

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.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) 10239 WATERS STREET
N S E W side of _____
N S E W side of _____

- II. Present use: _____

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

- IV. Special exception being requested:
STANDING SEAM METAL ROOF
ON SUROOM / 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

I. 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 N. 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.

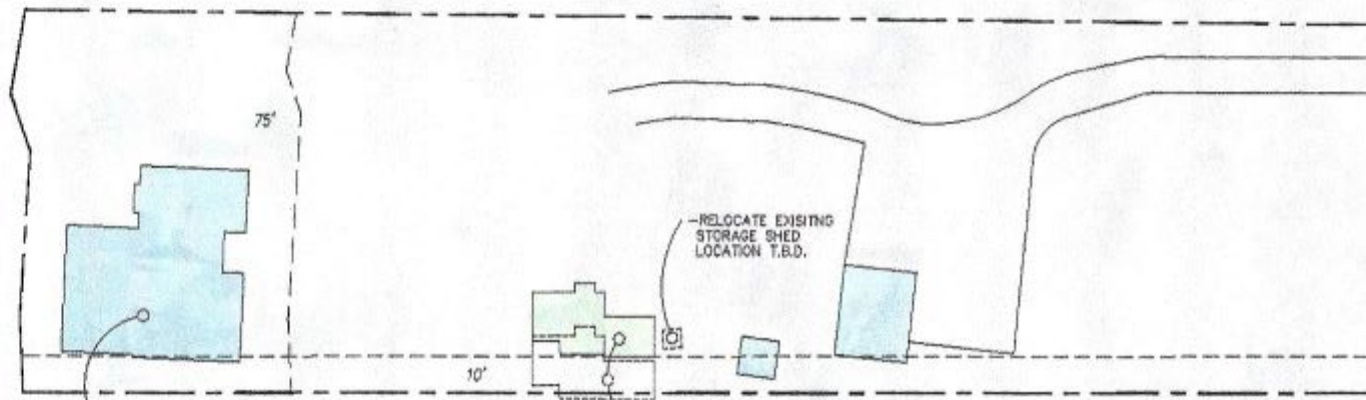
Signature of Applicant _____ Print Name _____

FOR OFFICE USE ONLY

Permit # _____ Permit Fee: \$ _____

Date Permit Issued _____ Zoning Administrator Signature: _____

Restrictions: _____



- 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.