

# VILLAGE OF EPHRAIM

FOUNDED 1853



Community Protection Committee Agenda  
Friday, November 1, 2024, 3:00 PM  
Village Hall 9996 Water Street

**NOTE: This Meeting of the Village Community Protection Committee will also be held via teleconferencing. It will be available to the public to attend in person or by computer, phone, tablet, or dial in. Connection information is included below in this notice.**

1. Call to order
2. Changes in Agenda
3. Previous minutes – September 5, 2024
4. Visitors' comments
5. Discussion on Radio Upgrade
6. Discussion on Village Noise Ordinance
7. Discussion with Truck Committee
8. Discussion on General Safety Issues in the Village
9. New business for next meeting
10. Adjournment

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

<https://meet.goto.com/857738637>

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

Access Code: 857-738-637

United States: [+1 \(408\) 650-3123](tel:+14086503123)

*\*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 any other Board or Committee unless specifically noticed.*

	Date <u>10/28/2024</u>
<hr/> <b>Andrea Collak, Clerk</b>	<u>X</u> Village Administrative Office
	<u>X</u> Visitors' Center
	<u>X</u> Post Office
<hr/> <b>Kim Roberts, Deputy Clerk</b>	<u>X</u> Website: ephraim.wi.gov
	<u>X</u> Emailed to WDOR/ Peninsula Pulse

**VILLAGE OF EPHRAIM  
COMMUNITY PROTECTION COMMITTEE MINUTES  
MONDAY, SEPTEMBER 5, 2024 – 3:30 PM  
9996 WATER STREET**



**ACTION ITEMS:**

**Dukehart moved, Cox seconded to approve the minutes of January 4, 2024, all ayes. Motion carried.**

**Dukehart moved, Krist seconded to recommend to the Village Board of Trustees to increase the contribution to the capital reserve account line item “Fire Department Equipment” by ten thousand dollars (\$10,000) so that the annual contribution will total approximately sixty thousand dollars (\$60,000), all ayes. Motion carried.**

**Cox moved, Krist seconded to approve and recommend the proposed 2025 Community Protection Committee budget to the Village of Ephraim Board of Trustees, all ayes. Motion carried.**

**Mulliken moved, Cox seconded to adjourn at 4:51 PM, all ayes. Motion carried.**

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**Present:** John Cox, Tad Dukehart, Laird Hart, Keith Krist, and Carly Mulliken - Chair.

**Absent:** None.

**Staff:** Justin MacDonald – Village of Ephraim Fire Chief and Kim Roberts - Deputy Clerk.

**Guests:** None.

1. **Call to Order:** The meeting was called to order by Mulliken at 3:30 PM. A quorum was present for this meeting.

2. **Changes to the agenda:** There were no changes.

3. **Approval of the previous minutes:**

**Dukehart moved, Cox seconded to approve the minutes of January 4, 2024, all ayes. Motion carried.**

4. **Visitors’ Comments:** There were no comments.

5. **Discussion on the Purchase of a New Fire Truck:**

MacDonald provided the committee with general pricing details for a new mini pumper truck to replace the 1999 mini pumper truck. He stressed that it was not a custom truck they were looking for, it would be one straight off the assembly line as a rolling stock. The early price estimates are six hundred thousand dollars (\$600,000) to seven hundred thousand dollars (\$700,000) for a rolling stock truck compared to over one million dollars for a custom truck. He noted that the replacement truck was being considered due to age, manual transmission, and the ability to carry four (4) personnel compared to the current capacity of two (2). He stressed that there are only four (4) members of the fire department that can drive the current mini pumper, the rest of the department does not know how to drive a manual transmission. Further, the rescue equipment could be put on the new truck so that the mainline engine does not have to be used for accidents but would still be short in length and height to maintain the same usefulness to the department to access smaller driveways. The replacement truck would have a slightly larger water-carrying capacity at approximately one thousand (1,000) gallons.

A discussion was held regarding the purchase of a new fire truck. Cox and Dukehart recommended looking for a used truck to re-outfit. MacDonald noted that the current truck had approximately fifteen thousand (15,000) miles and is used for approximately twenty (20) to twenty-five (25) calls annually. The Committee further discussed that the main engine is twelve (12) years old and that the standard replacement cycle for engines is twenty-five (25) years. Given that there is an engine replacement on the horizon, in addition to the replacement of all portable and mobile radios and pagers that will likely be required by the county by 2028, and discussion of a new firehouse or addition to the current building, the committee felt that the purchase warranted more discussion. MacDonald noted that 2026 or 2027 would be the target year for replacement. Mulliken stressed that the needs of the department to function and provide safety needed to be balanced with financial choices. She noted that more information would be gathered to continue the conversation in the future.

6. **Discussion and consideration of Animal Control:**

A discussion was held regarding animal control in the Village. Mulliken explained that there had been a recent incident when a stray, sick kitten required relocation off private property. Justin took care of the situation by delivering the kitten to a local veterinary practice. The incident revealed that most Door County municipalities have an agreement in place with Mark Richards. If such an agreement were desired by the Village, under State Law there would be a need to establish a local ordinance to appoint an animal humane officer pursuant to §173 Wis. Stats. Animals; Humane Officers.

The committee discussed that the statute was permissive therefore it was not mandatory that the Village appoint a humane officer. Moreover, since this was the first issue it could be revisited if further issues develop. The committee further felt that it may be more appropriate for the Village Board to address the issue in the future if warranted.

#### 7. Discussion and consideration of the 2025 Budget:

MacDonald discussed the 2025 Fire Department budget. The first portion for discussion was the replacement of all portable and mobile radios along with pagers between 2026-2028. MacDonald explained that the County has been working for a few years on developing a replacement system to upgrade the current analog radio system. The current system is old and outdated, and replacement parts are becoming more and more difficult to source. MacDonald explained that about a month ago Fire Chiefs received a letter from County Technology Services explaining that the current analog radio safety system will reach the end of its useful life in 2028. The system will require an upgrade and requirements from the Federal Communications Commission "FCC" make an upgrade to the system a necessity. This will require all new equipment across the Door County system as well as the construction of new additional tower sites to achieve the required coverage percentages per municipality. The project will be broken into three phases: land acquisition/site testing; civil/shelter/site work and tower construction; and FCC licensing acquisition and tower/radio equipment purchasing and implementation. The total project cost for all three phases is estimated at \$26.3 million. MacDonald reviewed that the Village is part of the user system and based on 2024 pricing the complete replacement of all portable and mobile radios along with pagers, our rolling stock of what is currently in use, breaks down as follows:

- 30-Portable Radios \$183,300.00 - \$6,110 each- (Carried by Firefighter and EMS providers as the main source of fireground communication)
- 20-Mobile Radios \$99,000 - \$4,950 each- (Used in all Fire Department vehicles)
- 25-Pagers \$25,000 - \$1,000 each - (Main source of alerting Firefighter and EMS providers of a Call)

MacDonald explained that the county-wide radio system will move from analog to a 700-800 MHz digital system. The proposed digital system will establish a public safety network in which counties, departments within the counties, law enforcement, school systems, and local emergency personnel can all communicate on the same system. The purpose of this discussion is to start the budget planning process for the Village's portion of the user system based on the 2024 numbers, which he cautioned will likely increase.

A discussion was held regarding the replacement of the county-wide radio system. Cox felt that the total project cost was too much for the county to absorb and was in contradiction with how local government operates. He suggested reaching out to our county representatives to express concern regarding how the county is dictating local municipal spending. Dukehart was flabbergasted and wondered how the county could justify such an expense. MacDonald noted that the County will be holding meetings in early 2025; they have been talking about an upgrade for years and are giving communities time to plan and budget. Cox and Dukehart felt that there had to be grant money available for public safety. Moreover, the cost was a lot for a small village of three hundred forty-five (345) to absorb. Cox expressed concern over geographic limitations, technology becoming obsolete quickly, and encryption issues. The Village Board should get involved and communicate their disappointment regarding the spending of others' money and the lack of frugality in going after top-shelf technology. MacDonald explained that the upgrade is going to go forward regardless due to the current system being on borrowed time. Dukehart felt that this expenditure belonged in the state budget. Hart explained that it was good that it has been brought to our attention for planning purposes, research needs to be completed on the mandate to participate due to the huge expense. He recommended continuing to research why it is necessary and options to pay for it such as grants but the Village has to start to plan and prepare for the expense. Mulliken noted that the radio system upgrade would be a continued future agenda item to obtain more information.

MacDonald reviewed the 2025 budget. Overall he noted a 1.1% increase over the 2024 budget. Items of note were an increase to the Assistant Fire Chief's salary to one-half (1/2) of the Chief salary, a one thousand four hundred dollar (\$1,400) increase to the 2025 equipment purchase list, and the first responder coverage for 2024 because 2023 was a training year and the training fees are paid in arrears.

A discussion was held regarding the 2025 budget. Cox inquired about department reviews. MacDonald confirmed that they were conducted annually. Cox suggested that the Chair of the Committee be present for the reviews. Cox inquired about unforeseen maintenance. MacDonald noted that in two (2) weeks annual pump testing would be conducted. MacDonald provided details on the equipment list: Forced Entry Prop – provides a prop to train on forceable entry, Crane – functions with a stokes basket for the boat, and Stabilizing binoculars – for use on the fire boat.

Further discussion was held regarding building a new fire station or adding to the existing one in relation to budgetary planning. MacDonald noted that it was last on the list of prioritized Capital Projects. Cox provided background on the

difficulty of getting the current station built; it was a battle. It was an issue due to the interpretation of the Village's Zoning Code. It might be even more of an issue now if it were to be enlarged. The impact on the neighbors will also have to be considered. MacDonald explained that the project is conversational at this point. Krist felt that the post office should be moved to the fire station so that there is a revenue stream stemming from rent paid by the post office.

Further questions about line items on the budget were discussed. 100-50-52200-102 – Retirement: Wisconsin retirement (ETF) portion of Chief's salary. 100-50-52200-335 – Professional Dues: Membership in State Fire Association.

The committee discussed the capital reserve account for the Fire Department which historically has had an annual contribution of approximately fifty thousand dollars (\$50,000). Some members of the committee recalled that portions of this fund were previously earmarked for specific items such as a new fire engine. Dukehart suggested looking to the future and recognizing that the annual contribution of fifty thousand dollars (\$50,000) might not be sufficient. He felt the committee should consider requesting an increase in funding of ten thousand dollars (\$10,000) to account for the replacement of larger items in the future as well as inflation for a total of sixty thousand dollars (\$60,000) contributed annually.

**Dukehart moved, Krist seconded to recommend to the Village Board of Trustees to increase the contribution to the capital reserve account line item "Fire Department Equipment" by ten thousand dollars (\$10,000) so that the annual contribution will total approximately sixty thousand dollars (\$60,000), all ayes. Motion carried.**

Further discussion was held regarding 100-50-52200-304 - LP Gas – MacDonald is currently working on a new contract for LP, 100-50-52100-301 – Law Enforcement – MacDonald explained this line item was for anything law enforcement related such as hiring reserve deputies for extra patrols if needed. Mulliken asked the committee if there were any changes to the 2025 budget. There were none.

**Cox moved, Krist seconded to approve and recommend the proposed 2025 Community Protection Committee budget to the Village of Ephraim Board of Trustees, all ayes. Motion carried.**

**8. Discussion of general safety issues in the Village:**

Cox discussed excessive speeding on Settlement Road, Town Line Drive, German Road, and Hoganson Lane. He stressed that it is still an issue and we need some help. He noted that people were using German Road to Hoganson Lane to Brookside Lane to avoid stop signs, as a shortcut back to Water Street/STH 42.

Cox further discussed the need for brushing the roads in the Village. The work on Moravia Street barely touches what needs to be completed. He asked if the issue was going to require someone to be hired to do the work. It is a safety and maintenance issue; perhaps it is an issue for the Physical Facilities & Utilities "PFU" Committee.

Krist expressed concern about people cutting the corner at German Road and Hoganson Lane. He fears that it will result in an accident but he doesn't have a solution to the problem.

**9. New business for the next meeting:**

- a. German Road
- b. Brush trimming of Village roadways.

The next meeting of the Community Protection Meeting will be held on, Thursday, October 3, 2024, at 3:30 PM.

**10. Adjournment:**

**Mulliken moved, Cox seconded to adjourn at 4:51 PM, all ayes. Motion carried.**

Recorded by, Kim Roberts – Deputy Clerk

Notice of Public Meeting

August 22<sup>nd</sup>, 2023  
1:00PM

COMMUNICATION  
ADVISORY TECHNICAL  
SUB-COMMITTEE

Door County Government Center  
County Board Room  
421 Nebraska St  
Sturgeon Bay, WI 54235

*Public Safety Committee is the Oversight Committee for Communication Advisory Technical Sub-Committee*

AGENDA

1. Call Meeting to Order
2. Establish a Quorum
3. Adopt Agenda / Properly Noticed
4. Approve Minutes of the 3/7/2023 meeting
5. Public Comment
6. Old Business
  - 6.1 FYI – Fish Creek Tower Update
  - 6.2 FYI – Big Hill Tower Update
7. New Business
  - 7.1 Welcome/Introduction – Ashley DeGrave
  - 7.2 Discussion/Decision – 800MHz System
  - 7.3 FCC Licensing
8. Matters to be Placed on a Future Agenda or Referred to a Committee, Official, or Employee
9. Next CATS Committee Meeting Date: To be determined
10. Adjourn

In light of the declared emergency and to mitigate the impact of COVID 19 this meeting will be conducted by teleconference or video conference. Members of the public may join the meeting remotely or in person in the Peninsula Room (C121) first floor government center. *(Please note public in person has limited capacity and is on a first come first serve basis)*

**To attend the meeting via computer:**

**Go To:**

<https://us02web.zoom.us/j/87467855400?pwd=QmtJYWRRUFd5ajJpN1p6KzNkbVhXZz09>

Webinar ID: 874 6785 5400

Passcode: 270015

**To Connect via Phone:**

**Call:** 1 312 626 6799

*Deviation from the order shown may occur*

Notice of Public Meeting

March 7th, 2023  
9:00AM

**COMMUNICATION  
ADVISORY TECHNICAL  
SUB-COMMITTEE**

*Door County Government Center  
County Board Room  
421 Nebraska St  
Sturgeon Bay, WI 54235*

*Public Safety Committee is the Oversight Committee for Communication Advisory Technical Sub-Committee*

**AGENDA**

**Call Meeting to Order**

CATS Chairman Alexis Heim Peter called the March 7<sup>th</sup>, 2023 meeting to order at 9:03AM

**Establish a Quorum**

Dan Kane, Alexis Heim Peter, Howie Hathaway, David Enigl, Tim Dietman, Jason Rouer, Pat McCarty, Aaron LeClair, Ken Pabich

**Others Present**

Hugh Zettel, Jessica Hatch, Chris Monzingo, Len Koehnen, Mike Johnson, Rich Olson

**Adopt Agenda / Properly Noticed**

Motion made by LeClair, second by Hathaway to adopt the agenda. Approved by voice vote.

**Approve Minutes of the 11/17/2022 meeting**

Motion made by Rouer, second by Dietman to approve the minutes from the 11/17/2022 meeting. Approved by voice vote.

**Public Comment**

Letter submitted by Town of Clay Banks

**Old Business**

**FYI – Fish Creek Tower Update**

Kane gave an update that they are waiting for a DNR study which will take place this spring. The proposed tower site has been noted as a historical site which will need to be addressed before tower can be built. We are in a holding pattern until that work can be completed.

**FYI – Door County Highway Update**

Kane provided an update that the Highway Department is working with Baycom to get communication on Andres Pit tower. They no longer have communications on Sunnyslope due to a weather incident, and they no longer have communication on the Pepperdine site. As soon as Baycom can produce the work they will be operational again with equipment on the Andres Pit site and Sunnyslope site.

**FYI – Big Hill Tower Update**

Kane provided an update that the proposed US Cellular tower at the “Big Hill” was approved at a city finance committee meeting. An agreement to have County communication equipment at 160 ft on that tower was planned for. The matter will go to the city council meeting for final approval.

## **New Business**

### **FYI – 2022 Tower Inspection Report**

Kane reviewed the report provided by Nsight for their annual tower inspection. Minor issues were noted at the various sites. CATS main concern was around a cable with damage on Sunnyslope and getting follow up on generator concerns at Justice Center tower. Kane will do follow up on these items.

### **Discussion – 800MHz System**

Kane held discussion around identification of sites for the new system. Kane worked with OCG to come up with a baseline map to work from. Pepperdine was identified by committee as not viable due to noise at that site. CATS members had concerns about lack of coverage in certain areas throughout the County. It was decided to create a heat map of call volume as well as population density to be able to overlay with radio coverages to ensure coverages are reaching the appropriate destinations. Kane will work with OCG to bring back map overlays. OCG will provide their tool for CATS to see real time coverage changes at next meeting. Goal to have 95% coverage within each municipality and not simply County wide.

### **Matters to be Placed on a Future Agenda or Referred to a Committee, Official, or Employee**

None

**Next CATS Committee Meeting Date:** To be determined

### **Adjourn**

Motion made by LeClair, second by McCarty to adjourn. Approved by voice vote at 10:35AM.

Respectfully submitted by: Dan Kane

**NOTE: MINUTES HAVE NOT BEEN APPROVED BY CATS**

*Deviation from the order shown may occur*



# Updated System Coverage Analysis

## May 19, 2023



Omicom Consulting Group, Inc.

7788 McClure Drive

Tallahassee, Florida 32312

Voice: (850) 212 - 4475

[www.ocg-usa.com](http://www.ocg-usa.com)

File: 20230517\_Updated Coverage Analysis





## Updated System Coverage Analysis

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Based on previous work from Omnicom Consulting Group, Inc. (OCG) the County has made the decision that implementing an APCO P25 800MHz simulcast system is the best option to meet the County’s public safety communication needs moving forward.

OCG has developed this report to allow the County to make better informed decisions on the number of tower sites that could potentially be implemented in this planned Public Safety Radio System.

The baseline for the system will be to utilize all the existing County ‘s communication sites, twelve transmit and receive (TX/RX) sites and one receive only site (RX). Those sites are:

Baileys Harbor Cellcom Tower	Chambers Island Cellcom Tower (RX only)
Jacksonport Cellcom Tower	Washington Island Cellcom Tower
Ellison Bay	Egg Harbor WPS
New Gibraltar School	Justice Center
Mill Road	Sunny Slope
Southwest	US Cellular Tower
Brussels	

OCG added sites one at a time to this baseline set of communication sites with a goal of reaching 95% portable outdoor coverage in all Door County municipalities.

The County provided OCG with a shapefile that encompassed all municipalities and other definable land masses within Door County. The table below summarizes the coverage in each of these individual areas and a total for each system configuration.

The first set of data is the baseline system configuration which utilizes thirteen (13) existing County communications sites. The following columns add each site one at a time and is cumulative as you move left to right, meaning that once a site is added it stays in the system and the next site is added. Ultimately the final number of sites is twenty (20) TX/RX sites and the one (1) RX only site.

The particular order that the sites were “turned” on is not that critical as most of the additional sites do not provide overlapping coverage to one another. Once an area achieved the 95% coverage goal the box was highlighted green. Only one area, Rock Island, did not reach the 95% coverage goal highlighted in yellow. As sites were added areas that were already at or above the 95% coverage goal the increases in coverage were noted and highlighted in tan.



## Updated System Coverage Analysis

AREA	12 TX/RX Sites - 1 RX only			Nsight (Existing)		Sevastopol 190'		North HWY 350'		VB Clay Banks (Existing)		Bayshore 130'		Horeshoe Bay 130'		Washington Is. Ferry 100'		Baileys Junk 100'	
	Total Area	% Coverage	Total Area	% Coverage	Total Area	% Coverage	Total Area	% Coverage	Total Area	% Coverage	Total Area	% Coverage	Total Area	% Coverage	Total Area	% Coverage	Total Area	% Coverage	Total Area
Adventure Island	0.05	100.00	0.05		0.05		0.05		0.05		0.05		0.05		0.05		0.05		0.05
Baileys Harbor	31.21	84.76	26.45		26.45		26.45	93.89	29.30		29.30		29.30		29.30		29.30	99.47	31.04
Big Susie Island	0.02	100.00	0.02		0.02		0.02		0.02		0.02		0.02		0.02		0.02		0.02
Brussels	36.04	97.98	35.31		35.31		35.31		35.31		35.31		35.31		35.31		35.31		35.31
Chambers Island	4.37	100.00	4.37		4.37		4.37		4.37		4.37		4.37		4.37		4.37		4.37
City Of Sturgeon Bay_2	4.06	100.00	4.06		4.06		4.06		4.06		4.06		4.06		4.06		4.06		4.06
City Of Sturgeon Bay_1	5.81	100.00	5.81		5.81		5.81		5.81		5.81		5.81		5.81		5.81		5.81
Clay Banks	14.82	68.56	10.16	68.60	10.17	68.81	10.20		10.20	96.03	14.23		14.23		14.23		14.23		14.23
Detroit Island	1.03	72.29	0.74		0.74		0.74	72.73	0.75		0.75		0.75		0.75	99.57	1.03		1.03
Fish Island	0.00	100.00	0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Gravel Island	0.00	100.00	0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Hog Island	0.00	100.00	0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Horseshoe Island	0.05	92.86	0.05		0.05		0.05	100.00	0.05		0.05		0.05		0.05		0.05		0.05
Jack Island	0.01	100.00	0.01		0.01		0.01		0.01		0.01		0.01		0.01		0.01		0.01
Little Strawberry Island	0.01	100.00	0.01		0.01		0.01		0.01		0.01		0.01		0.01		0.01		0.01
Little Susie Island	0.00	100.00	0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Pilot Island	0.01	100.00	0.01		0.01		0.01		0.01		0.01		0.01		0.01		0.01		0.01
Pirate Island	0.00	100.00	0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Plum Island	0.47	61.05	0.29		0.29		0.29	63.16	0.30		0.30		0.30		0.30	100.00	0.47		0.47
Rock Island	1.53	21.43	0.33		0.33		0.33		0.33		0.33		0.33		0.33	23.57	0.36		0.36
Sister Island	0.00	100.00	0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Snake Island	0.00	100.00	0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Snake Island 2	0.02	100.00	0.02		0.02		0.02		0.02		0.02		0.02		0.02		0.02		0.02
Spider Island	0.02	100.00	0.02		0.02		0.02		0.02		0.02		0.02		0.02		0.02		0.02
Town Of Baileys Harbor	54.35	90.32	49.09		49.09		49.09	97.56	53.02		53.02		53.02		53.02	98.32	53.44	98.62	53.60
Town Of Egg Harbor	35.63	92.80	33.06	92.87	33.09		33.09		33.09		33.09	97.59	34.77	99.21	35.35		35.35		35.35
Town Of Forestville	35.99	95.52	34.38	95.63	34.42		34.42		34.42	97.59	35.12		35.12		35.12		35.12		35.12
Town Of Gardner	34.27	93.05	31.89	96.98	33.24		33.24		33.24		33.24	97.02	33.25		33.25		33.25		33.25
Town Of Gibraltar	29.82	91.99	27.43		27.43		27.43	97.54	29.09		29.09	97.56	29.09	98.25	29.30		29.30	98.27	29.30
Town Of Jacksonport	30.19	98.57	29.76		29.76		29.76		29.76		29.76		29.76		29.76		29.76		29.76
Town Of Nasewaupsee	42.74	87.12	37.24	96.93	41.43		41.43	97.06	41.48		41.48	97.49	41.67		41.67		41.67		41.67
Town Of Sevastopol	52.71	87.09	45.91	87.44	46.09	96.44	50.83		50.83		50.83	98.42	51.88		51.88		51.88		51.88
Town Of Sturgeon Bay_1	9.77	91.79	8.97		8.97		8.97		8.97	96.99	9.48		9.48		9.48		9.48		9.48
Town Of Sturgeon Bay_2	9.55	94.11	8.99		8.99		8.99	97.12	9.27		9.27	97.18	9.28		9.28		9.28		9.28
Town Of Union	21.16	98.82	20.91		20.91		20.91		20.91		20.91		20.91		20.91		20.91		20.91
Village Of Egg Harbor	2.46	94.28	2.32		2.32		2.32		2.32		2.32	94.48	2.32	99.21	2.44		2.44		2.44
Village Of Ephriam	3.78	72.12	2.73		2.73		2.73	95.43	3.61		3.61		3.61		3.61		3.61	95.58	3.61
Village Of Forestville	0.53	100.00	0.53		0.53		0.53		0.53		0.53		0.53		0.53		0.53		0.53
Village Of Sister Bay	2.58	95.37	2.46		2.46		2.46	100.00	2.58		2.58		2.58		2.58		2.58		2.58
Washington Island	22.49	90.91	20.45		20.45		20.45		20.45		20.45		20.45		20.45	96.21	21.64		21.64
Totals:	487.55	91.03	443.81	92.22	449.60	93.26	454.67	95.20	464.12	96.28	469.43	96.89	472.37	97.07	473.27	97.50	475.35	97.89	477.28



## Updated System Coverage Analysis

OCG also analyzed the eight (8) sites that were added individually so that it is clear how much additional coverage each site is adding to the overall system. The percentage increase in coverage is the increase in coverage over the baseline system.

Site	Increase in Coverage in Sq. Mi.	Increase in Coverage %	Tower Required	ROM Tower Site Costs
North Highway Shop	9.46	2.13%	350'	\$1,386,000
Sevastopol	5.07	1.14%	190'	\$946,000
Horseshoe Bay	1.17	0.26%	130'	\$572,330
Bayshore	3.90	0.88%	130'	\$572,330
Washington Island Ferry	2.15	0.48%	100'	\$522,330
Baileys Junk	7.95	1.79%	100'	\$522,330
VB Clay Banks	5.41	1.22%	LEASE	\$322,550
Nsight	5.80	1.31%	LEASE	\$322,550

OCG finally analyzed each of the twenty-one (21) potential sites individually to give the County perspective as to how much “coverage” each site is providing.

Site	Coverage Area in Sq. Mi.
Sunny Slope	139.39
Brussels	123.89
US Cellular Tower	94.04
Mill Road	93.82
North Highway Shop	81.79
Justice Center	80.57
Nsight	75.25
Ellison Bay ECB	73.51
Baileys Harbor Cellcom Tower	55.87
Egg Harbor WPS	53.00
Baileys Junk	49.10
Sevastopol	48.55
Southwest	47.67
VB Clay Banks	42.96
Bayshore	40.40
New Gibraltar School	37.83
Jacksonport Cellcom Tower	35.88
Horseshoe Bay	29.99
Washington Island Cellcom Tower	23.14
Washington Island Ferry	21.56
Chambers Island (RX Only)	16.07



## Updated System Coverage Analysis

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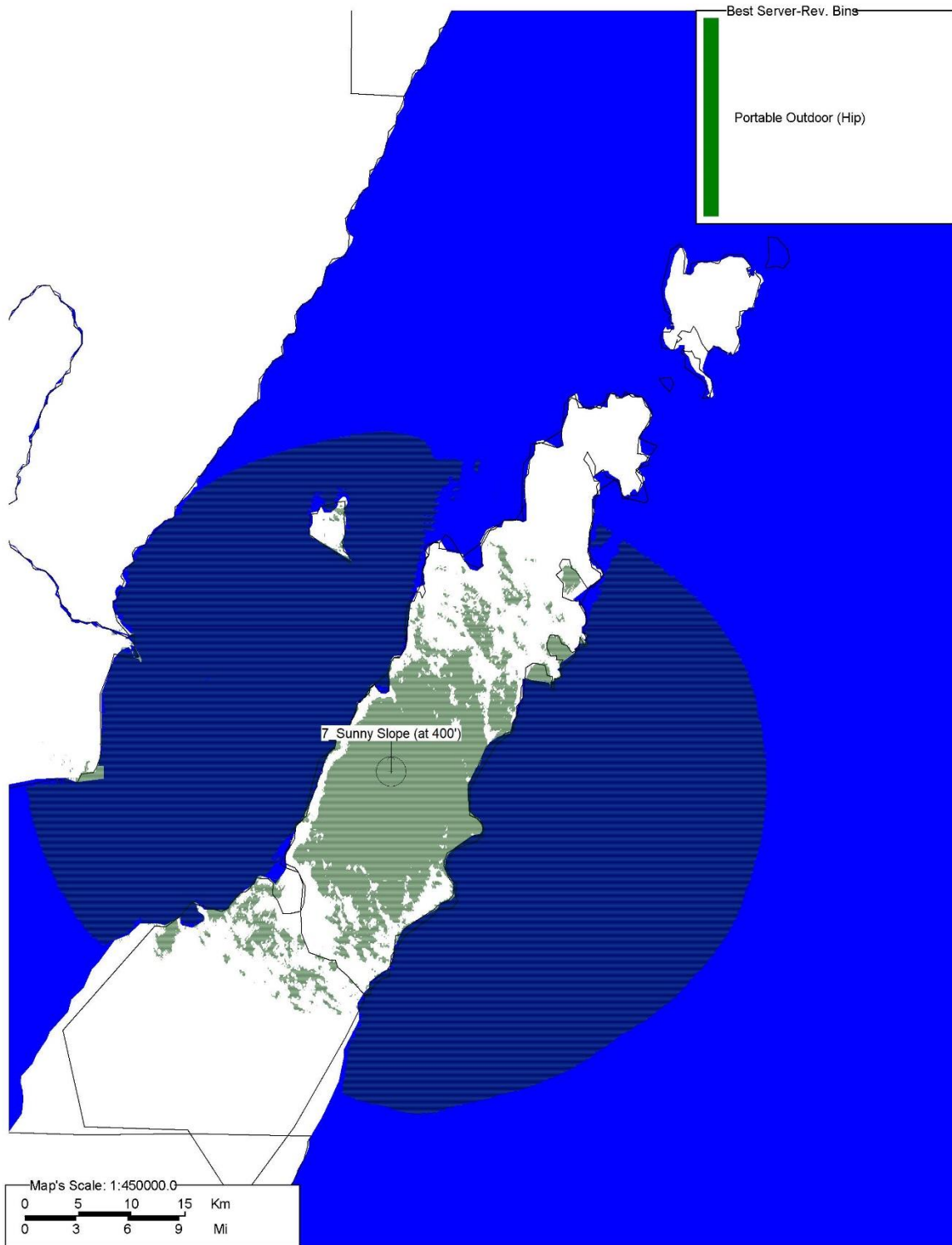
In conclusion for the County to achieve 95% portable outdoor coverage when considering each individual municipality in Door County would require approximately twenty (20) TX/RX sites and one (1) RX only site.

This configuration would result in 98% portable outdoor coverage when considering Door County as a whole.

OCG has included coverage maps for each of the configurations analyzed in this report.

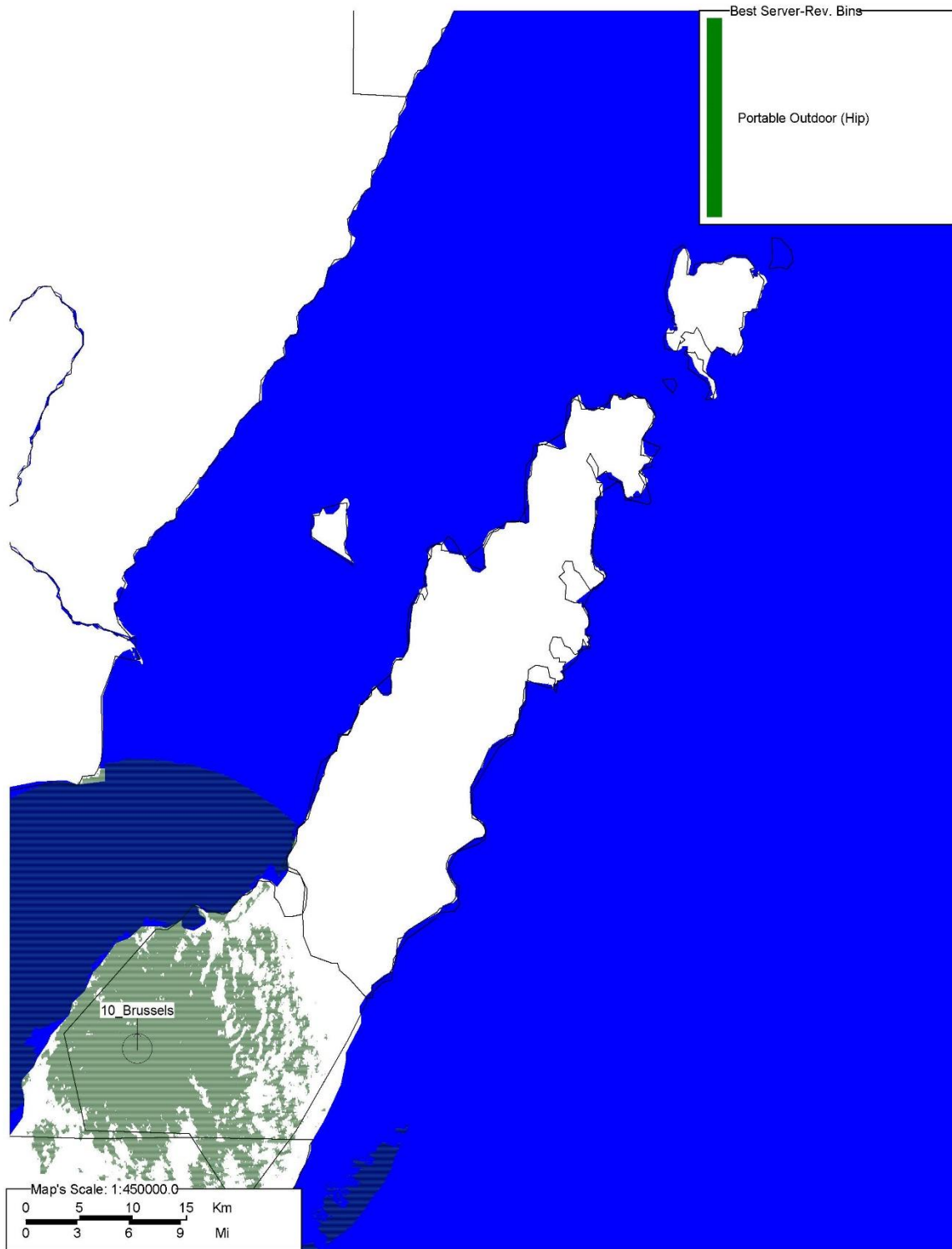


# Updated System Coverage Analysis



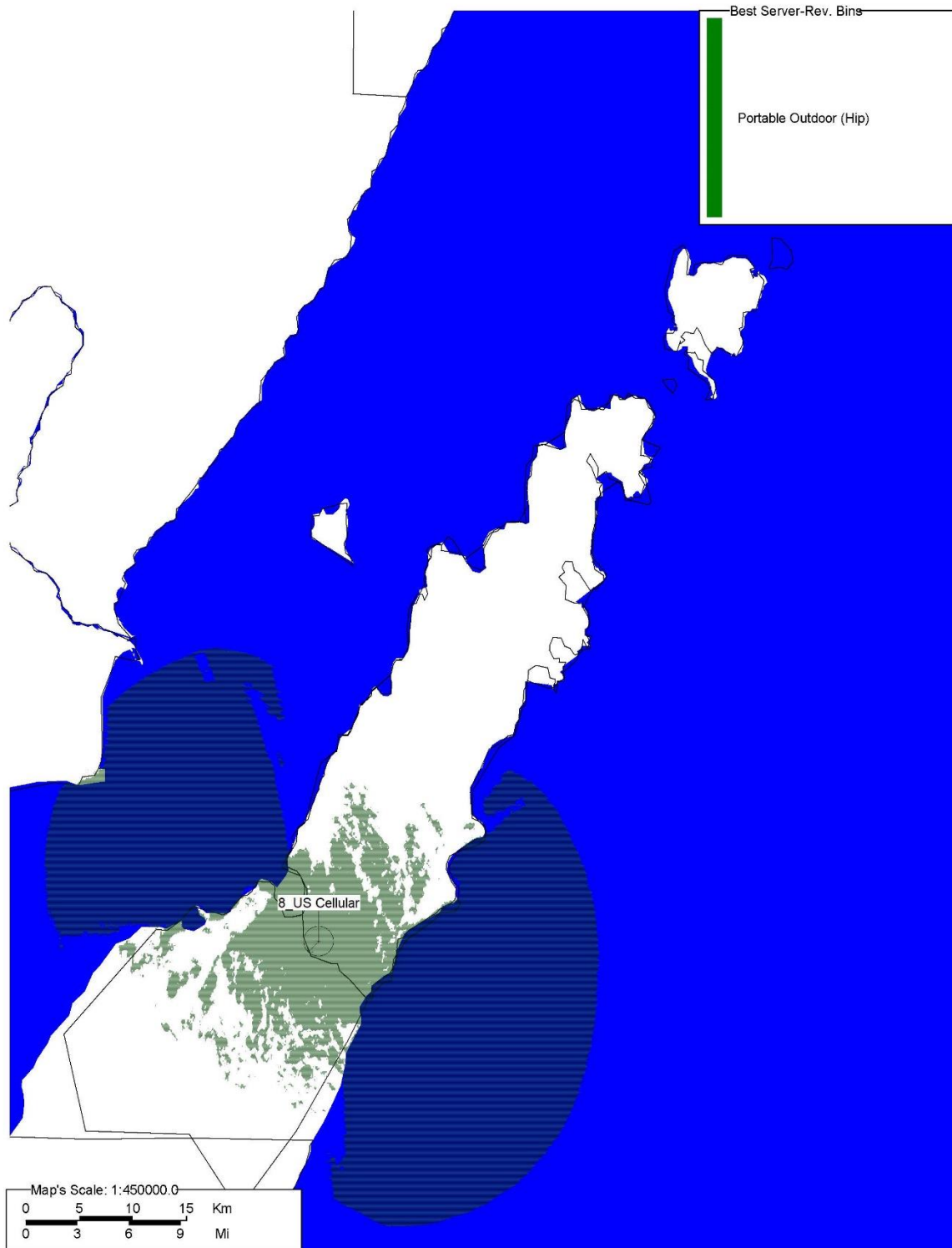


# Updated System Coverage Analysis



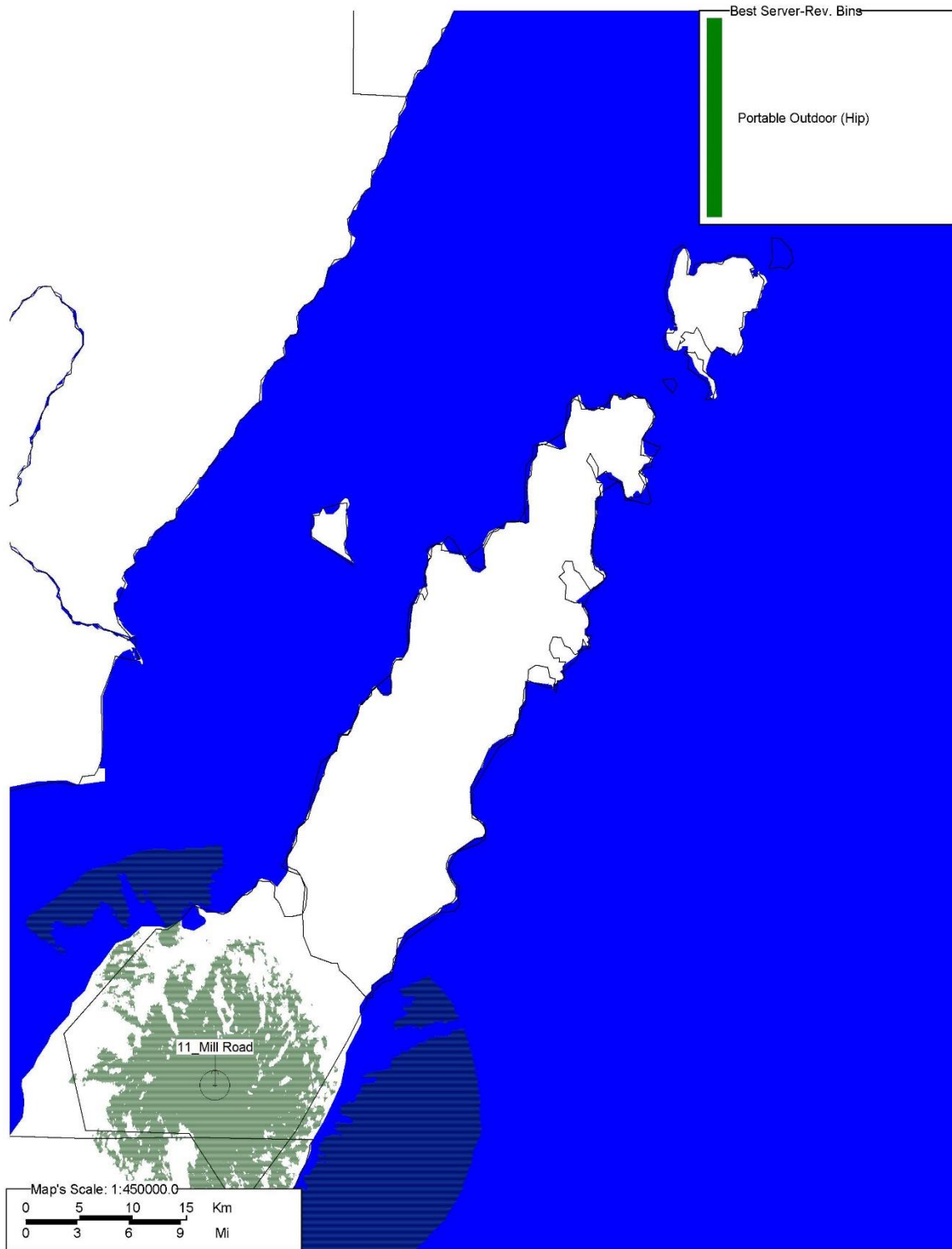


# Updated System Coverage Analysis





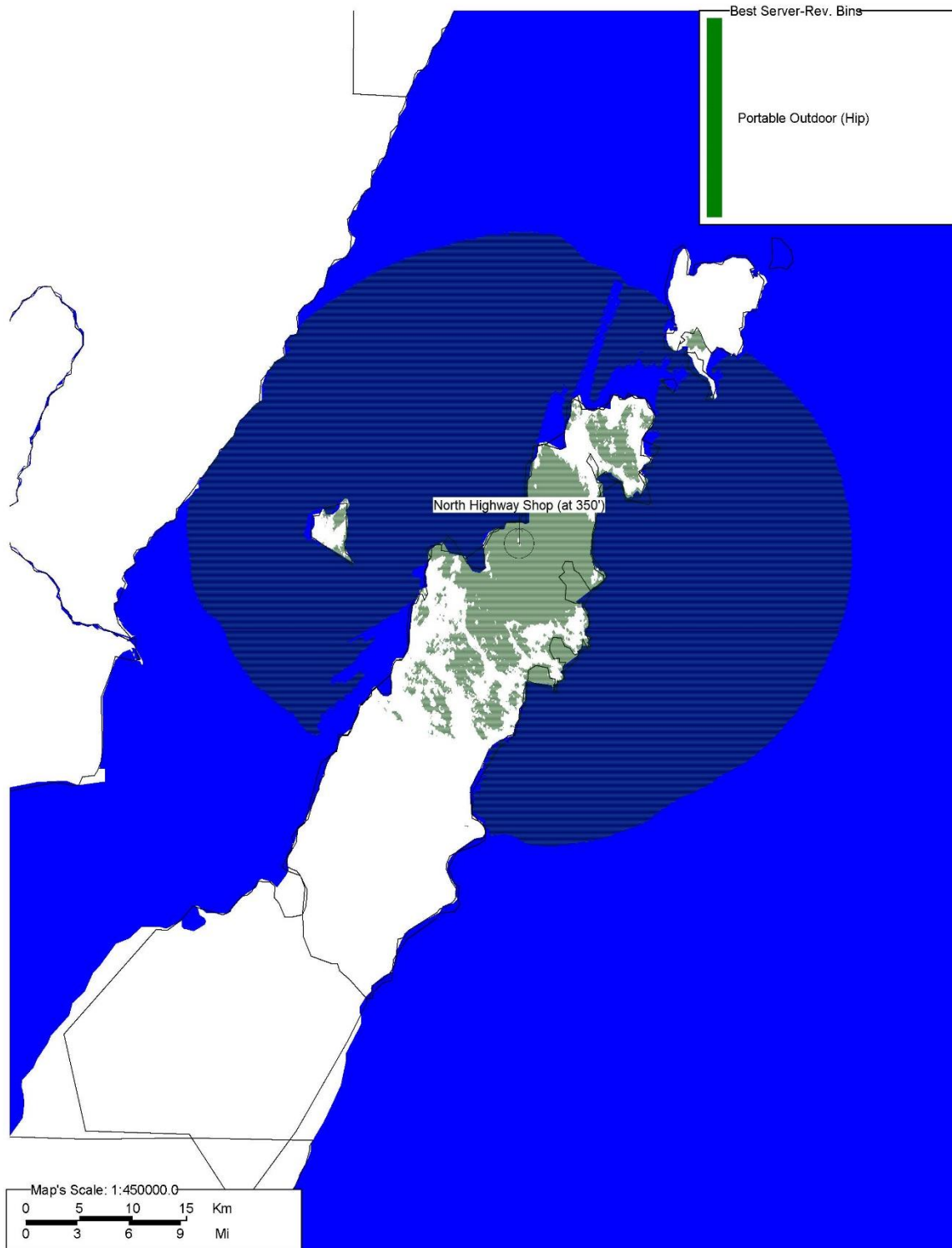
# Updated System Coverage Analysis





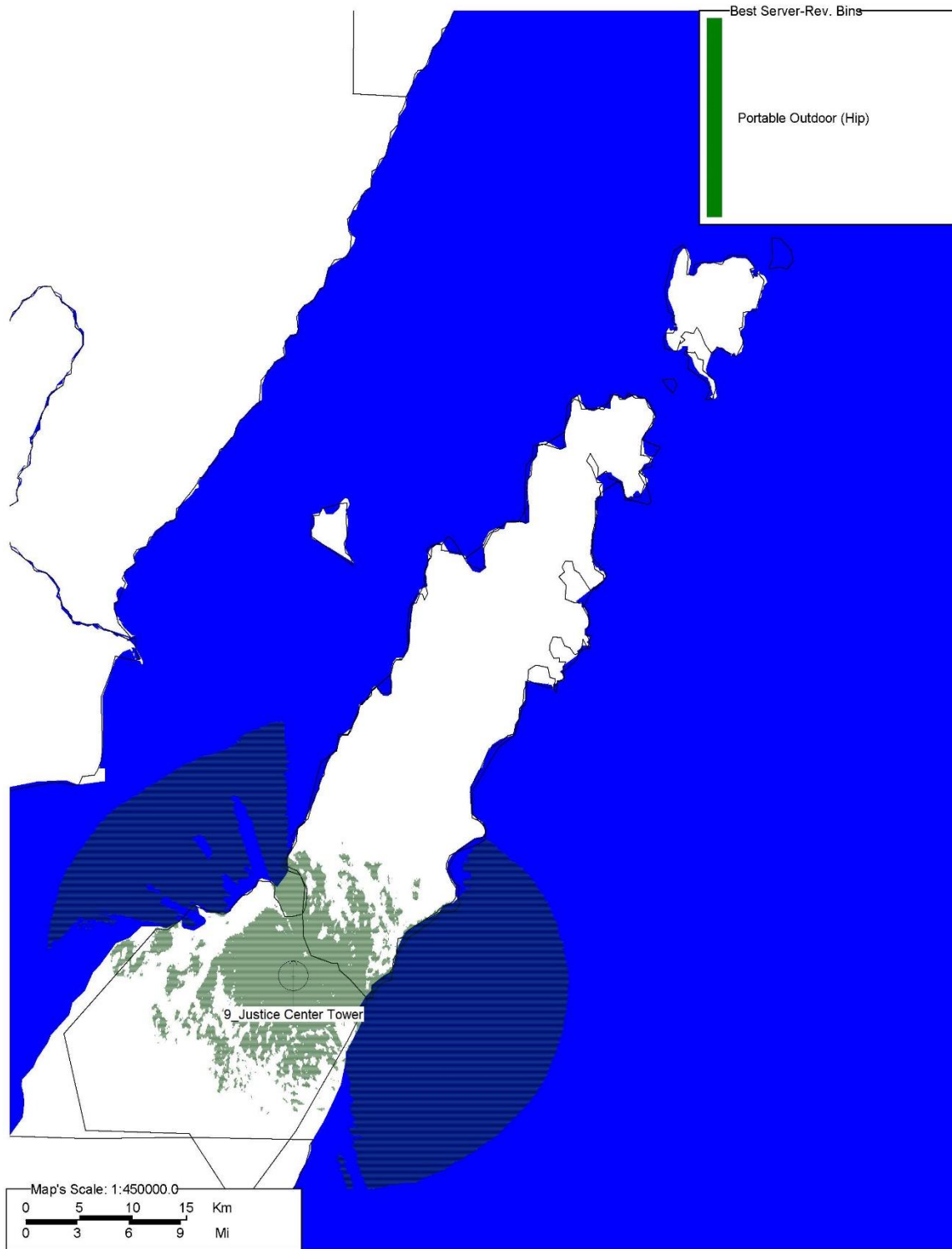


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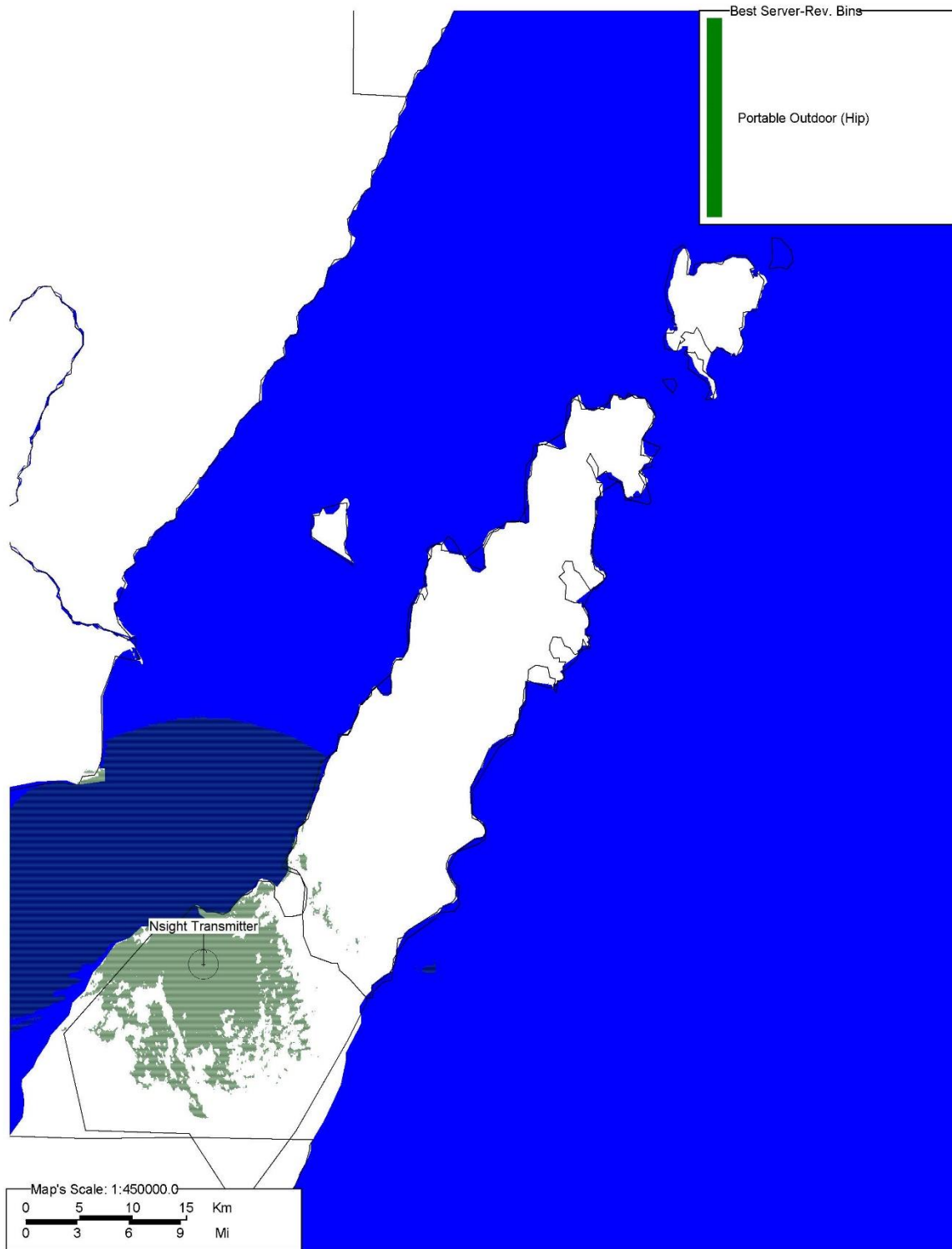


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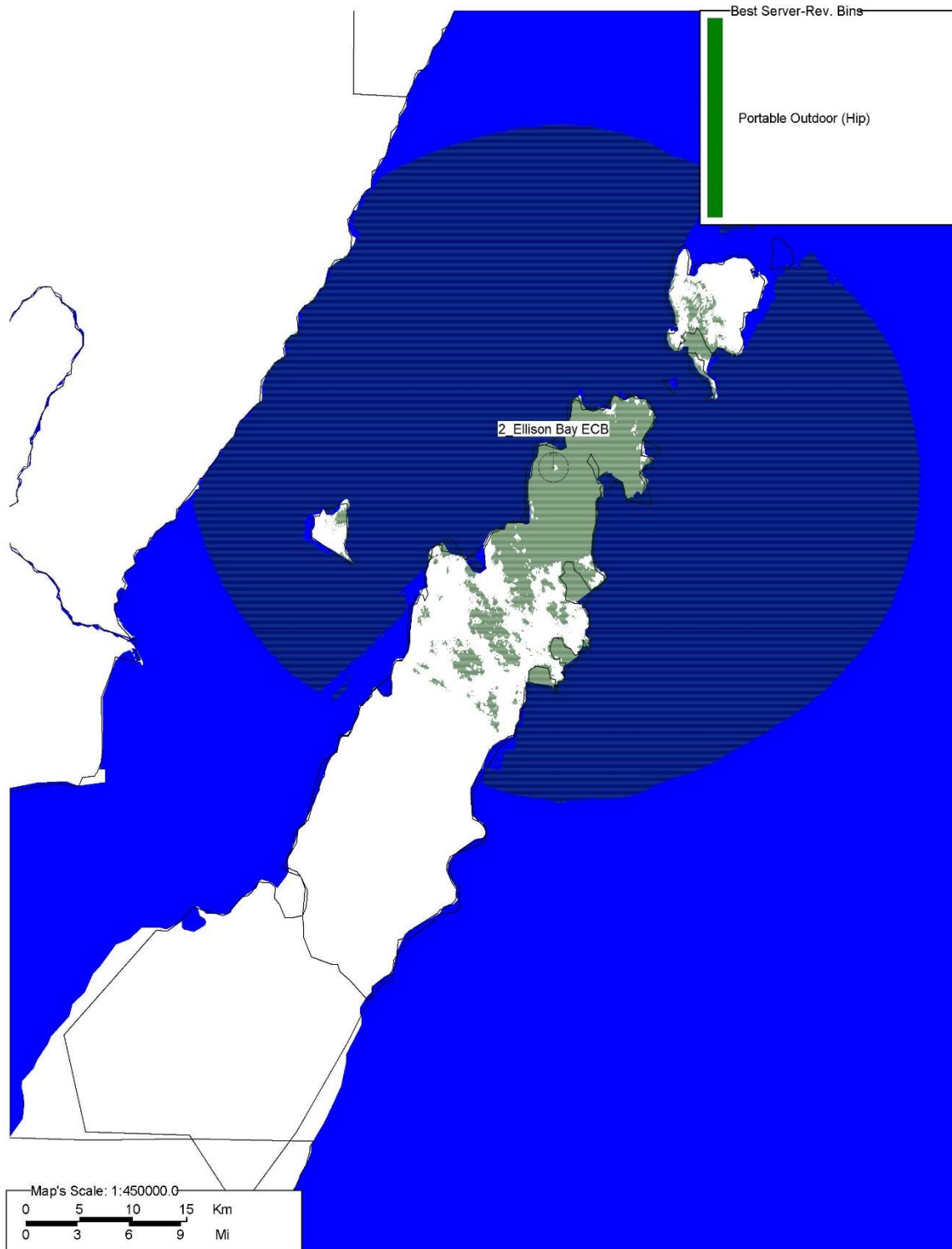


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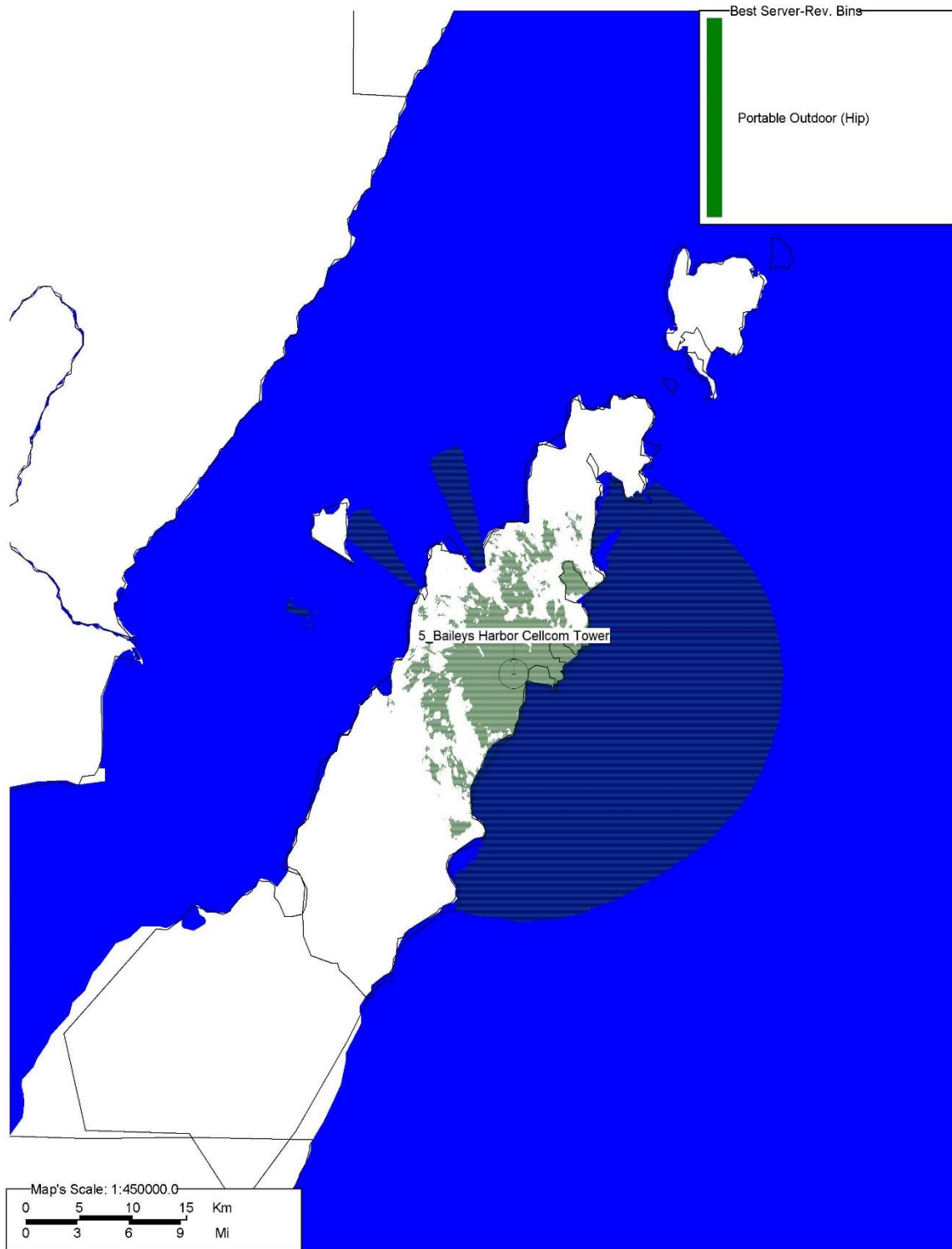


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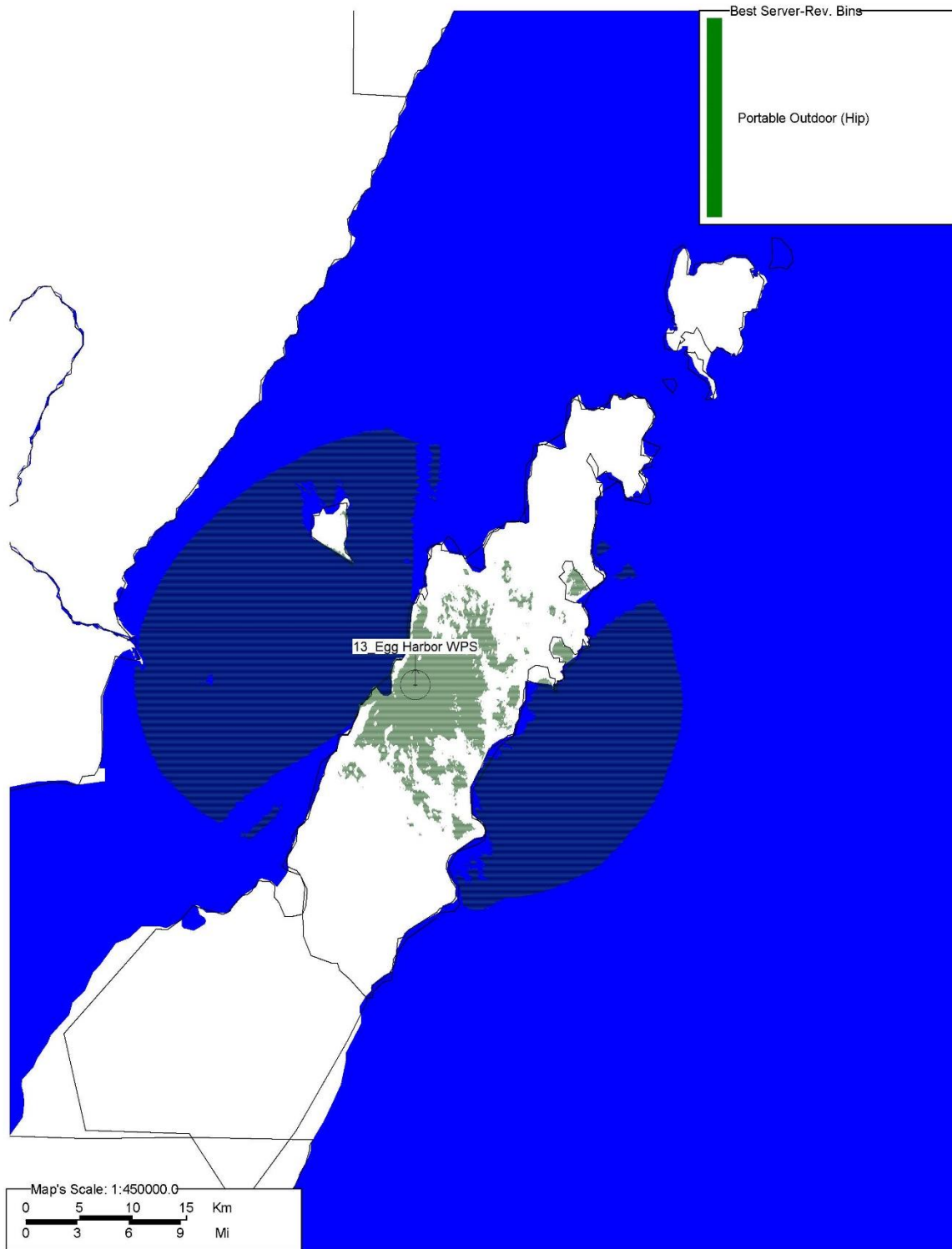


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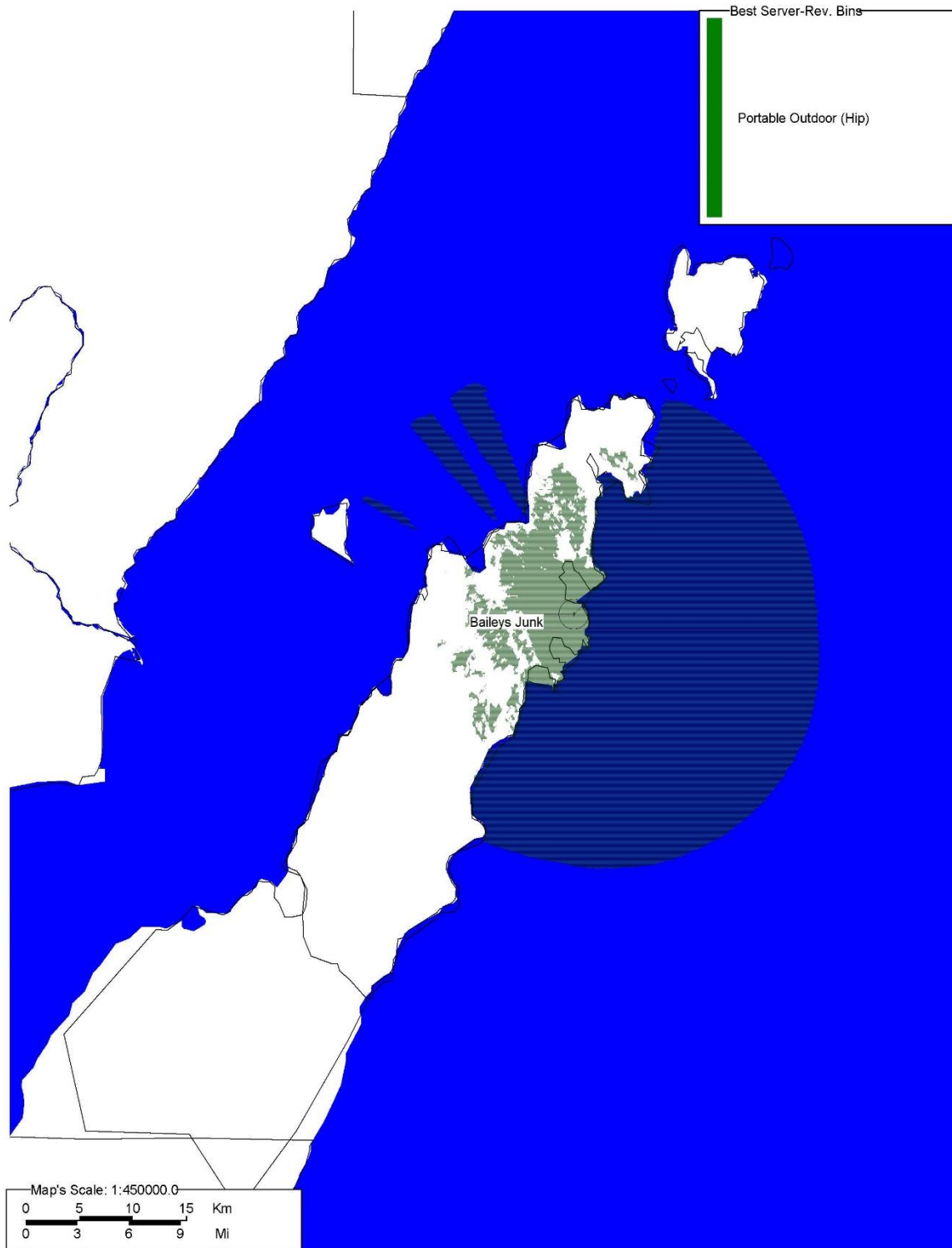


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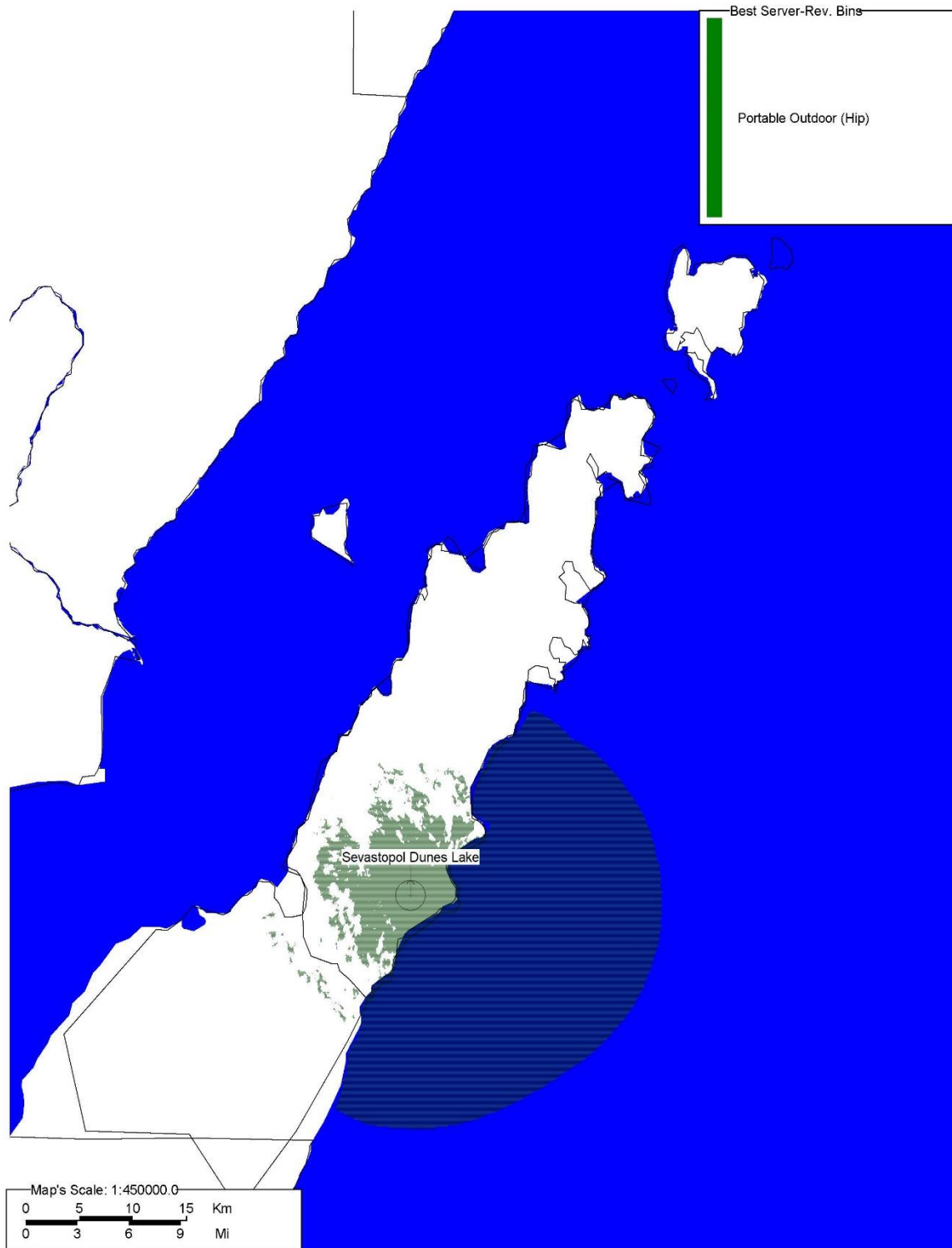


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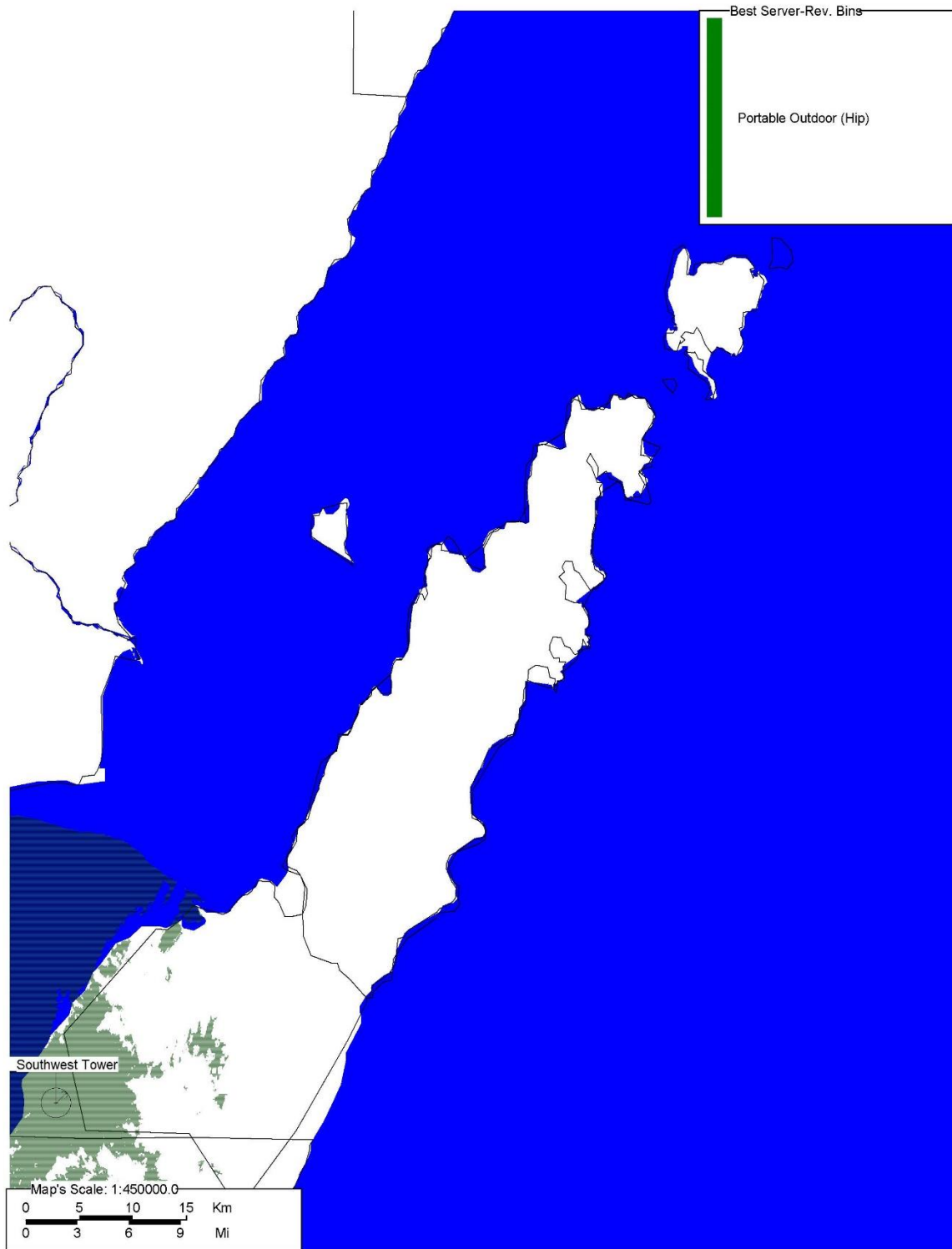
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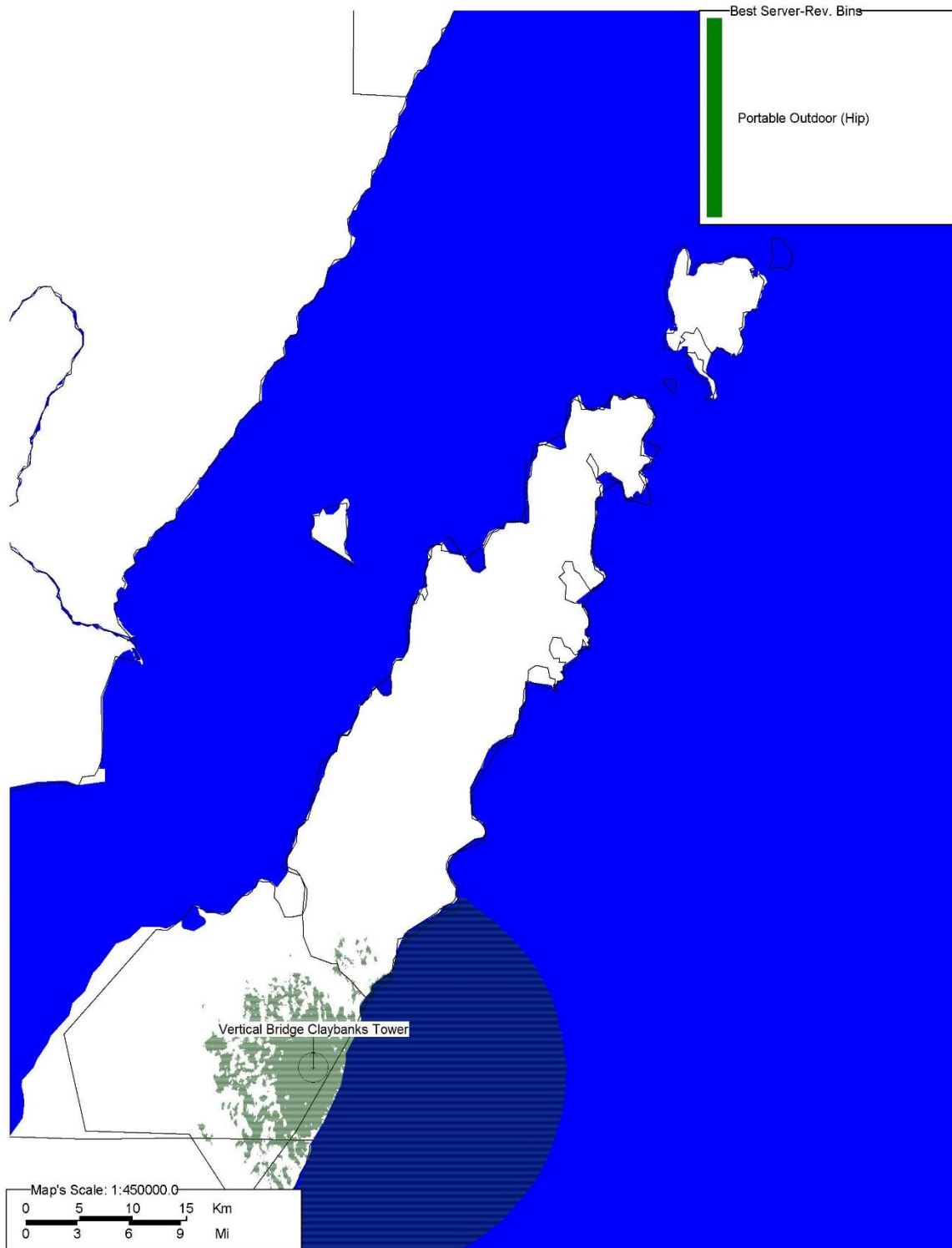


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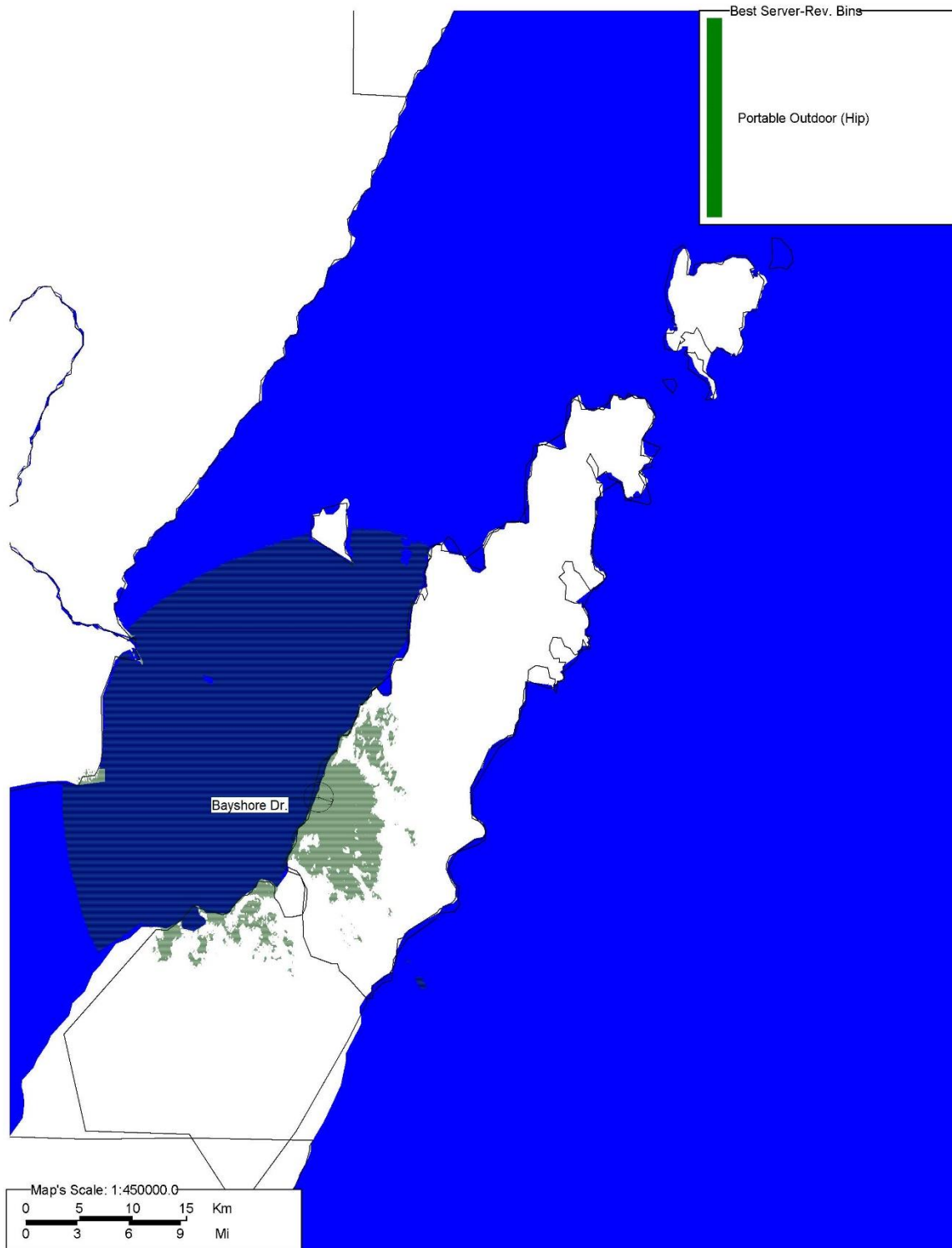


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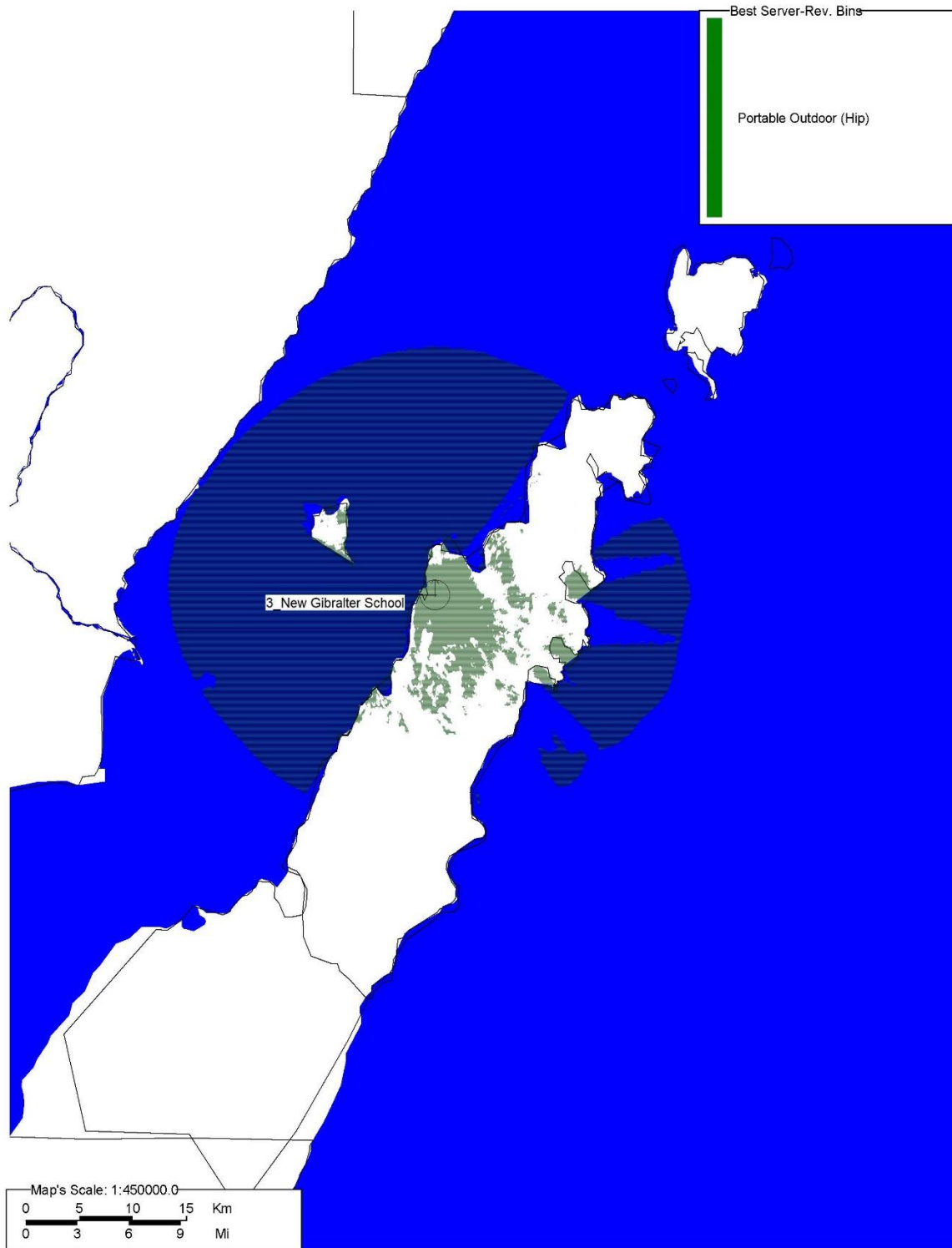


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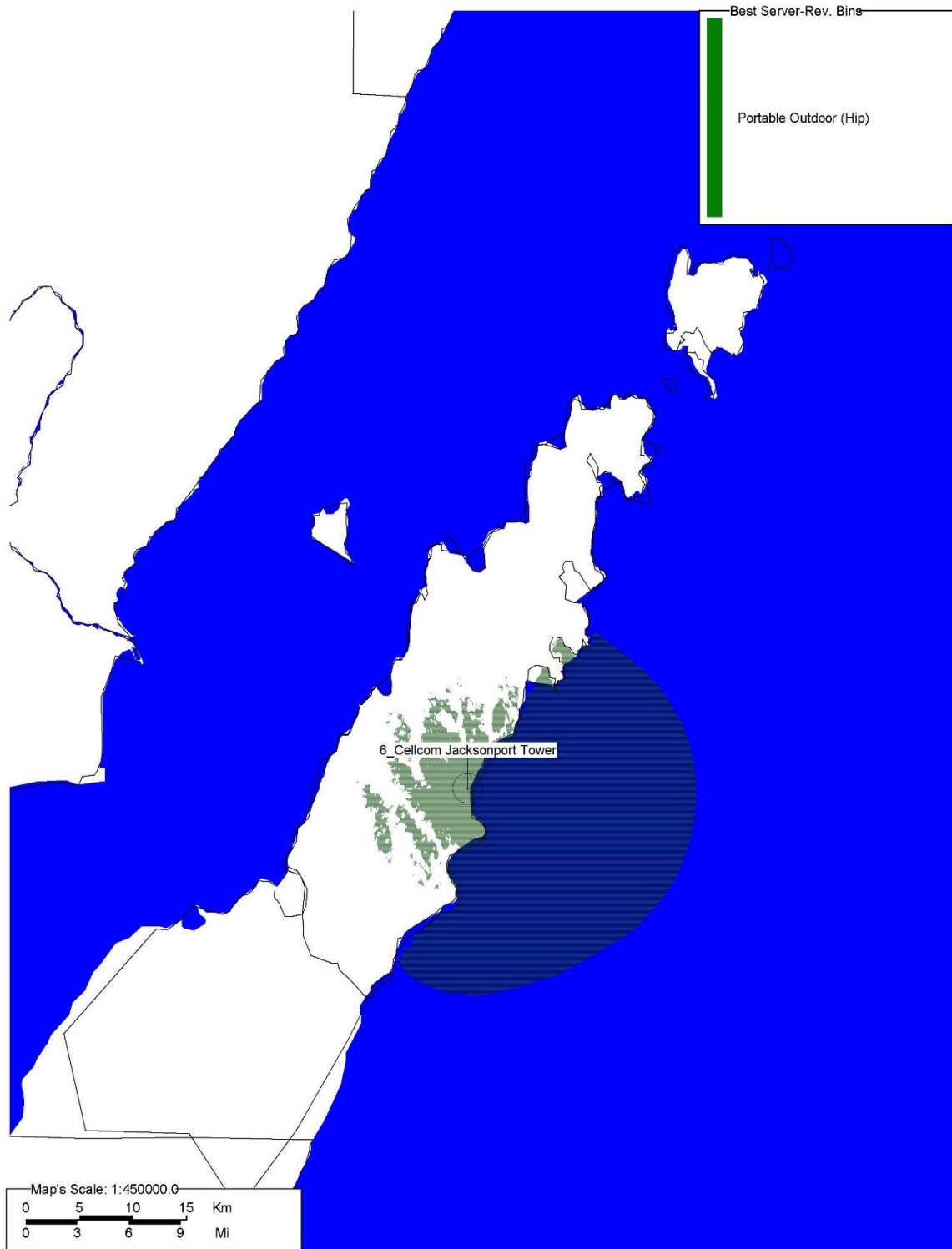


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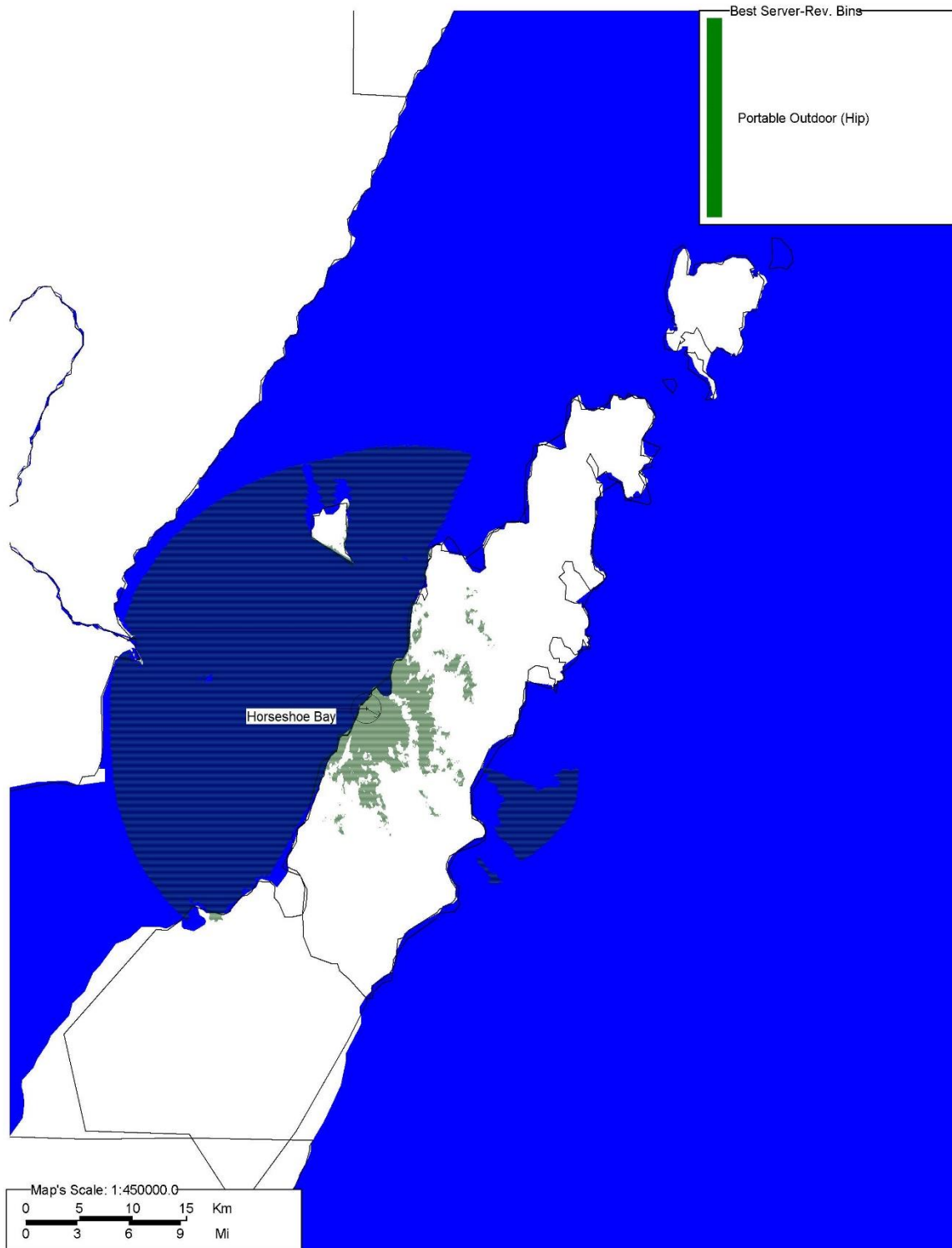


# Updated System Coverage Analysis



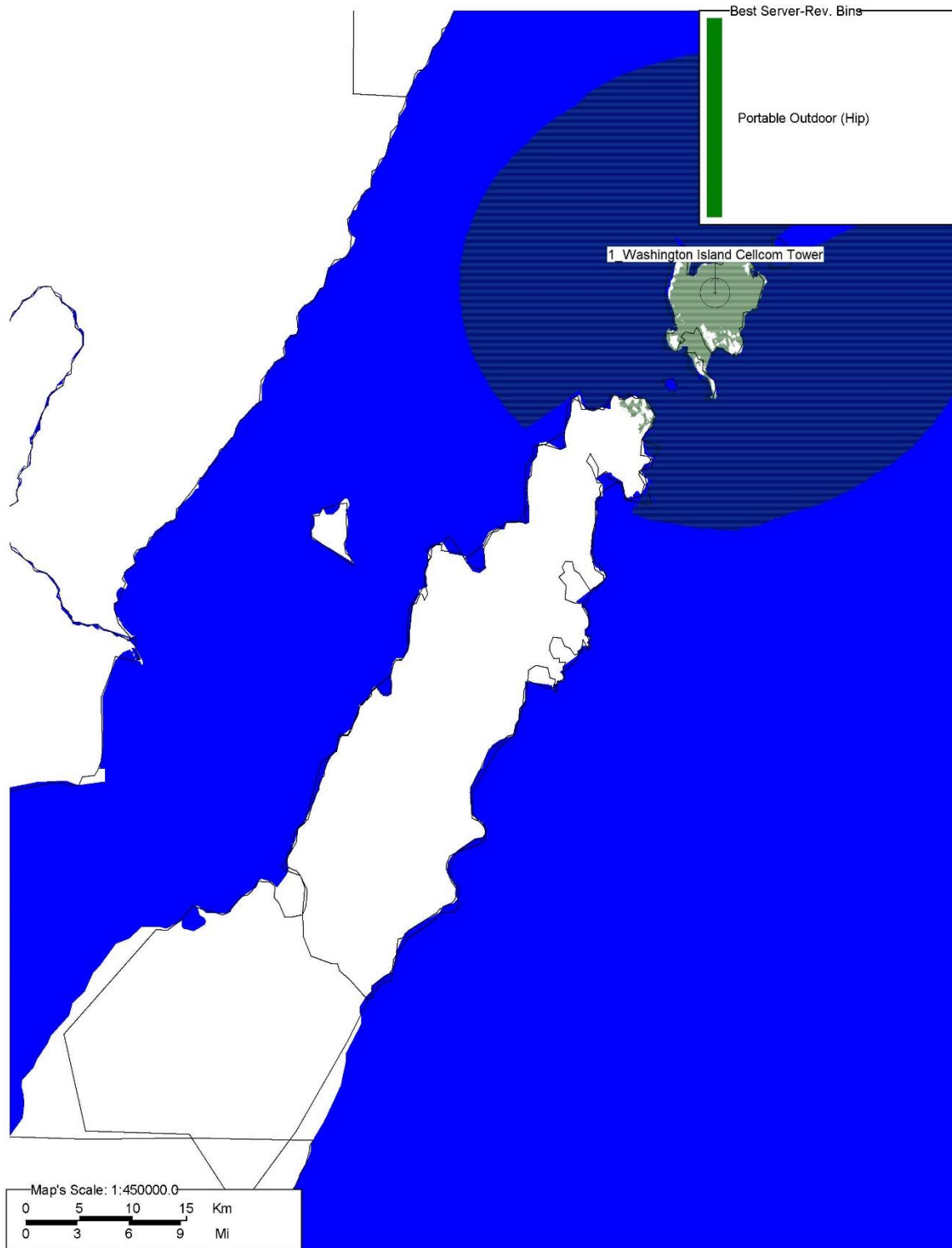


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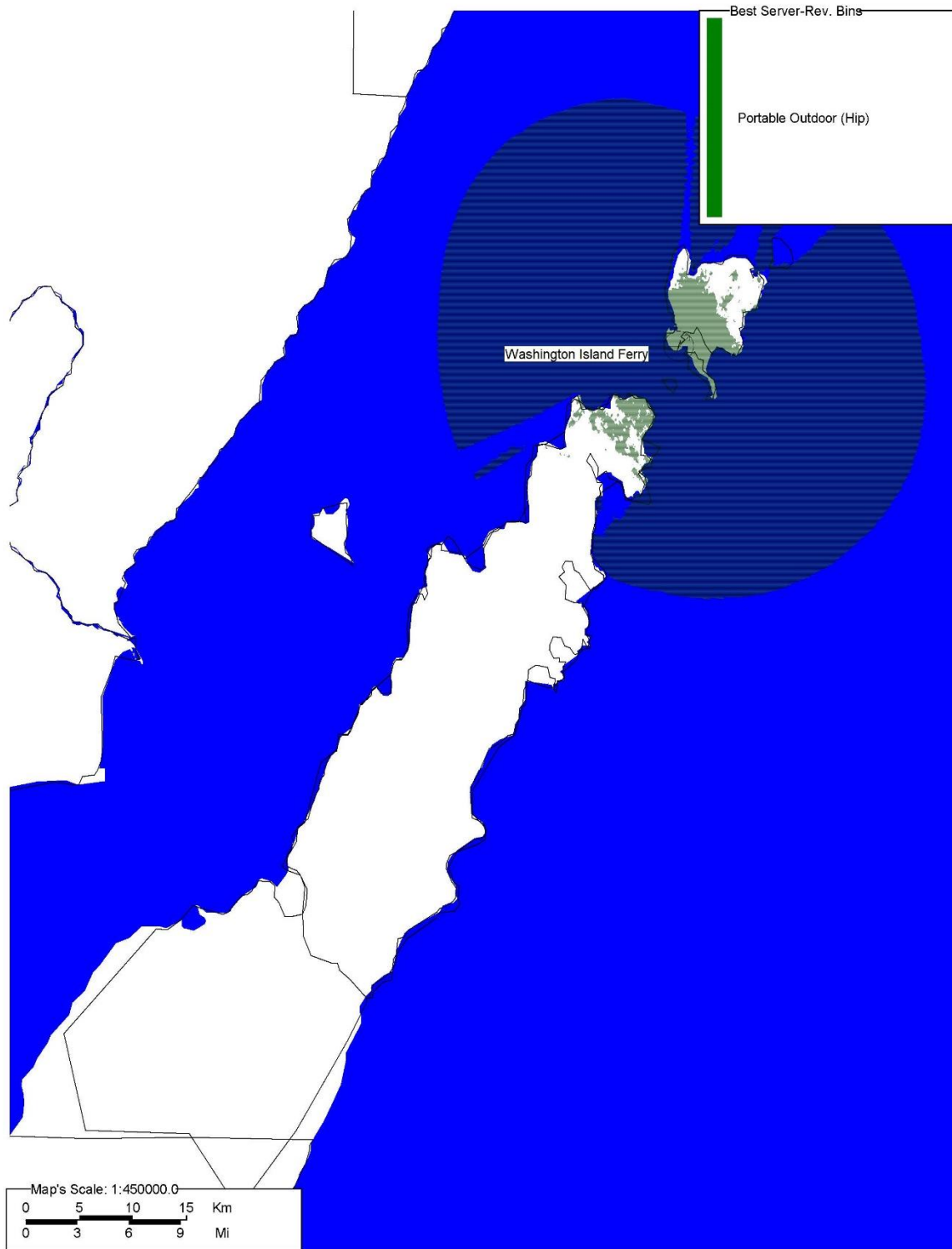


# Updated System Coverage Analysis





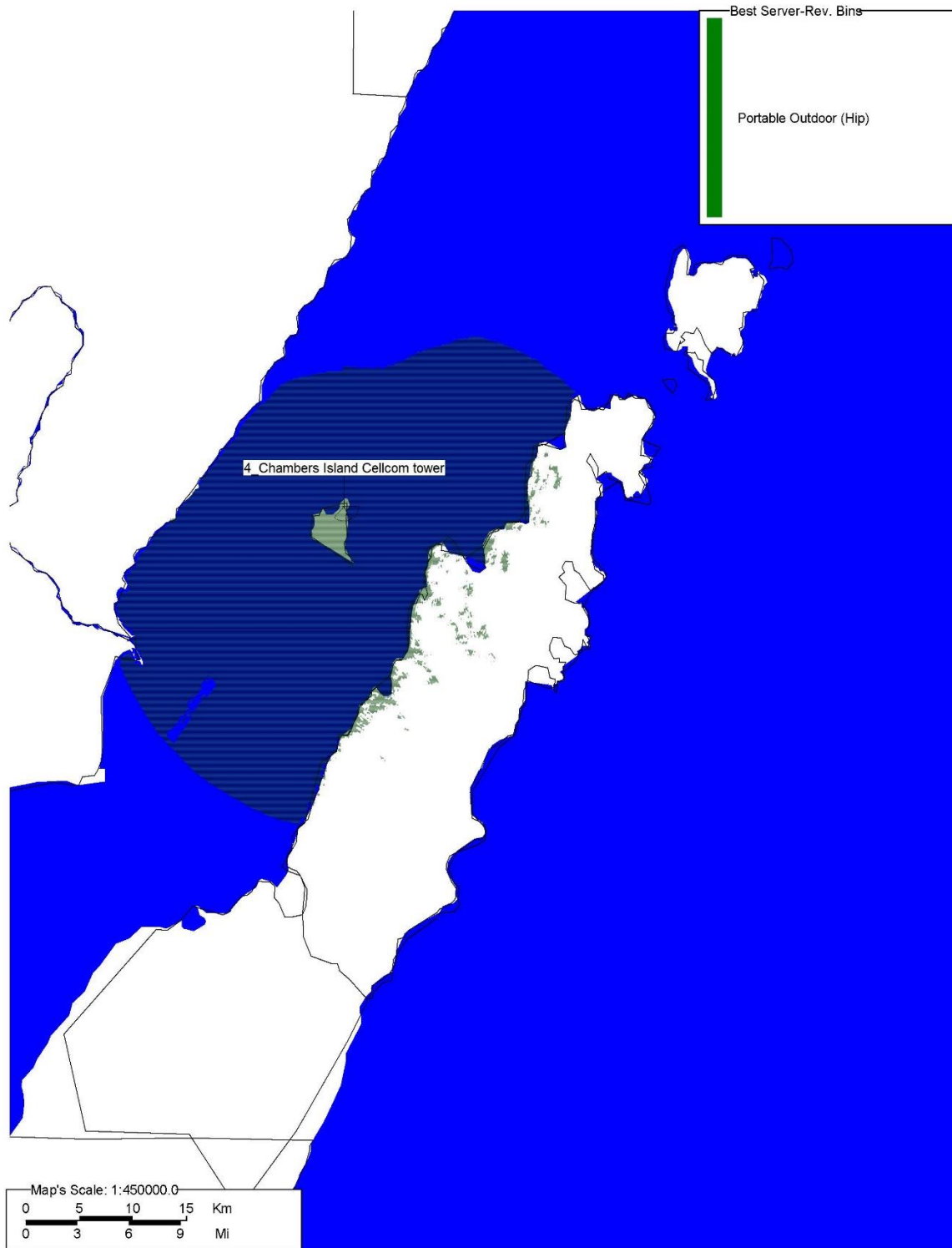
# Updated System Coverage Analysis





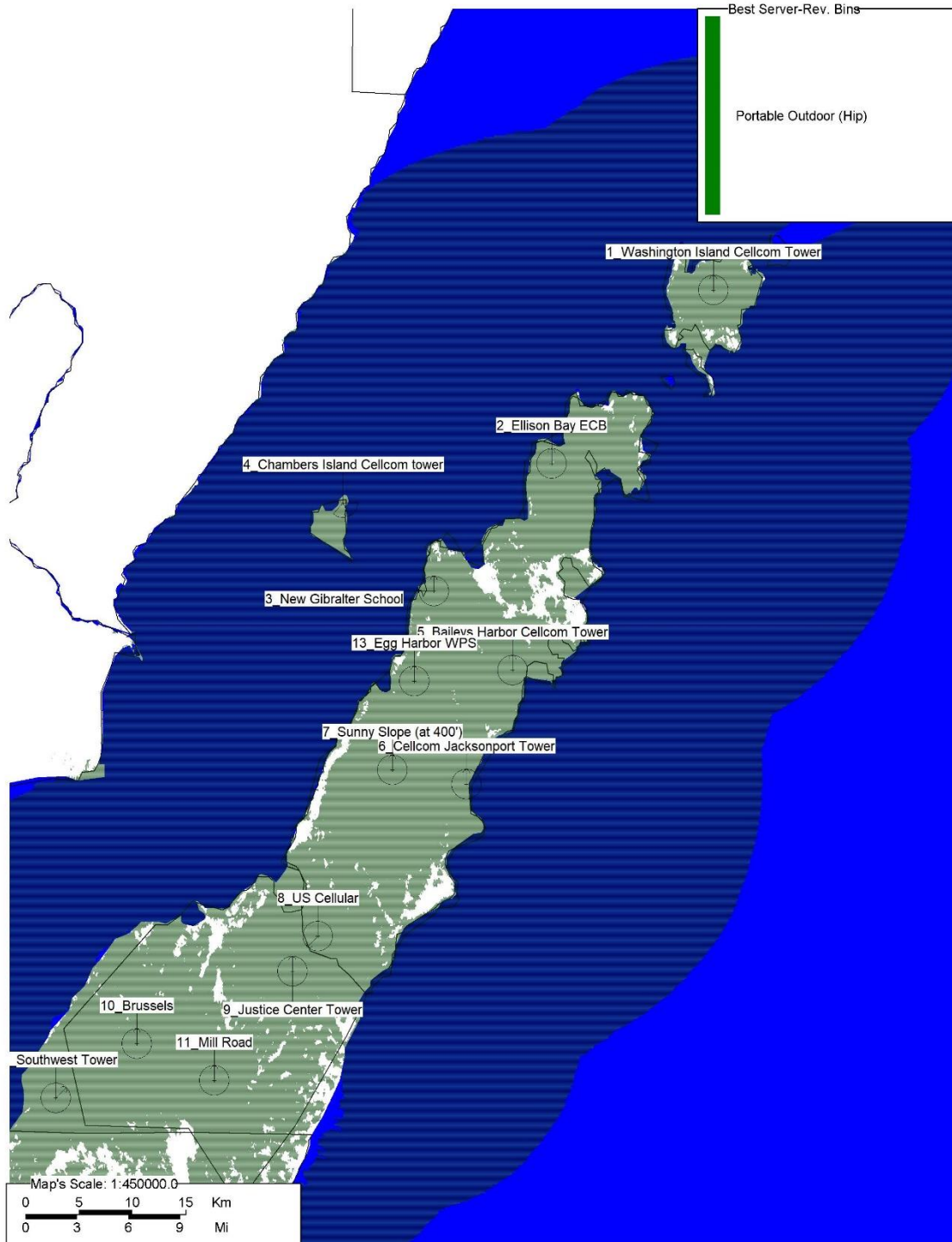


# Updated System Coverage Analysis





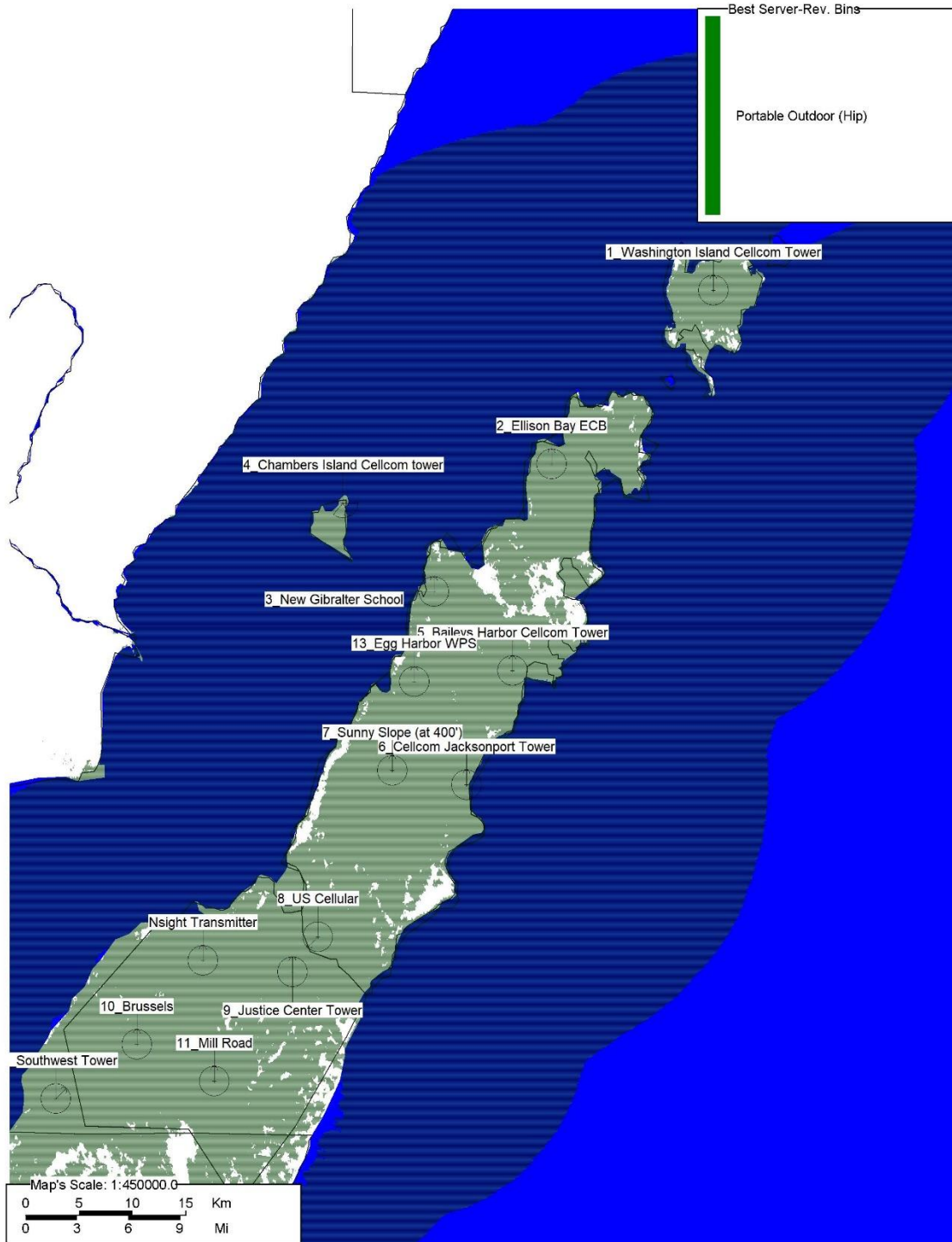
# Updated System Coverage Analysis



Baseline System



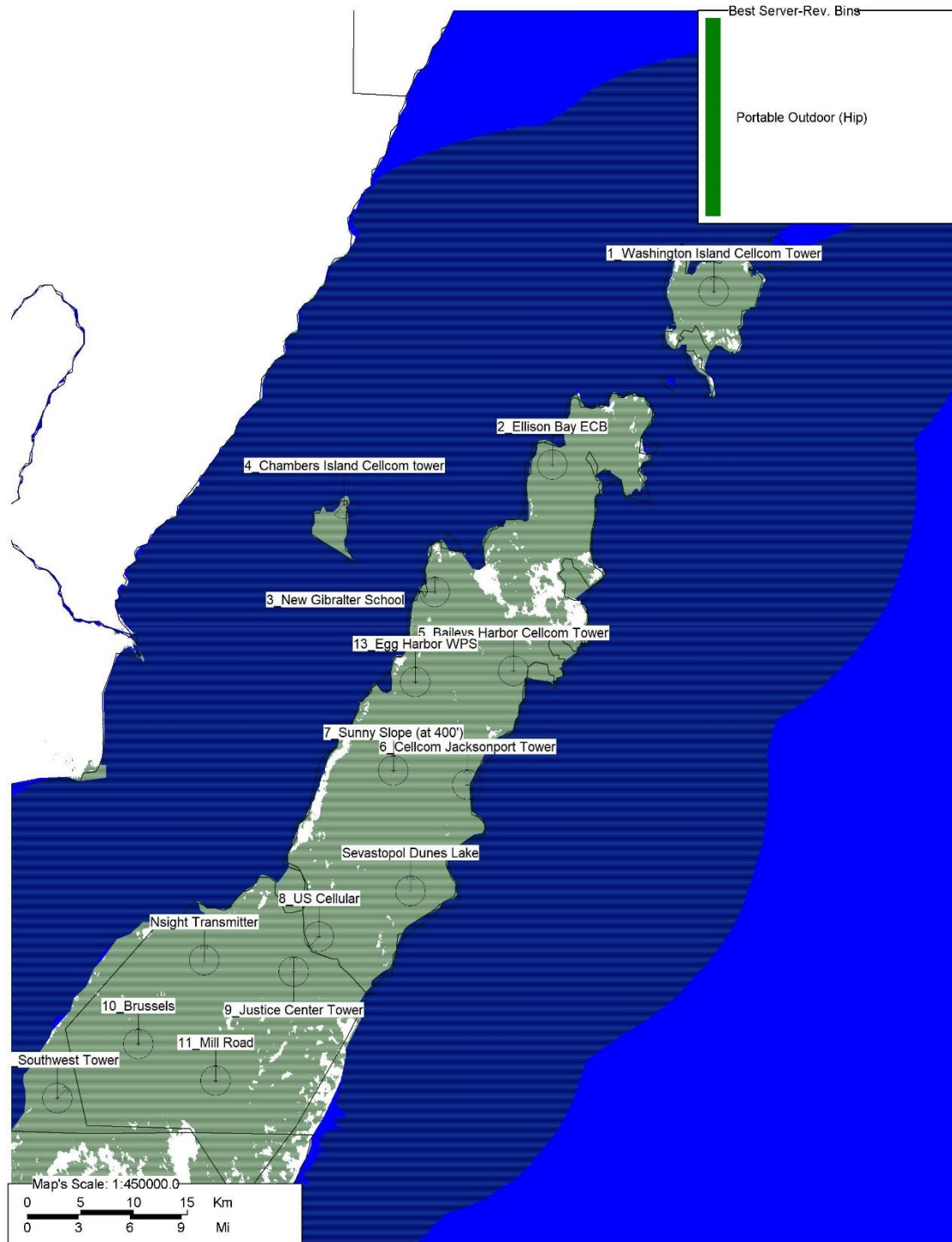
# Updated System Coverage Analysis



Baseline + Nsight



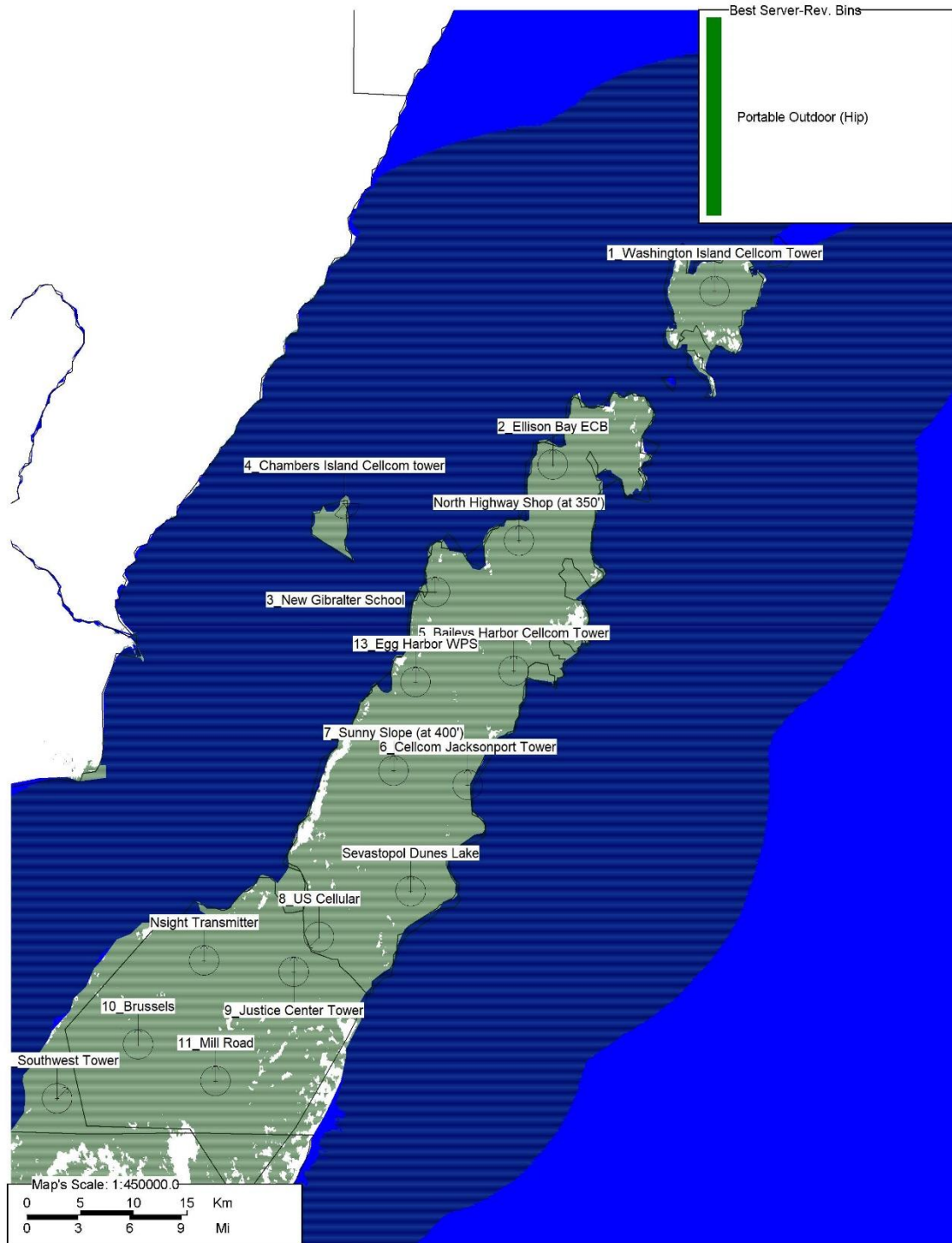
# Updated System Coverage Analysis



Baseline + Nsight + Sevastopol



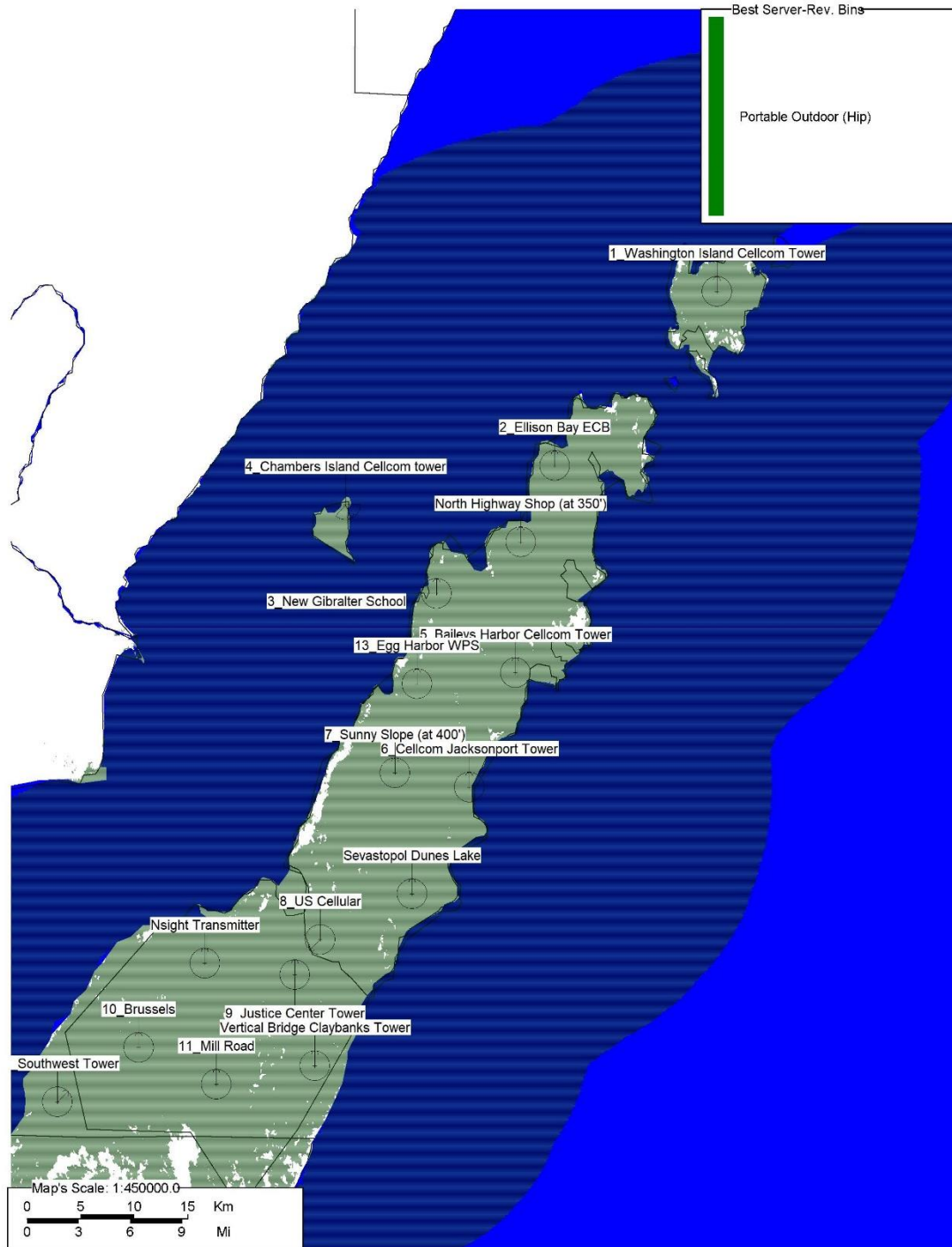
# Updated System Coverage Analysis



Baseline + Nsight + Sevastopol + North Highway Shop



# Updated System Coverage Analysis

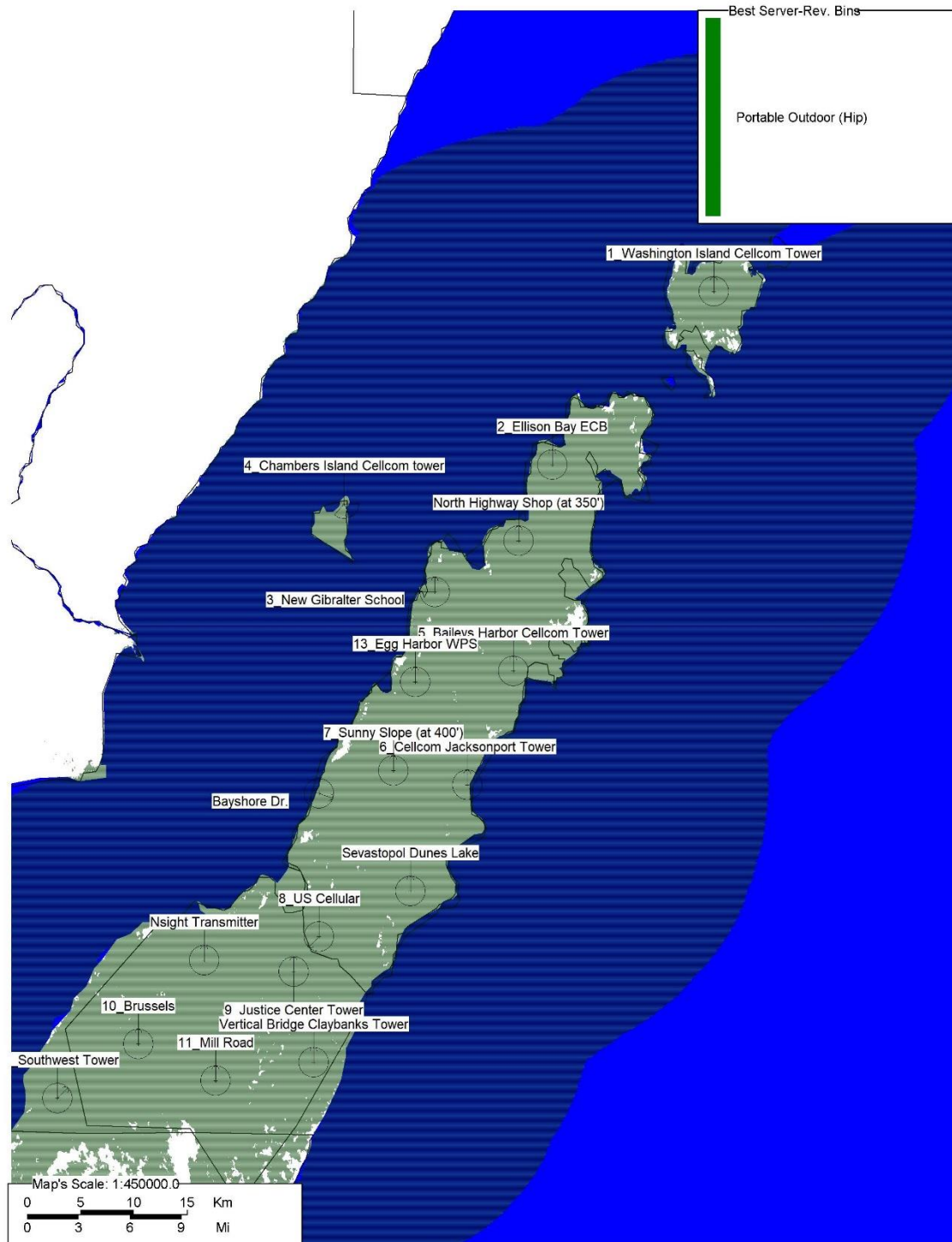


Baseline + Nsight + Sevastopol + North Highway Shop + VB Clay Banks





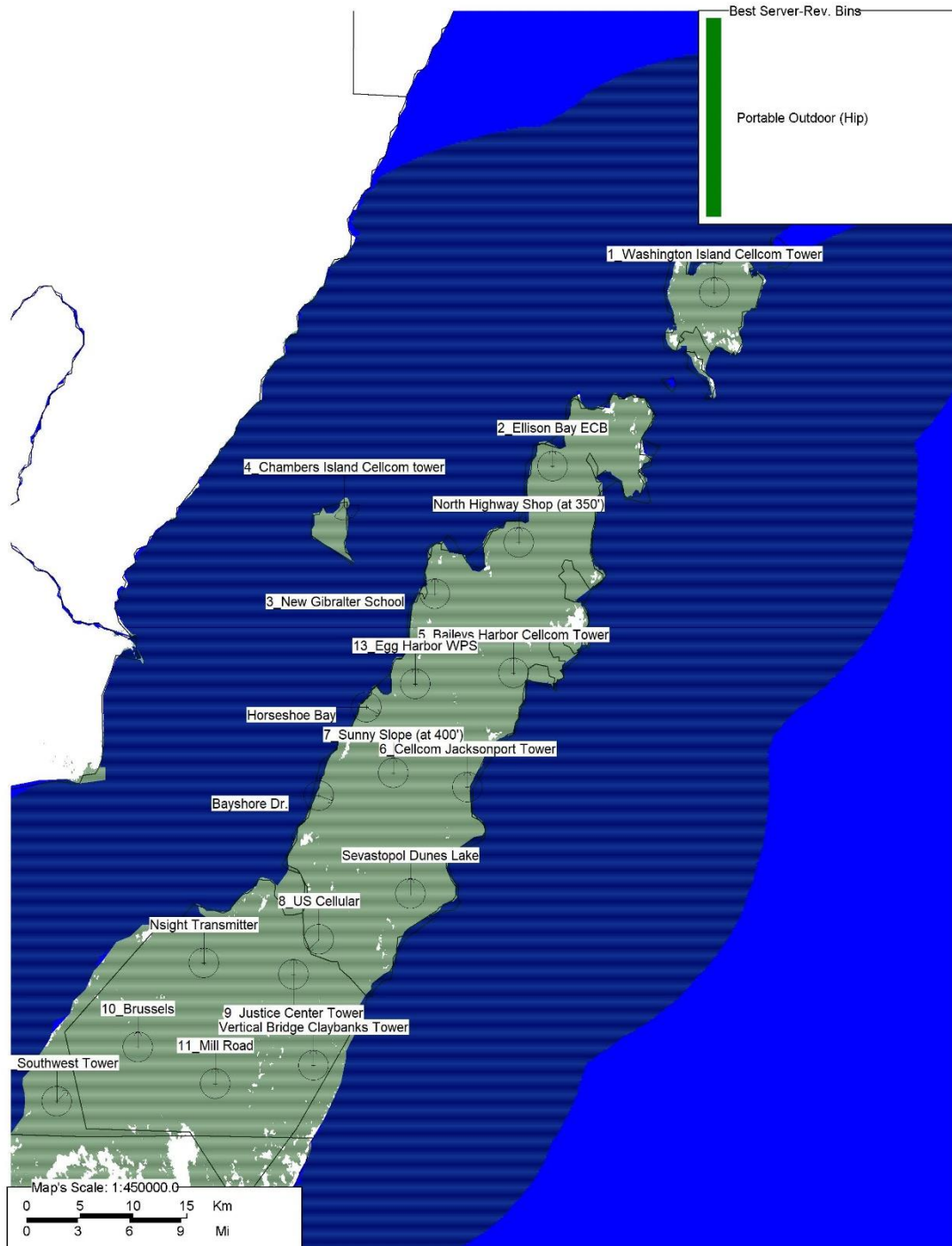
# Updated System Coverage Analysis



Baseline + Nsight + Sevastopol + North Highway Shop + VB Clay Banks + Bayshore



# Updated System Coverage Analysis

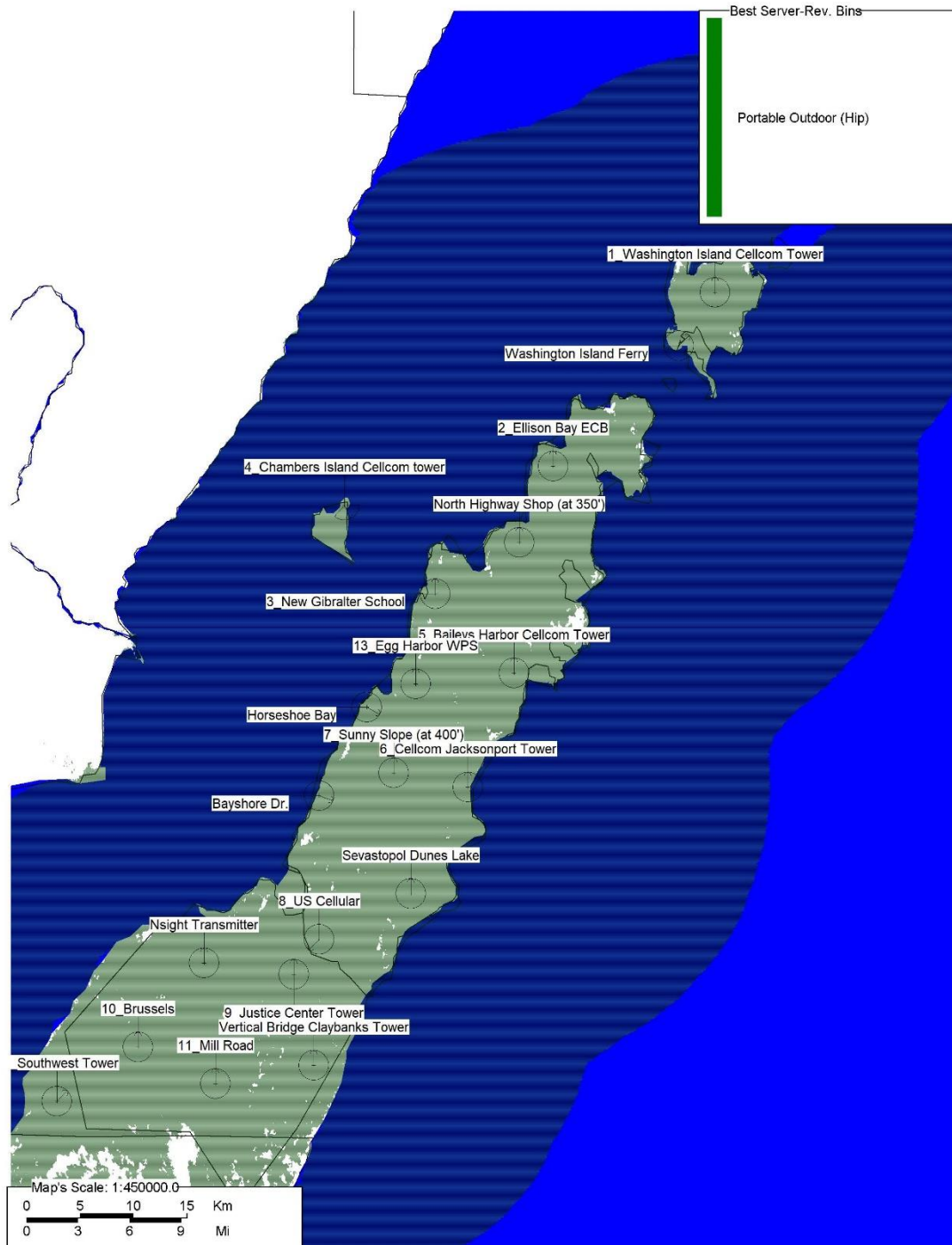


Baseline + Nsight + Sevastopol + North Highway Shop + VB Clay Banks + Bayshore + Horseshoe Bay





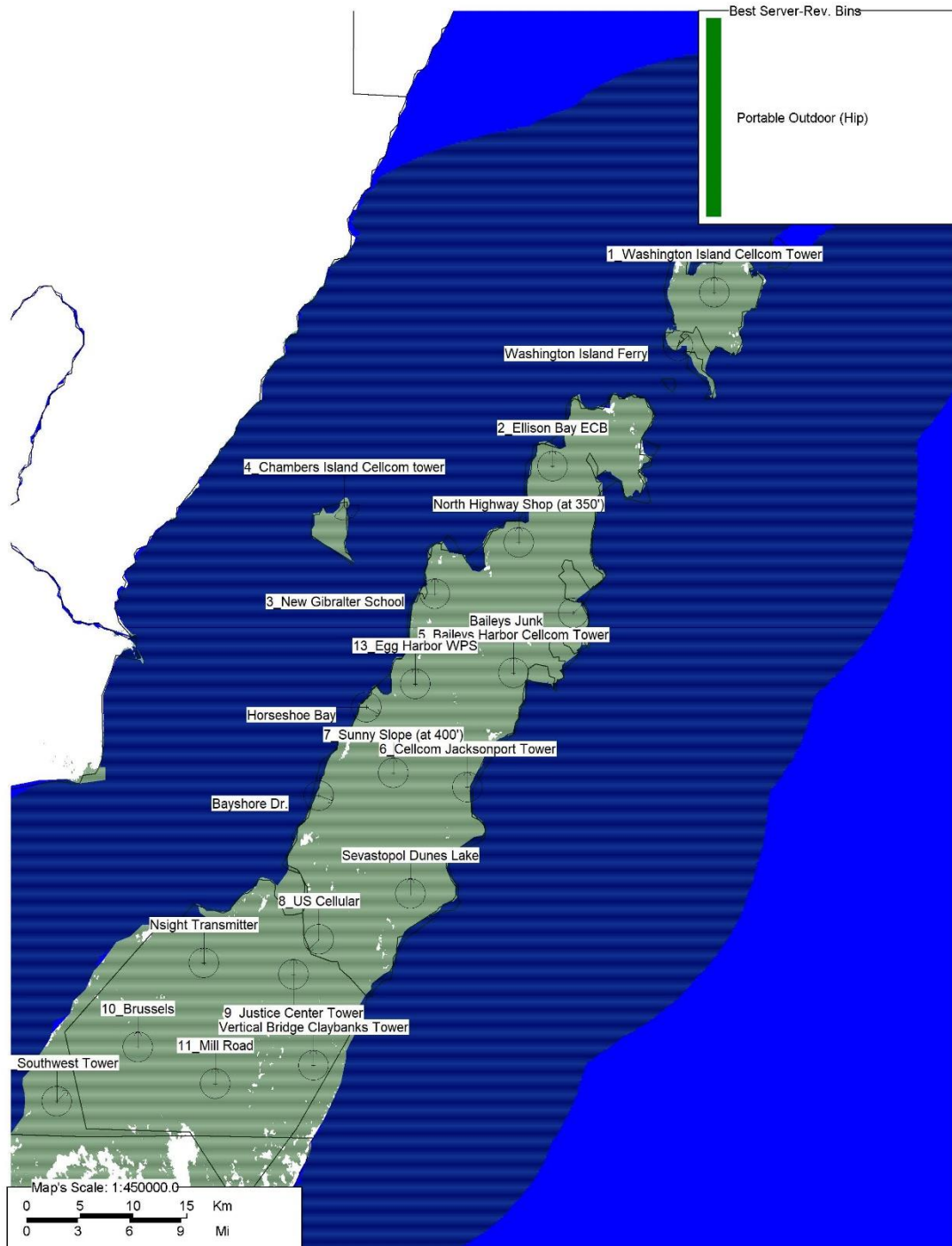
# Updated System Coverage Analysis



Baseline + Nsight + Sevastopol + North Highway Shop + VB Clay Banks + Bayshore + Horseshoe Bay + Washington Island Ferry



# Updated System Coverage Analysis



Baseline + Nsight + Sevastopol + North Highway Shop + VB Clay Banks + Bayshore + Horseshoe Bay + Washington Island Ferry + Baileys Junk

Subject: Ongoing Disturbances and Lack of Oversight at Chatham Hills

Date: October 18, 2024

To:

Village of Ephraim

Clerk's Office

9996 Water Street

Ephraim, WI 54211

(920) 854-5501

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Dear Village Officials,

We are writing to express our concerns about the ongoing disturbances and lack of oversight at the Chatham Hills property, now owned by Little Adventure Vacation Rentals. Since they acquired the property in 2022, we have experienced frequent late-night (after 10 pm) noise issues and disruptions caused by guests, with no onsite management. The backyard layout of Chatham Hills funnels noise directly into our property, which is located just northeast of the party area, amplifying the disturbances at 10204 Hwy. 42.

Although Chatham Hills operates under a hotel/motel license, it is being managed more like a short-term rental, with guests receiving entry passcodes and no supervision. The property is advertised as remote, backing up to the Anderson Land Trust, yet the impact on neighboring homes has been significant—specifically affecting our family's ability to enjoy peace, quiet and sleep. This is a stark contrast to previous owners—O'Malley's and Trollhaugen—who were always onsite, available, and accountable, ensuring guests followed rules and minimizing disturbances.

We are particularly concerned because it appears that Little Adventure Rentals owns over 20 properties across the county, and to our knowledge, they are one of the largest property rental companies operating in the area. It seems they may be operating as a hands-off management company more focused on maximizing profits and taking advantage of opportunities, rather than being good stewards of their properties, guests, and neighbors.

The property currently advertises the following accommodations:

- Cara's Cabin – 1 room, sleeps up to 4
- Chatham Hills House – 4 bedrooms, 5 bathrooms, sleeps up to 12
- Chatham Hills Large Group Rental – 11 bedrooms, 12 bathrooms, accommodates large groups of 19-30

It remains unclear exactly how many people the property can truly accommodate, as their website does not provide clear information regarding total capacity across the entire property.

As per Ephraim's Noise Ordinance 10.06, it is unlawful to create noise levels that exceed 52 dB(A) in residential zones between 10:00 pm and 7:00 am. The ongoing noise disturbances originating from Chatham Hills—often involving amplified sound, parties, and large gatherings—appear to be in violation of these regulations. Additionally, it is stated that noises presumed to be “unreasonably loud and

raucous” are prohibited if they are plainly audible within a single-family residence or from a distance of 50 feet.

Despite repeated efforts from multiple family members, it has been a challenging process to get anyone at Chatham Hills to enforce quiet hours. Below are specific examples of recent incidents:

- **September 14th:**

From 8:00 pm to 10:00 pm, a large party of over 30 people hosted in the backyard involved karaoke, an amplifier, and a microphone, generating excessive noise that made it difficult to sleep. We attempted to contact Little Adventure Vacation Rentals via phone and email multiple times but received no response. At 10:15 pm, we were forced to call 911. By 10:20 pm, the Sheriff called to confirm that the party had been shut down. I have attached a video recording from our front porch, approximately 250 yards from the backyard, to demonstrate the noise level.

- **September 19th:**

Another large party, this time involving an RV parked parallel to Highway 42 with a running generator, caused similar noise disturbances throughout the evening. The generator emitted a low, constant hum that could be heard from inside our house. When we spoke to the guests, they informed us that the management company had told them they were permitted to have the RV and generator on the property, which we believe is a violation of Ephraim’s rules. After multiple failed attempts to contact the property manager, we eventually reached Brittany, who was covering for the regular manager on vacation. Although Brittany said she would look into the issue, no action was taken. By 10:45 pm, we had to call 911. Brittany later informed us that she had been trying to contact the guests but was unable to reach them, and she admitted that she was not “within driving distance” to address the situation herself.

- **September 20th:**

We texted the property owners at (920) 933-0409, requesting confirmation that they had informed their guests of Ephraim’s 10:00 pm quiet hour ordinance. The owners responded, assuring us they had notified the guests and that it would not happen again. Upon returning home after 10:00 pm, we noticed that the noise levels were significantly lower that evening.

Our family has owned and continuously occupied our property since 1858—nearly 170 years. While we can't speak for the problems our ancestors may have faced, it seems unlikely they ever dealt with such consistent issues with neighbors and noise. We believe ongoing disturbances like this violate Ephraim’s noise ordinances in a residential area and ask that steps are taken to prevent further disruption.

We respectfully suggest the following actions as possible ways to resolve this ongoing issue:

- **Onsite Management:**

Chatham Hills should consider onsite management, especially during large gatherings and late-night events, to enforce noise ordinances and prevent disturbances. To our knowledge, no other hotels in Ephraim operate without onsite management and accountability.

- **Regular Compliance Checks:**

The village could conduct periodic inspections or require the property owners to submit regular compliance reports to ensure adherence to noise regulations.

- **Stricter Enforcement:**

We suggest stronger enforcement of noise ordinances, including penalties for repeat violations, to ensure compliance and prevent future disruptions.

Chatham Hills' lack of oversight is disrupting both our family and the neighborhood. Ephraim is known for its peace and charm, unlike nearby villages focused on tourism and nightlife. We ask for your support in addressing these issues so that we may once again look forward to a peaceful fall and a quiet summer season in 2025. We appreciate your attention to this matter and look forward to your response.

Sincerely,

Sara Rogers Martinek

(708) 289-5691

Smartinek1@gmail.com

*On behalf of:*

Carol Rogers Slusser and Family

Susan Rogers Martinek and Family

10204 Hwy 42

Ephraim, WI 54211

(920) 854-4503