

**MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING**  
**September 6, 2023**

The meeting of the Slinger Redevelopment Authority was called to order by President Stortz at Slinger Village Hall, 300 Slinger Road, Slinger, Wisconsin on September 6, 2023 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, September 1, 2023.

**1. Roll Call & Notice of Meeting:**

Present: Scott Stortz, Corey Foerster, Angelina Iturrian, Sherry Schaefer, and Colette Troeller

Absent: Dean Otte, Dianne Retzlaff, excused

Also Present: Administrator Margaret Wilber, Village Engineer Jim Haggerty, and Planner/Zoning Administrator Mary Censky,

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 08-02-2023**

Motion Foerster/Troeller to approve the minutes of 08-02-2023 as presented; carried unanimously.

**3. Old Business & Action Thereon:**

**A. Update on work Plan Components and Projects**

Administrator Wilber discussed the progress being made on several projects in the downtown redevelopment district. RDA members stated the drone footage provided by the developer of the Seventh Hill Estates project was very informative. Engineer Haggerty informed the group that he recently received the utilities plans for this project and he is reviewing them at this time. Other projects discussed included the former Niphos property, the 50-Day Brewery project and the Village's façade improvement program.

**B. Revision to Façade Improvement Program Guidelines**

Administrator Wilber stated this item was being presented after discussion at last month's meeting. She explained that the program was originally set up to consider only the street-facing side of any building or property to be the façade. She stated that since the program has now been in operation for a couple years, there have been situations where a building's other sides are very visible from a nearby street so staff was directed to draft a slight modification to the program's criteria. Administrator Wilber presented the proposed revision and informed the RDA that the change drafted was the only place in the program manual that specifically defined façade as the street-facing side. RDA members agreed that there may be several properties that could benefit from this expanded definition.

Motion Schaefer/Foerster to approve the proposed revision to the Façade Improvement Program Guidelines as presented; carried unanimously.

### **C. Wayfinding Signage Project Update**

Jackie Mich with Vandewalle & Associates gave a presentation reviewing the Village's previous efforts in developing a wayfinding sign program. She stated that earlier discussions had tried to include a wide variety of signs, such as "gateway" welcome signs, but combining different signs and purposes made it difficult to create a program that covered all the requirements. She suggested using a narrower focus to consider only signs either indicating downtown attractions or signs that would be located downtown directing visitors to nearby facilities such as municipal or school locations. Ms. Mich presented some possible locations for these signs and stated that eight signs would be all that would be needed to start this program.

RDA members discussed whether existing light poles could be used for this, to avoid installing more poles in the area. Engineer Haggerty stated that he would need information on the weight of each sign. He explained that the light poles in our downtown area are fiberglass so they are not as load-bearing as other poles. RDA Member Foerster stated he could provide details on the dimensions and weight of these signs. Administrator Wilber stated that Planning Commission Tom Lehn had informed her he would be willing to assist with this project again if needed. The RDA discussed whether these signs would be changeable and RDA Member Foerster stated the signs could be made in either one flat panel or could include multiple panels that could be switched out as needed.

RDA members agreed that using a smaller scope for this program could be a good way to get it back on track. They asked for cost information to be presented at the October meeting for further discussion. RDA Member Foerster stated he could provide cost estimates for both versions of these signs.

Motion Iturrian/Troeller to direct staff to obtain additional information on potential locations and costs for this program for further discussion at the October meeting; carried unanimously.

### **D. Clarification of August Approvals**

Administrator Wilber stated this item is a follow-up to some of the approvals issued at last month's meeting, for a grant and loan to the owner of Nite Owls at 121 Kettle Moraine Drive North. She stated this approval was given on the condition that the project be expanded to include improvement or removal of the unsightly stairs in front of the building. Administrator Wilber stated she met with the owner after last month's meeting and he stated he had been advised that it was not feasible to repair the stairs, especially since they no longer lead to a functioning door. She stated the owner expressed concern that removing the stairs would also be costly and he asked if the RDA would consider an alternative improvement such as a planter over the stairs to hide them. Administrator Wilber stated she had surveyed the RDA and found a range of opinions on this so she requested clarification on the direction the RDA would like to see this project take.

RDA members discussed this and confirmed that they would like to see the stairs removed completely. They stated they would need to have more detailed information on the cost for this before they could determine whether an alternative would be acceptable, or if additional assistance might be considered. Administrator Wilber stated she would speak with the owner further to obtain more information on this.

#### **4. New Business & Action Thereon**

##### **A. Renewal of Connect Communities Membership**

Administrator Wilber discussed the benefits of belonging to the WEDC's Connect Communities program and asked the RDA for their approval of the Village's membership renewal. Chairman Stortz noted that the Village is the only program participant located in Washington County and he stated this could be an advantage. RDA members agreed that the minimal renewal fee was a worthwhile investment.

Motion Foerster/Iturrian to approve the renewal of the Village's Connect Communities membership as presented; carried unanimously.

##### **B. Review of Façade Grant Application**

Administrator Wilber presented an application for a façade improvement grant submitted by the property owner of 304 Kettle Moraine Drive South. She stated this property is a very distinctive one in the downtown area and has an unusually large front lawn, which is what the homeowner would like to improve with this project. RDA members discussed the application and agreed that some support of this project would be appropriate, but they expressed concerns over the impermanent nature of lawn improvements. Members commented that the large amount of shade over this area could be a real challenge to maintaining the yard in an improved condition. They stated they would be willing to help with more permanent features of this project such as the stump removal and stone mulch. Discussion was held on whether a reduced sum should be offered or if more information is needed to determine this amount.

Motion Foerster/Iturrian to direct staff to obtain price information on the non-lawn elements of this project; carried unanimously.

#### **5. Adjourn Meeting**

Motion Schaefer/Foerster to adjourn at 8:47am. Motion passed.

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Scott Stortz, Village President

Prepared by: Margaret Wilber, Village Administrator