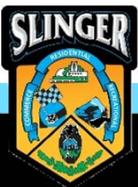


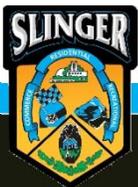


REDEVELOPMENT DISTRICT NO. 2 PUBLIC HEARING

October 14, 2020

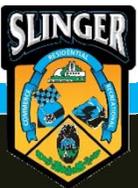


**Note: the Zoom meeting is in
“listen only” mode.**



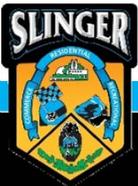
AGENDA

1. Frequently Asked Questions
2. Purpose of Redevelopment District Plans
3. About Redevelopment District No. 2
4. District No. 2 Blight Findings
5. Plan Adoption Process
6. Filing an Objection
7. Proposed Amendments



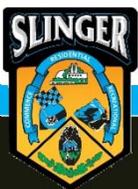


FAQS



Is the Village going to take my property?

- No! The Village has no plans to use the power of eminent domain to take property.
- The Village may consider *purchasing* property from a willing seller – if in support of revitalization goals
- By law, Village cannot use the power of eminent domain for single family homes.



Why is the Village doing this now?

- Latest of many recent efforts to improve downtown
- Response to downtown property/business owners
- Redevelopment District provides additional tools for implementing adopted plans
- Redevelopment District lets everyone know that the Village sees the downtown as in need of investment and that it will be a focus of the Village's and RDA's redevelopment activities



Recent Downtown Efforts

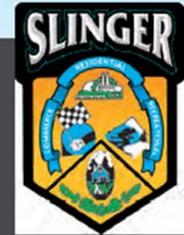
- Latest of many recent efforts to improve downtown
- Response to downtown property/business owners
- 2015 – Community Visioning led by UW-Extension
- 2015 to Present – Niphos Clean-up and Redevelopment
- 2016 – Creation of Tax Increment District #5 (EH Wolf and Sons expansion)
- 2016 – Village of Slinger Economic Opportunity Analysis



Recent Downtown Efforts, continued

- 2018 to Present – Meetings with Downtown business and property owners
- 2018 to Present – Meetings with prospective developers
- 2019 – Downtown Vision and Strategy
- 2019-2020 – Community Park Trail
- 2020 – Slinger House expansion and new micro-distillery and cabinetry shop





Village of Slinger Downtown Vision & Strategy

Adopted: 10.7.19

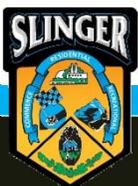


Washington County
Site Redevelopment Program

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program

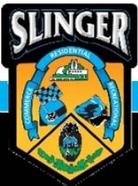


e.d.w.c
YOUR GROWTH. OUR PASSION.





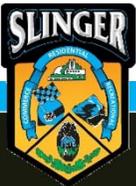
PURPOSE OF REDEVELOPMENT PLANS



Purpose of Redevelopment Plans

“The plan shall serve as a general framework or guide of development within which the various area and redevelopment projects under this section may be more precisely planned and calculated.”

Wis. Stat. 66.1331(5)(a)



Purpose of Redevelopment Plans

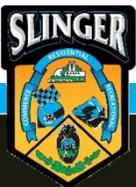
The role of a Redevelopment Plan is to:

- Explore the development potential of the downtown
- Identify untapped market opportunities
- Analyze Slinger's existing economic development efforts and tools
- Provide a future vision
- Establish an implementation strategy and highlight funding opportunities



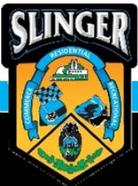
Redevelopment Objectives

- Work with Property and Business Owners
- Rehabilitation/Restoration of Existing Buildings
- Economic Development
- New Mixed Use Development
- Improved Parking
- Quality Design and Density
- Promote Downtown Slinger Vision





REDEVELOPMENT PLAN AND DISTRICT



Map 1: District Boundary



Map 6: Redevelopment Concept Plan

DRAFT

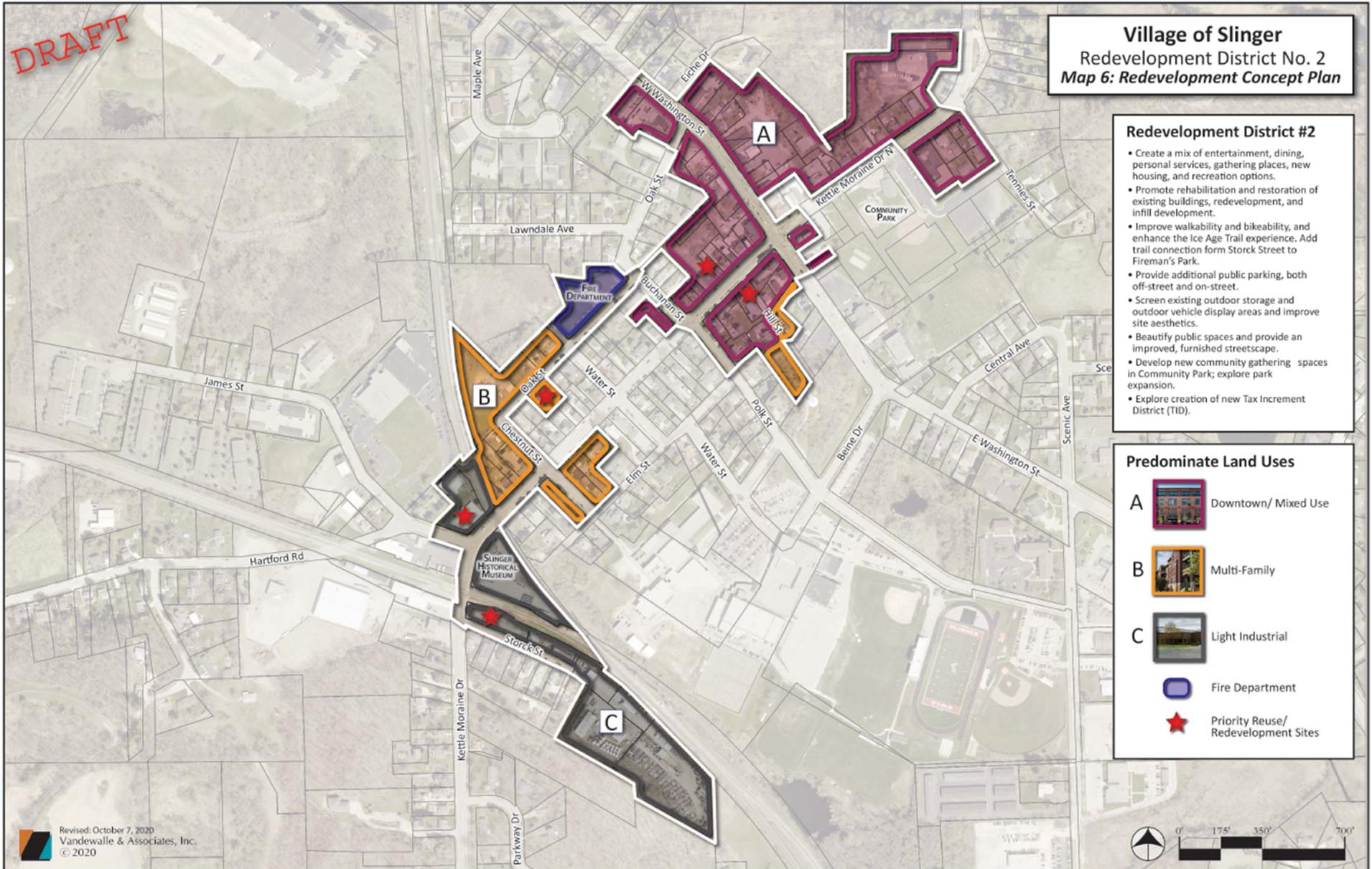
Village of Slinger Redevelopment District No. 2 Map 6: Redevelopment Concept Plan

Redevelopment District #2

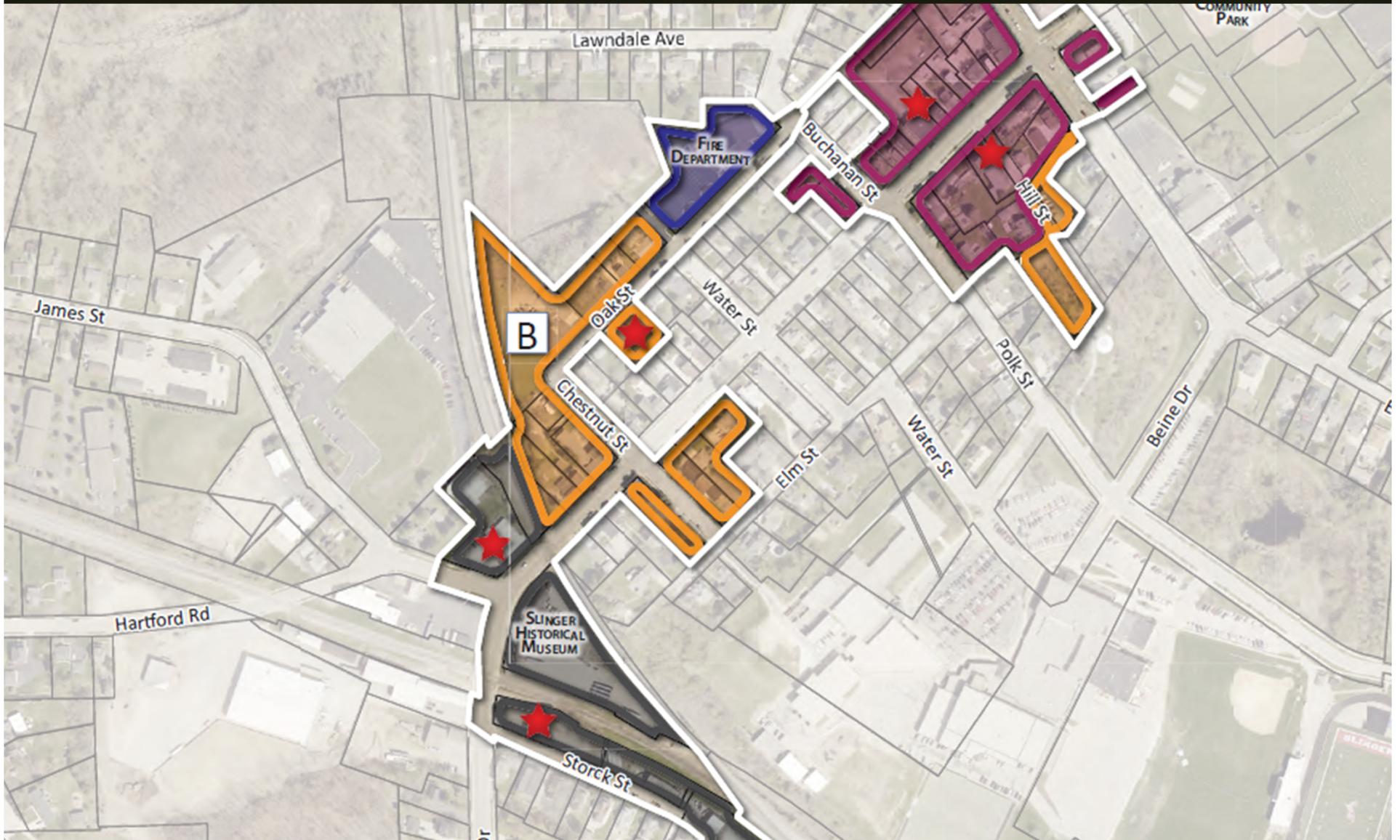
- Create a mix of entertainment, dining, personal services, gathering places, new housing, and recreation options.
- Promote rehabilitation and restoration of existing buildings, redevelopment, and infill development.
- Improve walkability and bikeability, and enhance the Ice Age Trail experience. Add 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 Incremental District (TID).

Predominate Land Uses

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



Priority Sitse



Priority Sites

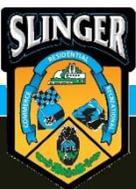
- Phillip Funeral Home – 119 Kettle Moraine Drive S
- Berean Bible Institute – 116 Kettle Moraine Drive S
- Niphos Site – 308-310 Oak Street
- Mahnke Enterprises – 413 Kettle Moraine Dr S
- Creamery building– 100 Storck Street

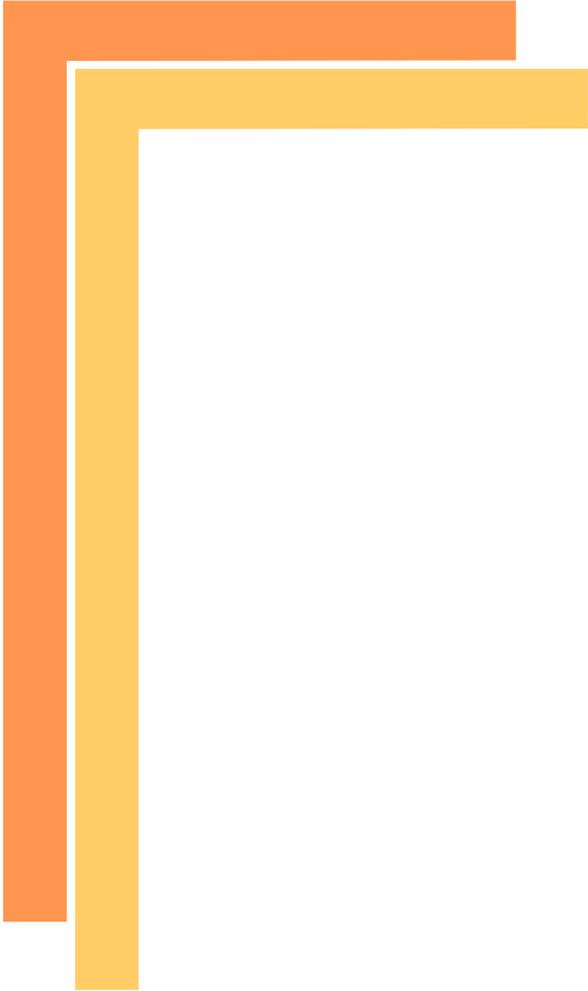


Implementation

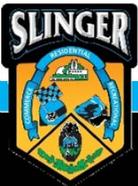
(What might the RDA/Village do to implement the plan?)

- Grants for environmental assessment and cleanup
- Façade and building loan/grant program
- Site improvement loan/grant program
- Purchasing properties from willing sellers
- Streetscaping improvements
- New gathering spaces in Community Park
- Developer outreach
- Tax Increment Finance District (TID)
- Business Improvement District (BID)





BLIGHT FINDINGS



How is Blight Defined?

- Substantial number of substandard structures
- Predominance of defective street layout or faulty lot layout
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Diversity of ownership
- Tax or special assessment delinquency
- Conditions endangering life or property by fire and other causes
- Substantially impairs or arrests sound growth
- Constitutes economic or social liability and is a menace to the public

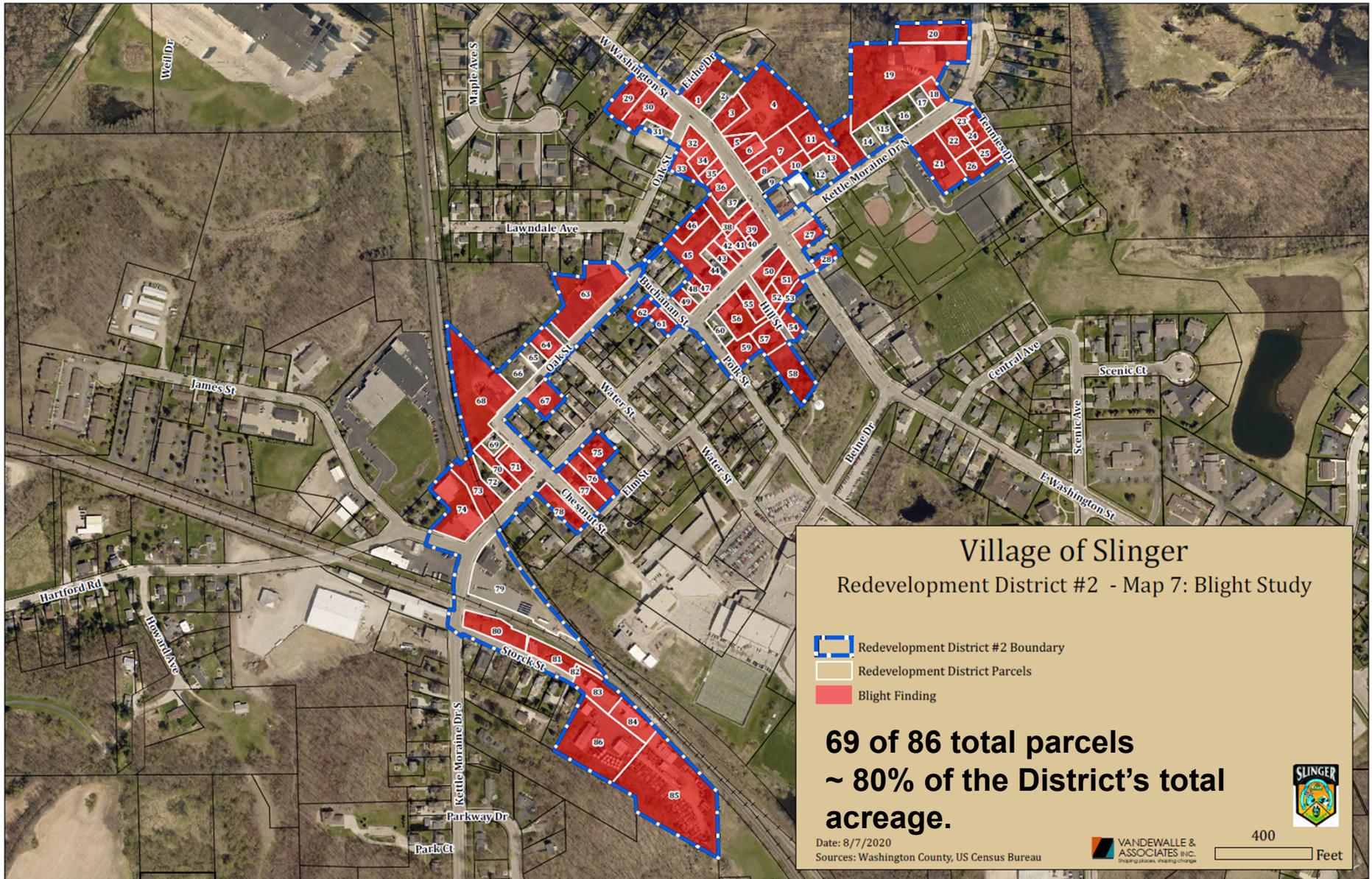


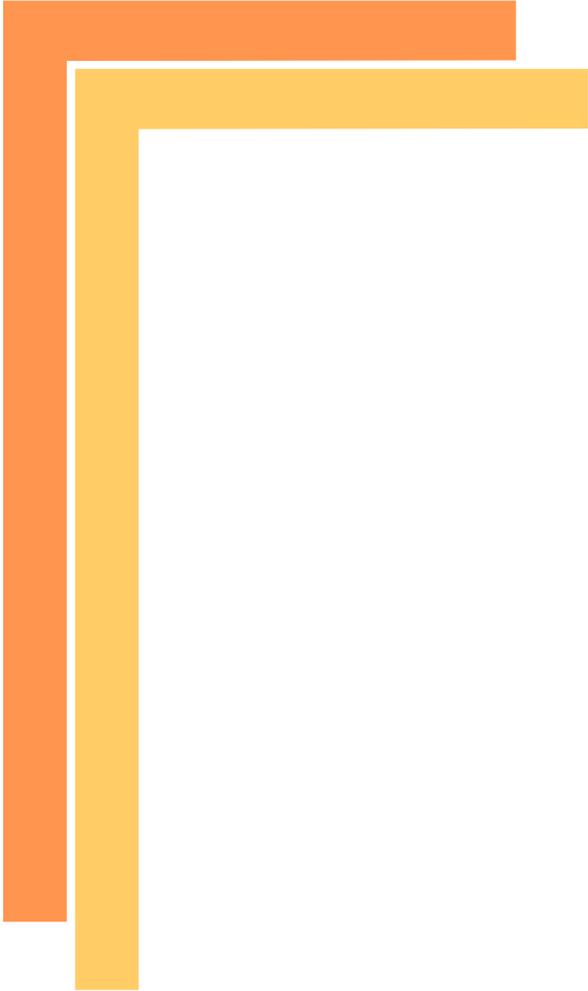
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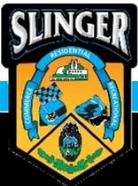


Map 7: Blight Study





PLAN ADOPTION PROCESS



Adoption Process

- RDA Public Hearing on Plan: October 14
- Village Board Meeting to Approve Plan: November 2
- RDA Meeting to “Certify” Plan: November 18





FILING AN OBJECTION



Filing an Objection

“Any owner of property included within the boundaries of the redevelopment plan who objects to the plan shall state the owner's objections and the reasons for objecting, in writing, and file the document with the authority before the public hearing, at the time of the public hearing, or within 15 days after the hearing. The owner shall state his or her mailing address and sign his or her name. The filing of objections in writing is a condition precedent to the commencement of an action to contest the right of the redevelopment authority to condemn the property...”

-- Wis. Stat. 66.1333(6)(b)3



Filing an Objection

**Objections may be filed at Village Hall
(300 Slinger Road, Slinger, WI) to the
attention of Margaret Wilber, Village
Administrator**

