

VILLAGE OF EPHRAIM

FOUNDED 1853



HISTORIC PRESERVATION COMMITTEE AGENDA

Tuesday, December 17, 2024 – 6:30 pm

9996 Water Street

NOTE: This Meeting of will be simultaneously held via teleconferencing. Staff, committee members and the public are welcome to participate in this manner. Teleconferencing will be available by computer, phone, tablet, or dial in. Connection information below:

1. Call to Order
2. Quorum
3. Changes in Agenda
4. Visitors' Comments
5. Approve Previous HPC Minutes
6. RaeAnne LLC – 9922 Water St – Accessory Structure/Railing
7. Julia Uihlein – 10239 Water Street –Design Review
8. Julia Uihlein – 10235 Water Street –Design Review of New SFR
9. New Business for Next Meeting
10. Adjournment

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

<https://meet.goto.com/453377469>

You can also dial in using your phone.

Access Code: 453-377-469

United States: [+1 \(872\) 240-3311](tel:+18722403311)

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

	Date: <u>12/13/2024</u>
Andrea Collak, Clerk	<u>X</u> Village Administrative Office
	<u>X</u> Visitors' Center
	<u>X</u> Post Office
Kim Roberts, Deputy Clerk	<u>X</u> Website www.ephraim.wi.gov
	<u>X</u> Emailed to WDOR Radio
	<u>X</u> Emailed to Peninsula Pulse

Administrative Office 10005 Norway Road

Phone: (920) 854-5501

PO Box 138 Ephraim WI 54211

Fax: (920) 854-2072

E-Mail: office@ephraim.wi.gov

VILLAGE OF EPHRAIM

FOUNDED 1853



Historic Preservation Committee Meeting Minutes Tuesday, October 29, 2024 – 6:30 PM

Present: Kenneth Nelson-Chair, Kathy Pentler, Amy Russell

Absent: Marilyn Cushing, Cody Schreck

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

Guests: Randy Nelson, Grace Held, John Held, Monique McClean, BD Thorp, Susie Samson, Kelsey Stone, Michael McCutcheon, Andrew Bartelt

1. **Call to order:** The meeting was called to order by Ken Nelson -Chair at 6:30 PM.
2. **Quorum:** A quorum is present for this meeting.
3. **Changes in Agenda:** None
4. **Visitors' comments:** None
5. **Previous minutes:** Minutes from 6/25/2024

Russell moved, Pentler seconded to approve HPC minutes from June 25, 2024, as presented, all ayes, and the motion carried.

6. **RaeAnne LLC – 9922 Water St – Accessory Structure/Railing**

Bristol noted that the building was before the committee a few times. This time there was some work done (fence/railing and pergola erected) without permitting. Bristol talked to the applicant, and this application is an attempt to get after the work permits. The applicant wanted to replace the wood picket fence with an aluminum railing and add the accessory structure – an aluminum pergola to the north side of the building. The picture was presented for review. The project meets all dimensional standards. Bristol read the letter from an applicant.

Mike Tomasian, in his letter to the committee, apologized for not being able to attend the meeting. Tomasian stated that this project went from a simple remodel to a major commercial build. It took his wife Shannon and him by complete surprise at how bad this building was. The previous owner had hidden all the rot with spray foam insulation, and they wound up having to take out massive loans to restore this beautiful building. They managed to save the historic chimney at a great cost to them, but they are very happy with the architectural beauty of this new building, and they hope it will stand the test of time. Tomasian and his wife had gone to the Shorewood Condo Association and had approval for the commercial railing etc. It is ADA approved and is “wood like” in that it has the attributes of a typical wood railing but is powder coated aluminum for strength and longevity. There will never be rust or rotted wood as this is impervious to the elements. Tomasian noted that they had no idea they needed further approval and if they had they certainly would have come before the Village. They thought they were doing a good thing, and they truly hope and ask for approval as they have a tremendous investment in this project. The pergola is to help keep patrons shaded and dry in inclement weather. They thought umbrellas that blow around and poke people would be bad, so they wanted a better solution. They really want to be good stewards of this property and good members of the community, and they are excited to hopefully be serving the best donuts and coffee soon.

Bristol mentioned that Cody Schreck could not attend this meeting and offer a vote, but he put his thoughts into writing so they could be read during the meeting.

Schreck in his note stated that he finds it troubling that the committee is assessing an accessory structure item that has already been installed. Especially since it has seemingly not been put

forward to HPC in any capacity before this. Schreck knows the conversation here involves the idea of precedent in that other structures in the historic district have been approved for black fences, but the precedent he is more concerned with is allowing property owners to ask forgiveness rather than permission. That is where the integrity of a historic district will begin to fall apart. If his understanding is correct in that RaeAnne LLC installed this fence without going through the proper channels first, then he firmly believes they should be required to remove it until a proposal they provide has been approved by the HPC and Plan Committee. This is especially true given that there appears to have been no attempt made by RaeAnne LLC to abide by the Historic District Ordinance to make fences wood or wood-like and natural-colored. Putting the HPC stamp of approval of this project as it is, would effectively set the standard that others can build/add/renovate structures as they fit without regard to the Historic Ordinance or HPC/Plan Committee approval process.

The other committee members agreed with Schreck's comments. Pentler noted that it is not Ephraim look or historic look at all. There were a few projects turned down recently that had to come back with modifications to the proposed aluminum/iron railings/fences. There are products in different colors that will give a wood-like, historic look without the maintenance. It can be done, and it needs to be enforced so these projects can be an asset to the Historic District and community.

Russell said that aesthetically it looks nice, but it is not historical. It does not look like Ephraim. It should be traditional wood fencing, dry stone, or wood-like fencing/railing. There is a lot of black creeping in. It has a very modern look. Can the same look be achieved with wood or natural/wood-like-looking material? Do they even need the fence/railing?

Nelson read from the ordinance *“Traditional fences in the district were dry stone and wood fencing, which represent a historically authentic kind of fencing. In the case of metal, vinyl, or plastic fences, samples must be provided for evaluation by the Historic Preservation Committee for referral to the Plan Committee. This will provide the use of non-traditional materials that reflect the look of traditional fencing.”*

Nelson noted that the applicant should have provided material samples of the railing and accessory building especially if absent. From the picture the pergola looks metal, not wood-like at all. It does not match the rest of the building. Committee members agreed with Nelson.

Pentler noted that the applicant worked so hard, and they did a really good job with the building itself. However, the pergola and fencing/railing do not match and are not acceptable.

Russell added that people who buy into the Historic District need to understand and be serious about historic standards and requirements. Residents in the Historic District are limited in what they can do with their property. They should acknowledge that before buying into a historic community to ensure the consistency in Historic District.

Russell moved, Nelson seconded to recommend the approval of the Accessory Structure/Railing application to the Plan Committee for RaeAnne LLC at 9922 Water Street, as submitted, all nays, and the motion failed.

7. Bethany Lutheran Church – 3028 County Q – Design Review - Addition

Bristol noted that the applicant would like to demolish the existing 1950s addition and construct a new, bigger 410 sq. ft. addition with ADA compliant bathroom, vestry/conference room, and small kitchenette. It would be wood frame construction with a gable roof 8/12 pitch using gray asphalt shingles. White (natural Door County limestone) and 6” painted cedar beveled siding and trim, double hung wood windows will be added. All materials would match the existing materials on the church. All existing vegetation and topography would remain as is. The Bethany Lutheran Church has never had a source of water. They would like to share the well with the Pioneer Schoolhouse. Ephraim Historical Foundation (EHF) owns both buildings, the Pioneer Schoolhouse and the Bethany Lutheran Church. Bristol has no issues with the proposed addition.

Cody Schreck noted in his notes to the committee that the Ephraim Historical Foundation Board of Directors met on Friday, October 25, and the Bethany addition was included as part of the agenda. From a design standpoint, there were no motions made to deny the addition as presented. However, the point was specifically made by the EHF board that we do not give permission to tap into the Pioneer Schoolhouse well yet. That aspect of the project is not specifically relevant to HPC, as the committee is bound by the aesthetic regulations of the Historic Ordinance, but it is relevant to the overall project and the Plan Committee's considerations. In short, before EHF makes a motion to approve Bethany tapping into the existing well it was agreed that more data needs to be gathered on the codes/policies on the existing well, the age/capacity of the well, and that there needs to be a Memorandum of Understanding created between EHF and Bethany outlining responsibilities for utility bills, maintenance, etc.

The committee members had no issues with the proposed addition.

Pentler moved, Russell seconded to recommend the approval of the Design Review/Addition application to the Plan Committee for Bethany Lutheran Church at 3028 County Q, as submitted, all ayes, and the motion carried.

8. Discussion regarding seasonal waterfront snow fence installation

Nelson said that the committee was asked to take an initial look at the seasonal waterfront snow fence installation. It has been installed to prevent sand from blowing off the lake into the properties and to protect them. During the streetscape many historic stone fences were uncovered that were buried under the sand. The committee should have a discussion regarding the time the temporary fences should be installed and taken down, their height, and materials to achieve a consistent look. John Held installed a temporary 2 ft tall plywood fence at his property this year.

John Held noted that he tried a few variations in the past years but none of them was successful in keeping the sand off his property. This is the first year he tried plywood. Ideally, he would like to be able to erect the temporary fence as early as the beginning of October and take it down at the beginning of May.

Specific guidelines regarding the time, height and materials of the snow fences will be discussed at the future meeting.

9. **New Business for Next Meeting:** Seasonal Waterfront Snow Fence Installation. Committee members suggested a working session to talk about fences and railings.

10. **Adjournment**

Russell moved, Nelson seconded to adjourn the Historic Preservation Committee Meeting at 7:10 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 Pergo/ok

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 deck 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	FOR OFFICE USE ONLY	Permit # _____
Permit Fee: \$ _____	Date Permit Issued _____	
Zoning Administrator Signature: _____		

Thursday, December 12, 2024

Brent Bristol

Village of Ephraim

Administrator

Zoning Administrator

Harbormaster

920-854-5501

bbristol@ephrain.wi.gov

RE: Commercial Railing & Pergola (9922 Water St. Unit 9)

Hello,

First, we would offer again our sincere apologies for overlooking this very important approval process. It is our hope - we can work together - for an amicable solution.

We would like to suggest to the Board for approval.

1. With regard to the Pergola:

Since it is already white, and set back on the side of the building, we are suggesting to the Board that we would apply Wood Grain PVC to the face of the Pergola. The Front part that is seen would be covered in PVC wood Grain Boards. This *Wood Grain PVC* is the exact material that is on the building itself and will blend in much better than the smooth white it came with. For example:



2. With regard to the Commercial State Approved ADA railings:

We actually tried to model our railings after the black railings at the Historic Village Hall. In the beginning we were told that Black and White were acceptable, and as we drove around the village, we noticed the Black and white street signs as well as the new black lighting. We especially liked the black railings at the village hall and how they contrasted with the buildings stone etc. This contrast is what looked so appealing to us, especially since the railings were safely separating patrons from the parking lot. Our main goal was safety and not having white railings blend in with the white building, so cars can actually see the divide. Many children and families will be sitting on the patio and the black railings were a much safer choice. However, if too much of the black is not approved, we can do a few things to whiten things up even more to your liking.

1. We can apply more of the wood grain pvc boards to the face of the railings. This would cover most of the black.
2. In the Spring we can install white flower boxes. This will be very vibrant and colorful and the greenery will water fall over and cover much of the black.
3. The bushes are in their infancy but once they grow and the flowers bloom, much of the bottom will block the black as well.

For example, this AI picture is attempting to show how it may look with flowers in bloom. In actuality it will be more abundant.



Our original inspiration:





For example, we can cover the face from the street.







VILLAGE OF EPHRAIM

FOUNDED 1853



Special Exception – Metal Roofing
Julia Uihlein - 10239 Water Street
Tuesday – December 17, 2024, 7:00 p.m.
Ephraim Village Hall – 9996 Water St.

NOTE: This Meeting will be simultaneously held via teleconferencing. Staff, committee members and the public are welcome to participate in this manner. Teleconferencing will be available by computer, phone, tablet, or dial in. Connection information below:

At the regular meeting of the Ephraim Plan committee on Tuesday, December 17, 2024 at 7:00 p.m., the committee will consider a special exception request from Julia Uihlein relating to the use of metal roofing on the porch of a cottage renovation project located in the historic district.

Notice is being sent to all Ephraim property owners and neighboring municipalities within 300'. Comments may be made in person at the meeting or in writing to be received no later than 3:00 p.m. on Tuesday, December 17, 2024. Written comments via email at bbristol@ephrain.wi.gov will also be accepted. All written comments must include name and address of commenting residents.

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/476929373>

You can also dial in using your phone.
Access Code: 476-929-373
United States: [+1 \(571\) 317-3122](tel:+15713173122)

	Date: <u>12/5/2024</u>
Andrea Collak, Clerk	<input checked="" type="checkbox"/> Village Administrative Office
	<input checked="" type="checkbox"/> Visitors' Center
	<input checked="" type="checkbox"/> Post Office
Kim Roberts, Deputy Clerk	<input checked="" type="checkbox"/> Website www.ephrain-wisconsin.com
	<input checked="" type="checkbox"/> Emailed to WDOR Radio
	<input checked="" type="checkbox"/> Emailed to Peninsula Pulse

SPECIAL EXCEPTION PERMIT APPLICATION

Special Exception Fee - \$125.00

I. Location (number and street) 10239 WATERS STREET
N S E W side of
N S E W side of

II. Present use:

III. Ownership: X private (individual, corporate, non-profit, etc.)
public

IV. Special exception being requested:

STANDING SEAM METAL ROOF
ON SURROUN / CEDAR SHINGLES

V. Structure requiring the special exception application:

PRIMARY HOUSE

VI. Plans needed (checked items only):

- A. Types and dimensions of structures, existing and proposed
B. A site plan, drawn to scale, showing dimensions of the site, setbacks and dimensions of all existing and proposed structures and their relationship to property lines, roads, rights-of-way, existing and proposed wells and sanitary waste systems, and (if applicable) ordinary high water mark of navigable waters
C. Building plans including all floor plans and all elevations.
D. Documentation of safe and adequate water supply and disposal of sewage.
E. A parking plan

(OVER)

VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

Application Date _____

Please Print

1. Owner/PropertyTax Parcel No. 12101 - 13312 - 7224Owner JULIA A. UHLEINMailing Address 322 E. MICHIGAN ST. #204 City MILWAUKEEState WI Zip 53202

Phone(s) _____ Email _____

Location of Project 10239 WATER STREET Nearest Cross Street W. SHORE RD.Property Use: SINGLE FAMILY RESIDENTIAL R1Zoning Area: R1 Historic District? Yes NoContractor/Contact: JACK OPITZ Address 11218 N. SAND BAY LANE
SISTER BAY WI 54234Phone(s) 920-854-5949 Cell Phone (920) 309-2429**2. Type of Improvement**New Building PRIMARY Accessory Structures Addition Garage Exterior Alteration Storage Building Foundation Work Only Repair/Replacement Other RENOVATE/REPAIR Other MOVE EXISTING COTTAGE 10' W/ NEW FOUNDATION**3. Describe Proposed Construction:** LIFT 2 LOG CABINS, BUILD NEW FOUNDATIONSMOVE SM. COTTAGE 10' OFF LOTLINE, REBUILD EXISTING F.P. RENOVATE INT.
RENOVATE/REPAIR EXISTING CABINS**4. Cost**Total cost of improvements as applied for in permit: \$ 1 MILLION

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

Dimensions: Number of Stories: 1 1/2 Height at Peak: 25'
 Roof Pitch(es): 10/12 Total Footprint, Exterior: _____

Total Square Footage, All Floors Exterior: 2300 SQ FT

Total Square Footage, Parking/Drives/Walkways: SEE SURVEY

Type: Wood Frame Structural Steel Reinforced Concrete Other LOG

Principal Heating: Propane Oil Electric
 Other _____

(Explain) _____

Plant Manager
 Signature _____ Date _____

Sewage Disposal:

Current:

- None
- Sewered
- Septic
- Mound/In-Ground
- Other _____

Proposed:

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

Type: _____

(copy of permit to be on file with Village)

Year Installed: _____ If On-Site System, Year Last Pumped/Inspected: _____

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

Fire Chief Signature _____ *Date* _____

Fire Department:

Sprinklers needed? Yes No

Driveway width/tree clearance (width/height): _____
 Clearance around structures for truck access: _____ Fire # Assigned _____

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

Application and materials **must be in the Village offices one week prior** to Plan Committee meeting date to allow for proper processing and notification of Committee members. When permits are issued, work must start within 6 months and be completed within one year. The owner of this property and the undersigned agree to conform to all applicable laws of the State of Wisconsin and the Village of Ephraim.

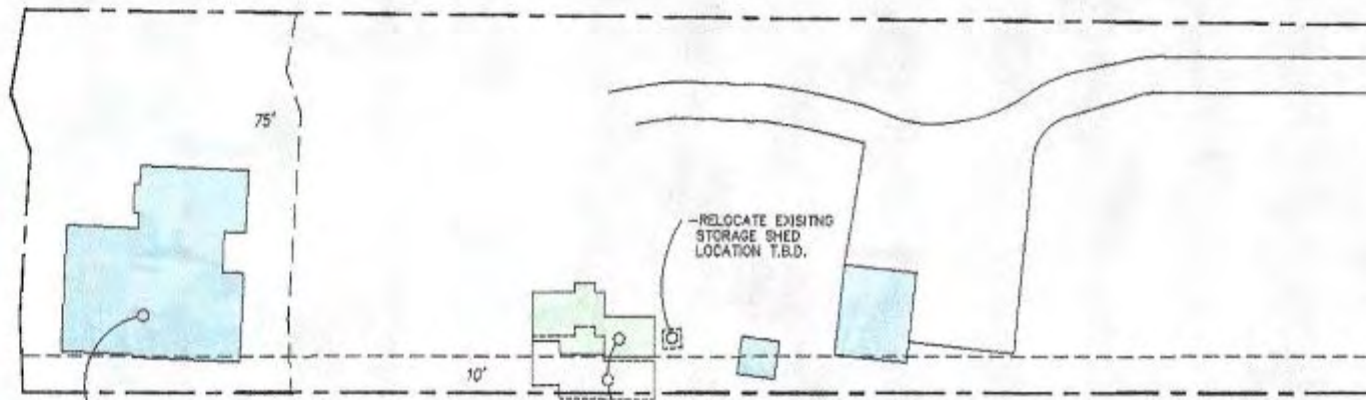
Signature of Applicant _____ Print Name _____

FOR OFFICE USE ONLY

Permit # _____ Permit Fee: \$ _____

Date Permit Issued _____ Zoning Administrator Signature: _____

Restrictions: _____



-RELOCATE EXISTING STORAGE SHED LOCATION T.B.D.

- BUILD NEW FOUNDATION / CRAWL SPACE UNDER EXISTING COTTAGE
- TO REMAIN IN SAME LOCATION AS EXISTING
- TO REMAIN AT SAME FINISHED FLOOR ELEVATION AS EXISTING

- BUILD A NEW FOUNDATION / CRAWL SPACE UNDER EXISTING COTTAGE
- MOVE EXISTING TO BE AT LEAST 10' FROM PROPERTY LINE (CURRENTLY OVER PROPERTY LINE BY APPROX. 2')
- TO REMAIN AT SAME FINISHED FLOOR ELEVATION



Main Cottage Pics



Second Cottage Pics



Weathered Copper Roof Example



Project descriptions per Contractor:

Both cottages are being renovated and the foundations are being replaced. The main cottage is going back in the exact same location at the same grade. The smaller cottage is also getting a new foundation but is being moved slightly North in the process to make the structure compliant to the side yard setback.

The exteriors of both buildings are staying the same with existing siding, replacement in kind of windows (as necessary). New roofing on both buildings; standing seam copper on porch and western red cedar shingles elsewhere. There will be no added decks or patios. Minimal finished grading will be required as the grades will not be changing.

VILLAGE OF EPHRAIM

FOUNDED 1853



Special Exception – Metal Roofing
Julia Uihlein - 10235 Water Street
Tuesday – December 17, 2024, 7:00 p.m.
Ephraim Village Hall – 9996 Water St.

NOTE: This Meeting will be simultaneously held via teleconferencing. Staff, committee members and the public are welcome to participate in this manner. Teleconferencing will be available by computer, phone, tablet, or dial in. Connection information below:

At the regular meeting of the Ephraim Plan committee on Tuesday, December 17, 2024 at 7:00 p.m., the committee will consider a special exception request from Julia Uihlein relating to the use of metal roofing on a new home located in the historic district.

Notice is being sent to all Ephraim property owners and neighboring municipalities within 300'. Comments may be made in person at the meeting or in writing to be received no later than 3:00 p.m. on Tuesday, December 17, 2024. Written comments via email at bbristol@ephrain.wi.gov will also be accepted. All written comments must include name and address of commenting residents.

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/476929373>

You can also dial in using your phone.
Access Code: 476-929-373
United States: [+1 \(571\) 317-3122](tel:+15713173122)

	Date: <u>12/5/2024</u>
Andrea Collak, Clerk	<input checked="" type="checkbox"/> Village Administrative Office
	<input checked="" type="checkbox"/> Visitors' Center
	<input checked="" type="checkbox"/> Post Office
Kim Roberts, Deputy Clerk	<input checked="" type="checkbox"/> Website www.ephraim-wisconsin.com
	<input checked="" type="checkbox"/> Emailed to WDOR Radio
	<input checked="" type="checkbox"/> Emailed to Peninsula Pulse

SPECIAL EXCEPTION PERMIT APPLICATION

Special Exception Fee - \$125.00

- I. Location (number and street) 10235 Water Street
N S E side of Water Street
N S E W side of _____
- II. Present use: Undeveloped
- III. Ownership: private (individual, corporate, non-profit, etc.)
 public
- IV. Special exception being requested:
Use of standing seam, copper roof material,
left to patina naturally to bronze tone
- V. Structure requiring the special exception application:
New Residence with attached garage
- VI. Plans needed (checked items only):
____ A. Types and dimensions of structures, existing and proposed
____ B. A site plan, drawn to scale, showing dimensions of the site, setbacks and dimensions of all existing and proposed structures and their relationship to property lines, roads, rights-of-way, existing and proposed wells and sanitary waste systems, and (if applicable) ordinary high water mark of navigable waters
____ C. Building plans including all floor plans and all elevations.
____ D. Documentation of safe and adequate water supply and disposal of sewage.
____ E. A parking plan

(OVER)

_____ F. If the exception has a spatial aspect—additional height, footprint, etc., applicant is required to physically stake out the dimension prior to the public hearing to demonstrate the potential impact of the request – if this item is checked

_____ G. Application fee

Name of property owner: Julia Uihlein

Address of property owner: 322 E Michigan St #204, Milwaukee, WI 53202

Local address/contact: 1860 Mid Valley Drive, De Pere, WI 54115

Phone: 920.615.7190

Signature Drew D Willmann

Application Date: 12.05.2024

<p style="text-align: center;">FILED WITH OFFICE: _____</p> <p style="text-align: center;">PRESENTED AT FOLLOWING MEETING(S): _____</p> <p style="text-align: center;">_____ DATE _____</p> <p style="text-align: center;">_____ DATE _____</p> <p style="text-align: center;">NOTES RE APPROVAL/CHANGES</p>

VILLAGE OF EPHRAIM
BUILDING/ZONING PERMIT APPLICATION

Application Date
11/12/2024

Please Print

1. Owner/Property

Tax Parcel. No. 1210113312722J1

Owner Julia A Uihlein

Mailing Address 1476 E Bay Point Rd City Milwaukee

State WI Zip 53217

Phone(s) (414) 763-9505 Email robin.martin@owleight.com

Location of Project 10235 Water Street Nearest Cross Street N Shore Rd

Property Use: Single Family Residence

Zoning Area: R-1 Residential Historic District? Yes No

Contractor/Contact: DeLeers Construction Inc. Address 1860 Mid Valley Dr, De Pere, WI 54115

Phone(s) (920) 435-5830 Cell Phone (920) 615-7190

2. Type of Improvement

- | | |
|--|---|
| <input checked="" type="checkbox"/> <u>New Building</u> | <u>Accessory Structures</u> |
| <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: Wood Framed 2- Story Residence
with unfinished basement and attached garage.

4. Cost

Total cost of improvements as applied for in permit: \$ 4,800,000.00

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

Dimensions: Number of Stories: 2 Height at Peak: 28'
Roof Pitch(es): 8/12, 6/12, 4/12 & 3/12 Total Footprint, Exterior: 3,199 sf

Total Square Footage, All Floors Exterior: 4,961 sf

Total Square Footage, Parking/Drives/Walkways: 6,747 sf

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  Print Name Roxy Kinstetter

FOR OFFICE USE ONLY

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

Applicant Design Checklist

Village of Ephraim

Owners Name(s): Julia A Uihlein

Contractor(s): DeLeers Construction, Inc.

Project Location: 10235 Water Street, Ephraim, WI 54211

Date: 12/05/2024

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.

Historic Traditional Architecture, Frame Construction

2. Site Planning/Landscaping:

Preserving existing vegetation and topography.

Preserve existing topography. Landscape excavated areas to match existing/natural setting.

3. Building Color:

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

Gray logs to match neighboring structures, Gray Stained Cedar Siding, Gray or Brown Synthetic Cedar Shake Roof, Natural Masonry

4. Materials:

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

Gray log house with gray stained cedar siding, natural masonry and synthetic cedar roof - brown or gray in color. Natural copper roof and flashings that will patina to a natural bronze tone.

5. Architectural Details:

Building details should be simple and without frills.

Simple, traditional, historic design

6. Utility Service Wiring (location):

To be shown on plot plan.

Reference site plan for details.

7. Roof Pitch/Roof Color:

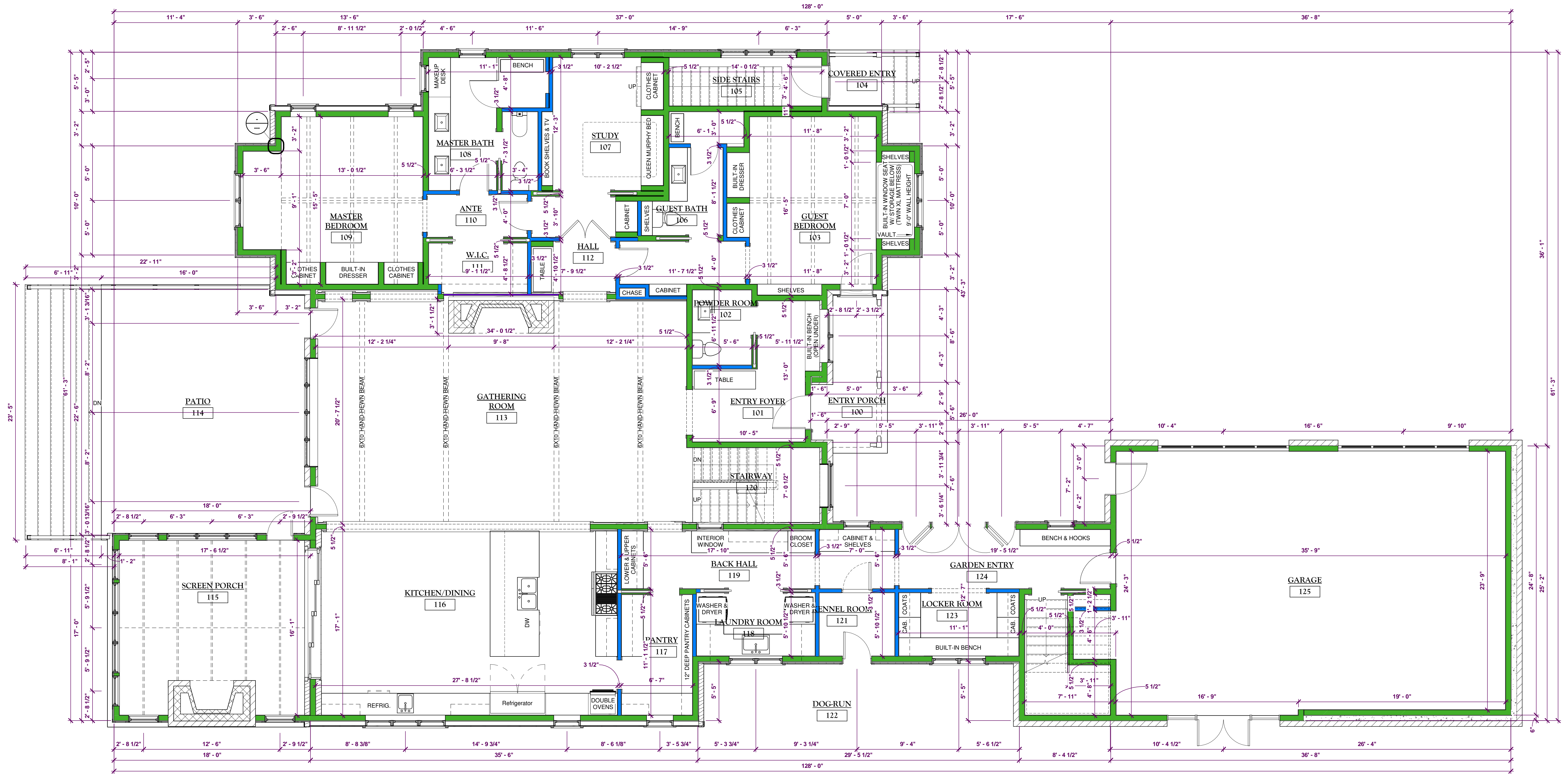
Pitches less than 3:12 and/or more than 12:12 are subject to further design review.

8/12, 6/12, 4/12 & 3/12. Roof color will be brown or gray

8. Additional Features:

Owner/Agent Signature:





1 FIRST FLOOR PLAN
 A1.1 1/4" = 1'-0"



PRE-CONTRACT UPDATES:

DESIGNER:	11.4.24
DRAWN BY:	
DESIGN NO.:	

COPYRIGHT NOTICE

© 2024 Deleers Construction, Inc. All rights reserved. This drawing and its contents are the property of Deleers Construction, Inc. and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Deleers Construction, Inc.

CONSTRUCTION SET REVISIONS

NO.	DATE	DESCRIPTION

FIRST FLOOR PLAN

DATE:	11.4.24
SHEET:	



1 EAST ELEVATION
A2.1 1/4" = 1'-0"



2 WEST ELEVATION
A2.1 1/4" = 1'-0"



3 NORTH ELEVATION
A2.1 1/4" = 1'-0"



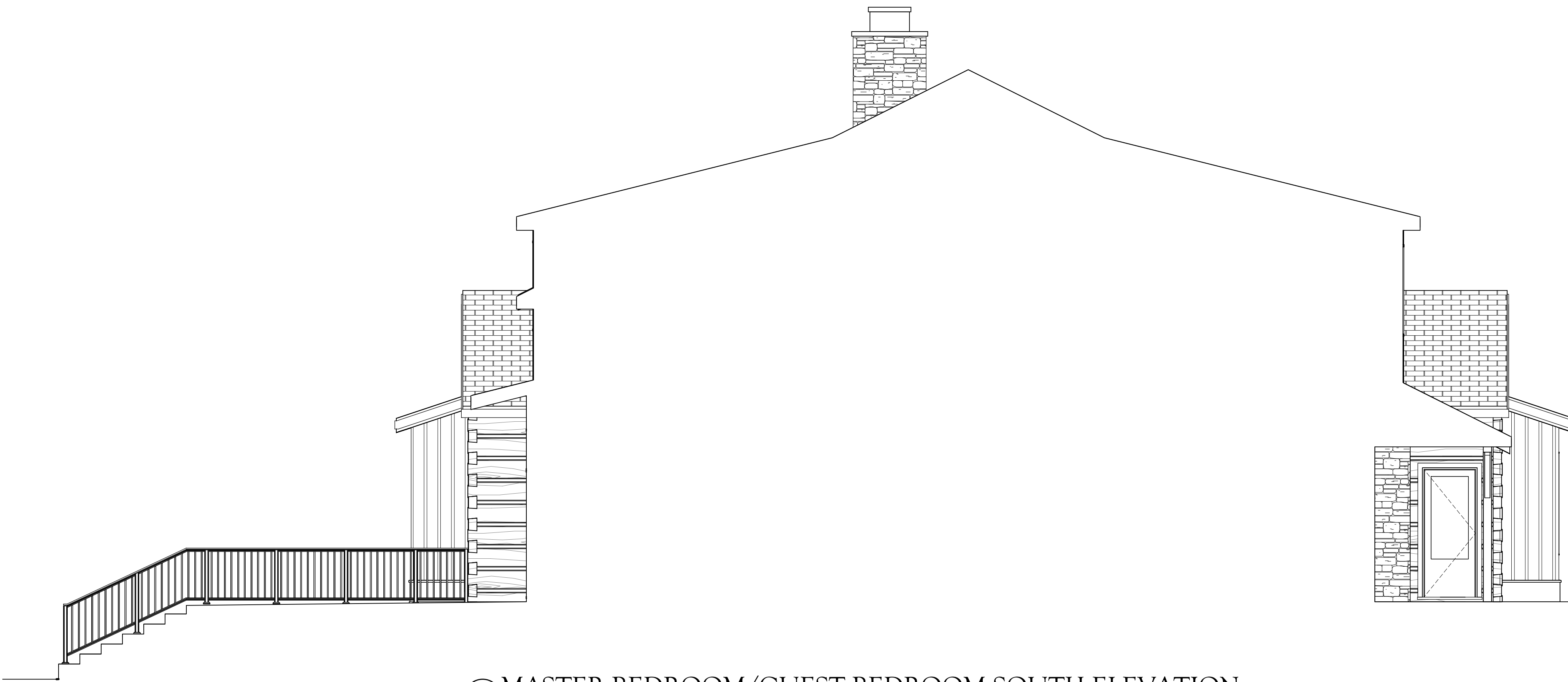
4 GARAGE/SCREEN PORCH NORTH ELEVATION
A2.1 1/4" = 1'-0"



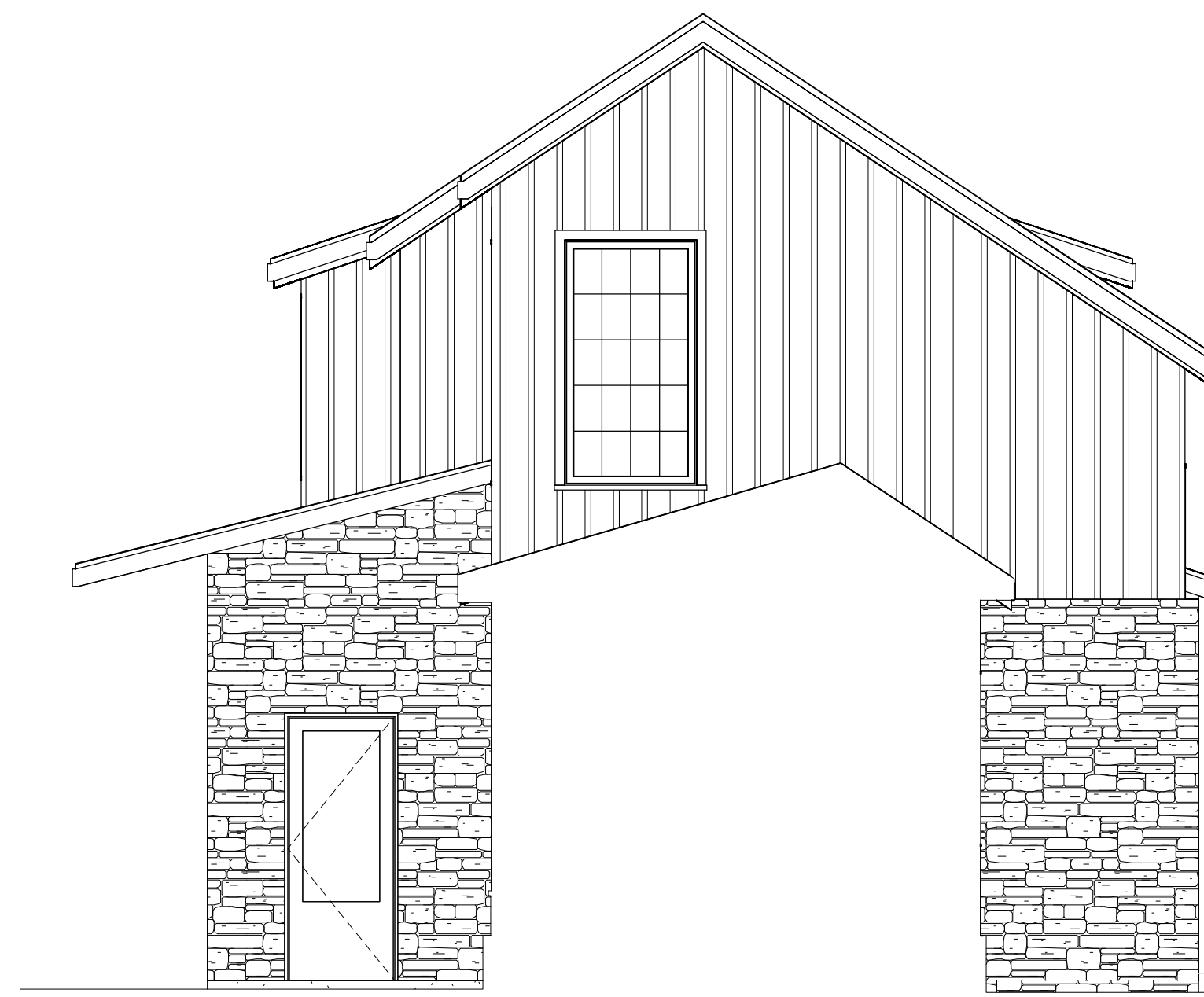
PRE-CONTRACT UPDATES	DATE
DESIGNER:	11.4.24
DRAWN BY:	
DESIGN NO.:	
"COPYRIGHT NOTICE"	
© 2024 David T. Greene and Associates, Inc. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of David T. Greene and Associates, Inc.	



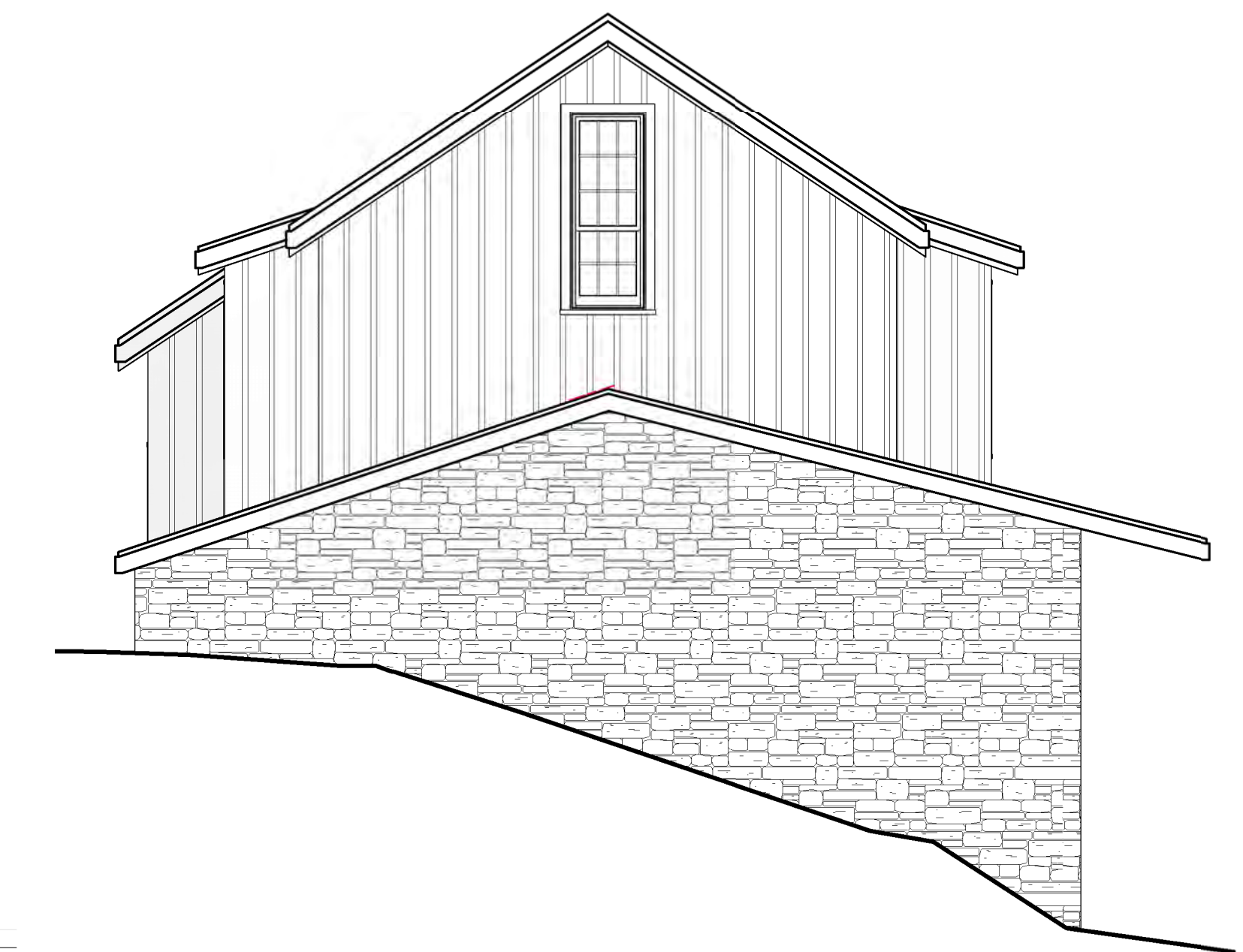
1 SOUTH ELEVATION
A2.2 1/4" = 1'-0"



3 MASTER BEDROOM/GUEST BEDROOM SOUTH ELEVATION
A2.2 1/4" = 1'-0"

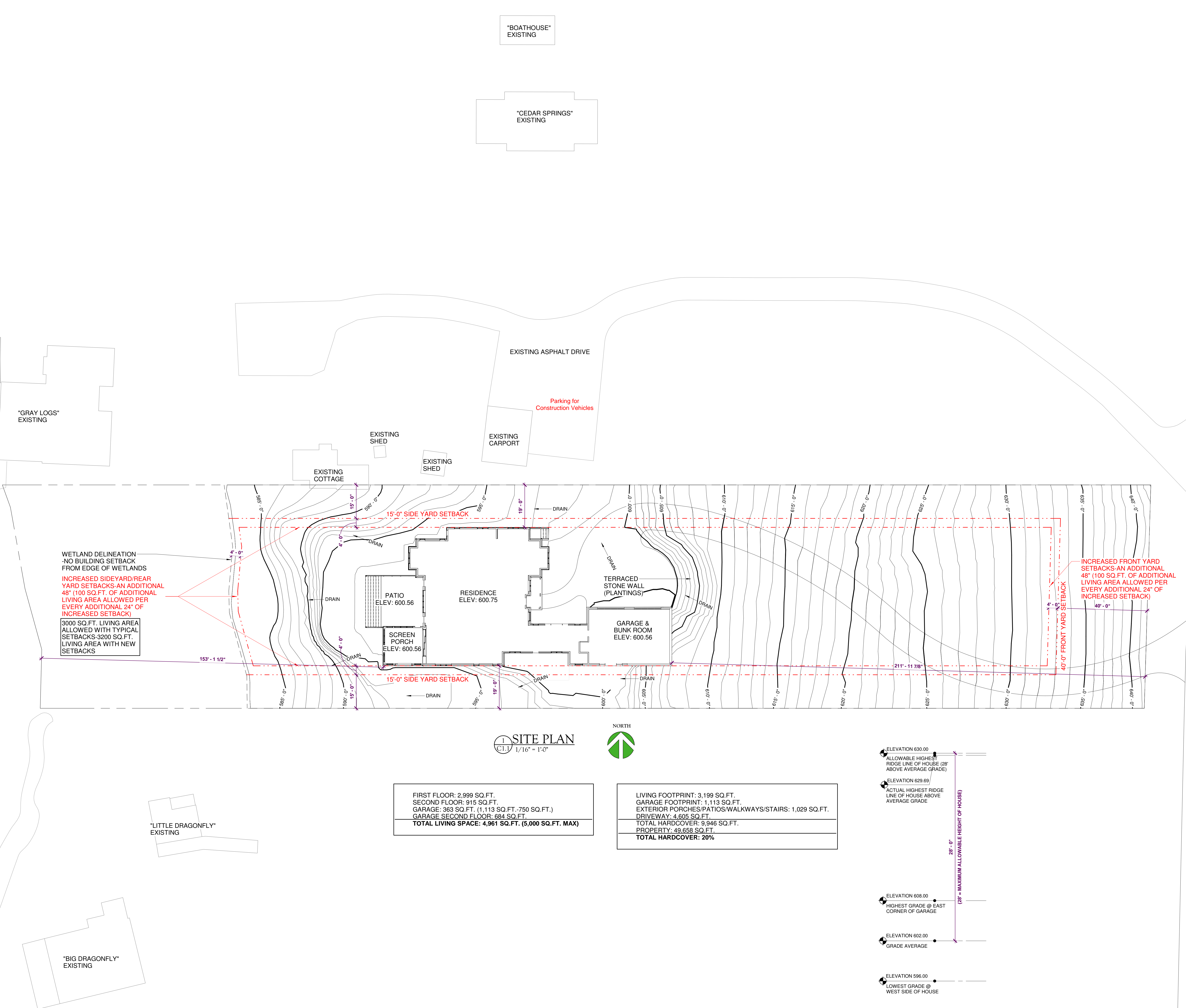


2 GARAGE WEST ELEVATION
A2.2 1/4" = 1'-0"



4 GARAGE EAST ELEVATION
A2.2 1/4" = 1'-0"

EAGLE HARBOR



WETLAND DELINEATION - NO BUILDING SETBACK FROM EDGE OF WETLANDS
 INCREASED SIDEYARD/REAR YARD SETBACKS-AN ADDITIONAL 48" (100 SQ.FT. OF ADDITIONAL LIVING AREA ALLOWED PER EVERY ADDITIONAL 24" OF INCREASED SETBACK)
 3000 SQ. FT. LIVING AREA ALLOWED WITH TYPICAL SETBACKS-3200 SQ. FT. LIVING AREA WITH NEW SETBACKS

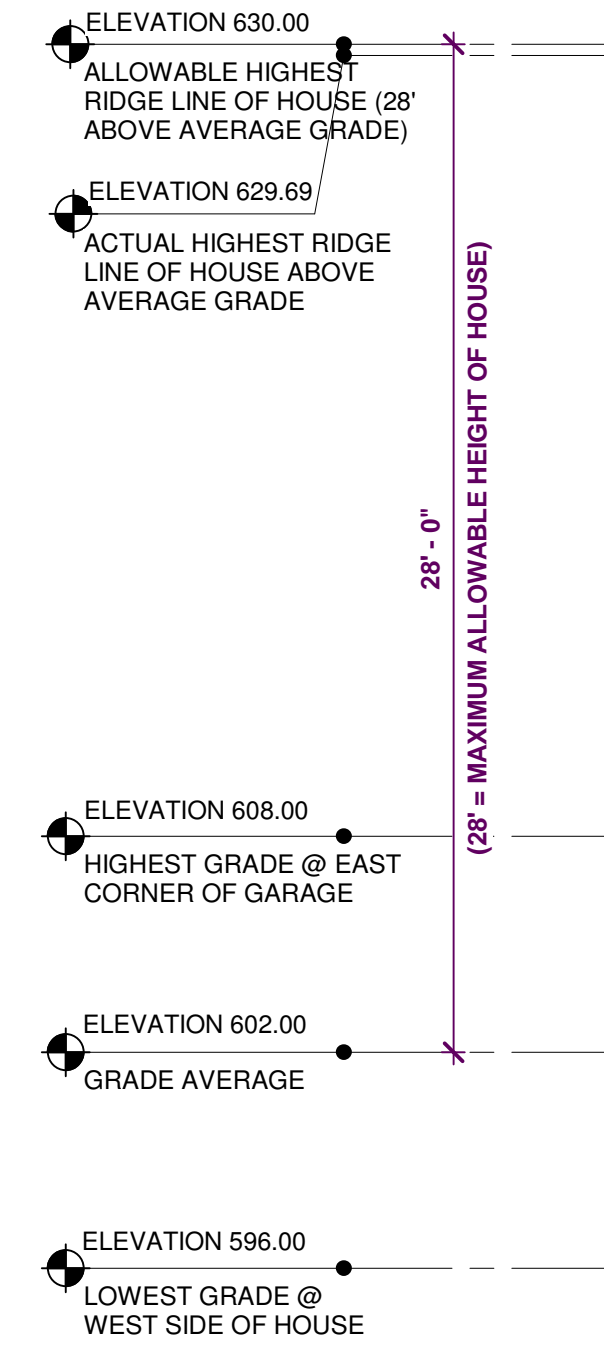
INCREASED FRONT YARD SETBACKS-AN ADDITIONAL 48" (100 SQ.FT. OF ADDITIONAL LIVING AREA ALLOWED PER EVERY ADDITIONAL 24" OF INCREASED SETBACK)

1 SITE PLAN
 C1.1 1/16" = 1'-0"



FIRST FLOOR: 2,999 SQ.FT.
 SECOND FLOOR: 915 SQ.FT.
 GARAGE: 363 SQ.FT. (1,113 SQ.FT.-750 SQ.FT.)
 GARAGE SECOND FLOOR: 684 SQ.FT.
TOTAL LIVING SPACE: 4,961 SQ.FT. (5,000 SQ.FT. MAX)

LIVING FOOTPRINT: 3,199 SQ.FT.
 GARAGE FOOTPRINT: 1,113 SQ.FT.
 EXTERIOR PORCHES/PATIOS/WALKWAYS/STAIRS: 1,029 SQ.FT.
 DRIVEWAYS: 4,605 SQ.FT.
 TOTAL HARDCOVER: 9,946 SQ.FT.
 PROPERTY: 49,658 SQ.FT.
TOTAL HARDCOVER: 20%



HWY 42

Cedar Stone
 10235 Water St, Ephraim, WI

PRE-CONTRACT UPDATES:	11.4.24
B.D.A.:	
DESIGNER:	
DRAWN BY:	
DESIGN NO.:	
"COPYRIGHT NOTICE"	
© 2024 DCI Deleers Construction Inc. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of DCI Deleers Construction Inc.	
CONSTRUCTION SET REVISIONS	
SITE PLAN	
DATE:	11.4.24
SHEET:	C1.1