



Date: 5 April 2023
To: Village of Slinger Redevelopment Authority
From: Margaret Wilber, Village Administrator
Re: RDA Project Updates for April 2023

Ongoing projects within the Downtown neighborhood continue to make progress:

A. 119 Kettle Moraine Drive S – In addition to the demolition discussion that’s scheduled for this meeting, we have been contacted by the Slinger Fire Department to see if they could have permission to use the building for training purposes until the razing is scheduled. At the time of this memo, SFD Chief Hanke and SPD Chief Schmidt were setting up a time when Chief Hanke could walk through the property to see how training could be set up in it. We’ve spoken with the potential demolition firm and they said it will be at least a month before they would be starting the work, and they would be able to schedule it around any other uses planned for the building.

B. Eiche Property – The developer has set a tentative closing date in mid-April, contingent on some items such as successful discussions regarding TID assistance. Staff has a meeting on this scheduled with him for Friday morning, so we hope to have more information on this available by the RDA meeting.

C. Former Niphos Property – The developer for this project came in this week to complete his Conditional Use Permit and other paperwork needed. He informed us he will be in next week to submit his applications for the razing and initial building permits needed for the project. He stated he plans to start razing the building at the back of the property, along with part of the main building, as soon as the permits are obtained. He stated that one of his subcontractors has dropped out of the project, but he is confident that a replacement firm will be selected before that portion of the work is started.

D. 50 Day Brewing (116 Kettle Moraine Drive S) – EDWC personnel have informed us that their meetings with the developers have gone well. They indicate that they are working with the developers to prepare the information needed to apply for a Community Development Investment (CDI) Grant through the Wisconsin Economic Development Corporation before the April 30th deadline.

E. 100 Storck Street (former Creamery building) – The property owner filed their brief with the Appeals Court last week and it contained many arguments that were never made at the Trial Court. This is usually not allowed. The Appeals Court is supposed to focus only on how the initial court proceeding was conducted; it is not supposed to be a venue for bringing up new arguments. Our attorney believes the new arguments should be dismissed, especially since they have no merit, however they don't advise that we assume this will automatically happen. They have asked for authorization to request an extension of the time allowed for them to file a response, and we agree that we should dispute each of these arguments as if they will be heard by the Court. The extension will move the deadline for our response back to May 11th; the deadline for the property owner's response to that would then move to May 25th. Our attorney does not feel that this three-week extension will have any impact on when we can expect to have a decision in this case. This decision isn't expected until much later this year.

F. Fidelity Properties building (101 Kettle Moraine Drive S) – The property owner has informed us that the first phase of their project is scheduled to start within the next two weeks. This phase will replace the opaque block windows in the Bast Durbin section of the building, and should produce a noticeable improvement in the property. This phase was estimated to cost \$29,350 and was approved for a \$7,500 façade improvement grant. This is the first phase of the multi-phase project.