

VILLAGE OF EPHRAIM

FOUNDED 1853



HISTORIC PRESERVATION COMMITTEE AGENDA

Tuesday, October 29, 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. RaeAnne LLC – 9922 Water St – Accessory Structure/Railing
7. Bethany Lutheran Church – 3028 County Q – Design Review – Addition
8. Discussion regarding seasonal waterfront snow fence installation
9. New Business for Next Meeting
10. Adjournment

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

<https://meet.goto.com/809550013>

You can also dial in using your phone.

Access Code: 809-550-013

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.*

| | |
|----------------------------------|--|
| | Date: <u>10/25/2024</u> |
| Andrea Collak, Clerk | <input checked="" type="checkbox"/> Village Administrative Office |
| | <input checked="" type="checkbox"/> Visitors' Center |
| | <input checked="" type="checkbox"/> Post Office |
| Kim Roberts, Deputy Clerk | <input checked="" type="checkbox"/> Website www.ephraim.wi.gov |
| | <input checked="" type="checkbox"/> Emailed to WDOR Radio |
| | <input checked="" type="checkbox"/> Emailed to Peninsula Pulse |

Administrative Office 10005 Norway Road

Phone: (920) 854-5501

PO Box 138 Ephraim WI 54211

Fax: (920) 854-2072

E-Mail: office@ephraim.wi.gov

VILLAGE OF EPHRAIM

FOUNDED 1853



Historic Preservation Committee Meeting Minutes Tuesday, June 25, 2024 – 6:30 PM

Present: Kenneth Nelson-Chair, Amy Russell, Cody Schreck

Absent: Marilyn Cushing, Kathy Pentler

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

Guests: Sharon Humphrey, BD Thorp

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 5/28/2024 will be approved at the future HPC meeting.

6. **Lutz/Mojica – 9843-9847 Water St – Fence**

Bristol noted that this application is for the installation of a 65-foot-long and 42-inch-high split-rail cedar fence with hinged gates to facilitate getting equipment onto the beach to keep the beach tidy. It will be placed outside of the road right-of-way. The project meets all dimensional standards. Bristol has no issues with the proposed fence application.

Sharon Humphrey, representative for the Old Banking Grounds Association and this project said that the gate will have a 4-foot chained opening when the gate is closed for easy entrance. The proposed cedar split-rail fence will match the split-rail fences currently existing in the area for consistency.

The committee members had no issues with the proposed fence application.

Russell moved, Schreck seconded to recommend the approval of the Fence application to the Plan Committee for Lutz/Mojica at 9843-9847 Water Street as submitted, all ayes, and the motion carried.

7. **New Business for Next Meeting:** Defining the Historic District more specifically. Bristol will put this item on a lighter agenda in the future. Maritime Trail and National Register Signs.

8. **Adjournment**

Schreck moved, Russell seconded to adjourn the Historic Preservation Committee Meeting at 6:42 PM, all ayes, and the motion carried.

Recorded by

Andrea Collak- Clerk/Treasurer

VILLAGE OF EPHRAIM
ACCESSORY STRUCTURES PERMIT APPLICATION

All Structures Must Adhere To All Village of Ephraim Ordinances

OWNER /PROPERTY INFORMATION

Tax Parcel # _____ - _____ - _____

Property Owner: Rae Anne LLC

Phone # (773) 550 - 6800

Location of project: 9922 wata st unit 9 Historic District? Yes No

Contractor/Contact: Mike Tomasiak Phone: (773) 550 - 6800

Type of Structure:

Storage Shed Fence - Solid See Through Deck/Patio Other Pergoak

Use of Structure: _____

Type of Material: Wood Cement/Brick Combination

Fabricated Material Stone Metal Other please Specify Aluminum

Repair/Replacement Yes No

Height of Structure: _____ Foot 42" Inches Location on Property _____

Cost of Materials and Labor \$ 4,000 + 2,000

INCLUDE WITH THIS APPLICATION

Building plans, including all elevations, floor plans.

Brief description of construction: Replace wood Picket w/ Aluminum

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: 10-25-24

Print Name: MIKE TOMASIAK

| | | |
|---|--------------------------|----------------|
| Approved <input type="checkbox"/> Yes <input type="checkbox"/> No | FOR OFFICE USE ONLY | Permit # _____ |
| Permit Fee: \$ _____ | Date Permit Issued _____ | |
| Zoning Administrator Signature: _____ | | |







VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

Application Date
OCTOBER 1 2024

Please Print

1. Owner/Property

Tax Parcel No. ? - -

Owner BETHANY LUTHERAN CHURCH

Mailing Address PO BOX 707 City EPHRAIM

State WISCONSIN Zip 54211

Phone(s) (414) 405-6431 Email lutheran@bethanyephrain.org

Location of Project 3028 HWY Q Nearest Cross Street MORAVIA

Property Use: CHURCH

Zoning Area: ? Historic District? Yes No

Contractor/Contact: TO BE DETERMINED Address _____

Phone(s) _____ Cell Phone (____) _____

2. Type of Improvement

- | | |
|--------------------------------|---------------------------------------|
| <u> </u> New Building | <u> </u> Accessory Structures |
| <u> x</u> Addition | <u> </u> Garage |
| <u> </u> Exterior Alteration | <u> </u> Storage Building |
| <u> </u> Foundation Work Only | <u> </u> Repair/Replacement |
| <u> </u> Other _____ | <u> </u> Other _____ |

3. Describe Proposed Construction: 410 SQ.FT. ADDITION-ADA BATHROOM/VESTRY/COFERANCE RM.

4. Cost

Total cost of improvements as applied for in permit: \$ 300,000.00

Structural Improvement Cost (if new building or addition, entire amount of structure; if alteration, renovation or repair, structural portions only): \$ 300,000.00

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: 1
Roof Pitch(es): 8/12

Height at Peak: 16 FT
Total Footprint, Exterior: 410 S.F.

Total Square Footage, All Floors Exterior: 410 S.F.

Total Square Footage, Parking/Drives/Walkways: EXISTING

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): 12 FT / NO TREES

Clearance around structures for truck access: 25 FT ALL SIDES 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 _____ Print Name RANDY R. NELSON COUNCIL MEMBER

FOR OFFICE USE ONLY

Permit # _____ Permit Fee: \$ _____

Date Permit Issued _____ Zoning Administrator Signature: _____

Restrictions: _____

Applicant Design Checklist

Village of Ephraim

Owners Name(s): BETHANY LUTHERAN CHURCH

Contractor(s): TO BE DETERMINED

Project Location: 3028 HWY Q

Date: OCTOBER 1 2024

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.

WOOD FRAME CONSTRUCTION/GABLE ROOF/DOUBLE HUNG WOOD WINDOWS/ALL MATERIALS
TO MATCH EXISTING CHURCH

2. Site Planning/Landscaping:

Preserving existing vegetation and topography.

ALL EXISTING VEGETATION AND TOPOGRAPHY TO REMAIN AS IS.

3. Building Color:

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

WHITE SIDING & TRIM/NATURAL DOOR COUNTY LIMESTONE/GRAY ASPHALT SHIBICLES

4. Materials:

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

6" PAINTED CEDAR BEVELED SIDING/NATURAL LIMESTONE

5. Architectural Details:

Building details should be simple and without frills.

DETAILS TO MATCH EXISTING CHURCH

6. Utility Service Wiring (location):

To be shown on plot plan.

EXISTING 200 amp SERVICE

7. Roof Pitch/Roof Color:

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

8/12 GRAY ASPHALT TO MATCH EXISTING SCHINGLES

8. Additional Features:

NONE

Owner/Agent Signature:



RANDY R. NELSON -COUNCIL MEMBER

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: OCT 1 2024

Property Address:

3028 HWY 0
EPHRAIM WI 54211

Are You In The Historic District: YES NO

Parcel # ? - -

I Am Repairing/Replacing Existing :

Deck Windows Roof Siding

Other : DEMOLITION OF EXISTING 1950s ADDITION/CONSTRUCTION OF NEW ADDITION

I Will Be Changing The Color /Material to: NO CHANGE

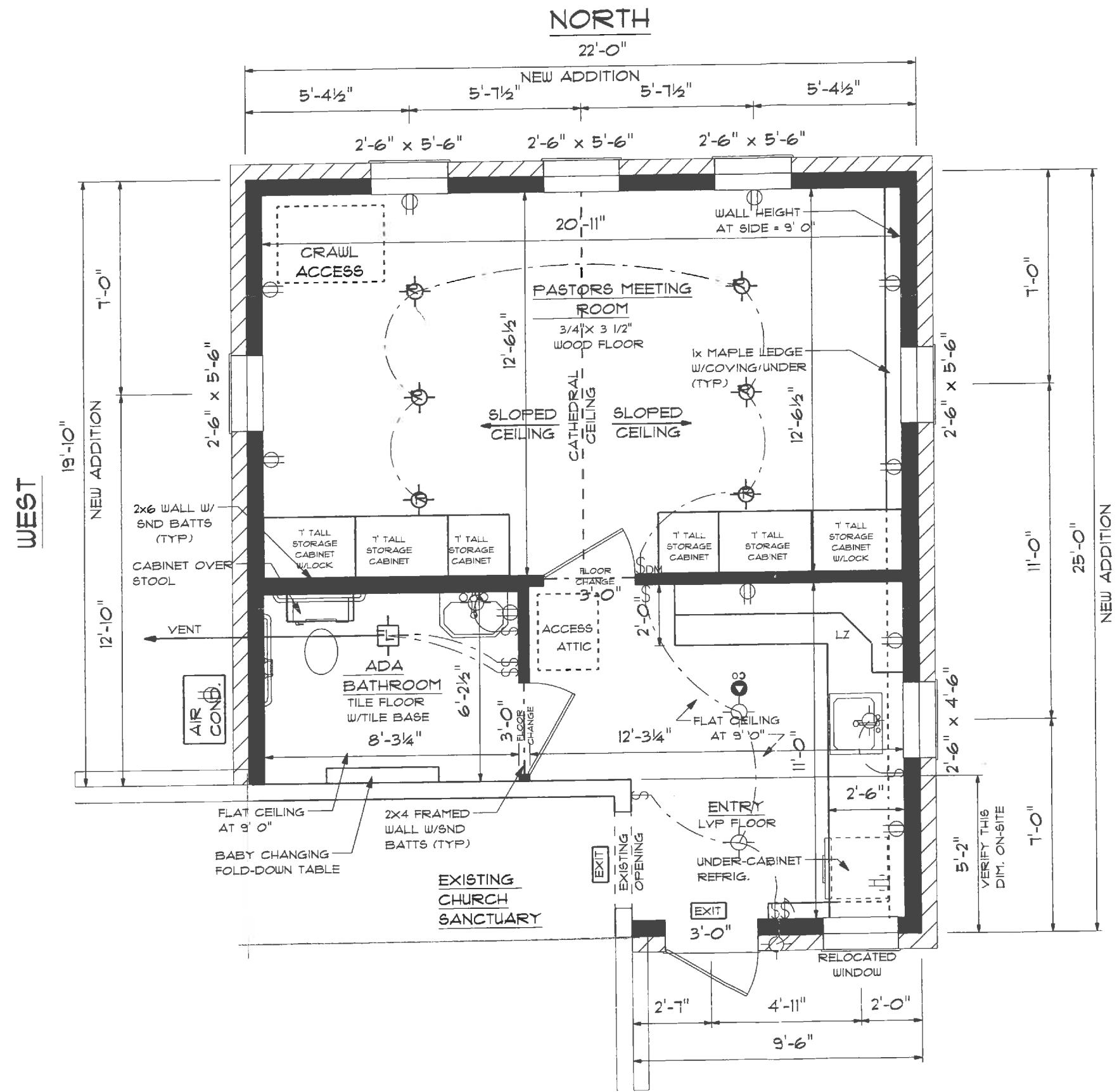
There may be a visual change to the property. I have been advised that any visual changes or any project requiring removal and replacement of an existing structure (such as a deck) will require a Building Permit and/or committee approval.

BETHANY LUTHERAN CHURCH
RANDY R. NELSON
(Property Owner/Contractor)

(414) 405-3095
(Phone #)

Zoning Administrator: _____ Date: ____/____/____

Approved YES NO Permit Fee: \$ _____

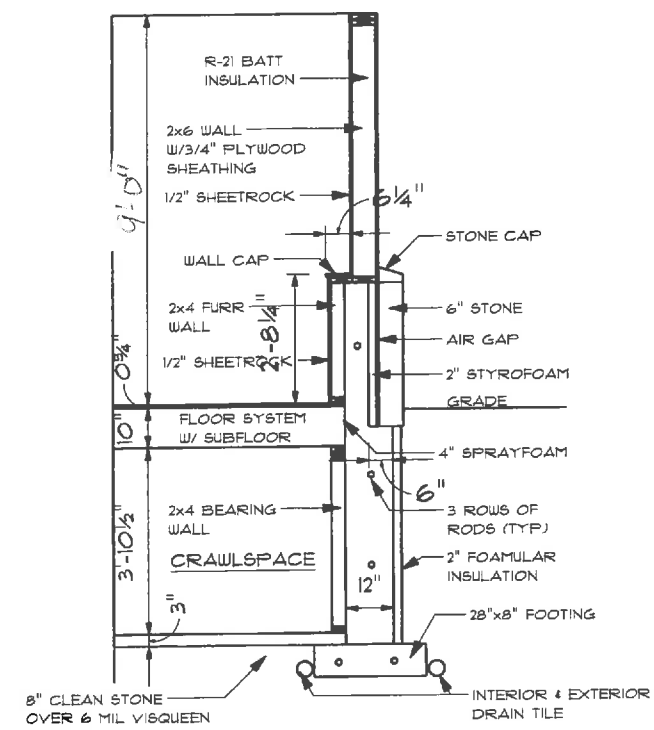


ALTHOUGH THIS PLAN DESIGN IS COMPLETE AND TO SCALE DIMENSIONALLY, THESE PLANS AND ELEVATIONS ARE NOT TO BE USED BY ANY OTHER CONSTRUCTION CONTRACTOR WITHOUT FIRST HAVING THEM CHECKED AND REDRAWN FOR CONSTRUCTION. IF PORTSIDE BUILDERS INC. IS NOT THE CONSTRUCTING CONTRACTOR, THEN IT IS IMPOSSIBLE TO PROVIDE PERSONAL AND ON SITE CONSULTATION, SUPERVISION, AND CONTROL OVER ACTUAL CONSTRUCTION, THUS PORTSIDE BUILDERS INC. IS TO BE HELD HARMLESS AND ASSUMES NO RESPONSIBILITY TO ANY AND ALL POTENTIAL CLAIMS RELATING TO PLAN DESIGN ERRORS OR DEFECTS OF ANY KIND.

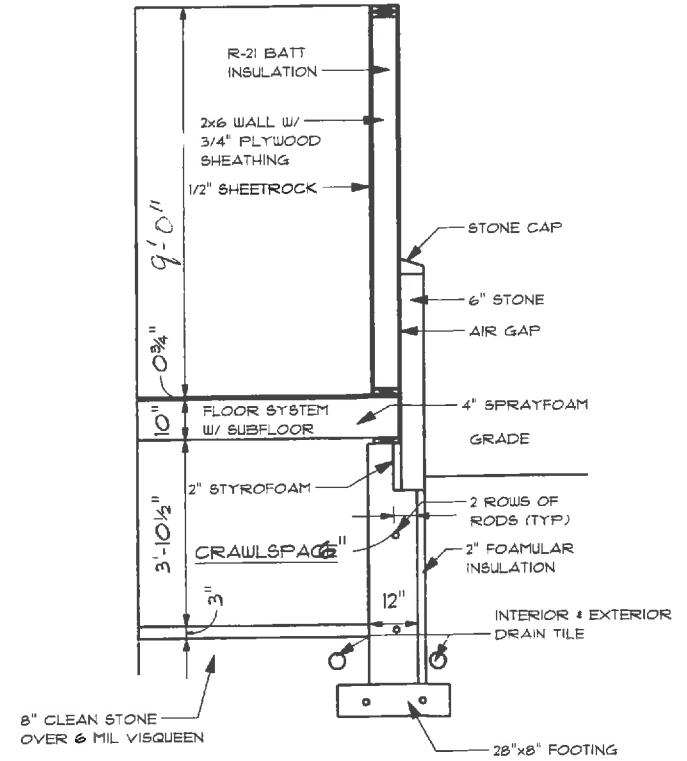
NAME: BETHANY LUTHERAN CHURCH
 LOCATION: 3028 HWY Q
 EPHRAIM, WI 54211
 DRAWN BY: JACK GIGSTEAD
 REVISED DATE: 10-03-2024
 SCALE: 1/4" = 1'0"
 PORTSIDE BUILDERS, INC.
810 S. LANSING AVE., SURGEOON BAY, WI. (920) 746-1092

1ST FLOOR ADDITION PLAN

NOTICE OF COPYRIGHT
 These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or building represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to Portside Builders Inc.



FDN DETAIL "A"
 12"x1'-6" CONC WALL W/
 DEEP 6" STONE LEDGE
 FOUNDATION WALL DETAIL



FDN DETAIL "B"
 12"x5'-0" CONC WALL W/
 DEEP 6" STONE LEDGE
 FOUNDATION WALL DETAIL

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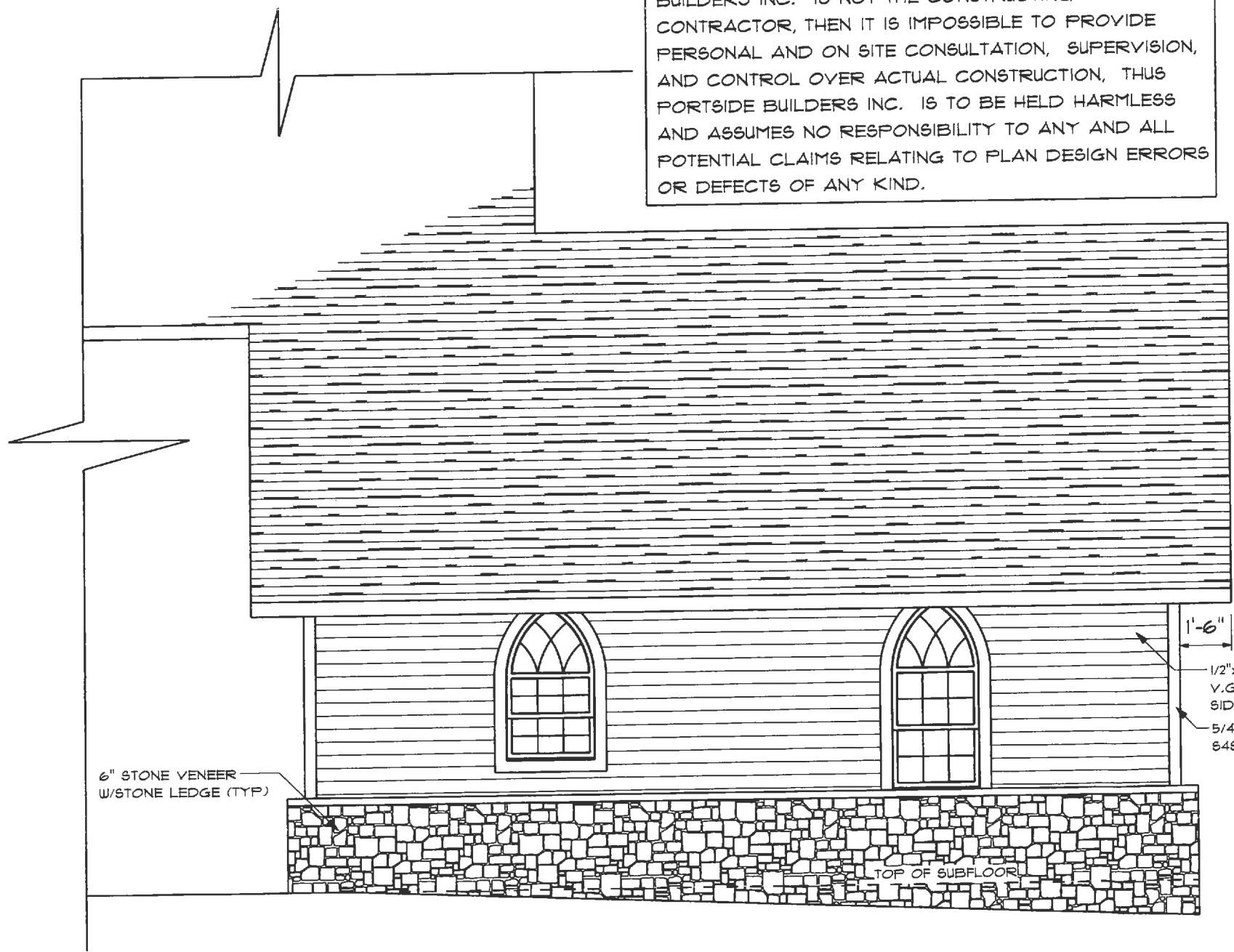
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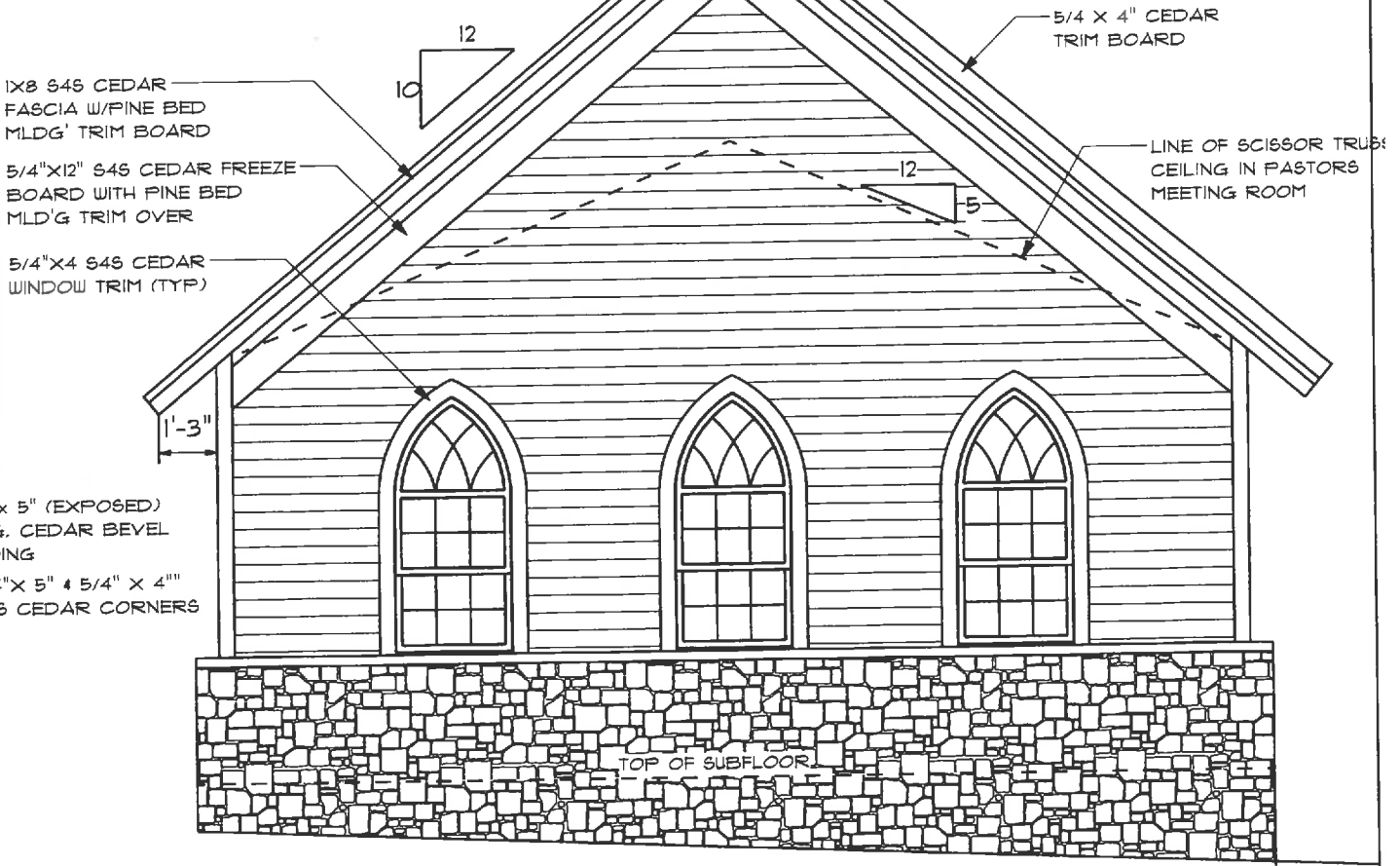
NAME: BETHANY LUTHERAN CHURCH
 LOCATION: 3028 HWY Q
 EPHRAIM, WI 54211
 DRAWN BY: JACK GIGSTEAD
 REVISED DATE: 10-03-2024
 SCALE: 1/4" = 1'0"



810 S. LANSING AVE., STURGEON BAY, WI. (920) 746-1092



EAST ELEVATION



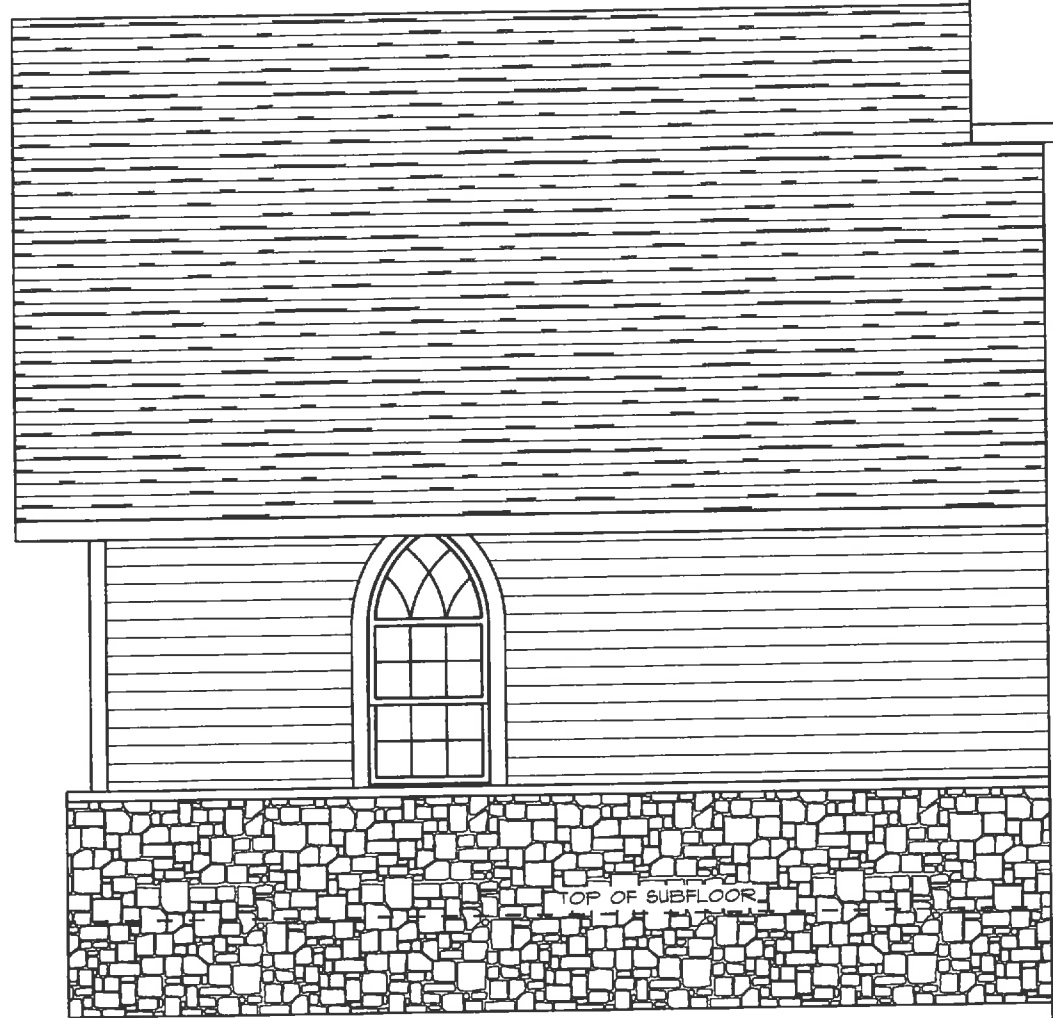
NORTH ELEVATION

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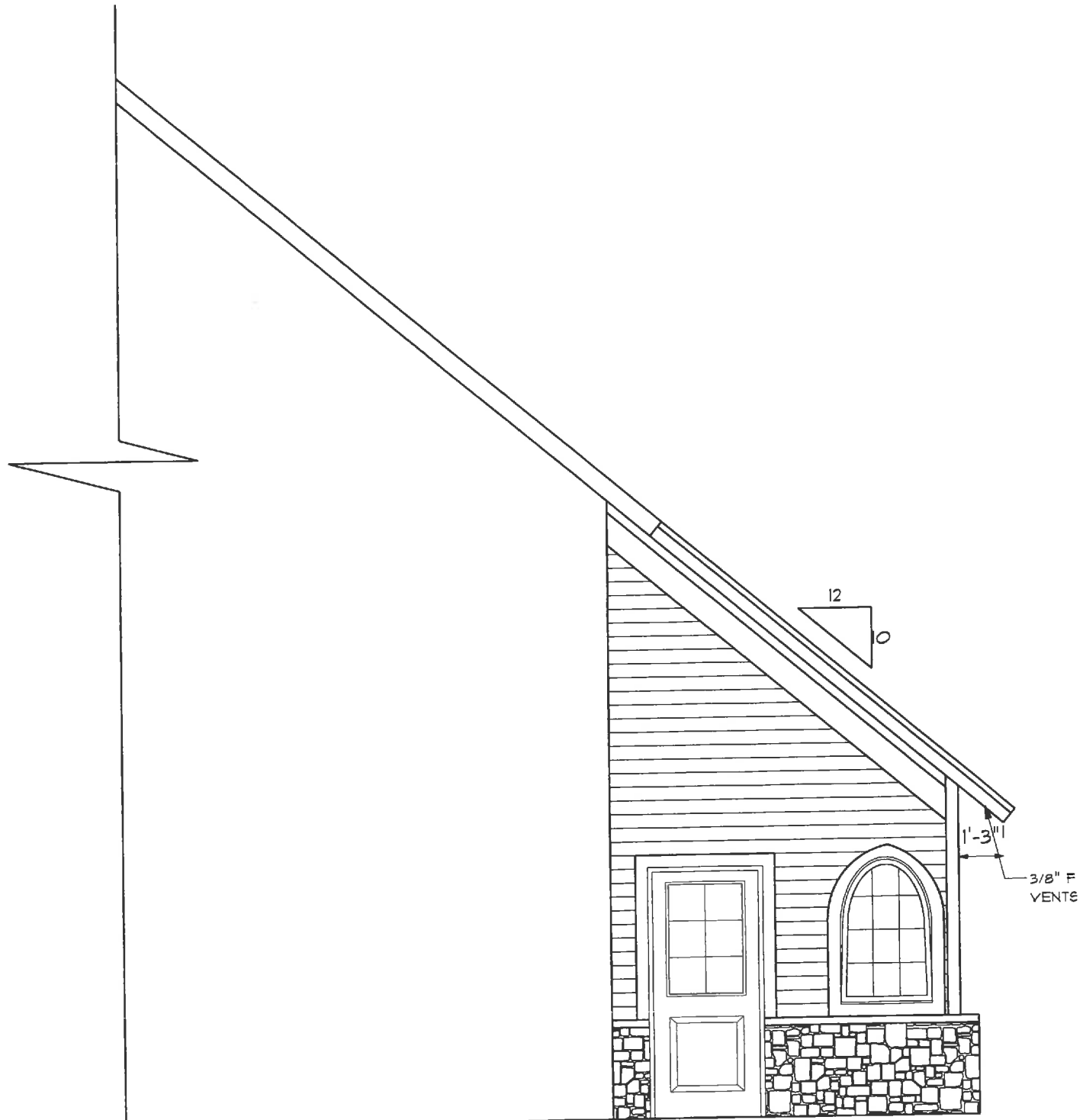
NAME: BETHANY LUTHERAN CHURCH
LOCATION: 3028 HWY Q
EPHRAIM, WI 54211
DRAWN BY: JACK GIGSTEAD
REVISED DATE: 10-03-2024
SCALE: 1/4" = 1'0"



810 S. LANSING AVE., STURGEON BAY, WI. (920) 746-0992



WEST ELEVATION



SOUTH ELEVATION

SAN. SEWER @ 0.54%



N89°

16'

EASTERLY R/W
MORAVIA ST.

NEW WATER LINE TO ADJOINING
PROPERTY. (NOTE: DRAIN DOWN SYSTEM)

HOLE
= 612.05
7.13

N06°35'54"E

136.51'

35'0"

22'

NEW SEWER
LINE TO
LATERAL

EXISTG
SEWER
LATERAL
616.1 (APPROX.
LOCATION)

EXISTING
BUILDING

OUTLINE OF NEW ADDITION
OUTLINE OF REMOVED
ENTRY

BETHANY LUTHERAN CHURCH

FIRE NO
3028 HWY Q EDHRAIN

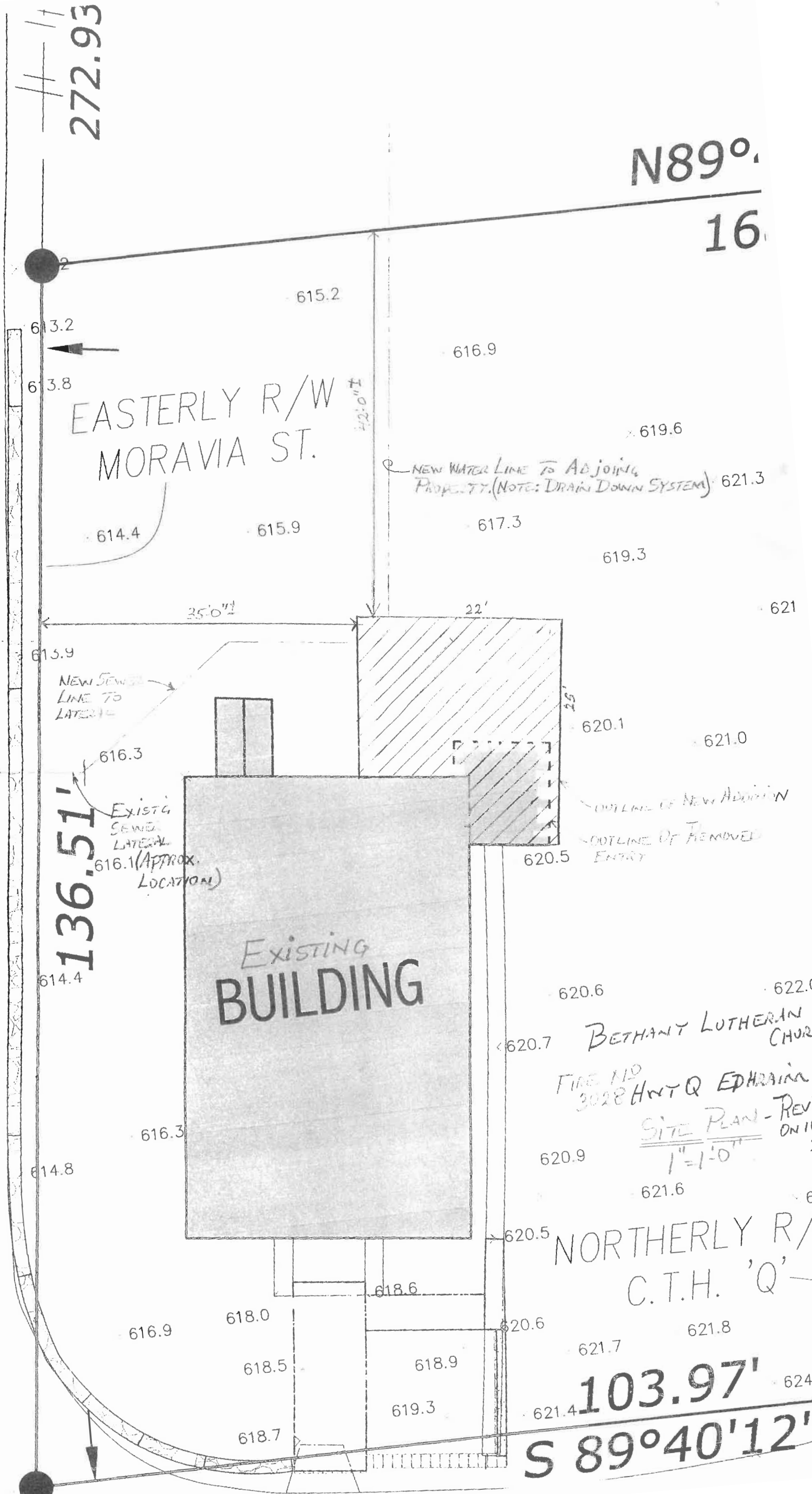
SITE PLAN - REVI
ON 10
2

620.9

NORTHERLY R/
C.T.H. 'Q'

103.97'

S 89°40'12"



LEGEND
 ⊕ - FD. 1" STEEL PIPE (UNLESS NOTED)
 ● - SET 5/8" REBAR

- ALL BEARINGS BASED ON THE WISCONSIN COORDINATE SYSTEM-DOOR

MEANDER COR.
SEC 5-31-28

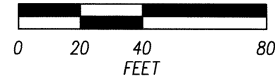
NORTH 1/4 COR.
SEC 24-31-27

PLAT OF SURVEY

BEING:
 LOT 23 OF BLOCK 1 OF THE ORIGINAL PLAT OF EPHRAIM
 LOCATED IN:
 GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 31 NORTH, RANGE 27 EAST, VILLAGE OF EPHRAIM, DOOR COUNTY, WISCONSIN



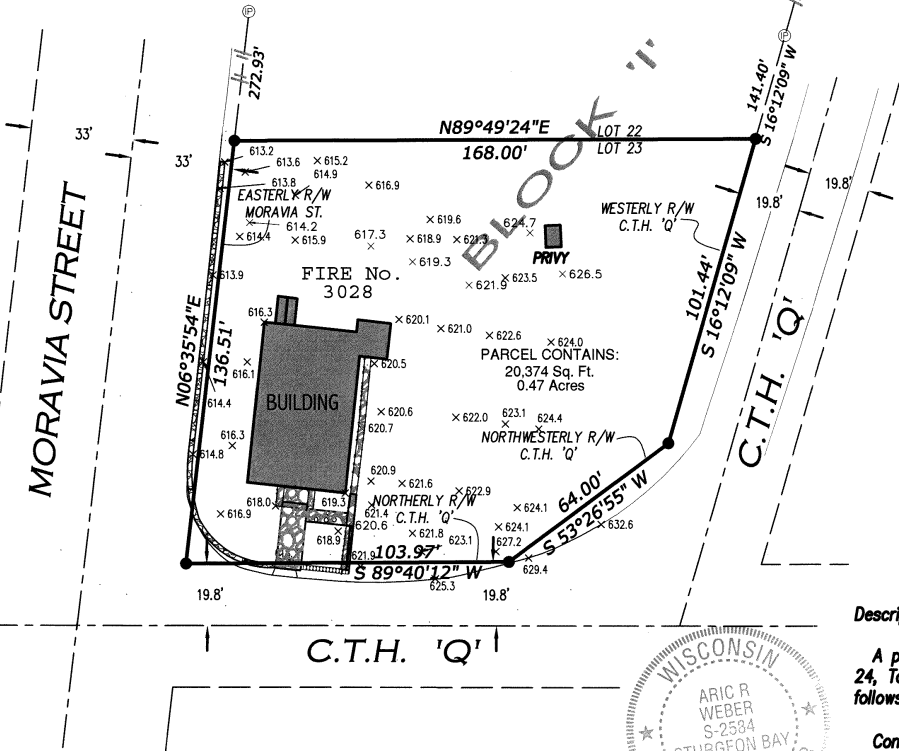
NORTH
1"=40'



1"=Scale

PREPARED FOR:
 EPHRAIM HIST. FOUND. INC.
 PO BOX 165
 EPHRAIM, WI
 54211

PREPARED BY:
 BAUDHUIN SURVEYING & ENGINEERING
 312 N. 5TH AVENUE
 P.O. BOX 105
 STURGEON BAY, WI 54235
 (920)743-8211
 www.baudhuin.com
 DRAWN BY: ARW



Description:

A parcel of land being Lot 23 of Block 1 of the original Plat of Ephraim, located in Government Lot 1 of Section 24, Township 31 North, Range 27 East, Village of Ephraim, Door County, Wisconsin, bounded and described as follows:

Commencing at the North 1/4 of said Section 24; thence N 89°33'02" W, 1192.39 feet along the north line of said Government Lot 1; thence S 16°12'09" W, 302.90 feet to the point of beginning; thence continue S 16°12'09" W, 101.44 feet along the westerly right-of-way of C.T.H. "Q"; thence S 53°26'55" W, 64.00 feet along the northwesterly right-of-way line of C.T.H. "Q"; thence S 89°40'12" W, 103.97 feet along the northerly right-of-way of C.T.H. "Q" to the easterly right-of-way line of Moravia Street; thence N 06°35'54" E, 136.51 feet along said easterly right-of-way line; thence N 89°49'24" E, 168.00 feet to said westerly right-of-way line of C.T.H. "Q" and the point of beginning.

Said parcel contains 20,374 Sq. Ft.(0.47 acres).

022118



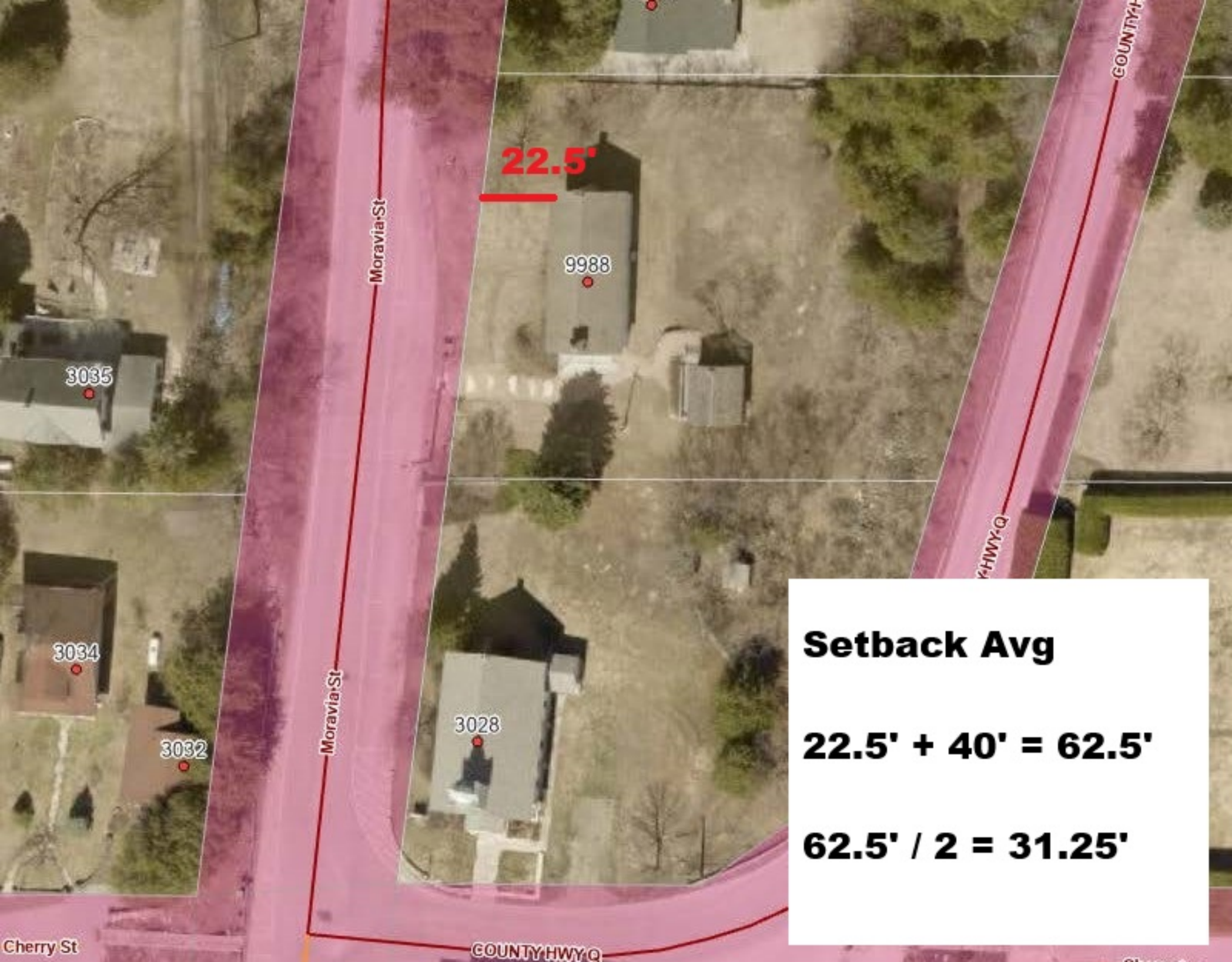
SURVEYOR'S CERTIFICATE:

I, ARIC R. WEBER, PROFESSIONAL LAND SURVEYOR FOR BAUDHUIN SURVEYING & ENGINEERING, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND THAT IN MY PROFESSIONAL OPINION THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR INSURE THE TITLE THERETO.

DATED THIS 26th DAY OF October 2021
 ARIC R. WEBER S-2584

Tax Parcel Number
121240029B



22.5'

Moravia St

9988

3035

3034

3032

Moravia St

3028

COUNTY HWY Q

COUNTY HWY Q

Cherry St

COUNTY HWY Q

Setback Avg

$22.5' + 40' = 62.5'$

$62.5' / 2 = 31.25'$