

# VILLAGE OF EPHRAIM

FOUNDED 1853



## PLAN COMMITTEE MEETING AGENDA

Tuesday, October 29, 2024 – 7:00 p.m.

Village Hall - 9996 Water Street

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:

1. Call to Order
2. Quorum
3. Approval of previous minutes
4. Changes in Agenda
5. Visitors' Comments
6. RaeAnne LLC – 9922 Water St – Accessory Structure/Railing
7. Bethany Lutheran Church – 3028 County Q – Design Review – Addition
8. Townline 1 LLC – 2848 Valvaere Ct – Design Review – New SFR
9. Kristin & Dean Nemecek – Concept Discussion – Home Business
10. Roy Harsch – 9931 Water St – Concept Review – PW footprint modification
11. New business for next meeting/next meeting date
12. Adjournment

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

<https://meet.goto.com/871623013>

You can also dial in using your phone.

Access Code: 871-623-013

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

*A quorum of the Village Board will be present at the meeting. It is possible that a quorum of the Village Historic Preservation Committee or other Village Committees may be present at the meeting. However, no action will be taken by the Board or any other committee unless specifically noticed.*

	<b>Date: <u>10/25/2024</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>

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# VILLAGE OF EPHRAIM

## FOUNDED 1853



### Plan Committee Meeting Minutes Tuesday, September 24, 2024 – 7:00 PM

**Present:** Andrew Bartelt, Grace Held, Susie Samson, BD Thorp

**Absent:** Monique McClean, Michael McCutcheon, Kenneth Nelson

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

**Guests:** Michael Larsen, Roy Harsch, Diane Taillon, Duska Pearson, Kelsey Stone, Lane Methner, Paul Wilson

1. **Call to order:** Bristol – Administrator/Zoning Administrator called the meeting to order at 7:00 PM. Bristol asked committee members to appoint the chair for this meeting.

**Held moved, Bartelt seconded to appoint Thorp to chair this meeting, all ayes, and the motion carried.**

2. **Quorum:** A quorum is present for this meeting.

3. **Approval of previous minutes**

**Samson moved, Bartelt seconded to approve the Plan Committee meeting minutes from August 27, 2024, as presented, all ayes, and the motion carried.**

4. **Changes in Agenda:** None

5. **Visitors' comments:** None

6. **Michael Larsen – 2951 Valentine Ln – Conditional Use – Additional Acc. Structure**

Bristol noted that the Board of Appeals request for a variance was denied at the August 22, 2024, Board of Appeals hearing. Two applications on the Board of Appeals agenda were seeking after-the-fact variances for structures that were partially constructed without a permit. The applicant was before the Plan Committee last month for a concept review. The applicant applied for a conditional use to build an additional accessory structure on the property. By ordinance, every additional structure over one requires Conditional Use.

Notice was sent to all Ephraim property owners and neighboring municipalities within 300' regarding this Conditional Use application. Bristol has received two pieces of written correspondence regarding this application.

**Kim Barkmeyer, 2964 Valentine Lane**, lives across the street from the Larsen's and has no objection to my neighbor building a chicken coop and run enclosure.

**Scott and Duska Pearson, 2928 Valentine Lane**, are not in support of approval of the new additional accessory structure at 2951 Valentine Lane. They believe that the village requires special approval for conditional use of accessory structures with an aim towards furthering the aesthetics of the village. The property currently has multiple accessory structures visible from village streets and neighboring properties. They believe that modifications to the existing garage or shed on the property could accommodate a chicken coop and if designed appropriately, would mitigate aesthetic impact on Valentine Lane.

Larsen stated that in the Spring of 2022, some friends offered their 3 sons 8 chickens to raise. They picked up a small coop from Tracker Supply and placed it on the top of a planter box out back of the house. They had no idea that those pre-existing planter boxes were already encroaching on a 10'

setback from the side property line. To try and protect the chickens, a modest 4' tall run enclosure was built. Once a net was put over the top, the protection from predators was not very good. All 8 chickens were killed in late winter/early spring 2023. Because children loved taking care of the chickens and collecting eggs, they decided to replace them and built a new run enclosure that is more substantial and safer against predators. It is tall enough so that he could help the children when needed. Larsen mentioned that it never occurred to him that they might be encroaching on a property line, certainly no more than the pre-existing buildings and planters already did. The construction is currently halted.

The applicant explained that they would like to use the chicken run and coop for raising chickens for eggs. The structure would be located near the east property line, between the shed and patio/house. The structure is made of plywood with plastic roofing, chicken wire, and dirt floor. The chicken coop and run enclosure area was modified after the Board of Appeals hearing. It is smaller and has a 9'x 19'8" footprint with a single rake roof reaching a maximum height above the ground of approximately 13" (at the peak of the roof and lowest point of the ground). It will comply with the 10' setback from the side property line requirement.

The placement of the coop/run is the least visible from all but the closest neighbor. They talked with the closest neighbors, and they said it was fine with them. The location minimizes the visibility from the streets and most other neighbors and preserves the most trees. This is the most convenient and best location for the enclosure. The applicant has no issue with screening the side that is visible from the street with either plants or firewood. He suggested extending the overhang of the roof on that side and making it a place for storing the firewood to keep it dry.

M. Larsen concluded that when complete the outer chicken run enclosure will be painted to match the house and the shed (cream and burgundy trim) once they have permission to finish the structure. They would like to make it a very appealing-looking and visually pleasing structure. Larsen highlighted that the structure has been intentionally built as screw together structure so that one day when his kids are done wanting to raise chickens it can be easily disassembled and taken down. He always looked at it as a temporary structure.

Larsen provided the committee with a visual demonstration of what the chicken enclosure looks like now and what is proposed.

Held asked whether the applicant considered using the shed as a temporary chicken coop and converting it back to a shed once they were done raising chickens. Larsen said that they did not consider that option. The shed has other functions. It is a finished shed with a concrete floor foundation, insulation, and drywall. It will turn into unhealthy conditions that chickens face in large farm environments with no natural connection to the dirt and healthy microbes in the soil. Larsen believes that would be a poor choice to house the chickens.

Thorp asked whether they considered adding on to the garage. Larsen said that would require cutting down the trees. There is no perfect solution no matter how much land anyone has. The proposed location is the least visible location from most of the neighbors and streets and does not require cutting down the vegetation.

Bartelt noted that the applicant has done everything the Committee has asked. Bartelt likes it would be painted to match the other structures on the property.

Thorp mentioned that some of the neighbors in that area are concerned about the unfinished look, health concerns, and property values. Thorp would like to keep neighbors happy.

Thorp asked the committee members to consider putting on a couple of conditions if this item is approved.

The short discussion regarding the deadline for a fully finished structure, what section of the chicken structure should be paneled, and what section should have a chicken wire. The committee discussed whether the chickens should have free run, or they should always be contained in the chicken run enclosure, so they do not cross on neighboring property. The applicant is willing to keep them in the enclosure if that is required. Bristol said the committee should consider the whole property in case the applicant decides to make a little fenced area for chickens to forage.

Duska Pearson said that the property in question has land where the chicken enclosure can be built. Also, what is the application for the rest of the village residents? Pearson said she would also apply for an additional accessory structure. People would ask for one more structure on their property. Are we prepared for 3 additional structures on every property in Ephraim? Pearson feels that the standard has changed, and the applicant was not required to present the committee with architectural drawings or materials. Pearson believes that the aesthetic of Ephraim should be maintained everywhere in Ephraim. It is not a chicken opposition but a standard opposition, concluded Pearson.

The committee members discussed how to include a "temporary" component in the motion.

Larsen is happy to receive inputs from neighbors either directly or through the Village. He would like to support his kids independent of these challenges. If there are conditions, he would like to do his best to fulfill those conditions.

Pearson believes that fencing should be discussed as part of this plan. Especially, if the chickens should be contained within the whole property and not just the chicken enclosure.

Bristol noted that it is a burden of the applicant to keep the chickens on their property, with or without a fence. Otherwise, the permit will be revoked. The process is outlined in the ordinance for conditional use. If there is evidence that something is out of compliance, it will come before the Plan Committee for discussion.

Diane Taillon cannot say with certainty whether the approval of this will affect the property values. However, if the potential buyers were looking at a home and chickens were out on the neighboring property, they might not consider purchasing the home because of it. Thorp added that the appeal of the neighborhood can go down. That may bring the prices down. Bartelt noted that there is an ordinance that allows chickens. Maybe such an ordinance should not exist.

**Bartelt moved, Samson seconded to approve the Conditional Use application for an Additional Accessory Structure for Michael Larsen at 2951 Valentine Lane for the purpose of keeping chickens with the conditions that the structure would be finished within 120 days with proposed modifications such as painting, paneling and screening of the structure from neighboring properties and street, chickens should be contained within the property at all times, the structure should only be temporary structure for no longer than 18 years, and that the structure should be taken down within 12 months when done raising chickens; any violation of above conditions would result in voiding of the permit; Samson aye, Held nay, Bartelt aye, Thorp nay, and the motion failed 2 to 2.**

**7. Lisa Forsman – 2940 Wilder Ln – Concept Review - Greenhouse**

Bristol noted that the contractor for Portside Builders Inc. reached out to him regarding adding a greenhouse to 2940 Wilder Lane. It is a 15-acre parcel in a Rural Residential District. This would be a Conditional Use application for an additional accessory structure and might need an exception for being sided in front of the principal building. The picture was attached.

Kyle Daoust, Remodel Salesman/Designer from Portside Builders Inc explained in his letter that the lot size is just over 15 acres. It has a long driveway hidden deep in the woods. The new well is being drilled to be a seasonal well and no new septic is being run anywhere. The well will be within 25' of the proposed greenhouse. The unit will go on top of Portside's subbed-out foundation system.

The committee members are concerned about another accessory structure on the property. Thorp said that discussion on the number of accessory structures was supposed to be discussed this afternoon at the Plan Committee Working Session meeting but there was no quorum. It will be discussed the next month.

Bartelt has no concerns with the structure. Held likes the concept of the greenhouse. Also, it is a big property and not in view of anyone. Samson said that the proposed structure is very attractive. However, it is adding another building.

**8. Roy Harsch – 9931 Water St – Concept Review – PW footprint modification**

Bristol noted that the applicant was before the Board of Appeals for a variance from the 15' side yard setback standard of the Ephraim Zoning Code as well as variance from the footprint increase standard in the Protected Waterfront (PW) district of Ephraim Zoning Code. Ultimately both variances were denied.

The property is zoned Protected Waterfront. The proposal is for the construction of 56 square foot addition to the subject property. Structures in the PW district are limited to those in existence. Additions to existing structures in the PW district that add footprint can only occur with a variance or with Conditional Use review by the Plan Committee if the footprint from a structure existing on the property that is to be removed can be reclaimed. Additionally, the proposed addition is noncompliant with the 15' side yard setback requirement of the zoning code, placing it 1 foot from the property line. Construction on the project began without a permit and stop work orders were given at the time.

The Board approved the new Protected Waterfront Ordinance, and the applicant would like to opinion of the committee on whether there is a mechanism within the code to get the kitchen addition. The biggest piece of this request that is outside of the purview of the Plan Committee is that the proposed

addition is noncompliant with the side yard setback requirement. However, the Harsch family is talking with their neighbor; the Munns family; about doing a property swap through a quick claim deed. The Munns family would give the Harsch family a small triangle to make a new kitchen addition to become more conforming than the present corner of the building. In exchange, the Munns family will get a little sliver of the property closer to the water. The swap will make the Munns family slightly more non-conforming to the same side yard setback standards. For this item to be considered by Conditional Use, the Munns family will have to go before the Board of Appeals to get a variance to create a new property boundary. If the Board of Appeals variance is settled, does it still meet a definition of the Ephraim zoning code?

The applicant would like to start the process of asking for a PW Design Review of a modification to their existing cottage located at 9931 Water Street consisting of a small addition to the existing kitchen under the recent adoption of the Village of Ephraim Ordinance No. 05-2024. It will possibly be the first request to be submitted under a newly adopted ordinance.

Harsch apologized for his mistake. It was a bad decision, and he has been paying the consequences. Harsch explained that they would like to obtain a building permit to construct an 80-inch by 90-inch or 6-foot 8-inch by 7-foot 6-inch addition to the kitchen. This addition would occupy the space inside the rectangle formed by the extension of the west side of the cottage out to the extension of the north wall of the existing screened-in porch. The existing house, as it was originally constructed and expanded, was built at an angle very close to the original property line dividing 9931 and 9929. The existing cottage's southwest corner is 8 feet from the property line, the existing northwest corner is 1.3 feet from the existing property line and the corner of the existing screened porch is 10 1/2 feet. Therefore, the cottage's existing west wall is currently nonconforming with the present 15-foot setback requirement.

By way of background, the present cottage was originally built by his wife's family in 1920 as a boat house. The Vail family at that time had built the original house on the adjacent property at 9933 Water Street and the original house up the hill at 3024 German Road. As was the common practice at that time, all these Vail houses were built without kitchens because summer residents took their meals at the various hotels located throughout the Village. These houses were built prior to the enactment of zoning restrictions and building codes by the Village of Ephraim. As commonly occurred throughout the Village of Ephraim, the Vail family remodeled these three houses to build kitchens. Their cottage was created when the original boat house was remodeled in 1940 to include a kitchen, bathroom, two bedrooms, and screened porch. The cottage footprint has remained the same footprint for the past 84 years. When the Village of Ephraim enacted their zoning restrictions, the Vail houses at both 9931 and 9933 were nonconforming with respect to both the front yard setback requirement of 30 feet and the side yard setback of 15 feet. Harsch and his wife purchased a half interest in the 9931 Water Street cottage in 1988 from the two members of the Vail family who also owned the 9933 Water Street house. Leslie's father owned the other half interest. In 2015 they obtained ownership of his half interest from her mother following the death of her father. Vail family members have owned both the 9931 Water Street and the 3024 German Road houses for more than 100 years.

In 1940 the existing kitchen at 9931 Water Street was constructed in a very small 7 by 10 feet space. It is very cramped and is impossible to have more than two people in the kitchen when cooking or serving. Because of the very small space between the stove and the opposite cabinet and refrigerator, it is impossible to open the refrigerator door while someone is cooking. This

21-inch space precludes standing in front of the stove and opening the oven door. When putting something into the oven or removing it, you must stand by the side of the stove and open the door. This is very difficult to do for anyone and is increasingly harder for both Leslie and Roy. It also is not a safe way to cook. There have been a few times that hot pans have been dropped, the contents spilled, and people burned.

Because the new northwest corner of the proposed addition wall would extend to the existing property line, they reached an agreement with Tom Munns (9929 Water Street) to change their respective property boundaries. They would like to obtain ownership from Munns of a small triangle. This triangle is shown on the attached Site Map prepared by Stantec. This Site Map also shows the identical triangle that would be transferred to Mr. Munn that starts at our common highwater mark. Given these changes the kitchen addition will not be as close to the property line as the existing northwest corner of their cottage is now.

The excavation for the proposed addition, the removal of several stumps, and the concrete footing, concrete floor, and stone foundation will allow them to correct a water problem that has existed for some time. Rainwater from their roof and two downspouts from the roof of the house on 9929 Water Street have contributed to ponding in the corner area between the existing stone foundation of the screen porch and the existing kitchen. This has caused some damage to the foundation and has contributed to the wetness of the crawl space below the house. They believe that the concrete footing and floor will tie the existing stone foundation together, contributing to its longevity. Along with the thick foundation, it will provide a barrier for the rainwater that will direct it to the proposed gravel French drains that will allow it to be absorbed into the ground or be diverted downgrade through the existing landscaped bed to the stone drains they installed as part of the shoreline protection that they installed jointly with 9929 Water Street.

It is and will remain a traditional cottage that has cedar siding that is painted white, a green gabled roof and continues to maintain its present vegetation and topography. They made a significant effort to construct their shoreline protection in conjunction with their adjacent neighbors to provide a pleasing view out to the bay and a traditional view from the water. The manner of the original placement of the buildings close to the existing property boundaries on 9931 and 9933 by the Vails afforded the public-wide expanse of a view of the bay between the two houses which remains today. The shoreline protection they implemented at their cottage maintains this public view and the proposed addition does not impact this view in any manner.

Harsch concluded that he would not like to be in a position where he would have to tear down the family house. The alternative would be tearing it down and building to the maximum extent that will do nothing to maintain the look of Ephraim that makes Ephraim quaint. Harsch does not want to replace the house with a modern structure. However, that is the option.

Thorp asked the applicant to obtain well-drawn plans of his project and suggested discussing this concept at the next meeting when all 7 members of the Plan Committee are present.

9. **New business for next meeting/next meeting date:** The next meeting is Tuesday, October 22, 2024, at 7:00 PM.

10. **Adjournment:**

**Held moved, Bartelt seconded to adjourn the Plan Committee Meeting at 8:45 PM, all ayes, and the motion carried.**

Recorded by,

Andrea Collak-Clerk/Treasurer

DRAFT



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/ Alum.

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	<b>FOR OFFICE USE ONLY</b>	Permit # _____
Permit Fee: \$ _____	Date Permit Issued _____	
Zoning Administrator Signature: _____		













**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.

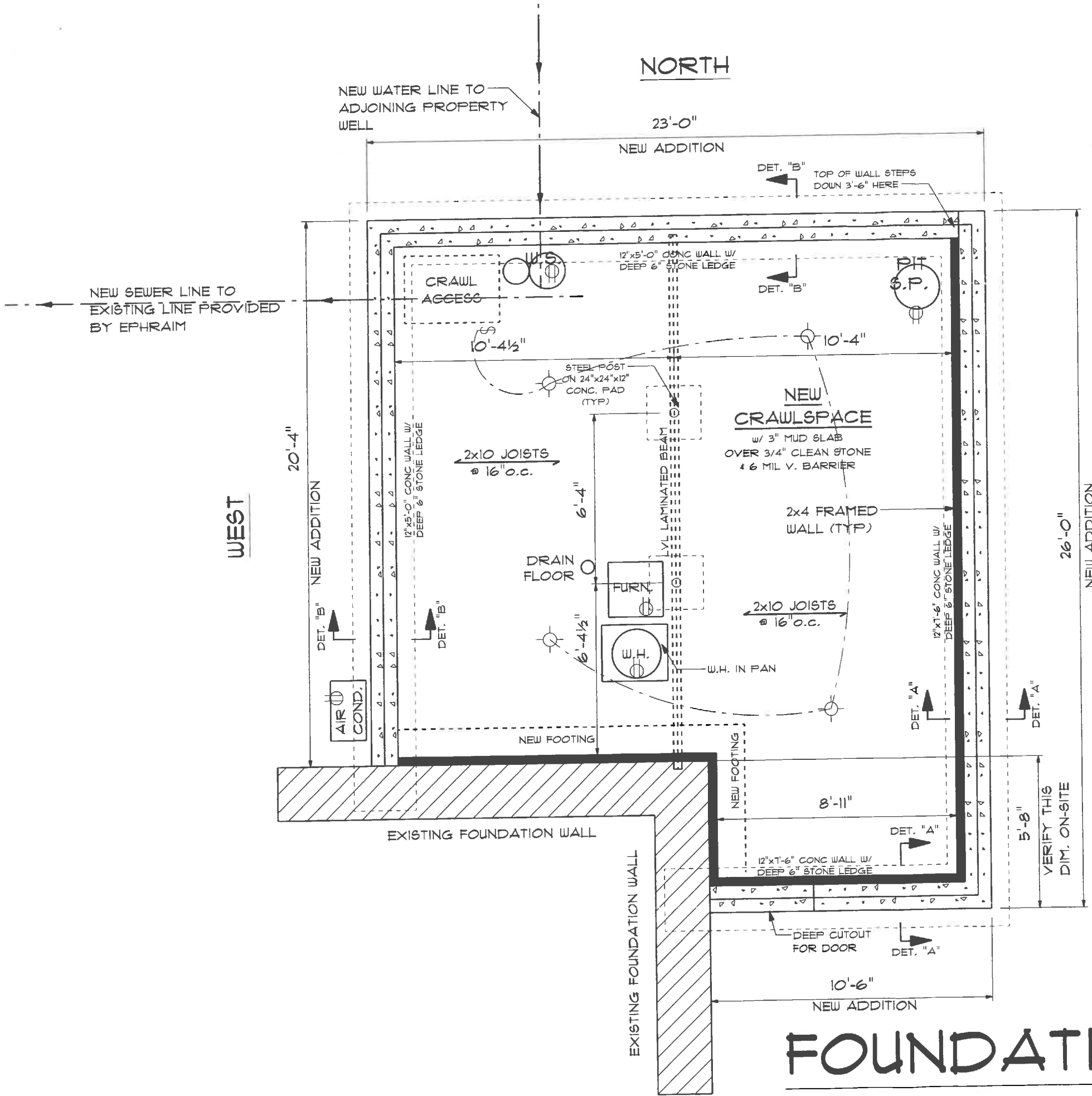
BETHANY LUTHERAN CHURCH  
RANDY R. NELSON  
(Property Owner/Contractor)

( 414 ) 405-3095  
(Phone #)

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

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





**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.

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.

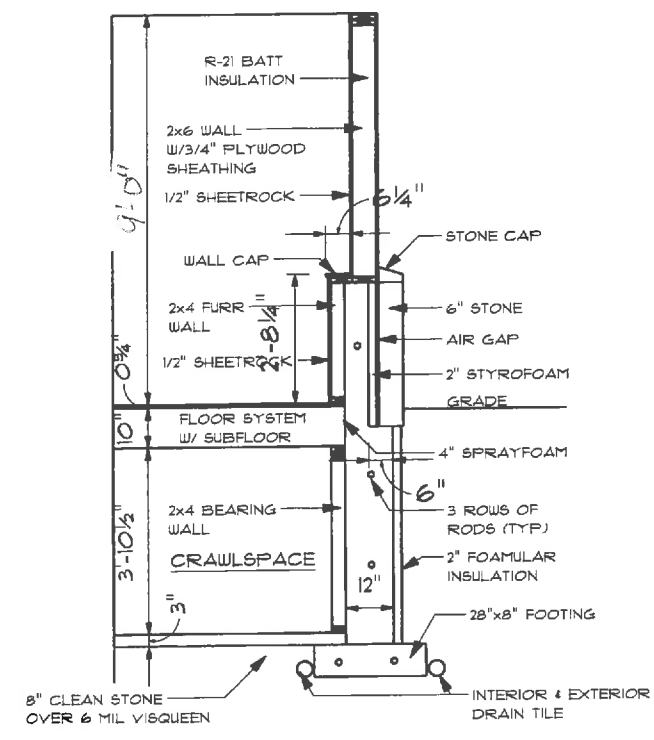
NAME: BETHANY LUTHERAN CHURCH  
 LOCATION: 3028 HWY Q  
 EPHRAIM, WI 54211  
 DRAWN BY: JACK GIGSTEAD  
 REVISED DATE: 10-03-2024  
 SCALE: 1/4" = 1'0"

**PORTSIDE BUILDERS, INC.**

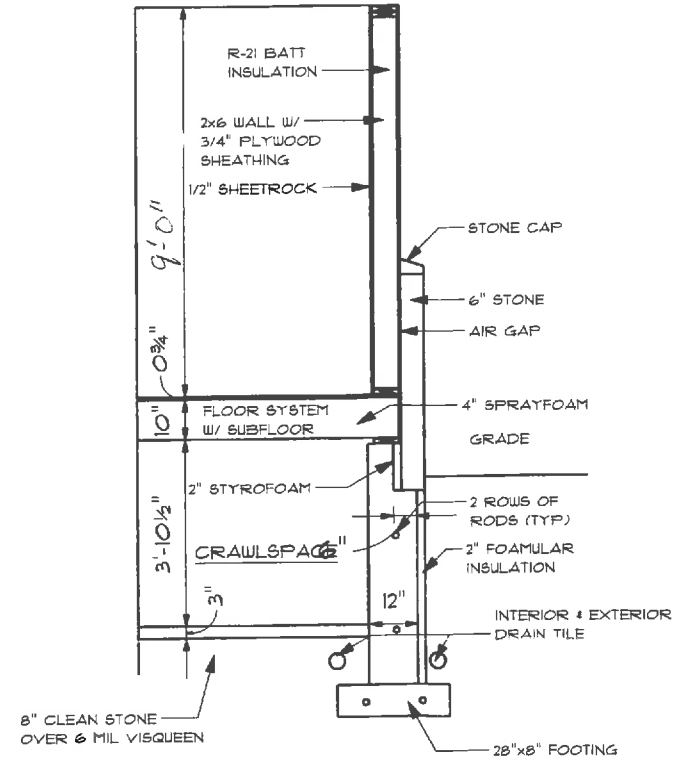
910 S. LANSING AVE. STURGEON BAY WI. (920) 746-1097

# FOUNDATION PLAN

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**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

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"**



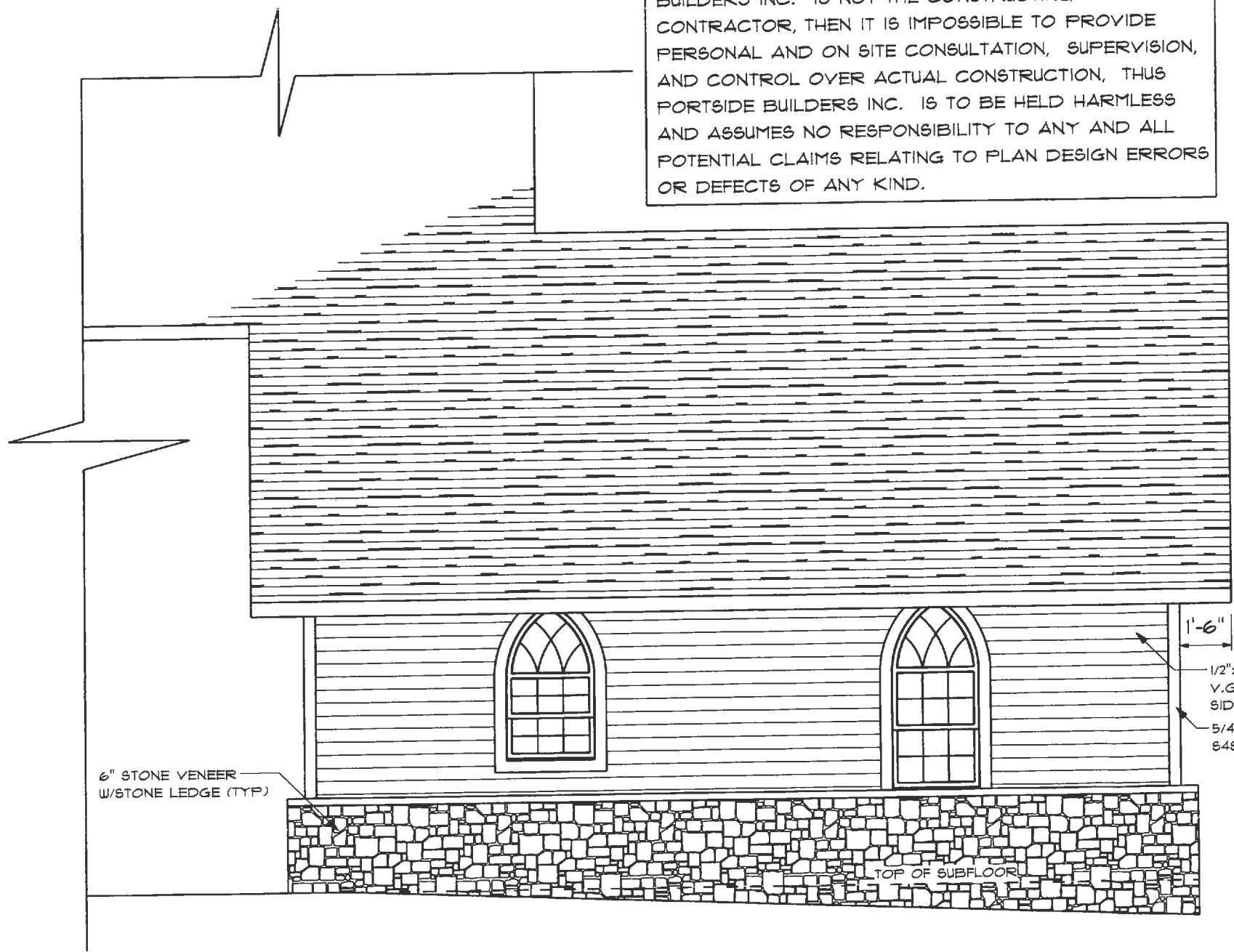
810 S. LANSING AVE. STURGEON BAY, WI. (920) 746-1092

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.

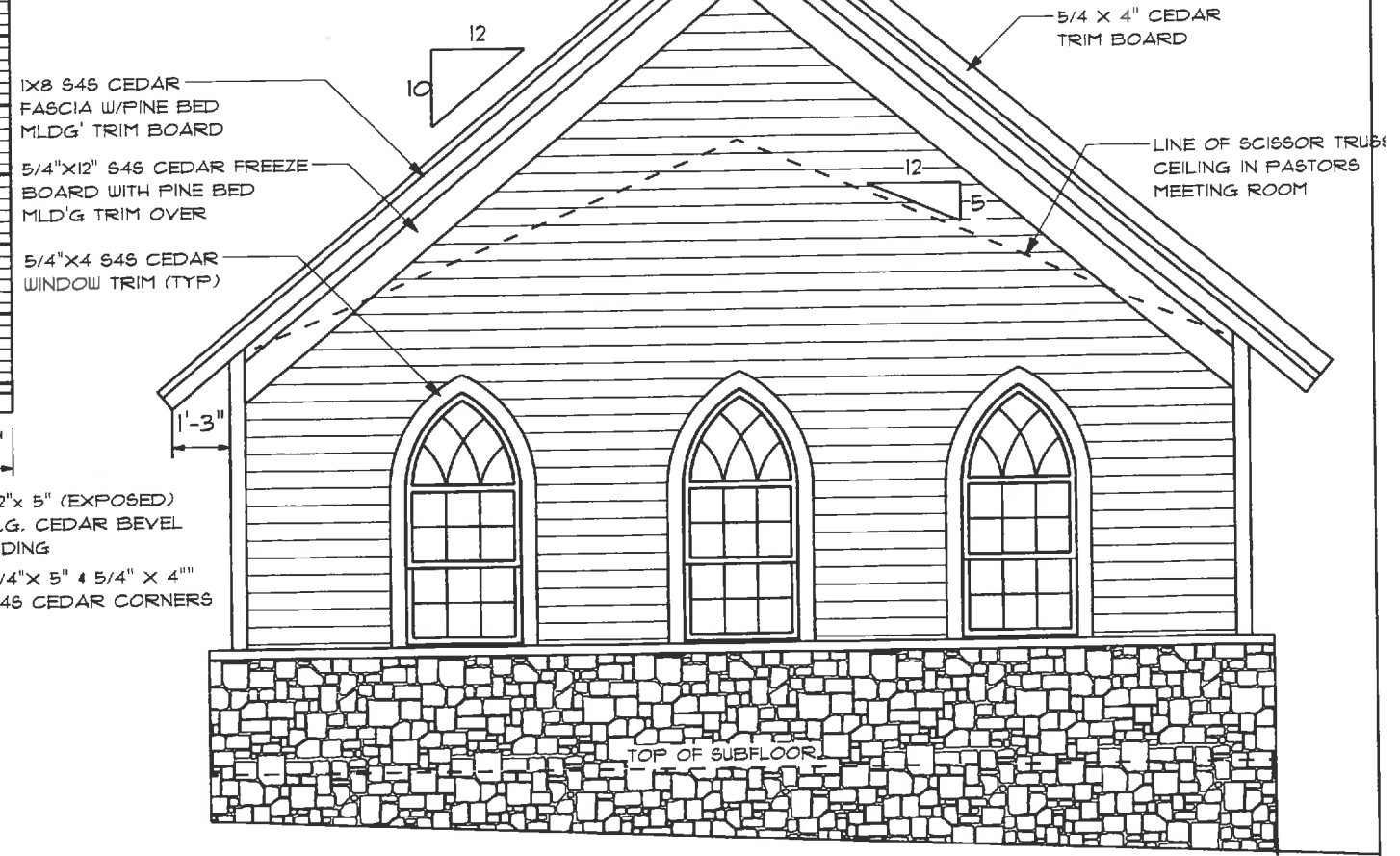
NAME: BETHANY LUTHERAN CHURCH  
 LOCATION: 3028 HWY Q  
 EPHRAIM, WI 54211  
 DRAWN BY: JACK GIGSTEAD  
 REVISED DATE: 10-03-2024  
 SCALE: 1/4" = 1'0"



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



**EAST ELEVATION**



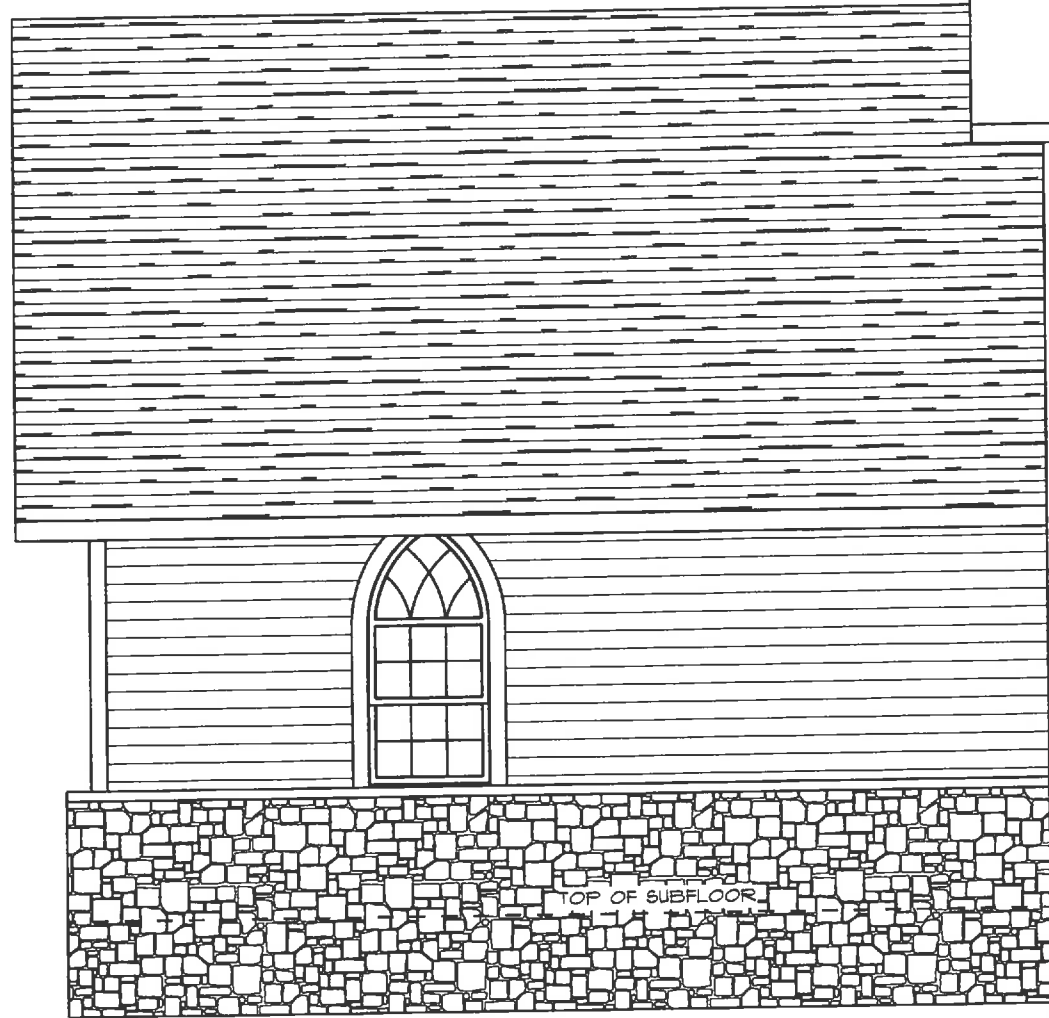
**NORTH ELEVATION**

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.

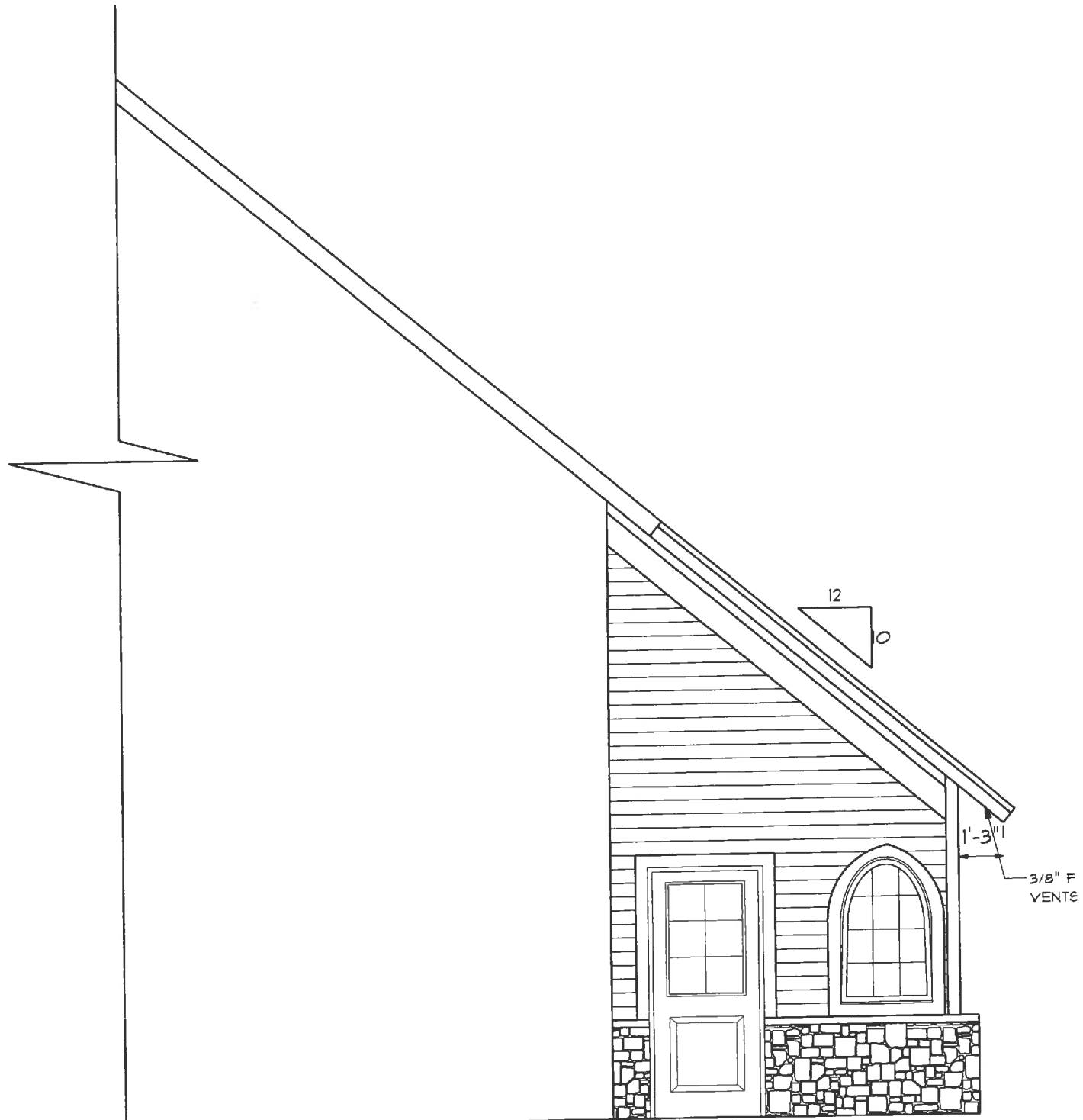
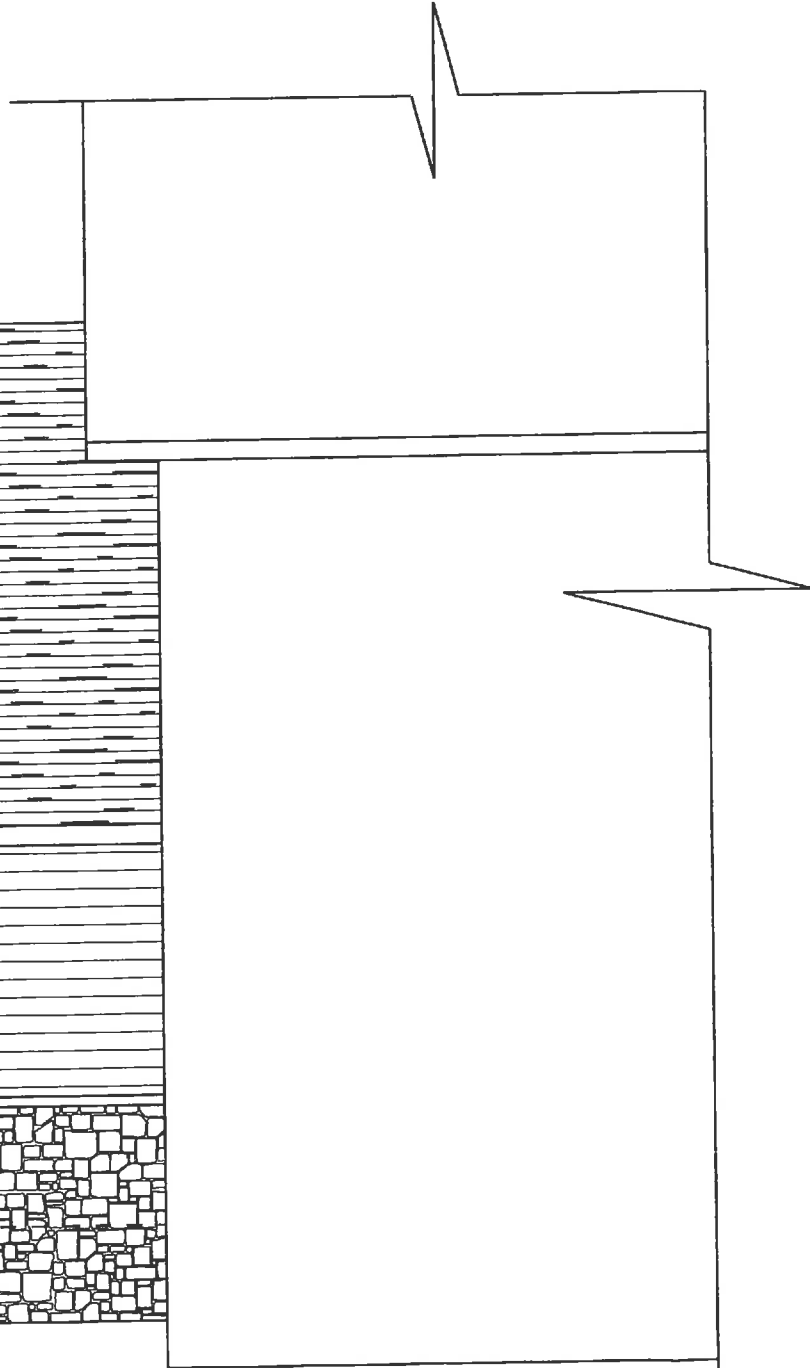
NAME: BETHANY LUTHERAN CHURCH  
LOCATION: 3028 HWY Q  
EPHRAIM, WI 54211  
DRAWN BY: JACK GIGSTEAD  
REVISED DATE: 10-03-2024  
SCALE: 1/4" = 1'0"



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

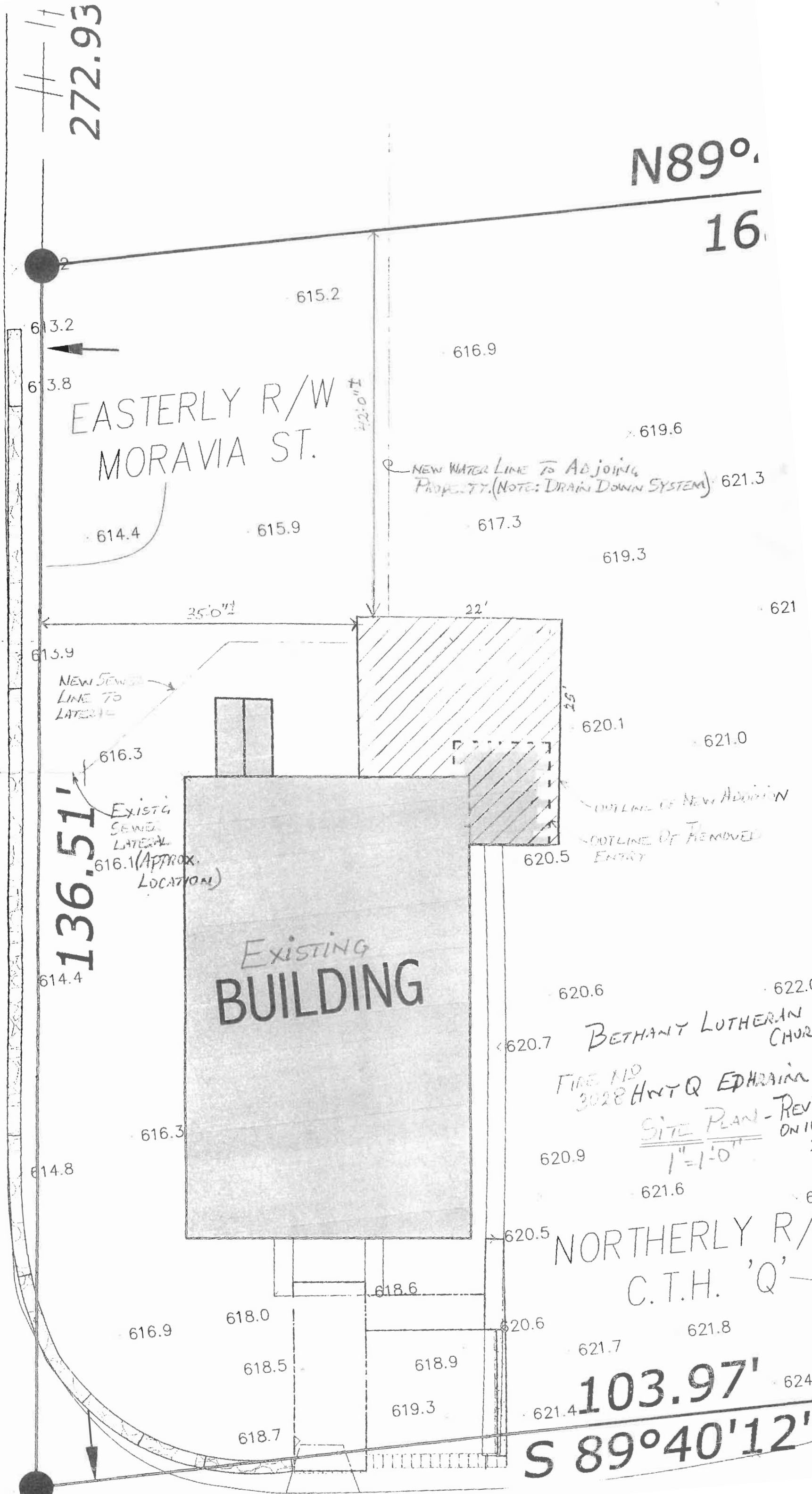
SITE PLAN - REVI  
ON 10  
2

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

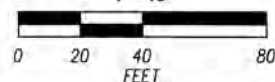
NORTH 1/4 COR.  
SEC 24-31-27

# 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



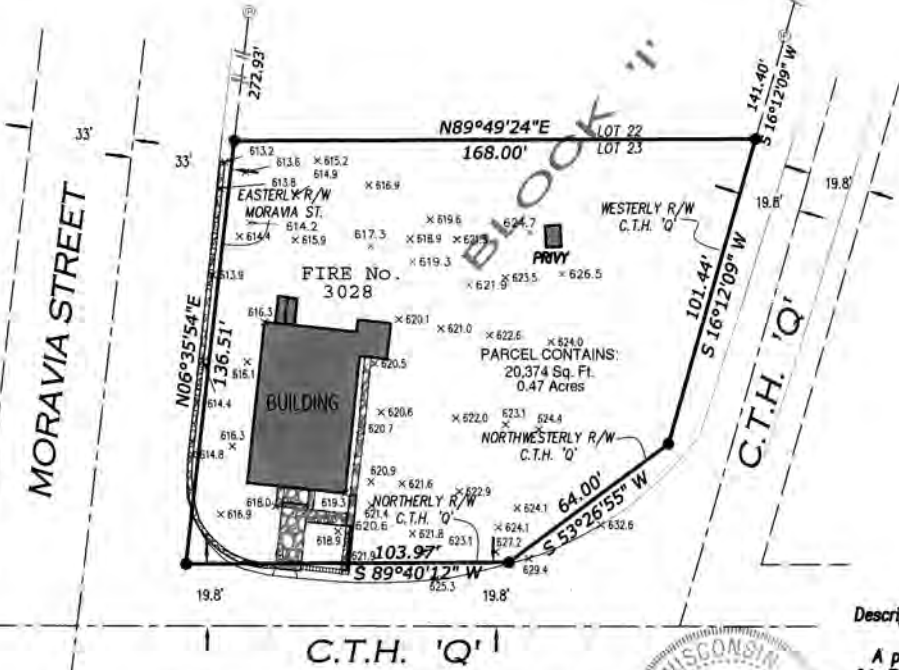
NORTH  
1"=40'



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.

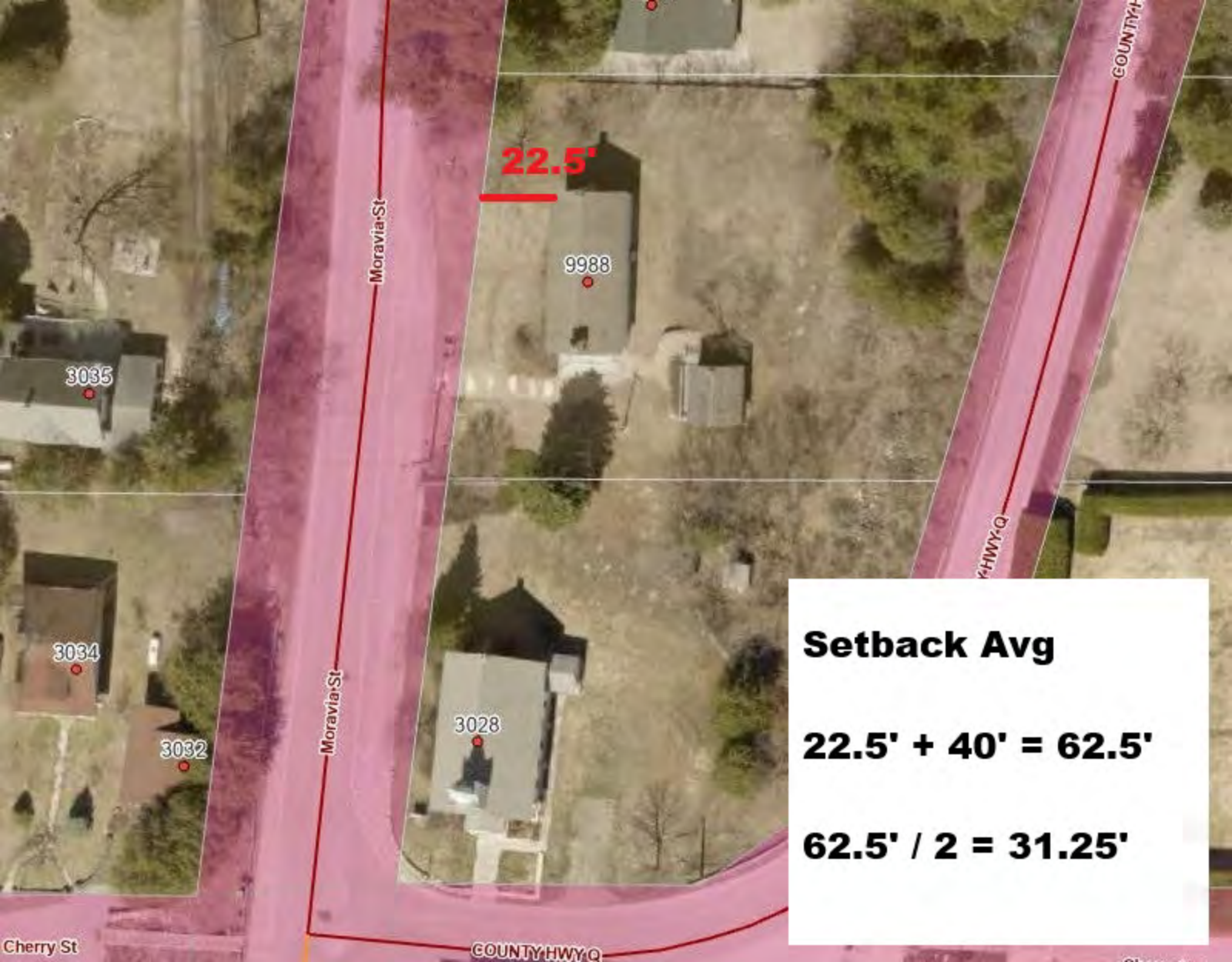
DATED THIS 26th DAY OF October 2021

*Aric R. Weber*  
 ARIC R. WEBER S-2584



Tax Parcel Number  
121240029B





**22.5'**

9988

3035

3034

3032

3028

Moravia St

Moravia St

COUNTY HWY Q

COUNTY HWY Q

COUNTY HWY Q

Cherry St

**Setback Avg**

**$22.5' + 40' = 62.5'$**

**$62.5' / 2 = 31.25'$**

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

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

*Please Print*

**1. Owner/Property**

Tax Parcel No. 121 - 55 - 0003

Owner TOWNLINÉ I, LLC

Mailing Address PO Box 142 City EPHRAIM

State WI Zip 54211

Phone(s) 773 750 6376 Email \_\_\_\_\_

Location of Project 2848 VELVAERE CT Nearest Cross Street 421 TOWNLINE DR

Property Use: SINGLE FAMILY

Zoning Area: COMMERCIAL Historic District?  Yes  No

Contractor/Contact: LAND MARK / KEITH GAROT Address 320 MAIN AVE, DEPERE

Phone(s) \_\_\_\_\_ Cell Phone (920) 621-4929

**2. Type of Improvement**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> <b>New Building</b> | <b>Accessory Structures</b>                 |
| <input type="checkbox"/> Addition                       | <input 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:** NEW HOME SINGLE FAMILY

**4. Cost**

Total cost of improvements as applied for in permit: \$ 350,000

Structural Improvement Cost (if new building or addition, entire amount of structure; if alteration, renovation or repair, structural portions only): \$350,600

**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: \_\_\_\_\_  
Roof Pitch(es): 9/12 4/12 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:** X Propane \_\_\_\_\_ Oil \_\_\_\_\_ Electric \_\_\_\_\_  
\_\_\_\_\_ Other \_\_\_\_\_

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

**Plant Manager**

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

**Sewage Disposal:**

Current:

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

Proposed:

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

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

(copy of permit to be on file with Village)

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

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

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

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

**Fire Department:**

Sprinklers needed?  Yes  No

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

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

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

Application and materials **must be in the Village offices 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 CM Print Name CNAB SUMBLER

**FOR OFFICE USE ONLY**

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

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

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



**VILLAGE OF EPHRAIM  
APPLICATION FOR LAND DISTURBANCE PERMIT**

The undersigned hereby applies for a permit to undertake a land disturbance activity as described herein. The undersigned agrees that all work shall be done in accordance with the requirements of the Village of Ephraim Surface Runoff, Erosion and Sedimentation Control Ordinance and with all other applicable Village ordinances and the laws of the State of Wisconsin.

1. Owner Name TOWNLINE 1, LLC Telephone 773 750 6376  
Address PO Box 142 EPHRAIM

2. Location of land disturbance activity (street or road, fire number)  
2848 VELVAERE CT

3. Description:  Excavation  Trenching  Grading  
 Removal of ground cover  Filling  Land subdivision  
Other \_\_\_\_\_

Area and/or volume of disturbance activity UNIT 3

4. Purpose of disturbance activity NEW HOME

5. List the names and addresses of all abutting property owners NORTH: 10503 TOWNLINE DR  
NORTH: JULIA & STEPHEN CHOMEAU EAST: STEPHANIE HEINZELMAN & JACKIE PODA  
SOUTH & WEST: TOWNLINE 1, LLC UNIT 2  
UNIT 4,

6. **Control plan:** All applicants shall submit a plan to control runoff, erosion and sedimentation which would result from the proposed activity. The control plan shall contain the following information as indicated by the Zoning Administrator:

(a) An existing conditions map at a scale not smaller than 1" = 25', with the following information:

i Site plan showing existing structures and type of vegetative cover;

ii EXISTING topography of the site and those contiguous properties necessary to show drainage patterns that may be affected. This information shall be presented as:

topographic map at 5-foot contour intervals,

OR

simplified map showing the slope of the land

(b) A proposed development plan which presents the following information:





*Handwritten: Hanger 344*

# Velvaere

A Land Only Condominium

All of Lot 2 of the recorded Plat of "Velvaere, a County Plat" (Plats Hanger 370, Document Number 862100, Door County Records), being located in part of the Southeast 1/4 of the Northeast 1/4 of Section 17, T31N-R27E, in the Village of Ephraim, Door County, Wisconsin

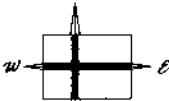
**NOTES**

- All areas within the condominium unit outside the unit, except those areas designated as "in-lieu common areas" are common elements.
- Additional landscaping will be required in the rest of Units 1-12, subject to the existing landscape and soil conditions on the adjacent property to the East.
- If items will need to be buried or screened from view.
- All easements are from "Velvaere, a County Plat" (Plats Hanger 370, Document Number 862100).

**Legend**

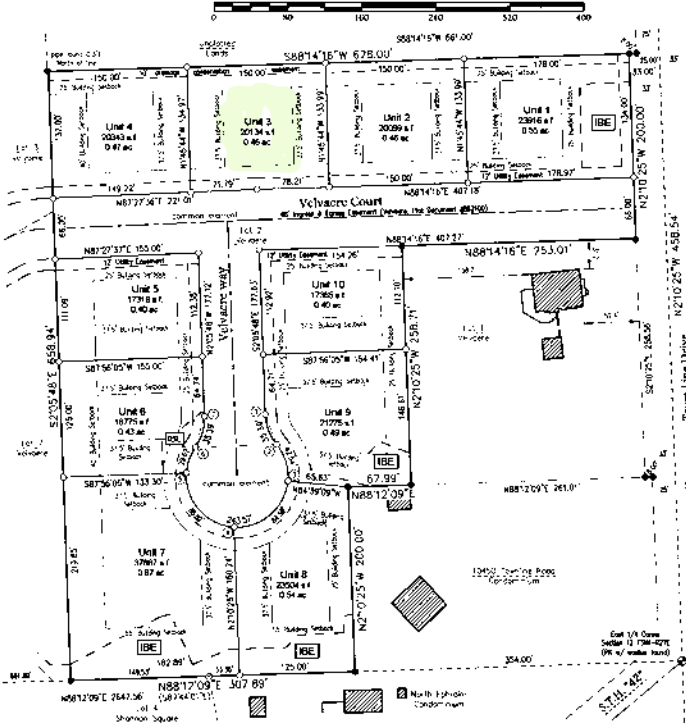
- 1.25" (0.43') x 18" iron pipe with cap weighing 160 lbs./lin. foot set
- 1" iron pipe found
- 1.5" iron pipe found
- Door County monument (type noted) recorded as bearing / distance
- existing building
- Infiltration Basin Easement from "Velvaere, a County Plat"

North



Bearings referenced to the South side of the Northeast 1/4 of Section 17, T31N-R27E, assumed to be N85°17'00"E

Graphic Scale: 1" = 80'



Updated: 10/19/2023

**LEGAL DESCRIPTION**

All of Lot 2 of the recorded Plat of "Velvaere, a County Plat" (Plats Hanger 370, Document Number 862100, Door County Records), being located in part of the Southeast 1/4 of the Northeast 1/4 of Section 17, T31N-R27E, in the Village of Ephraim, Door County, Wisconsin

Parcel contains 284,546 square feet / 6.53 acres, more or less. Parcel subject to easements and restrictions as listed.

**PLANNING/CONSTRUCTION**

Owner of these plans has read hereon and hereby certifies that it has reviewed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements to be constructed upon the property.

If this plan is a correct representation of "Velvaere, a County Plat" (Plats Hanger 370, Document Number 862100, Door County Records), as shown on the plat, the undersigned surveyor makes no representation as to the occupancy of the floor plans of the condominium buildings and units reflected on the plat or the approximate dimensions and floor areas thereon.

Updated: 10/19/2023

Surveyor's Record:  
 PLS-2275  
 October 19, 2023  
 revised January 12, 2023  
 revised May 23, 2023



SEE SHEET 2 FOR INFILTRATION BASIN EASEMENT DETAILS

Curve #	Arc Length	Radius	Chord	Bearing	Center Angle	Farpoint
1-2	33.38	55.00	34.79	S23°34'54"E	36.5512°	34.881001'
2-6	243.97	55.00	88.00	S87°54'17"W	93°34'24"	83.646224'
2-3	42.84	55.00	41.49	S18°48'34"E	44°18'22"	-
3-4	84.59	55.00	78.90	S49°24'27"W	88°07'12"	-
4-5	46.92	55.00	46.18	N14°18'30"W	90°56'36"	-
5-6	29.62	55.00	29.27	N14°00'31"E	30°51'44"	-
6-7	33.38	55.00	34.79	N18°00'18"E	36°52'12"	-

TAX PARCEL NO. 12164802

**Townline1, LLC**

**Mau & Associates, LLP**  
 LAND SURVEYING & PLANNING  
 CIVIL & WATER RESOURCE ENGINEERING  
 Phone: 920-434-8570 Website: www.mau-associates.com  
 400 Security Blvd Ste 1 Green Bay, WI 54313-9712

DRAWN BY: BARBARA B

PROJECT NO.: L-22021

SHEET NO.: 1 of 2

DRAWING NO.: X-1237

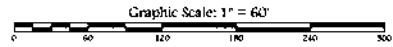
*Hanger 344*

# Velvaere

A Land Only Condominium

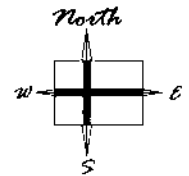
All of Lot 2 of the recorded Plat of "Velvaere, a County Plat" (Plats Hanger 370, Document Number 952100, Door County Records), being located in part of the Southeast 1/4 of the Northeast 1/4 of Section 12, T31N-R27E, in the Village of Ephraim, Door County, Wisconsin

## INFILTRATION BASIN EASEMENT DETAILS



### Legend

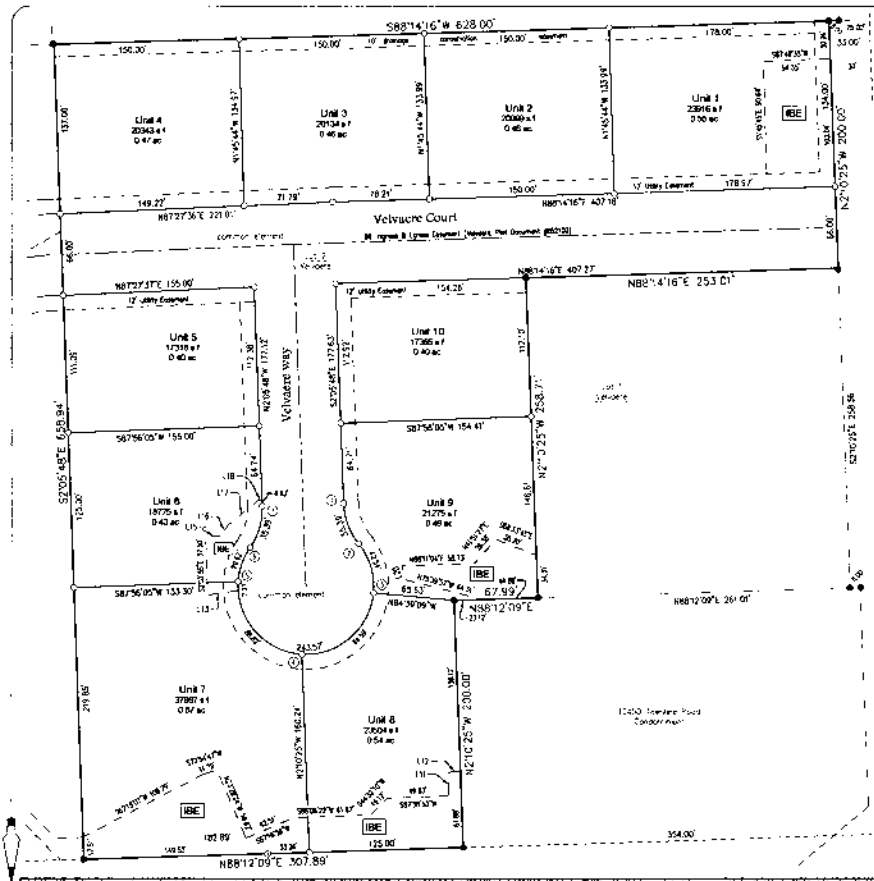
- 1 1/2" (x4) x 10' iron pipe with cap weighing 165 lbs./lin. foot set
- 1" iron pipe found
- 1 1/2" iron pipe found
- ( ) recorded on bearing / distance
- [ IBE ] Infiltration Basin Easement from "Velvaere, a County Plat"



Bearings referenced to the South end of the northeast 1/4 of Section 12, T31N-R27E, assumed to be N60°12'59"E

Line numbers are referenced to Velvaere Plat line numbers

Line #	Length	Direction
L11	18.83	S0°10'12"W
L12	9.46	S82°32'31"W
L13	29.06	N67°32'33"E
L15	12.48	S87°50'05"W
L16	5.77	S32°42'25"W
L17	32.23	S06°48'13"W
L18	3.04	S87°54'12"W
L19	11.50	N10°03'57"W



**Townline 1, LLC**  
 7347 PARCEL NO. 12748000  
 File L-22021 Cover 280002 Hwy  
 File L-122021 Cover 280002 Hwy  
 File L-122021 Cover 280002 Hwy  
 File L-122021 Cover 280002 Hwy

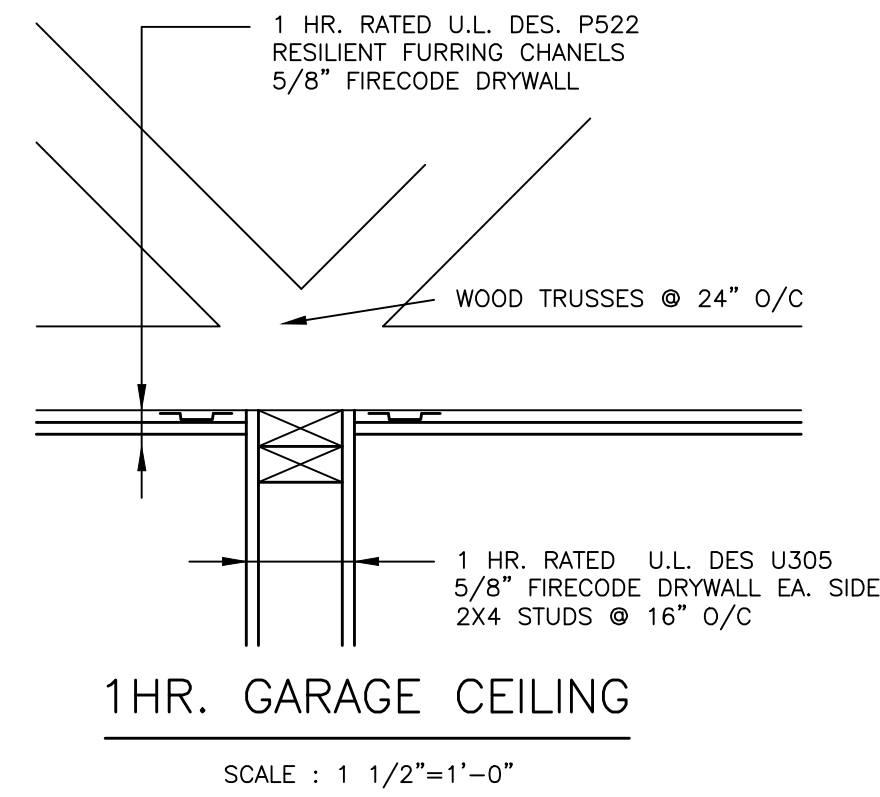
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 Phone: 920-434-9870 Website: www.mau-associates.com  
 400 Security Blvd. Ste 1 Green Bay, WI 54313-9712

SCALE  
**1" = 60'**  
 DRAWN BY  
 BARBARA  
 PROJECT NO.  
**L-22021**  
 SHEET NO.  
**2 of 2**  
 DRAWING NO.  
**X-1237**

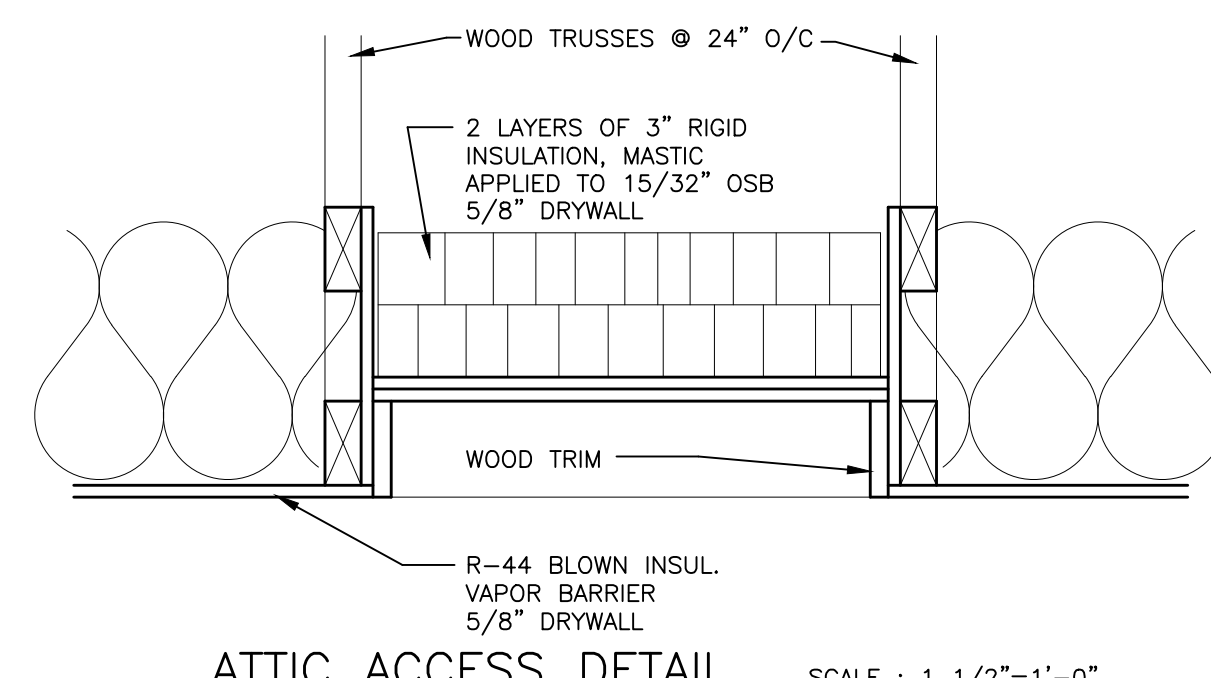




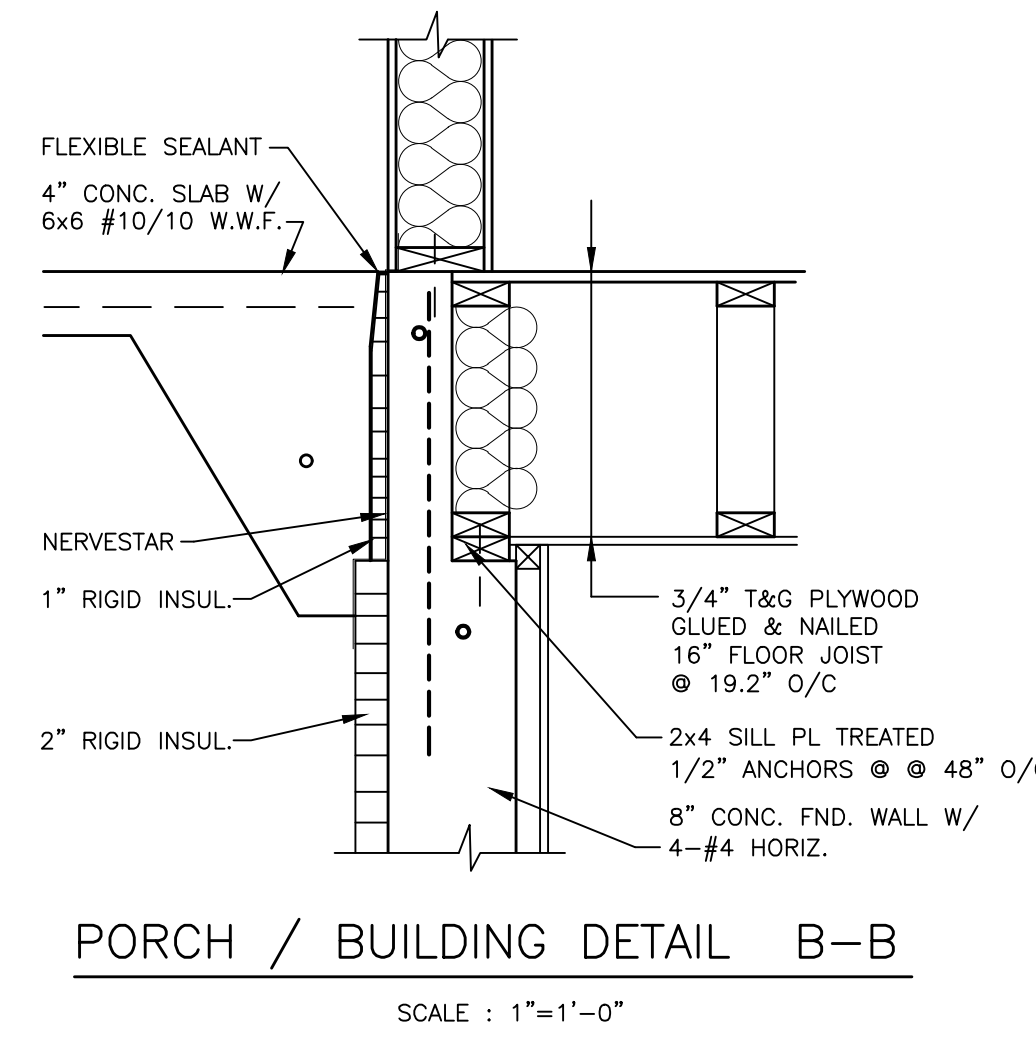




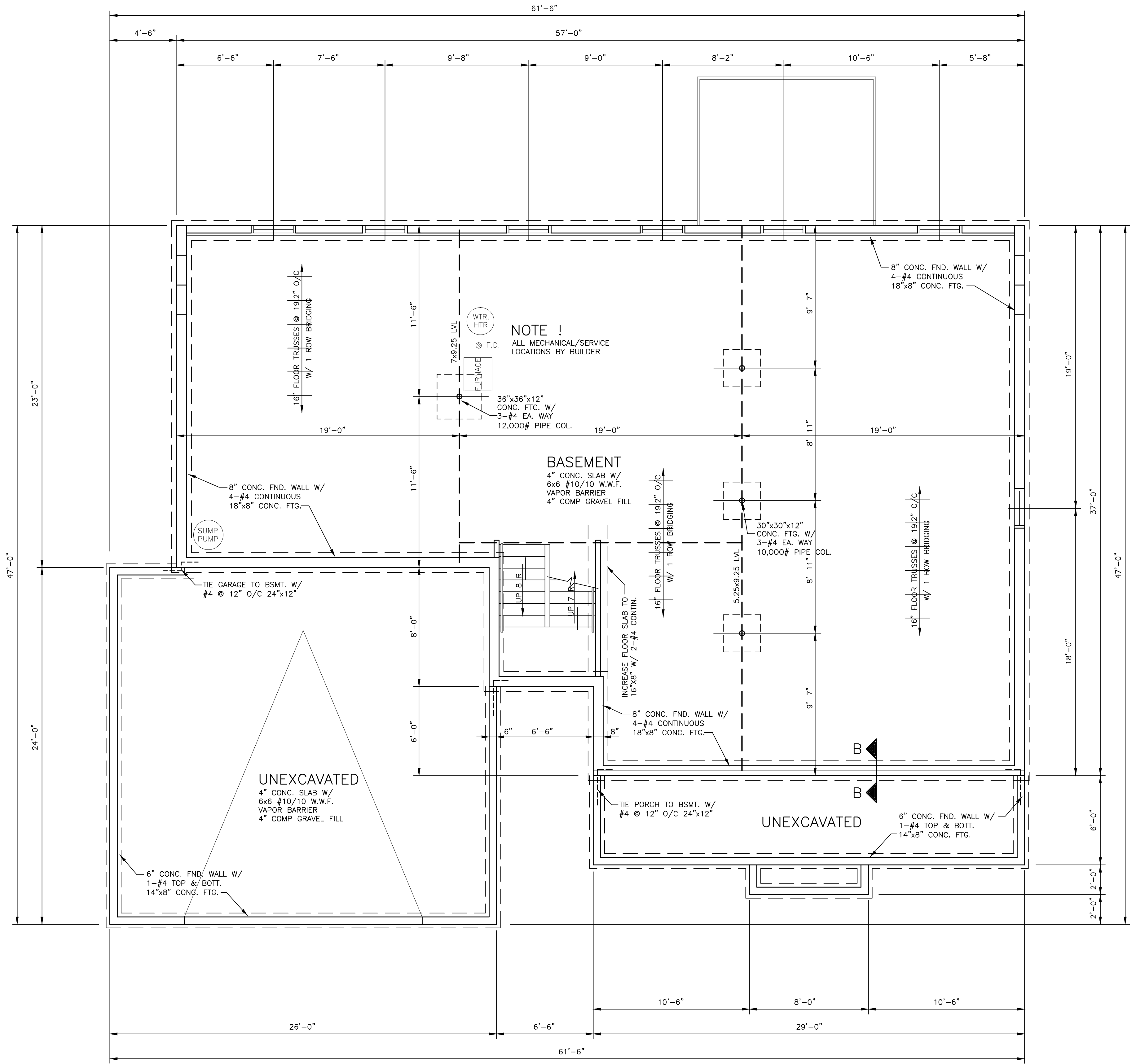
1HR. GARAGE CEILING  
SCALE : 1 1/2"=1'-0"



ATTIC ACCESS DETAIL SCALE : 1 1/2"=1'-0"



PORCH / BUILDING DETAIL B-B  
SCALE : 1"=1'-0"



FOUNDATION PLAN SCALE : 1/4" = 1'-0"

DONALD R. HAANEN  
ARCHITECT INC.  
5065 FLAT ROCK ROAD  
CECIL WISCONSIN 54111  
(920) 497-5007

LANDMARK REAL ESTATE & DEVELOPMENT  
320 MAIN AVENUE, #300 DEPERE WISCONSIN 54115 (920) 337-9566

REVISIONS

BRENTWOOD  
PROJ. NO. 202434  
DATE: 3/5/24



October 15, 2024

To: Village of Ephraim Plan Committee

From: Kristin & Dean Nemecek

Re: Concept Review—Home Business “Conditional Use” Tax Parcel #121240008

Thank you for the opportunity to consider this informal request for a concept review/conditional use for a home office.

First, a little about us. We have 5 kids, ranging from 2 years to 23 years. We are a big, blended family! We will be relocating to Ephraim, spring of 2025 to settle in as full-time residents and small business owners, as we will be taking over Paul & Kay Wilson’s cottages. Dean is a 27 year US Army Veteran and plans to consult with businesses to help get more Veterans into the workforce. He has been “retired” from active-duty military service for a few years and since then has worked as Director of Talent Acquisition for Trek Bicycle and Director of Human Resources for Mad City Windows & Doors. Kristin worked in Special Education for 10 years and then moved into management & ownership in the yoga industry. Since having Wilson (our 2 year old), she teaches yoga part-time and still runs some client outreach and business operations for the yoga studio she helped open. Kristin is also in school part-time for Clinical Mental Health Counseling and hopes (someday) to work in the field of Perinatal & Postpartum Mental Health.

We love anything outdoors and plan to enjoy hiking and biking around Door County. We are eager to become Ephraim residents and plan to volunteer and be active members of the village. When we move in spring of 2025, our “big kids” will soon be off enjoying college and the workforce, and they are sure to visit us often. Our son, Wilson, will be the official welcoming committee of Pioneer Acres Cottages, just as Kristin was many years ago.

We are currently working with Van’s Lumber & Custom Builders on developing plans for our new residence that will be located at 9979 Norway St. It is our desire to incorporate a home office serving the operation of Pioneer Acres Cottages. In order to provide a personal welcome to our guests, we would like to have check-in/registration at our home office. Our guests will be encouraged to leave keys in their cottage upon departure. With the possible exception of an occasional walk-in guest, this should be the extent of any cottage related activity on the property.

Our home will be located in the R-1 zoning district where Home Business/Occupations are listed as conditional uses. We feel comfortable that our proposed level of activity will comply with the standards listed in section 17.15 (4). Re: (j) (3) If the cottage office is not considered a personal service business by the committee, we would ask that it be considered as “other use” stated in (j) (5). Dean also plans to operate his consulting business out of the office, totally online.

Since this is the first step in the total permitting process, we welcome your input and/or questions to help us feel confident with our direction moving forward.

Thanks for your consideration!

Dean & Kristin Nemecek

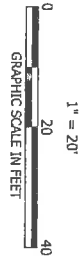
## Brent Bristol

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**From:** Roy Harsch <roymharsch@gmail.com>  
**Sent:** Friday, September 20, 2024 11:42 AM  
**To:** Brent Bristol  
**Subject:** Plan Committee Meeting

As we discussed I would like to have the opportunity to briefly address the Planning Committee at their meeting this coming Tuesday regarding starting the process of asking for PW Design Review of a modification to our existing cottage located at 9931 Water Street consisting of small addition to the existing kitchen pursuant to the recent adoption of the Village of Ephraim Ordinance No. 05-2024. As I understand it this will possibly be the first request to be submitted. Hopefully the Plan Committee will be able to explain what they would like to see in submittals generally for such submissions. Following this meeting it is my intent to proceed to prepare and submit a request for PW Design Review. As I explained to you I may not be able to attend the meeting in person due to family medical issues but I will be able to participate on the phone. I will know by Monday afternoon if I can attend in person or not. Thank you in advance for placing this on the Plan Committee agenda.

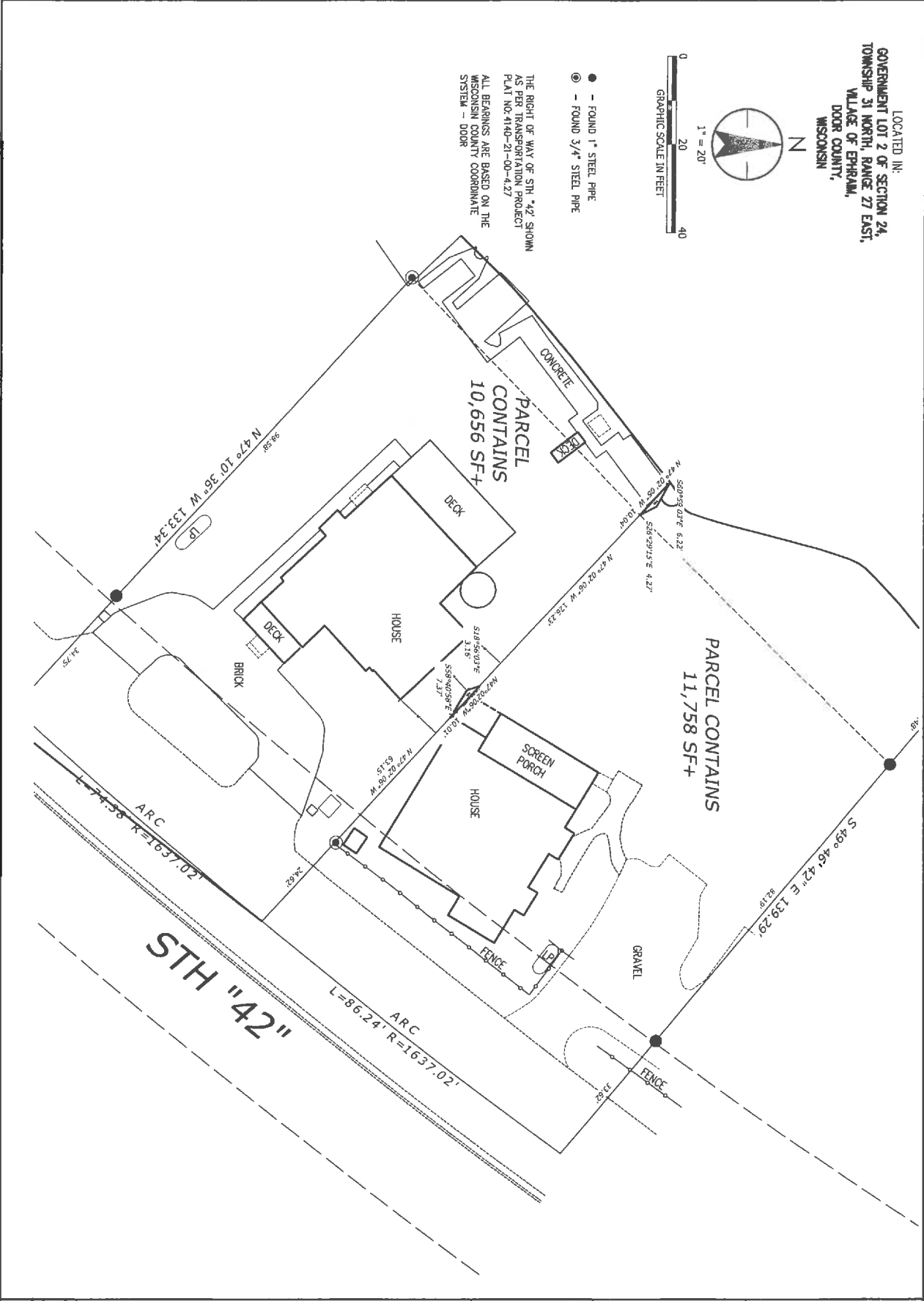
LOCATED IN:  
 GOVERNMENT LOT 2 OF SECTION 24,  
 TOWNSHIP 31 NORTH, RANGE 27 EAST,  
 VILLAGE OF EPHRAIM,  
 DOOR COUNTY,  
 WISCONSIN



● - FOUND 1" STEEL PIPE  
 ○ - FOUND 3/4" STEEL PIPE

THE RIGHT OF WAY OF STH "42" SHOWN AS PER TRANSPORTATION PROJECT PLAT NO. 414D-21-00-4.27

ALL BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM - DOOR



<p>PROJECT NUMBER 193807039</p> <p>SHEET NUMBER 1 of 1</p>	<p><b>SITE MAP</b></p> <p>ROY HARSCH 9931 WATER ST EPHRAIM, WI 54211</p>	<p>SURVEY BY : CMM/ARW</p> <p>DRAWN BY : C.M.M.</p> <p>DESIGNED BY :</p> <p>CHECKED BY : A.R.W.</p> <p>APPROVED BY : M.G.M.</p> <p>DATE : 7-4-24</p>	<p><b>Sturgeon Bay Office</b></p> <p>312 N. 5th Avenue Phone: 920-743-8211 Website: www.stantec.com</p>	
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**VILLAGE OF EPHRAIM**  
**BUILDING/ZONING PERMIT APPLICATION**

1 of 2

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

*Please Print*

**1. Owner/Property**

Tax Parcel No. 121 21 2431272381

Owner Leslie and Roy Harsch

Mailing Address 209 S, River

City Geneva

State Illinois

Zip 60134

Phone(s) 630 240 8741

Email roymharsch@gmail.com

Location of Project 9931 Water Street

Nearest Cross Street German Road

Property Use: Residencial

Zoning Area: Protected Water Front

Historic District?  Yes  No

Contractor/Contact: Self

Address 3024 German Road, Ephraim, WI 54211

Phone(s) 920 854 2973

Cell Phone ( 630 ) 240 8741

**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:** \_\_\_\_\_  
\_\_\_\_\_

**4. Cost**

Total cost of improvements as applied for in permit: \$ \$10,000.00

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: 1 Height at Peak: 17 ft House - 11 ft Addition  
Roof Pitch(es): 4 by 12 Gable Addition to Match Existing Total Footprint, Exterior: See # /  
*See #*

Total Square Footage, All Floors Exterior: 1418 existing + 56 addition = 1474

Total Square Footage, Parking/Drives/Walkways: 725

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

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

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

Signature \_\_\_\_\_ Plant Manager 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: \_\_\_\_\_

Year Installed: 1985

(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:**

Driveway width/tree clearance (width/height): 19 / 25 Sprinklers needed?  Yes  No

Clearance around structures for truck access: 30 Fire # Assigned 9931

**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 Leslie Harsch Print Name Leslie Harsch Roy Harsch

*[Handwritten Signature]*

**FOR OFFICE USE ONLY**

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

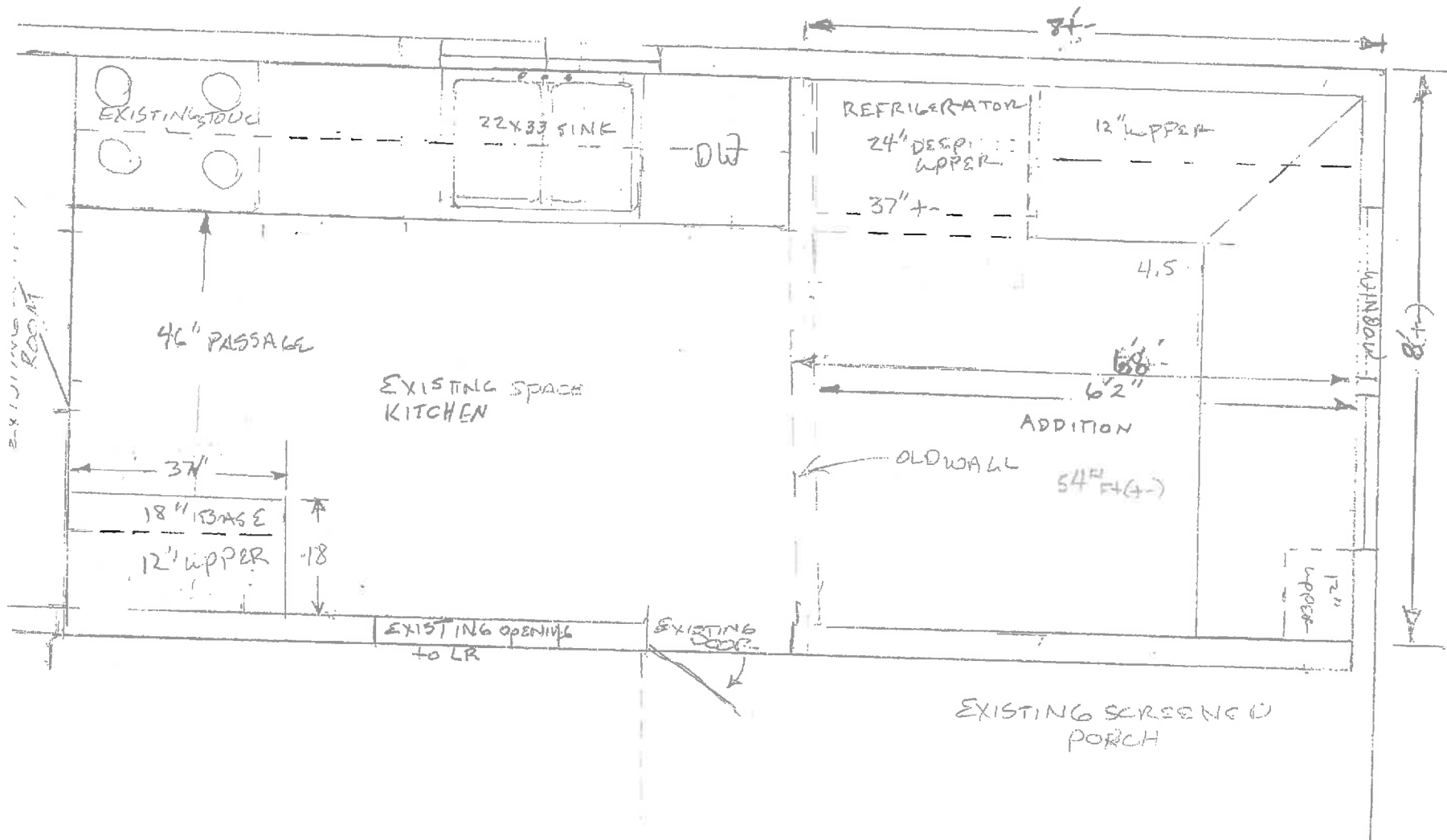
Date Permit Issued \_\_\_\_\_ Zoning Administrator Signature: \_\_\_\_\_

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

# Contenido Aerial Water View 2023



1/2" = 1' SCALE





#3

CHATEAU GREENLOWENS CORNING  
ARCHITECTURAL SHINGLES TO  
MATCH EXISTING

12" TO MATCH  
EXISTING  
PITCH 4"

EXISTING SCREENED  
PORCH

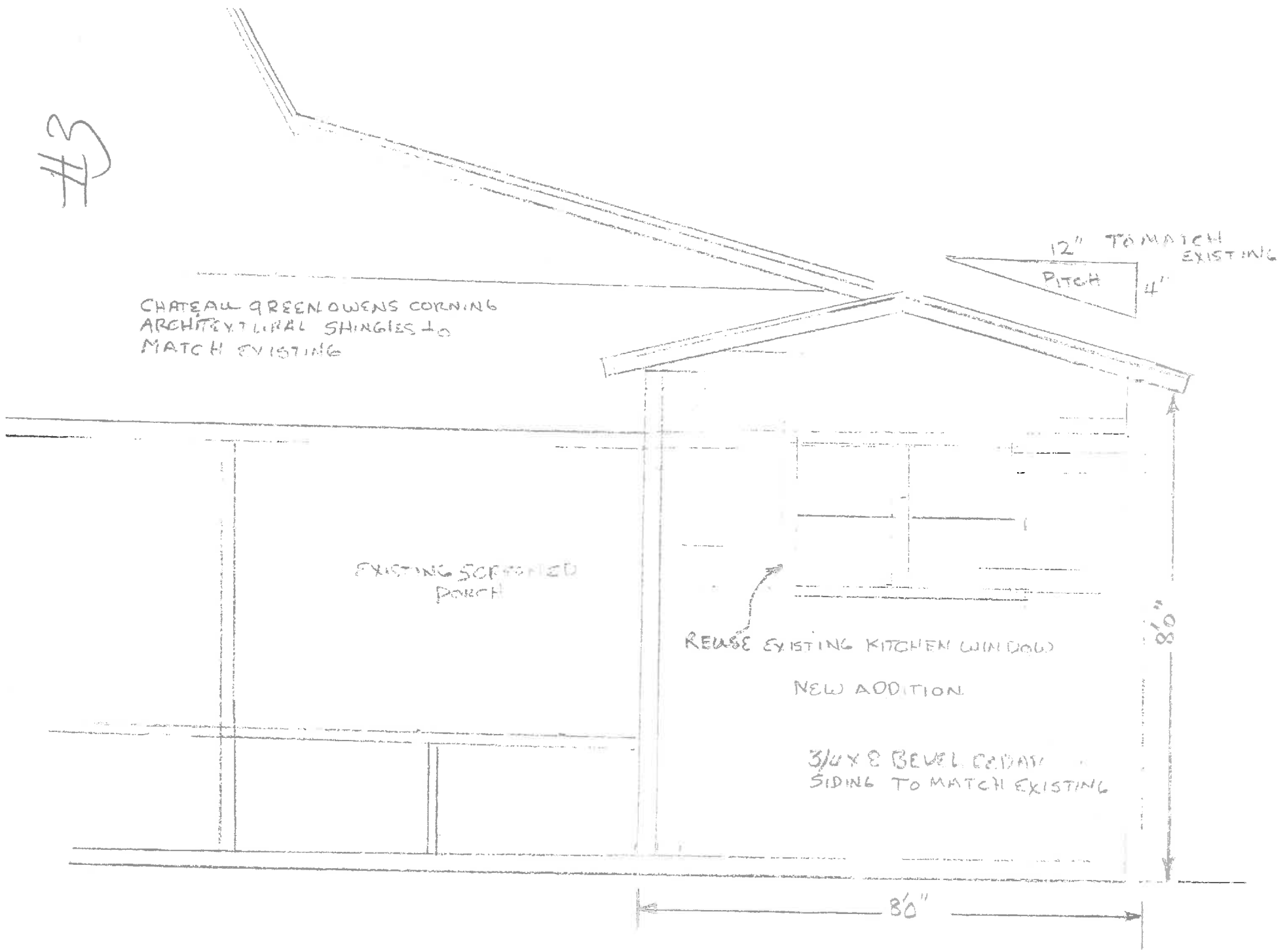
REUSE EXISTING KITCHEN WINDOW

NEW ADDITION

3/4" x 8" BEVEL CEDAR  
SIDING TO MATCH EXISTING

8'0"

8'0"



**VILLAGE OF EPHRAIM**  
**NOTICE OF ZONING ORDINANCE PUBLIC HEARING**  
**TUESDAY, SEPTEMBER 10, 2024 – 7:00 PM**

VILLAGE OF EPHRAIM  
ORDINANCE NO. 05-2024  
AN ORDINANCE AMENDING §17.20 OF THE EPHRAIM CODE OF ORDINANCES AS  
IT RELATES TO PROTECTED WATERFRONT.

SECTION I: Chapter §17 of the Ephraim Code of Ordinances is hereby amended to read as follows:

**REMOVED AND REPLACED IN ITS ENTIRITY.**

**1. INTENT.**

Recognizing that the open shoreline is one of Ephraim’s most distinctive features, the intent of this ordinance is to provide for as much open viewing space along our shoreline as possible. As an important contributing component of the Ephraim Historic District Ordinance §17.26, owners of residences in the Protected Waterfront “PW” District are encouraged to use and maintain their existing residences. Since most of the residential buildings in this are sited on small non-conforming lots that would otherwise prohibit the erection of such structures under the existing ordinance unless otherwise noted or provided for in this section, structures shall be restricted to those in existence as of January 1, 1998.

**2. PERMITTED USES.**

- a. Park and open spaces provided that any proposed structural elements are given conditional use approval.
- b. Beaches provided that any proposed structural elements are given conditional use approval.

**3. CONDITIONAL USES.**

- a. On parcels where there is not a residence:
  - 1) Dockage and launching;
  - 2) Boat and related rentals;
  - 3) Sale of marine fuel and accessories for marine use only;
  - 4) New structures necessary for permitted uses in the district, including bathrooms.
  - 5) Non-profit organizations on village-owned property. Sales within such shall be subject to any existing lease or other agreements with the village. In the event, that no such agreement speaking to sales exists, the Village of Ephraim Planning Committee, through Conditional Use review, shall oversee and have final approval over any such sales area. This review will include but is not limited to, the type of merchandise sold, and the total amount of display area the merchandise will envelop. (Passed 5/11/09)
- b. On parcels where there is a residence:
  - 1) Additions/modifications to or replacement of existing residences. Subject to Par 5 below.
  - 2) Residences destroyed by natural disasters or fires in this district may be replaced using the former dimensions and location.

**4. SPECIAL EXCEPTION REVIEW.**

The provisions of this section including the setback and lot coverage requirements from §17.24 shall be mandated except in the case of buildings, structures, or public projects along the shoreline that are deemed to be in the greatest interest to the public by a majority of the Plan Committee and a majority of the Village Board, and this exception can occur only through special exception review. (4/08/02)

**5. ADDITIONS/MODIFICATIONS TO OR REPLACEMENT OF EXISTING RESIDENCES. “PW DESIGN REVIEW”. (Completed by HPC and Plan Committee)**

a. General requirements:

- 1) Addition/modification or replacement projects including existing dimensionally

nonconforming structures considered under this section may apply the existing grandfathered setbacks of the existing structures as the required setback for new work so long as the new work increases or at minimum does not further encroach on the setbacks in question.

- 2) Footprints in the PW District can be modified but increases to the total footprint of individual structures within the district are prohibited.
- 3) All projects are subject to the applicable dimensional standards of §17.24 of the ordinance unless otherwise noted or provided in this section.
- 4) All projects are subject to applicable floodplain ordinances of the Village and State.

b. Design Criteria:

- 1) All projects shall incorporate a design that is in keeping with the character of the Village Historic District and the language of the Historic District Ordinance (§17.26).
- 2) Visual impact from the street is to be minimized on all projects occurring in the PW District.
- 3) No structures shall exceed twenty-three feet (23') in height as measured from the crown grade of State Highway 42.
- 4) Only chimneys shall be allowed up to two feet (2') above the approved peak roof line.
- 5) Primary roof pitches less than 6/12 or more than 12/12 are prohibited.
  - a) Up to 50% of the total roof pitch square footage can be made up of dormers that may be less than 6/12 but in no case may be less than 3/12.

6. **OTHER REQUIREMENTS.**

- a. Special Plan Committee approval shall determine the number of required parking spaces on a case-by-case basis unless the use has a number established under ordinance §17.15(9); parking requirements may be met through a combination of off-street, on-site, and/or dedicated parking spaces within common ways. Pervious surfaces for parking are preferred in this district.
- b. Consideration given to allow for 10% additional lot coverage when that area will be used for adding off-street parking. (3/10/08)

7. **DIMENSIONAL STANDARDS.** See ordinance §17.24

8. **PROHIBITED USES. Home occupations are not permitted in the PW District.**

**SECTION II:** If any section, subsection, paragraph, or sentence of this ordinance is for any reason deemed unconstitutional or otherwise unenforceable by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance.

**SECTION III:** This ordinance shall take effect upon its passage and publication according to the law as an amendment to the Village Zoning Code under the procedures prescribed by §62.23(d) Wis. Stats.

Passed and approved by the Village Board of Trustees at its regular meeting on the 10th day of SEPTEMBER 2024.

**VILLAGE OF EPHRIAM**

BY: \_\_\_\_\_  
Michael McCutcheon, Village President

Attest: \_\_\_\_\_  
Andrea Collak, Clerk

Published this \_\_\_\_ day of \_\_\_\_\_ 2024







EXISTING STRUCTURE  
INCLUDING ANCILLARY  
STRUCTURES

