

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



Slinger Utilities
Electric, Water, Sewer and
Stormwater
Telephone: (262) 644-5265
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AGENDA

For a Regular Planning Commission Meeting of the Planning Commission of the Village of Slinger to be Held at 300 Slinger Road Slinger, Wisconsin 53086 on Wednesday, August 13, 2025 at 6:00 PM

1. Call to Order

Roll Call

2. Approval of Minutes

A. 7-16-2025 Minutes

3. Public Hearing and Action Thereon

- A. Review, discussion and possible action for a Conditional Use Permit to allow the outdoor sale and consumption of alcoholic beverages, related to the Slinger House on approximately 0.8 acres of land zoned VC-D Village Center Downtown District, located at 100 West Washington Street (Tax Parcel V5-00500C). The applicant is Michael J. Tolfa (Slinger House, LLC), and the property owner is Hilbert Company, LLC.

4. Unfinished Business and Action Thereon

- A. Review, consideration, and possible action/recommendation to the Village Board to amend Article VI Signs of the Village Zoning Code.

5. New Business and Action Thereon

- A. Review, discussion and possible action on the request for site and architectural plan approval for a 4-Story mixed use building with main floor commercial space and upper 3 floors of residential apartments; townhome style apartments in the rear of the lot with the addition of on-street parking and off-street underground parking for residential units on a consolidated lot located at 119 Kettle Moraine Drive South (Tax Parcel Nos. V5_025300A, V5_025400A, V5_025500B and V5_0262). The properties are zoned VC-D Village Center-Downtown District. The applicant is Scott Ritger (The Brickstone Residences, LLC), the property owners are Scott Gehring, O&A Partners, LLC, Village of Slinger, and Slinger Redevelopment Authority.
- B. Review, discussion and possible action/recommendation to the Village Board for a one-lot

Certified Survey Map to create an approximately 1.44-acre parcel (Lot 1) combining the properties located at approximately 113 Kettle Moraine Drive South, 117 Kettle Moraine Drive South and 119 Kettle Moraine Drive South (Tax Parcel Nos. V5_025300A, V5_025400A, V5_025500B and V5_0262). The applicant is Scott Ritger (The Brickstone Residences, LLC), the property owners are Scott Gehring, O&A Partners, LLC, Village of Slinger, and Slinger Redevelopment Authority.

C. Potential Rezoning for 414 Kettle Moraine Drive South (Slinger Historical Museum).

D. Proposed Amendments to Village Code 550-28 VC-D Village Center-Downtown District

6. Adjourn

"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."