



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | williamsbay.org Phone:
262-245-2700 | Fax: 262-245-2705

NOTICE

Village of Williams Bay and Town of Geneva EXTRATERRITORIAL ZONING MEETING

TUESDAY, JULY 13, 2021 AT 5:30 PM

Williams Bay Village Hall Council Room – 250 Williams Street

A quorum of Village Board may be present

AGENDA

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Review Minutes

A. None

V. Recommendation for a Zoning Map Amendment

Open Public Hearing – All interested in this matter are invited to attend

- A. APPLICANTS: Elm Ct Properties, LLC (Owner), Dante Digangi (Applicant), Ryan Cardinal (Agent) TAX KEY: JA 36200001
STREET ADDRESS: Vacant land (1 acre) located immediately north of N3054 Hwy. 67, Town of Geneva, Walworth County, Wisconsin

The applicant requests an amendment to Zoning Map from A-1, ETZ Prime Agricultural Land District and R-1, ETZ Single-Family Residence District to B-5, ETZ Planned Commercial-Recreation Business District.

Close Public Hearing

- A. Discussion and possible action for the zoning map amendment request

VI. Recommendation for a Conditional Use Permit

Open Public Hearing – All interested in this matter are invited to attend

- A. APPLICANTS: Elm Ct Properties, LLC (Owner), Dante Digangi (Applicant), Ryan Cardinal (Agent) TAX KEY: JA 36200001
STREET ADDRESS: Vacant land (1 acre) located immediately north of N3054 Hwy. 67, Town of Geneva, Walworth County, Wisconsin

The applicant requests a Conditional Use Permit per 18.1714, *Conditional Use Permit* and 18.1703V, *ETZ B-5 Planned Commercial-Recreation Business District* for an indoor personal training business.

Close Public Hearing

- A.** Discussion and possible action for the zoning map amendment request

VII. Adjournment

Pat Watts, Chair

Posted 07-06-2021, 5:00 PM

ETZ



APPLICATION FOR A ZONING MAP AMENDMENT

(Requirements per Zoning Ordinance Section 18.1205)

Applicant name: Dante DiGregi
Applicant address: W3891 Kelly Road Lake Geneva WI 53147
Applicant phone number: 224-436-1829
Address of subject site: No address STH67 JA36200001
Current zoning of subject site: County A-1/R-1
Proposed zoning of subject site: ETZ B-5
Future land use designation of the subject site (see Comprehensive Plan): Town Business - Village Ag/Rural
Written justification for the proposed map amendment (or attach as a separate sheet):
See Enclosed Narrative

Requirements

- ☐ Map of the subject property showing its general location in relation to the Village as a whole.
- ☐ Map of the subject property at a scale of not less than 1" equals 800 feet showing:
 - Current zoning of the subject property and lands within 200 feet.
 - All lot dimensions of the subject property.
 - Graphic scale and a north arrow.
- ☐ Names and addresses of the owners of all lands within 200 feet of the subject property as they appear on the current tax records of the Village of Williams Bay.

Dated this 2 day of March, 2021

Respectfully submitted,

(Signature of Applicant)

Town of Geneva

Debra L. Kirch, CMC/WCMC, Clerk/Treasurer
N3496 Como Road
Lake Geneva, WI 53147
(262) 248-8497
Fax (262) 249-8873

October 15, 2020

Bonnie Schaeffer
Williams Bay Extra-Territorial Zoning
250 Williams Street
PO Box 580
Williams Bay, WI 53191

Re: Rezone, Conditional Use – Dante Digangi, Highway 67, JA 36200001

Dante Digangi requested a Rezone and a Conditional Use for a 1-acre parcel located on Highway 67 that is currently zoned R-1 & A-1. The requested zoning is B-2 and is for a commercial training business called Exodus Personal Training. This property is in the ETZ with Williams Bay. Ryan Cardinal will present the request. Ryan was advised he needed a Conditional Use for the property because according to Williams Bay the property is zoned residential. Ryan said Dante talked to the neighbors about the business. The plans are for an 80-foot by 70-foot building, the equipment would be state of the art, maximum clients at one time for 3 back to back one hour classes would be 20, hours for the business would be 5:00 am-11:00 pm. Clients would use a card to enter the building. The parking area would be gravel. Ryan presented a photo of the parking stalls with a limit of 37 stalls. He said there would be security cameras with a timer to make sure no one would be in the building after 11:00 pm. After discussion with the Plan Commission members, Dante was advised to lock the facility at 10:00 pm so no customers would be in the building after 11:00 pm. The training will only be done inside the facility, no outdoor classes. The clientele would be a minimum of 18 years old. Jim Anton asked about signage for the business if it would have lighting. Gary Cocroft's concern was no one would be on premises from 5:00 am-11:00 pm. Dante said the members would wear an emergency necklace when a trainer wasn't present. Dante and his wife and trainers would be on sight from 6:00 am-7:00pm, Monday –Friday. Saturday and Sunday would be by appointment. The facility will have self-cleaning products available for each member to use, and the owners will clean all equipment.

Chairman Kopecky asked the Commission members what conditions should be on this request. After a lengthy discussion, the conditions are 1) The owners must follow the Town of Geneva Light Ordinance on their property; 2) A limit of 37 parking stalls for the business; 3) The facility is allowed only indoor activity (no outside classes); 4) All members must wear emergency necklaces when staff or trainers are not present; 5) Hours will be 5:00 am-11:00 pm Monday-Friday with doors to be locked by 10:00 pm and Saturday and Sunday by appointment only; and 6) A sign for the business must be approved by the Town Board. There was discussion if the zoning should be B-5 with conditions.

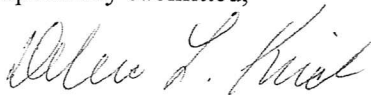
At their meeting held September 28, 2020, the Plan Commission took the following action:

- Motion (Commissioner Jim Thometz/Commissioner Phyllis Olson) to recommend to the Town Board to rezone 1-acre parcel zoned R-1 and A-1 to B-5 located on Highway 67 and in the ETZ zoning with Williams Bay with the following 6 conditions for Dante Digangi's commercial training business called Exodus Personal Training: 1) The owners must follow the Town of Geneva Light Ordinance on their property; 2) A limit of 37 parking stalls for the business; 3) The facility is allowed only indoor activity for exercise equipment use and classes (no outside classes); 4) All members must wear emergency necklaces when staff or trainers are not present; 5) Hours will be 5:00 am-11:00 pm Monday-Friday with doors to be locked by 10:00 pm and Saturday and Sunday hours by appointment only; and 6) A sign for the business must be approved by the Town Board. Motion passed 6-0-1 (Kopecky).

The Town Board at their meeting held October 12, 2020 took the following action:

- Motion (Supervisor Jeff Monroe/Supervisor Kathy Scanlan) to recommend to Williams Bay ETZ to approve the Rezone of the 1-acre parcel from R-1 and A-1 to B-5 located on Highway 67 for Dante Digangi's commercial training business called Exodus Personal Training with the following six conditions: 1) The owners must follow the Town of Geneva Light Ordinance on their property; 2) A limit of 37 parking stalls for the business; 3) The facility is allowed only indoor activity for exercise equipment use and classes (no outside classes); 4) All members must wear emergency necklaces when staff or trainers are not present; 5) Hours will be 5:00 am-11:00 pm Monday-Friday with doors to be locked by 10:00 pm and Saturday and Sunday hours by appointment only; and 6) A sign for the business must be approved by the Town Board. Approved 5-0.

Respectfully submitted,



Debra L. Kirch, CMC/WCMC
Clerk/Treasurer
Town of Geneva

cc: Digangi



Subject Property Zoomed View

With the enclosed documents, the applicant is proposing to rezone the subject property JA 36200001, which is directly adjacent to the north of N3054 STH 67 Lake Geneva, WI 53147.

Application Proposal Summary

The applicant currently has an accepted, contingent offer on the property, which is subject to the rezoning effort. Exodus Personal Training is proposing to make this their business home for all operations. A further Conditional Use, Site Plan, and other business-related information will be required and submitted should this rezoning proceed.

Exodus is currently located at W3660 South Shore Drive Lake Geneva, WI within the Town of Geneva operating under an approved Minor Home Occupation Permit.

This proposal has been approved at the Town of Geneva for a Conditional Use Business zoning district (County B-5 or equivalent ETZ B-5). The following conditions were placed by the Town:

(continued)

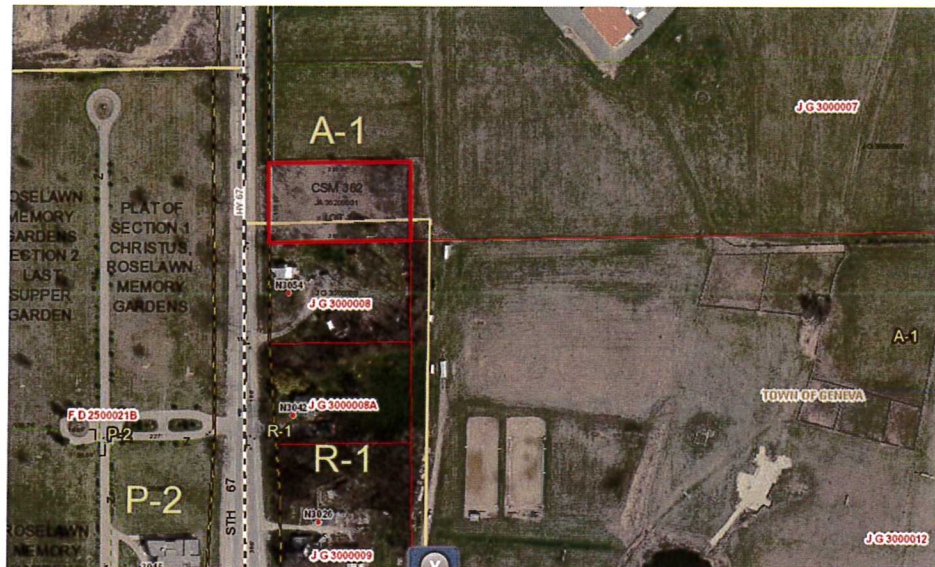
262-757-8776
1200 LaSALLE STREET – PO BOX 281
LAKE GENEVA, WISCONSIN
WWW.CARDINALENGINEERINGWI.COM

1. Owners must follow the Town of Geneva Light Ordinance
2. A limit of 37 parking stalls for the business
3. The facility is allowed only indoor activity (no outside classes)
4. All members must wear emergency necklaces when staff or trainers are not present
5. Hours will be 5:00am-11:00pm Monday-Friday with doors to be locked by 10:00pm and Saturday and Sunday by appointment only
6. A sign for the business must be approved by the Town Board

The applicants will take the conditions and implement them into their business plan and/or site plan as appropriate.

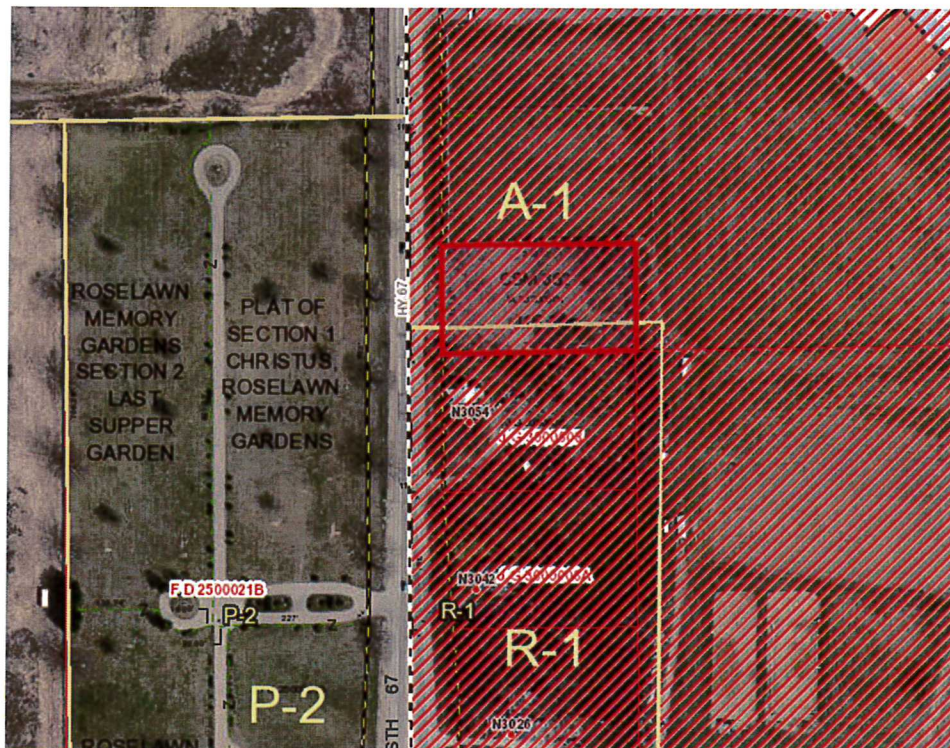
The following pages provide a detailed discussion of zoning .

Current Zoning



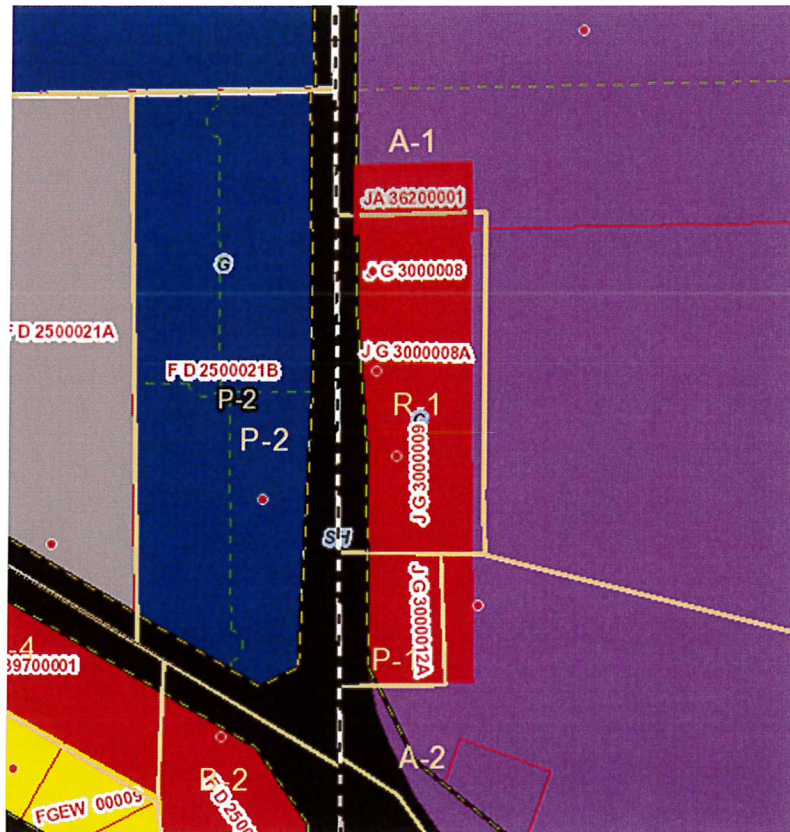
As can be seen above from the Walworth County GIS, the subject property is currently zoned partially as R-1 and partially as A-1.

This property is also in the Village of Williams Bay Extra-Territorial Zoning Area, as can be seen below in the red cross-hatched area.



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Town and County Future Land Use Plan

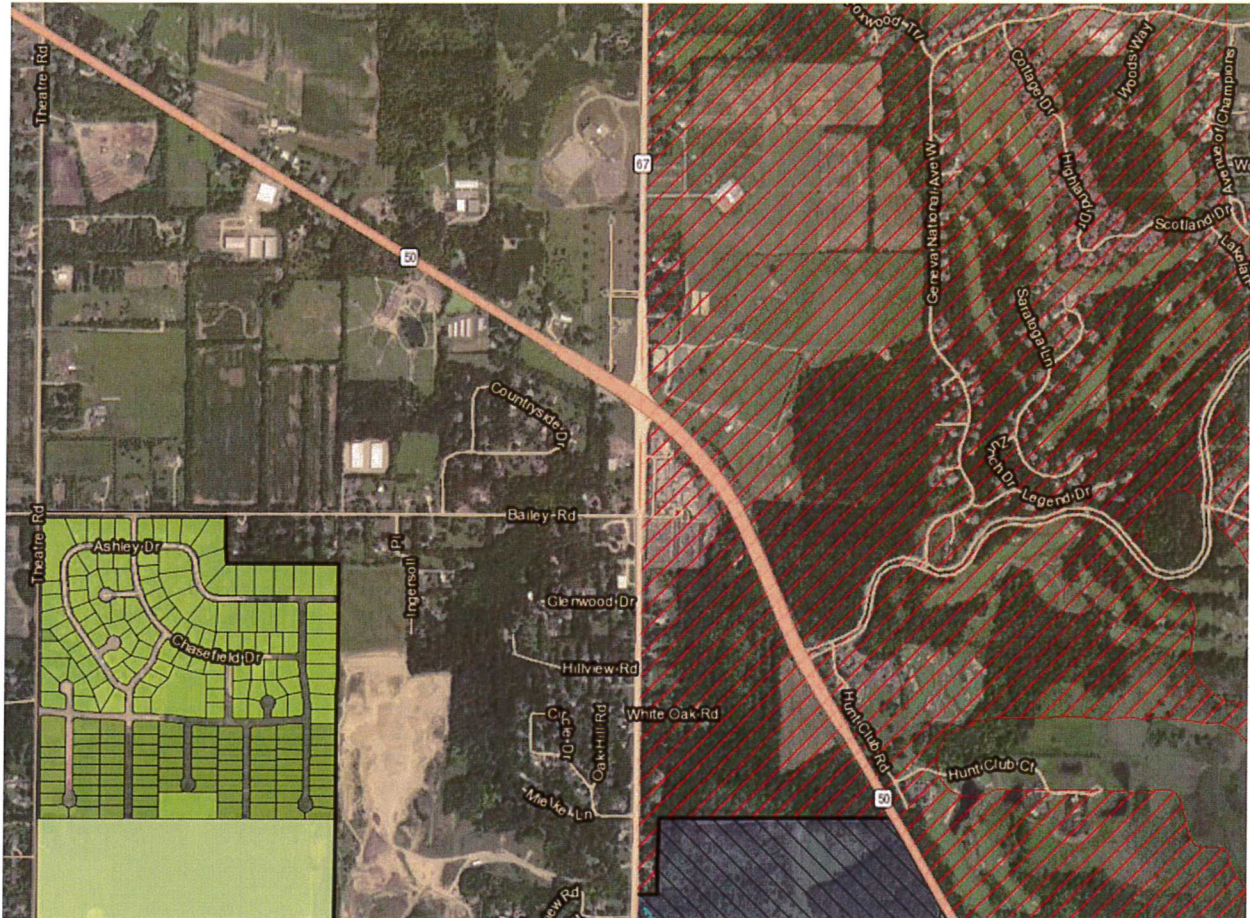


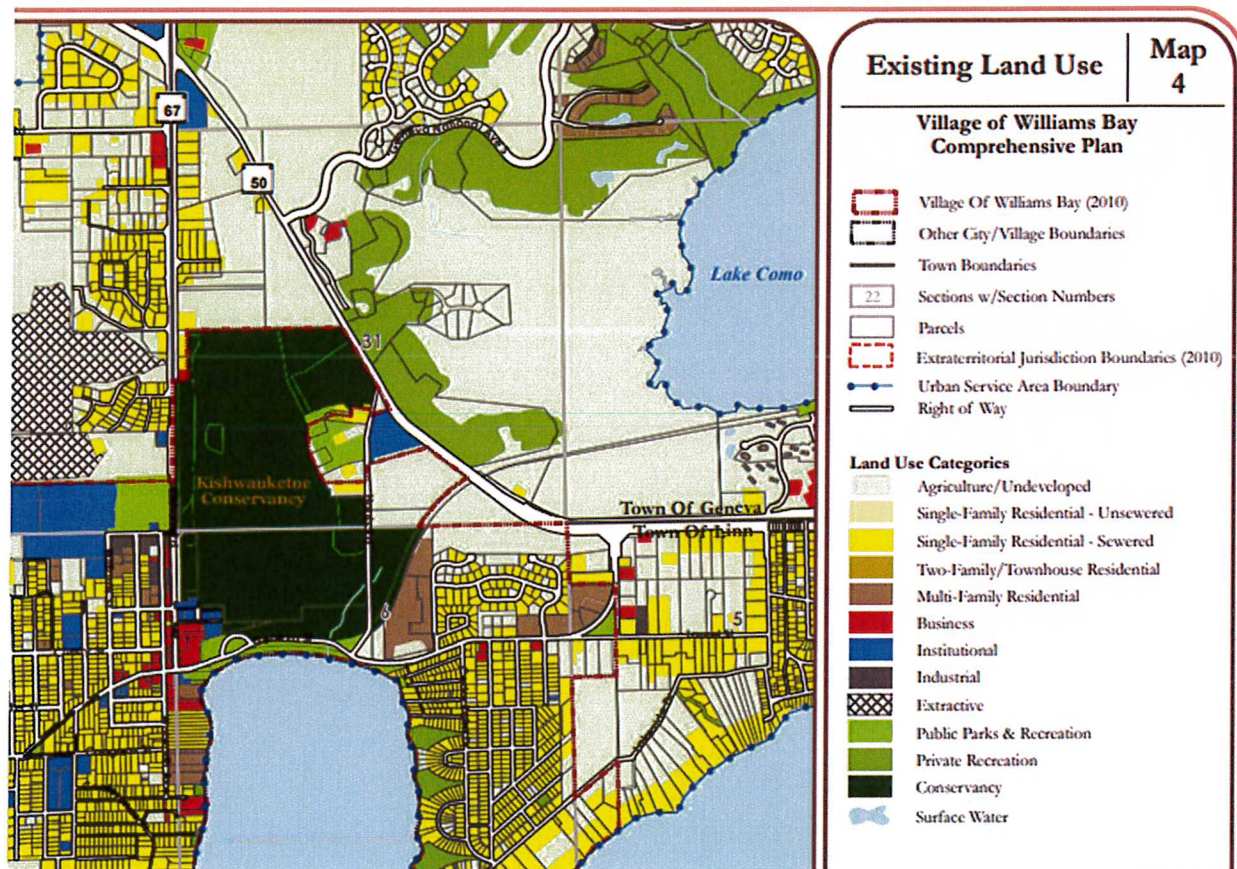
The above map shows that the subject property on the 2050 Comprehensive Land Use Plan. The following colors are indicated:

- Red = C = Commercial
- Blue = G = Government/Institution
- Purple = RR = Rural Density Residential

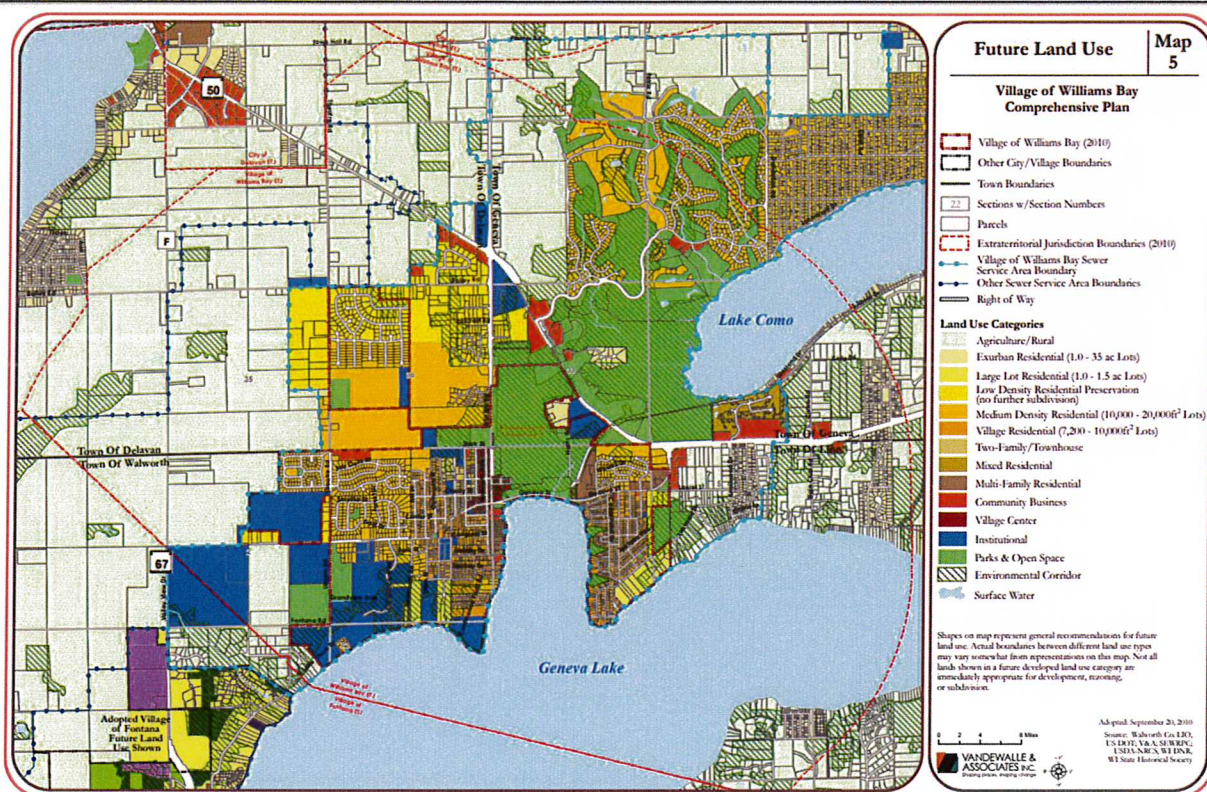
Williams Bay Zoning

As can be seen in the Williams Bay Zoning Map below, zoning districts are assigned to the parcels within the municipal boundary and the subject property is identified within the ETZ area.





The above image from the existing land use plan excerpted from the Williams Bay Comprehensive Plan Map 4 does not show the subject property, but can be inferred from the previous discussions.



Above is the Future Land Use (Map 5) from the Williams Bay Comprehensive Plan. This plan identifies the subject property as Agricultural/Rural.

It should be noted that nearly the entire surrounding area along STH 50 and STH 67 is identified as the same. There are business on the west side of STH 67 and south of STH 50. There are numerous business along STH 50 headed west towards Delavan. There are business north of STH 50 on STH 67. This proposal meets the existing parcel and its surrounding vicinity, being a net benefit to all local Communities drawing patronage to the Village.

Per the ETZ Zoning Ordinance, a PUD for ETZ B-5 would be appropriate in this case, with the ordinance section applied.

Zoning Summary

As can be seen in the maps referenced, the rezone is consistent with the Comprehensive Plan and is consistent with the surroundings. The south two quadrants of 50/67 intersection are business, the Northeast quadrant is an equestrian business, and the Northwest quadrant is institutional. Continuing west down STH 50, numerous business properties are located on the north and south side of the road and continuing north on 67 are institutional and business properties.

Other Site Review Due Diligence



The above image from the WDNR Surface Water Viewer shows no bodies of water, no mapped wetlands (orange areas), and no wetland indicators (purple areas) within the vicinity of the parcel.



The above image identifies areas of isolate and primary natural resources and environmental corridors. None are present around the subject property.

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Conceptual Building Planning

The proposed building is expected to be an open concept gym for private training, group sessions, and club memberships. The exterior of building is currently expected to be upscaled metal, in the likes of the below example:



The rear of the building is currently planned to have a glass garage door that can be opened for classes to oversee the views towards the east, as can be seen in the example below:



Finally, interior finishes are expected to be upscale modern, farmhouse style.



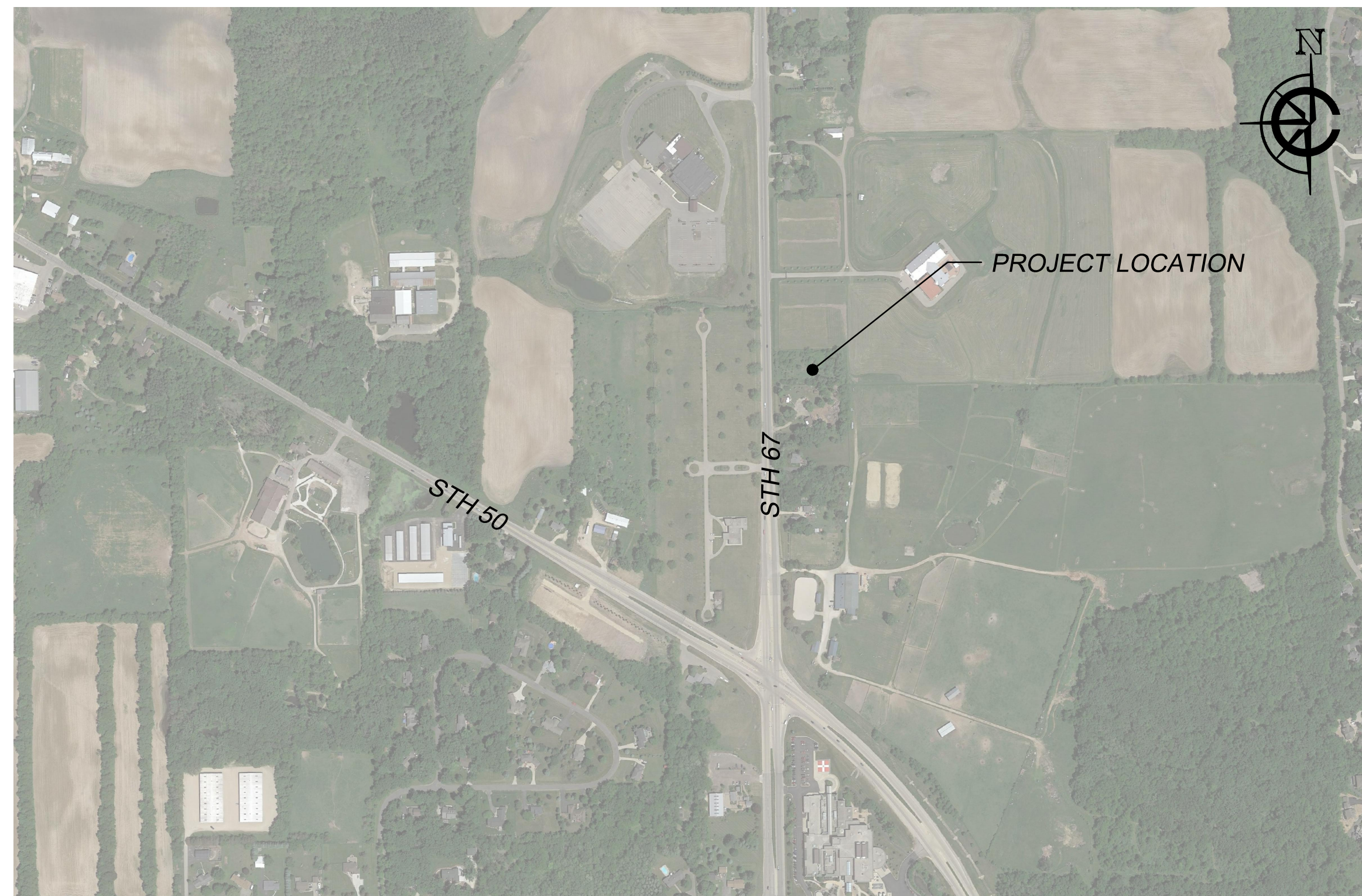
These early, conceptual building ideas are intended to construct a building within the Town of Geneva that will be beneficial to the surrounding properties and overall Town and other communities for the foreseeable future.

DANTE DIGANGI GYM

SITE IMPROVEMENT PLANS

DECEMBER 14, 2020

CIVIL DRAWING INDEX	
1 OF 6	TITLE SHEET
2 OF 6	EXISTING CONDITIONS AND EROSION CONTROL
3 OF 6	SITE PLAN
4 OF 6	GRADING PLAN
5 OF 6	CONSTRUCTION DETAILS
6 OF 6	CONSTRUCTION NOTES



ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.

DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE.

ALL SPECIFICATIONS FOR STANDARD SEWER AND WATER CONSTRUCTION IN WISCONSIN SHALL ALSO BE FOLLOWED, IF NOT DIRECTLY REFERENCED UNDER THIS TITLE BLOCK.

CONTACT INFORMATION:

OWNER: DANTE DIGANGI
HIGHWAY 67
LAKE GENEVA, WI 53147

ENGINEER: ANTHONY W. ZIMMERMAN, P.E.
CARDINAL ENGINEERING, LLC
1200 LA SALLE STREET,
LAKE GENEVA, WI 53147
PHONE: 262-757-8776

NOT FOR CONSTRUCTION

DIGGERS

Dial 811 or (800)

DIGGERS HOTLINE

Dial **811** or (800)242-8511

www.DiggersHotline.com

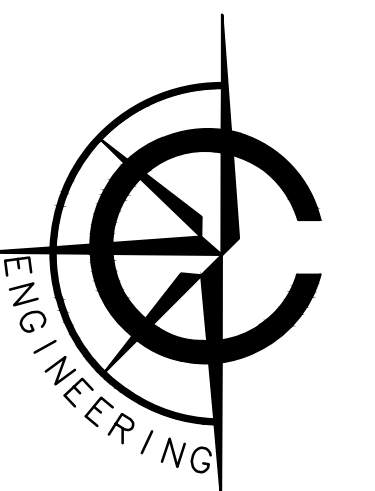
CARDINAL ENGINEERING LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF CARDINAL ENGINEERING LLC.

CLIENT

DANTE DIGANGI GYM
TOWN OF GENEVA, WALWORTH COUNTY, WI

COVER SHEET

PRELIMINARY



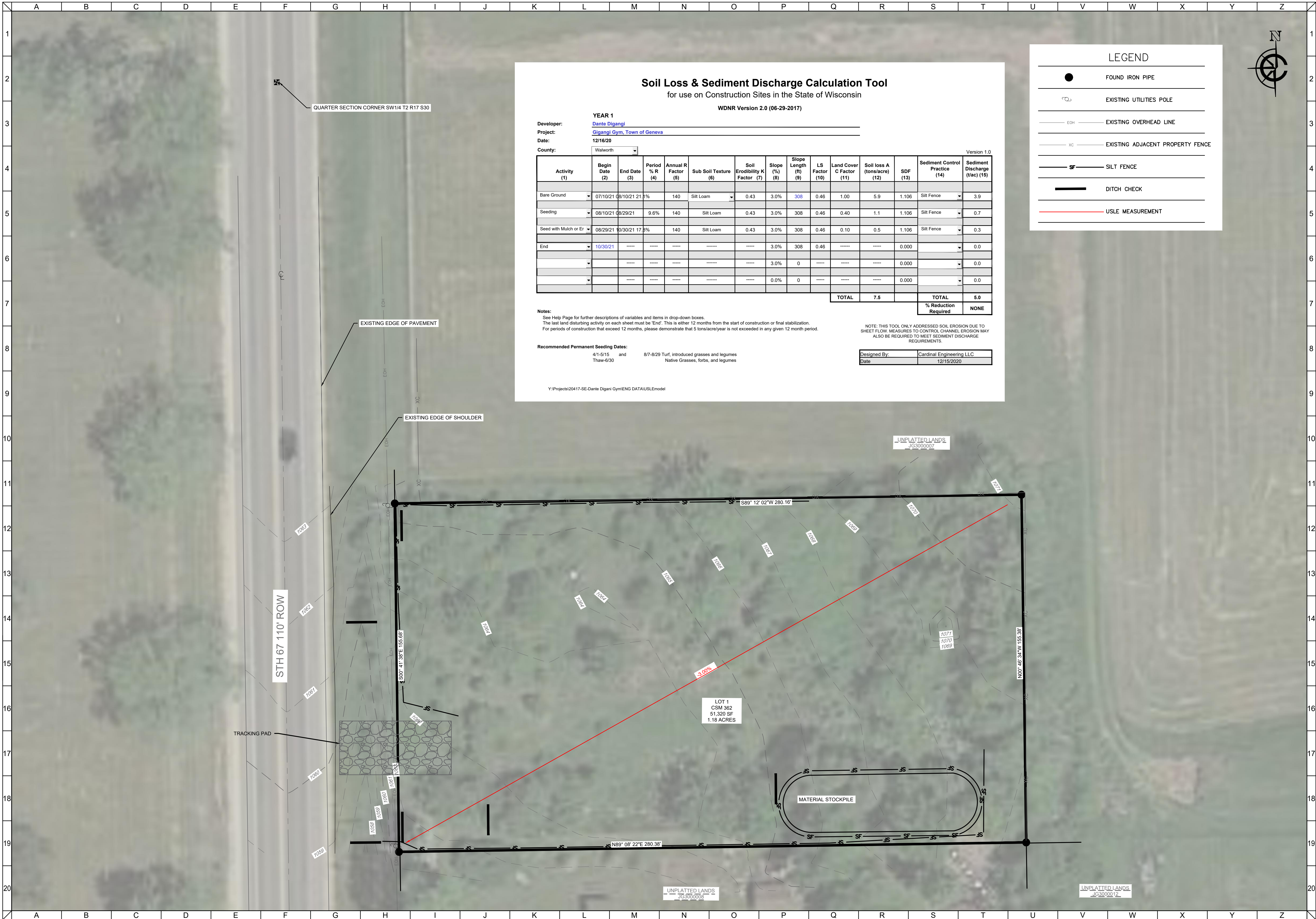
CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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NO.	REVISION DESCRIPTION	REV DATE
SCALE	1" = 500'	
PROJECT NUMBER	20417	
DATE	12/14/2020	
PROJECT MGR	RYAN CARDINAL, PE	
DRAWN BY	AWZ	
DESIGNED BY	AWZ	

SHEET NUMBER

1 OF 6



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)

Developer: Dante Digangi

Project: Gigangi Gym, Town of Geneva

Date: 12/16/20

County: Walworth

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	07/10/21	08/10/21	21.1%	140	Silt Loam	0.43	3.0%	308	0.46	1.00	5.9	1.106	Silt Fence	3.9
Seeding	08/10/21	08/29/21	9.6%	140	Silt Loam	0.43	3.0%	308	0.46	0.40	1.1	1.106	Silt Fence	0.7
Seed with Mulch or Er	08/29/21	10/30/21	17.3%	140	Silt Loam	0.43	3.0%	308	0.46	0.10	0.5	1.106	Silt Fence	0.3
End	10/30/21						3.0%	308	0.46			0.000		0.0
							3.0%	0				0.000		0.0
							0.0%	0				0.000		0.0
TOTAL											7.5		TOTAL	5.0
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

Recommended Permanent Seeding Dates:

4/1-5/15 and 8/7-8/29 Turf, introduced grasses and legumes
Thaw-6/30 Native Grasses, forbs, and legumes

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Designed By: Cardinal Engineering LLC

Date: 12/15/2020

Y:\Projects\20417-SE-Dante Digani Gym\ENG DATA\USLEmodel

LEGEND

●

FOUND IRON PIPE

⌂

EXISTING UTILITIES POLE

— EOH —

EXISTING OVERHEAD LINE

— XC —

EXISTING ADJACENT PROPERTY FENCE

— SF —

SILT FENCE

—

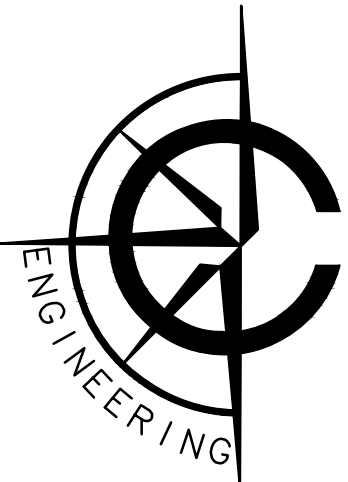
DITCH CHECK

—

USLE MEASUREMENT

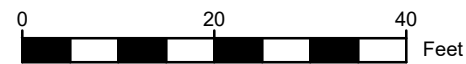
CLIENT

DANTE DIGANGI GYM
TOWN OF GENEVA, WALWORTH COUNTY, WI
PRELIMINARY
EXISTING CONDITIONS AND
EROSION CONTROL



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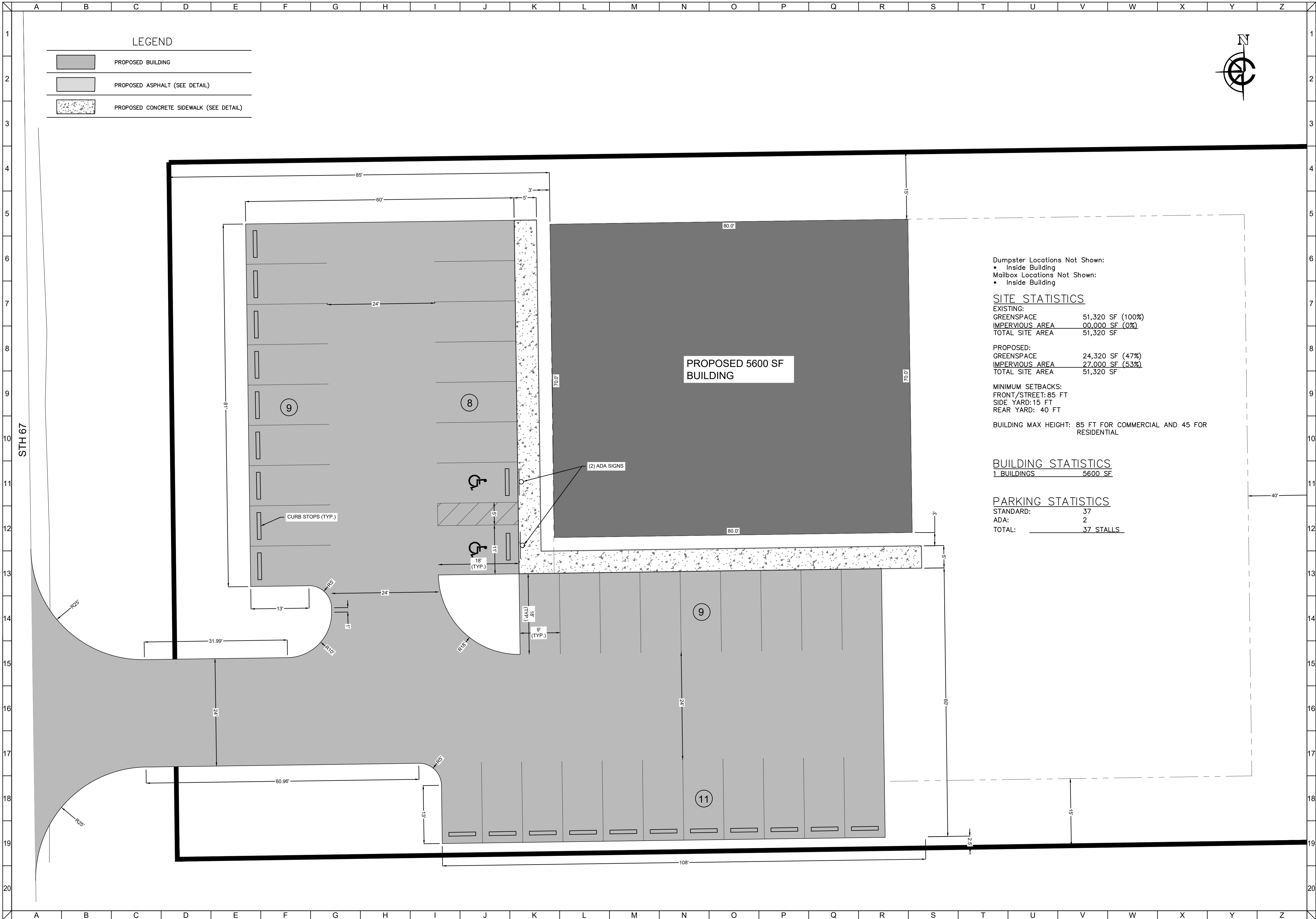


NO.	REVISION DESCRIPTION	REV DATE

SCALE	1 IN=20 FT
PROJECT NUMBER	20417
DATE	12/14/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	AWZ
DESIGNED BY	AWZ

SHEET NUMBER

2 OF 6



Dumpster Locations Not Shown:
• Inside Building
Mailbox Locations Not Shown:
• Inside Building

SITE STATISTICS
EXISTING:
GREENSPACE 51,320 SF (100%)
IMPERVIOUS AREA 00,000 SF (0%)
TOTAL SITE AREA 51,320 SF

PROPOSED:
GREENSPACE 24,320 SF (47%)
IMPERVIOUS AREA 27,000 SF (53%)
TOTAL SITE AREA 51,320 SF

MINIMUM SETBACKS:
FRONT/STREET: 85 FT
SIDE YARD: 15 FT
REAR YARD: 40 FT

BUILDING MAX HEIGHT: 85 FT FOR COMMERCIAL AND 45 FOR RESIDENTIAL

BUILDING STATISTICS
1 BUILDINGS 5600 SF

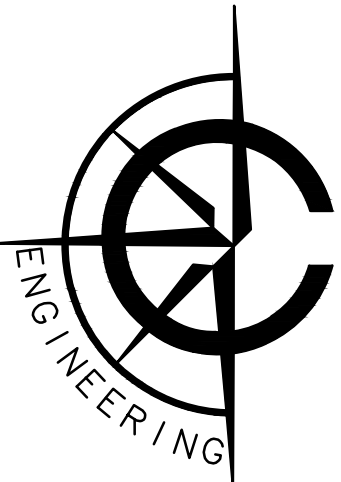
PARKING STATISTICS
STANDARD: 37
ADA: 2
TOTAL: 37 STALLS

CLIENT

DANTE DIGANGI GYM
TOWN OF GENEVA, WALWORTH COUNTY, WI

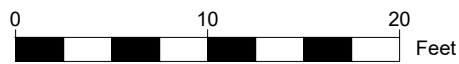
SITE PLAN

PRELIMINARY



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NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 10'
PROJECT NUMBER	20417
DATE	12/14/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	AWZ
DESIGNED BY	AWZ

SHEET NUMBER

3 OF 6

NOTES:

- DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION AND WDNR TECHNICAL STANDARD 1062.
- TEMPORARY DITCH CHECKS OF A SINGLE ROW OF EROSION BALES ARE NOT PERMITTED.
- SEDIMENT BALE BARRIERS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
- DAMAGED OR DECOMPOSED SEDIMENT BALE BARRIERS, AND UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF THE SEDIMENT BALE BARRIERS SHALL BE REPAIRED.
- SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT BALE BARRIER.
- SEDIMENT BALE BARRIERS AND ANCHORING DEVICES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
- EFFECTIVENESS OF BALES IS LESS THAN 3 MONTHS.

SECTION A-A

WOOD STAKES (2 PER BALE) NOMINAL 2" X 2" X 30" MIN. LENGTH OR EQUIVALENT

30" MIN.

18" NOM.

4" NOM.

14" NOM.

EMBED BALES

NOTE: ALL DIMENSIONS ARE APPROXIMATE

BALE SPACING ON SLOPES	
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
33% TO 50%	20 FEET
> 50%	NOT PERMITTED

FOR SCOUR PROTECTION USE EROSION MAT FOR CHANNEL LINING. LAP MAT UNDER UPSTREAM BALES AND SECURE FABRIC WITH WOOD STAKES AT 3-FOOT INTERVALS.

7' NOM.

DIRECTION OF FLOW

A

STAGGER JOINTS BETWEEN ADJACENT ROWS OF BALES

EROSION CONTROL MATTING DETAIL

NOTE: INSTALL ON ALL SLOPES OF 4:1 OR GREATER

PLAN VIEW

10" MIN. 16" MAX.

SLOPE VAR.

4" NOM.

STAKES DRIVEN FLUSH WHEN SOIL CONDITIONS PERMIT

FRONT ELEVATION

STAGGER JOINTS WITH A DOUBLE ROW.

BOTTOM ELEVATION OF END BALE SHALL BE EQUAL TO OR GREATER THAN TOP OF LOWEST MIDDLE BALE

TEMPORARY DITCH CHECK USING EROSION BALES

NOTES:

- SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
- SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
- WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.

5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.

6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.

7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:

- TWIST METHOD--OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
- HOOK METHOD--HOOK THE END OF EACH SILT FENCE LENGTH.

8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.

10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.

11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.

SILT FENCE DETAIL

NOTE:

SILT FENCE SHALL BE SUPPORTED BY EITHER WOOD OR STEEL SUPPORTS AS SPECIFIED BELOW:

- WOOD - 1 1/8" X 1 1/8" AIR OR KILN DRIED OAK OR HICKORY; FABRIC SHALL BE STAPLED USING 1/2-INCH MINIMUM STAPLES TO THE UPSLOPE SIDE OF THE FENCE IN AT LEAST 3 PLACES; POSTS SHALL BE A MINIMUM OF 3 FEET LONG FOR 24-INCH FENCE AND 4 FEET LONG FOR 36-INCH FENCE.
- STEEL - MINIMUM 5 FEET IN LENGTH WITH STRENGTH OF 1.33 LBS/FT AND HAVE PROJECTIONS FOR FASTENERS; FABRIC SHALL BE ATTACHED IN AT LEAST THREE PLACES ON THE UPSLOPE SIDE WITH SOLB. PLASTIC TIE STRAPS OR WIRE FASTENERS.

NOTE:

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

WOOD POSTS LENGTH 3'-4' 20" DEPTH IN GROUND

GEOTEXTILE FABRIC ONLY

BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

FLOW DIRECTION

3'-0" MAX.*

3'-0" MAX.*

3'-0" MAX.*

3'-0" MAX.*

* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED. 3'-0" MAX FOR NON WOVEN FABRIC

SUPPORT CORD

GEOTEXTILE FABRIC

FOLD 3" MAX.

FLOW DIRECTION

SILT FENCE TIE BACK

(WHEN ADDITIONAL SUPPORT IS REQUIRED)

TIEBACK BETWEEN FENCE POST AND ANCHOR

SILT FENCE

FLOW DIRECTION

ANCHOR STAKE MIN. 18" LONG

EXCESS FABRIC

TRENCH DETAIL

NOTE:

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

TRACKING PAD

1. TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.

2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.

3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3"- 6" CLEAR OR WASHED STONE. ALL MATERIAL SHALL BE RETAINED ON A 3-INCH SIEVE.

4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.

5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.

6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

MAINTENANCE

- ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
- TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
- THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
- A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

STONE TRACKING PAD DETAIL

CONSIDERATIONS:

- VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
- THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
- ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

TRACKING MAT

PUBLIC RIGHT-OF-WAY

EXIST. PAVEMENT

12" MIN.

FILTER CLOTH

STRIP TOPSOIL & SET TO PLAN SUBGRADE

50' MIN.

FULL WIDTH OF EGRESS

BITUMINOUS PAVEMENT (STANDARD DUTY)

1.75" BITUMINOUS SURFACE COURSE
TYPE WDOT 3 LT 58-28 S
SEC. 460

TACK COAT

2.25" BITUMINOUS BINDER COURSE
TYPE WDOT 3 LT 58-28 S
SEC. 460

10.0" CRUSHED STONE BASE COURSE
1-1/4" WDOT SEC. 305

COMPACTED SUBGRADE

CONCRETE SIDEWALK SECTION

5" 3500 PSI CONCRETE PAVEMENT (SEC 415)

4" CRUSHED AGGREGAE BASE 3/4" (SEC. 305)

12" COMPACTED SUBGRADE (SEC. 209 OR 305)

JOINING TWO LENGTHS OF SILT FENCE

NOTE:

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

GEOTEXTILE FABRIC

WOOD POST

FLOW DIRECTION

1'-0" MIN.

2'-0" MIN.

GEOTEXTILE FABRIC

WOOD POST

Twist Method

GEOTEXTILE FABRIC

WOOD POST

FLOW DIRECTION

1'-0" MIN.

2'-0" MIN.

GEOTEXTILE FABRIC

WOOD POST

Hook Method

FILE: Y:\Projects\20417-SE-Dante Digani Gym\DWG\SHEETS\20417EC.dwg

PLOTTED: 12/16/2020 11:14:09 AM

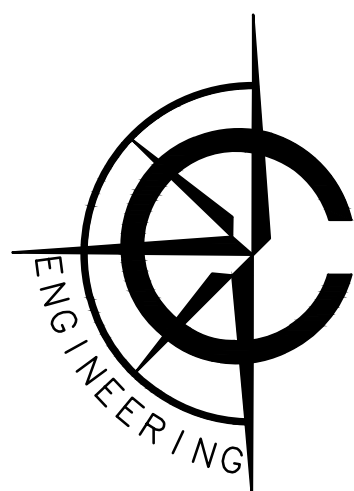
CLIENT

DANTE DIGANGI GYM

TOWN OF GENEVA, WALWORTH COUNTY, WI

PRELIMINARY

CONSTRUCTION DETAILS



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET,
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE		
PROJECT NUMBER		20417
DATE		12/14/2020
PROJECT MGR	RYAN CARDINAL, PE	
DRAWN BY	AWZ	
DESIGNED BY	AWZ	

SHEET NUMBER

5 OF 6

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
1	CONSTRUCTION NOTES												EROSION CONTROL NOTES													
2	1. THE LANDOWNER OR THEIR AUTHORIZED AGENT SHALL KEEP APPROVED PLAN, PERMIT, AND EROSION CONTROL INSPECTION RECORDS ONSITE AT ALL TIMES UNTIL THE SITE IS STABILIZED AND NOTICE OF TERMINATION FILED.												THE FOLLOWING EROSION CONTROL SPECIFICATIONS SHALL BE FOLLOWED FOR THIS PROJECT.													
3	2. CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN OF GENEVA, AND OTHER JURISDICTIONAL AUTHORITIES PRIOR TO IMPLEMENTATION.												1. THESE BEST MANAGEMENT PRACTICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.													
4	3. AT A MINIMUM, CONSTRUCTION SITE EROSION CONTROL INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND WITHIN 24 HOURS OF AFTER A PRECIPITATION EVENT OF 0.5 INCH OR GREATER. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION IN ANY CONTINUOUS 24-HOUR PERIOD. CONTINUE THROUGH STABILIZATION.												1.1. SILT FENCE: SEE TECHNICAL STANDARD 1056 FOR FURTHER GUIDANCE.													
5	4. MAINTAIN INSPECTION RECORDS WITH FORM 3400-017, CURRENT REVISION, OR DOCUMENT WITH EQUIVALENT INFORMATION AS PER NR 216.48(4)(c). RECORDS SHALL BE KEPT ONSITE AND AVAILABLE UPON REQUEST.												1.1.A. SILT FENCE SHALL BE PLACED ON THE CONTOUR, NOT PERPENDICULAR TO THE CONTOUR. 1.1.B. THE ENDS OF THE FENCE SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE. 1.1.C. INSTALLED SILT FENCE SHALL BE MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION. 1.1.D. SILT FENCES SHALL BE SUPPORTED BY WOOD SUPPORTS. FOR STEEL SUPPORTS, SEE FURTHER GUIDANCE IN WDNR TECHNICAL STANDARD 1056. THE FULL HEIGHT SHALL BE SUPPORTED BY 1-1/8" BY 1-1/8" AIR OR KILN DRIED POSTS OF HICKORY OR OAK.													
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11																										

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11																										

6 OF 6



VILLAGE OF WILLIAMS BAY

Office of the Zoning Administrator

Evaluation Report

July 13, 2021

Village of Williams Bay and Town of Geneva Extraterritorial Zoning Board

July 2, 2021

APPLICANTS: Elm Ct Properties, LLC (Owner), Dante Digangi (Applicant), Ryan Cardinal (Agent)

TAX KEY: JA 36200001

STREET ADDRESS: Vacant land (1 acre) located immediately north of N3054 Hwy. 67, Town of Geneva, Walworth County, Wisconsin

- The applicant requests an amendment to Zoning Map from A-1, ETZ Prime Agricultural Land District and R-1, ETZ Single-Family Residence District to B-5, ETZ Planned Commercial-Recreation Business District.
- The applicant requests a Conditional Use Permit per 18.1714, *Conditional Use Permit* and 18.1703V, *ETZ B-5 Planned Commercial-Recreation Business District* for an indoor personal training business.

The Town of Geneva approved this request with the following conditions:

- 1) The owners must follow the Town of Geneva Light Ordinance on their property;
- 2) A limit of 37 parking stalls for the business;
- 3) The facility is allowed only indoor activity for exercise equipment use and classes (no outside classes);
- 4) All members must wear emergency necklaces when staff or trainers are not present;
- 5) Hours will be 5:00 am-11:00 pm Monday-Friday with doors to be locked by 10:00 pm and Saturday and Sunday hours by appointment only; and
- 6) A sign for the business must be approved by the Town Board.

I would recommend approval of these applications using the conditions stated above.

Bonnie Schaeffer
Zoning Administrator

ETZ



APPLICATION FOR A ZONING MAP AMENDMENT

(Requirements per Zoning Ordinance Section 18.1205)

Applicant name: Dante DiGregi
Applicant address: W3891 Kelly Road Lake Geneva WI 53147
Applicant phone number: 224-436-1829
Address of subject site: No address STH67 JA36200001
Current zoning of subject site: County A-1/R-1
Proposed zoning of subject site: ETZ B-5
Future land use designation of the subject site (see Comprehensive Plan): Town Business - Village Ag/Rural
Written justification for the proposed map amendment (or attach as a separate sheet):
See Enclosed Narrative

Requirements

- ☐ Map of the subject property showing its general location in relation to the Village as a whole.
- ☐ Map of the subject property at a scale of not less than 1" equals 800 feet showing:
 - Current zoning of the subject property and lands within 200 feet.
 - All lot dimensions of the subject property.
 - Graphic scale and a north arrow.
- ☐ Names and addresses of the owners of all lands within 200 feet of the subject property as they appear on the current tax records of the Village of Williams Bay.

Dated this 2 day of March, 2021

Respectfully submitted,

Dante DiGregi
(Signature of Applicant)

Town of Geneva

Debra L. Kirch, CMC/WCMC, Clerk/Treasurer
N3496 Como Road
Lake Geneva, WI 53147
(262) 248-8497
Fax (262) 249-8873

October 15, 2020

Bonnie Schaeffer
Williams Bay Extra-Territorial Zoning
250 Williams Street
PO Box 580
Williams Bay, WI 53191

Re: Rezone, Conditional Use – Dante Digangi, Highway 67, JA 36200001

Dante Digangi requested a Rezone and a Conditional Use for a 1-acre parcel located on Highway 67 that is currently zoned R-1 & A-1. The requested zoning is B-2 and is for a commercial training business called Exodus Personal Training. This property is in the ETZ with Williams Bay. Ryan Cardinal will present the request. Ryan was advised he needed a Conditional Use for the property because according to Williams Bay the property is zoned residential. Ryan said Dante talked to the neighbors about the business. The plans are for an 80-foot by 70-foot building, the equipment would be state of the art, maximum clients at one time for 3 back to back one hour classes would be 20, hours for the business would be 5:00 am-11:00 pm. Clients would use a card to enter the building. The parking area would be gravel. Ryan presented a photo of the parking stalls with a limit of 37 stalls. He said there would be security cameras with a timer to make sure no one would be in the building after 11:00 pm. After discussion with the Plan Commission members, Dante was advised to lock the facility at 10:00 pm so no customers would be in the building after 11:00 pm. The training will only be done inside the facility, no outdoor classes. The clientele would be a minimum of 18 years old. Jim Anton asked about signage for the business if it would have lighting. Gary Cocroft's concern was no one would be on premises from 5:00 am-11:00 pm. Dante said the members would wear an emergency necklace when a trainer wasn't present. Dante and his wife and trainers would be on sight from 6:00 am-7:00pm, Monday –Friday. Saturday and Sunday would be by appointment. The facility will have self-cleaning products available for each member to use, and the owners will clean all equipment.

Chairman Kopecky asked the Commission members what conditions should be on this request. After a lengthy discussion, the conditions are 1) The owners must follow the Town of Geneva Light Ordinance on their property; 2) A limit of 37 parking stalls for the business; 3) The facility is allowed only indoor activity (no outside classes); 4) All members must wear emergency necklaces when staff or trainers are not present; 5) Hours will be 5:00 am-11:00 pm Monday-Friday with doors to be locked by 10:00 pm and Saturday and Sunday by appointment only; and 6) A sign for the business must be approved by the Town Board. There was discussion if the zoning should be B-5 with conditions.

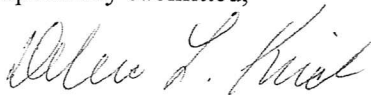
At their meeting held September 28, 2020, the Plan Commission took the following action:

- Motion (Commissioner Jim Thometz/Commissioner Phyllis Olson) to recommend to the Town Board to rezone 1-acre parcel zoned R-1 and A-1 to B-5 located on Highway 67 and in the ETZ zoning with Williams Bay with the following 6 conditions for Dante Digangi's commercial training business called Exodus Personal Training: 1) The owners must follow the Town of Geneva Light Ordinance on their property; 2) A limit of 37 parking stalls for the business; 3) The facility is allowed only indoor activity for exercise equipment use and classes (no outside classes); 4) All members must wear emergency necklaces when staff or trainers are not present; 5) Hours will be 5:00 am-11:00 pm Monday-Friday with doors to be locked by 10:00 pm and Saturday and Sunday hours by appointment only; and 6) A sign for the business must be approved by the Town Board. Motion passed 6-0-1 (Kopecky).

The Town Board at their meeting held October 12, 2020 took the following action:

- Motion (Supervisor Jeff Monroe/Supervisor Kathy Scanlan) to recommend to Williams Bay ETZ to approve the Rezone of the 1-acre parcel from R-1 and A-1 to B-5 located on Highway 67 for Dante Digangi's commercial training business called Exodus Personal Training with the following six conditions: 1) The owners must follow the Town of Geneva Light Ordinance on their property; 2) A limit of 37 parking stalls for the business; 3) The facility is allowed only indoor activity for exercise equipment use and classes (no outside classes); 4) All members must wear emergency necklaces when staff or trainers are not present; 5) Hours will be 5:00 am-11:00 pm Monday-Friday with doors to be locked by 10:00 pm and Saturday and Sunday hours by appointment only; and 6) A sign for the business must be approved by the Town Board. Approved 5-0.

Respectfully submitted,



Debra L. Kirch, CMC/WCMC
Clerk/Treasurer
Town of Geneva

cc: Digangi



Subject Property Zoomed View

With the enclosed documents, the applicant is proposing to rezone the subject property JA 36200001, which is directly adjacent to the north of N3054 STH 67 Lake Geneva, WI 53147.

Application Proposal Summary

The applicant currently has an accepted, contingent offer on the property, which is subject to the rezoning effort. Exodus Personal Training is proposing to make this their business home for all operations. A further Conditional Use, Site Plan, and other business-related information will be required and submitted should this rezoning proceed.

Exodus is currently located at W3660 South Shore Drive Lake Geneva, WI within the Town of Geneva operating under an approved Minor Home Occupation Permit.

This proposal has been approved at the Town of Geneva for a Conditional Use Business zoning district (County B-5 or equivalent ETZ B-5). The following conditions were placed by the Town:

(continued)

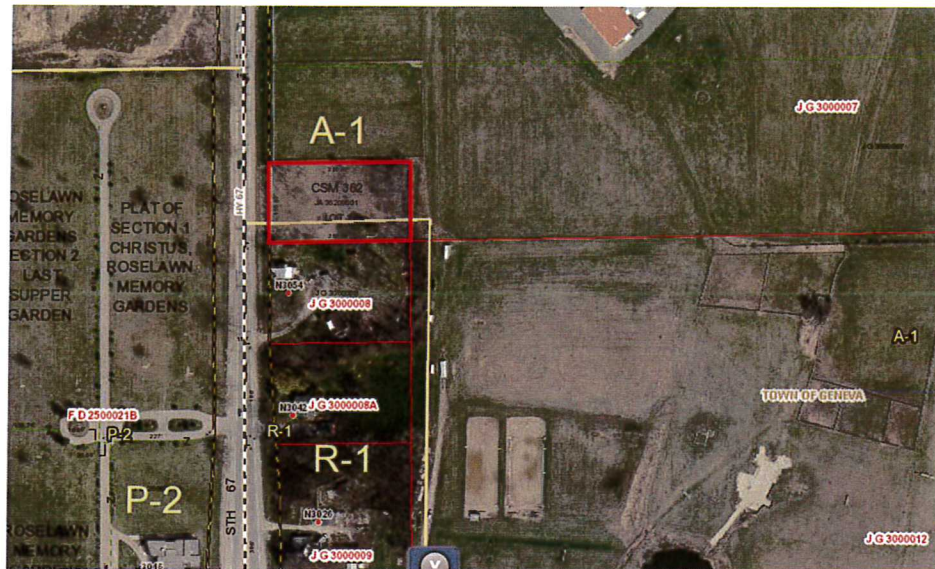
262-757-8776
1200 LaSALLE STREET – PO BOX 281
LAKE GENEVA, WISCONSIN
WWW.CARDINALENGINEERINGWI.COM

1. Owners must follow the Town of Geneva Light Ordinance
2. A limit of 37 parking stalls for the business
3. The facility is allowed only indoor activity (no outside classes)
4. All members must wear emergency necklaces when staff or trainers are not present
5. Hours will be 5:00am-11:00pm Monday-Friday with doors to be locked by 10:00pm and Saturday and Sunday by appointment only
6. A sign for the business must be approved by the Town Board

The applicants will take the conditions and implement them into their business plan and/or site plan as appropriate.

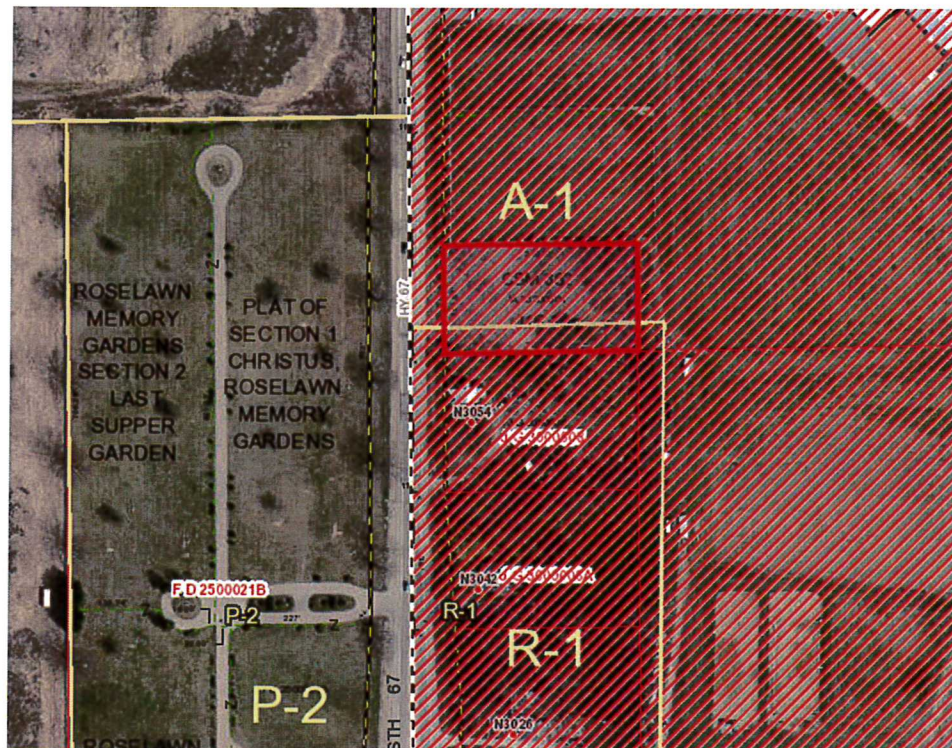
The following pages provide a detailed discussion of zoning .

Current Zoning

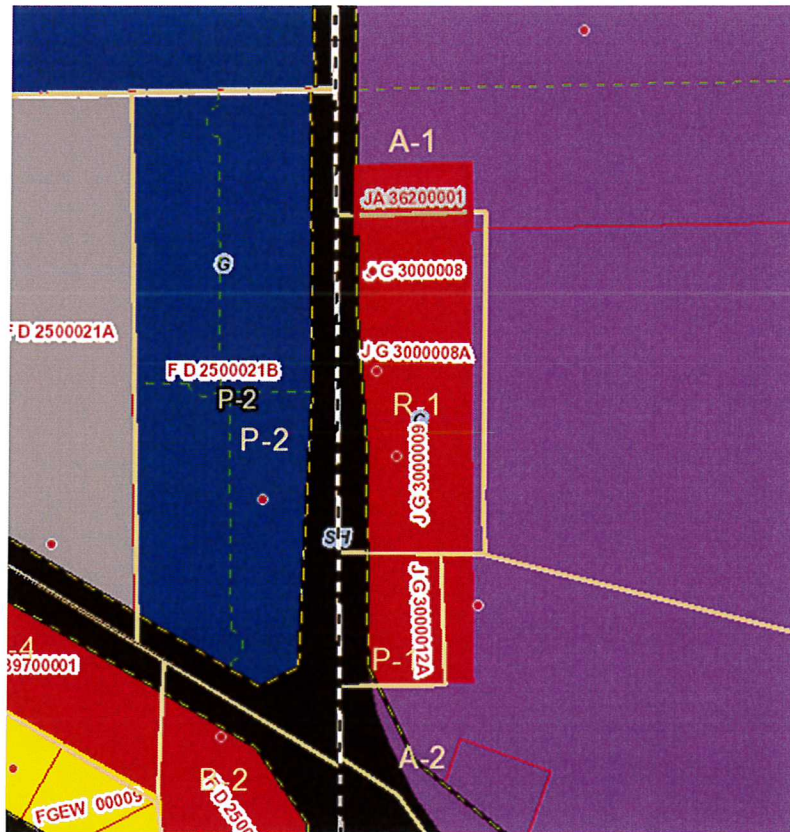


As can be seen above from the Walworth County GIS, the subject property is currently zoned partially as R-1 and partially as A-1.

This property is also in the Village of Williams Bay Extra-Territorial Zoning Area, as can be seen below in the red cross-hatched area.



Town and County Future Land Use Plan

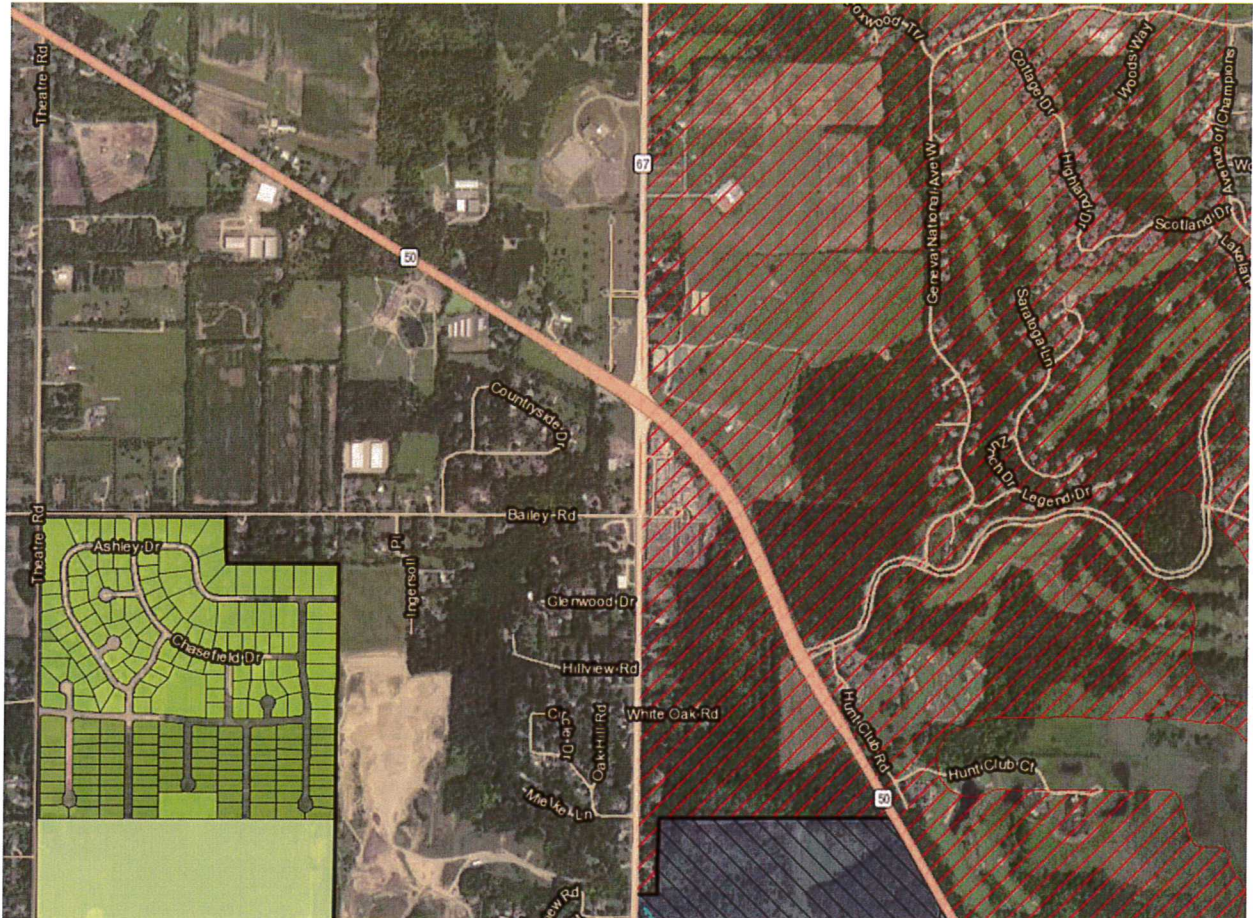


The above map shows that the subject property on the 2050 Comprehensive Land Use Plan. The following colors are indicated:

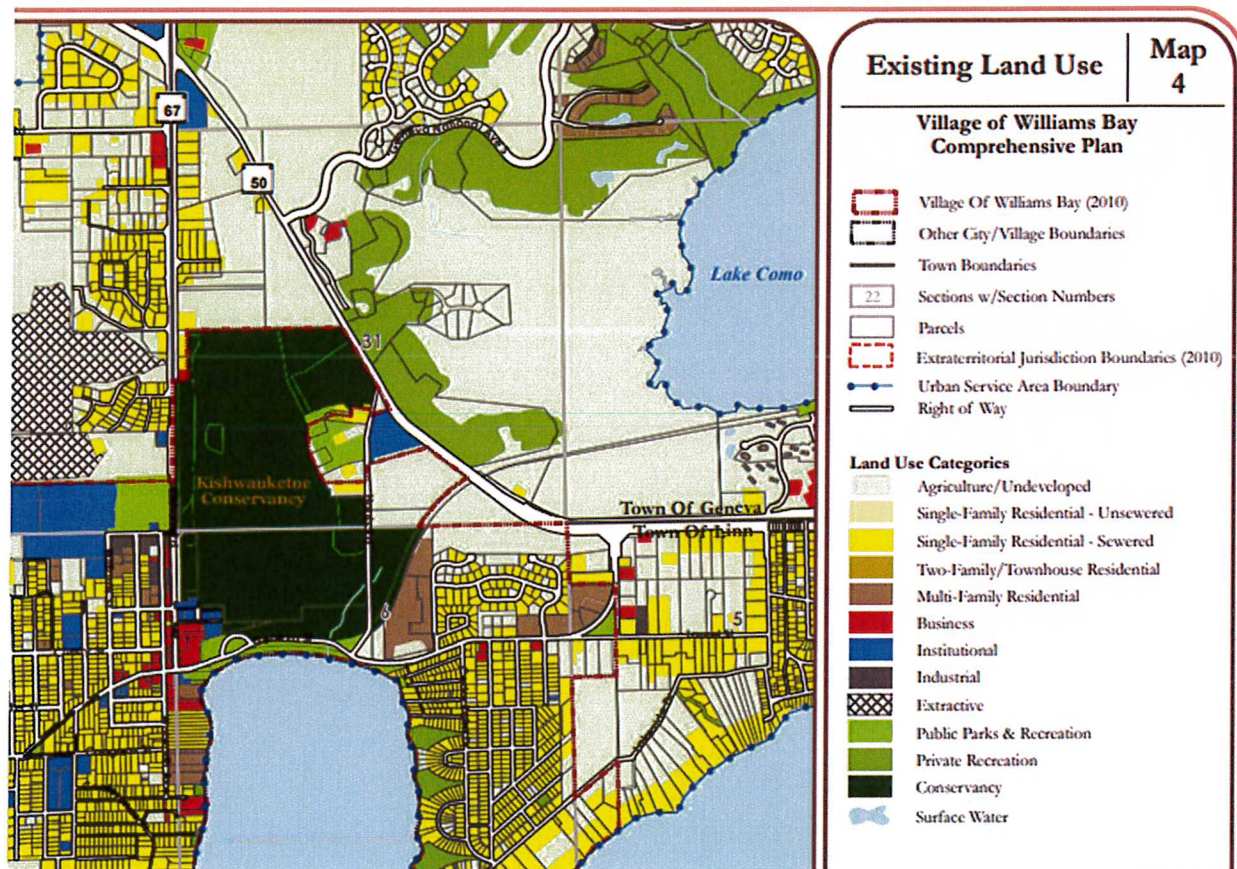
- Red = C = Commercial
- Blue = G = Government/Institution
- Purple = RR = Rural Density Residential

Williams Bay Zoning

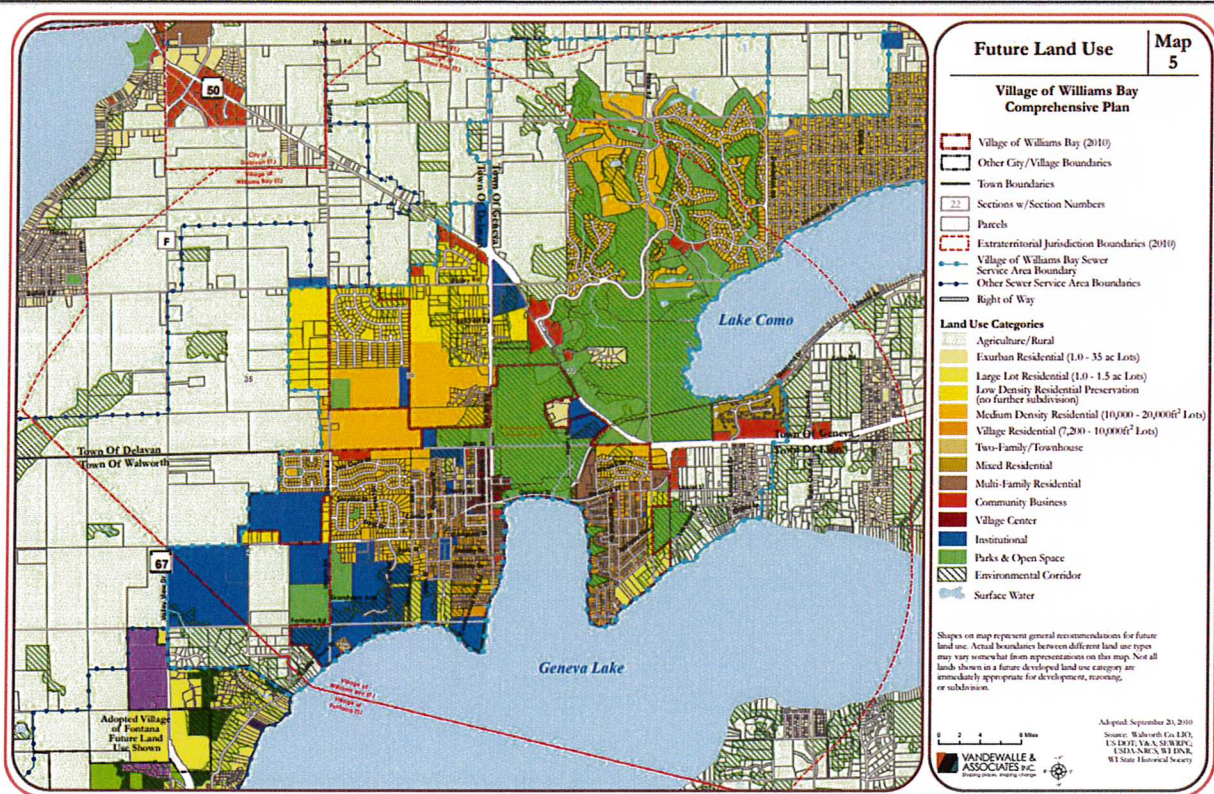
As can be seen in the Williams Bay Zoning Map below, zoning districts are assigned to the parcels within the municipal boundary and the subject property is identified within the ETZ area.



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The above image from the existing land use plan excerpted from the Williams Bay Comprehensive Plan Map 4 does not show the subject property, but can be inferred from the previous discussions.



Above is the Future Land Use (Map 5) from the Williams Bay Comprehensive Plan. This plan identifies the subject property as Agricultural/Rural.

It should be noted that nearly the entire surrounding area along STH 50 and STH 67 is identified as the same. There are business on the west side of STH 67 and south of STH 50. There are numerous business along STH 50 headed west towards Delavan. There are business north of STH 50 on STH 67. This proposal meets the existing parcel and its surrounding vicinity, being a net benefit to all local Communities drawing patronage to the Village.

Per the ETZ Zoning Ordinance, a PUD for ETZ B-5 would be appropriate in this case, with the ordinance section applied.

Zoning Summary

As can be seen in the maps referenced, the rezone is consistent with the Comprehensive Plan and is consistent with the surroundings. The south two quadrants of 50/67 intersection are business, the Northeast quadrant is an equestrian business, and the Northwest quadrant is institutional. Continuing west down STH 50, numerous business properties are located on the north and south side of the road and continuing north on 67 are institutional and business properties.

Other Site Review Due Diligence



The above image from the WDNR Surface Water Viewer shows no bodies of water, no mapped wetlands (orange areas), and no wetland indicators (purple areas) within the vicinity of the parcel.



The above image identifies areas of isolate and primary natural resources and environmental corridors. None are present around the subject property.

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LAKE GENEVA, WISCONSIN

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Conceptual Building Planning

The proposed building is expected to be an open concept gym for private training, group sessions, and club memberships. The exterior of building is currently expected to be upscaled metal, in the likes of the below example:



The rear of the building is currently planned to have a glass garage door that can be opened for classes to oversee the views towards the east, as can be seen in the example below:



Finally, interior finishes are expected to be upscale modern, farmhouse style.

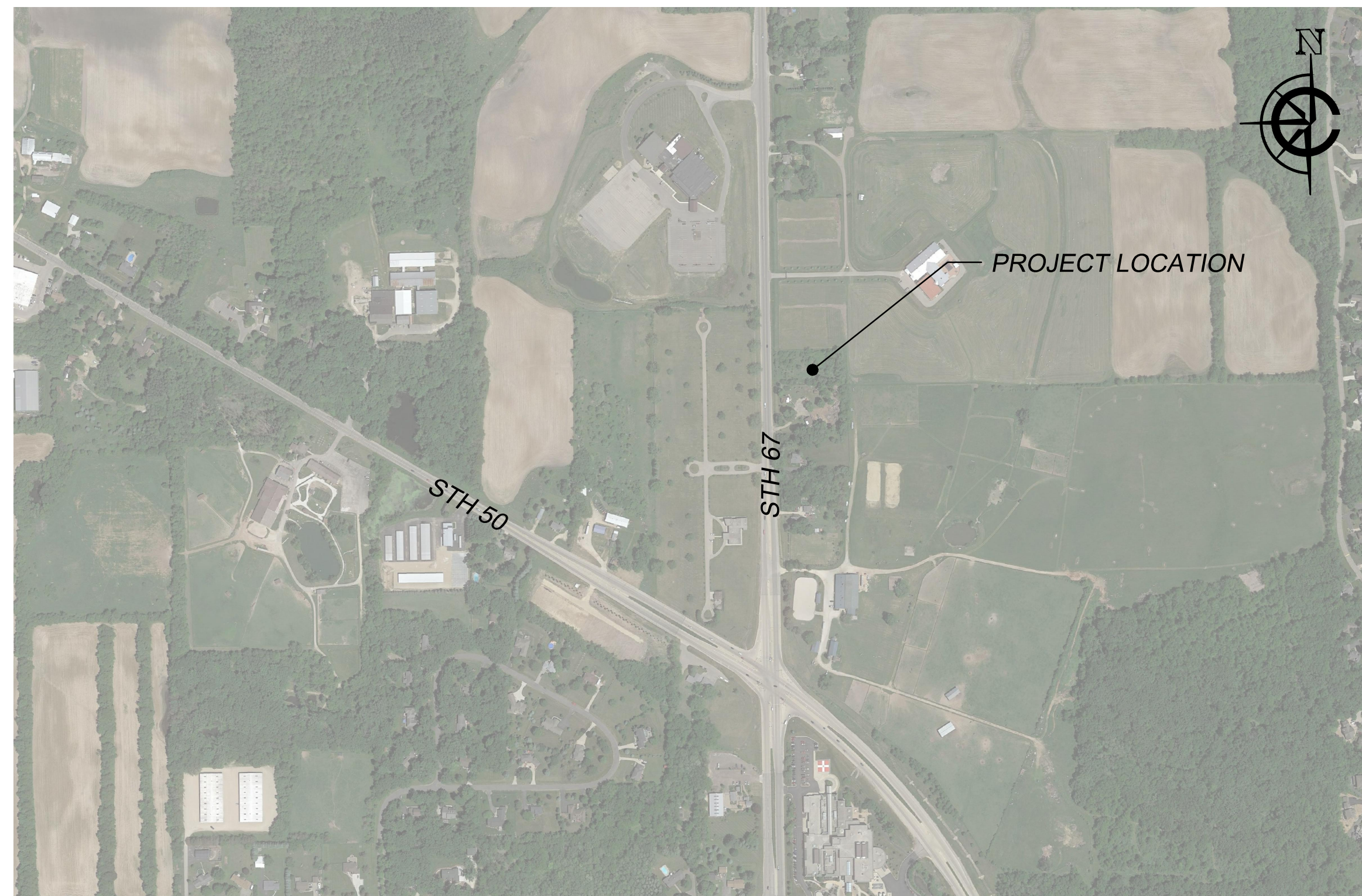


These early, conceptual building ideas are intended to construct a building within the Town of Geneva that will be beneficial to the surrounding properties and overall Town and other communities for the foreseeable future.

DANTE DIGANGI GYM

*SITE IMPROVEMENT PLANS
DECEMBER 14, 2020*

CIVIL DRAWING INDEX	
1 OF 6	TITLE SHEET
2 OF 6	EXISTING CONDITIONS AND EROSION CONTROL
3 OF 6	SITE PLAN
4 OF 6	GRADING PLAN
5 OF 6	CONSTRUCTION DETAILS
6 OF 6	CONSTRUCTION NOTES



ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.

DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE.

ALL SPECIFICATIONS FOR STANDARD SEWER AND WATER CONSTRUCTION IN WISCONSIN SHALL ALSO BE FOLLOWED, IF NOT DIRECTLY REFERENCED UNDER THIS TITLE BLOCK.

CONTACT INFORMATION:

OWNER: DANTE DIGANGI
HIGHWAY 67
LAKE GENEVA, WI 53147

ENGINEER: ANTHONY W. ZIMMERMAN, P.E.
CARDINAL ENGINEERING, LLC
1200 LA SALLE STREET,
LAKE GENEVA, WI 53147
PHONE: 262-757-8776

NOT FOR CONSTRUCTION

DIGGERS

Dial 811 or (800)

DIGGERS HOTLINE

Dial **811** or (800)242-8511

www.DiggersHotline.com

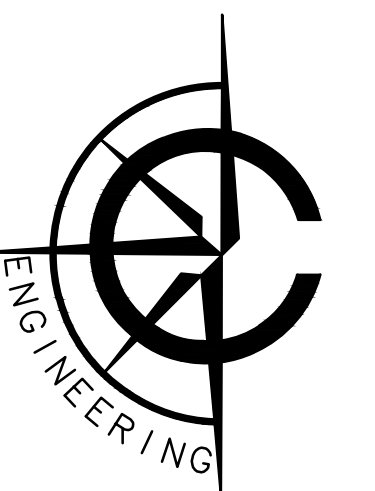
CARDINAL ENGINEERING LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF CARDINAL ENGINEERING LLC.

CLIENT

DANTE DIGANGI GYM
TOWN OF GENEVA, WALWORTH COUNTY, WI

COVER SHEET

PRELIMINARY



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET,
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE 1" = 500'

PROJECT NUMBER	20417
----------------	-------

DATE 12/14/2020

PROJECT MGR RYAN CARDINAL, PE

DRAWN BY AWZ

DESIGNED BY	AWZ
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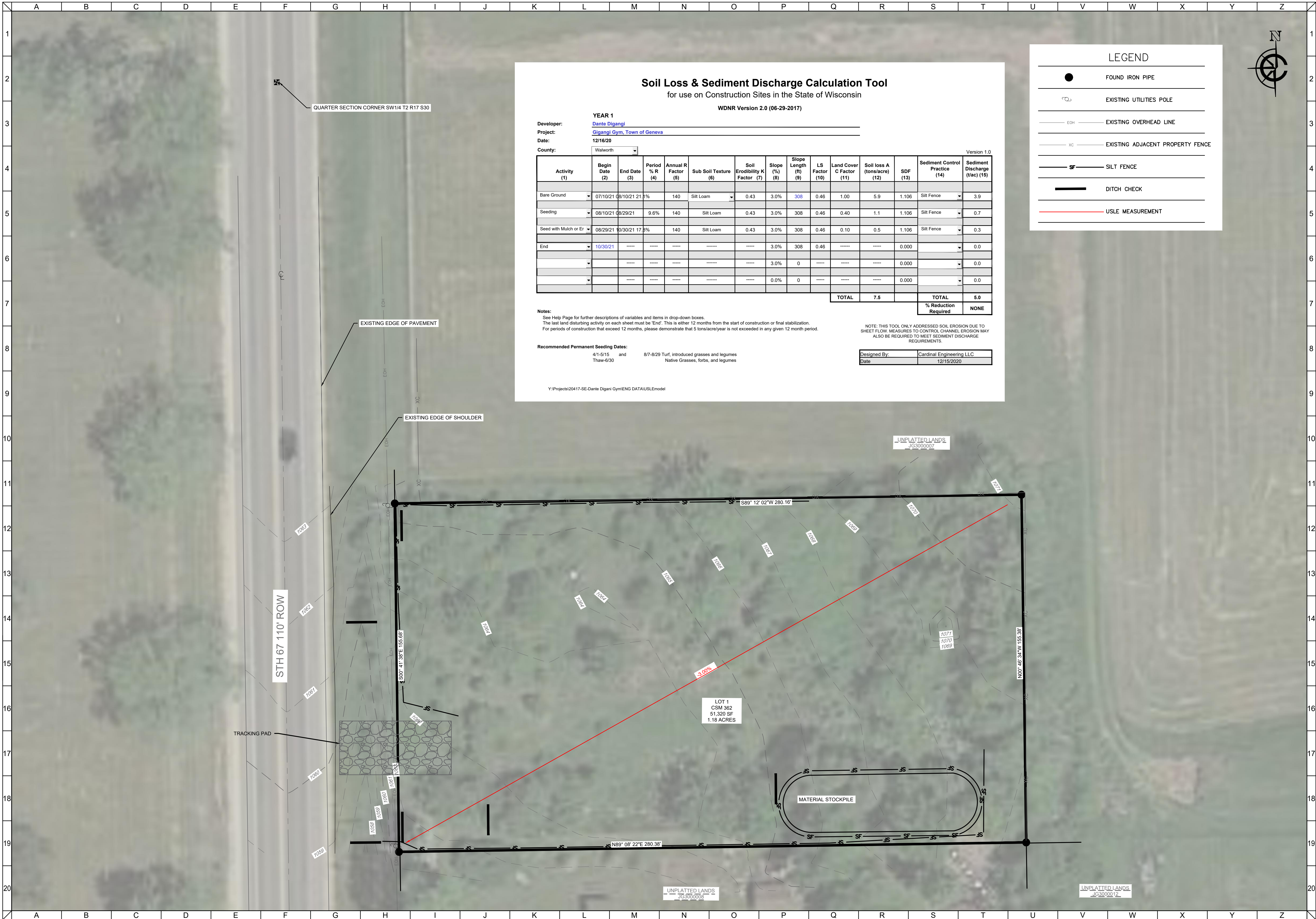
DESIGNED BY _____ RWZ

SHEET NUMBER _____

SHEET NUMBER

1 OF 6

1 OF 6



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)

Developer: Dante Digangi

Project: Gigangi Gym, Town of Geneva

Date: 12/16/20

County: Walworth

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	07/10/21	08/10/21	21.1%	140	Silt Loam	0.43	3.0%	308	0.46	1.00	5.9	1.106	Silt Fence	3.9
Seeding	08/10/21	08/29/21	9.6%	140	Silt Loam	0.43	3.0%	308	0.46	0.40	1.1	1.106	Silt Fence	0.7
Seed with Mulch or Er	08/29/21	10/30/21	17.3%	140	Silt Loam	0.43	3.0%	308	0.46	0.10	0.5	1.106	Silt Fence	0.3
End	10/30/21						3.0%	308	0.46			0.000		0.0
							3.0%	0				0.000		0.0
							0.0%	0				0.000		0.0
TOTAL											7.5		TOTAL	5.0
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

Recommended Permanent Seeding Dates:

4/1-5/15 and Thaw-6/30

8/7-8/29 Turf, introduced grasses and legumes
Native Grasses, forbs, and legumes

Designed By:

Cardinal Engineering LLC

Date:

12/15/2020

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Y:\Projects\20417-SE-Dante Digani Gym\ENG DATA\USLEmodel

LEGEND

●

FOUND IRON PIPE

⌂

EXISTING UTILITIES POLE

— EOH —

EXISTING OVERHEAD LINE

— XC —

EXISTING ADJACENT PROPERTY FENCE

— SF —

SILT FENCE

—

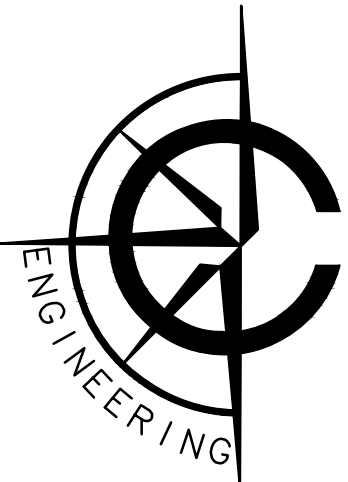
DITCH CHECK

—

USLE MEASUREMENT

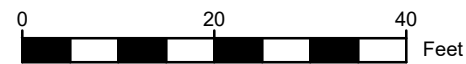
CLIENT

DANTE DIGANGI GYM
TOWN OF GENEVA, WALWORTH COUNTY, WI
PRELIMINARY
EXISTING CONDITIONS AND
EROSION CONTROL



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET,
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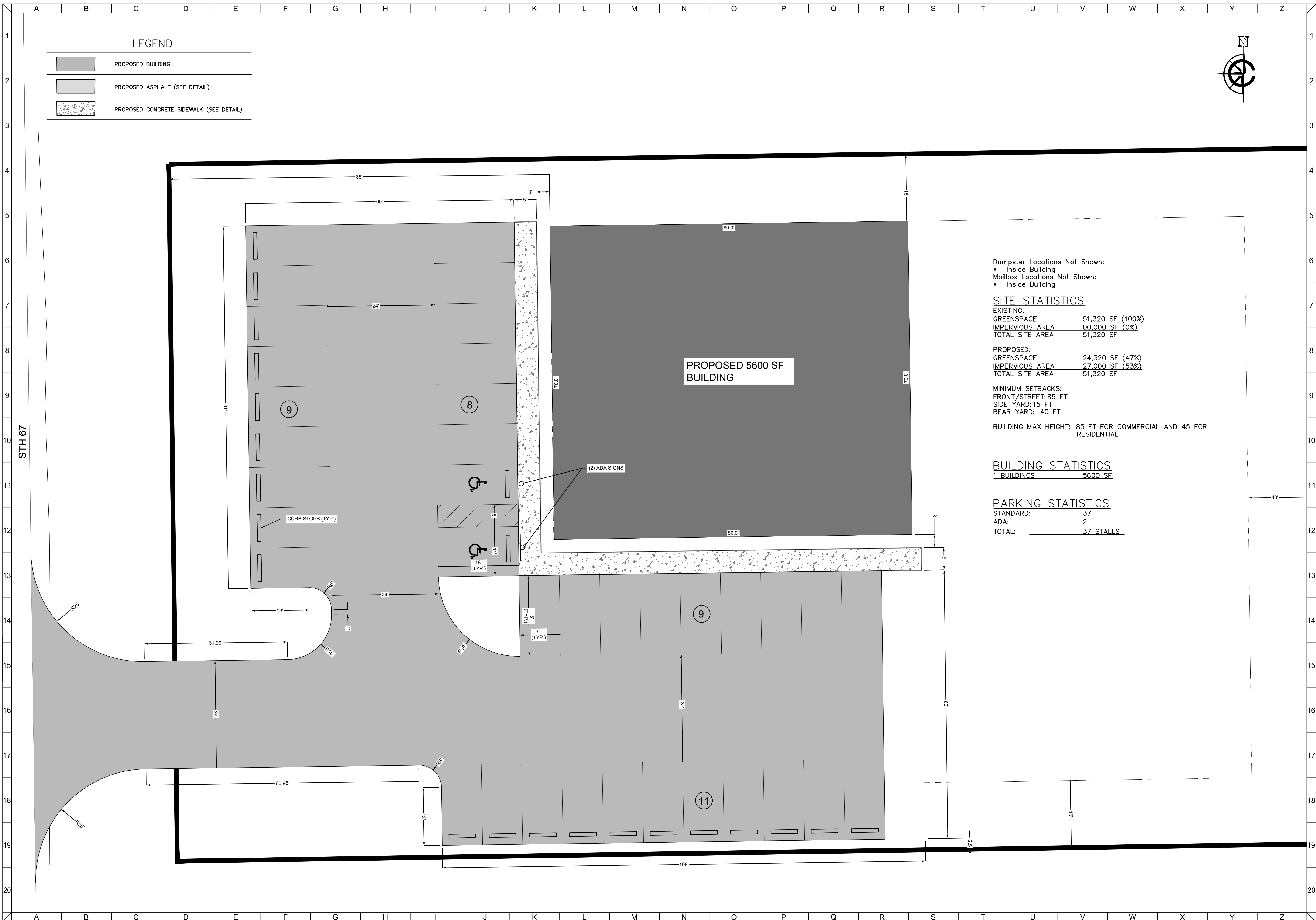


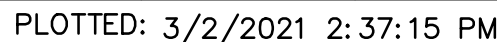
NO.	REVISION DESCRIPTION	REV DATE

SCALE	1 IN=20 FT
PROJECT NUMBER	20417
DATE	12/14/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	AWZ
DESIGNED BY	AWZ

SHEET NUMBER

2 OF 6

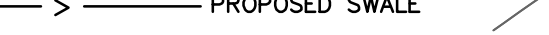




LEGEND

— — — DISTURBANCE LIMITS

— > — PROPOSED SWALE

The legend is located at the bottom of the diagram. It consists of two horizontal lines. The top line is a solid red line, and the bottom line is a solid black line. Between these two lines, there are two entries. The first entry is a red dashed line followed by the text "DISTURBANCE LIMITS". The second entry is a black line with a greater-than sign (>) in the middle, followed by the text "PROPOSED SWALE".

PRELIMINARY



FILE: Y:\Projects\20417-SE-Dante Digani Gym\DWG\SHEETS\20417EC.dwg PLOTTED: 12/16/2020 11:14:09 AM

CONSTRUCTION NOTES

1. THE LANDOWNER OR THEIR AUTHORIZED AGENT SHALL KEEP APPROVED PLAN, PERMIT, AND EROSION CONTROL INSPECTION RECORDS ONSITE AT ALL TIMES UNTIL THE SITE IS STABILIZED AND NOTICE OF TERMINATION FILED.

2. CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN OF GENEVA, AND OTHER JURISDICTIONAL AUTHORITIES PRIOR TO IMPLEMENTATION.

3. AT A MINIMUM, CONSTRUCTION SITE EROSION CONTROL INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND WITHIN 24 HOURS OF AFTER A PRECIPITATION EVENT OF 0.5 INCH OR GREATER. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION IN ANY CONTINUOUS 24-HOUR PERIOD. CONTINUE THROUGH STABILIZATION.

4. MAINTAIN INSPECTION RECORDS WITH FORM 3400-017, CURRENT REVISION, OR DOCUMENT WITH EQUIVALENT INFORMATION AS PER NR 216.48(4)(c). RECORDS SHALL BE KEPT ONSITE AND AVAILABLE UPON REQUEST.

5. ALL EQUIPMENT USED FOR THE PROJECT SHALL BE DE-CONTAMINATED FOR INVASIVE AND EXOTIC VIRUSES AND SPECIES PRIOR TO AND AFTER USE. FOLLOW MOST RECENT DEPARTMENT APPROVED WASHING AND DISINFECTION PROTOCOLS AND DEPARTMENT APPROVED BEST MANAGEMENT PRACTICES.

6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

7. IN THE EVENT DEWATERING BECOMES NECESSARY, NOTIFY ENGINEER IMMEDIATELY, AND OBTAIN APPROPRIATE PERMITS PRIOR TO CONTINUING WORK.

8. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

10. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE. MONITOR FOR ONE YEAR AFTER PROJECT COMPLETION. DURING MONITORING PERIOD, THE GRADING SITE SHALL BE INSPECTED REGULARLY, AND ANY AREAS REQUIRING ADDITIONAL STABILIZATION OR REVEGETATION SHALL BE ADDRESSED TO ENSURE FINAL STABILIZATION.

11. EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE AREAS THEY SERVE HAVE ESTABLISHED VEGETATIVE COVER, OR 70% GROWTH.

12. ONE YEAR AFTER PROJECT COMPLETION, A REPORT AND PHOTOGRAPHS SHALL BE SUBMITTED TO THE DEPARTMENT TO DEMONSTRATE THAT THE GRADING SITE IS STABILIZED. IF AFTER ONE YEAR, FINAL STABILIZATION HAS NOT BEEN ACHIEVED OR MAINTAINED, THE DEPARTMENT MAY REQUIRE THE LANDOWNER TO SUBMIT A REVISED VEGETATION PLAN TO THE DEPARTMENT, AND IMPLEMENT THE REVISED PLAN.

13. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE TOWN OF GENEVA. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

14. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.

15. MAKE PROVISIONS FOR WATERING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

16. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE ENGINEER, TOWN OF GENEVA, OR WDNR.

17. THIS PLAN INCLUDES WORK FOR THE CONSTRUCTION OF COMMERCIAL PROPERTY DISTURBING MORE THAN 1 ACRE

18. THE FOLLOWING SEQUENCE OF EROSION CONTROL SHALL BE FOLLOWED:

INSTALL PERIMETER EROSION CONTROL
CONSTRUCTION GRADING STAGED TO MINIMIZE EXPOSED AREA
REPAIR OF BREAKS AND GAPS IN SILT FENCE IMMEDIATELY
ONGOING SITE DUST CONTROL
TEMPORARY AND FINAL STABILIZATION AND EROSION MATTING

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL SPECIFICATIONS SHALL BE FOLLOWED FOR THIS PROJECT.

1. THESE BEST MANAGEMENT PRACTICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

1.1. SILT FENCE: SEE TECHNICAL STANDARD 1056 FOR FURTHER GUIDANCE.

1.1.A. SILT FENCE SHALL BE PLACED ON THE CONTOUR, NOT PERPENDICULAR TO THE CONTOUR.

1.1.B. THE ENDS OF THE FENCE SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.

1.1.C. INSTALLED SILT FENCE SHALL BE MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.

1.1.D. SILT FENCES SHALL BE SUPPORTED BY WOOD SUPPORTS. FOR STEEL SUPPORTS, SEE FURTHER GUIDANCE IN WDNR TECHNICAL STANDARD 1056. THE FULL HEIGHT SHALL BE SUPPORTED BY 1-1/8" BY 1-1/8" AIR OR KILN DRIED POSTS OF HICKORY OR OAK.

1.1.E. THE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5-INCH STAPLES, TO THE UPSLOPE SIDE OF THE POSTS IN AT LEAST 3 PLACES. THE POSTS SHALL BE A MINIMUM 3 FEET LONG FOR 24-INCH SILT FENCE AND 4 FEET FOR 36-INCH SILT FENCE FABRIC.

1.1.F. THE SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH WIDE BY 6-INCH DEEP TRENCH, OR A 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER AND DEEPER THAN NECESSARY FOR PROPER INSTALLATION. ON THE TERMINAL ENDS OF SILT FENCE, THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.

1.1.G. THE GEOTEXTILE FABRIC SHALL BE LISTED ON THE WISDOT PAL, OR AS DETAILED ON WDNR TECHNICAL STANDARD 1056.

1.1.H. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.

1.2. TRACKING PAD: SEE TECHNICAL STANDARD 1057 FOR FURTHER GUIDANCE

1.2.A. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.

1.2.B. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.

1.2.C. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.

1.2.D. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE AT A MINIMUM 50 FEET LONG.

1.2.E. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

1.2.F. IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROADS.

1.2.G. THE WASHING STATION SHALL BE LOCATED ON-SITE IN AN AREA THAT IS STABILIZED AND DRAINS INTO SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.

1.2.H. THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.

1.2.I. ROCKS LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.

2. THE FOLLOWING MEASURES SHALL BE FOLLOWED UPON TEMPORARY AND FINAL SITE RESTORATION

2.1. SITE SEEDING: SEE TECHNICAL STANDARD 1059 FOR FURTHER GUIDANCE.

2.1.A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2-INCHES.

2.1.B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING RESULTS.

2.1.C. THE SOIL SHALL HAVE A pH RANGE OF 5.5 TO 8.0

2.1.D. TOPSOIL INSTALLATION SHALL BE COMPLETED PRIOR TO PERMANENT SEEDING

2.1.E. PERMANENT SEEDING REQUIRES A SEEDBED OF LOOSE TOPSOIL TO A MINIMUM DEPTH OF 4-INCHES WITH THE ABILITY TO SUPPORT A DENSE VEGETATIVE COVER.

2.1.F. APPLICATION RATES OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING RESULTS.

2.1.G. PREPARE A TILLED, FINE BUT FIRM SEEDBED. REMOVE ROCKS, TWIGS, FOREIGN MATERIAL AND CLODS OVER TWO INCHES THAT CANNOT BE BROKEN DOWN.

2.1.H. THE SOIL SHALL HAVE A pH RANGE OF 5.5 TO 8.0

2.1.I. SEE MIXTURES THAT WILL PRODUCE DENSE VEGETATION SHALL BE SELECTED BASED ON SOIL AND SITE CONDITIONS AND INTENDED FINAL USE.

2.1.J. SEED MIXTURES THAT CONTAIN POTENTIALLY INVASIVE SPECIES OR SPECIES THAT MAY BE HARMFUL TO NATIVE PLANT COMMUNITIES SHALL BE AVOIDED.

2.1.K. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE THAT APPEARS ON THE LABEL.

2.1.L. SEED RATES, INOCULATION, AND SOWING, SHALL ALL CONFORM TO THE TECHNICAL STANDARD, MANUFACTURERS RECOMMENDATIONS, AND THE WISDOT PAL.

2.2. NON-CHANNEL EROSION MAT: SEE TECHNICAL STANDARD 1052 FOR FURTHER GUIDANCE.

2.2.A. ONLY WISDOT PAL APPROVED MATS WILL BE ACCEPTED FOR THIS PROJECT. SEE THE PAL FOR ACCEPTABLE SLOPE AND SLOPE LENGTH APPLICATIONS. TO DIFFERENTIATE APPLICATIONS, EROSION MATS ARE ORGANIZED INTO THREE CLASSES OF MATS, WHICH ARE FURTHER BROKEN DOWN INTO VARIOUS TYPES. FOLLOW THE INFORMATION CALLED FOR IN THE PLANS AND SPECIFICATIONS PROVIDED HEREIN AND IN THE WISDOT PAL.

2.2.B. ECRM'S SHALL BE INSTALLED AFTER ALL TOPSOILING, FERTILIZING, LIMING, AND SEEDING IS COMPLETE.

2.2.C. THE MAT SHALL BE IN FIRM AND INTIMATE CONTACT WITH THE SOIL. IT SHALL BE INSTALLED AND ANCHORED PER THE MANUFACTURER'S RECOMMENDATION.

2.2.D. TRM SHALL BE INSTALLED IN CONJUNCTION WITH THE TOPSOILING OPERATION AND SHALL BE FOLLOWED BY ECRM INSTALLATION.

2.2.E. AT TIME OF INSTALLATION, DOCUMENT THE MANUFACTURER AND MAT TYPE BY RETENTION OF MATERIAL LABELS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. RETAIN THIS DOCUMENTATION UNTIL THE SITE HAS BEEN STABILIZED.

#1 DIA. HOLES

EDGE OF STRIPE

2'-6" MIN.

6'-0"

1'-0"

10"

10"

NOTE:
ANCHOR WHEEL STOPS WITH #6 RE-BAR - 18" MIN. LENGTH.

PRECAST CONC. WHEEL STOP

NOTE TO DESIGNER: VERIFY DETAILS WITH AVAILABLE SUPPLIERS

LANDSCAPED AREA (BY OTHERS)

LIGHT BROOM FINISH

1/2" DIA X 24" DEFORMED TIE BARS, 36" O.C.

1/8 IN/FT MIN.

2 1/2"

3"

6"

6"

6"

6"

4" OF 3/4" CRUSHED AGG. BASE

PROPOSED PAVEMENT SURFACE

FINISHED CURB FACE

CONCRETE WALK W/ INTEGRAL CURB DETAIL

CAP

R7-B ACCESSIBLE PARKING SIGN (12" x 18")

R7-Bb AND/OR PENALTY

2" I.D. SCHEDULE 40 GALVANIZED STEEL PIPE OR GREEN 'U' CHANNEL' POST, 2LB/FOOT MIN

SLOPE CONCRETE

PAVEMENT OR ASPHALT

60" MIN.

30"

6" MIN.

ACCESSIBLE PARKING SIGN AND POST INSTALLATION

TYPE 1 ADA SIGN POLE

RESERVED PARKING

VEHICLES WITH VET OR DIS PLATES OR STATE DISABLED CARD

R7-B 12" x 18"

VAN ACCESSIBLE

R7-Bb 12" x 6"

PENALTY SIGN WITH WORDING AS REQUIRED BY STATE OR LOCAL LAW

12" x 9"

ACCESSIBLE PARKING SIGNS ADA SIGNS - PARKING

5'-8"

6'-0"

4"x4" GRID FOR LAYOUT PURPOSES ONLY

PAINTED SYMBOL

S-ADA-SYM

FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

INTERMEDIATE CROSS BAR(S)

6" MAX.

ALL GUARDS TO HAVE (1) CROSS BAR, 60" AND UP TO HAVE (2) BARS EQUALLY SPACED

HINGED CONNECTIONS

PLAN

PROFILE

NOTE:
1. REFER TO CITY STANDARD SPECIFICATIONS FOR STORM SEWER.
2. SECURE THE LAST TWO PIPE SECTIONS, INCLUDING END SECTIONS, USING JOINT TIES.

ROUND

PIPE SIZE

H

ARCH

PIPE SIZE

H

12"

2'-1/2"

22"-29"

4"

15"

3"

36"-44"

6"

18"-24"

4"

51"-65"

6"

27"-36"

5"

73"-102"

7"

42"-54"

6"

60"-72"

7"

76"-90"

8"

ROUND

PIPE SIZE

BOX T DIA.

BAR DIA.

27"-48"

5/8"

3/4"

1"

54"-90"

1"

1-1/4"

22"-29"

5/8"

3/4"

36"-69"

3/4"

1"

65"-88"

1"

1-1/4"

14"-23"

5/8"

3/4"

19"-30"

5/8"

3/4"

24"-38"

3/4"

3/4"

29"-45"

3/4"

3/4"

34"-53"

3/4"

3/4"

38"-60"

3/4"

3/4"

43"-68"

1"

1"

48"-76"

1"

1"

53"-83"

1"

1"

SCALE

PROJECT NUMBER 20417

DATE 12/14/2020

PROJECT MGR RYAN CARDINAL, PE

DRAWN BY AWZ

DESIGNED BY AWZ

SHEET NUMBER

6 OF 6

CLIENT

DANTE DIGANGI GYM

TOWN OF GENEVA, WALWORTH COUNTY, WI

PRELIMINARY

CONSTRUCTION NOTES

ENGINEERING

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET,
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE

PROJECT NUMBER 20417

DATE 12/14/2020

PROJECT MGR RYAN CARDINAL, PE

DRAWN BY AWZ

DESIGNED BY AWZ

SHEET NUMBER

6 OF 6

FILE: Y:\Projects\20417-SE-Dante Digani Gym\DWG\SHEETS\20417EC.dwg

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Page 45 of 46



VILLAGE OF WILLIAMS BAY

Office of the Zoning Administrator

Evaluation Report

July 13, 2021

Village of Williams Bay and Town of Geneva Extraterritorial Zoning Board

July 2, 2021

APPLICANTS: Elm Ct Properties, LLC (Owner), Dante Digangi (Applicant), Ryan Cardinal (Agent)

TAX KEY: JA 36200001

STREET ADDRESS: Vacant land (1 acre) located immediately north of N3054 Hwy. 67, Town of Geneva, Walworth County, Wisconsin

- The applicant requests an amendment to Zoning Map from A-1, ETZ Prime Agricultural Land District and R-1, ETZ Single-Family Residence District to B-5, ETZ Planned Commercial-Recreation Business District.
- The applicant requests a Conditional Use Permit per 18.1714, *Conditional Use Permit* and 18.1703V, *ETZ B-5 Planned Commercial-Recreation Business District* for an indoor personal training business.

The Town of Geneva approved this request with the following conditions:

- 1) The owners must follow the Town of Geneva Light Ordinance on their property;
- 2) A limit of 37 parking stalls for the business;
- 3) The facility is allowed only indoor activity for exercise equipment use and classes (no outside classes);
- 4) All members must wear emergency necklaces when staff or trainers are not present;
- 5) Hours will be 5:00 am-11:00 pm Monday-Friday with doors to be locked by 10:00 pm and Saturday and Sunday hours by appointment only; and
- 6) A sign for the business must be approved by the Town Board.

I would recommend approval of these applications using the conditions stated above.

Bonnie Schaeffer
Zoning Administrator