

# MINUTES OF THE RDA AND PLANNING COMMISSION MEETING

April 14, 2021

The meeting of the Redevelopment Authority and Planning Commission of the Village of Slinger was called to order at 218 Slinger Road, Slinger, WI at 6:30 PM on Wednesday, April 14, 2021 in accordance with the notice of meeting delivered to the members on April 9, 2021.

## 1. Roll Call:

	<u>Present</u>	<u>Absent</u>
Chairman Brandt	x	
Commissioner Ammerman	x	
Commissioner Behrend	x	
Commissioner Erovick		x
Commissioner Fredericks	x	
Commissioner Lehn	x	
Commissioner Stuetgen	x	
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Also Present:

RDA Members - Dean Otte, Corey Foerster, Dianne Retzlaff, Sherry Schaefer, Colette Troeller and Margaret Wilber. Others: Tammy Tennes Clerk, Jim Haggerty Engineer and Mary Censky Planner and Zoning Administrator.

Chairman Brandt informed the members present 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 of Minutes

### A. Joint Planning and RDA Minutes from 03-10-2021 - Draft

Motion Lehn/Schaefer to approve the minutes of 3-10-2021; Passed

## 3. Public Appearances and Action Thereon

### A. Presentation of Feasibility Study for TID #6 (Ehlers, Inc)

Mr. Phil Cosson from Ehlers the Public Finance Advisors was present for the meeting and provided the Board with a presentation of feasibility study for TID #6. He discussed the preliminary map of the proposed district boundary, the preliminary parcel list and analysis, a detailed list of estimated project costs and a description of the methods of financing estimated project costs.

Committee member Schaefer inquired about developers wanting to start a project before the TID#6. Mr. Cosson stated that a project can be started at any time.

Chairman Brandt noted that the Village is in a good position with its existing districts and now is a good time for the Village to create TID #6.

It was noted that the next RDA meeting will be May 12, 2021 at 8am. The Planning Commission meeting will be May 12, 2021 at 6:30pm and there will be a public hearing on TID #6 at that meeting.

Motion Commissioner Behrend/Commissioner Fredericks to approve holding a public hearing on TID #6 at the May 12, 2021 Planning Commission meeting at 6:30pm; Passed

#### **4. Unfinished Business and Action Thereon**

Chairman Brandt acknowledged that this meeting is his last RDA meeting as he did not seek reelection as Village President. He thanked everyone on the committee and hopes to see them in the future as he plans to stay involved.

- A. Consider the request from Kunes Slinger RV Properties LLC, in c/o David Zimmerman d/b/a Prairie Builders LLC, as property owner and applicant respectively, requesting approval of the revised building elevation plans, materials samples and CUP language modifications in support of their recently conditionally approved Conditional Use Permit to add a 12,000 square foot RV service/maintenance building to the existing site. The property is located at 825 Addison Road. It is zoned B-2 Commercial District which lists “vehicle sales” and “automobile service stations” among the uses which may be considered by the Planning Commission for Conditional Use Permit approval.**

Planner Censky reminded the Commission that this item was the subject of a public hearing and review, discussion and action by the Planning Commission on March 10, 2021. She stated that the only action taken at the March 10th meeting was approval of the conditional use permit. Planner Censky stated that the applicants are present to discuss the revised architectural plans and provide building material samples for the Planning Commission to review. She informed the Commission that the applicant's plan does comply with Section 550-95B(1) of the Code as to 30% masonry coverage over the non-window and door areas of the street (east) facing building wall.

Mr. David Zimmerman, representing Prairie Buildings, was present for the meeting. He provided the Commission with sample materials and colors of the exterior for the building.

It was noted that at this time there isn't a lighting plan in the design, but if that changes a lighting plan will need to be submitted to the Planning Commission for approval.

Planner Censky recommended approval of the building elevation plans, material samples and conditional use permit language modifications for the 12,000 sq. ft. RV service/maintenance building to be added to the existing site at 825 Addison Road.

Motion Commissioner Lehn/Commissioner Fredericks to approve the building elevation plans, material samples and conditional use permit language modifications for the 12,000 sq. ft. RV service/maintenance building to be added at the existing site at 825 Addison Road; Passed

#### **5. New Business and Action Thereon - None**

Chairman Brandt thanked everyone on the Planning Commission for all their work during the time he has been chairman of this commission.

#### **6. Adjourn Meeting**

Motion Commissioner Stuetgen/Commissioner Lehn to adjourn at 7:22pm; Passed

Approved By: \_\_\_\_\_  
Russell Brandt

Drafted By: Tammy Tennes, Clerk Village of Slinger