

VILLAGE OF EPHRAIM

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Historic Preservation Committee Meeting Minutes

Tuesday, September 26, 2017 – 6:30 P.M.

Village of Ephraim Administration Office, 10005 Norway

Present: Lisa Carlson, Paul Burton, Jim Stollenwerk

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

Guests: Matt Meacham, Mike Reince, Hugh Mullikan, Marilyn Cushing, Marianne Roppuld, Diane Taillon, Grace Held, Ken Nelson, Walt Fisher

1. Call to Order

Meeting called to order by Andrea Collak-clerk/treasurer at 6:30 P.M. Collak requested that a temporary chair be appointed for this meeting.

Motion per Stollenwerk to appoint Burton as temporary chair for this meeting, seconded by Carlson, and motion carried.

2. Quorum

A quorum is present for this meeting.

3. Changes in Agenda

None

4. Visitors' Comments

None

5. Approve 7/25/2017 Historic Preservation Committee Minutes

Motion per Carlson to approve 7/25/2017 Historic Preservation Committee Minutes as written, seconded by Stollenwerk, and motion carried.

6. Lucy Hodkiewicz – 9922 Water Street – Faceprint Change – Design Review

Bristol introduced this item. Hodkiewicz, new owner of the former Pet Expressions building in the Shorewood Village complex, would like to open screen printing business. Hodkiewicz would like to paint the building white with yellow door, sunburst color. Bristol has no issue with the application. Bristol provided the committee with color sample.

Motion per Stollenwerk to approve the application for Faceprint Change, Design Review for Lucy Hodkiewicz at 9922 Water Street with submitted color sample and recommend to Plan Committee, seconded by Carlson, and motion carried.

7. Ephraim Condos – 3132 Larson Lane – Accessory Structure – Design Review

Bristol explained the Ephraim Condominium is a 36-unit residential development that is currently served by a private well and water system. Based on current DNR criteria, the water system has been reclassified as an Other-than-Municipal (OTM) Public Water System. As part of reclassification, the requirement is to drill a new well that will meet NR 811 construction guidelines. The well has to have “over the top” discharge and thus must be housed in a heated structure that necessitates accessory building permit.

The accessory structure would be approximately 7’6” x 7’6” in size with 2x4 wood structure on a concrete slab, vinyl siding and asphalt shingles. The building will be insulated and provided with interior lighting and base board electric heat and located approximately 250 feet from STH 42 and will be located somewhat behind the existing garage.

Bristol has no issues with this application.

Motion per Carlson to accept the application for Accessory Structure, Design Review for Ephraim Condos at 3132 Larson Lane and recommend to Plan Committee, seconded by Stollenwerk, and motion carried.

8. Diane Taillon – 3038 Spruce Lane – 10 Unit Garage Structure – Design and Use Review
Mike Reince explained that a group of investors from Ephraim Yacht Harbor Condos are buying the property from Diane Taillon under the entity called Ephraim Clubhouse LLC and applying for the permit to build a 10 unit commercial garage structure in the commercial district to service owners of Ephraim Yacht Harbor Condominium. The majority of the garage doors will not be visible from either Spruce or Moravia Streets. Total impervious surface would be approximately 20%.

Hugh Mulliken presented handmade model of the proposed structure and explained that the proposed structure would be single story, 66 feet long and 48 feet deep. Material and color of roof and color of siding will match those found on the existing buildings. Walt Fisher pointed out that the material intended to be used for siding does not match the material currently used on other buildings.

Reince added that they are also looking into 4 foot stone base on the new structure to be absolutely consisted with existing buildings on the property.

The parking and roads will be constructed with concrete paving blocks that will reduce the impervious surface by 50%. Additionally these pavers will provide a surface to slow and absorb the runoff from the structure. It is intended that there will be little or no increase in volume of water reaching the existing drainage ditch that terminates into a culvert that is connected to the storm water drainage system provided by the Village along Spruce Street, concluded Mulliken.

Burton appreciated the time this group has put into the plan but questioned if drainage was carefully examined. Bristol said that this issue will be discussed in more detail at the Planning Committee level. Bristol could not confirm if there is a Village storm sewer running down Spruce Street.

Stollenwerk had reservations and thus suggested for Planning Committee to look closely at this project.

Motion per Stollenwerk to pass this item onto Planning Committee with reservation, seconded by Burton, and motion carried.

9. New Business for next meeting
None
10. Adjournment

Motion per Carlson to adjourn the Historic Preservation Committee Meeting at 6:50P.M., seconded by Burton, and motion carried.

Recorded by,
Andrea Collak-Clerk/Treasurer