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

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

AGENDA

For a Meeting of the Slinger Redevelopment Authority to be held at the Slinger Municipal Building, 300 Slinger Road, Slinger, WI on Wednesday, April 3, 2024 at 8:00am.

1. **Call to Order - Noting of Roll Call**

2. **Approval or Correction of Minutes from 03-06-2024**

3. **Old Business & Action Thereon**
   A. **Updates on Work Plan Components and Projects**

4. **New Business & Action Thereon**
   A. **Façade Program Application Review (if needed)**

5. **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."

MINUTES OF THE REDEVELOPMENT AUTHORITY MEETING
March 6, 2024

The meeting of the Slinger Redevelopment Authority was called to order by President Stortz at Slinger Village Hall, 300 Slinger Road, Slinger, Wisconsin on March 6, 2024 at 8:00 a.m. in accordance with the Notice of Meeting delivered to the members on Friday, March 1, 2024.

1. Roll Call & Notice of Meeting:

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

Also Present: Administrator Margaret Wilber, Clerk Tammy Tennies, Engineer Jim Haggerty, and Treasurer Michelle Schoof.

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 11-1-2023

Motion Otte/Schaefer/ to approve the minutes of 11-1-2023. Motion passed.

3. Old Business & Action Thereon:

A. Updates on Work Plan Components and Projects

Administrator Wilber discussed the Façade Grant program. She stated that there are funds remaining from the original funds, which should be sufficient for this year, but there could also be increment available to begin funding this program if needed.

Administrator Wilber commented that the 50-Day Brewing developers are currently working with their architect to prepare the final drawings to submit to the State for approval.

Administrator Wilber informed the members that the Village expects to close on purchasing the museum property on Friday, March 8, 2024.

Administrator Wilber also noted that VandeWalle & Associates representatives plan to contact downtown business owners. They previously reached out to owners, so they will now see how things are going and up-date owners on how the TID is performing.

B. Wayfinding Signage Project Update

Administrator Wilber reminded the members that at the November 2023 RDA meeting the discussion about the wayfinding signage project focused on exact placements, particularly whether the signs could be co-located on existing signs or light poles. She commented that staff has determined that these signs will need to have their own poles. Administrator Wilber commented that the locations for these signs are still what the RDA reviewed in November 2023 and at this time staff is looking for a motion to move forward on this project.

Motion Schaefer/Retzlaff to authorize staff to proceed with the Wayfinding Signage Project as directed for a cost not to exceed $. Passed

4. New Business

A. Façade Program Application Review (if needed)

Administrator Wilber presented a façade improvement grant application for Thomas Rothenbach for a repair and repainting of his property at 304 Kettle Moraine Dr. S. She stated that the total cost of the project is $10,000 and the requested amount is $5,000. She commented that Mr. Rothenbach was awarded a previous grant for the removal of trees and stumps in the front yard of this property. Administrator Wilber noted that once the trees are removed the house façade will be quite visible from the street. RDA members agreed this is a positive improvement to the property.

Motion Schaefer/Troeller to approve the façade improvement grant application in the amount of $5,000 to Thomas Rothenbach, 304 Kettle Moraine Dr. S. Passed – Member Dean Otte abstained

C. USDA Communities Facilities Loan Program

Administrator Wilber explained to the RDA members that the Village is in the process of planning and designing a new facility for the Police Department and land for this project is scheduled to be purchased by the end of March. She stated that due to the significant cost of this project, the Village intends to utilize the United States Department of Agriculture's (USDA) Communities Facilities Loan Program. Administrator Wilber stated that the USDA program is only available to RDAs (or CDAs -Community Development Authorities). She explained the RDA will need to determine that the site can be considered blighted, and will have to take ownership of the property before the USDA funding can be finalized. She also explained that the property would then be considered "leased" to the Village, with the annual lease payment covering the debt service requirements.

Administrator Wilber stated that no action was needed at this time, but did note that a hearing would be scheduled for the next RDA meeting.

5. Adjourn Meeting

Motion Otte/Retzlaff to adjourn at 8:26am. Motion passed.

_____

Scott Stortz, Village President

Prepared by: Tammy Tennies
Clerk/HR

Date: 3 April 2024
To: Village of Slinger Redevelopment Authority
From: Margaret Wilber, Village Administrator
Re: RDA Project Updates for April 2024

Downtown projects continue to make steady progress:

A. 308 Oak Street – Building Inspector Jeremy Pfeifer reports that the developer has been able to make significant headway on their construction. The biggest holdup was some modifications needed after the sprinkler plans were approved by the State. That issue has now been resolved and they are installing interior flooring now.

B. EH Wolf Schleisingerville to Slinger Historical Museum – Since our last meeting, the Village closed on the purchase of this property and executed the lease with the museum group. Our Public Works Department also had their first test of clearing snow from the property in time for the Museum's event with the Slinger Speedway. We look forward to assisting the Museum in their continued growth.

C. Façade Improvement Program – We have two related applications to consider at this meeting, and we continue to receive inquiries about this program. I have responded to all inquiries received and will follow up with interested parties to determine the status of their proposed projects.

D. 119 Kettle Moraine Drive South - The shed on the former Wolf parcel adjoining 119 KMDS was placed on the auction site immediately after last month's meeting, with a closing date of March 29th. The request for bids stated that the shed must be removed at the buyer's expense and the site cleared of any building debris. As of the time of this memo, the high bid was $365. There may be more information available at the time of this meeting.

E. Downtown Business Meetings – In March our consultants at Vandewalle arranged for a series of meetings with Village business owners, focusing primarily on businesses in the downtown district. We had very interesting discussions with the owners of Aspen Sky, Little Switzerland, Slinger Speedway, Altered Spirits Distillery, and Ney's Premium Meats & Sweets. All expressed interest in working together to cross-promote each other and the Village in general. Vandewalle is in the process of setting up more of these for the near future. We would like to establish an overall marketing program for the Village, highlighting the many attractions and specialty shops that we have here. The enthusiastic response to this idea was very encouraging.

Date: 3 April 2024
To: Village of Slinger Redevelopment Authority
From: Margaret Wilber, Village Administrator
Re: Façade Improvement Grant Application-125 KMDS, App #1

Presented for your consideration is the first of two applications for Façade and Building Improvement assistance for improvements planned at 125 Kettle Moraine Drive South, owned by Schaefer Revocable Trust (represented by Sherry Schaefer). Altogether, the projects will cost $114,500, with this portion totaling $37,000. The amount requested would be $18,000 which would be $7,500 in the form of a grant and the remaining $10,500 set up as a loan at the current rate of 6%. (You'll notice that the total of the two applications equal more than the amount of the quote provided for both. The parapet work was not included in the original estimate.)

This part of the improvements will replace the roof and restore or replace all related components such as the chimney flashing and soffits. The most interesting aspect of this project is the restoration of the parapet, which was part of the building originally. Sherry has worked with Tom Lehn from the Schleisingerville to Slinger Historical Museum, and Tom drafted the façade depictions included in this packet.

This building is in a fairly prominent location and is particularly visible from the street now that the buildings to the east/north of it have been razed. Improving the appearance as proposed would be a noticeable benefit to the downtown area. Staff respectfully requests your positive consideration of this grant request.

EXHIBIT A

VILLAGE OF SLINGER REDEVELOPMENT AUTHORITY (RDA) FAÇADE AND BUILDING IMPROVEMENT APPLICATION

DATE: 3/6/24

APPLICANT NAME: Sherry Schaefer

APPLICANT ADDRESS: PO Box 182 Slinger

PHONE #: 262 644 8503 EMAIL ADDRESS: Sherry@ssc8418.com

PROPERTY ADDRESS: 125 Kettle Moraine Dr S

TAX KEY #: V5-0257 ASSESSED VALUE: $151,100

TOTAL PROJECT COST: Roof + Parapet $37,000

AWARD AMOUNT REQUESTED: $18,000
(Cannot exceed 50% of project cost; maximum amount will depend on type of award granted)

BUSINESS INFORMATION – IF APPLICABLE

LEGAL NAME: Schaefer Revocable trust

TRADE NAME:

BUSINESS ADDRESS: 125 Kettle Moraine Dr S.

PHONE #: 262 644-8418 EMAIL ADDRESS:

PROPERTY ADDRESS: 125 K.M.D.S.

FEIN or TAX ID: 39-1941397 SIC or NAICS:
(Standard Industrial Code or North American Industrial Classification)

STATE OF ORGANIZATION: WI

EXHIBIT A

TYPE OF BUSINESS: ☐ C Corp ☐ S Corp ☐ LLC ☐ LLP ☐ Partnership ☐ Sole Proprietor ☐ Non-Profit

WEBSITE: _____

PRIMARY PRODUCT OR SERVICE: _____

TOTAL COMPANY EMPLOYMENT (Full-Time Equivalent): _____

TOTAL PROJECT LOCATION EMPLOYMENT (FTE): _____

THREE MAJOR CUSTOMERS (Name, Address and Percentage of Sales):

1) _____

2) _____

3) _____

PROJECT DESCRIPTION

DESIRED TIMELINE FOR THE START AND COMPLETION OF PROJECT:

2024

WRITTEN DESCRIPTION OF PROJECT: See Attached bid

BUDGET AND FUNDING INFORMATION – Please provide an estimate of the total budget for this project and identify the sources of the matching funding that will be used.

$106,500

Wells Fargo Trust Acct.

Joe King Advisor 262 798-3732 or 800 323-1410

Provide contact information for the funding sources listed above. (Name, Title, Phone #, Email Address)

EXHIBIT A

Source #1: _____

Source #2: _____

Source #3: _____

Awards will be issued based on the criteria listed in the application instructions. Please explain how this project meets any of the criteria that will be considered:

_____

_____

_____

_____

LEGAL INFORMATION

Has the applicant or any business owner or officer been involved in any lawsuits in the last 5 years or have any lawsuits pending? [ ] Yes [X] No

Has the applicant or any business owner or officer ever been involved in any bankruptcy or insolvency proceedings or have any proceedings pending? [ ] Yes [X] No

Has the applicant or any business owner or officer had any civil or criminal charges in the last 5 years that could have a material adverse impact on the project or have any charges pending? [ ] Yes [X] No

Does the applicant or any business owner or officer have any outstanding tax liens? [ ] Yes [X] No

Please attach a detained explanation of any YES responses.

CERTIFICATION STATEMENT

The undersigned hereby:

1) Certifies that to the best of the applicant's knowledge and belief, the information being submitted to the Village of Slinger RDA as part of the Application is true and correct.

2) Certifies that the applicant is in compliance with all laws, regulations, ordinances and orders of public authorities applicable to it.

3) Certifies that the applicant is not in default under the terms and conditions of any grant or loan agreements, leases, or financing agreements with its other creditors.

EXHIBIT A

4) Certifies that the Village of Slinger RDA is authorized to obtain a credit check and Dun and Bradstreet report on the applicant, the business and/or individuals associated with the business.

5) Certifies that the applicant has disclosed and will continue to disclose any occurrence or event that could have an adverse material impact on the project. Adverse materials impact includes but is not limited to lawsuits, criminal or civil actions, bankruptcy, proceedings, regulatory intervention or inadequate capital to complete the project.

APPLICANT SIGNATURE S J Schaefer DATE 3/4/24

PRINTED NAME Sherry Schaefer

****

Applications will not be considered complete until the following required attachments have been received:

- Photos of existing conditions of the subject property
- Architectural drawings or rendering of the proposed project, if applicable
- Copies of estimates, bids, contracts or quotations to be done in connection with the project.

Any questions regarding this application or process should be addressed to:

- Village Administrator Margaret Wilber
  262-644-2632
  mwilber@vi.slinger.wi.gov
- Village Clerk Tammy Tennies
  262-644-2636
  ttennies@vi.slinger.wi.gov

Applications and attachments may be emailed to the above addresses or mailed to the Slinger Village Hall at 300 Slinger Road, Slinger WI 53086. Applications and attachments may also be dropped off at Village Hall.

Messig Woodcrafting

Proposal

Complete Kitchen & Bathroom Remodeling

DATE February 12, 2024

5772 Deer Rd
Hartford, WI 53027
Phone 414-379-9290

Email: Messigwoodcrafting@gmail.com

Proposal valid until: March 12, 2024
Prepared by: LM

Sherry Schaefer

Description of work to be completed:	AMOUNT
125 Kettle Moraine Drive, Slinger, WI Exterior Replacement - - Removal of 1 roof layer from entire roof deck - Replace all pipe flashings with new - Remove existing chimney flashing and replace using new painted metal flashing - Tuckpoint brick chimney - Replace existing ridge vent using "Shingle Vent II" style vent ridge - Install 7/16 OSB plywood over existing roof boards - Replace roof using Limited Lifetime Dimensional Shingles by Atlas with 15# felt underlayment or synthetic equivalent - Replace all soffits where it is needed - Strip entire house of existing siding and trim, repair any bad spots - Install new siding & trim - Install black metal roof over entrance ways on street side (standing seam) - All new gutters & downspouts - 2 dumpsters	106,500.00
	$106,500.00

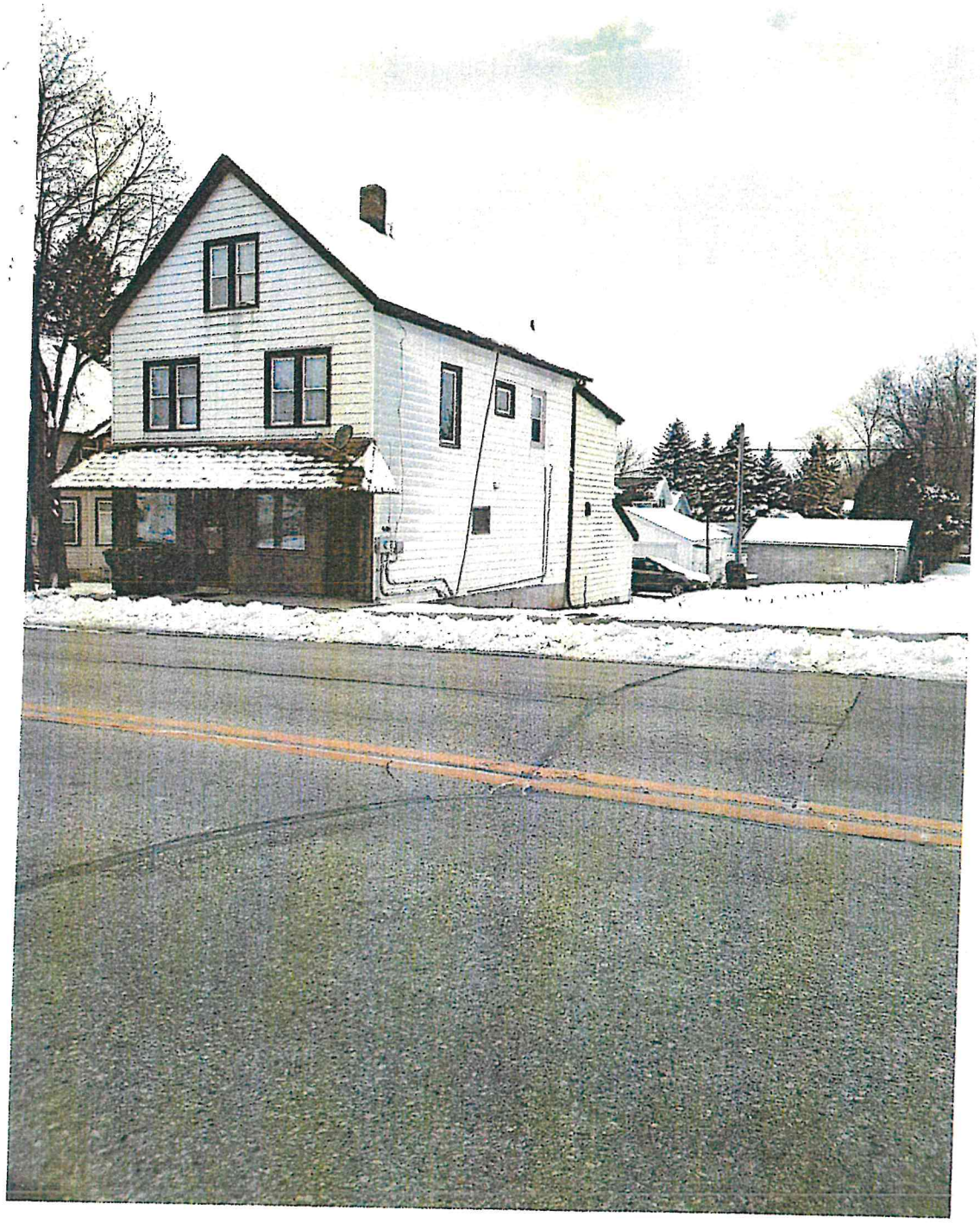
Payment due as follows: 50% down on start date, balance due upon completion of job.

Proposal Accepted : _____

Date: _____

If you have any questions concerning this proposal please contact Bryon at 414-379-9290 or via E-mail

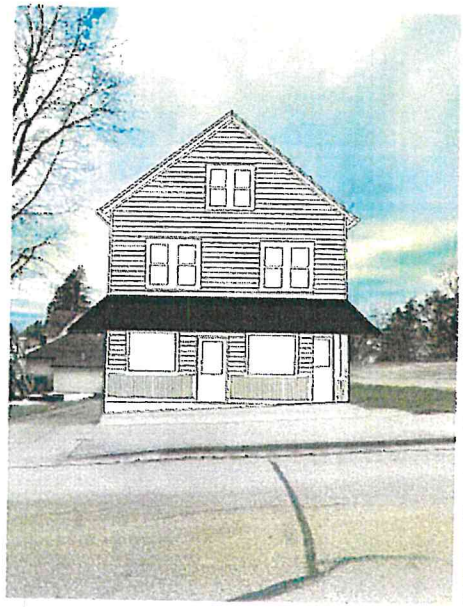
THANK YOU FOR YOUR BUSINESS!

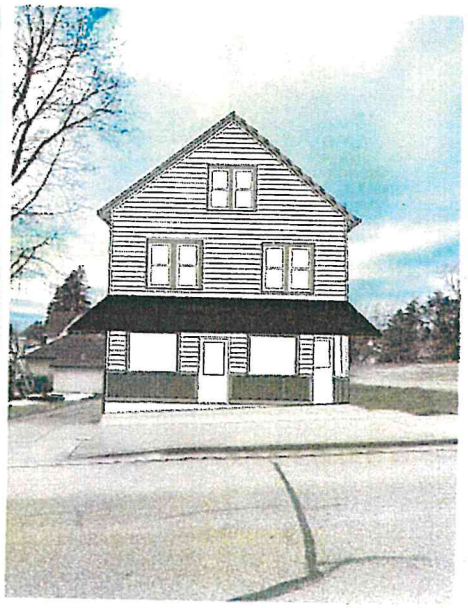


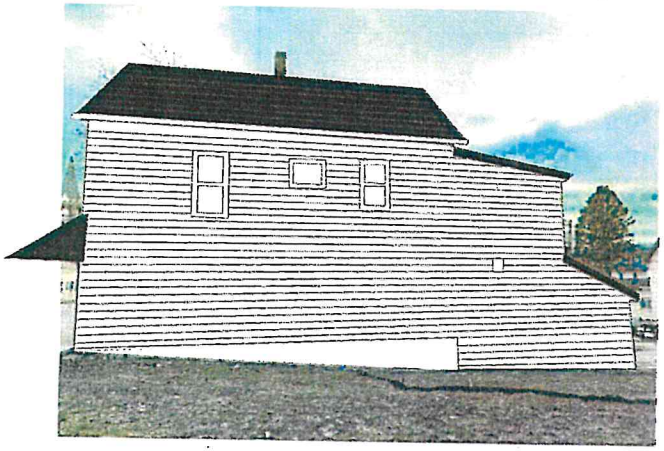
Village of Slinger Facade Improvement Program

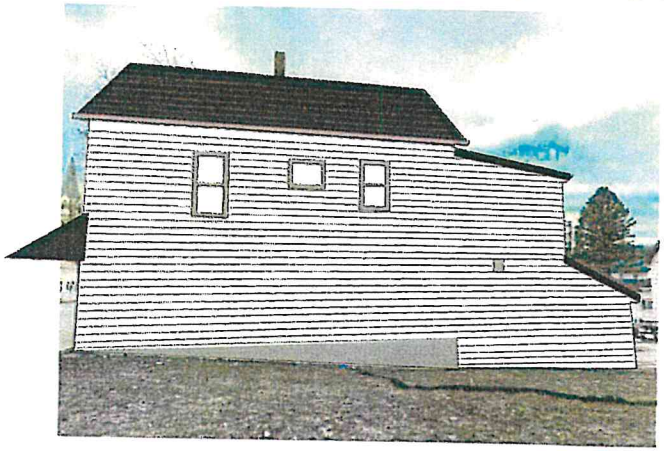
125 Kettle Moraine Drive South

Built in 1860 - Location of Schleisingerville State Bank









Village of Slinger Facade Improvement Program

125 Kettle Moraine Drive South

Date: 3 April 2024
To: Village of Slinger Redevelopment Authority
From: Margaret Wilber, Village Administrator
Re: Façade Improvement Grant Application-125 KMDS, App #2

Presented for your consideration is the second of two applications for Façade and Building Improvement assistance for improvements planned at 125 Kettle Moraine Drive South, owned by Schaefer Revocable Trust (represented by Sherry Schaefer). Altogether, the projects will cost $114,500, with this portion totaling $77,500. The amount requested would be $38,000 which would be $7,500 in the form of a grant and the remaining $30,500 set up as a loan at the current rate of 6%.

This part of the improvements will replace all the siding on the building, which will have a very positive impact on the property's appearance. This building is in a fairly prominent location and is particularly visible from the street now that the buildings to the east/north of it have been razed. Improving the appearance as proposed would be a noticeable benefit to the downtown area.

One consideration needed is how much of this project qualifies as façade. As you may recall, last year we modified the criteria slightly to expand the definition of façade. As noted in the current version of our program manual (Section 6A, "Grant Terms and Conditions"), "The façade is defined as the side of the property facing the street address and any side of the building or property that is primarily visible from the street." It could be estimated that roughly half of this project will be visible from the street, but this ratio can be discussed further during the meeting. Staff recommends approval of this request, with the level of assistance to be determined by the RDA.

EXHIBIT A

VILLAGE OF SLINGER REDEVELOPMENT AUTHORITY (RDA) FAÇADE AND BUILDING IMPROVEMENT APPLICATION

DATE: 3/6/24

APPLICANT NAME: Sherry Schaefer

APPLICANT ADDRESS: PO Box 182 Slinger, WI 53086

PHONE #: 262 644 8503 EMAIL ADDRESS: Sherry@sca8418.com

PROPERTY ADDRESS: 125 Kettle Moraine Dr. S.

TAX KEY #: V5-0257 ASSESSED VALUE: $151,100

TOTAL PROJECT COST: Siding $77,500

AWARD AMOUNT REQUESTED: $38,000

(Cannot exceed 50% of project cost; maximum amount will depend on type of award granted)

BUSINESS INFORMATION – IF APPLICABLE

LEGAL NAME: Schaefer Revocable trust

TRADE NAME:

BUSINESS ADDRESS:

PHONE #: EMAIL ADDRESS:

PROPERTY ADDRESS: 125 Kettle Moraine Dr S.

FEIN or TAX ID: 39-1941397

SIC or NAICS:
(Standard Industrial Code or North American Industrial Classification)

STATE OF ORGANIZATION: WI

EXHIBIT A

TYPE OF BUSINESS: ☐ C Corp ☐ S Corp ☐ LLC ☐ LLP ☐ Partnership ☐ Sole Proprietor ☐ Non-Profit

WEBSITE: _____

PRIMARY PRODUCT OR SERVICE: rental

TOTAL COMPANY EMPLOYMENT (Full-Time Equivalent): _____

TOTAL PROJECT LOCATION EMPLOYMENT (FTE): _____

THREE MAJOR CUSTOMERS (Name, Address and Percentage of Sales):

1) _____

2) _____

3) _____

PROJECT DESCRIPTION

DESIRED TIMELINE FOR THE START AND COMPLETION OF PROJECT:

2024

WRITTEN DESCRIPTION OF PROJECT: See attached bid

BUDGET AND FUNDING INFORMATION – Please provide an estimate of the total budget for this project and identify the sources of the matching funding that will be used.

$106,500

Wells Fargo trust Acct.

Joe King Adkison 262 1983732 or 800 323 3410

Provide contact information for the funding sources listed above. (Name, Title, Phone #, Email Address)

EXHIBIT A

Source #1: _____

Source #2: _____

Source #3: _____

Awards will be issued based on the criteria listed in the application instructions. Please explain how this project meets any of the criteria that will be considered:

LEGAL INFORMATION

Has the applicant or any business owner or officer been involved in any lawsuits in the last 5 years or have any lawsuits pending? [ ] Yes [X] No

Has the applicant or any business owner or officer ever been involved in any bankruptcy or insolvency proceedings or have any proceedings pending? [ ] Yes [X] No

Has the applicant or any business owner or officer had any civil or criminal charges in the last 5 years that could have a material adverse impact on the project or have any charges pending? [ ] Yes [X] No

Does the applicant or any business owner or officer have any outstanding tax liens? [ ] Yes [X] No

Please attach a detained explanation of any YES responses.

CERTIFICATION STATEMENT

The undersigned hereby:

1) Certifies that to the best of the applicant's knowledge and belief, the information being submitted to the Village of Slinger RDA as part of the Application is true and correct.

2) Certifies that the applicant is in compliance with all laws, regulations, ordinances and orders of public authorities applicable to it.

3) Certifies that the applicant is not in default under the terms and conditions of any grant or loan agreements, leases, or financing agreements with its other creditors.

EXHIBIT A

4) Certifies that the Village of Slinger RDA is authorized to obtain a credit check and Dun and Bradstreet report on the applicant, the business and/or individuals associated with the business.

5) Certifies that the applicant has disclosed and will continue to disclose any occurrence or event that could have an adverse material impact on the project. Adverse materials impact includes but is not limited to lawsuits, criminal or civil actions, bankruptcy, proceedings, regulatory intervention or inadequate capital to complete the project.

APPLICANT SIGNATURE S J Schaefer DATE 3/14/24

PRINTED NAME Sherry Schaefer

****

Applications will not be considered complete until the following required attachments have been received:

- Photos of existing conditions of the subject property
- Architectural drawings or rendering of the proposed project, if applicable
- Copies of estimates, bids, contracts or quotations to be done in connection with the project.

Any questions regarding this application or process should be addressed to:

- Village Administrator Margaret Wilber
  262-644-2632
  mwilber@vi.slinger.wi.gov
- Village Clerk Tammy Tennies
  262-644-2636
  ttennies@vi.slinger.wi.gov

Applications and attachments may be emailed to the above addresses or mailed to the Slinger Village Hall at 300 Slinger Road, Slinger WI 53086. Applications and attachments may also be dropped off at Village Hall.

Messig Woodcrafting

Proposal

Complete Kitchen & Bathroom Remodeling

DATE February 12, 2024

5772 Deer Rd
Hartford, WI 53027
Phone 414-379-9290

Email: Messigwoodcrafting@gmail.com

Proposal valid until: March 12, 2024
Prepared by: LM

Sherry Schaefer

Description of work to be completed:	AMOUNT
125 Kettle Moraine Drive, Slinger, WI Exterior Replacement - - Removal of 1 roof layer from entire roof deck - Replace all pipe flashings with new - Remove existing chimney flashing and replace using new painted metal flashing - Tuckpoint brick chimney - Replace existing ridge vent using "Shingle Vent II" style vent ridge - Install 7/16 OSB plywood over existing roof boards - Replace roof using Limited Lifetime Dimensional Shingles by Atlas with 15# felt underlayment or synthetic equivalent - Replace all soffits where it is needed - Strip entire house of existing siding and trim, repair any bad spots - Install new siding & trim - Install black metal roof over entrance ways on street side (standing seam) - All new gutters & downspouts - 2 dumpsters	106,500.00
	$106,500.00

Payment due as follows: 50% down on start date, balance due upon completion of job.

Proposal Accepted : _____

Date: _____

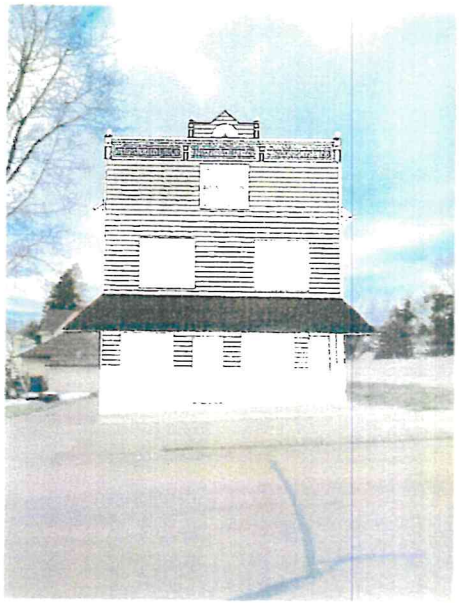
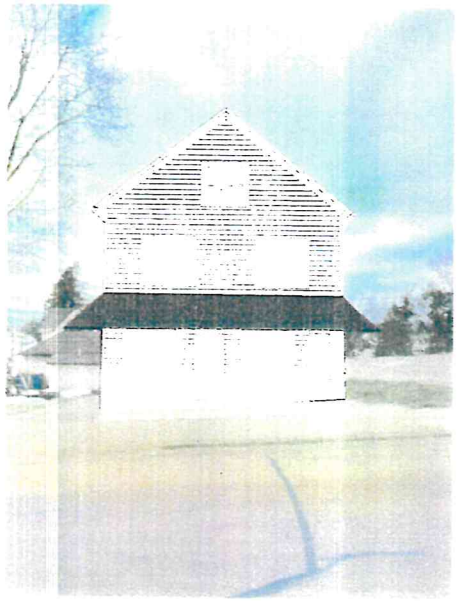
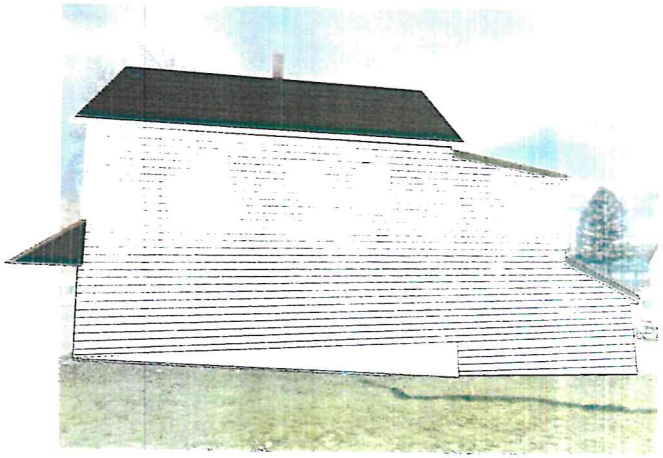
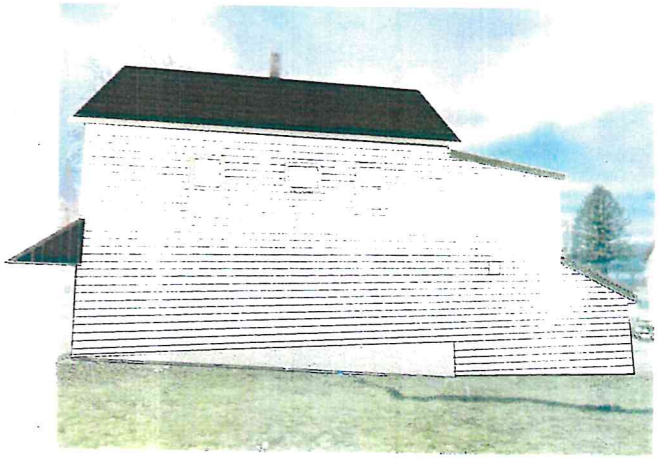
If you have any questions concerning this proposal please contact Bryon at 414-379-9290 or via E-mail

THANK YOU FOR YOUR BUSINESS!

Village of Slinger Facade Improvement Program

125 Kettle Moraine Drive South

Village of Slinger Facade Improvement Program

125 Kettle Moraine Drive South

Built in 1860 - Location of Schleisingerville State Bank