

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, July 10, 2024 at 6:00 PM

1. Call to Order

Roll Call

2. Approval of Minutes

A. 6-12-2024 Minutes DRAFT

3. Public Hearing and Action Thereon

- A. Review, discussion and possible action for a Conditional Use Permit to allow a fuel/automotive service station (constructed after July 1, 2002) and to allow drive-through facilities, related to the proposed Fireside Market development including a restaurant with drive-through facilities, convenience store, patio for outdoor seating, a fuel canopy, electric vehicle charging area, diesel pump canopy, and four (4) semi-tractor and trailer parking spaces on approximately 5.1 acres of vacant land zoned B-2 Commercial District and PUD Overlay District, being part of Lot 1 of the Merchant Village development at STH 60 and Hetzel Way (Tax Parcel #V5-067500K). The applicant is Sagewind Manager, LLC and the property owner is 3LP Slinger, LLC.

4. Unfinished Business and Action Thereon

- A. Review, discussion and possible action/recommendation to the Village Board to rezone the existing ~4.5-acre bowling alley use/site at 1021 E. Commerce Blvd. from B-2 Commercial District to B-2 Commercial District with Planned Unit Development (PUD) Overlay. Along with limited changes to the exterior of the existing building, the proposed PUD plan calls for a ~2,016 sq. ft. building addition, and site changes such as the addition of outdoor recreation facilities, a revised parking arrangement, parking lot lighting, and a new electronic message sign. The applicant/property owner is Steve Kearns.

5. New Business and Action Thereon

- A. Review, discussion and possible action for a Conditional Use Permit to allow development of a fuel/automotive service station (constructed after July 1, 2002), and restaurant with drive-

through facilities use (i.e., Fireside Market) including a convenience store, patio for outdoor seating, a fuel canopy, electric vehicle charging area, diesel pump canopy, and four (4) semi-tractor and trailer parking spaces on approximately 5.01 acres of vacant land zoned B-2 Commercial District and PUD Overlay District, being part of Lot 1 of the Merchant Village development at STH 60 (East Commerce Boulevard) and Hetzel Way (Tax Parcel #V5-067500K). The applicant is Sagewind Manager, LLC and the property owner is 3LP Slinger, LLC.

- B. Review, discussion, and possible action/recommendation to the Village Board for a 2-lot Certified Survey Map to create an approximately 5.1-acre parcel for the Fireside Market development being a division of Lot 1 of the Merchant Village development at STH 60 (East Commerce Boulevard) and Hetzel Way (Tax Parcel V5-067500K). The applicant/property owner is 3LP Slinger, LLC.

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."