

VILLAGE OF EPHRAIM

FOUNDED 1853



Conditional Use – Additional Accessory Structure

Michael Larsen - 2951 Valentine Ln

Tuesday – September 24, 2024, 7:00 p.m.

Ephraim Village Hall – 9996 Water St.

NOTE: 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:

At the regularly scheduled meeting of the Ephraim Plan committee on Tuesday, September 24, 2024 at 7:00 p.m., the committee will consider a conditional use request from Michael Larsen relating to the construction of an additional accessory structure.

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, September 24, 2024. Written comments via email at 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/196442069>

You can also dial in using your phone.

Access Code: 196-442-069

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

	Date: <u>9/13/2024</u>
<hr/> Andrea Collak, Clerk	<input checked="" type="checkbox"/> Village Administrative Office
	<input checked="" type="checkbox"/> Visitors' Center
	<input checked="" type="checkbox"/> Post Office
<hr/> Kim Roberts, Deputy Clerk	<input checked="" type="checkbox"/> Website www.ephrain-wisconsin.com
	<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

2951 Valentine Lane Ephraim, WI 54211

- I. Location (number and street) _____
N S E W side of _____
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:
Chicken Coop and run enclosure

- V. Use or Structure requiring the conditional use:
Chicken Coop and run enclosure

- 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: Larsen Family Trust

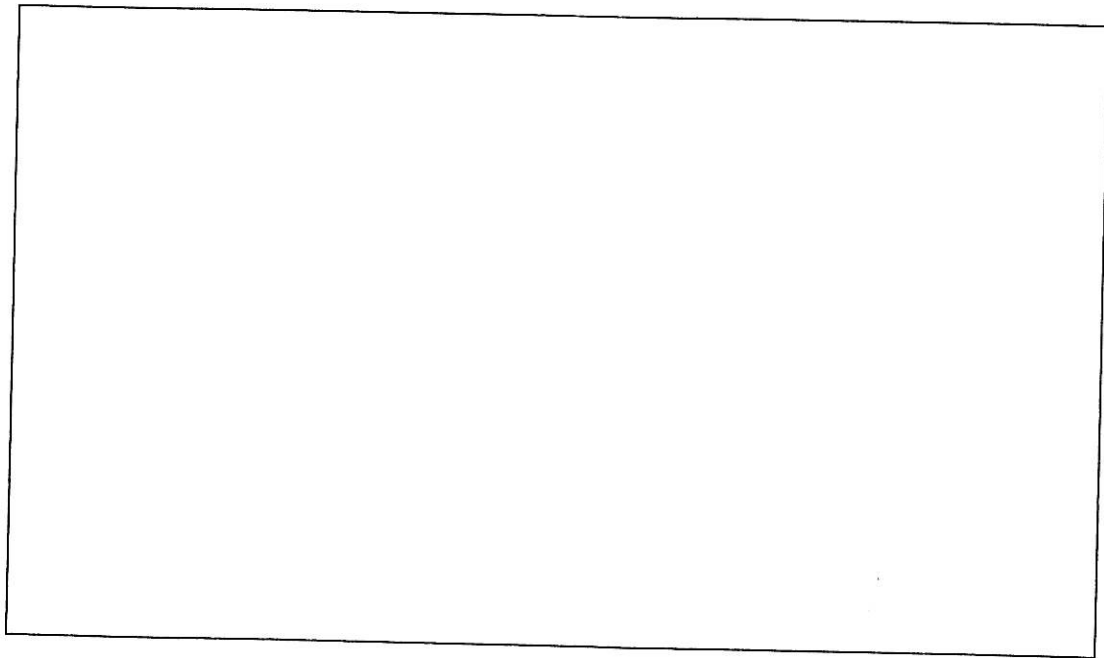
Address of property owner: 2951 Valentine Lane Ephraim, WI 54211

Local address/contact: 2951 Valentine Lane Ephraim, WI 54211

Phone: (818)223-1069 & (920)205-3730

Signature _____

Application Date: 09/13/2024



**VILLAGE OF EPHRAIM
ACCESSORY STRUCTURES PERMIT APPLICATION**

All Structures Must Adhere To All Village of Ephraim Ordinances

OWNER /PROPERTY INFORMATION

Property Owner: Michael & Britteny Larsen

Tax Parcel # _____ - _____ - _____

Phone # (920) 205 - 3730

Location of project: 2951 Valentine Lane Historic District ? Yes No

Contractor/Contact: Owner Builder - Mike Larsen Phone: (818) 223 - 1069

Type of Structure:

Storage Shed Fence - Solid See Through Deck/Patio Other Chicken Coop

Use of Structure: Raising Chickens for Eggs

Type of Material: Wood Cement/Brick Combination

Fabricated Material Stone Metal Other please Specify _____

Repair/Replacement Yes No

Height of Structure: _____ Foot _____ Inches Location on Property Near East property line, between shed and patio / house

Cost of Materials and Labor \$ 2,500.00

INCLUDE WITH THIS APPLICATION

Building plans, including all elevations, floor plans.

Brief description of construction: 2x4 and plywood with plastic roofing and chicken wire. Replaced previous chicken run and coop structure that was too short and vulnerable to predator attacks. Our 3 sons raise the chickens, but their first 8 were killed by predators

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.

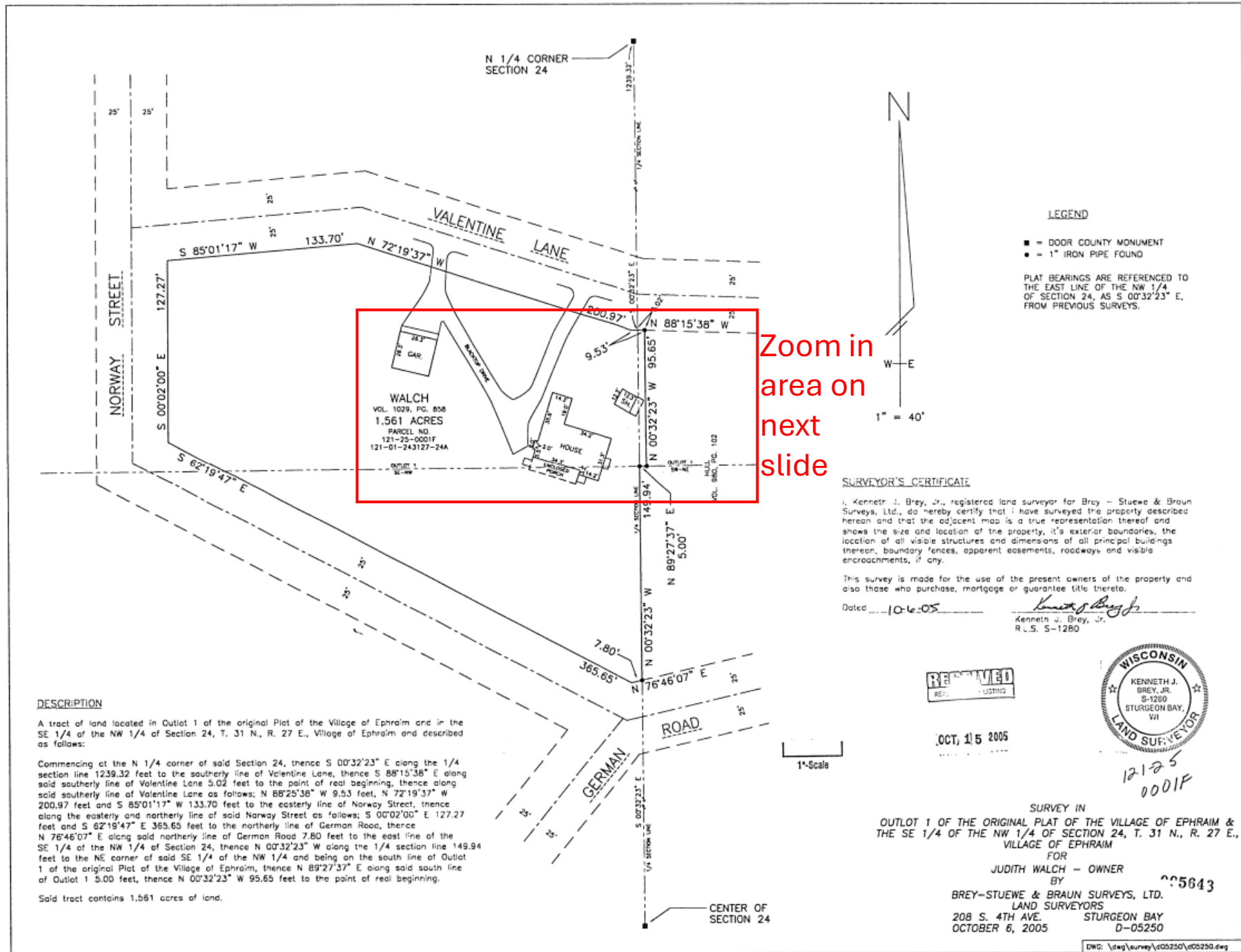
Signature of Applicant: _____ Application Date: 8/5/2024

Print Name: Michael S. Larsen

Approved Yes No **FOR OFFICE USE ONLY** Permit # _____

Permit Fee: \$ _____ Date Permit Issued _____

Zoning Administrator Signature: _____



LEGEND

- = DOOR COUNTY MONUMENT
- = 1" IRON PIPE FOUND

PLAT BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NW 1/4 OF SECTION 24, AS S 00°32'23" E, FROM PREVIOUS SURVEYS.

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 herein and that the adjacent map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, 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 10-06-05

Kenneth J. Brey, Jr.
Kenneth J. Brey, Jr.
R.L.S. S-1280

DESCRIPTION

A tract of land located in Outlot 1 of the original Plat of the Village of Ephraim and in the SE 1/4 of the NW 1/4 of Section 24, T. 31 N., R. 27 E., Village of Ephraim and described as follows:

Commencing at the N 1/4 corner of said Section 24, thence S 00°32'23" E along the 1/4 section line 1239.32 feet to the southerly line of Valentine Lane, thence S 88°15'38" E along said southerly line of Valentine Lane 5.02 feet to the point of real beginning, thence along said southerly line of Valentine Lane as follows; N 88°25'38" W 9.53 feet, N 72°19'37" W 200.97 feet and S 85°01'17" W 133.70 feet to the easterly line of Norway Street, thence along the easterly and northerly line of said Norway Street as follows; S 00°02'00" E 127.27 feet and S 82°19'47" E 365.65 feet to the northerly line of German Road, thence N 76°46'07" E along said northerly line of German Road 7.80 feet to the east line of the SE 1/4 of the NW 1/4 of Section 24, thence N 00°32'23" W along the 1/4 section line 149.94 feet to the NE corner of said SE 1/4 of the NW 1/4 and being on the south line of Outlot 1 of the original Plat of the Village of Ephraim, thence N 89°27'37" E along said south line of Outlot 1 5.00 feet, thence N 00°32'23" W 95.65 feet to the point of real beginning.

Said tract contains 1.561 acres of land.

Zoom in area on next slide

RECEIVED
OCT, 11 5 2005

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WISCONSIN
KENNETH J. BREY, JR.
S-1280
STURGEON BAY, WI
LAND SURVEYOR

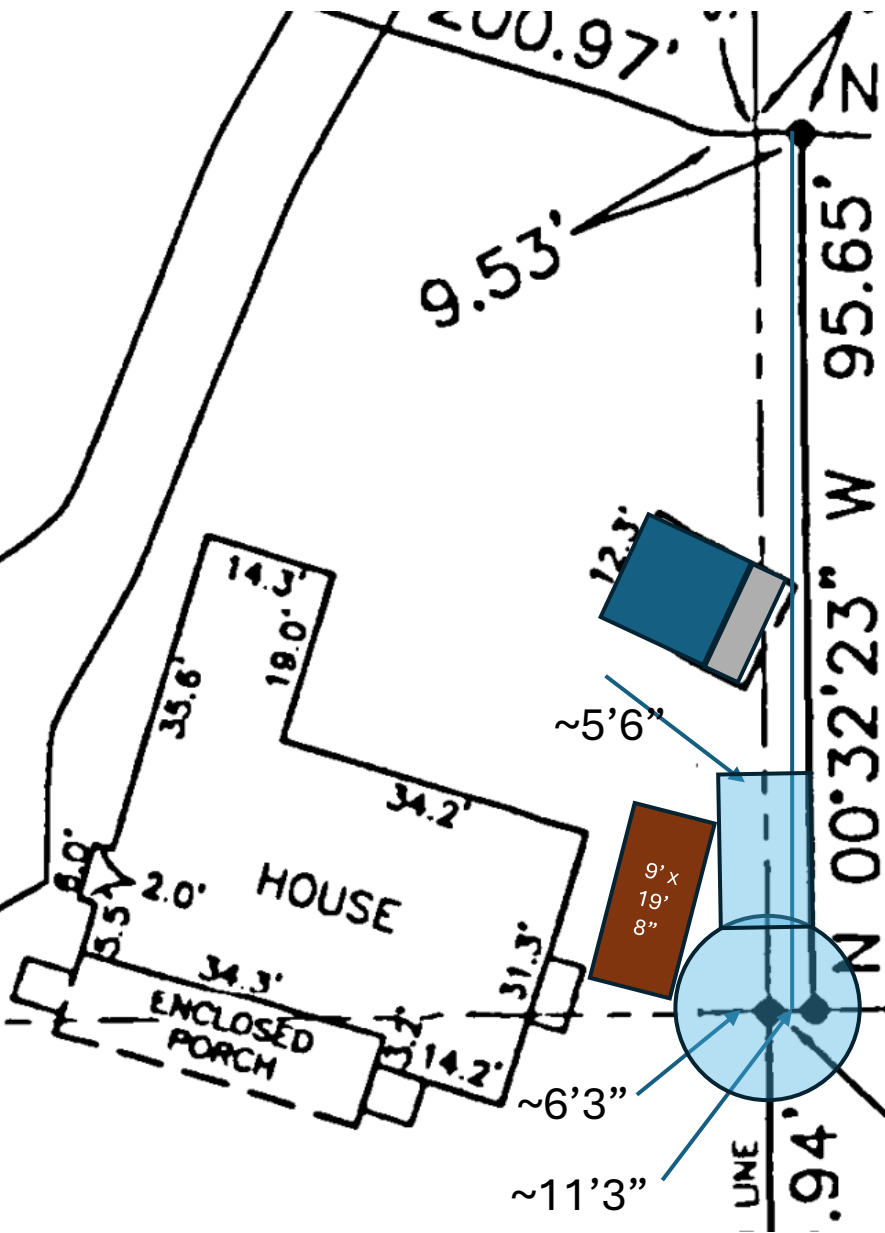
SURVEY IN
OUTLOT 1 OF THE ORIGINAL PLAT OF THE VILLAGE OF EPHRAIM & THE SE 1/4 OF THE NW 1/4 OF SECTION 24, T. 31 N., R. 27 E., VILLAGE OF EPHRAIM
FOR
JUDITH WALCH - OWNER
BY
BREY-STUEWE & BRAUN SURVEYS, LTD.
LAND SURVEYORS
208 S. 4TH AVE. STURGEON BAY
OCTOBER 6, 2005 D-05250

5643



BLACKTOP DRIVE

WALCH
 VOL. 1029, PG. 858
 1.561 ACRES
 PARCEL NO.
 121-25-0001F
 121-01-243127-24A



N 88°15'38" W 25

N 00°32'23" W 95.65'

OUTLOT 1
SE-NW

OUTLOT 1
SW-NE

LINE
~11'3"
~6'3"

HULL
 VOL. 980, PG. 102

Structure as it is now



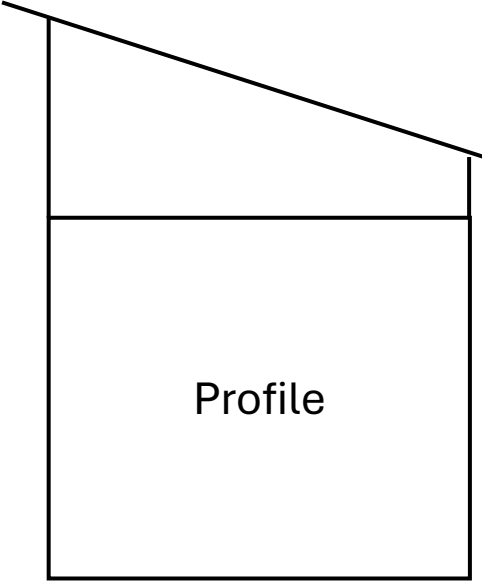
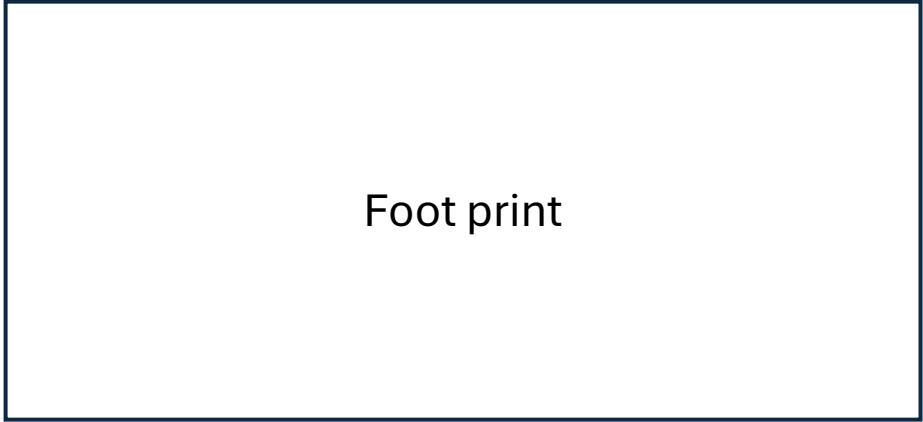
The outer chicken run enclosure will be painted to match the house (cream with burgundy trim) once we have permission to finish the structure. There will be no plastic left on it by the end of today (8/5) since it is not secure against predators)

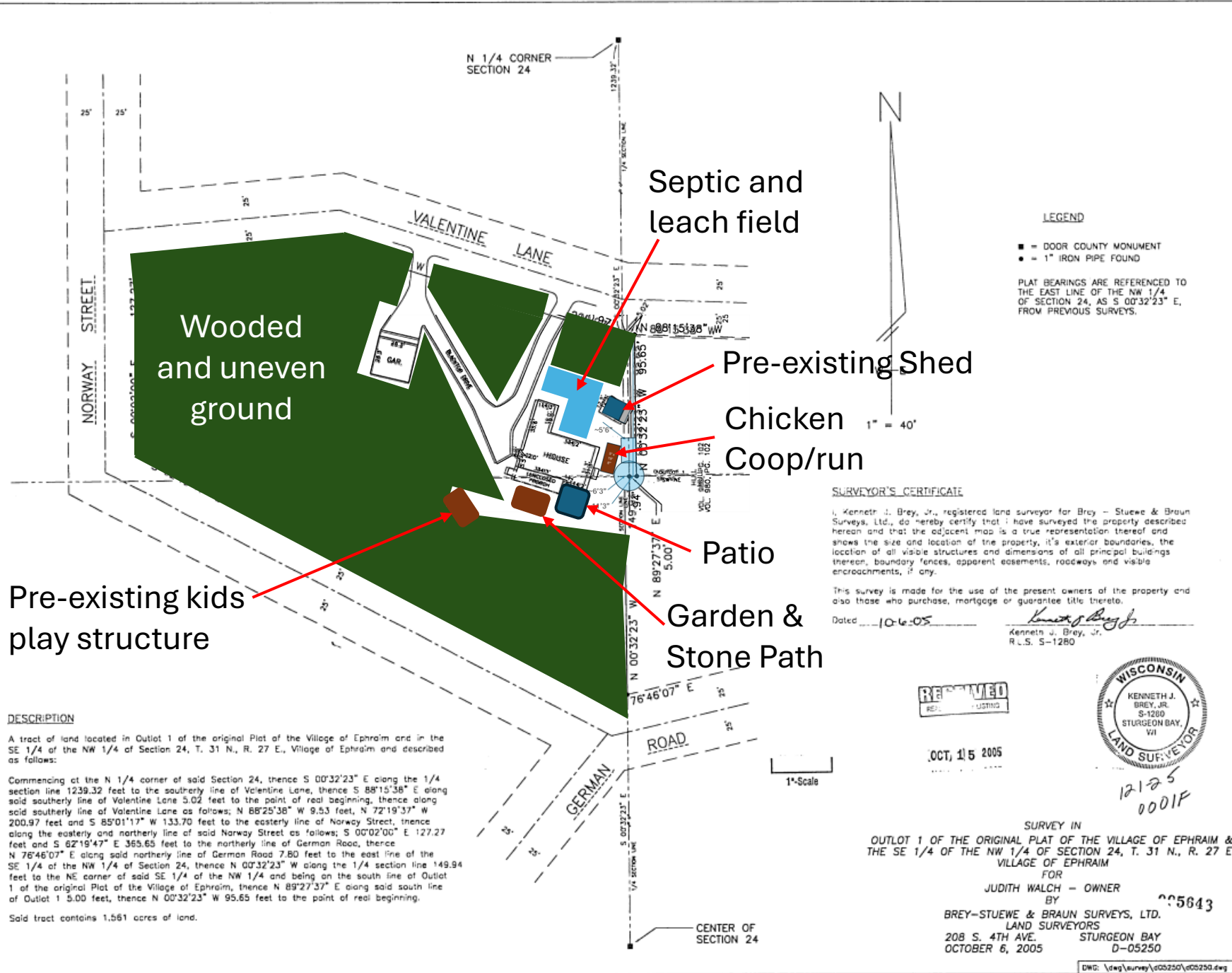
Proposed new concept



Move the coop to the side near the house

Narrow the structure from 13.6 feet to 9 feet at base with 6" roof overhand, giving a >10' setback from side property line





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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 10-15-05
 Kenneth J. Brey, Jr.
 R.L.S. 5-1280



OCT 15 2005

12125
0001F

SURVEY IN
 OUTLOT 1 OF THE ORIGINAL PLAT OF THE VILLAGE OF EPHRAIM & THE SE 1/4 OF THE NW 1/4 OF SECTION 24, T. 31 N., R. 27 E., VILLAGE OF EPHRAIM
 FOR
 JUDITH WALCH - OWNER
 BY
 BREY-STUEWE & BRAUN SURVEYS, LTD.
 LAND SURVEYORS
 208 S. 4TH AVE. STURGEON BAY D-05250
 OCTOBER 6, 2005

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Said tract contains 1.561 acres of land.

Background: In the Spring of 2022 some friends offered our 3 sons 8 chickens for them to raise. They were very excited for the opportunity, and it is not something that was an option in California. We picked up a small coop from Tracker Supply and placed it on top of what had been a planter box out back of the house (convenient for care and watering and generally secluded from direct view from the street). To try and protect the chickens, my father-in-law constructed a modest run enclosure (~4' tall) to try and contain the chickens and protect them from predators when we could not be out with them. Besides the inconvenience of such a short enclosure, once a net was put over top of it, for someone my height, the protection from predators was not very good. All eight chickens were killed in late winter/early spring 2023. My children had loved taking care of the chickens and collecting eggs, so we decided to replace them. I was determined to fix the downsides of the previous enclosure, so I took it down and built a new run enclosure that is more substantial and safe against predators. It is also tall enough for me to walk upright inside of (I am 6'8" tall) so that now I can help my boys more easily when needed (they are now 5, 7, and 8 years old, and their sister is starting to get involved, she's 3). I thought our placement of the enclosure was good and it never occurred to me that I might be encroaching on a property line, certainly no more than the pre-existing buildings already did. This placement allowed us to keep all the trees and not need to disturb the natural landscape. We talked with our closest neighbors and they said it was fine with them (trying to be considerate neighbors). The construction is currently halted now that I realize a permit is required and a variance for the distance from the property line. When finished we plan to paint it to match the look of the house and other buildings on the property. It never occurred to me that I needed such formal documentation for what I saw as a replacement for the chicken run enclosure that we had before.

I had been told by friends that Ephraim allowed up to 12 chickens / per acre and that a chicken coop from Tracker Supply would be no issue. Everything else just sort of grew from there as we dealt with the challenges of chicken husbandry.