

Village of Slinger
Incorporated 1869
Washington County
300 Slinger Road
Slinger, Wisconsin 53086



Slinger Utilities
Electric, Water, Sewer and
Stormwater
Telephone: (262) 644-5265
Facsimile: (262) 644-6341

AGENDA

For a Meeting of the Redevelopment Authority and Planning Commission of the Village of Slinger to be Held at 218 Slinger Road, Slinger, Wisconsin on Wednesday, March 10, 2021 at 6:30 PM

1. Call to Order - Noting of Roll
2. Approval of Minutes
 - A. RDA Minutes 02-10-2021 DRAFT
 - B. Planning Minutes 02-10-2021 DRAFT
3. Public Appearances and Action Thereon:
 - A. Presentation of Draft Map and Project List for Potential TID #6 (Ehlers, Inc)
 - B. Discussion of Wayfinding Signage (Vandewalle & Associates)
4. Public Hearing and Action Thereon
 - A. James McNall d/b/a JM Heating & Cooling LLC, as applicant with consent of underlying property owner Coney River LLC in c/o Chad Ries, requesting approval of a Conditional Use Permit to locate his HVAC contracting business. The property is located at 122 W. Commerce Blvd.. It is zoned B-2 Commercial District which lists "Contractors Shops" among the uses which may be considered by the Planning Commission for Conditional Use Permit.
 - B. Tricia Nichols d/b/a Broken Earth LLC, as property owner and applicant, requesting approval to construct/install three (3) "high tunnels" (i.e. green houses), 2,880 square feet in area/each, on her vacant ~22.5 acre parcel of land located at 455 Spur Road. The property is zoned A-1 Agricultural/Transitional District which lists "agricultural related uses" among the uses which may be considered by the Planning Commission for Conditional Use Permit.
 - C. Dhaval Patel, as applicant with consent of the underlying current property owner CHROM Properties LLC in c/o Christine Becker, requesting approval of a Conditional Use Permit to continue conducting the use "Fuel Station with Changing Message/Electronic Sign". The property is located at 104 Kettle Moraine Drive South. It is zoned VC-D Village Center-Downtown District (f/k/a B-1 Commercial District) which lists among the uses which may be considered by the Planning Commission for

Conditional Use Permit “Fuel Stations”. Section 550-60A(3) of the Village Code lists “changeable copy/electronic message signs” among the sign types which may be considered by the Planning Commission for Conditional Use Permit.

- D. 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 a 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 “car and light truck repair and service” among the uses which may be considered by the Planning Commission for Conditional Use Permit approval.

5. New Business and Action Thereon

- A. Review, discussion and possible recommendation to the Village Board regarding the request of property owners Emery Management LLC and Emery Place LLC, both in c/o Chris Cagle, for Certified Survey Map approval to reconfigure and divide their existing ~5.5 acre and ~2.14 acre lots located at 883/895 E Commerce Blvd. and at 720/723 Industrial Drive resulting in three parcels. The property is zoned M-2 General Manufacturing District

6. Adjourn Meeting

"Members of the Village Board & Committee members may attend the above meeting. Pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W. 2d 408 (1993) such attendance may be considered a meeting of the Village Board or of any such Committee. This notice is given so that members of the Village Board & Committee members may attend the meeting without violating the open meeting law. No action will be taken at this meeting by any Village governing body except by the governing body identified in the caption of this notice."

"Upon reasonable notice, efforts will be made to accommodate persons with disabilities requiring special accommodations for attendance at the meeting. For additional information and to request services, contact the Village Clerk at (262)644-5265."