



VANDEWALLE & ASSOCIATES INC.

To: Village of Slinger Redevelopment Authority
From: Jackie Mich and Scott Harrington
Date: October 7, 2020
Re: Draft Redevelopment District No. 2 Project Plan

The Draft Redevelopment District No. 2 Project Plan (Draft RDD Plan) describes the Village's current thinking and direction for Downtown Slinger. As the process to create the Draft RDD Plan unfolded, it became clear that some of the parcel-specific recommendations contained in the Draft RDD Plan do not match the current zoning and/or the Future Land Use designations in the Comprehensive Plan. It was determined that the zoning and Comprehensive Plan should be updated to reflect the recommendations of the Draft RDD Plan. These amendments will put Village zoning, Comprehensive Plan, and the Draft RDD Plan all in alignment.

Adopted Comprehensive Plan Amendments: The Plan Commission recommended the proposed amendments to the Comprehensive Plan at their September 16 meeting. Following a public hearing, Village Board adopted the amendments at their September 21 meeting.

Proposed Zoning Map Amendments: The proposed amendments to zoning map (rezonings) involved changing the zoning of several parcels to B-1 (Downtown). The Plan Commission held a public hearing on the proposed amendments at their September 16 meeting. No action was taken on the proposed amendments. It is not required for the Draft RDD Plan and zoning map to be completely in alignment. Therefore, if desired, the RDA can move the Draft RDD Plan forward. The Village can continue to discuss the proposed zoning changes in the future.

Our recommendation is for the RDA to revise the Draft RDD Plan to reflect the approved Comprehensive Plan amendments. Specific changes to the Draft RDD Plan are suggested on the following pages.

Note: Future changes to zoning will not require the Village to amend Map 3 of the RDD Plan in the future, as the Village's Official Zoning Map will take precedence.

Proposed Changes to the Draft Redevelopment District No. 2 Project Plan:

1. Proposed Text Change to Page 6:

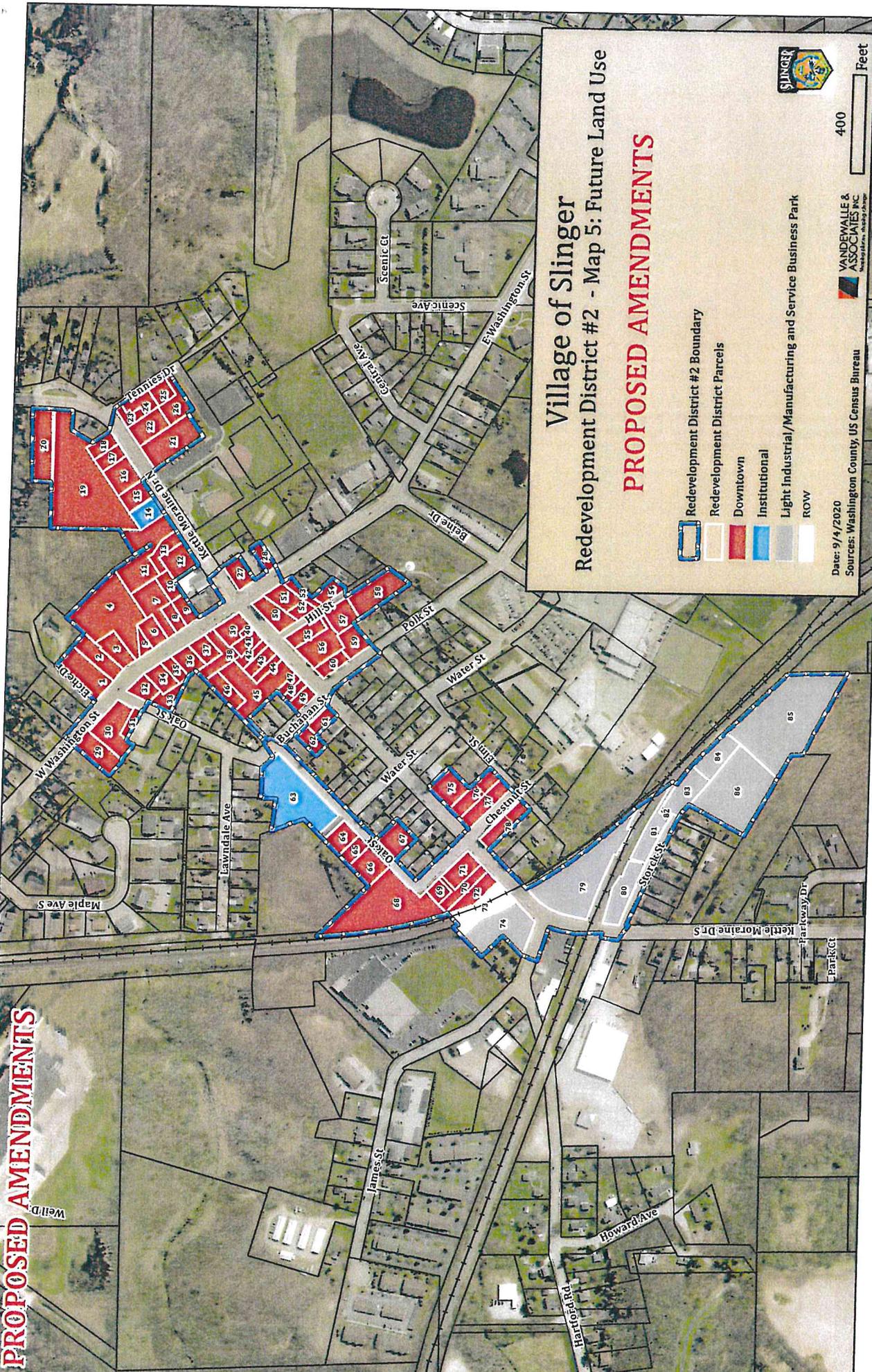
Consistency With Local Plans

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.~~

2. Proposed Changes to Map 5: Future Land Use

Replace with the Map 3: Future Land Use – Proposed Amendments, on following page.

PROPOSED AMENDMENTS



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

PROPOSED AMENDMENTS

- Redevelopment District #2 Boundary
- Redevelopment District Parcels
- Downtown
- Institutional
- Light Industrial/Manufacturing and Service Business Park
- ROW

Date: 9/4/2020
Sources: Washington County, US Census Bureau



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Feet

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