

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
October 5, 2022

The meeting of the Slinger Redevelopment Authority was called to order by President Stortz at Slinger Village Hall, 300 Slinger Road, Slinger, Wisconsin on October 5, 2022 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, September 30, 2022.

1. Roll Call & Notice of Meeting:	<u>Present</u>	<u>Absent</u>
Scott Stortz, Chairman	x	
Jake Bergum	x	
Corey Foerster	x	
Dean Otte	x	
Dianne Retzlaff	x	
Sherry Schaefer	x	
Colette Troeller	x	
	7	0

Also Present: Administrator Margaret Wilber, Clerk Tammy Tennies, Engineer Jim Haggerty, Planner/Zoning Administrator Mary Censky, Treasurer Valerie Knetzger and VandeWalle consultant Jackie Mich.

President Stortz informed the members that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all who requested same and posted in three public locations.

2. Approval or Correction of Minutes from 9-7-2022

Motion Bergum/Schaefer to approve the minutes of 9-7-2022. Motion passed.

3. Old Business & Action Thereon:

A. Updates on Work Plan Components and Projects

Administrator Wilber informed the members that in regards to 100 Storck St. the building inspector spent a day in court on September 26, 2022, where the judge ruled in favor of the Village and dismissed the property owner's objection to the Village's raze order. She stated that he did not rule on the Village's motion to order the razing however, yet did set a date for that hearing, October 17, 2022. Administrator Wilber noted that the Attorney for the Village explained that having the court order the razing in addition to our original order will provide more enforcement should the property owner ignore the court deadline.

Administrator Wilber stated that the Hilbert Company is still waiting for their State permit for the distillery and waiting on some material.

Administrator Wilber noted that staff has a meeting today with a developer for the Eiche property and the developer has also set up a meeting with the Slinger Fire Department for a preliminary review of their layout.

Administrator Wilber noted that she modified the Façade Improvement Grant Program Application to remove the social security number request. She noted that it had been on other communities

applications, in case a credit check would ever be needed.

Administrator Wilber stated that staff is currently reviewing a Wisconsin Economic Development Corporation (WEDC) program called “Vibrant Spaces Grant” that could provide funding for small improvements in our downtown area. She noted that Parks, Recreation, & Forestry Director Dobson will be at the November RDA meeting to discuss any potential for this grant and also to discuss the possible long-range plans for Community Park.

B. Review of Concept Options for 119 Kettle Moraine Drive S

Jackie Mich went over the concept options for 119 Kettle Moraine Drive South (KMDS) that Vandewalle and the developer came up with.

Option A1 shows a potential layout which would include the current Village-owned parcel and the two neighboring parcels to the south. This shows a two-way access off Buchanan Street and a one-way ingress using the current small driveway to the north of that. The main drawing shows a Library on the ground floor with approximately 10,500 sf, plus a café. They also show an option for a couple commercial spaces and additional residential units instead of the Library. This layout provides 50 surface parking stalls and 25 underground spots. Residential units would be 18-21, depending on the configuration.

Option A2 uses the same three parcels with a different traffic flow. The building here is slightly smaller to allow vehicular access off KMDS. The current Buchanan St. driveway would be egress only in this scenario. Surface parking would increase slightly to 58 spots. Residential units would be 22-25.

Option B shows use of the Village-owned parcel along with the three parcels to the north. Access would again be off KMDS with some type of one-way access at the Buchanan St. driveway. Surface parking would include 64 spots, 30 underground stalls, and residential units would be 20-22.

Option C is just using the current Village-owned parcel. This would generate 16 residential unit and 2,500 sf of commercial space on the ground floor. This configuration would provide 40 surface parking stalls and 30 underground spots.

Option D is laid out on the 119 KMDS parcel and only one of the parcels to the north. This provides 25 residential units, 45 surface parking stalls and 30 underground spots.

There was also a drawing to show elevations and general layout.

Jackie also went over the increment projections for the different options.

Discussion was held the positive and negative aspects of all the options. Option A1 was selected as the first preference for most, with Option B chosen as the possibility of having a second option. RDA members stated that even with Option A1, it would be nice to see if access to KMDS could still be included.

Jackie stated she will relay this information to the developers and staff will work with them to determine the next steps.

Administrator Wilber stated that staff will reach out to the property owners.

4. New Business & Action Thereon: None

5. Adjourn Meeting

Motion Otte/Bergum to adjourn at 8:55am. Motion passed.

Prepared by: Tammy Tennies

Scott Stortz, Village President

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