Moravia St – Signs
9. Diane Taillon – 9980 Water St – Design Review – Deck addition and Porch Enclosure (first requiring variance from BOA)
10. New Business for Next Meeting
11. Adjournment

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

<https://meet.goto.com/698071645>

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

Access Code: 698-071-645

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>4/26/2024</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, April 2, 2024 – 6:30 PM

**Present:** Ken Nelson-Chair, Cody Schreck, Marilyn Cushing

**Absent:** Amy Russell, Kathy Pentler

**Staff:** Brent Bristol- Administrator

**Guests:** Fred Bridenhagen, Jason Tish

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 1/23/2024

**Schreck moved, Cushing seconded to approve HPC minutes from January 23, 2024, as presented, all ayes, and the motion carried.**

### 6. **William Sip – 9836 Water St – Faceprint Change – Entry Steps**

Bristol noted that this application is for front entry steps. The color the applicant would like to use is grey to match it most closely to the current porch in the back. They will be using grey Trex Decking and white LP Risers. They needed something that would not only be code-compliant but also a little safer. With the screen door that swings out, there is a requirement of a bigger landing than currently there. They are doing the minimum that needs to be done to be code-compliant.

The committee members had no issues with this project.

**Cushing moved, Schreck seconded to recommend the approval of the Faceprint Change application for the Entry Steps to the Plan Committee for William Sip at 9836 Water Street as presented, all ayes, and the motion carried.**

### 7. **Fred Bridenhagen – 9930 Water St – Design Review – Sign Roof**

Bristol said that the application is for a metal roof over the existing sign. This item is before the committee for design review purposes.

Fred Bridenhagen would like to alter the existing roof on the sign. It would be a metal roof in blue color, most likely Tahoe Blue color, to complement the beach theme of the business. They will also downlight the sign and remove the picket fence during the process.

The committee members had no issues with this application.

**Cushing moved, Schreck seconded to recommend the approval of the Design Review application for the Sign Roof to the Plan Committee for Fred Bridenhagen at 9930 Water Street as submitted, all ayes, and the motion carried.**

### 8. **Brad Russell – 10006 Water St – Decorative Stone Wall Repair**

Brad Russell would like to replace/repair the crumbling and unsafe stone wall on the side of the house. They would like to remove what is existing, put a solid foundation underneath, and replicate the original stone (Door County Limestone), same height (1 foot), same width, and length. It is outside of the road right-of-way which makes it a candidate for the new wall. The

proposed stone wall is compliant with our newly crafted stone wall ordinance. Bristol has no issues from a dimensional standpoint.

The committee members had no issues with the proposed stone wall.

**Schreck moved, Cushing seconded to recommend approval of the Decorative Stone Wall Repair/Replacement application for Brad Russell at 10006 Water Street as presented, all ayes, and the motion carried.**

**9. Discussion regarding EHF historic marker signage**

Schreck said that the Ephraim Historical Foundation (EHF) would like to put up some free-standing roadside brass historical markers on their properties that would be visible from the road. They are looking for permission to do this project on their private properties such as the Anderson Barn, Anderson Store, Pioneer School House, and Iverson House. Schreck presented the committee with potential locations and orientations of brass historical markers at the last Plan Committee meeting.

Schreck noted that at this point it is in the hands of the Plan Committee. Schreck is willing to provide both committees with any needed information to keep the project moving.

**10. Discussion regarding the Certified Local Government Program**

Schreck encouraged the Village of Ephraim and the HPC to explore the Certified Local Government Program administered by the Wisconsin Historical Society. The program is similar to the Green Tier program in sense of structure. The process is not too complex and there is no charge for it. It makes sense to Schreck that Ephraim participates in the program given a deep-rooted preservation ethos. Moreover, the program would only further bolster that ethos through enhanced mechanisms for preservation, as well as access to more resources. Schreck is happy to help with the process if it is something the Village is interested in.

Jason Tish, Wisconsin Historical Society State Historic Preservation Office member, added that the Certified Local Government Program is a partnership between local governments in Wisconsin, and Wisconsin Historical Society at the state level and National Park Services at the federal level. It was designed by the National Park Service in the mid-80s essentially to pass federal funding down to local governments for historic preservation planning projects. When a community becomes Certified Local Government (CLG) they are eligible for planning grant funding for projects such as a survey of the community to identify historic properties, nominate the properties to local or national register, historic preservation plan for the community, educational projects that focus on history and historic places, creating design guidelines specific to the historic district. The other benefit besides the grant program is a direct line of communication with the expertise in local historic preservation policy, archeology, architecture, and historic tax credits. To become a certified local government the community must adopt the local historical preservation ordinance rooted in the same powers/standards that zoning is rooted in. The community must have the Historic Preservation Commission seated. Those two requirements are the minimum to become CLG.

Currently, there are 78 CLG partners in Wisconsin. There are no CLGs in Door County.

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

**12. Adjournment**

**Schreck moved, Cushing seconded to adjourn the Historic Preservation Committee Meeting at 7:00 PM, all ayes, and the motion carried.**

Recorded by

Andrea Collak- Clerk/Treasurer

DRAFT

# VILLAGE OF EPHRAIM SIGN PERMIT

As provided in Chapter 17 of the Village Ordinances, I hereby request a permit for the sign specified below.

Owner of Premises : 8234 water st apt 124, Baileys Harbor, Wi

Address of Premises: 9922 water st unit 7, Ephraim Wi 54202

Alter Existing

Move Existing

Erect New Sign

Temporary

Permanent

Size: 24 inch x 24 inc  
Height (include any posts) (see over)

Type (material, painted/carved, etc.): weatherproof PVC

Illuminated? (exterior illumination only except for "Vacancy" signs):

No

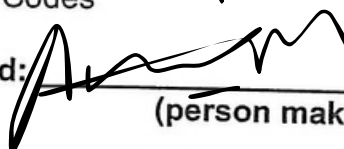
Location (setbacks) In front of building

Description (wording, color, etc. Please attach a sketch of sign):

The word "Anatolia" is written in a blue script font, which can be seen as elegant and sophisticated. The curvy lines of the script font could also evoke the feeling of the Mediterranean Sea. The words "Mediterranean Cuisine" are written in a black sans serif font, which is a more common and simple font style.

## CERTIFICATE OF APPLICANT

I hereby certify that I am familiar with and will conform to all the requirements of the State and Village of Ephraim Codes

Signed: 

(person making application)

FOR VILLAGE USE

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

Fee: \_\_\_\_\_

Date Issued: \_\_\_\_\_

Approved By: \_\_\_\_\_  
(Zoning Administrator)



**VILLAGE OF EPHRAIM  
ACCESSORY STRUCTURES PERMIT APPLICATION**

**All Structures Must Adhere To All Village of Ephraim Ordinances**

**OWNER /PROPERTY INFORMATION**

Property Owner: LARS TOPELMANN

Tax Parcel # 121 - 24 - 0038E

Phone # (531) 799 - 2909

Location of project: 3060 CHURCH ST

Historic District?  Yes  No

Contractor/Contact: LARS TOPELMANN

Phone: ( ) - -

**Type of Structure:**

Storage Shed  Fence -  Solid  See Through  Deck/Patio  Other \_\_\_\_\_

Use of Structure: \_\_\_\_\_

**Type of Material:**

Wood  Cement/Brick  Combination

Fabricated Material  Stone  Metal  Other please Specify \_\_\_\_\_

Repair/Replacement  Yes  No

Height of Structure: 4' Foot 6" Inches

Location on Property SW CORNER

Cost of Materials and Labor \$ 1,700.00

**INCLUDE WITH THIS APPLICATION**

Building plans, including all elevations, floor plans.

**Brief description of construction:** WE WOULD LIKE TO INSTALL A ~~PERIMETER~~ FENCE ON THE SW CORNER OF 3060 CHURCH ST. IT WILL DEFINE THE PARKING AREA AND BLOCK HEADLIGHTS FROM SHINING INTO OUR NEIGHBORS WINDOWS. A SHORT DUTY STACK ROCK WILL ALSO BE ADDED AS A LANDSCAPING FEATURE

Site plan showing lot dimensions, setbacks from all lot lines for proposed structure.

Diagram of completed structure

Color Sample of completed structure

**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: [Signature]

Application Date: 4/22/2024

Print Name: LARS TOPELMANN

Approved  Yes  No

**FOR OFFICE USE ONLY**

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

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

Date Permit Issued \_\_\_\_\_

Zoning Administrator Signature: \_\_\_\_\_



NORTH ^

3060

3062

3056

3058

Fence

Church St.







4' 6"  
HIGH

29' long

16' wide

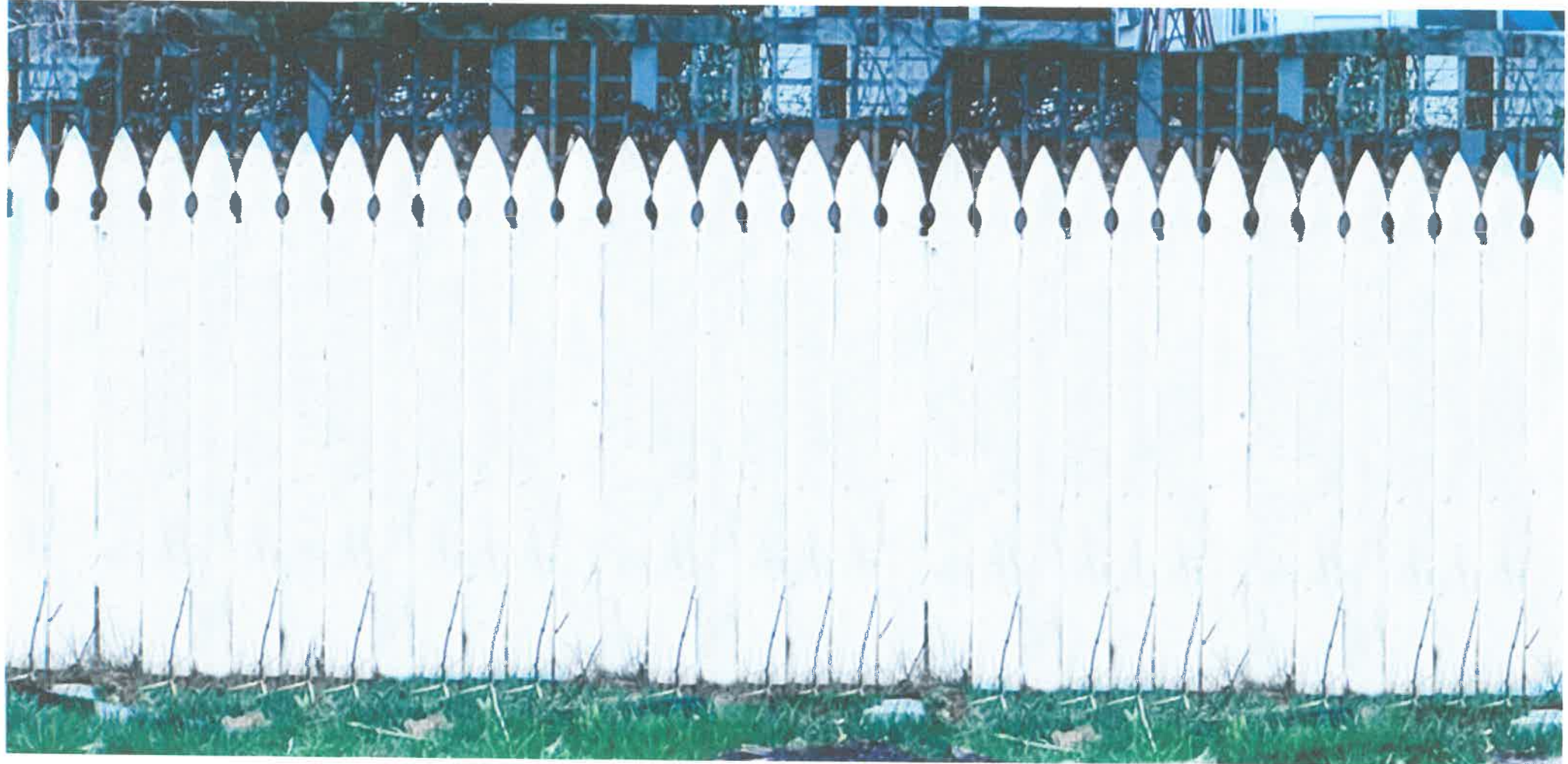




< Fence

< Stone stack

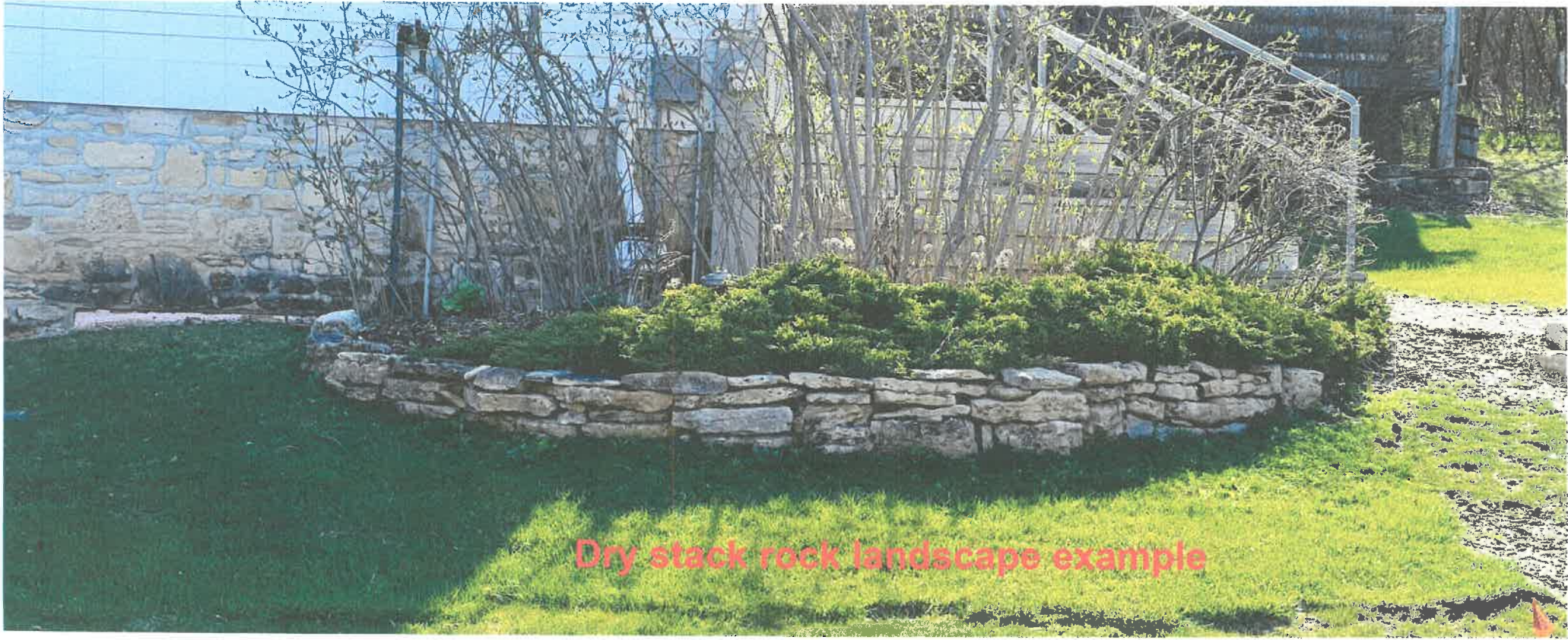












**Dry stack rock landscape example**



# VILLAGE OF EPHRAIM SIGN PERMIT

As provided in Chapter 17 of the Village Ordinances, I hereby request a permit for the sign specified below.

Owner of Premises : Ephraim Historical Foundation

Address of Premises: 3060 Anderson Lane

Alter Existing

Move Existing

Erect New Sign

Temporary

Permanent

Size: 32 x 60  
Height (include any posts) (see over)

Type (material, painted/carved, etc.):

Carved and painted high-density urethane (HDU), and cedar.

Illuminated? (exterior illumination only except for "Vacancy" signs):

Down-lighting being considered.

Location (setbacks) Southwest corner of property at site of current sign.

Description (wording, color, etc. Please attach a sketch of sign):

Mockup attached.

## CERTIFICATE OF APPLICANT

I hereby certify that I am familiar with and will conform to all the requirements of the State and Village of Ephraim Codes

Signed: [Signature]  
(person making application)

**FOR VILLAGE USE**

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

Fee: \_\_\_\_\_

Date Issued: \_\_\_\_\_

Approved By: \_\_\_\_\_  
(Zoning Administrator)



# VILLAGE OF EPHRAIM SIGN PERMIT

As provided in Chapter 17 of the Village Ordinances, I hereby request a permit for the sign specified below.

Owner of Premises : Ephraim Historical Foundation

Address of Premises: 3081 Anderson Lane

Alter Existing

Move Existing

Erect New Sign

Temporary

Permanent

Size: \_\_\_\_\_ x \_\_\_\_\_  
Height (include any posts) (see over)  
\_\_\_\_\_

Type (material, painted/carved, etc.):

Carved and painted high-density urethane (HDU), and cedar.

Illuminated? (exterior illumination only except for "Vacancy" signs):

Down-lighting being considered.

Location (setbacks) \_\_\_\_\_

Description (wording, color, etc. Please attach a sketch of sign):

Mockup attached.

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## CERTIFICATE OF APPLICANT

I hereby certify that I am familiar with and will conform to all the requirements of the State and Village of Ephraim Codes

Signed: \_\_\_\_\_  
(person making application)

**FOR VILLAGE USE**

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

Fee: \_\_\_\_\_

Date Issued: \_\_\_\_\_

Approved By: \_\_\_\_\_  
(Zoning Administrator)



# VILLAGE OF EPHRAIM SIGN PERMIT

As provided in Chapter 17 of the Village Ordinances, I hereby request a permit for the sign specified below.

Owner of Premises : Ephraim Historical Foundation

Address of Premises: 9988 Moravia St.

Alter Existing

Move Existing

Erect New Sign

Temporary

Permanent

Size: 24 x 34  
Height (include any posts) (see over)

Type (material, painted/carved, etc.):

Carved and painted high-density urethane (HDU), and cedar.

Illuminated? (exterior illumination only except for "Vacancy" signs):

Down-lighting being considered.

Location (setbacks) West edge of property at site of current sign.

Description (wording, color, etc. Please attach a sketch of sign):

Mockup attached.

## CERTIFICATE OF APPLICANT

I hereby certify that I am familiar with and will conform to all the requirements of the State and Village of Ephraim Codes

Signed:   
(person making application)

**FOR VILLAGE USE**

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

Fee: \_\_\_\_\_

Date Issued: \_\_\_\_\_

Approved By: \_\_\_\_\_  
(Zoning Administrator)





# VILLAGE OF EPHRAIM SIGN PERMIT

As provided in Chapter 17 of the Village Ordinances, I hereby request a permit for the sign specified below.

Owner of Premises : Ephraim Historical Foundation

Address of Premises: 9966 Moravia St.

Alter Existing

Move Existing

Erect New Sign

Temporary

Permanent

Size: 24 x 34  
Height (include any posts) (see over)

Type (material, painted/carved, etc.):

Carved and painted high-density urethane (HDU), and cedar.

Illuminated? (exterior illumination only except for "Vacancy" signs):

Down-lighting being considered.

Location (setbacks) West edge of property at site of current sign.

Description (wording, color, etc. Please attach a sketch of sign):

Mockup attached.

## CERTIFICATE OF APPLICANT

I hereby certify that I am familiar with and will conform to all the requirements of the State and Village of Ephraim Codes

Signed:   
(person making application)

**FOR VILLAGE USE**

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

Fee: \_\_\_\_\_

Date Issued: \_\_\_\_\_

Approved By: \_\_\_\_\_  
(Zoning Administrator)



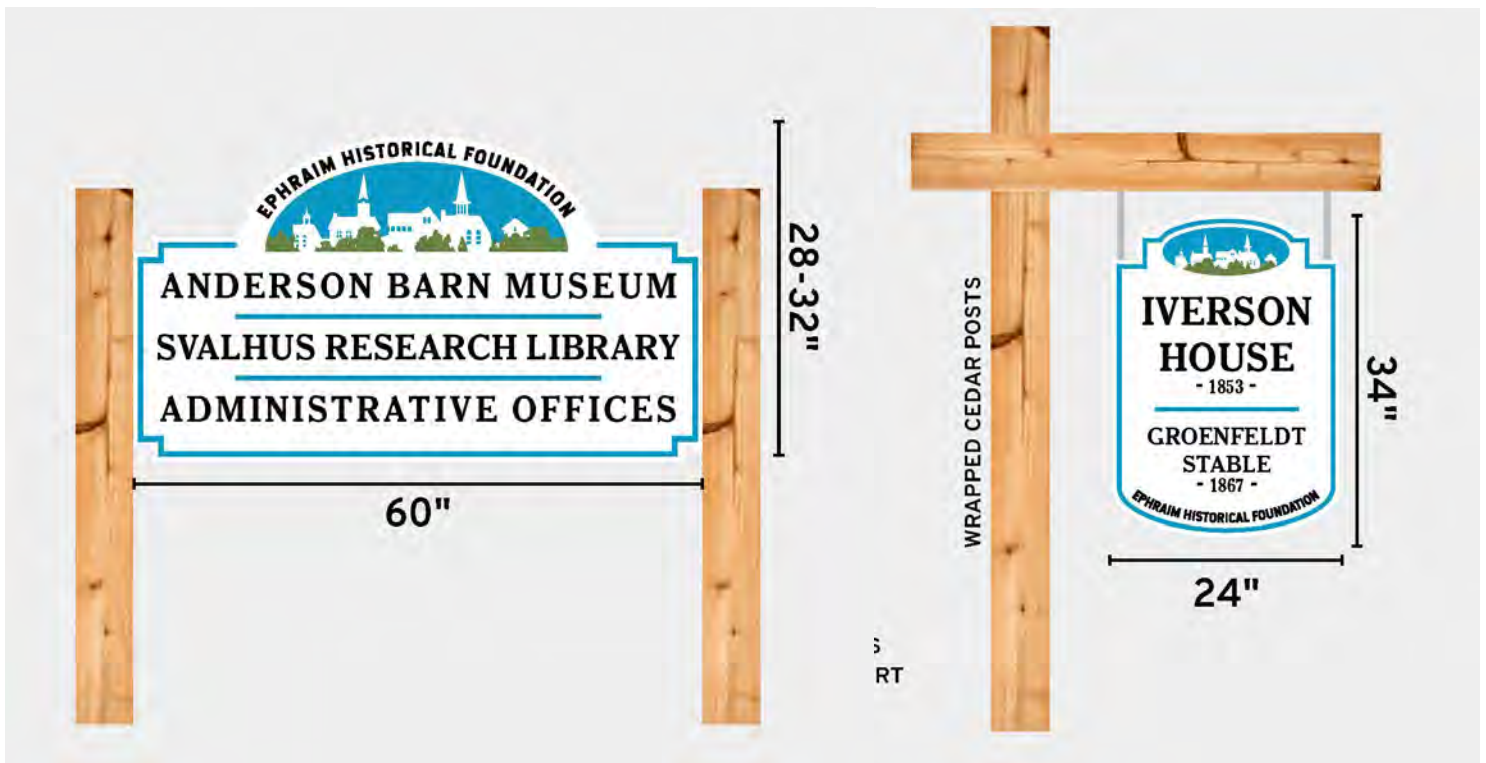
## New Property Signage

**Contractor:** Bay & Lake Creative Workshop (Ephraim, WI)

**Materials:** Carved, dimensional, and painted High-Density Urethane (HDU). A durable material used in the majority of modern outdoor signage projects.

**Construction Details:** Contractor will use existing posts, reinforce them, and wrap them in new durable cedar. Size of signs will remain the same as current, with the possible exception of the Anderson Store sign, whose final location is yet to be determined.

**Mockups:**



# VILLAGE OF EPHRAIM

FOUNDED 1853



## BOARD OF APPEALS

CASE # 155

Diane Taillon

9980 Water St

Variance from 40' Rear Setback

Tuesday, April 30, 2024 – 4:00 pm

Village Hall – 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:**

### PUBLIC NOTICE

Notice to Appellants, Zoning Administrator, Plan Committee, and Neighboring Property Owners within 300'

**PUBLIC HEARING ON ZONING APPEAL APPLICATION** on the following property will be held on April 30, 2024 at 4:00 pm to hear and transcribe testimony both for and against, written and verbal:

Property # 121-24-0033A2

Variance from 40' rear setback standard of Ephraim Zoning Code in the Commercial Center Zoning district of the Ephraim Zoning Code.

Property is zoned Commercial Center. The proposal is for the construction of a 64 square foot addition to the subject property that encloses the SE corner of the building and connects two existing decks above. This new proposed work does not meet the 40' rear setback and requires a 5' variance.

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

<https://meet.goto.com/691154445>

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

Access Code: 691-154-445

United States: [+1 \(872\) 240-3212](tel:+18722403212)

A notice is being sent to all property owners 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, April 30, 2024. 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.

	Date <u>4/19/2024</u>
<u>Andrea Collak, Clerk</u>	<input checked="" type="checkbox"/> Village offices
	<input checked="" type="checkbox"/> Visitors' Center
	<input checked="" type="checkbox"/> Post Office
<u>Kim Roberts, Deputy Clerk</u>	<input checked="" type="checkbox"/> Website Ephraim.wi.gov
	<input checked="" type="checkbox"/> Faxed to WDOR Radio

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

VILLAGE OF EPHRAIM  
BUILDING/ZONING PERMIT APPLICATION

Application Date \_\_\_\_\_

Please Print

1. Owner/Property

Tax Parcel No. 121 - 2400 - 3342

Owner Diane Tailon

Mailing Address PO 623 City Ephraim

State WI Zip 54211

Phone(s) 920-421-3272 Email diane@arborcrowneproperties.com

Location of Project East side of building Nearest Cross Street Cherry

Property Use: Boutique hotel

Zoning Area: \_\_\_\_\_ Historic District?  Yes  No

Contractor/Contact: \_\_\_\_\_ Address \_\_\_\_\_

Phone(s) \_\_\_\_\_ Cell Phone (\_\_\_\_) \_\_\_\_\_

2. Type of Improvement

New Building

- Addition
- Exterior Alteration
- Foundation Work Only
- Other \_\_\_\_\_

Accessory Structures

- Garage
- Storage Building
- Repair/Replacement
- Other \_\_\_\_\_

3. Describe Proposed Construction: Connect two decks at southeast corner of building adding 8' x 8' corner.

4. Cost

Total cost of improvements as applied for in permit: \$ \_\_\_\_\_

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
- Drainage Plan
- Land Disturbance Application
- Landscape Plan



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

**Dimensions:** Number of Stories: \_\_\_\_\_  
Roof Pitch(es): \_\_\_\_\_

Height at Peak: \_\_\_\_\_  
Total Footprint, Exterior: \_\_\_\_\_

Total Square Footage, All Floors Exterior: \_\_\_\_\_

Total Square Footage, Parking/Drives/Walkways: \_\_\_\_\_

**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

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

Type: \_\_\_\_\_  
(copy of permit to be on file with Village)  
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 Diane Tailon Print Name Diane Tailon

**FOR OFFICE USE ONLY**

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

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

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

# BOARD OF APPEALS VARIANCE APPLICATION

## Village of Ephraim

Petitioner: Diane Taillon hereby appeals to the Board of Appeals of the Village of Ephraim, Wisconsin for a variance from the zoning ordinances of the Village and submits this petition in support of the appeal.

Date filed March 1, 2024  \$300.00 fee (payable to Village of Ephraim)

	Owner	Agent	Contractor/Contact
Name	Diane Taillon		
Address	9980 Water St. PO 623 Ephraim, WI		
Phone	920-421-3272		
Fax	N/A		

Legal description of property: 1/4, 1/4, S, T, N, R, E, Village of Ephraim, County of Door

Tax Parcel Number 121-24-0033A2

Fire Number and Street 9980 Water Street

Lot area and dimensions: 29,494 square feet,          x          ft. (see survey please)

Zoning District: Commercial

Current Use and Improvements: Boutique Hotel

Identify all non-conforming structures and/or land uses on the property:

Hotel, two cottages, two sheds

Has a previous appeal or application for a variance, or conditional use/special exception, been made with respect to this property?  Yes  No

If yes, state the nature of the appeal/application:

N/A

Disposition: <u>Granted</u>	Denied	Date of Decision: <u>        </u>
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VARIANCE APPLICATION

Ordinance / Section Number

Variance Requested

\_\_\_\_\_  
\_\_\_\_\_

→ Variance from 40'  
Rear setback

Estimated Cost of Construction: \$ NOT ESTABLISHED yet

Is Petitioner the owner of the premises?  Lessee?  Other:

If Lessee, give owner's name & address n/a

Address each of the following criteria for granting a variance as described above (attach additional pages as necessary):

(1) Unnecessary hardship is present because....

(2) Compliance with the terms of the ordinance is prevented by the following unique feature(s) of this property...

See  
Addendum  
A  
attached

(3) A variance will not be contrary to the public interest, will observe the spirit of the ordinance, secure public safety and welfare, and do substantial justice because....

Attach a site plan or other map of your site and detailed construction plans.

I certify that the information I have provided in this application is true and accurate.

Diane Tallon  
Applicant/Agent

Date: March 1, 2024

Remit with application fee and materials to:

Village of Ephraim  
P.O. Box 138  
10005 Norway Road  
Ephraim, WI 54211

phone: 920/854-5501

fax: 920-854-2072

e-mail: [bbristol@ephrain-wisconsin.com](mailto:bbristol@ephrain-wisconsin.com)



## **Addendum A Deck**

I am requesting a variance from the rear setback of the property to connect the two decks.

### **Unnecessary hardship:**

Water has damaged the decks at the and their structural walls at the Southeast corner of the main hotel building. Currently there are two decks at this corner and they do not connect. They are also of different heights all of which may have contributed to the water damage.

These decks do not connect leaving one of the decks without access to the stairway to the ground level. This addition does not conflict with neighboring properties, does not alter the basic nature of the site, does not harm public interests and only requires one variance.

### **Compliance:**

The Hillside is a historic property which existed lawfully prior to the passage of the current zoning ordinance.

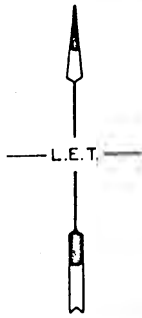
### **Public Safety:**

1. The addition of a corner 8' x 8' at the south east corner of the building is at the back of the building which the public doesn't see from Highway 42 or Cherry Street.
2. Safety is enhanced because the entire deck would now have access to the stairway from the second floor to the ground level.









**BASIS OF BEARINGS**  
Bearing assigned to the northerly line of Lot 30 shown

- = 1" IRON PIPE SET
- = IRON PIPE FOUND
- - - = WOOD FENCE
- . - . = FENNER-BREY MAP OF EPHRAIM, APRIL 8, 1954

AUTHENTIC PRINTS HAVE SEAL, SIGNATURE AND THIS NOTE IN CONTRAST TO SURVEY DATA

**DESCRIPTION OF TRACT SURVEYED**

That portion of Lots 25 and 30, Block L in the Plat of Ephraim in Government Lot 1, Section 24, T31N R27E, Village of Ephraim, Door County, Wisconsin, described as follows: Beginning at the NE corner of said Lot 30 marked by a 1/2" iron pipe, thence S06°21'30"W 142.23 feet to the NE corner of said Lot 25, thence continue S06°21'30"W along the easterly line of said Lot 25 91.00 feet to a 1" iron pipe, thence S89°47'45"W 55.05 feet to the easterly R/W of Water Street, thence along said R/W N24°49'45"W 91.87 feet, thence continue along said R/W N37°23'04"W 116.19 feet to the NW corner of said Lot 30 marked by a P.K. nail, thence N89°50'10"E along the northerly line of said Lot 30 232.51 feet to the place of beginning containing 31,461 square feet

**SURVEYOR'S CERTIFICATE**

I hereby certify that the above tract was surveyed to the best of my knowledge and belief and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any

DS.

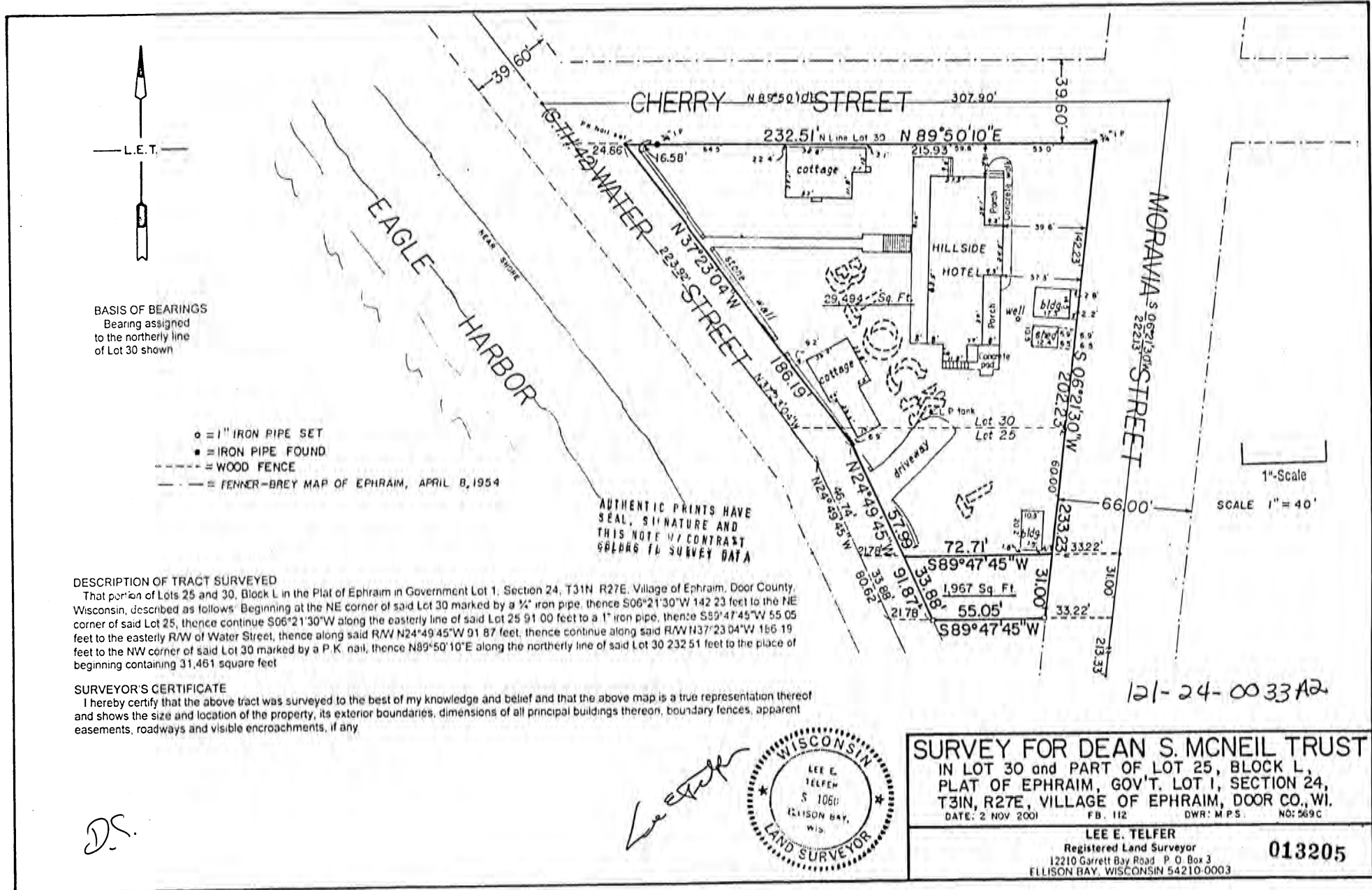
*Lee E. Telfer*



<b>SURVEY FOR DEAN S. MCNEIL TRUST</b>	
IN LOT 30 and PART OF LOT 25, BLOCK L, PLAT OF EPHRAIM, GOV'T. LOT 1, SECTION 24, T31N, R27E, VILLAGE OF EPHRAIM, DOOR CO., WI.	
DATE: 2 NOV 2001	FB: 112 DWR: M P S NO: 569C
<b>LEE E. TELFER</b> Registered Land Surveyor 12210 Garrett Bay Road P. O. Box 3 ELLISON BAY, WISCONSIN 54210-0003	
<b>013205</b>	

12-24-0033A2

1" Scale  
SCALE 1" = 40'



April 19, 2024

**Staff Report  
Board of Appeals  
Case # 155 & 156**

**#155**

The property parcel # is 121-24-0033A2 which is owned by Diane Taillon and located at 9980 Water Street. The property is zoned Commercial Center and is used as a hotel.

The proposal calls for a 64 square foot addition on the SE side of the structure that will be enclosed by walls and connect the two existing decks above.

A regular zoning permit cannot be issued because the new work is subject to current setbacks and the 40' rear yard setback is not met.

The applicant is requesting a 5' variance from 40' rear yard setback minimum of the Ephraim code of ordinances.

**#156**

The property parcel # is 121-24-0033A2 which is owned by Diane Taillon and located at 9980 Water Street. The property is zoned Commercial Center and is used as a hotel.

The proposal calls for a 152 square foot addition on the E side of the structure that will enclose the existing covered patio with glass walls and alter the existing deck above.

A regular zoning permit cannot be issued because the new work is subject to current setbacks and the 40' rear yard setback is not met.

The applicant is requesting a 4' variance from 40' rear yard setback minimum of the Ephraim code of ordinances.

Respectfully submitted,

Brent Bristol  
Zoning Administrator.



# VILLAGE OF EPHRAIM

FOUNDED 1853



## BOARD OF APPEALS

CASE # 156

Diane Taillon

9980 Water St

Variance from 40' Rear Setback

Tuesday, April 30, 2024 – 4:00 pm

Village Hall – 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:**

### PUBLIC NOTICE

Notice to Appellants, Zoning Administrator, Plan Committee, and Neighboring Property Owners within 300'

**PUBLIC HEARING ON ZONING APPEAL APPLICATION** on the following property will be held on April 30, 2024 at 4:00 pm to hear and transcribe testimony both for and against, written and verbal:

Property # 121-24-0033A2

Variance from 40' rear setback standard of Ephraim Zoning Code in the Commercial Center Zoning district of the Ephraim Zoning Code.

Property is zoned Commercial Center. The proposal is for the construction of a 152 square foot glass enclosure of the existing covered patio on the East side of the building. This new proposed work does not meet the 40' rear setback and requires a 4' variance.

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

<https://meet.goto.com/691154445>

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

Access Code: 691-154-445

United States: [+1 \(872\) 240-3212](tel:+18722403212)

A notice is being sent to all property owners 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, April 30, 2024. 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.

_____	Date <u>4/19/2024</u>
<b>Andrea Collak, Clerk</b>	<input checked="" type="checkbox"/> Village offices
	<input checked="" type="checkbox"/> Visitors' Center
	<input checked="" type="checkbox"/> Post Office
<b>Kim Roberts , Deputy Clerk</b>	<input checked="" type="checkbox"/> Website Ephraim.wi.gov
	<input checked="" type="checkbox"/> Faxed to WDOR Radio

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

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

Application Date \_\_\_\_\_

*Please Print*

**1. Owner/Property**

Tax Parcel No. 121 - 2400 - 33A2

Owner Diane Taillon

Mailing Address PO 623 City Ephraim

State vt Zip 54211

Phone(s) 920-421-3272 Email diane@anbarcrawneproperties.com

Location of Project Back of Hillside East side of building Nearest Cross Street Cherry St

Property Use: Boutique Hotel

Zoning Area: \_\_\_\_\_ Historic District?  Yes  No

Contractor/Contact: \_\_\_\_\_ Address \_\_\_\_\_

Phone(s) \_\_\_\_\_ Cell Phone (\_\_\_\_) \_\_\_\_\_

**2. Type of Improvement**

New Building

- Addition
- Exterior Alteration
- Foundation Work Only
- Other \_\_\_\_\_

Accessory Structures

- Garage
- Storage Building
- Repair/Replacement
- Other \_\_\_\_\_

**3. Describe Proposed Construction:** Add glass wall to patio to increase the size of the dining room.

**4. Cost**

Total cost of improvements as applied for in permit: \$ not sure yet

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
- Drainage Plan
- Land Disturbance Application
- Landscape Plan

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

**Dimensions:** Number of Stories: 1 Height at Peak: n/a

Roof Pitch(es): n/a Total Footprint, Exterior: \_\_\_\_\_

Total Square Footage, All Floors Exterior: 152

Total Square Footage, Parking/Drives/Walkways: n/a

Type:  Wood Frame  Structural Steel  Reinforced Concrete  Other Glass

**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 Diane Tailon Print Name Diane Tailon

**FOR OFFICE USE ONLY**

Permit # _____	Permit Fee: \$ _____
Date Permit Issued _____	Zoning Administrator Signature: _____
Restrictions: _____	



# BOARD OF APPEALS VARIANCE APPLICATION

## Village of Ephraim

Petitioner: Diane Taillon hereby appeals to the Board of Appeals of the Village of Ephraim, Wisconsin for a variance from the zoning ordinances of the Village and submits this petition in support of the appeal.

Date filed March 7, 2024  \$300.00 fee (payable to Village of Ephraim)

	Owner	Agent	Contractor/Contact
Name	<u>Diane Taillon</u>		
Address	<u>9980 Water St. PO 623 Ephraim, WI</u>		
Phone	<u>920-421-3272</u>		
Fax	<u>n/a</u>		

Legal description of property: 1/4, 1/4, S, T, N, R, E, Village of Ephraim, County of Door

Tax Parcel Number 121-24-0033 A 2

Fire Number and Street 9980 Water Street

Lot area and dimensions: 29,494 square feet, \_\_\_\_\_ x \_\_\_\_\_ ft. (see survey please)

Zoning District: Commercial

Current Use and Improvements: Boutique Hotel

Identify all non-conforming structures and/or land uses on the property:

Hotel, two cottages, two sheds

Has a previous appeal or application for a variance, or conditional use/special exception, been made with respect to this property?  Yes  No

If yes, state the nature of the appeal/application:

N/A

Disposition:	<u>Granted</u>	<u>Denied</u>	Date of Decision: _____
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**VARIANCE APPLICATION**

Ordinance / Section Number

Variance Requested

\_\_\_\_\_  
\_\_\_\_\_

\* Variance from 40' rear setback

Estimated Cost of Construction: \$ not established yet

Is Petitioner the owner of the premises?  Lessee?  Other:

If Lessee, give owner's name & address \_\_\_\_\_

Address each of the following criteria for granting a variance as described above (attach additional pages as necessary):

(1) Unnecessary hardship is present because....

(2) Compliance with the terms of the ordinance is prevented by the following unique feature(s) of this property...

(3) A variance will not be contrary to the public interest, will observe the spirit of the ordinance, secure public safety and welfare, and do substantial justice because....

See  
addendum  
A  
attached

Attach a site plan or other map of your site and detailed construction plans.

I certify that the information I have provided in this application is true and accurate.

Deane Taylor  
Applicant/Agent

Date: March 7, 2024

Remit with application fee and materials to:

Village of Ephraim  
P.O. Box 138  
10005 Norway Road  
Ephraim, WI 54211

phone: 920/854-5501

fax: 920-854-2072

e-mail: bbristol@ephraim-wisconsin.com

## **Addendum A Patio**

I am requesting a variance from the rear setback of the property to enclose the patio by constructing a glass wall and sky light.

### **Unnecessary hardship:**

The dining room at the Hillside is small for the number of guests. Enclosing the patio while removing the wall that separates the patio and the dining room doubles the size of this room. This addition does not conflict with neighboring properties, does not alter the basic nature of the site, does not harm public interests and only requires one variance.

### **Compliance:**

The Hillside is a historic property which existed lawfully prior to the passage of the current zoning ordinance.

### **Public Safety:**

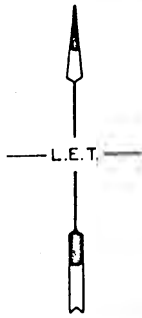
Even though Covid is somewhat in the past, the current dining room is small when all of the guests convene for breakfast. Increasing this space will increase the distance between individuals.











**BASIS OF BEARINGS**  
Bearing assigned to the northerly line of Lot 30 shown

- = 1" IRON PIPE SET
- = IRON PIPE FOUND
- - - = WOOD FENCE
- . - . = FENNER-BREY MAP OF EPHRAIM, APRIL 8, 1954

AUTHENTIC PRINTS HAVE SEAL, SIGNATURE AND THIS NOTE IN CONTRAST TO SURVEY DATA

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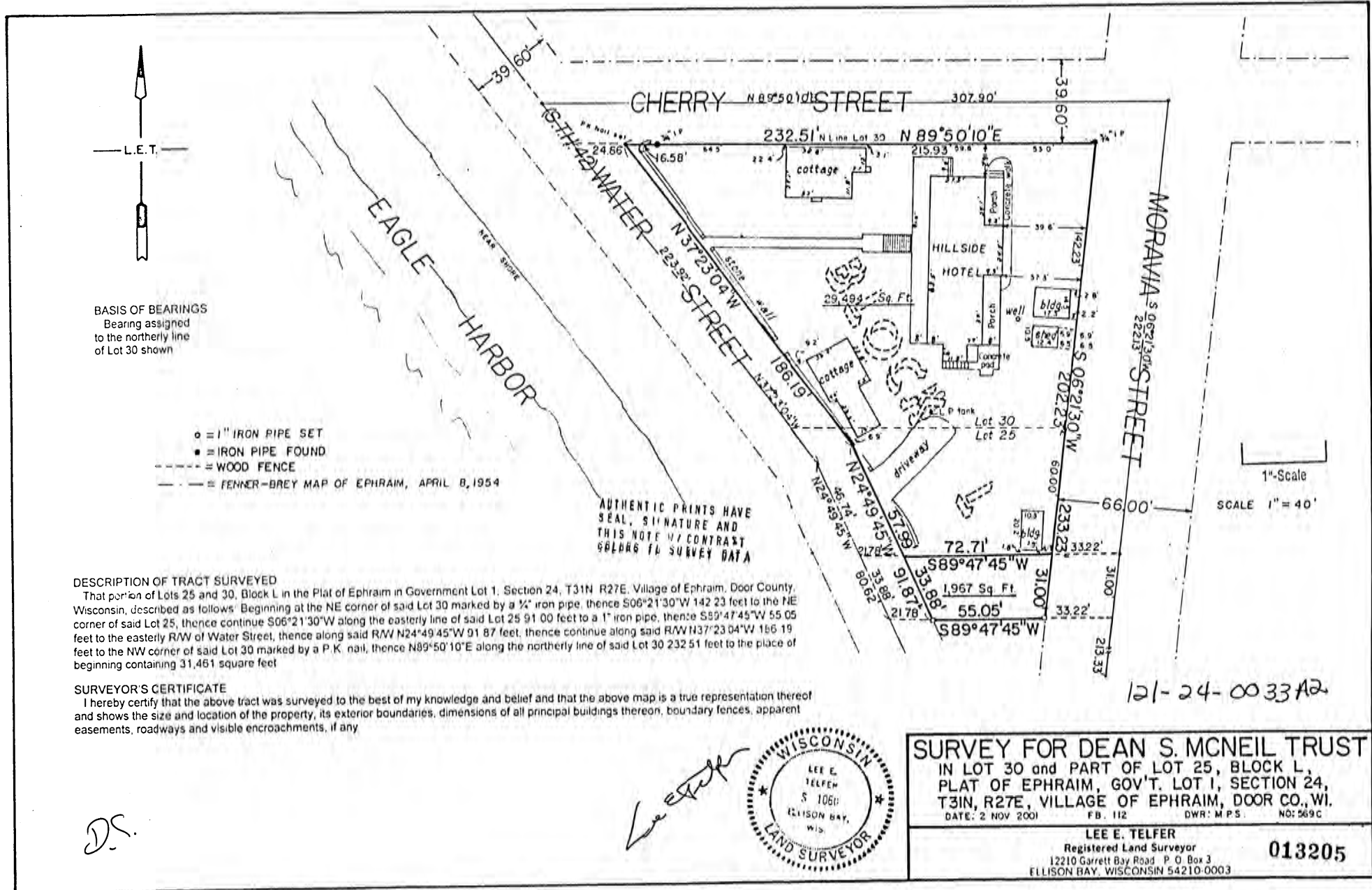
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<b>013205</b>	

12-24-0033A2

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April 19, 2024

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Board of Appeals  
Case # 155 & 156**

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The proposal calls for a 152 square foot addition on the E side of the structure that will enclose the existing covered patio with glass walls and alter the existing deck above.

A regular zoning permit cannot be issued because the new work is subject to current setbacks and the 40' rear yard setback is not met.

The applicant is requesting a 4' variance from 40' rear yard setback minimum of the Ephraim code of ordinances.

Respectfully submitted,

Brent Bristol  
Zoning Administrator.