

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, September 10, 2025 at 6:00 PM

1. Call to Order

Roll Call

2. Approval of Minutes

- A.. 8-13-2025 Minutes DRAFT
- 8-25-2025 Minutes DRAFT

3. Public Hearing and Action Thereon

- A. Review, discussion and possible action/recommendation to the Village Board to rezone ~1.44-acre redevelopment site at 119 Kettle Moraine Drive South (Tax Parcel Nos. V5_025300A, V5_025400A, V5_025500B and V5_0262) from VC-D Village Center-Downtown District to VC-D Village Center-Downtown District with Planned Unit Development (PUD) Overlay. The proposed plan calls for modifying the height regulations to allow for a 4-Story mixed use building ~53'8" in height with ~ 2,100 sq. ft. of main floor commercial space and upper 3 floors of residential apartments; a townhome style multi-family residential apartment building 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. The applicant is the Village of Slinger, the property owners are Scott Gehring, O&A Partners, LLC, Village of Slinger, and Slinger Redevelopment Authority.
- B. Review, discussion and possible action for a Conditional Use Permit request to allow the development of a mixed-use development and multi-family residential use/structure (The Apex) including 41 market-rate residential units and approximately 2,100 sq. ft. of commercial space in two distinct buildings, on an approximately 1.44-acre consolidated lot zoned VC-D Village Center-Downtown District, located at 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. Review, discussion, and possible action/recommendation to the Village Board to amend Section 550-28 of the Village Zoning Code to add 'Libraries, museums and art galleries' as a permitted use in the VC-D Village Center-Downtown District.

- D. Review, discussion and possible action/recommendation to the Village Board to rezone ~1.641-acre Slinger Historical Museum property located at 414 Kettle Moraine Drive South (Tax Parcel No. V5_005700A) from M-1 Limited Manufacturing District to VC-D Village Center-Downtown District. The applicant and property owner is the Village of Slinger.
- E. Review, discussion, and possible action/recommendation to the Village Board to amend Article VI Signs of the Village Zoning Code to achieve a content-neutral code that is compliant with federal regulations.

4. 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."