

VILLAGE OF EPHRAIM

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Historic Preservation Committee Meeting Minutes

Tuesday, December 5, 2017 – 6:30 P.M.

Village of Ephraim Administration Office, 10005 Norway

Present: Paul Burton, Jim Stollenwerk, Lisa Carlson – via phone

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

Guests: Hugh Mulliken, Diane Taillon, Michael McCutcheon, Matt Meacham, Fred Bridenhagen, Ken Nelson, Walt Fisher, Bruce Nelson, Cindy Nelson, Elfie Johnson, Suzie Samson

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 Paul 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 9/26/2017 Historic Preservation Committee Minutes

Motion per Burton to approve 9/26/2017 Historic Preservation Committee Minutes as written, seconded by Stollenwerk, and motion carried.

6. Ephraim Coach House – 3038 Spruce Ln – 8 Unit Garage Structure – Design and Use Review
Bristol mentioned a design changes regarding material and number of garage units. Bristol added that at the last Planning Committee meeting it was determined that this item was best fitting as conditional use permit.

Diane Taillon clarified that garage units will be individually owned, used for vehicles of owners only and govern by by-laws and rules of regulation.

Walt Fisher is concerned about the compatible infill within historic district and HPC is responsible to review the new construction for compatibility with adjacent structures. One part of that section deals with mass and scale of the new structure. In this case, the square footage of the new structure is larger than the combined square footage of the two existing principal structures already on the site. This would mean that the third principal structure on the site would become the predominate structure, added Fisher. Fisher gave a comparable to the size of the proposed structure mentioning that his house is 40' wide and 40' deep (1600 sq. ft.) and proposed structure would be 48'x48' (2304 sq. ft.), which means that the proposed structure is 50 percent increase to the footprint of his house.

Hugh Mulliken explained that the proposed structure is only single story and he does not feel that square footage would add as much volume as two story building with far bigger square footage across the street. The building is considered big by cubic foot and not by the square foot, added Mulliken. Mulliken went on and presented the committee with samples of siding and shingles matching what is currently used on existing buildings.

Stollenwerk understands why condominium owners want a garage but he feels that it is not a correct location for large building of such scale.

Burton does not take compatible infill into the consideration and does not see why it should not be approved under some conditions if meeting all dimensional standards.

Carlson agreed with Stollenwerk. The middle of Ephraim is not a correct location for 8 unit garage, added Carlson.

Mulliken concluded that times change and people stay in Ephraim for extended period of time. This is an infill that no one is going to see, serves the people to stay longer and thus serve the whole community, added Mulliken.

Taillon stated that the Ephraim Yacht Harbor Condos cannot build garages on the property as it is against their deed restrictions. Taillon also mentioned receiving many positive phone calls with respect to this project.

Motion per Burton to pass this item onto Planning Committee with reservation about compatible infill and restrictions on use and rent, seconded by Stollenwerk, and motion carried.

7. New Business for next meeting
None
8. Adjournment

Motion per Stollenwerk to adjourn the Historic Preservation Committee Meeting at 6:59P.M., seconded by Burton, and motion carried.

Recorded by,
Andrea Collak-Clerk/Treasurer