

VILLAGE OF SLINGER WISCONSIN REDEVELOPMENT DISTRICT NO. 2 PROJECT PLAN

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Introduction

The Village of Slinger is a dynamic community of more than 5,600 residents located in Washington County, approximately five miles from the City of Hartford, ten miles from the City of West Bend, and 35 miles from the City of Milwaukee. Residents enjoy the small town atmosphere and excellent schools along with the proximity to several larger metro areas. The historic downtown, which includes several nineteenth- and early twentieth-century commercial buildings, is home to local businesses, dining options, Kettle Moraine Playhouse, and Community Park.

Despite Slinger's strong assets and a growing population, the downtown does not reflect how the Slinger community sees itself and the image it would like to portray to others. For this reason, the Village has prepared several plans and studies to improve the downtown. The Village prepared a Downtown Vision and Strategy in 2019, updated their Comprehensive Plan in 2017, and adopted an Economic Opportunity Analysis in 2016. All three documents reinforce downtown Slinger as the gathering, recreation, and activity center of the community and provide recommendations for improvements, infill, and redevelopment. Downtown Slinger has significant opportunity to become a true community destination.

The Village established a Redevelopment Authority in 1993 in order to lead redevelopment in the Village and support projects in Tax Increment District #3. In 1994, a redevelopment area boundary and Project Area Redevelopment Plan for the Village of Slinger Tax Increment District #3 and Related Redevelopment and Rehabilitation Projects were adopted to encourage development in the downtown. TID #3 was retired in 2015.

In 2020, the Village of Slinger retained Vandewalle & Associates, a Madison- and Milwaukee-based economic development, urban planning, and design firm, to complete a redevelopment area plan for District No. 2, which encompasses much of the downtown. The purpose of this redevelopment plan is to assess the current conditions and land uses of the area, explore untapped market opportunities, and provide a future vision and implementation strategy to Downtown Slinger. This plan, *Redevelopment District No. 2 Project Plan*, is intended to supersede the 1994 plan in its entirety. The 1994 plan and any other previously adopted redevelopment district plans will be terminated concurrently with the adoption of this *Redevelopment District No. 2 Project Plan*.

Statutory Authority

This plan has been prepared and duly adopted under the provisions of Wisconsin Statute §66.1333 by the Redevelopment Authority (RDA) of the Village of Slinger. The RDA is a separate body politic created for the express purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects, and housing projects under §66.1333, Wis. Stats.

Redevelopment District

The boundary of the redevelopment district is shown on Map 1 and is further described below.

INSERT Legal Description

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Village of Slinger Redevelopment District #2 Map 1: Boundary



-  Redevelopment District #2 Boundary
-  Redevelopment District Parcels

VANDEVALLE & ASSOCIATES
PLANNING ARCHITECTURE ENGINEERING

Date: 7/24/2020

Sources: Washington County, US Census Bureau



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Redevelopment Objectives

The objective of the Redevelopment Plan is to set a vision and implementation strategy for converting the flagging downtown into a community gathering place and regional destination. By creating physical and economic vitality, eliminating blight, and ensuring appropriate land uses, the Village will be able to provide high-quality development that is tax-generating and attractive to new and existing residents. Accompanying new development with environmental remediation, new public gathering spaces, and streetscape and public space improvements in the downtown will ensure a reuse strategy that is comprehensive in addressing site challenges and constraints while maximizing opportunities.

Downtown Slinger Vision Statement

The vision statement for downtown Slinger, expressed in the Downtown Slinger Vision and Strategy, is as follows:

Downtown Slinger is the place that Slinger residents go to meet, connect, and have fun. Centered on Slinger's origin at the crossroads of Washington Street and Kettle Moraine Drive, today it is home to a dynamic mix of entertainment, dining, personal services, gathering places, new housing, and recreation options. The Downtown's effortless blend of attractive storefronts, new residential buildings that complement existing historic buildings, attractive lighting, lively plantings, and outdoor seating makes walking downtown feel inviting, safe, energizing, and familiar. Slinger residents feel a strong sense of ownership and pride in the downtown and support unique, locally-owned businesses.

The primary project goals for the Redevelopment District are as follows:

Economic Development

1. Increase the tax base through the redevelopment of vacant or underutilized parcels to support specialty retail and restaurant uses, multi-family residential units, community gathering places, professional offices, personal services, and small-scale lodging.
2. Develop one or more downtown gathering spaces in Community Park and other locations in the downtown. Expand Community Park to accommodate additional uses, activities, and gathering spaces.
3. Induce more than \$73M in new development assessment value within the District.
4. Eliminate barriers to economic growth such as blighted properties, deteriorating site improvements, obsolete platting, and other functional deficiencies.
5. Position downtown Slinger as a desirable community gathering place, making it more attractive to visitors and residents.
6. Capitalize on Slinger's natural setting and build on its status as an Ice Age Trail Community to make Slinger known as a destination for those hiking the Kettle Moraine and Ice Age Trail.

Mixed Use

1. Replace obsolete buildings with new development and encourage development of mixed-use buildings primarily with upper floor residential and some ground floor commercial space.
2. Increase residential density by adding high-quality, multi-family housing to attract empty nesters, retiring boomers, and young adults interested in living close to amenities, shopping, and eating and drinking establishments.
3. Create developments with an appropriate balance of residential, entertainment, service, retail, office, and greenspace use.

Rehabilitation/Restoration of Existing Buildings

1. Retain downtown Slinger's historic character. Restore historically significant buildings, preserve and restore historic elements to building façades (windows, doors, decorative elements), and remove inappropriate, contemporary features from façades.
2. Improve appearance of non-historic buildings by repairing exterior damage and decay, painting siding and tuckpointing masonry, and removing abandoned signs.
3. Improve functionality and longevity of existing buildings by continuing to upgrade and maintain to meet today's needs and community standards.

Parking

1. Integrate adequate parking into redevelopment sites by providing residential parking under buildings and surface parking behind buildings.
2. Improve perception of availability of parking downtown. Improve and promote existing on- and off-street parking by striping individual stalls, revisiting parking time limits, enhancing signage to identify parking areas more clearly, and consolidating driveways to increase on-street spaces. Evaluate potential for shared parking near Washington/Kettle Moraine intersection.

Quality Design and Density

1. Encourage high architectural and site design standards that ensure development consistent with the vision statement in the Downtown Slinger Vision and Strategy, described above.
2. Promote building and streetscape design that is oriented to residents and visitors walking between destinations. Include human-scale façade elements and design features that prioritize pedestrian comfort. Encourage outdoor seating/activity areas on sides of buildings.
3. Improve appearance of the downtown fabric by screening outdoor storage and improve outdoor display for vehicle-oriented uses using vegetative screening and/or fencing and setting back display areas from sidewalks.

Consistency with Local Plans

This redevelopment plan is generally consistent with the recommendations contained in the Village of Slinger Comprehensive Plan, adopted on November 20, 2017. In order to enable the wider mix of land uses consistent with "Downtown/Mixed Use" predominant land use category recommended on Map 6, this Plan recommends that the future land use designation of several parcels within the District be changed to the "Downtown" future land use category via an amendment to the Future Land Use Map in the Comprehensive Plan. These include properties with the following map IDs: #20-26, #50-60, #62, #67, #74, and #76-79. Map 5 depicts the Comprehensive Plan's future land use designation for all properties within the District, as of this writing. Simultaneous with or shortly after the adoption of the redevelopment plan, the Village intends to amend the Comprehensive Plan Future Land Use Map to be consistent with the land uses shown in this redevelopment plan.

This document is available for inspection on the Village website and at Village Hall during normal business hours. Contact Margaret Wilber, Village Administrator, at (262) 644-5265 for more information.

Existing Conditions

Wisconsin Statute §66.1333 regulates blight elimination and slum clearance. Section 66.1333 (2m)(b)2 defines blighted area as an “*area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.*”

Sixty-nine of 86 total parcels within Redevelopment District No. 2 have been identified as blighted, constituting approximately 80% of the District’s total acreage. Many of the structures within the Redevelopment District boundary are considered aged, deteriorating, or vacant in their current state. In addition, much of the land within the District is underutilized and could be redeveloped to a higher and better use compatible with the community’s long-term vision for the area. The District as a whole exhibits blight factors such as obsolete platting, faulty street or lot layout, and known or suspected environmental concerns. Other environmental concerns include potential asbestos, underground storage tanks (USTs), and subsurface contamination such as PAHs, PFAS, RCRA metals, and VOCs. A District-specific description of the land uses and existing blight conditions follows.

Existing Land Use

The Redevelopment District is home to a mix of land uses, with no single use dominating any particular block. Most blocks contain a mix of single-family residential, commercial, and auto/equipment-related land uses.

As shown on Map 2, vehicle repair and sales land uses predominate along both sides of West Washington Street at the west end of the District. Some of these properties include a significant amount of outdoor storage of vehicles and unpaved outdoor vehicle display areas and some instances of deteriorating pavement and inoperable vehicles. There is also a laundromat with apartments on the second floor in this area; this site includes excessive paving. These factors contribute to existing blighting influences in the area that may impact their future development potential. The northeast side of West Washington Street includes a few taverns with single-family homes interspersed throughout. Moving east toward the intersection of Washington Street and Kettle Moraine Drive – the heart of downtown – a greater preponderance of commercial uses with upper-floor residential is present.

South of East Washington Street along Kettle Moraine Drive South, there is a number of established commercial uses with residential above on the west side of the street. A key redevelopment site is the Phillip Funeral Home (parcel 45); this irregularly-shaped parcel encompasses much of the block and has several points of access. Southwest of the Funeral Home is a traditional storefront building, currently in residential use, which is under active code enforcement action. A small building on parcel 40 was demolished due to difficulties in bringing it up to code. Along the east side of the block, there are commercial uses at the corners with single-family residential in between. The Berean Bible Institute, located on Hill Street, is currently for sale. This property spans four parcels (parcels 55, 52, 54, and 58) and contains a former church building, a small house, and two surface parking lots.

A BP gas station and convenience store are located at the corner of East Washington Street and Kettle Moraine Drive. Northwest of the gas station is Community Park, and there are two

commercial buildings (parcels 21 and 22) fronting Kettle Moraine Drive and several residential buildings. A few residences are accessed from Tennes Drive, and a few others are accessed from an unplatted drive in Community Park. Across Kettle Moraine Drive, uses are mostly single-family residences with a few older commercial buildings along the north side of the street. Also included are institutional uses such as a Village well (parcel 14) and telephone switch (parcel 20).

In the southwestern portion of the District, Oak Street contains a mix of uses, including a machine shop (parcel 64), single-family residences, and an auto body business (parcel 68). The former Niphos Coatings building (parcel 67) is currently vacant, and both buildings on the property are beginning to deteriorate. This site has undergone environmental remediation in recent years in preparation for reuse/redevelopment.

Parcels along Chestnut Street include several parcels with commercial uses on lower levels with residential above. Double-frontage lots (parcels 75-76) have a mix of uses and buildings. Southwest of the railroad tracks, a former showroom is currently for lease (parcel 74), and a former railroad depot has been converted into the new Slinger Historical Museum (parcel 77).

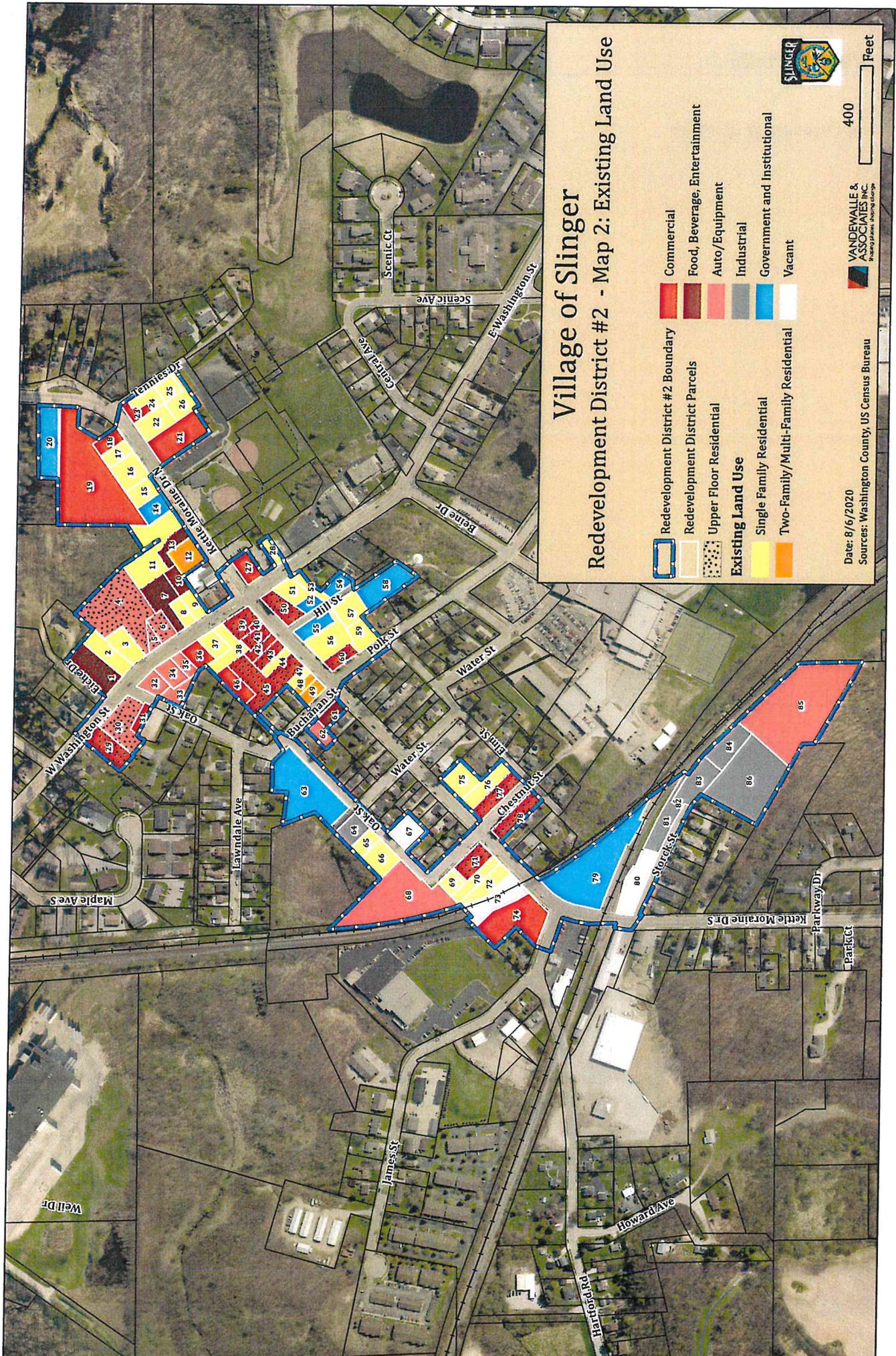
Storck Street includes entirely industrial land uses, which are not negatively impacted by the presence of the railroad tracks. A former creamery (parcel 78) is currently vacant and in significant disrepair.

Parcels were included in the District for one or more of the following reasons: their potential for redevelopment, prominence of their location as it relates to the image of Slinger, outdated land uses, vacancies, the importance of the downtown as an active commercial district and community gateway, and contributions to blight in the District. For the most part, areas containing a concentration of single-family residences were excluded from the District as they are not considered near-term redevelopment opportunities. While many parcels appear to be well-maintained, others exhibit signs of wear, faulty layouts, poor access, and/or obsolete platting that meet established criteria for blight. Vacant and outmoded commercial spaces suffer from poor signage, limited visibility, and lack of landscaping that detract from the aesthetic standards of the corridor. Steep slopes of 12% or more and wetland currently constrain some parcels, as do known and potential contamination that may require substantial time and costs to remediate and prepare for further redevelopment activities (see Map 4).

Current Zoning

Current zoning designations in the Redevelopment District are depicted on Map 3. Most of the District is zoned B-1 Commercial, which is designed for traditional downtown development. Parcels along and around Storck Street are zoned M-1 Limited Manufacturing District, which is intended for light industrial development. The Fire Department, Village Well, and Berean Bible Institute are zoned I-1 Institutional. Two-Family Residential (Rd-1) Zoning is found between Polk Street, Kettle Moraine Drive South, and Hill Street and in a few parcels on Chestnut and Buchanan Streets. Two homes near Tennes Drive are zoned R-6 Single-Family Residential.

The current zoning pattern in Slinger either generally complies with the Village's Future Land Use Vision (Map 5) as articulated in the 2017 Comprehensive Plan or will not substantially compromise the Village's ability to achieve its Future Land Use Vision. Over time, mainly through developer-sponsored or property-owner-sponsored rezonings and Planned Unit Developments, the Future Land Use Vision map and zoning map may be brought into even closer alignment.



Village of Slinger

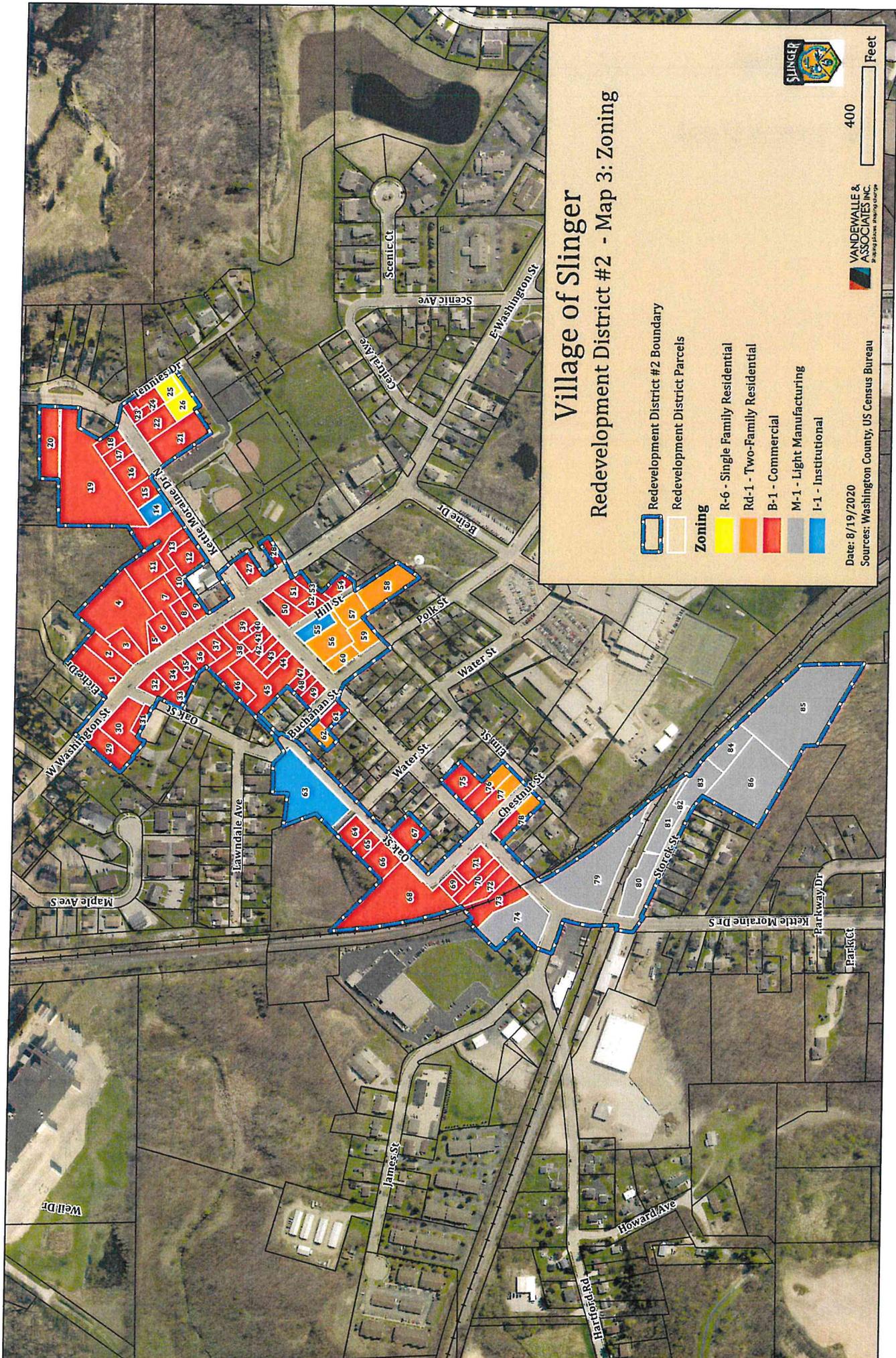
Redevelopment District #2 - Map 2: Existing Land Use

- Redevelopment District #2 Boundary
- Redevelopment District Parcels
- Upper Floor Residential
- Single Family Residential
- Two-Family/Multi-Family Residential
- Commercial
- Food, Beverage, Entertainment
- Auto/Equipment
- Industrial
- Government and Institutional
- Vacant



Date: 8/6/2020
 Sources: Washington County, US Census Bureau
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Village of Slinger

Redevelopment District #2 - Map 3: Zoning

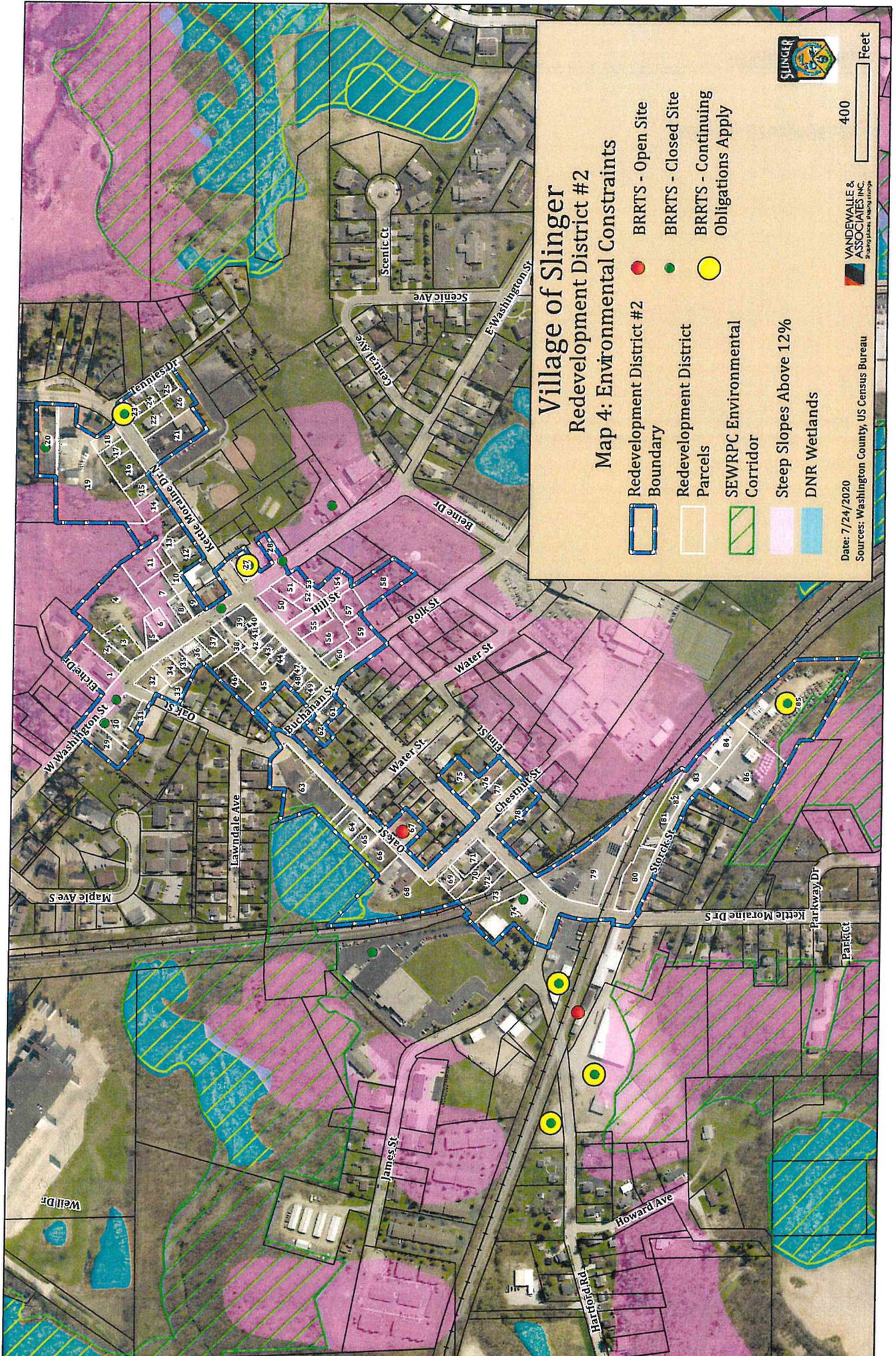
-  Redevelopment District #2 Boundary
-  Redevelopment District Parcels
- Zoning**
-  R-6 - Single Family Residential
-  Rd-1 - Two-Family Residential
-  B-1 - Commercial
-  M-1 - Light Manufacturing
-  I-1 - Institutional

Date: 8/19/2020
 Sources: Washington County, US Census Bureau



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Village of Slinger Redevelopment District #2 Map 4: Environmental Constraints

	Redevelopment District #2 Boundary		BRRTS - Open Site
	Redevelopment District Parcels		BRRTS - Closed Site
	SEWRPC Environmental Corridor		BRRTS - Continuing Obligations Apply
	Steep Slopes Above 12%		
	DNR Wetlands		

Date: 7/24/2020
 Sources: Washington County, US Census Bureau
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Proposed Land Use & Redevelopment Projects

Downtown Area

Downtown Slinger is envisioned to be the civic and social center of the community. Proposed redevelopment projects in the District should strive to create a mix of entertainment, dining, personal services, gathering places, new housing, and recreation options. Attractive storefronts, new residential buildings that complement existing historic buildings, and attractive streetscaping will make experiencing downtown feel inviting, safe, energizing, and familiar. Projects in the District should enhance the area's visibility, functionality, and aesthetic appeal. Uses should boost property values and create active, vibrant environments for visitors and residents to live, work, and play.

The future land uses envisioned for downtown Slinger include indoor commercial, retail, office, service, entertainment, and institutional. Residential uses should include upper-story units in new and existing mixed-use buildings and freestanding multi-family residential and townhomes. For a complete overview of the future land uses recommended by the Comprehensive Plan, see Map 5.

Downtown Slinger should be a unique destination that offers residents and visitors several options to gather and meet. Desired businesses include:

- Restaurants, including outdoor dining, casual dining options, coffee shops, breakfast destinations, a brewpub and/or tasting room, bakeries, and sweet treats
- Specialty retail, including home goods and accessories, specialty food or candy stores, specialty apparel, arts supplies, hobby and craft shops, art galleries, and pet supplies
- Personal services including barber shops, spas, hair and nail salons, banks, and dry-cleaning drop-off
- Professional office space
- Bed and breakfasts and other small-scale lodging

With a mix of historic building and new construction, downtown Slinger will be designed for walking between destinations. New housing options will be well-suited for empty-nesters looking to downsize and stay in the community, young professionals without children, and downtown employees. The downtown will be characterized by beautification of public spaces; an increased number of amenities, businesses, and destinations; public events and art; gathering and performance spaces in Community Park; diversity of quality housing options; building updates and rehabilitation; improved walkability and bikeability; an enhanced Ice Age Trail experience; access to entertainment and dining; and an improved, furnished streetscape.

Rehabilitation and restoration of existing buildings, redevelopment, and infill development will be central to the transformation of the District. New development should be realized as two-to-three-story buildings with minimal building setbacks that blend contemporary and historic styles, using traditional building materials such as stone, brick, and wood. Commercial, mixed use, and residential building forms are all desirable. Rehabilitation and restoration projects should preserve historical features while updating buildings for today's needs. New residential uses should include medium-density, multi-family residential development of high-quality architectural design. A mix of living options and styles are encouraged such as townhomes, apartments, condominiums, and mixed-use structures, with commercial use on first floors and residential units on upper floors.

Working with private property owners, the Village will implement rehabilitation programs and aesthetic improvements. To improve the pedestrian experience and overall appearance of downtown, existing outdoor storage areas should be screened and outdoor display areas for vehicle-oriented uses should be screened or otherwise improved to enhance aesthetics. New outdoor storage areas will be discouraged.

The downtown area also should include substantial streetscaping improvements to Kettle Moraine Drive and Washington Street, including pedestrian-scaled light fixtures, banners, benches, trash receptacles, widened sidewalks where possible, enhanced crosswalks, shade trees, and gateway features or signage at the edges of downtown. In addition, wayfinding and interpretive signage highlighting the Ice Age Trail should be located on the southeast side of Kettle Moraine Drive, as Kettle Moraine Drive is coterminous with the on-street alignment of the Slinger segment of the Ice Age Trail. These improvements will greatly improve walkability and the pedestrian experience.

The Village will make improvements to public parking in order to improve the perception of availability of parking in the downtown, maximize existing parking areas, and clarify where parking is available currently. The Village should explore creating additional off-street parking to accommodate anticipated increased demand for parking downtown and consolidate and narrow driveways where possible to increase the number of on-street parking spaces.

Once additional off-street parking is available, the Village should explore adding a bicycle lane on Washington Street. Both Kettle Moraine Drive and Washington Street may benefit from bicycle/pedestrian and right-of-way improvements serving new and existing residential and commercial uses. Such improvements should be built in conjunction with private development and provide safe pedestrian and bike connectivity between downtown and the surrounding area and to the Community Park Trail.

Storck Street Area

Because of the shallow parcels and presence of railroad tracks, the seven parcels along the north side of Storck Street are envisioned as light industrial uses. Given this area's proximity to Kettle Moraine Drive, some commercial uses would be appropriate, too. Uses should be compatible with residential uses on the south side of the street, and outdoor storage, activity areas, and mechanical equipment should be screened from Storck Street. A multi-modal path should be developed at the end of Storck Street to provide access to Fireman's Park Upper. The former creamery building (parcel #80) is a likely redevelopment or reuse opportunity.

Community Park

New development within the District would complement planned improvements for Community Park immediately adjacent to the District. The Village recently developed Community Park Trail, which is officially part of the statewide Ice Age Trail. This multi-modal path begins at its trailhead on Kettle Moraine Drive and continues through Community Park to Cedar Creek Road. Future improvements to Community Park may include:

- Open air amphitheater set into the hillside on the south side of the park
- Additional seating areas
- Paved pavilions and plazas for events and festivals such as Slinger Farmer's Market
- Additional trailhead amenities such as bike racks, community events board, Wi-Fi
- Flexible multi-use space that can be used for either event space or parking as needed
- Public art
- Expansion of Community Park to accommodate more uses, activities, and gathering spaces

These improvements will help solidify Community Park and downtown Slinger as a central community gathering space and will signal to adjoining property owners, Slinger residents, and investors that the Village of Slinger is committed to the revitalization of its downtown. It is anticipated that improvements led by the public sector will bring about further private investment in the downtown.



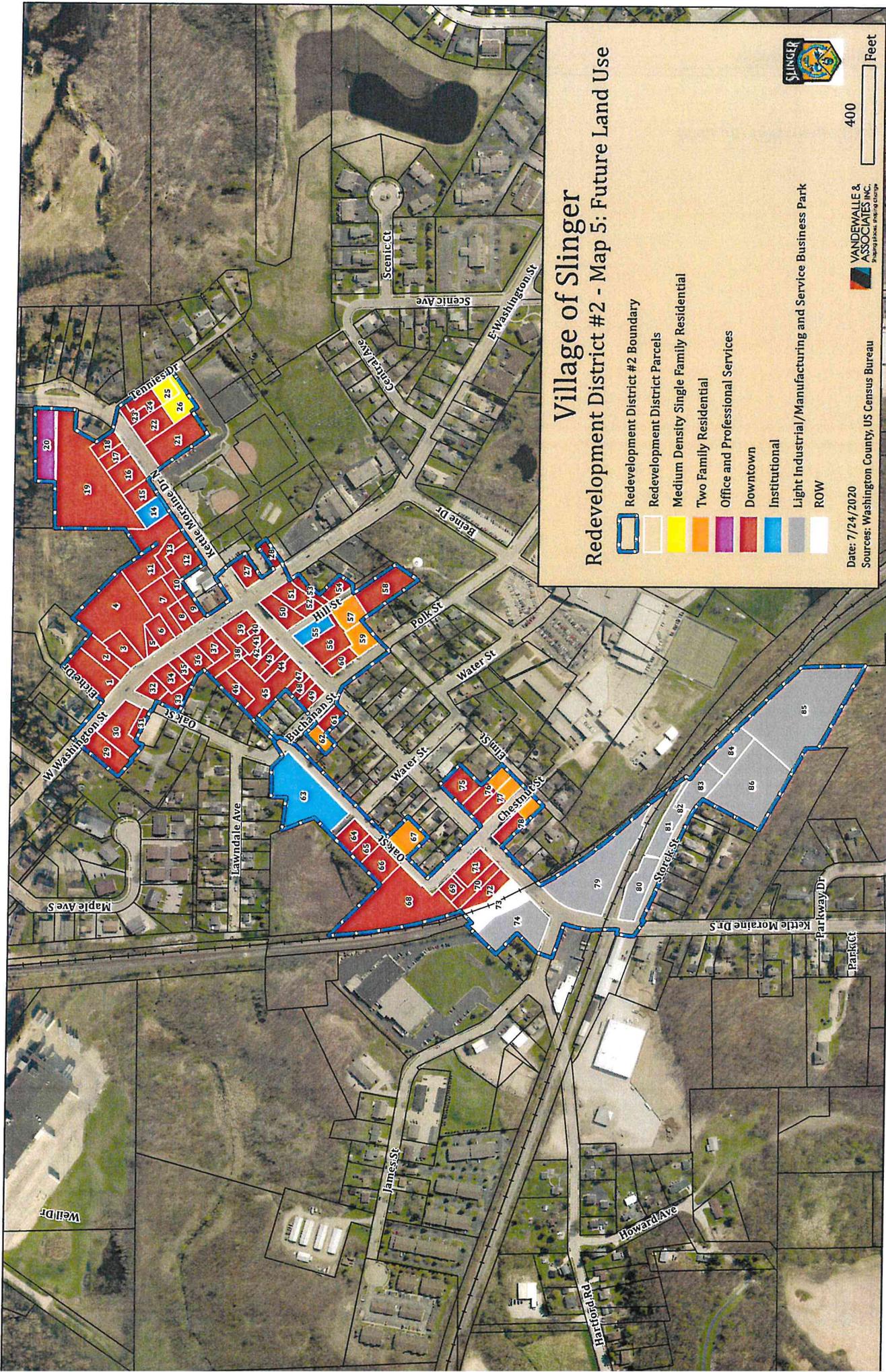
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Date: 7/24/2020
Sources: Washington County, US Census Bureau

Village of Slinger Redevelopment District #2 - Map 5: Future Land Use

- Redevelopment District #2 Boundary
- Redevelopment District Parcels
- Medium Density Single Family Residential
- Two Family Residential
- Office and Professional Services
- Downtown
- Institutional
- Light Industrial/Manufacturing and Service Business Park
- ROW



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Redevelopment Concept Plan (Map 6)

A generalized redevelopment concept is shown in Map 6: Redevelopment Concept Plan. Map 6 identifies several subareas within the downtown. The purpose of Map 6 is to describe more specific land uses that would predominate within the subareas A-C. As development projects are proposed in the future, they do not need to adhere strictly to Map 6, provided that such projects meet the overall spirit and intent of this Plan.

Area A encompasses the core of the downtown, centered on Kettle Moraine Drive and Washington Street. Area A is identified as a predominately mixed-use area, consisting of downtown-style buildings with commercial uses on the ground floor and residential uses above. This area is anticipated to include a mix of rehabilitation and redevelopment projects. Area B would be particularly suitable for new residential development, given its proximity to existing residential areas and distance from the downtown core. Residential development in Area B could include a mix of condos, apartments, and townhomes. These are anticipated as redevelopment projects, although adaptive reuse/rehabilitation is possible, too. Area C is envisioned as a predominately light industrial area, given surrounding industrial land uses and the presence of the railroad tracks.

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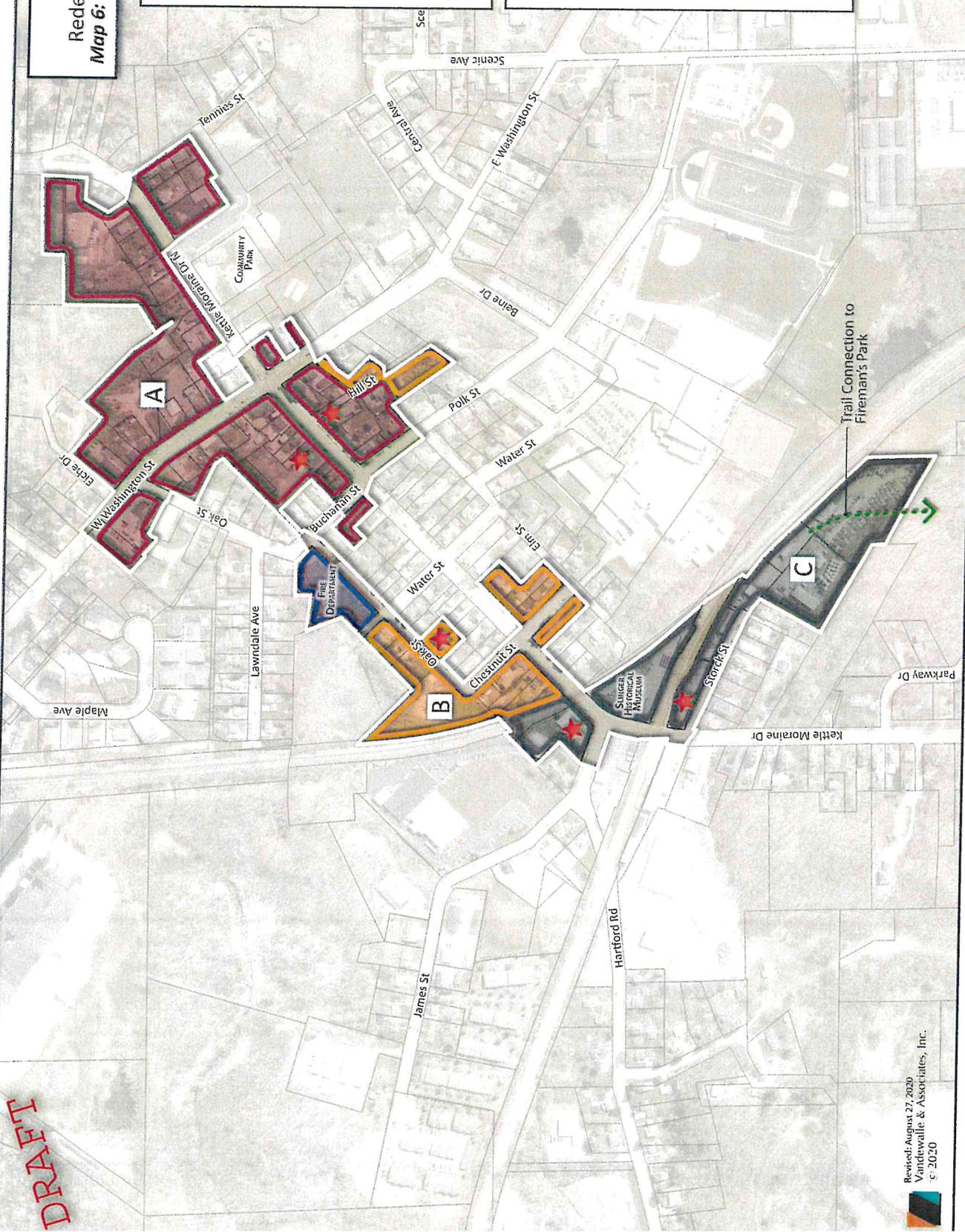
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Village of Slinger Redevelopment District No. 2 Map 6: Redevelopment Concept Plan

- ### Redevelopment District #2
- Create a mix of entertainment, dining, personal services, gathering places, new housing, and recreation options.
 - Promote rehabilitation and restoration of existing buildings, redevelopment, and infill development.
 - Improve walkability and bikeability, and enhance the Ice Age Trail experience. Add trail connection from Storck Street to Fireman's Park.
 - Provide additional public parking, both off-street and on-street.
 - Screen existing outdoor storage and outdoor vehicle display areas and improve site aesthetics.
 - Beautify public spaces and provide an improved, furnished streetscape.
 - Develop new community gathering spaces in Community Park; explore park expansion.
 - Explore creation of new Tax Increment District (TID).

Predominate Land Uses

- A**  Downtown/ Mixed Use
- B**  Multi-Family
- C**  Light Industrial
-  Fire Department
-  Priority Reuse/ Redevelopment Sites



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Project Implementation

The Village will undertake a number of redevelopment activities and rehabilitation programs in order to improve the appearance, vitality, visibility, and functionality of downtown. The Village will implement or explore the following activities:

- Develop Village programs necessary for site assembly and provide assistance to close financial gaps.
- Assist in seeking grants to aid environmental assessment and cleanup.
- Develop programs for a façade and building loan/grant program to encourage rehabilitation and restoration of existing buildings.
- Begin land banking key sites for infill or redevelopment.
- Create a site improvement program to provide grants or low-interest loans to add screening or otherwise improve the appearance of outdoor storage and display areas.
- Make streetscaping and other improvements to both Washington Street and Kettle Moraine Drive/Ice Age Trail, including wayfinding and interpretive signage, pedestrian-scaled light fixtures, banners, benches, trash receptacles, widened sidewalks, enhanced crosswalks, gateway features/signs, and additional street trees.
- Advance the development of new community gathering spaces in the Community Park, such as a formal gathering space, amphitheater, and/or flexible multi-use parking/event spaces, as outlined in the Downtown Slinger Vision and Strategy and the Village of Slinger Park, Recreation, and Open Space Plan.
- Continue to enforce its property maintenance code to maintain minimum standards.
- Explore the formation of a Business Improvement District (BID).

Village is willing to explore one or more Tax Increment Finance (TIF) districts for all or part of the area. These TIF districts would assist private and public projects with timing driven by projects that generate significant increment and have the potential to spur further investment in the downtown. TIF funds could be used for public improvements, closing financial gaps, or sustaining the rehabilitation programs described above.

Furthermore, the Village is willing to engage in discussions with property owners and developers interested in projects and may conduct additional proactive efforts to identify and select developers for specific sites. Future development projects will be subject to a development agreement with the Village that specifies the type, quality, and density/intensity of the project, the development schedule, and the use of TIF and other forms of public participation, if any, in addition to other terms and conditions that will ensure high-quality, financially feasible projects.

The Village already has begun the process of identifying a developer for the Niphos property on Oak Street in cooperation with Washington County, which owns the property. The Village also has begun reuse planning and marketing of the Berean Bible Institute property, located at 117 Kettle Moraine Drive South.

Proposed Public Improvements and Utilities

The following is a list of potential public project activities, which include but are not limited to:

- Streetscape and public space improvements (e.g., pedestrian plazas, greenspace/public parkland, on-street pedestrian/bicycle paths, wayfinding signage, lighting, benches);
- Public infrastructure improvements (e.g., utility construction and/or relocation, right-of-way, stormwater management system improvements/construction, parking, street realignment, intersection improvements);
- Site assemblage, environmental assessment, clean-up, and site preparation;
- Relocation of displaced businesses, if applicable; and
- Administration (e.g., marketing, developer recruitment, financial administration).

Standards of Population Density, Land Coverage, and Building Intensity after Development

Properties in Redevelopment District No. 2 will be developed in accordance with applicable municipal zoning, subdivision, and other land use regulations.

Present and Potential Equalized Value

The potential equalized value has been projected based on Map 1: Redevelopment District No. 2 redevelopment sites. As of January 1, 2019, the total assessed value of all parcels in the redevelopment area was \$12,999,500 (see Table 1).

Applying reasonable standards of development density* per the uses proposed on Map 6, the new total equalized value of the Redevelopment District potentially could reach \$86,631,444 or more at full buildout. This represents a tax base increase of \$73,631,944 in new equalized value. Note that the loss of tax value resulting from demolition and depreciation of existing uses/structures within the District also has been accounted for in these projections.**

**Conservative estimates based on mixed use/commercial redevelopment square footage construction at \$97 per square foot assessment value, light industrial redevelopment square footage construction at \$53 per square foot assessment value, and reuse/rehabilitation square footage construction at \$39 per square foot assessment value. Area A, depicted on Map 6, was assumed to include 50% of the area's square footage for mixed use/commercial redevelopment and 50% for reuse/rehabilitation projects. Area B was assumed to include 100% mixed use/commercial redevelopment. Area C was assumed to include approximately 50% of the area's square footage for light industrial redevelopment and 50% assumed as aesthetic improvements with nominal impacts on assessed value.*

***The Village of Slinger and its consultants make no warranty that any projected redevelopment activity will or will not actually occur within the District and have included these figures for planning purposes only.*

Table 1: Redevelopment District No. 2 Valuation by Parcel, 2019

Map ID	Tax Key	Parcel Address	Owner Name	Acres	Land Value	Improvements	Total Value
1	V5_0217	200 W Washington St	Rita A Puls Revocable Trust	0.55	\$71,400	\$236,200	\$307,600
2	V5_0218	124 W Washington St	Daniel J Strupp, Deborah L Strupp	0.34	\$35,300	\$130,700	\$166,000
3	V5_0219	122 W Washington St	Tr GDSF Transition Trust	0.28	\$31,800	\$135,900	\$167,700
4	V5_0220	0	Strupp Implement Inc	1.31	\$79,400	\$73,600	\$153,000
5	V5_000100A	118 W Washington St	Strupp Implement Inc	0.09	\$ -	\$ -	\$ -
6	V5_0001	114 W Washington St	Kevin A Christman	0.21	\$38,000	\$221,900	\$259,900
7	V5_0002	112 W Washington St	Hilbert Company LLC	0.45	\$44,600	\$140,600	\$185,200
8	V5_0003	110 W Washington St	Randall G Krebs, Peggy A Krebs	0.14	\$22,400	\$173,800	\$196,200
9	V5_000400A	108 W Washington St	Corey Foerster Revocable Liv Trust	0.17	\$30,800	\$274,800	\$305,600
10	V5_000400B	0	Edward R Bergmann	0.17	\$23,600	\$10,100	\$33,700
11	V5_000900Z	123 Kettle Moraine N Dr	Gary J Kapal, Mary E Kapal	0.83	\$52,200	\$179,000	\$231,200
12	V5_0007	115 Kettle Moraine N Dr	Lawrence J Gundrum	0.33	\$39,100	\$219,900	\$259,000
13	V5_0008	121 Kettle Moraine N Dr	Mike Duchelle LLC	0.21	\$38,300	\$138,800	\$177,100
14	V5_001000A	127 Kettle Moraine N Dr	Village of Slinger	0.23	\$ -	\$ -	\$ -
15	V5_0011	131 Kettle Moraine N Dr	Joseph Paul Kirsch	0.23	\$29,800	\$163,100	\$192,900
16	V5_0040	133 Kettle Moraine N Dr	Timothy C Hess, Juliet V Hess	0.33	\$39,100	\$129,900	\$169,000
17	V5_0041	137 Kettle Moraine N Dr	Mark E Elston	0.16	\$24,600	\$116,200	\$140,800
18	V5_0042	0	P & S Enterprise LLC	0.17	\$31,400	\$ -	\$31,400
19	V5_022200A	205 Kettle Moraine N Dr	P & S Enterprises LLC	2.29	\$127,700	\$325,300	\$453,000
20	V5_022300A	209 Kettle Moraine N Dr	General Tel Co of Wis	0.55	\$ -	\$ -	\$ -
21	V5_0021	136 Kettle Moraine N Dr	Ralph Kuepper Living Trust, Carol Kuepper Living Trust Et Al	0.65	\$85,300	\$179,300	\$264,600
22	V5_0022	138 Kettle Moraine N Dr	Larry L Steingraber, Kathleen L Steingraber	0.32	\$47,900	\$198,400	\$246,300
23	V5_002200B	140 Kettle Moraine N Dr	Robert F Freitag, Patricia L Freitag Et Al	0.12	\$32,300	\$78,500	\$110,800
24	V5_023200A001	142 Kettle Moraine N Dr	Robert F Freitag, Patricia L Freitag Et Al	0.21	\$28,300	\$91,300	\$119,600

Map ID	Tax Key	Parcel Address	Owner Name	Acres	Land Value	Improvements	Total Value
25	V5_023200A002	105 Tennies Dr	Lisa M Freitag, Jeffrey S Patasius	0.18	\$27,900	\$189,100	\$217,000
26	V5_002200C	137 Community Dr	Dennis C Maher, Nancy M Maher	0.30	\$40,000	\$182,600	\$222,600
27	V5_0012	104 Kettle Moraine N Dr	Chrom Properties LLC	0.22	\$95,200	\$196,300	\$291,500
28	V5_001400A	108 E Washington St	Tanja L Thaves	0.12	\$19,400	\$184,700	\$204,100
29	V5_020200C	207 W Washington St	Sack LLC	0.42	\$54,400	\$173,600	\$228,000
30	V5_020200B	201 W Washington St	Sack LLC	0.54	\$106,100	\$199,300	\$305,400
31	V5_0209	105 Oak St	Jonathan T Weske	0.12	\$18,800	\$136,600	\$155,400
32	V5_020600E	102 Oak St	Strupp Implement Inc	0.19	\$44,500	\$4,300	\$48,800
33	V5_020600F	106 Oak St	Strupp Implement Inc	0.20	\$27,900	\$4,900	\$32,800
34	V5_020600A	Washington St	Strupp Implement Inc	0.21	\$60,700	\$ -	\$60,700
35	V5_0244	Washington St	Strupp Implement Inc	0.13	\$43,000	\$ -	\$43,000
36	V5_0244001	113 W Washington St	DMFF 113 LLC	0.22	\$39,600	\$61,200	\$100,800
37	V5_0246	111 W Washington St	David M Rhode, Rhode Kay Bast	0.20	\$30,200	\$125,100	\$155,300
38	V5_0247	109 W Washington St	Jon Ryan Flowers	0.30	\$24,300	\$166,500	\$190,800
39	V5_0248	101 Kettle Moraine S Dr	Fidelity Properties LLC	0.26	\$72,200	\$339,000	\$411,200
40	V5_0249	105 Kettle Moraine S Dr	Bruce M Hughes, Rose M Hughes	0.03	\$14,500	\$84,100	\$98,600
41	V5_0250	107 Kettle Moraine S Dr	Todd J Gilane, Maureen S Gilane	0.16	\$30,400	\$139,300	\$169,700
42	V5_0252	111 Kettle Moraine S Dr	Denco Properties LLC	0.13	\$33,700	\$142,300	\$176,000
43	V5_025300A	113 Kettle Moraine S Dr	Scott T Gehring	0.16	\$31,000	\$88,700	\$119,700
44	V5_025400A	117 Kettle Moraine S Dr	Phillip J Luszak, Jamie Luszak	0.11	\$24,300	\$114,300	\$138,600
45	V5_025500A	119 Kettle Moraine S Dr	Ameri Cor LLC	0.83	\$75,900	\$207,500	\$283,400
46	V5_0262	Buchanan St	Michael G Wolf, Debra J Wolf	0.25	\$9,300	\$10,100	\$19,400
47	V5_0256	121 Kettle Moraine S Dr	Kabh Rentals LLC	0.09	\$25,600	\$65,800	\$91,400
48	V5_0257	125 Kettle Moraine S Dr	Robert J Schaefer Revocable Trust, Sharon J Schaefer Revocable Trust	0.09	\$25,600	\$117,700	\$143,300
49	V5_0258	129 Kettle Moraine Dr	Robert J Schaefer Revocable Trust of 2005, Sharon J Schaefer Revocable Trust of 2005	0.14	\$22,300	\$163,900	\$186,200

Map ID	Tax Key	Parcel Address	Owner Name	Acres	Land Value	Improvements	Total Value
50	V5_0025	101 E Washington St	L Gundrum LLC	0.29	\$56,200	\$205,800	\$262,000
51	V5_0026	105 E Washington St	Lawrence J Gundrum	0.23	\$31,700	\$179,700	\$211,400
52	V5_002600A	105 Hill St	Berean Bible Institute Inc	0.12	\$ -	\$ -	\$ -
53	V5_0027	107 E Washington St	Bryon P Troedel	0.13	\$20,000	\$118,500	\$138,500
54	V5_002800A	Washington St	Berean Bible Institute Inc	0.15	\$ -	\$ -	\$ -
55	V5_003100A	116 Kettle Moraine S Dr	Berean Bible Institute Inc	0.23	\$ -	\$ -	\$ -
56	V5_003200B	120 Kettle Moraine S Dr	Richard P David, Hope A David	0.45	\$45,900	\$148,400	\$194,300
57	V5_003300D	110 Hill St	Thomas C Becker, Raechel K Becker	0.29	\$36,600	\$155,700	\$192,300
58	V5_003300E	0	Berean Bible Institute Inc	0.57	\$ -	\$ -	\$ -
59	V5_003200C	104 Polk St	Charles Vollrath, Betty Vollrath	0.26	\$35,400	\$153,900	\$189,300
60	V5_003600A	128 Kettle Moraine S Dr	Thomas Friedemann Patricia Friedemann	0.18	\$38,400	\$198,400	\$236,800
61	V5_0060	201 Kettle Moraine S Dr	Veterans of Foreign Wars	0.16	\$30,000	\$69,500	\$99,500
62	V5_007900A	105 Buchanan St	Joseph H Merten Trust	0.17	\$31,400	\$16,000	\$47,400
63	V5_008400D	201 Oak St	Slinger Fire Dept	1.27	\$ -	\$ -	\$ -
64	V5_008700A	301 Oak St	Robert J Prokopowicz Trust Linda H Prokopowicz Trust	0.24	\$35,800	\$75,900	\$111,700
65	V5_0088	307 Oak St	Julia Hebring	0.16	\$24,600	\$100,100	\$124,700
66	V5_0089	309 Oak St	Lawrence L Ellenbecker	0.32	\$39,100	\$116,900	\$156,000
67	V5_0081	308 Oak St	Washington County	0.32	\$ -	\$ -	\$ -
68	V5_009000A	313 Oak St	Herbert R Sager	1.62	\$91,600	\$84,900	\$176,500
69	V5_0083	107 Chestnut St	Amber Mose	0.13	\$26,600	\$105,500	\$132,100
70	V5_0073	405 Kettle Moraine S Dr	K Louise Jadin Ward	0.26	\$28,500	\$163,900	\$192,400
71	V5_0072	101 Chestnut St	Todd Schlicht, Thomas Schlicht	0.27	\$65,500	\$248,200	\$313,700
72	V5_0074	407 Kettle Moraine S Dr	Michael J Kuehn	0.27	\$29,700	\$114,700	\$144,400
73	V5_007400B	0	Wisconsin Central Ltd Director of Real Estate	0.52	\$ -	\$ -	\$ -
74	V5_007500C	411 Kettle Moraine S Dr	Dick's Ambulance Service	0.87	\$114,900*	\$148,900*	\$263,800*
75	V5_0051	308 Kettle Moraine S Dr	Mitchell F Mansavage	0.33	\$39,100	\$185,600	\$224,700

Map ID	Tax Key	Parcel Address	Owner Name	Acres	Land Value	Improvements	Total Value
76	V5_0052	312 Kettle Moraine S Dr	Allie Iserloth	0.33	\$33,000	\$121,300	\$154,300
77	V5_0053	316 Kettle Moraine S Dr	Timothy J Burg, Sherra M Burg	0.33	\$24,600	\$146,800	\$171,400
78	V5_0054	400 Kettle Moraine S Dr	Brian P Kearns	0.33	\$45,200	\$208,200	\$253,400
79	V5_005700A	414 Kettle Moraine S Dr	Wolf Tracks LLC	1.59	\$37,400	\$205,900	\$243,300
80	V5_017300B	100 Storck St	Delventure1 LLC	0.48	\$31,900	\$18,100	\$50,000
81	V5_017300A	120 Storck St	Wolf Tracks LLC	0.39	\$24,400	\$13,700	\$38,100
82	V5_Overlap	N/A	N/A	0.02	\$ -	\$ -	\$ -
83	V5_0173	124 Storck St	Wolf Tracks LLC	0.44	\$36,300	\$84,800	\$121,100
84	V5_0174	128 Storck St	Wolf Tracks LLC	0.40	\$ -	\$ -	\$ -
85	V5_0275	300 Storck St	Kenneth Blaine	2.70	\$104,900	\$47,600	\$152,500
86	V5_027500A	125 Storck St	Wolf Tracks Too LLC	1.63	\$41,300	\$98,300	\$139,600
Total				34.33	\$3,150,100	\$9,849,400	\$12,999,500

* Values based on 2018 assessments due to re-platting parcel in 2018.

Project Financing

Sources of revenues for project expenses may include but are not limited to private capital and loans, tax increments, taxes from a potential Business Improvement District which could be established in the District, state and federal grants, private foundation grants, utility funds, and other Village funds as authorized by the Village Board. The financing of improvements can be accomplished in several different ways, including RDA bonding as provided in Wis. Stat. §66.1333. Principal and interest on RDA bonds can be paid through the following three methods:

1. Revenues generated from the sale or lease of the property;
2. Payments made to the RDA from tax increment revenues received by the Village from increased taxes on new development within a Tax Increment District;
3. Receipt of revenues directly from a TIF District Redevelopment Fund.

In addition, the Village may choose to bond separately for improvements through its normal borrowing channels.

Performance Standards

Throughout the project, developers and contractors will adhere to the provisions of applicable municipal ordinances and codes including, but not limited to, the zoning ordinance, subdivision and platting ordinance, building and construction codes, traffic ordinances, site plan review regulations, and deed restrictions.

Plan Amendments

This plan may be amended at any time in accordance with the provisions of Wis. Stat. §66.1333(11). If the plan is modified, a public hearing will be conducted by the RDA. All modifications to the plan must be recommended by the RDA and approved by the Village Board by a two-thirds majority.

Relocation of Displaced Persons and Businesses

Persons and businesses displaced by project activities will be relocated in accordance with applicable state laws and regulations. Relocation plans for the project will be filed with the Department of Administration. These plans will be the basis for all relocation payments made as part of this project.

Land Disposition

The Village or the RDA may acquire land as a result of implementation of this plan. All negotiations will follow the legal requirements imposed on the Village and RDA for land acquisition.

Termination

This redevelopment plan and area will terminate when the RDA determines that the goals of the Redevelopment District Plan have been met.

Blighted Area Finding

Urban redevelopment is done to affect removal of blight, promote economic development, enhance community character, and increase quality of life.

VANDEWALLE & ASSOCIATES, a Madison- and Milwaukee-based urban planning and economic development consulting firm, evaluated the property proposed for inclusion in the Redevelopment District and determined that the properties contained in the area meet the statutory requirement of a redevelopment district.

This redevelopment plan finds that not less than a predominance or substantial number of the properties within the proposed redevelopment area is blighted and in need of rehabilitation within the meaning of the criteria set forth in Wisconsin Statute §66.1333. The statute requires that the properties demonstrate deteriorating architecture, obsolete and vacant buildings that are a physical hazard, inappropriate land uses, economically obsolete uses, environmental concerns, poor or unsafe access and circulation for vehicles and pedestrians, or other statutory factors meeting the definition of blight that do not comply with adopted Village planning documents.

Some properties that are in good physical condition, are properly maintained, and meet the land uses appropriate for the area may be included in the District. The purpose for inclusion of these “non-blighted” properties is to address comprehensively the redevelopment district in the long-range planning process and encourage other property owners to upgrade their properties to accomplish the goals and objectives of this Redevelopment District. To fully realize the redevelopment of the District, some non-blighted properties may need to be aggregated with blighted parcels and cleared to facilitate new development.

The criterion for defining conditions of blight in this analysis is the statutory definition of blight appearing in Wis. Stat. §66.1333. “Blight elimination and slum clearance,” which reads as follows:

§66.1333(2m)(b) *“Blighted area” means any of the following:*

- 1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.*
- 2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.*
- 3. An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

§66.1333 (2m)(bm) *“Blighted property” means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

Redevelopment District Blight Determination

Table 2 provides a parcel-by-parcel analysis of the general condition of existing structures and improvements in the District based on a detailed physical analysis undertaken as part of the planning process. Parcels with blight findings are illustrated visually on Map 7: Blight Study. Implementation of the redevelopment plan, including activities such as appraisals and environmental examinations, may identify additional information that will substantiate the blight findings found in this analysis. The blight findings made in this report also are based on the broader conditions within the overall district. These conditions emphasize inconsistent land use patterns, properties not being used to their highest and best use, visually and/or physically blighted properties, environmental concerns, poor layout and platting, substandard buildings hazardous to the public welfare, and transportation problems that substantially impair the sound growth and expansion of the District as a whole.

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Table 2: Redevelopment District No. 2 Blight Determination

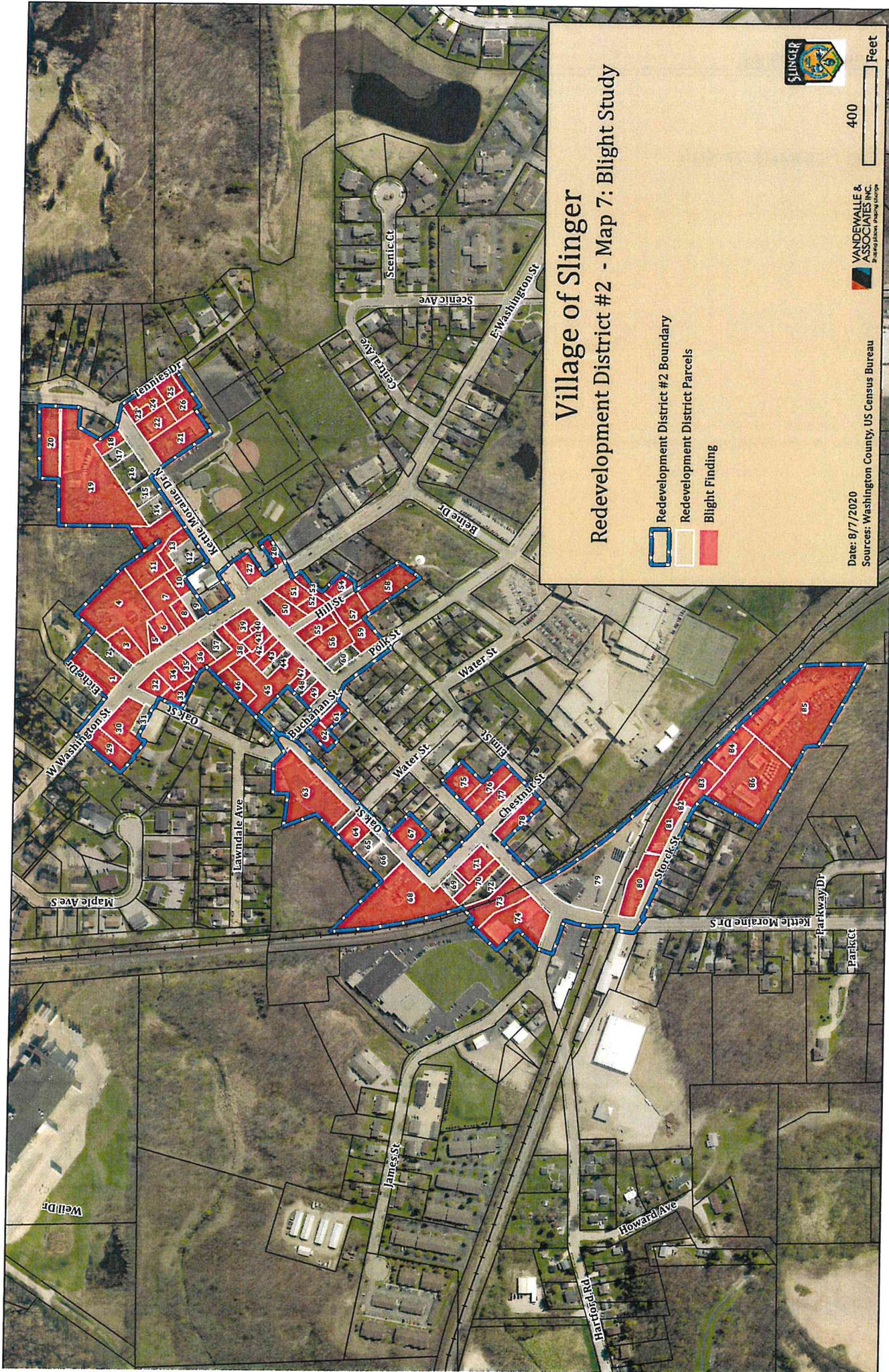
Map ID	Tax Key	Parcel Address	Owner Name	Acreage	2019 Land Value	2019 Improvement Value	2019 Total Value	Existing Structure/Use	Diapidated - Serious Building Deficiencies	Age/Obsolescence/No Longer Serves Purpose Built for	Faulty Street or Lot Layout	Unsafe Conditions	Obsolete Platting	Diversity of Ownership	Deterioration of Structure	Deterioration of Site Improvements	Impairs Sound Growth	Additional Notes
1	V5_0217	200 W Washington St	Rita A Puls Revocable Trust	0.55	\$71,400	\$236,200	\$307,600	Food, Beverage, Entertainment + Residential	X						X	X		Tavern for sale
2	V5_0218	124 W Washington St	Daniel J Strupp, Deborah L Strupp	0.34	\$35,300	\$130,700	\$166,000	Single-Family Residential									X	
3	V5_0219	122 W Washington St	Tr Gdsf Transition Trust	0.28	\$31,800	\$135,900	\$167,700	Single-Family Residential	X			X						Fire damaged
4	V5_0220		Strupp Implement Inc	1.31	\$79,400	\$73,600	\$153,000	Auto/Equipment + Residential/Equipment Related			X		X					
5	V5_000100A	118 W Washington St	Strupp Implement Inc	0.09	\$0	\$0	\$0	Auto/Equipment + Residential/Equipment Related					X					Outdoor storage of vehicles, possible environmental
6	V5_0001	114 W Washington St	Kevin A Christman	0.21	\$38,000	\$221,900	\$259,900	Auto/Equipment + Residential		X								
7	V5_0002	112 W Washington St	Hilbert Company LLC	0.45	\$44,600	\$140,600	\$185,200	Food, Beverage, Entertainment + Residential							X			
8	V5_0003	110 W Washington St	Randall G Krebs, Peggy A Krebs	0.14	\$22,400	\$173,800	\$196,200	Single-Family Residential							X			
9	V5_000400A	108 W Washington St	Corsy Foerster Revocable Liv Trust	0.17	\$30,800	\$274,800	\$305,600	Single-Family Residential										
10	V5_000400B		Edward R Bergmann	0.17	\$23,600	\$10,100	\$33,700	Food, Beverage, Entertainment										
11	V5_000900Z	123 Kettle Moraine N Dr	Gary J Kapal, Mary E Kapal	0.83	\$52,200	\$179,000	\$231,200	Single-Family Residential			X		X					Landlocked parking lot.
12	V5_0007	115 Kettle Moraine N Dr	Lawrence J Gundrum	0.33	\$39,100	\$219,900	\$259,000	Two-Family/Multi-Family Residential										
13	V5_0008	121 Kettle Moraine N Dr	Mike Duchelle LLC	0.21	\$38,300	\$138,800	\$177,100	Food, Beverage, Entertainment / Mixed Use			X		X					
14	V5_001000A	127 Kettle Moraine N Dr	Village of Slinger	0.23	\$0	\$0	\$0	Government and Institutional										
15	V5_0011	131 Kettle Moraine N Dr	Joseph Paul Kirsch	0.23	\$29,800	\$163,100	\$192,900	Single-Family Residential										
16	V5_0040	133 Kettle Moraine N Dr	Timothy C Hess, Juliet V Hess	0.33	\$39,100	\$129,900	\$169,000	Single-Family Residential										
17	V5_0041	137 Kettle Moraine N Dr	Mark E Elston	0.16	\$24,600	\$116,200	\$140,800	Single-Family Residential										
18	V5_0042		P & S Enterprise LLC	0.17	\$31,400	\$0	\$31,400	Commercial		X								Vacant parcel, used for unpaved driveway
19	V5_022200A	205 Kettle Moraine N Dr	P & S Enterprises LLC	2.29	\$127,700	\$325,300	\$453,000	Commercial							X			Excessive paving
20	V5_022300A	209 Kettle Moraine N Dr	General Tel Co of Wis	0.55	\$0	\$0	\$0	Government and Institutional		X					X			Telephone switch
21	V5_0021	136 Kettle Moraine N Dr	Ralph Kuepper Living Trust, Carol Kuepper Living Trust Et Al	0.65	\$85,300	\$179,300	\$264,600	Commercial							X			
22	V5_0022	138 Kettle Moraine N Dr	Larry L Steingaber, Kathleen L Steingaber	0.32	\$47,900	\$198,400	\$246,300	Single-Family Residential										
23	V5_002200B	140 Kettle Moraine N Dr	Robert F Freitag, Patricia I Freitag Et Al	0.12	\$32,300	\$78,500	\$110,800	Commercial			X							Excessive paving, lack of defined driveways
24	V5_023200A001	142 Kettle Moraine N Dr	Robert F Freitag, Patricia I Freitag Et Al	0.21	\$28,300	\$91,300	\$119,600	Single-Family Residential			X							
25	V5_023200A002	105 Tennessee Dr	Lisa M Freitag, Jeffrey S Patasius	0.18	\$27,900	\$189,100	\$217,000	Single-Family Residential			X		X					

Map ID	Tax Key	Parcel Address	Owner Name	Acres	2019 Land Value	2019 Improvement Value	2019 Total Value	Existing Structure/Use	Blighted - Serious Building Deficiencies	Age/Obsolescence/No Longer Serves Purpose Built for	Family Street or Lot Layout	Unsafe Conditions	Obsolete Planning	Diversity of Ownership	Deterioration of Structure	Deterioration of Site Improvements	Impair Sound Growth	Additional Notes
26	V5_002200C	137 Community Dr	Dennis C Maher, Nancy M Maher	0.30	\$40,000	\$182,650	\$222,650	Single-Family Residential			X		X				X	Gas station, possible contamination
27	V5_0012	104 Kettle Moraine N Dr	Chrom Properties LLC	0.22	\$95,200	\$196,300	\$291,500	Commercial									X	
28	V5_001400A	108 E Washington St	Tanja L Thaves	0.12	\$19,400	\$184,700	\$204,100	Single-Family Residential							X			
29	V5_020200C	207 W Washington St	Sack LLC	0.42	\$54,400	\$173,600	\$228,000	Commercial + Residential			X		X				X	Excessive paving
30	V5_020200B	201 W Washington St	Sack LLC	0.54	\$106,100	\$199,300	\$305,400	Auto/Equipment - Residential									X	Vehicle repair, possible environmental
31	V5_0209	105 Oak St	Jonathan T Weske	0.12	\$18,800	\$136,650	\$155,450	Commercial										
32	V5_020600E	102 Oak St	Stupp Implement Inc	0.19	\$44,500	\$4,300	\$48,800	Auto/Equipment		X	X						X	Outdoor storage of vehicles, possible environmental contamination
33	V5_020600F	106 Oak St	Stupp Implement Inc	0.20	\$27,900	\$4,900	\$32,800	Auto/Equipment		X	X						X	Outdoor storage of vehicles, possible environmental contamination
34	V5_020600A	Washington St	Stupp Implement Inc	0.21	\$60,700	\$0	\$60,700	Auto/Equipment		X							X	Outdoor storage of vehicles, possible environmental contamination
35	V5_0244	Washington St	Stupp Implement Inc	0.15	\$43,000	\$0	\$43,000	Auto/Equipment		X							X	Outdoor storage of vehicles, possible environmental contamination
36	V5_0244001	113 W Washington St	DANFF 113 LLC	0.22	\$39,600	\$61,200	\$100,800	Commercial									X	Vehicle repair, possible environmental contamination
37	V5_0246	111 W Washington St	David M Rhode, Rhode Kay Bast	0.20	\$30,200	\$125,100	\$155,300	Single-Family Residential										
38	V5_0247	109 W Washington St	Jon Ryan Flowers	0.30	\$24,300	\$166,500	\$190,800	Single-Family Residential			X						X	
39	V5_0248	101 Kettle Moraine S Dr	Fidelity Properties LLC	0.26	\$72,200	\$339,000	\$411,200	Commercial + Residential									X	
40	V5_0249	105 Kettle Moraine S Dr	Bruce M Hughes, Rose M Hughes	0.05	\$14,500	\$84,100	\$98,600	Commercial + Residential			X							Building demolished in 2020
41	V5_0250	107 Kettle Moraine S Dr	Todd J Gilane, Maureen S Gilane	0.16	\$30,400	\$139,300	\$169,700	Commercial + Residential			X							
42	V5_0252	111 Kettle Moraine S Dr	Denco Properties LLC	0.13	\$35,700	\$176,300	\$212,000	Commercial + Residential			X							
43	V5_025300A	113 Kettle Moraine S Dr	Scott T Gehring	0.16	\$31,000	\$88,700	\$119,700	Commercial + Residential										
44	V5_025400A	117 Kettle Moraine S Dr	Phillip J Luszak, Jamie Luszak	0.11	\$24,300	\$114,300	\$138,600	Single-Family Residential										
45	V5_025500A	119 Kettle Moraine S Dr	Ameri Cor LLC	0.85	\$75,900	\$207,500	\$283,400	Commercial + Residential		X	X						X	Vegetation home; possible environmental contamination
46	V5_0262	Buchanan St	Michael G Wolf, Debra J Wolf	0.25	\$9,300	\$10,100	\$19,400	Commercial			X						X	Landlocked parcel

Map ID	Tax Key	Parcel Address	Owner Name	Acreage	2019 Land Value	2019 Improvement Value	2019 Total Value	Existing Structure/Use	Diapidated - Serious Building Deficiencies	Age/Obsolescence/No Longer Serves Purpose Built for	Faulty Street or Lot Layout	Unsafe Conditions	Obsolete Platting	Diversity of Ownership	Deterioration of Structure	Deterioration of Site Improvements	Impacts Sound Growth	Additional Notes
47	V5_0256	121 Kettle Moraine S Dr	Kabh Rentals LLC	0.09	\$25,600	\$65,800	\$91,400	Single-Family Residential	x						x	x	x	Code enforcement action underway
48	V5_0257	125 Kettle Moraine S Dr	Robert J Schaefer Revocable Trust, Sharon J Schaefer Revocable Trust	0.09	\$25,600	\$117,700	\$143,300	Two-Family Residential			x							
49	V5_0258	129 Kettle Moraine Dr	Robert J Schaefer Revocable Trust of 2005, Sharon J Schaefer Revocable Trust of 2005	0.14	\$22,300	\$163,900	\$186,200	Two-Family Residential				x						
50	V5_0025	101 E Washington St	L Gundrum LLC	0.29	\$56,200	\$205,800	\$262,000	Commercial + Residential			x							
51	V5_0026	105 E Washington St	Lawrence J Gundrum	0.23	\$31,700	\$179,700	\$211,400	Single-Family Residential			x							
52	V5_002600A	105 Hill St	Berean Bible Institute Inc	0.12	\$0	\$0	\$0	Institutional			x							
53	V5_0027	107 E Washington St	Byron P Troedel	0.13	\$20,000	\$118,500	\$138,500	Single-Family Residential			x							For sale
54	V5_002800A	Washington St	Berean Bible Institute Inc	0.15	\$0	\$0	\$0	Institutional			x							No access to backyard from street
55	V5_003100A	116 Kettle Moraine S Dr	Berean Bible Institute Inc	0.23	\$0	\$0	\$0	Institutional			x							Parking lot, for sale
56	V5_003200B	120 Kettle Moraine S Dr	Richard P David, Hope A David	0.45	\$45,900	\$148,400	\$194,300	Single-Family Residential			x				x			Former church building, for sale
57	V5_003300D	110 Hill St	Thomas C Becker, Raechel K Becker	0.29	\$36,600	\$155,700	\$192,300	Single-Family Residential			x							
58	V5_003300E		Berean Bible Institute Inc	0.57	\$0	\$0	\$0	Institutional			x							
59	V5_003200C	104 Polk St	Charles Vollrath, Betty Vollrath	0.26	\$35,400	\$153,900	\$189,300	Single-Family Residential			x							Parking lot, for sale
60	V5_003600A	128 Kettle Moraine S Dr	Thomas Friedemann, Patricia Friedemann	0.18	\$38,400	\$198,400	\$236,800	Commercial + Residential										
61	V5_0060	201 Kettle Moraine S Dr	Veterans of Foreign Wars	0.16	\$30,000	\$69,500	\$99,500	Food, Beverage, Entertainment										
62	V5_007900A	105 Buchanan St	Joseph H Merten Trust	0.17	\$31,400	\$16,000	\$47,400	Auto/Equipment Related										Former auto repair, possible environmental contamination
63	V5_008400D	201 Oak St	Slinger Fire Dept	1.27	\$0	\$0	\$0	Institutional										
64	V5_008700A	301 Oak St	Robert J Prokopowicz Trust, Linda H Prokopowicz Trust	0.24	\$35,800	\$75,900	\$111,700	Industrial			x							Manufacturing, possible environmental contamination
65	V5_0088	307 Oak St	Julia Hebring	0.16	\$24,600	\$100,100	\$124,700	Single-Family Residential										
66	V5_0089	309 Oak St	Lawrence L Ellenbecker	0.32	\$39,100	\$116,900	\$156,000	Single-Family Residential										
67	V5_0081	308 Oak St	Washington County	0.32	\$0	\$0	\$0	Vacant										
68	V5_009000A	313 Oak St	Herbert R Sager	1.62	\$91,600	\$84,900	\$176,500	Auto/Equipment										Former EPA cleanup site
69	V5_0083	107 Chestnut St	Amber Mose	0.13	\$26,600	\$105,500	\$132,100	Single-Family Residential										Auto repair, possible environmental contamination
70	V5_0073	405 Kettle Moraine S Dr	K Louise Jadin Ward	0.26	\$28,500	\$163,900	\$192,400	Single-Family Residential										
71	V5_0072	101 Chestnut St	Todd Schlicht, Thomas Schlicht	0.27	\$65,500	\$248,200	\$313,700	Commercial + Residential		x								

Map ID	Tax Key	Parcel Address	Owner Name	Acreage	2019 Land Value	2019 Improvement Value	2019 Total Value	Existing Structure/Use	Dilapidated - Serious Building Deficiencies	Age/Obsolescence/No Longer Serves Purpose Built for	Unsafe Street or Lot Layout	Unsafe Conditions	Obsolete Platting	Diversity of Ownership	Deterioration of Structure	Deterioration of Site Improvements	Injurious Sound Growth	Additional Notes
72	V5_0074	407 Kettle Moraine S Dr	Michael J Kuehn	0.27	\$29,700	\$114,700	\$144,400	Single-Family Residential			X	X	X					Railroad right-of-way
73	V5_007400B	0	Wisconsin Central Ltd Director of Real Estate	0.52	\$0	\$0	\$0	Vacant		X								Excessive paving
74	V5_007300C	411 Kettle Moraine S Dr	Dick's Ambulance Service	0.87	\$114,900	\$148,900	\$263,800	Commercial		X							X	Excessive paving
75	V5_0051	308 Kettle Moraine S Dr	Michelle F Mansavage	0.53	\$39,100	\$185,600	\$224,700	Single-Family Residential							X			Excessive paving
76	V5_0052	312 Kettle Moraine S Dr	Allie Iserloth	0.35	\$35,000	\$121,300	\$156,300	Single-Family Residential			X				X			Unpaved driveway, fugate work needed
77	V5_0053	316 Kettle Moraine S Dr	Timothy J Burg, Sierra M Burg	0.35	\$24,600	\$146,800	\$171,400	Commercial + Residential			X				X			Multiple buildings on one lot
78	V5_0054	400 Kettle Moraine S Dr	Brian P Kearns	0.35	\$45,200	\$208,200	\$253,400	Commercial + Residential		X					X			Multiple buildings on one lot
79	V5_005700A	414 Kettle Moraine S Dr	Wolf Tracks LLC	1.59	\$37,400	\$205,900	\$243,300	Industrial										Depot/Historical Museum
80	V5_017300B	100 Storek St	Delvenurel LLC	0.48	\$31,900	\$18,100	\$50,000	Vacant	X	X					X			Neglected and deteriorated building code enforcement section underway
81	V5_017300A	120 Storek St	Wolf Tracks LLC	0.39	\$24,400	\$13,700	\$38,100	Industrial			X				X			Storage, possible environmental contamination
82	V5_Overlap			0.02	\$0	\$0	\$0	Industrial			X							Storage, possible environmental contamination
83	V5_0173	124 Storek St	Wolf Tracks LLC	0.44	\$36,300	\$84,800	\$121,100	Industrial			X				X			Storage, possible environmental contamination
84	V5_0174	128 Storek St	Wolf Tracks LLC	0.40	\$0	\$0	\$0	Industrial			X							Storage, possible environmental contamination
85	V5_0275	300 Storek St	Kenneth Blaine	2.70	\$104,900	\$47,600	\$152,500	Auto/Equipment			X							Auto lot, possible environmental contamination
86	V5_027500A	125 Storek St	Wolf Tracks Too LLC	1.63	\$41,300	\$98,300	\$139,600	Industrial			X							Storage, possible environmental contamination

* Values based on 2018 assessment data or replatting, if available, 2018.



Village of Slinger

Redevelopment District #2 - Map 7: Blight Study

-  Redevelopment District #2 Boundary
-  Redevelopment District Parcels
-  Blight Finding



400

Feet



Date: 8/7/2020
 Sources: Washington County, US Census Bureau

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Conclusion

Based on the blight findings detailed in the previous sections, it is determined that a predominance or substantial number of properties within the Redevelopment Area are blighted and in need of rehabilitation within the meaning of the criteria set forth in Wis. Stat. §66.1333 for the following reasons:

- Economic blight caused by properties not developed to the highest and best use.
- Vacant and/or obsolete facilities.
- Lack of recent investment or maintenance for a significant number of properties.
- Unconventional or irregular lot shape and layout for the majority of the downtown.
- Physical and/or visual deterioration of the structures and site improvements of a significant number of properties.
- Inappropriate land use for a downtown context for a significant number of properties.
- Potential of environmental concerns caused by historical uses.

It is determined that physical and economic conditions exist that, if left unattended, would continue to impair and impede the sound and safe growth of the Village of Slinger. Only through comprehensive redevelopment and rehabilitation of much of this area will the deterioration of the subject properties substantially slow down and reverse, thereby contributing to the overall vitality of the community.

