

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>FILED WITH OFFICE: _____</p> <p>PRESENTED AT FOLLOWING MEETING(S): _____</p> <p>_____ DATE _____</p> <p>_____ DATE _____</p> <p>NOTES RE APPROVAL/CHANGES</p>
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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

For New Buildings or Additions, Complete this Section Also:

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:

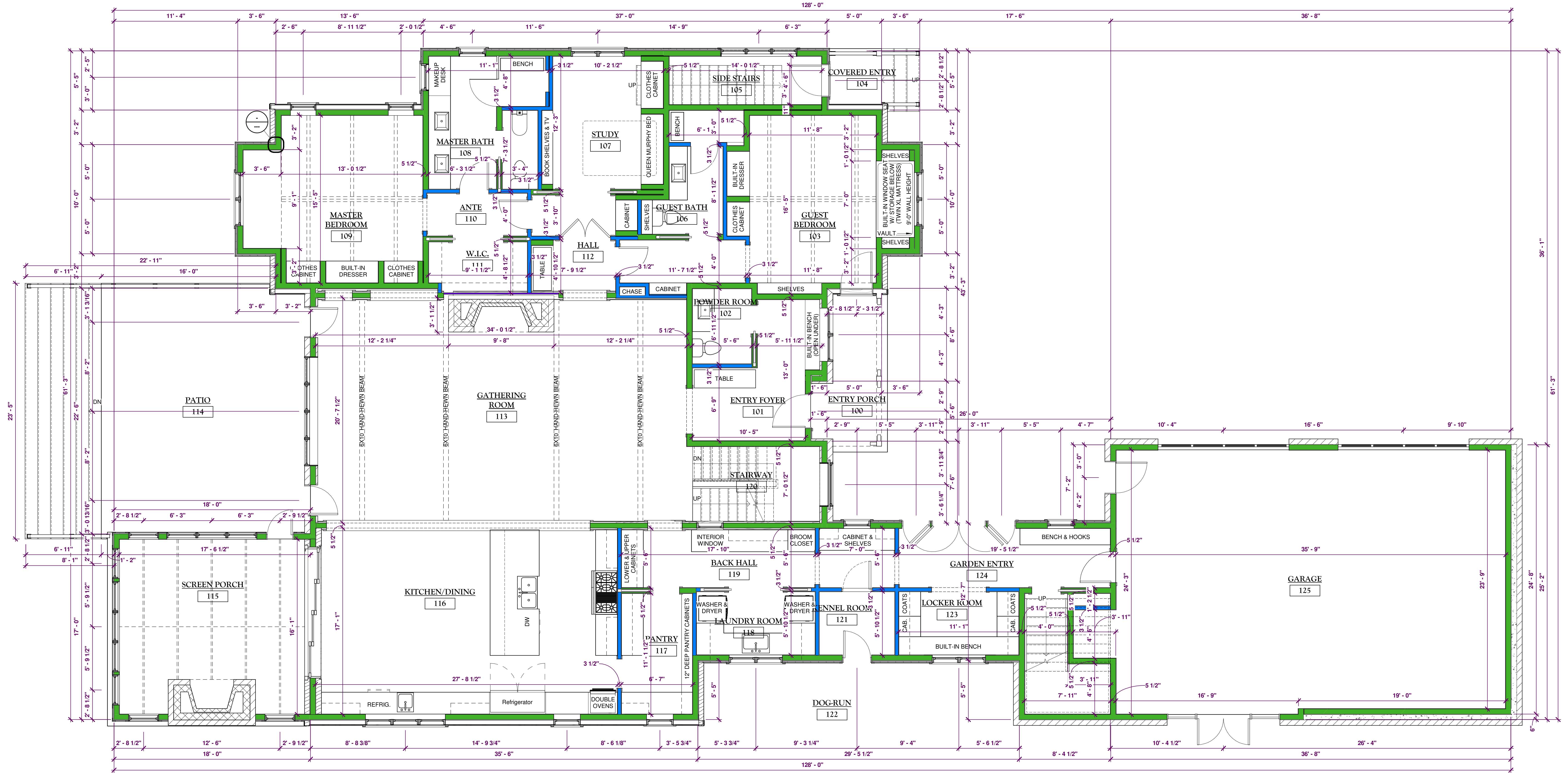
Pitches less than 3:12 and/or more than 12:12 are subject to further design review.

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

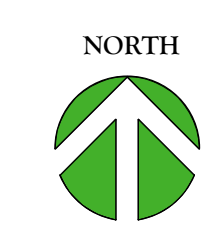
8. Additional Features:

Owner/Agent Signature:





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



PRE-CONTRACT UPDATES:

DESIGNER:	11.4.24
DRAWN BY:	
DESIGN NO.:	

CONSTRUCTION SET REVISIONS

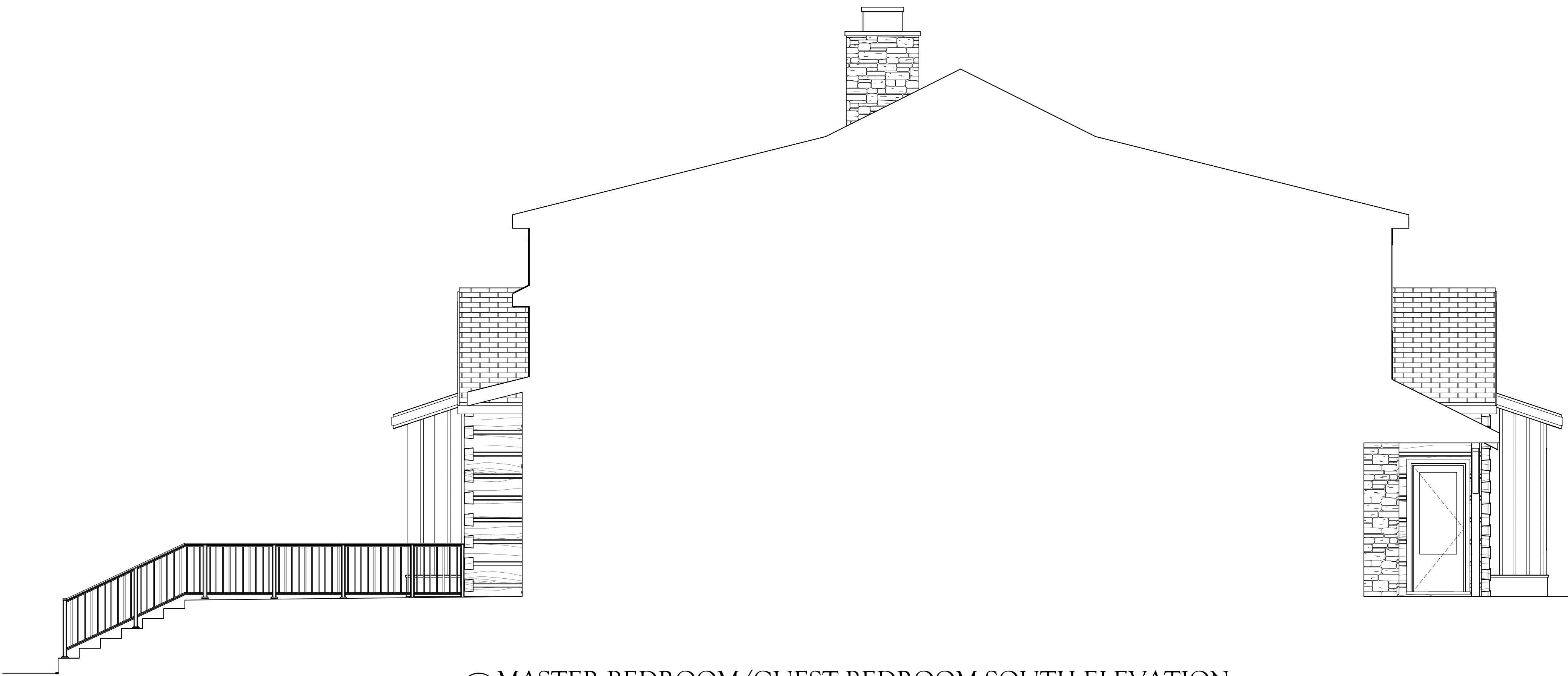
NO.	DATE	DESCRIPTION

FIRST FLOOR PLAN
 DATE: 11.4.24
 SHEET:

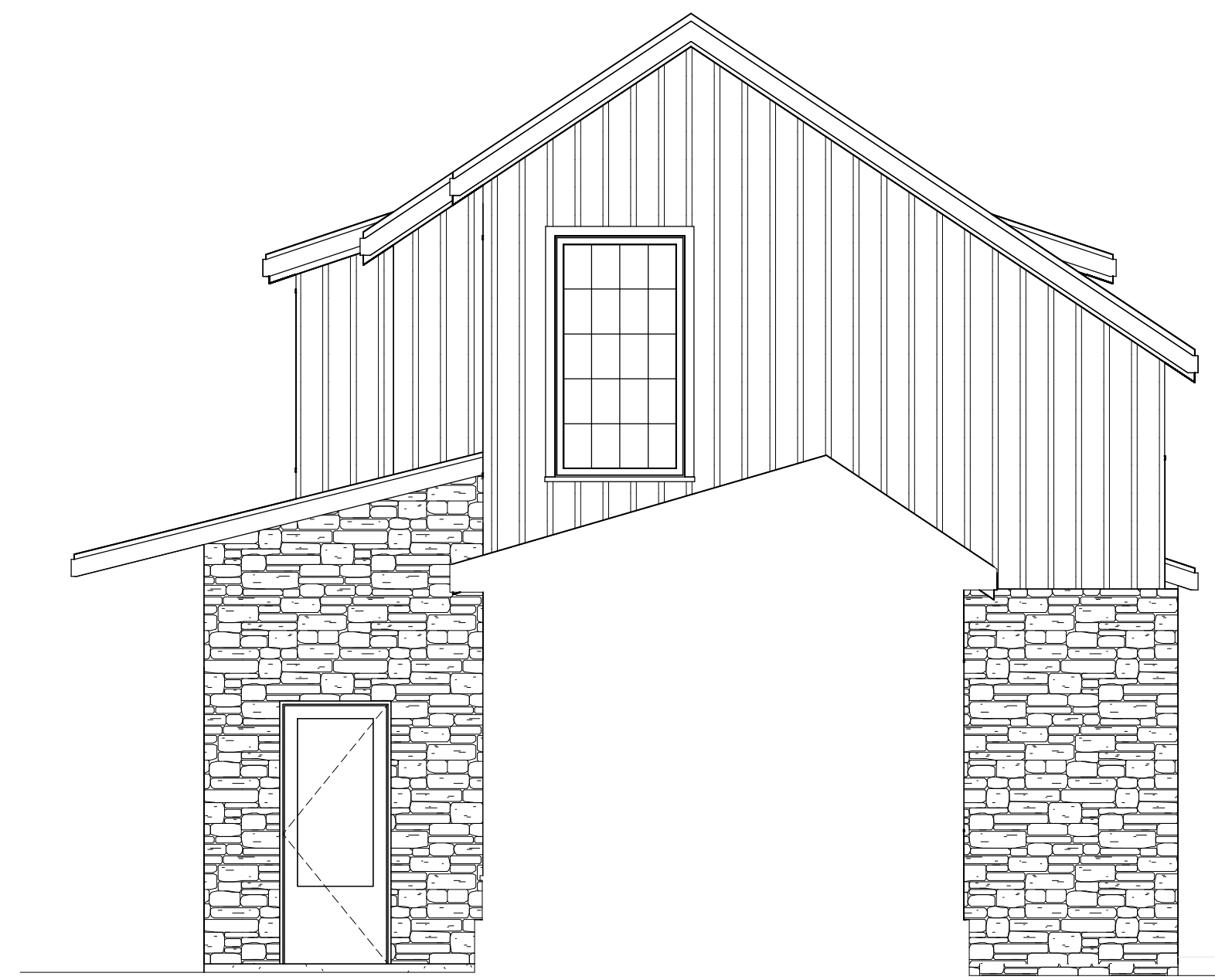
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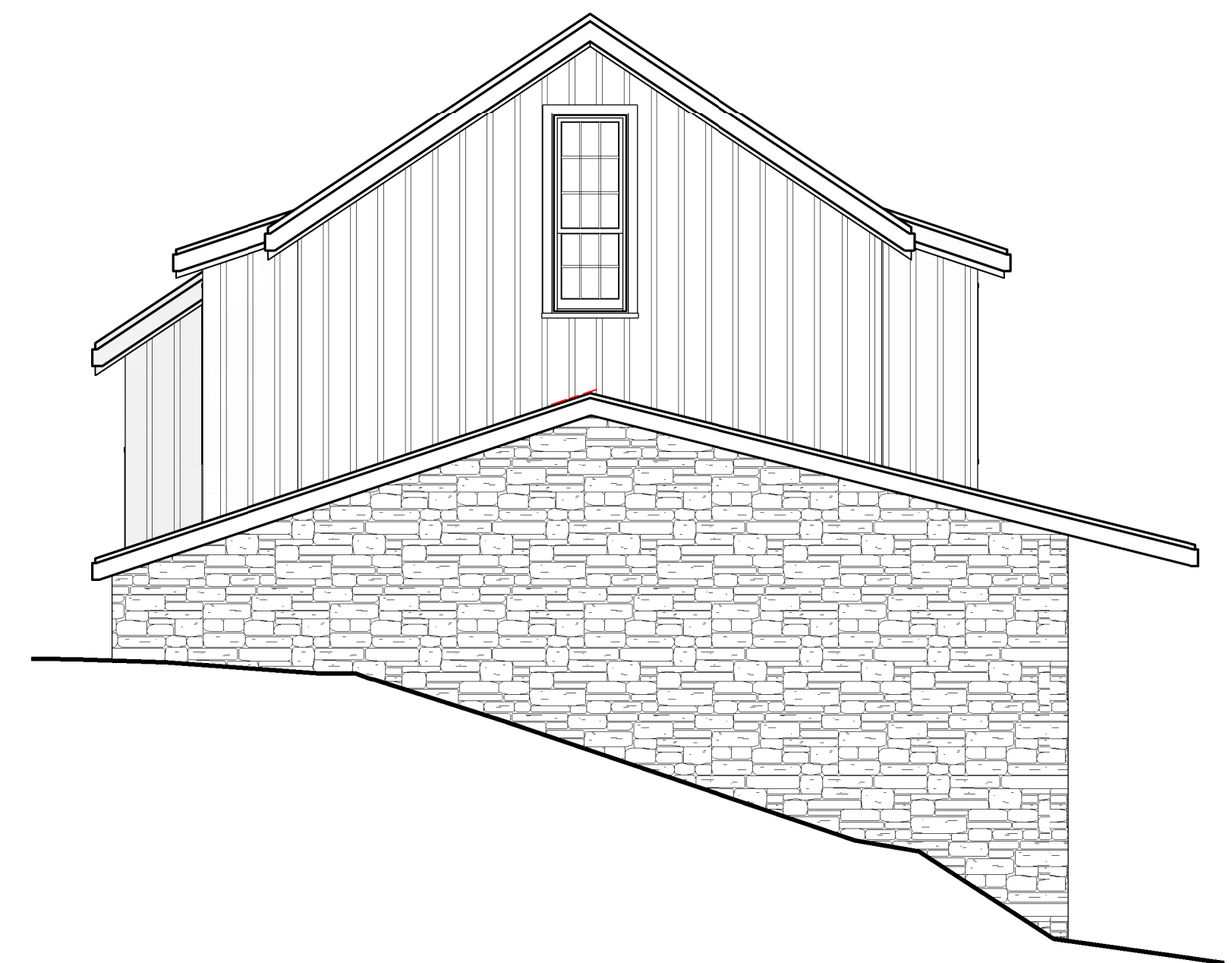
1 SOUTH ELEVATION
A2.2 1/4" = 1'-0"



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



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



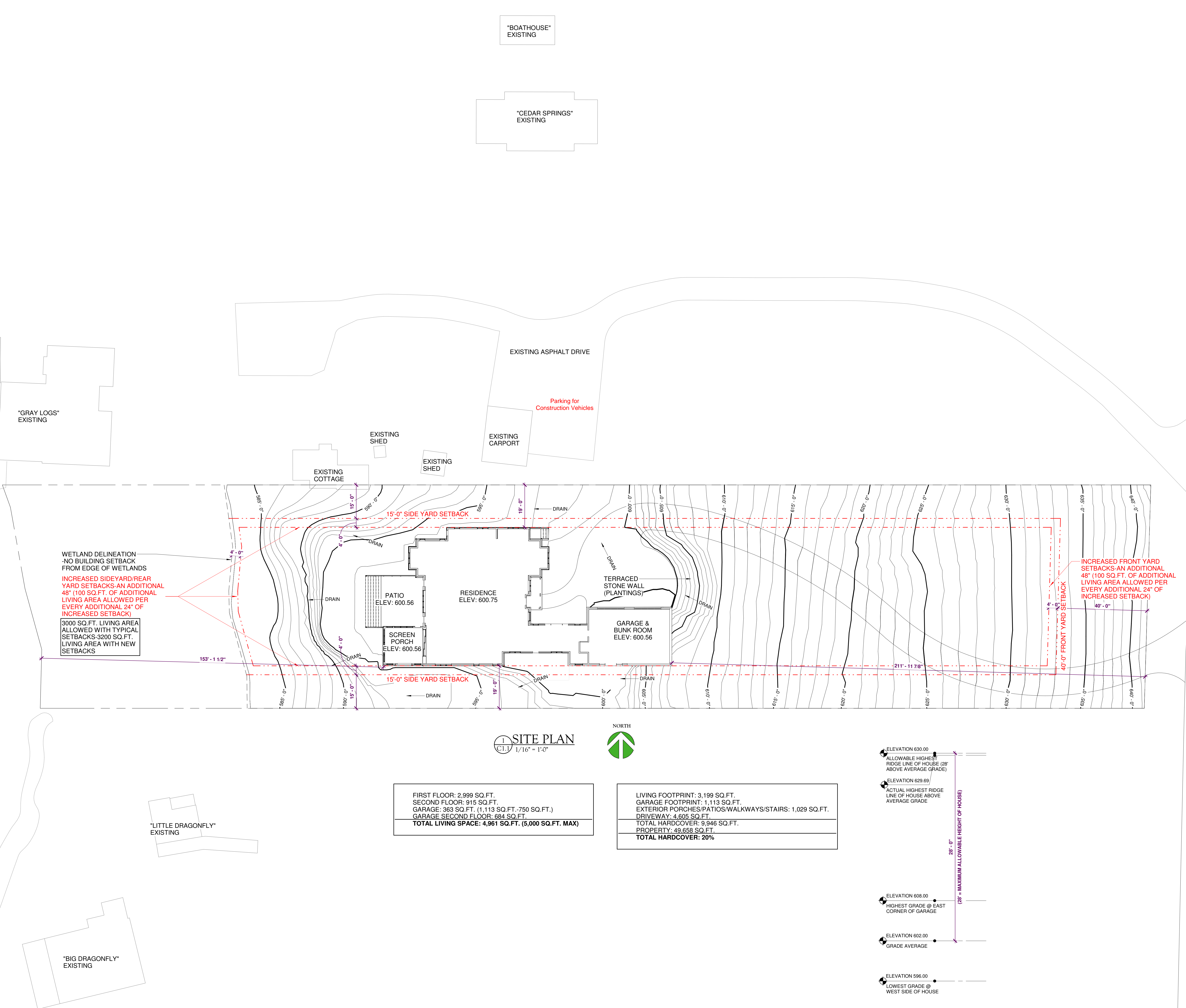
4 GARAGE EAST ELEVATION
A2.2 1/4" = 1'-0"

PRE-CONTRACT	DATE
DESIGNER:	11.4.24
DRAWN BY:	
DESIGN NO.:	

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CONSTRUCTION SET REVISIONS

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

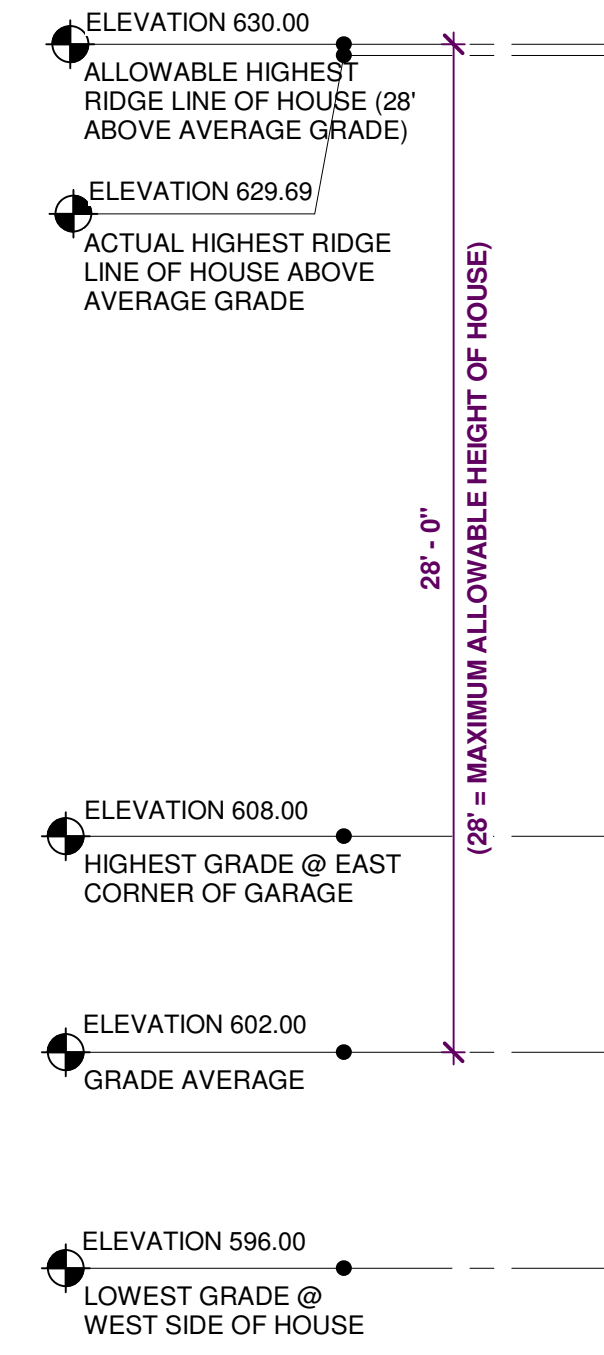
INCREASED FRONT YARD
SETBACKS-AN ADDITIONAL
48" (100 SQ.FT. OF ADDITIONAL
LIVING AREA ALLOWED PER
EVERY ADDITIONAL 24" OF
INCREASED SETBACK)

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%



"LITTLE DRAGONFLY"
EXISTING

"BIG DRAGONFLY"
EXISTING

HWY 42

Cedar Stone
10235 Water St, Ephraim, WI

PRE-CONTRACT UPDATES:	11.4.24
B.D.A.:	
DESIGNER:	
DRAWN BY:	
DESIGN NO.:	
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CONSTRUCTION SET REVISIONS	
SITE PLAN	
DATE:	11.4.24
SHEET:	C1.1

BID SET C1.1