

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
February 3, 2026

The meeting of the Slinger Redevelopment Authority was called to order by President Stortz at Slinger Village Hall, 300 Slinger Road, Slinger, Wisconsin on February 3, 2026 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, January 30, 2026.

1. Roll Call & Notice of Meeting:

Present: Scott Stortz, Dean Otte, Sherry Schaefer, Dianne Retzlaff, Angelina Iturrian, and Colette Troeller.
Absent: Corey Foerster, excused

Also Present: Village Administrator Margaret Wilber, Village Engineer Jim Haggerty, Village Clerk Tammy Tennies and Community Development Director Dyann Benson.

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 1-7-2026

Motion Otte/Schaefer to approve the minutes of 1-7-2026 as presented. Passed.

3. Unfinished Business

A. Continued Revisions to Façade Program Guidelines and Manual

Administrator Wilber reminded the RDA that changes to the program guidelines were discussed at the January meeting and are included in the packet. She stated that she also asked Director Benson to review the guidelines and manual. Director Benson discussed the changes she is suggesting for the program. She commented that the changes clarify the language for the public. She noted some of the changes included: updating eligible and ineligible projects, timelines, start dates, and application requirements. Director Benson noted that current language allows any utilities facilities that fail or need to be upgraded will be eligible for the program. She is recommending language stating that only failing infrastructure or upgrades to facilitate a commercial tenant will be eligible.

It was noted that staff will finalize the language and have it for review at the next meeting.

B. Update on VC-D Village Center- Downtown Zoning

Director Benson reminded the members that at the January RDA meeting they discussed various uses within the Village Center – Downtown District and whether they aligned with the Redevelopment District #2 Project Plan and the Comprehensive Plan. She stated that staff shared that feedback with the Planning Commission and included in the packet is a spreadsheet of a summary of both RDA and Planning Commission discussions. It was noted that staff will continue to work on amendments to the VC-D Zoning and bring final changes at a future meeting.

4. New Business & Action Thereon

A. Review of Façade Grant Application

Director Benson informed the RDA members that the Kettle Moraine Playhouse at 204 Kettle Moraine Drive South has submitted a grant application for \$10,000 for the Façade Program. The grant application is to help cover the costs associated with a new sewer lateral. She noted that staff have worked closely with their contractor to identify the issue and facilitate the repair. Director Benson stated that the grant application meets the program requirements as utilities facilities are eligible. It was noted that the Kettle

Moraine Playhouse is a significant amenity within the Redevelopment District that not only draws local residents but attracts individuals from outside of the community to the downtown.

Some concern was noted that the work being done is underground and not a visible improvement. It was reiterated that the current language allows utilities facilities as an eligible project.

Motion Otte/Schaefer to approve the façade grant application in the amount of \$10,000 for Kettle Moraine Players, Inc. subject to acceptable receipts being provided to Village staff for review. Passed

B. Review of Potential Comprehensive Plan Amendments and Rezonings

Director Benson reminded the RDA members that every community is required to have a Comprehensive Plan and that plan is the long-term vision for how a community will grow and develop over a 20-year time period. She stated that the Comprehensive Plan contains a map called the Future Land Use Map, which broadly outlines the types of land uses envisioned for each area of the community. She also stated that the Comprehensive Plan is implemented through the Zoning Code and the Zoning Districts. She explained that Zoning Districts are the regulatory boundaries for identifying land uses and activities and the Zoning Code provides the actual regulations for how those different land uses/activities will develop within the community. Director Benson commented that she has reviewed the Village's current Comprehensive Plan and has provided maps in the packet to show proposed changes to the Zoning District and/or Comprehensive Plan.

Discussion was held concerning the reactions and impact on the property owners who will be affected by the proposed amendments and rezonings. Director Benson stated that the proposed changes would not have a negative effect on the property, but the opposite in some cases where the property has split zoning. She commented that it is beneficial to the property owner to have only one zoning district on their property. She also noted that each property would be notified of the proposed changes and a public hearing would be held. Further discussion will be held at future meetings.

C. Review of Sign Code Regulations for Village Center – Downtown District

Director Benson commented that the Village has invested a significant effort in the redevelopment and reinvestment of the downtown. She stated that the Village has many tools at its disposal to facilitate that effort but one of the primary tools, the regulatory tool, is the Zoning Code. She noted that within the Zoning Code, the Sign Code serves to help create the aesthetic character of a particular district as well as contribute towards the branding of an area. Director Benson asked the RDA for their thoughts concerning the components of the Sign Code that relate to the VC-D District. An abbreviated summary of each sign code section and excerpts from the Comprehensive Plan and Redevelopment District #2 Project Plan were provided for review.

Discussion was held on what both staff and the RDA members envision for the district. Signs currently in the VC-D zoning were provided along with examples of signs in other communities. It was noted that the Façade Program should include signs under certain circumstances. Further discussion will be held at future meetings.

5. Adjourn Meeting

Motion Retzlaff/Schaefer to adjourn at 9:15am. Passed.

Scott Stortz, Village President

Prepared by: Tammy Tennies
Village Clerk

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