

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



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

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, October 14, 2026 at 6:00 PM

1. Call to Order

Roll Call

2. Approval of Minutes

A. 9-16-2026 Minutes DRAFT

3. New Business and Action Thereon

A. Conceptual- Site/Architectural Plan Review- Drive Thru Liquor Store
Location: 1134 E Commerce Blvd (Vacant Land West of BP Gas Station at 1136 E Commerce Blvd & South of Schaefer Auto Body at 1130 E Commerce Blvd)
Applicant: Hops and Pops

B. Site Plan Amendment- Village Hall/Library and Slinger Center
Location: 220 and 300 Slinger Road
Applicant: PRA Architects

C. Zoning Code Discussion- Land Uses in Manufacturing Districts

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."



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PLANNING COMMISSION AGENDA ITEM REPORT

DATE: October 14, 2026

SUBMITTED BY: Christina Schrank

ITEM TYPE: Other

AGENDA SECTION: Approval of Minutes

SUBJECT: 9-16-2026 Minutes DRAFT

SUGGESTED ACTION:

BACKGROUND AND ANALYSIS:

FISCAL NOTE:

RECOMMENDATIONS:

ATTACHMENTS:
[9-16-2026 Minutes DRAFT](#)

MINUTES OF THE PLANNING COMMISSION MEETING

September 16, 2026

The meeting of the Planning Commission of the Village of Slinger was called to order by Chairman Stortz at 300 Slinger Road, Slinger, WI at 6:00pm on September 16, 2026 in accordance with the notice of meeting delivered to the members on September 11, 2026.

1. Roll Call

Chairman Stortz informed the members present 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.

Present: Commissioners Stortz, Fredericks, Nichols, Iturrian Troeller, Bankes and Shortreed.
Absent – None Also Present: Administrator Margaret Wilber, Engineer Jim Haggerty, Community Development Director Dyann Benson, and Clerk Tammy Tennes.

2. Approval of Minutes

A. 8-12-2026 Minutes DRAFT

Motion Commissioner Iturrian/Commissioner Nichols to approve the minutes of 8-12-2026.
Passed

3. New Business and Action Thereon

A. Site/Architectural Plan Review – Outdoor Patio and Lighting. Location: 308 Kettle Moraine Drive South. Applicant: Nick Romano – Nicky's Joint

Director Benson informed the Commission that the property is the former location of Beyoutiful Salon and Nick Romano, owner of Nicky's Joint, is looking at establish a restaurant on the lower level and the upper level will continue to be used as a primary residence. She noted that the Village Community District (VCD), does not have minimum requirements for setbacks, parking spaces or green space. Director Benson explained that the applicant is proposing to utilize the first floor as a small dining room area and creating an outdoor dining experience with a patio, site lighting, signage and planters. She noted that the food truck would serve as the main kitchen area and a smaller supplemental kitchen would be constructed inside. Director Benson commented that the applicant will not be paving the entire street yard for the patio area and that the applicant will be coming to RDA at a future meeting for the Façade Improvement Program.

Director Benson stated that staff finds the plans acceptable with the following conditions:

1. Staff will report back to the Planning Commission at a future meeting the details of the dumpster location and screening.
2. A conditional use permit will be required for the outdoor sales/consumption of alcohol on the premises.
3. The approved site/architectural plan is not an approval of any change in use or tenant.
4. The approval of the site/architectural plans does not constitute approval of plans for issuance of building permits. Building permits are reviewed and approved separately.

Director Benson informed that Commission that she had received correspondence from Jennifer Rothenbach Bera today regarding this agenda item. Ms. Bera owns the property adjacent to 308 Kettle Moraine Dr. S. She expressed her concerns about the lack of parking in this area and the downtown area in general. She further explained she replied to the correspondence acknowledging the concern and outlining the VCD regulations.

Motion Commissioner Fredericks/Commissioner Troeller to approve the site/architectural plan for Nicky's Joint subject to staff's conditions listed above. Passed

**B. Site/Architectural Plan Review – Building Addition. Location: 180 James Street.
Applicant: Keller, Inc on behalf of WeldFab**

Director Benson stated that the property owner, WeldFab, has purchased the adjacent property and is proposing a building expansion of approximately 42,000 sq./ft. The expansion would be for warehouse use to support their operations and growth. She noted that staff are aware of the stormwater concerns and they are discussing this matter with the applicant. Director Benson commented that the proposed plans are in compliance with the Village code, but the Commissioners should focus on the proposed building design and whether it meets the design review criteria.

Mr. Aaron Nagel, representing Keller Inc. was present to answer any questions.

Director Benson stated that staff finds the plans acceptable with the following conditions:

1. Site plan approval is contingent upon the Plan Commission's review of the proposed building materials, design detail and whether it meets the design review criteria. (The Planning Commission has approved the design and materials)
2. The site plan approval letter will not be issued until the applicant, owner and Village finalize an approved stormwater management plan.
3. Any roof top or ground mounted mechanical equipment requires review and approval by Planning Commission prior to installation. The current site plan does not include any roof mounted or ground mounted equipment.
4. The approved site/architectural plan is not an approval of any change in use or tenant.
5. The approval of the site/architectural plans does not constitute approval of plans for issuance of building permits. Building permits are reviewed and approved separately.

Motion Commissioner Fredericks/Commissioner Bankes to approve the site/architectural plan for WeldFab subject to staff's conditions listed above. Passed

4. Adjourn

Motion Commissioner Shortreed/Commissioner Troeller to adjourn at 6:13pm. Passed

Approved By: _____
Chairman, Scott Stortz

Drafted By: Tammy Tennes, Clerk/HR



Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: October 14, 2026

SUBMITTED BY: Christina Schrank

ITEM TYPE: Other

AGENDA SECTION: New Business and Action Thereon

SUBJECT: Conceptual- Site/Architectural Plan Review- Drive Thru Liquor Store
Location: 1134 E Commerce Blvd (Vacant Land West of BP Gas Station at 1136 E Commerce Blvd & South of Schaefer Auto Body at 1130 E Commerce Blvd)
Applicant: Hops and Pops

SUGGESTED ACTION:

BACKGROUND AND ANALYSIS:

FISCAL NOTE:

RECOMMENDATIONS:

ATTACHMENTS:

[PC Memo Concepts Hops Pops](#)
[Hops_Pops_Business_Plan_SVPC_Oct2026](#)
[Hops and Pops Drive Thru Concept Plan](#)

Village of Slinger - Memorandum

Date: September 25, 2026

To: Planning Commission

From: Dyann Benson, Community Development Director

Re: Concept Plan Review
Vacant Lot - East Commerce Blvd

Applicant: Matthew Blowers for Hops & Pops

Request: 3,750 sq foot building – drive through beverage store (alcoholic and non-alcoholic)

Zoning: Site: B-2 Commercial District
North: B-2 (Part of Same Condo Development)
South: B-2
East: B-2 (Part of Same Condo Development)
West: B-2

Land Use: Site: Vacant
North: Condominiums/Vacant
South: Strip Shopping Center/Office/Retail
East: Gas Station
West: Retail/Grocery

Analysis

The applicant is requesting a concept plan review prior to developing more detailed plans for the project. The applicant is seeking feedback on the proposed use since it is new to the market, the conceptual design and site layout as well as the operations.

The project is proposed for the vacant parcel west of BP Gas Station at 1136 E Commerce Blvd & south of Schaefer Auto Body at 1130 E Commerce Blvd. This area is also known as the Windy Hill Condominium plat.

The proposed development is a drive thru beverage store (both alcoholic and nonalcoholic) with the potential to add food into the list of amenities offered. While the development is intended to be a drive thru experience, it will offer a service door for walk-in traffic.

Since this is not a complete submittal, the Planning Commission will not be taking any formal action to approve or deny the proposed use or the site plan.

The Planning Commission will provide the applicant with feedback on the proposed use and operations. The Planning Commission would also provide feedback and direction on the design and layout.

Staff has provided a very broad overview of the zoning code requirements to facilitate the conversation.

Business Plan/Operations

The applicant has provided a business plan that outlines the basis of the concept, hours of operation and other operational details. Key elements are referenced below.

The proposed development is a full-vehicle drive-thru beverage retailer with optional walk-in service. In the future, the operational plan includes offering a carry-out pizza/food options.

The hours of operation are 11:00 a.m. – 9:00 p.m. Sunday thru Thursday and 11:00 a.m. – 11:00 p.m. Friday and Saturday (alcohol sales will end in accordance with Village ordinance).

Unlike a traditional drive-thru window-type pick-up, the customers will drive their entire vehicle into the building, where they can view refrigerated displays while remaining inside their vehicle.

The vehicle entryway into the building will be oversized to create a more welcoming experience rather than a confined feeling by trying to navigate a smaller door size. Refrigerated displays will be positioned so that vehicle occupant may browse the selection as they move through the building. Digital menu boards and laminated menus will supplement the displays and simplify product selection.

Alcohol Sales

Employees will complete all training required under Wisconsin law and receive additional company training on identification verification, recognizing signs of impairment, customer interaction, and appropriate procedures for refusing alcohol sales.

If a customer appears intoxicated or otherwise legally ineligible to purchase alcohol, the sale will be refused in accordance with Wisconsin law. The applicant has stated that the safety of the customer, the public, and their employees will always take precedence.

Prior to opening, they intend to meet with the Village of Slinger Police Department to establish a mutual understanding of expectations and preferred procedures for situations involving potentially impaired drivers or other public safety concerns.

Pages 7-9 of the business plan provides a step by step process for ID verification while within a vehicle.

Zoning Code Requirements

Land Use: Drive thru facilities, such as the proposed use, are a Conditional Use in the B-2 Commercial District.

Setbacks: The B-2 District has a minimum 40 ft street yard setback and a 20 ft rear and side yard setbacks. If adjacent to residentially zoned parcel, rear and side yard setbacks will be 40 ft. The parcel is not adjacent to residential district or use. The concept appears to comply with the zoning code.

Building Height: The maximum building height is 45 ft. The proposed building height is approximately 22 ft and is in conformance with the height restrictions for the B-2 District.

Parking/Driveway: The drive entrance creates a queueing lane for entry into the building. The exit drive goes into the common area between the vacant lot and the BP Gas Station.

The concept provides 14 parking stalls for employees and walk-in traffic.

The concept plan appears to conform with zoning code requirements for vehicle queueing (minimum of 3 vehicles per drive thru lane) and employee parking.

Exterior Lighting: The site lighting and exterior lighting would be provided with a full submittal.

Landscaping/Green Space: The B-2 District requires a minimum of 25% green space.

Dumpster Area: Design criteria for dumpster areas states gates will not face a public street and the orientation of the dumpster enclosure will minimize the view of the dumpster by the public. In addition, no exterior trash storage or dumpsters shall be located between a building and a public street except if in the opinion of the Plan Commission, no other suitable location is available for such purpose, and provided the dumpster area is developed in a manner so as to minimize its appearance from a public street.

The lot is question fronts Hwy 60 and the private road bisecting the Windy Hill condo development. The dumpster location is adjacent to a common area that serves the development. Screening of the dumpster from view from Hwy 60 would be required with the full submittal.

Architectural Review/Building Materials: The proposed building elevations are a mix of materials including dark bronze prefinished metal panel; a white vertical metal panel and horizontal faux cedar siding. Proposed windows are predominantly spandrel glass with exterior accent lighting. The building design shows two (2) building heights.

In July, the Village adopted new design review criteria. Excerpts from those standards are set forth the following standards:

550- 95 Design review criteria

A General Building Requirements

(1) Buildings should utilize details or changes in materials to create a discernible base and top. Multi-storied buildings should have a horizontal expression line between the first and upper floors. Monotony of design shall be avoided. Variation of detail, form and siting shall be used to provide visual interest; however, consistency in design is encouraged.

(2) Buildings should establish vertical proportions for the street facade through expression of structural bays, variation in material, and/or variation in building plane, and vertical proportions in the design for the elements within that facade, including windows and doors.

(3) Large, undifferentiated building walls visible from a public street are prohibited. Walls visible from a public street that are greater than 100 feet in length should incorporate one or more of the following design features: variation in materials and colors, projecting and recessed bays, and variation in building heights.

The building design appears to incorporate the principles noted above.

B. Building Materials

The following characteristics are required as part of the design of buildings.

(1) Harmony in material, texture, lines, color and mass is required. Colors shall not be incompatible with existing neighborhood development. Color shades shall be used to unify the development

(2) Street-facing facades should use durable and high-quality building materials. Acceptable materials include architectural metal panels, glass, brick, ceramic tile, terra cotta, cultured stone, cut stone, carved stone, stucco, EIFS, wood, and decorative concrete block. The use of nondecorative exposed concrete block, preengineered metal building systems, and sheet metal is discouraged. The use of plywood or oriented strand board (OSB) or similar materials is prohibited. Other building materials may be considered when appropriate to a property.

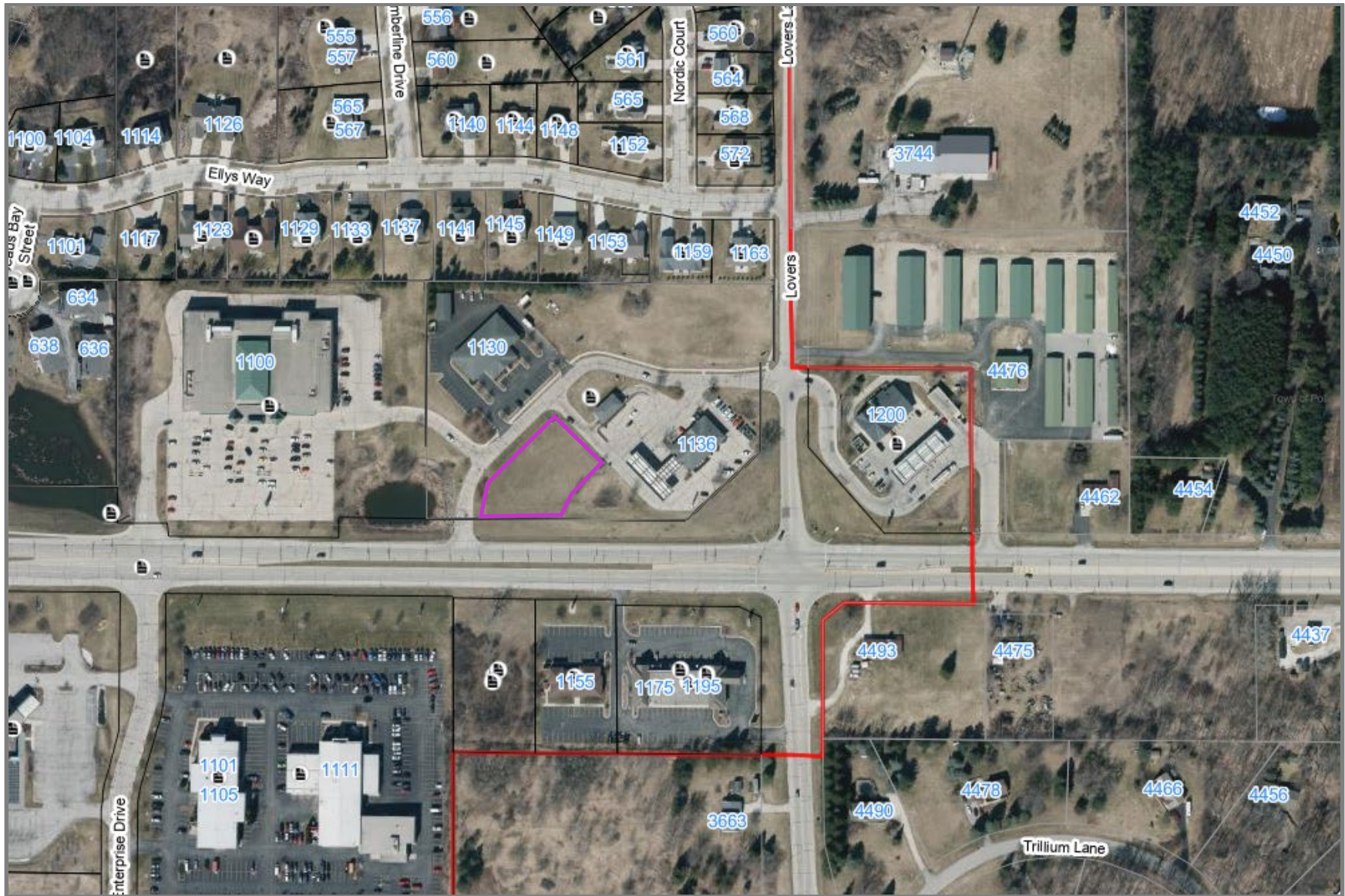
Concept Feedback

Planning Commission members should share their feedback on the proposed use, design and the operations, including any questions or areas where more detail or information is needed.

Feedback from staff on the concept plan:

- The rendering of the building materials shows a softer white/off white or cream. This is preferred over a stark white.
- Any roof top or ground mounted mechanical equipment needs to be included in any full submittal along with screening requirements.

- The Village is not a party to or enforce any requirements of restrictive covenants of the condo association/development, if applicable.
- Review site plan requirements noted above in the Zoning Section and incorporate into full plan submittal.
- How does the applicant address the indecisive shopper to minimize queuing back-ups?
- If the project moves forward, the Conditional Use Permit generally includes conditions established by the Planning Commission on the operations or items to address any concerns.



Hops and Pops Proposed Location

Parcel Location and Size is for Illustration Purposes Only and is Not a Legal Depiction of Boundaries as Condominium Plats are Not Reflected as Parcels in GIS

LOVER'S LANE

HOPS & POPS LLC

BUSINESS PLAN

Full-vehicle drive-thru beverage retail concept
Village of Slinger, Wisconsin

Prepared by Matthew & Jennifer Blowers
September 2026



Letter from the Owners

To the Members of the Village Board, Planning Commission, and Village Staff:

Thank you for reviewing this business plan for Hops & Pops LLC. We are excited to embark on this opportunity which represents our family's long-term commitment to the Village of Slinger and introduce a retail concept centered on customer convenience and safety.

In several states, including Ohio where we were raised, it is commonplace to see full-vehicle drive-thru beverage retail establishments. When we moved to southeastern Wisconsin twenty years ago, we wondered why this convenient shopping experience was not available here. So that brings us to today, looking for your support in helping us realize this vision and create the very first Hops & Pops experience.

Hops & Pops respectfully requests the opportunity to become part of the Village of Slinger's business community. Our goal is to build a business that the Village of Slinger is proud to call its own and that serves as the foundation for future Hops & Pops locations throughout southeastern Wisconsin.

Respectfully,

Matthew & Jennifer Blowers
Owners, Hops & Pops LLC

Matthew & Jennifer Blowers
Owners, Hops & Pops LLC

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Chapter 1 – Executive Summary

Hops & Pops LLC intends to introduce a full-vehicle drive-thru beverage retail experience to southeastern Wisconsin. Customers remain in their vehicles while browsing refrigerated beverage displays and receiving personal service from trained attendants. The concept is based on convenience, safety, responsible operations, and exceptional customer service.

Opening Day will focus on packaged beverages and related merchandise, including beer (the "Hops") and soda (the "Pops"), along with supporting beverage categories such as wines, spirits, ready-to-drink beverages, non-alcoholic beverages, snacks, ice, and beverage accessories. Approximately six months later, Hops & Pops will begin offering made-to-order carry-out pizzas, subs, and salads. All products will be sold for off-premises consumption.

Hops & Pops represents a long-term investment in the Village of Slinger. The business has been designed to create a welcoming experience while maintaining high standards for responsible alcohol sales, community partnership, and operational excellence.

Chapter 2 – Company Overview

Business Name	Hops & Pops LLC
Owners	Matthew & Jennifer Blowers
Structure	Wisconsin Limited Liability Company
Location	Village of Slinger, Wisconsin
Concept	A full-vehicle drive-thru beverage retailer with optional walk-in service. Additionally, offerings will include a carry-out pizza restaurant.
Proposed Hours	11:00 a.m. – 9:00 p.m. Sunday thru Thursday 11:00 a.m. – 11:00 p.m. Friday and Saturday (<i>alcohol sales will end in accordance with Village ordinance</i>) Closed Christmas Day and Easter Sunday
Phase I (Opening Day)	Beverage retail – Fall 2027
Phase II (approximately six months after Opening Day)	Carry-out pizzas, subs, and salads – Spring 2028

Chapter 3 – Our Story

Raised in central Ohio, beverage drive-thrus were, and still are, very common. There are currently five in our hometown. As kids, riding through these with our parents was fun... it was an experience. Years later, we recognized that they also offer an exceptionally convenient way to shop.

In 2006, we moved our family of five to southeastern Wisconsin to pursue professional opportunities which led to leadership roles within global real estate, facilities management, construction, emergency management, and corporate aviation for Fortune 500 and 300 companies. Those responsibilities reinforced the value of thoughtful planning, operational excellence, customer service, safety, and disciplined execution.

We, both Jennifer and Matthew, remain equal partners throughout our family's journey which is now leading us to the next chapter... owners and operators of Hops & Pops. We came to this decision as we returned to a question we've asked ourselves several times before: Why doesn't Wisconsin have beverage drive-thrus like the ones we grew up with?

Wisconsin embraces community, outdoor recreation, festivals, and sporting events. It also experiences the harshness of long winters, rain, ice, and snow. Because of these reasons, the convenience of remaining inside a vehicle seems to be a natural fit for those of us on our way to a social gathering or while picking up dinner during the evening commute home.

Hops & Pops combines professional experience, family values, and a shared entrepreneurial spirit. It is also an investment in establishing our family roots in Slinger. Our daughter and son-in-law are residents of Slinger and love the local community. We are excited to build a business that earns the trust and respect of customers, neighbors, and Village leaders.

Chapter 4 – Mission, Vision & Core Values

Mission

To provide southeastern Wisconsin with the safest, most convenient, and most customer-focused beverage shopping experience by combining exceptional service, thoughtful design, and responsible operations.

Vision

To build and perfect the first Hops & Pops location in Slinger, creating an operating model that can be successfully expanded into additional southeastern Wisconsin communities.

Core Values

- **Customer First:** Decisions are made by asking whether it improves the customer experience.
- **Safety:** The safety of customers, employees, and the community always takes precedence over sales.
- **Integrity:** Operate honestly and professionally, with full compliance of applicable laws and regulations.
- **Community:** Become a trusted and active member within the Village of Slinger.
- **Operational Excellence:** Maintain Opening Day standards every day through disciplined management and continuous improvement.

Chapter 5 – Business Concept

Hops & Pops focus is on the shopping experience. Unlike a traditional drive-thru window, our customers will drive their entire vehicle into the building, where they can view refrigerated displays while remaining comfortable inside their vehicle.

The facility will feel welcoming, intuitive, and safe from the moment visitors enter the property. Wide, clearly marked drive lanes, oversized building entrances, excellent visibility, and an orderly traffic pattern will reduce stress for first-time visitors while creating a memorable experience and desire to return again and again.

Opening Day operations will focus exclusively on packaged beverages and related merchandise. The commercial kitchen will be constructed as part of the initial building but will not be activated until approximately six months later. At that time, Hops & Pops will add made-to-order carry-out pizzas, subs, and salads. Throughout both phases, all purchases will be for off-premises consumption.

Although the vast majority of shoppers are anticipated to use the drive-thru and remain in their vehicles, Hops & Pops will also accommodate walk-in customers through dedicated pedestrian entrances near each end of the building. Clearly marked pedestrian walkways will provide safe access to the same displays and friendly service that is available to drive-thru customers.

Hops & Pops eliminates the need for shoppers to battle the weather, navigate icy parking lots, carry heavy cases across the pavement, or worry about crowded parking areas and door dings.

The business is built on the belief that convenience and safety can coexist with exceptional service. This value extends beyond convenience. Families, older adults, people with mobility limitations, busy commuters, and anyone seeking a better retail experience can benefit from a thoughtfully designed full-vehicle drive-thru.

A typical convenience store asks its customers to:



1. Notice the store
2. Turn in
3. ~~Park~~
4. ~~Get out~~
5. ~~Walk inside~~
6. Shop
7. ~~Return to the car~~
8. Exit the lot

Hops and Pops removes half of the obstacles... and obstacles cause delays, stress, and accidents. Our customers remain in their vehicle and complete the purchase within the drive-thru. No tight parking spaces, no door-dings, no slipping or tripping, no carrying heavy purchases out to the car.

Chapter 6 – Products & Services

Our Opening Day assortment has been selected to provide a broad choice while maintaining appropriate inventory levels for a new business. Product selection will continue to evolve based on customer preferences and seasonal offerings.

- Domestic Beer
- Craft Beer (including Wisconsin breweries)
- Imported Beer
- Ready-to-drink beverages (RTDs)
- Hard seltzers
- Wine
- Spirits
- Soda and other carbonated soft drinks
- Water
- Other non-alcoholic beverages
- Mixers
- Ice
- Snacks
- Glassware, coolers, and beverage accessories

Approximately six months after Opening Day, Hops & Pops will activate the commercial kitchen and begin offering fresh, made-to-order pizzas, subs, and salads for carry-out. This phased approach allows management to establish efficient beverage operations before expanding into food service, while taking advantage of a kitchen planned and constructed as part of the original building.

Chapter 7 – Traffic & Vehicle Flow

The full-vehicle drive-thru is the defining operational feature of Hops & Pops and has been designed to prioritize safety and efficiency. Unlike a traditional drive-thru, our customers will drive their entire vehicle through the building while viewing refrigerated product displays. The building design facilitates an easy and comfortable experience.

Site Access

Upon entering the property, customers will immediately encounter clearly identified entrances, exits, parking areas, and pedestrian pathways. Wide drive lanes and an intuitive traffic pattern are intended to make navigation simple for passenger cars, SUVs, pickup trucks, and larger family vehicles while minimizing the possibility of curb contact.

Building Entry & Product Visibility

Vehicle entryway into the building will be intentionally oversized to create a welcoming experience rather than a confined feeling. Refrigerated displays will be positioned so that vehicle occupant may browse comfortably as they move through the building. Digital menu boards and laminated menus will supplement the displays and simplify product selection.

Queue Management

During normal operating periods, customers will proceed directly to the primary service area where an attendant will greet them at their vehicle. During peak periods, multiple attendants will safely move through the vehicle queue, taking and fulfilling orders. This operating model improves throughput while maintaining a personal customer experience.

The vehicle lane may be best exemplified in the site plan developed by MSI General (please refer to MSI General packet). The shown queuing allows for:

- 3 vehicles within the building
- 10 vehicles end-to-end from the building entrance back to the Hops & Pops property entry
- If additional overflow is necessary, then there remains space for 10 more vehicles to be staged from the Hops & Pops entry down the private lane to the entry point on Commerce Blvd. (SR-60)
- Further, the site plan identifies a total of 13 parking spaces + 1 accessibility space within the parking lot

Pedestrian Safety

Hops & Pops is primarily a drive-thru, but we recognize that some customers may want to walk inside and peruse the product displays. So our building will be intentionally designed to accommodate walk-in customers. Dedicated

pedestrian entrances near each end of the building connect to clearly marked walkways that parallel the display coolers while remaining separated from vehicle traffic wherever practical.

Delivery Operations

Target delivery times of product inventory will be between 7:00 a.m. and 10:00 a.m. Separating delivery vehicles from customer traffic improves safety, reduces congestion, and allows inventory to be stocked before the business opens.

The Flow of Traffic Objective

The traffic design is intended to do more than move vehicles efficiently; it should create a calm, intuitive, and enjoyable experience. Each element of the site layout supports convenience, safety, and operating efficiency while reinforcing the Hops & Pops commitment to customer-first service.

For traffic lane queuing layout, please refer to the MSI General submitted packet.

Chapter 8 – Responsible Operations

Our Commitment

Hops & Pops recognizes that the privilege of holding an alcohol beverage license carries significant responsibility. Every aspect of the operation is based on the principle that customer safety, legal compliance, and community trust must always take precedence over sales.

Our objective is not merely to comply with applicable laws and regulations, but to establish Hops & Pops as a trusted and respected business that operates with integrity and accountability.

Responsible Alcohol Sales

Responsible alcohol sales is a core responsibility. Employees will complete all training required under Wisconsin law and receive additional company training on identification verification, recognizing signs of impairment, customer interaction, and appropriate procedures for refusing alcohol sales.

If a customer appears intoxicated or otherwise legally ineligible to purchase alcohol, the sale will be refused respectfully and professionally in accordance with Wisconsin law. The safety of the customer, the public, and our employees will always take precedence.

Prior to opening, we intend to meet with the Village of Slinger Police Department to establish a mutual understanding of expectations and preferred procedures for situations involving potentially impaired drivers or other public safety concerns.

Vehicle-Based ID Verification Procedure

Hops & Pops recognizes that responsible alcohol sales begin with accurate customer identification. While the customer remains inside their vehicle, transactions involving alcoholic beverages will follow a standardized identification procedure. **Every customer is positively identified before alcohol is sold.**

Step 1 – Initial Customer Observation

As the attendant approaches the vehicle, they begin observing the customer before any transaction occurs. Employees are trained to evaluate:

- Approximate age
- Signs of intoxication
- Number of occupants
- Customer behavior
- Visibility inside the vehicle

Concerns regarding age, impairment, or visibility, will result in immediate refusal of sales transaction until positive verification is confirmed.

Step 2 – Request Identification

Customers will be asked to present valid government-issued photo identification. The ID must be:

- Physically presented
- Current and unexpired
- Government issued
- Contain a photograph
- Contain date of birth

Photographs, screenshots, photocopies, or other reproductions of identification will not be accepted as proof of age. Hops & Pops will only accept valid forms of identification of proof of age permitted under Wisconsin law.

Step 3 – Remove the Identification from the Vehicle

Rather than attempting to inspect an ID through a windshield or partially opened window, the customer will hand the identification directly to the attendant. The attendant will briefly hold the ID while inspecting:

- Date of birth
- Expiration date
- Security features
- Signs of alteration
- Photograph
- Physical description when applicable

Step 4 – Positive Facial Comparison

The attendant will compare the photograph directly with the customer. If necessary, the employee may politely request:

- removal of sunglasses
- lowering of a hood
- removal of a face covering (when legally appropriate)
- turning on the vehicle's interior light
- lowering additional windows

If the customer's identity cannot be confidently verified, the sale will be refused.

Step 5 – Improved Lighting

If visibility inside the vehicle is inadequate, employees may request that:

- the interior dome light be activated,
- a window be lowered farther,
- or the vehicle be shifted slightly to improve lighting.

Hops & Pops is working with the architect and a lighting design specialist to ensure appropriate levels of lumens are present within the drive thru lane area to ensure proper visibility for positive identification. LED overhead, vertical, and secondary up lighting will be positioned throughout the drive-thru lane specifically designed to illuminate vehicle occupants.

Step 6 – Passenger Verification When Appropriate

Employees are trained to determine who is actually purchasing the alcohol. If another occupant appears to be the intended recipient, selects the alcohol, provides payment, or otherwise appears to be participating in the purchase, identification may also be requested from that individual. Any suspected attempt to purchase alcohol for an underage individual will result in refusal of the sale.

Step 7 – Electronic Age Verification

Whenever possible, identification will be electronically scanned using the point-of-sale system.

Scanning verifies:

- age eligibility
- expiration
- encoded information



Electronic scanning supplements—but never replaces—the employee's visual inspection.

The proposed workflow would be:

1. The attendant approaches the vehicle with a hand-held POS mobile device.
2. The attendant adds packaged beverages or food items to the order.
3. If an item within the order, such as alcohol, requires age verification, the system prompts the attendant to verify the purchaser's ID.
4. The attendant visually compares the customer with the ID and scans the barcode on the back.

5. The POS system reads the encoded information, verifies the customer's age and it may also flag repeated scans that may indicate ID sharing.
6. Once approved, the customer completes payment for the food and beverages in one transaction on the handheld. If verification fails or the employee is uncomfortable with the ID, the alcohol sale is declined.

This creates a more consistent process than having employees manually read a birthdate and calculate someone's age.

Step 8 – Refusal Authority

Employees are expected—and fully supported—to refuse any alcohol sale whenever:

- identification cannot be verified;
- the ID appears altered, fraudulent, or expired;
- the customer appears intoxicated;
- poor visibility prevents positive identification;
- a third-party purchase for an underage individual is suspected;
- the employee has any reasonable doubt regarding legality.

Employees will never be disciplined for refusing a sale made in good faith to protect public safety.

Additional Safety Features

To further support responsible alcohol sales, Hops & Pops incorporates several design features into the facility itself:

- LED illumination throughout the drive-thru lane.
- Employees approach each vehicle on foot, allowing close face-to-face interaction.
- Portable point-of-sale devices enabled to complete ID verification.
- Security cameras record every transaction.
- Employees complete Responsible Beverage Server Training and receive additional Hops & Pops training specific to drive-thru alcohol sales.
- Management routinely audits transactions to ensure compliance with company policy.

Employee Training

Every employee represents Hops & Pops and contributes directly to the customer experience. Training will emphasize professionalism, safety, and consistent customer service.

In addition to Wisconsin Responsible Beverage Server Training, employees will receive instruction in:

- | | |
|---------------------------------|-----------------------------------|
| • Customer service expectations | • Fire extinguisher use |
| • Identification verification | • Point-of-sale operation |
| • Responsible alcohol sales | • Product knowledge |
| • Conflict de-escalation | • Inventory stocking procedures |
| • Emergency response procedures | • Cleaning and facility standards |

Property Maintenance

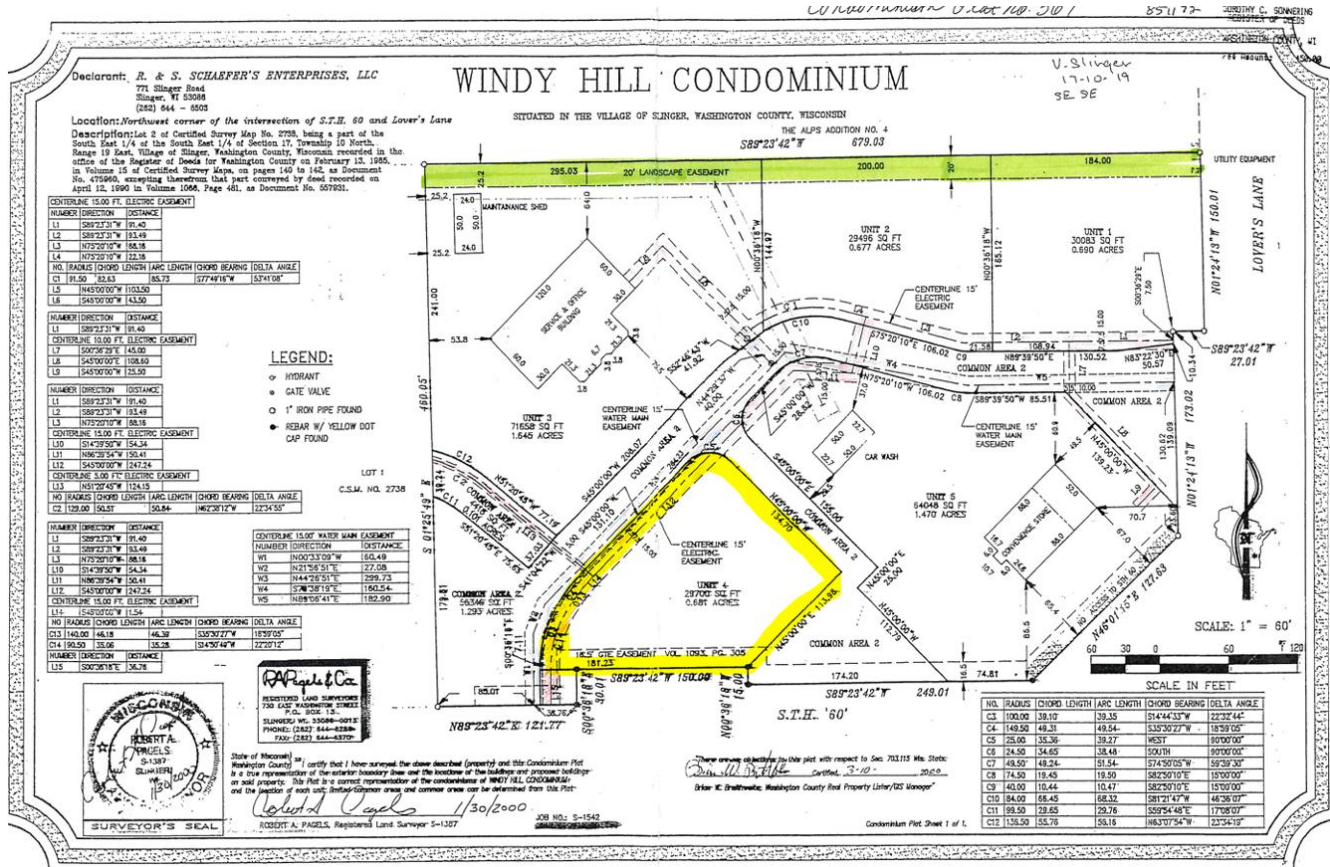
The appearance of a business reflects the quality of its management. Drawing on years of professional facilities management experience, Hops & Pops is committed to maintaining the property to an exceptionally high standard throughout its life.

Snow removal, landscaping, parking-lot maintenance, exterior lighting, janitorial services, preventive maintenance, and general cleanliness will receive continuous attention. A well-maintained facility inspires customer confidence, reinforces employee pride, and contributes to a safer environment for everyone.

Chapter 9 – Property & Site Context

The proposed land being evaluated is located within the Windy Hill Condominium development, 1132 E Commerce Boulevard. The condominium survey provides the broader legal and dimensional context for the site and illustrates the relationship among the available units, common areas, easements, neighboring development, and roadway access.

The highlighted property area shown in the bottom left of the below image is a planning reference rather than a final legal description. Final property boundaries, condominium approvals, access rights, easements, utilities, setbacks, stormwater requirements, and parcel configuration must be confirmed during due diligence and civil engineering.



(note, image has been edited to clean-up the original print, so numbers and letters may be incorrect)

Chapter 10 – Preliminary Site Plan

The size and shape of the proposed property works well for the initial spatial test fit. Especially so given that the property has two vehicle access points from two common area roadways. Civil engineering will confirm while also taking into consideration grading of the site.

Refer to site plan in MSI General file.

Chapter 11 – Architectural Inspiration

A modern, welcoming building with strong visual identity and durable materials.

The exterior design combines metal, glass, LAP siding, warm lighting, and a prominent vertical architectural element. The objective is to create a building that feels substantial and permanent while remaining approachable, contemporary, and clearly recognizable as Hops & Pops.

Refer to rendering in MSI General file.

Chapter 12 – Drive-Thru Concept

The vehicle entrance and exit should be functional, intuitive, and visually distinctive.

The drive-thru opening is the defining feature of the Hops & Pops concept. It must immediately communicate where vehicles enter, how they move through the building, and where to exit. The opening should be generous enough for the intended customer vehicles while remaining integrated into the architecture.

Refer to rendering in MSI General file.

Chapter 13 – Building Layout & Operational Zones

The preliminary building footprint organizes retail, service, storage, and food functions around the central drive lane.

The plan shows a 75-foot by 50-foot primary-floor footprint. The drive lane occupies the center of the retail environment, with customer-facing display areas and pedestrian walkways arranged along both sides. Support spaces are concentrated toward one side of the building to keep employee travel efficient and preserve the main customer path.

- Central one-way vehicle lane with entrance and exit at opposite ends.
- Display coolers and racks positioned for visibility from the vehicle path.
- Parallel pedestrian walkway that provides a safe route for walk-in customers.
- Walk-in cooler located near the middle of the support zone for efficient replenishment.
- Pay station positioned near key inventory and employee work areas.
- Storage, restroom, stairs, and future kitchen grouped away from the active drive lane.

The current plans are preliminary and will be refined to address equipment dimensions, door swings, employee clearances, shelving depth, accessibility, fire and life-safety requirements, structural systems, and the final operating workflow.

Ground-Floor Plan

Refer to MSI General file..

Mezzanine Level Plan

Refer to MSI General file.

Chapter 14 – Interior Drive-Thru Inspiration

The customer should experience the selection of a beverage retailer with the convenience of remaining in the vehicle.

The interior drive-thru environment should make products easy to see and the service process easy to understand. Cooler doors, display racks, category signage, lighting, and employee movement must work together so customers can browse while progressing safely through the building.

The inspiration image illustrates the fundamental idea of a vehicle moving through a merchandise-lined retail environment. The final Hops & Pops interior is expected to be spacious, organized, and deliberately designed for visibility, safe vehicle clearance, pedestrian separation, and professional service.



Interior drive-thru beverage-retail reference image. The final Hops & Pops design will be purpose-built.

Chapter 15 – Design Development Priorities

The next phase will convert the preliminary concept into a coordinated, permit-ready design.

The images and plans in this document establish the intended direction, but they are not construction documents. The design process must now test the concept against the physical site, regulatory requirements, equipment needs, budget, and daily operating workflow.

- Confirm property control, legal boundaries, easements, condominium requirements, and access rights.
- Complete topographic, utility, grading, stormwater, traffic, geotechnical, and environmental due diligence.
- Validate building placement, setbacks, parking, delivery access, fire access, and snow-storage areas.
- Confirm entrance and exit door dimensions, lane width, turning paths, and overhead clearances.
- Coordinate cooler, shelving, POS, security, electrical, mechanical, plumbing, fire-protection, and data requirements.
- Develop exterior elevations, materials, signage, lighting, landscaping, and brand integration.
- Prepare realistic cost estimates and value-engineering options before final commitment.
- Submit coordinated plans for Village review, permitting, financing, and construction.



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HOPS AND POPS

DRIVE-THRU BEVERAGE RETAIL ESTABLISHMENT

1132 E COMMERCE BLVD.
SLINGER, WI 53086

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SHEET INDEX			
SHEET NUMBER	SHEET NAME	REVISION	REVISION DATE
GENERAL			
G-001	COVER SHEET		
ARCHITECTURAL SITE			
AS-101	ARCHITECTURAL SITE PLAN		
ARCHITECTURAL			
A-111	FIRST FLOOR PLAN		
A-112	MEZZANINE PLAN		
A-201	EXTERIOR ELEVATIONS		
A-202	EXTERIOR ELEVATIONS		
A-203	EXTERIOR RENDERINGS		



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CONSTRUCTION SET:	
RECORD DRAWING SET:	
REVISIONS:	

25

PROJECT NAME
HOPS AND POPS

PROJECT DESCRIPTION
DRIVE-THRU BEVERAGE RETAIL ESTABLISHMENT

STREET ADDRESS
1132 E COMMERCE BLVD.

CITY / STATE / ZIP
SLINGER, WI 53086

ALL WORK TO BE COMPLETED AS SHOWN, AND
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PROJECT ARCHITECT XXX	STRUCTURAL ENGINEER XXX	LANDSCAPE DESIGN XXX
DESIGN ARCHITECT XXX	CIVIL ENGINEER XXX	REVIEWED BY XXX

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G-001

PROJECT NUMBER:
P13925

P13925

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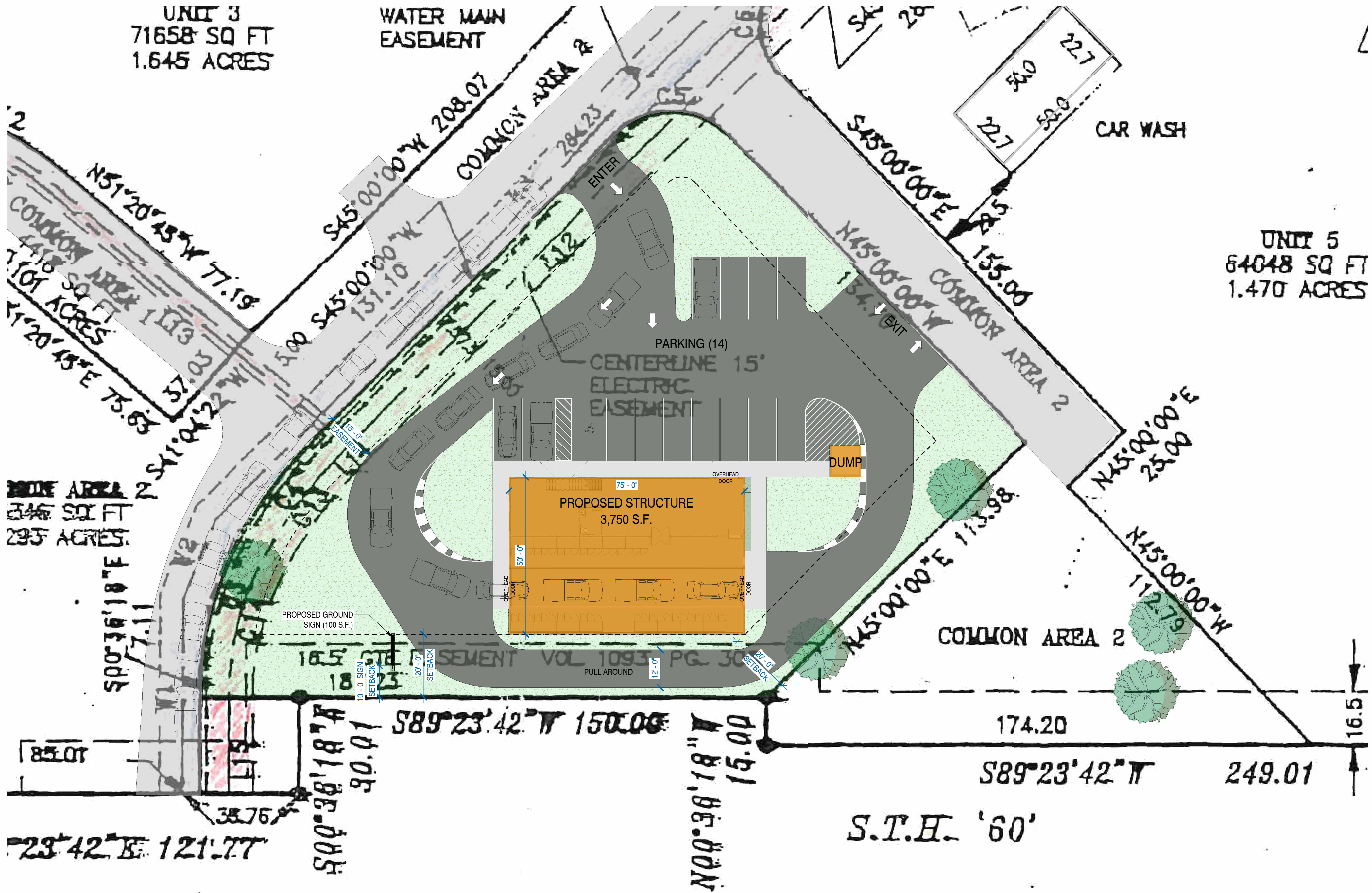
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1 SITE PLAN
1" = 20'-0"

SITE LOT SIZE	
SITE COMPONENT	AREA
LOT	29,700 SF
	29,700 SF

EXISTING/ADDITION FOOT PRINT			
STRUCTURE	AREA	LOT SIZE	SITE %
DUMPSTER ENCLOSURE	100 SF	29,700 SF	0.34
PRINCIPLE STRUCTURE	3,750 SF	29,700 SF	12.63
	3,850 SF		12.96

HARDSCAPE AREA PERCENTAGE			
SITE COMPONENT	AREA	LOT SIZE	HARDSCAPE %
ASPHALT	13,411 SF	29,700 SF	45.16
SIDEWALK	992 SF	29,700 SF	3.34
	14,403 SF		48.50
ALLOWABLE=75%			

GREEN SPACE AREA PERCENTAGE			
SITE COMPONENT	AREA	LOT SIZE	GREEN SPACE %
GREENSPACE	11,844 SF	29,700 SF	39.88
	11,844 SF		39.88
MIN=25%			

PARKING SPACES	
SITE COMPONENT	NUMBER OF STALLS
SITE - PARKING 9' SPACING (WHITE STRIPES)	13
	13

ACCESSIBLE SPACES	
SITE COMPONENT	COUNT
Site Parking White Stripes - ADA VAN 20'	1
	1



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REVISIONS:

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PROJECT NAME
HOPS AND POPS

PROJECT DESCRIPTION
DRIVE-THRU BEVERAGE RETAIL ESTABLISHMENT

STREET ADDRESS
1132 E COMMERCE BLVD.

CITY / STATE / ZIP
SLINGER, WI 53086

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PROJECT
ARCHITECT

XXX

STRUCTURAL
ENGINEER

XXX

LANDSCAPE
DESIGN

XXX

DESIGN
ARCHITECT

XXX

CIVIL
ENGINEER

XXX

REVIEWED BY

XXX

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:

AS-101

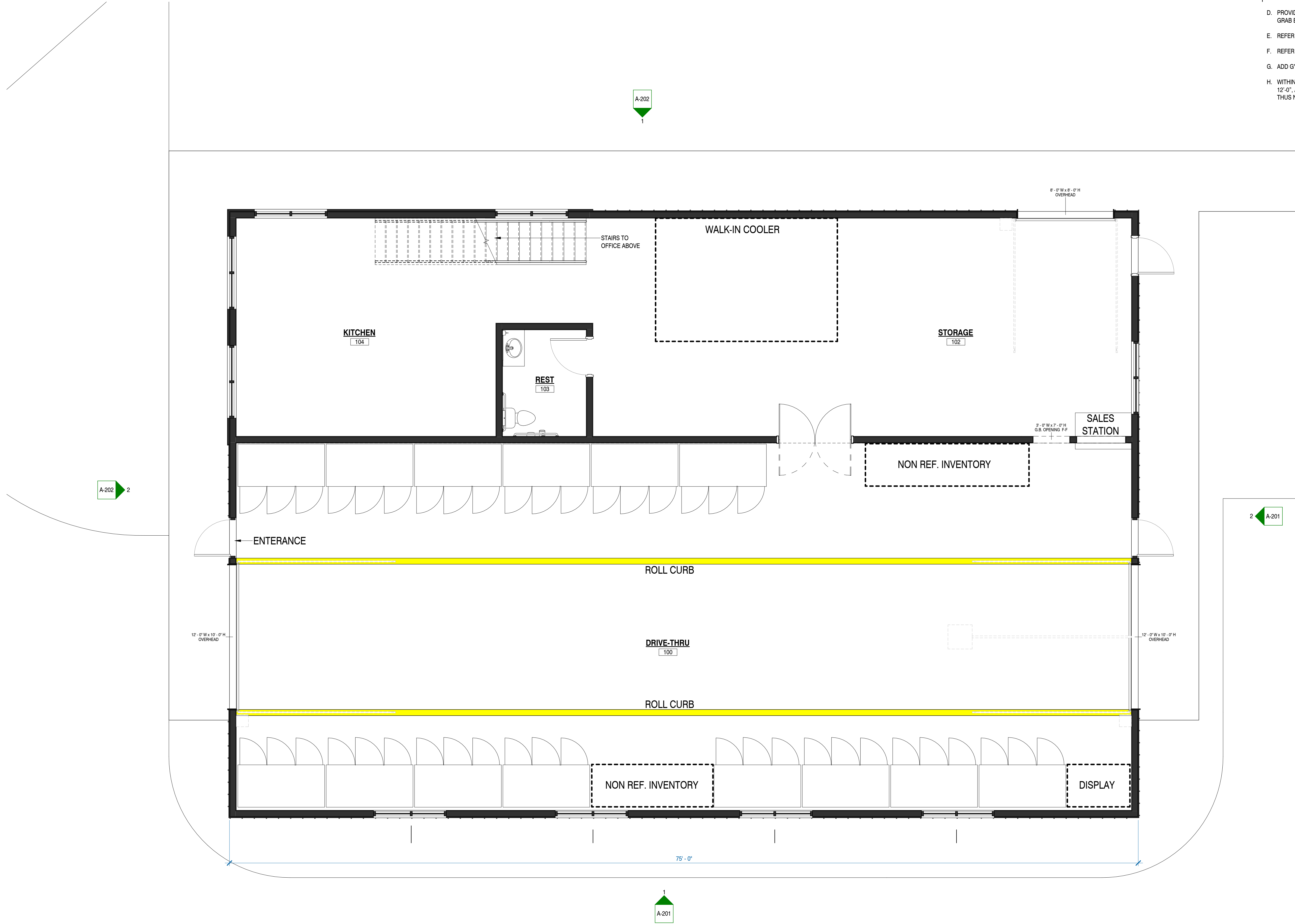
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- GENERAL NOTES - FLOOR PLAN(S)
- A.

MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE (BATHROOMS, JANITOR/PLUMBING ROOMS, KITCHENS, ETC. AND EXTERIOR WINDOW AND DOOR HEAD AND JAMB RETURNS)
- B.

APPLIANCES, FURNITURE, AND EQUIPMENT BY OWNER, SHOWN FOR REFERENCE ONLY. (UNLESS OTHERWISE NOTED)
- C.

ALL WALLS NOT LABELED WITH A WALL TYPE, SHOULD FOLLOW THE TYPICAL TYPE THAT IS CALLED OUT ON PLANS.
- D.

PROVIDE BLOCKING IN WALLS WHERE CABINETS, TOILET ACCESSORIES, GRAB BARS, WALL MOUNTED TV'S, ETC. ARE SHOWN ON PLANS.
- E.

REFER TO SHEET A-601 FOR DOOR AND WINDOW SCHEDULES.
- F.

REFER TO SHEET I-601 FOR ROOM, DOOR AND WINDOW FINISHES.
- G.

ADD GYP BD CONTROL JOINTS EVERY 30'
- H.

WITHIN RACKING THE HEIGHT OF STORED MATERIALS WILL NOT EXCEED 12'-0", AND THEREFORE WILL NOT BE CONSIDERED HIGH-PILED STORAGE, THUS NEGATING THE REQUIREMENT FOR AN ESFR SYSTEM

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PROJECT NAME

HOPS AND POPS

PROJECT DESCRIPTION

DRIVE-THRU BEVERAGE RETAIL ESTABLISHMENT

STREET ADDRESS

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XXX

STRUCTURAL ENGINEER
XXX

LANDSCAPE DESIGN
XXX

DESIGN ARCHITECT
XXX

CIVIL ENGINEER
XXX

REVIEWED BY
XXX

SHEET TITLE:

FIRST FLOOR PLAN

SHEET NUMBER:

A-111

PROJECT NUMBER:

P13925

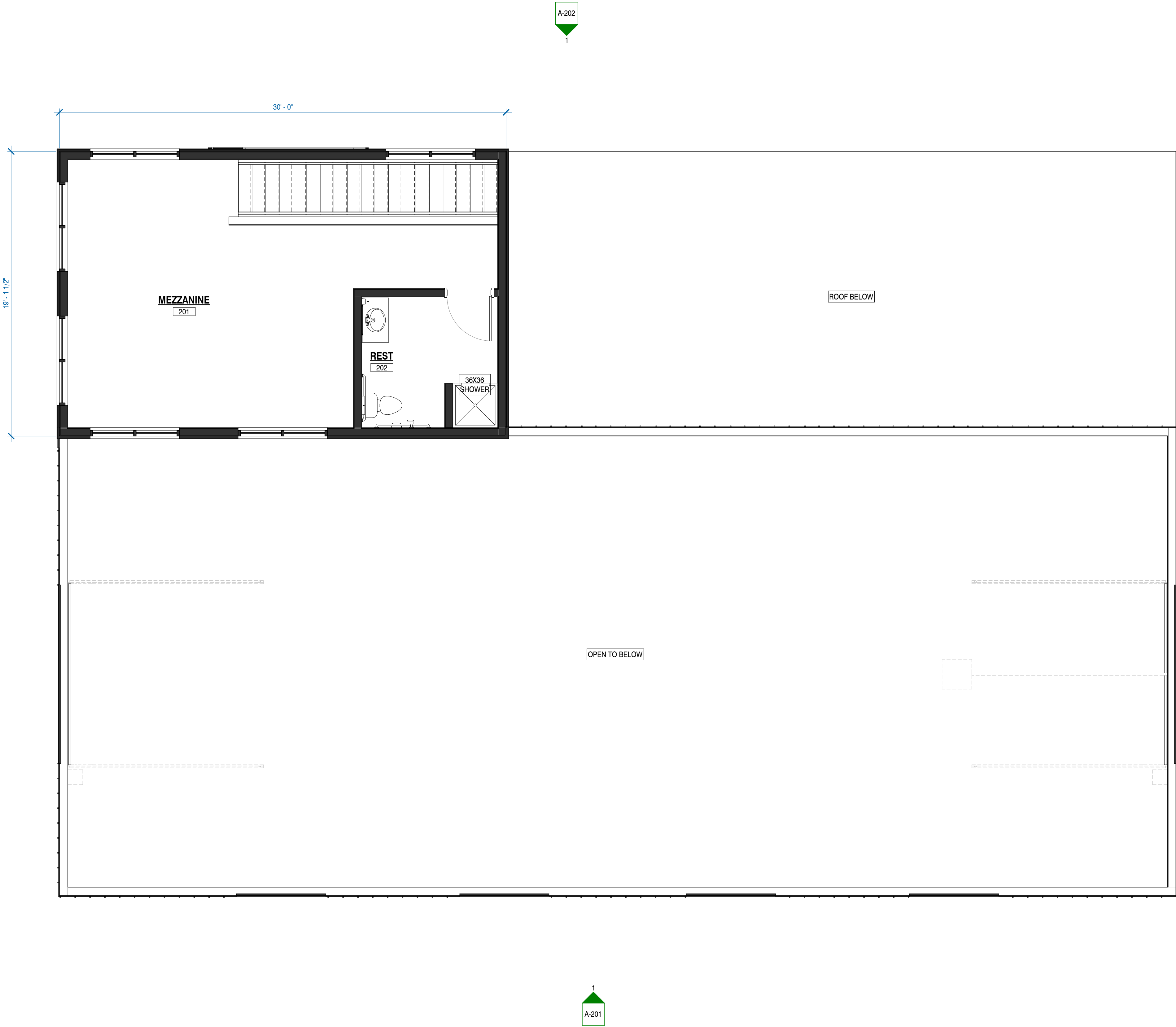
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1 FIRST FLOOR - NEW

1/4" = 1'-0"

NORTH



GENERAL NOTES - FLOOR PLAN(S)	
A.	MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE (BATHROOMS, JANITOR/PLUMBING ROOMS, KITCHENS, ETC. AND EXTERIOR WINDOW AND DOOR HEAD AND JAMB RETURNS)
B.	APPLIANCES, FURNITURE, AND EQUIPMENT BY OWNER, SHOWN FOR REFERENCE ONLY. (UNLESS OTHERWISE NOTED)
C.	ALL WALLS NOT LABELED WITH A WALL TYPE, SHOULD FOLLOW THE TYPICAL TYPE THAT IS CALLED OUT ON PLANS.
D.	PROVIDE BLOCKING IN WALLS WHERE CABINETS, TOILET ACCESSORIES, GRAB BARS, WALL MOUNTED TV'S, ETC. ARE SHOWN ON PLANS.
E.	REFER TO SHEET A-601 FOR DOOR AND WINDOW SCHEDULES.
F.	REFER TO SHEET I-601 FOR ROOM, DOOR AND WINDOW FINISHES.
G.	ADD GYP BD CONTROL JOINTS EVERY 30'
H.	WITHIN RACKING THE HEIGHT OF STORED MATERIALS WILL NOT EXCEED 12'-0", AND THEREFORE WILL NOT BE CONSIDERED HIGH-PILED STORAGE, THUS NEGATING THE REQUIREMENT FOR AN ESFR SYSTEM
SHEET NOTES - FLOOR PLAN(S)	
NOTE: THESE NOTES APPLY ONLY TO THIS SHEET	
NO.	DESCRIPTION



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PROJECT NAME
HOPS AND POPS

PROJECT DESCRIPTION
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STREET ADDRESS
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SHEET TITLE:
MEZZANINE PLAN

SHEET NUMBER:

A-112

PROJECT NUMBER:

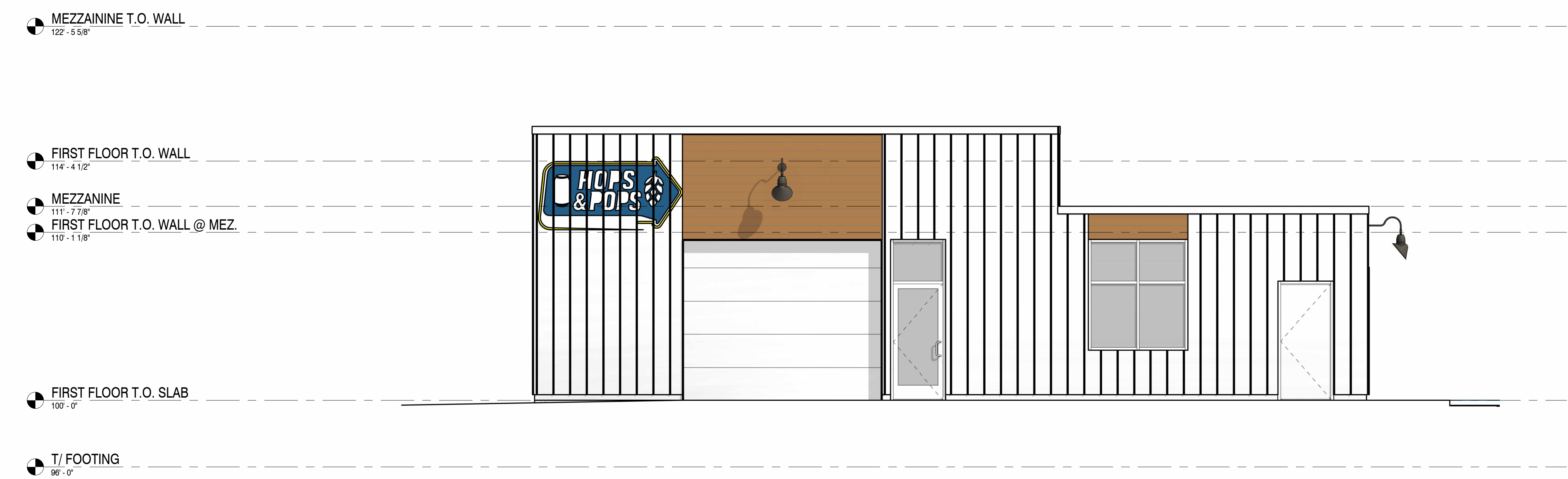
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SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH LEGEND	
	PREFINISHED METAL: DARK BRONZE
	HORIZONTAL LAP SIDING: FAUX CEDAR
	VERTICAL METAL WALL PANEL: WHITE

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CONSTRUCTION SET:

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PROJECT NAME

HOPS AND POPS

PROJECT DESCRIPTION

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PROJECT
ARCHITECT
XXX

STRUCTURAL
ENGINEER
XXX

LANDSCAPE
DESIGN
XXX

DESIGN
ARCHITECT
XXX

CIVIL
ENGINEER
XXX

REVIEWED BY
XXX

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-201

PROJECT NUMBER:

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LEADERS

ENGINEERS

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EXTERIOR FINISH LEGEND

	PREFINISHED METAL: DARK BRONZE
	HORIZONTAL LAP SIDING: FAUX CEDAR
	VERTICAL METAL WALL PANEL: WHITE



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PROJECT NAME
HOPS AND POPS

PROJECT DESCRIPTION
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ARCHITECT

XXX

STRUCTURAL
ENGINEER

XXX

LANDSCAPE
DESIGN

XXX

DESIGN
ARCHITECT

XXX

CIVIL
ENGINEER

XXX

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XXX

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-202

PROJECT NUMBER:

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ENGINEERS

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VIEW OF PARKING LOT



VIEW OF DRIVE-THRU EXIT
FROM HWY 60



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PROJECT NAME

HOPS AND POPS

PROJECT DESCRIPTION

DRIVE-THRU BEVERAGE RETAIL ESTABLISHMENT

STREET ADDRESS
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SHEET TITLE:
EXTERIOR RENDERINGS

SHEET NUMBER:

A-203

PROJECT NUMBER: P13925

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ENGINEERS

31

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Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: October 14, 2026

SUBMITTED BY: Christina Schrank

ITEM TYPE: Other

AGENDA SECTION: New Business and Action Thereon

SUBJECT: Site Plan Amendment- Village Hall/Library and Slinger Center
Location: 220 and 300 Slinger Road
Applicant: PRA Architects

SUGGESTED ACTION:

BACKGROUND AND ANALYSIS:

FISCAL NOTE:

RECOMMENDATIONS:

ATTACHMENTS:

[Memo Site Plan Slinger Center](#)
[250212-01_Slinger Community Campus Site Directory](#)
[Slinger Community Complex Renderings_2026_10_09 Small](#)
[Slinger Community Complex Floor Plans](#)

Village of Slinger - Memorandum

Date: October 9, 2026

To: Planning Commission

From: Dyann Benson, Community Development Director

Re: Site/Architectural Plan Review
220-300 Slinger Road
Library, Village Hall and Slinger Center

Applicant: Plunkett Raysich Architects, LLC

Request: Site Plan Amendment – Building Addition

Zoning: Site: I-1 (Institutional)
North: M-1 (Limited Manufacturing District)
South: C-1 (Conservancy District)
East: B-2 (Commercial District)
West: I-1/M-2 (General Manufacturing District)

Land Use: Site: Village Campus_ Village Hall, Library, DPW
North: Manufacturing
South: Pond/Green Space
East: Retail Shopping Center
West: School District/Storage Units/Business

Analysis

The property is located on Slinger Road and is currently the site of the Slinger Community Library, Village Hall and Public Works Facility. The Slinger Police Department will be relocating to their new building off of Hwy 60 in late summer/early fall. In February, the Plan Commission reviewed a site plan for a proposed new building to be located between the existing Village Hall and Library. This building would serve as the future community center.

Since the meeting, the plans have evolved to eliminate the proposed new building. A new 7,650 sq ft building addition will be constructed to the rear of the existing Police Department to accommodate the relocation of the Library from their existing building to this space. A small 151 sq ft addition will be added to the front of the building to accommodate a drive thru book drop. The Village Hall would remain at its current location. The “former” Library would then be remodeled to create the Slinger Center/Community center space. The existing Village Hall and former Police Department would be slightly remodeled to accommodate better operational flow.

The goals of the project remain to create a community center/meeting space for the residents, businesses and organizations to host meetings and/or gatherings. The large meeting room will also serve as the new meeting space for the Village Board and its committees. The expanded Library space will accommodate the needs of a growing community.

Zoning Code Requirements

With the elimination of the new building and repurposing of the existing buildings, there are no changes to existing compliance with the zoning code.

The proposed building addition complies with setback requirements. The building addition complements the existing building architecture, while reflecting the unique library needs of managing light infiltration.

Recommendation

Staff recommends the Planning Commission approve the amendment to Site/Architectural Plan for the proposed building addition, subject to the following conditions:

1. Any deviation to the approved site/architectural plans are subject to review by Planning Commission.
2. The approval of the site/architectural plans does not constitute approval of plans for issuance of building permits. Building permits are reviewed and approved separately.

Reiser Center

- C1

Community Meeting Room
- C2

Lobby
- C4-A; C4-B

Zoom Rooms
- C4-C

Mother's Room
- C5-A

Conference Room
- C5-B, C5-C

Breakout Rooms
- C6

Warming Kitchen
- C7

Flag Pole
- C8

Lending Library Vending Kiosk
- C9

Accessible Restroom
- C10

Outdoor Furniture

Slinger Center Main Entrance

Library Main Entrance

Slinger Community Library

- L1A

Multipurpose Room - Programming Center
- L1B

Multipurpose Room - Education Center
- L2

Children's Collection & Children's Reading Area
- L3

Adult Reading Area with Electric Fireplace
- L3A

Outdoor Patio Area (between Center & Library)
- L3A-1

Fire Tables in Outdoor Patio Area
- L4

Library Atrium Area
- L5

Gaming Room
- L6

Teen Area
- L7

Large Study Pod
- L8

Circulation Desk
- L9

Coffee Bar
- L10

Indoor Drop Boxes
- L11

Study Pods (2 available)
- L12

Multi-user Restroom
- L13

Family Restroom
- L14

Mother's Room
- L15

Friends of the Slinger Library/Booksale Area
- L16

Self-checkout Kiosks (2 available)
- L17A

Material Holds Area
- L17B

Library of Things Display
- L18

Library Drinking Fountains
- L20

OPAC Station (5 available)
- L22

Staff Area
- L24

Technology Center
- L25A

Community Events Board
- L25B

Digital Program Sign
- L26

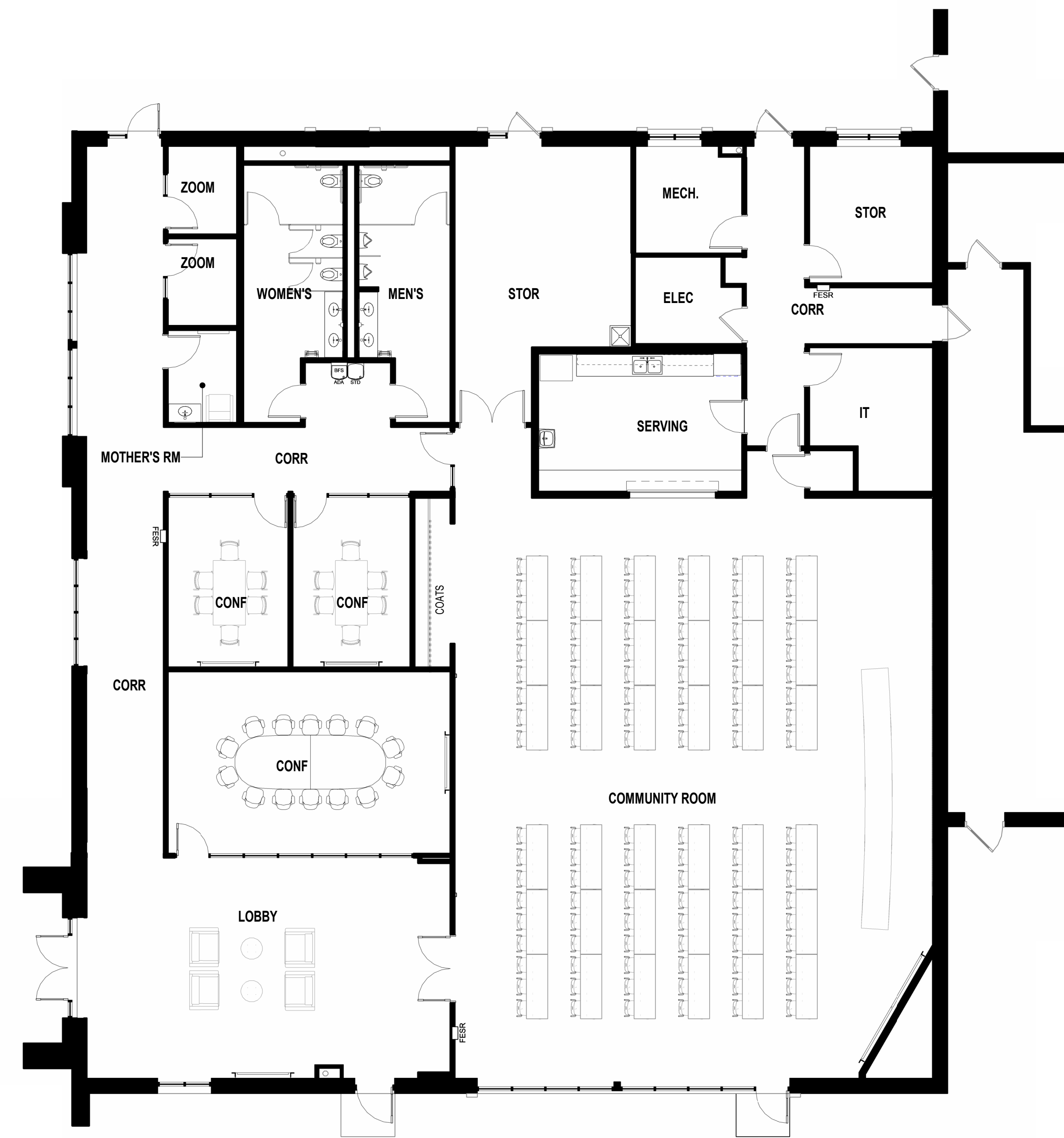
Drive-up Book Drop











REISER CENTER FLOOR PLAN
 1/8" = 1'-0"




 LIBRARY / VILLAGE HALL FLOOR PLAN
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Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: October 14, 2026

SUBMITTED BY: Christina Schrank

ITEM TYPE: Other

AGENDA SECTION: New Business and Action Thereon

SUBJECT: Zoning Code Discussion- Land Uses in Manufacturing Districts

SUGGESTED ACTION:

BACKGROUND AND ANALYSIS:

FISCAL NOTE:

RECOMMENDATIONS:

ATTACHMENTS:
[Memo Mfg Districts Zoning Code](#)
[Mfg Uses Table](#)
[Zoning Code Mfg Districts Draft Edits](#)

Village of Slinger - Memorandum

Date: October 5, 2026
To: Planning Commission
From: Dyann Benson, Community Development Director
Re: Zoning Code: Manufacturing District Review

Overview

In early 2026, the Planning Commission began the process of reviewing the zoning code for consistency with the goals and objectives of the Comprehensive Plan, Downtown Vision Strategy and Redevelopment District #2 Plan and fostering the balance between preserving the culture and character of the Slinger community with growth and development.

To date, the Planning Commission has reviewed and approved changes to the Commercial Districts, Design Review Criteria and minor changes to site and use restrictions pertaining to accessory structures and fences.

The October meeting will continue that effort by discussing the Manufacturing Districts: Business & Light Manufacturing (B&LM); M-1 and M-2 Districts.

As part of the agenda materials, staff will provide you with a clean copy of each ordinance along with a revised or edited version. The sections below pose questions for further discussion at the meeting.

The edited version shows the Permitted Uses and Conditional Uses as “eliminated” because these would be converted to a land use table – similar to what was created for the commercial districts.

The provided use table has some uses called out:

Bold = Additions, not currently listed as permitted or conditional uses.

Light gray = duplicate uses for further discussion and possible consolidation

Dark gray = eliminations from the permitted or conditional uses

The October meeting would discuss the proposed changes.

The November meeting would show a clean copy of the new code sections showing how the changes would be incorporated, including reference to the new land use table.

The December meeting would hold the public hearing for the proposed changes.

Business & Light Manufacturing District (B&LM)

This District is primarily located along Enterprise Drive and Corporate Drive. The following is a representation of the types of uses located within the District: medical clinic, consumer auto sales, Police Department, winery, fire apparatus, business incubator, equipment and supplies and office uses.

A part of Merchant Village is zoned B&LM District. However, that development is governed by a Planned Unit Development ordinance.

Permitted Uses

(5) Sales of industrial and construction supplies excluding new (after December 1, 2022) outdoor vehicle, equipment, trailer, implement, RV, boat, and similar products sales or rental related display lots, parking or storage areas.

- *There is no use within the existing B&LM District that falls within this type of use. Staff recommends eliminating the use from the B&LM District.*

Permitted Accessory Uses

(4) Off-street parking and loading areas ~~excluding new (after December 1, 2022) outdoor vehicle, equipment, trailer, implement, RV, boat, and similar products sales or rental related display lots, parking or storage areas.~~

(6) Retail sales of products integral with and incidental to a service or manufacturing business located on the same premises ~~excluding new (after December 1, 2022) outdoor vehicle, equipment, trailer, implement, RV, boat, and similar products sales or rental related display lots, parking or storage areas.~~

- *With the elimination of the uses noted below, the language above is no longer necessary. However, if there was concern by the Planning Commission alternate language may reference “for employees, customers and deliveries of goods and materials” or “off street parking and no outdoor storage of retail sales products.”*

Conditional Uses

(5) Self-storage facilities (see § 550-44E).

- *This appears to be an oversight in the language included in Ordinance 04-17-2023 that eliminated self storage facilities in all of the manufacturing related districts and converting to the business warehouse terminology.*

(9) Vehicle sales and service. Vehicle sales display uses, per existing terms and permitted conditions as of December 1, 2022.

(9.5) Indoor vehicle sales/displays.

(11) Vehicle and trailer rentals/parking/display lots per existing terms and permitted conditions as of December 1, 2022.

(11.5) Indoor vehicle and trailer rentals/displays.

(16) New (after December 1, 2022) outdoor vehicle, equipment, trailer, implement, RV, boat, and similar products sales or rental related display lots, parking or storage areas provided it is specifically approved by the Planning Commission as an incidental, accessory, and subordinate use in support of a related, permitted and approved sales, rental, repair or service business building as the principal use of the property. As a measure of subordination, the principal permitted use building on the property shall be valued at 50% or more of the total (land and improvements) assessed value of the property based on the Washington County tax listing records in the year such use is considered and permanently thereafter as long as there continues to be outdoor incidental activity at the site. The maximum permitted scale of the display lot, parking, or storage area (in order to be considered incidental, accessory and subordinate to the principal use) shall be set at the discretion of the Planning Commission.

- *The consumer auto sales is the only existing use within the B&LM District impacted by the conditional uses outlined in the existing code. These uses have been eliminated from the commercial districts within the Village.*
- *Staff recommends adding a section to the Conditional Use chapter to include Vehicle sales and display (550-46.1 (E) Vehicle sale and display) versus the existing language.*
- *Staff recommends eliminating the uses as currently listed from the B&LM District.*

L. Parking, driveways, loading and storage areas. Parking facilities, driveways, loading and storage areas shall be paved with either asphaltic concrete or portland cement concrete prior to the occupancy of the building. Peripheral edge landscaping shall be installed around the edges of parking areas visible from public streets or residential areas. See Article V for additional requirements related to parking, driveway, and loading facilities.

- *Section 550-49 requires asphalt or concrete with 12 months of occupancy. Should B&LM District meet a different timeline than other districts?*
- *Section 550-49 regulates landscape requirements for parking areas. . Similar language is not provided for any other district. Staff recommends eliminating to maintain consistency throughout the zoning code.*

M. Loading areas and docks, garbage and trash areas. Loading areas or docks shall be located in side or rear yards. Outdoor garbage and trash areas shall be enclosed with a fence or wall of solid decorative material compatible with the principal building.

- *Section 550-49 does not limit loading areas and docks to side or rear yards. M-1 and M-2 Districts do not have the same regulation pertaining to placement of loading areas.*
- *Adopted changes to Article X Development Controls (Design Review) regulate garbage and trash areas. Staff recommends eliminating to direct users to one code section.*

N. Signs. Signs in the B&LM-1 District shall be erected and maintained in conformity with the requirements in Article VI.

- *Redundant. Article VI governs signage for all districts. Similar language is not provided for any other district. Staff recommends eliminating to maintain consistency throughout the zoning code.*

O. Exterior lighting. Exterior lighting in the B&LM-1 District shall meet the following criteria:

- (1) Exterior lighting shall be located, oriented, and shielded and of an intensity so as to illuminate only the building or lot without adversely affecting activity on adjacent lots or traffic on street and highways.
 - (2) Exterior lighting shall be directed away from nearby residential areas.
 - (3) Exterior lights or signage shall not flash, pulsate, nor impair or hinder vision on public street rights-of-way or adjacent properties.
 - (4) Exterior lighting shall meet the standards promulgated by the Illuminating Engineering Society of North America.
- *Section 550-89 regulates lighting across all districts and incorporates the concepts contained within this section. Staff recommends eliminating to direct users to one code section.*

Q. Compliance with landscaping requirements and design review criteria. Uses in the B&LM-1 District are required to comply with other additional requirements contained in §§ 550-90 and 550-49I regarding landscaping requirements, and in § 550-95D regarding site and building design review criteria.

- *The code sections reference in Paragraph Q. apply to all districts and similar language is not included in other districts. Staff recommends the following*

amendment to this paragraph: Section 550-91 pertaining to performance standards applies to uses in the B&LM District.

M-1 Limited Manufacturing District (M-1)

This District is primarily located along Storck Street and Slinger Road. The following is a representation of the types of uses located within the District: Salvage yard, church, manufacturing and fuel distribution.

Conditional Uses

(9) Vehicle and trailer rentals/parking/display lots per existing terms and permitted conditions as of December 1, 2022.

(9.5) Indoor vehicle and trailer rentals/displays.

(13) New (after December 1, 2022) outdoor vehicle, equipment, trailer, implement, RV, boat, and similar products sales or rental related display lots, parking or storage areas provided it is specifically approved by the Planning Commission as an incidental, accessory, and subordinate use in support of a related, permitted and approved sales, rental, repair or service business building as the principal use of the property. As a measure of subordination, the principal permitted use building on the property shall be valued at 50% or more of the total (land and improvements) assessed value of the property based on the Washington County tax listing records in the year such use is considered and permanently thereafter as long as there continues to be outdoor incidental activity at the site. The maximum permitted scale of the display lot, parking, or storage area (in order to be considered incidental, accessory and subordinate to the principal use) shall be set at the discretion of the Planning Commission.

- *Given the limited number of parcels zoned M-1 District and that none of the referenced Conditional Uses exist in the M-1 District, staff recommends eliminating these uses from the District.*

M-2 General Manufacturing District (M-2)

This District is primarily located along Hartford Road, railroad areas, Weil Drive and Industrial Drive. The following is a representation of the types of uses located within the District: auto repair, collision repair, contractors, fuel distribution, manufacturing and fabrication.

Conditional Uses

(15) Vehicle and trailer rentals/parking/display lots per existing terms and permitted conditions as of December 1, 2022.

(15.5) Indoor vehicle and trailer rentals/displays.

(19) New (after December 1, 2022) outdoor vehicle, equipment, trailer, implement, RV, boat, and similar products sales or rental related display lots, parking or storage areas provided it is specifically approved by the Planning Commission as an incidental, accessory, and subordinate use in support of a related, permitted and approved sales, rental, repair or service business building as the principal use of the property. As a measure of subordination, the principal permitted use building on the property shall be valued at 50% or more of the total (land and improvements) assessed value of the property based on the Washington County tax listing records in the year such use is considered and permanently thereafter as long as there continues to be outdoor incidental activity at the site. The maximum permitted scale of the display lot, parking, or storage area (in order to be considered incidental, accessory and subordinate to the principal use) shall be set at the discretion of the Planning Commission.

- *Staff recommend eliminating this language.*
- *Staff recommends adding automotive repairs as a Conditional Use.*

Self Storage Facilities

An ordinance adopted in April 2023, eliminated (or intended to eliminate) self-storage facilities as a permitted use in all of the manufacturing districts. The language below was created to address those in existence at the time of the ordinance adoption.

550-46.1 (C) Self-storage and mini-warehouse facilities located in the Village of Slinger and lawfully approved and or existing at the time of adoption of this subsection, or annexed into the Village of Slinger after the date of adoption of this subsection, shall be considered conditional uses.

[Amended 4-17-2023 by Ord. No. 04-02-2023]

Location of Existing Storage Units:

- James Street (M2)
- Slinger Road (M2)
- America Eagle Drive (RM-1)

As written, the zoning code does not allow any new self storage facilities but allows the existing self storage to continue as conditional uses and follow the conditional use approval process for any changes to such use.

MANUFACTURING DISTRICTS			
LAND USES	B&LM-1	M-1	M-2
Animal Day Care Boarding & Grooming		CU	CU
Athletic Clubs/Associated Facilities		CU	
Automotive Repairs			CU
Bulk Fuel Storage			CU
Bus Terminal/Related Service Facilities			CU
Business Warehouse Storage Bldgs (NOT Including Mini Warehouses/Self Storage Units)	P	P	P/SC
Business Warehousing of Hazardous Materials			CU
Churches, Schools -Similar Institutional Uses/Places of Worship		CU	
Communication Towers/Antennas	CU	CU	CU
Conference Centers/Banquet Facilities	CU		
Crematory			CU
Day Care Facilities	CU		
Electrical Substations & Related Facilities			CU
Financial Institutions	P		
Freight Service Terminals		CU	
Green Space Requirements of Less than 25%			CU
Incineration in Conjunction w/Mfg Use	CU		
Incinerators			CU
Indoor Athletic Facilities	CU		
Indoor Vehicle and Trailer Rentals/Displays	CU	CU	CU
Indoor Vehicle Sales/Display	CU		CU
Indoor/Outdoor Recreational Facilities		CU	CU
Manufacture/Fabrication of Goods Entirely w/in Bldg	P/SC	P/SC	P/SC
Medical Clinics	P		
Microbrewery	CU		
Motels/Hotels	CU		
Nano Distillery	CU		
New (After 12/1/2022) Outdoor Vehicle Sales/Rental	CU/SC	CU/SC	CU/SC
Professional Offices	P		
Public Museums		CU	
Public, Municipal, Public Utility Structures	CU		
Research Laboratories	P		
Restaurants	CU		
Retail/Wholesale Sales of Products Not Manufactured on Premises - Incidental to Principal Use,Limited to 33% of Gross Floor Area		CU/SC	CU/SC
Sales- Construction/Industrial Supplies (excludes RV,Boats, Trailers, ETC after 12/1/2022)	P		
Salvage Yards		CU	CU
Self Storage Facilities (550-44E)	CU		
Sewage Treatment Plans			CU
Truck Terminals			CU

Uses Providing a Service Entirely w/in Bldg	P/SC	P/SC	P/SC
Vehicle & Trailer Rentals/Parking/Display Existing as of 12/1/2022	CU	CU	CU
Vehicle Sales/Outdoor Vehicle Display Existing as of 12/1/2022			CU
Vehicle Sales/Service Existing as of 12/1/2022	CU		
Veterinary Services w/out Outdoor Kennel	CU		
Winery	CU		
Yards Less than Specified			CU
Youth Activity Clubs		CU	CU
Prohibited Uses Detailed (550-31 E)	*		
Outdoor storage permitted as an accessory use; must be screened from view	*		
All Mfg/Fabrication Not Permitted in Other Industrial Districts EXCEPT Mfg Explosive, Flammable Liquids, Chemicals, Gaseous/Vaporous Substances)			P/SC

SC= Special Conditions

§ 550-31. B&LM-1 Business and Light Manufacturing District.

- A. Purpose. The B&LM-1 Business and Light Manufacturing District is intended to provide for the development of compatible manufacturing, business warehouse not including mini warehouse or self-storage facilities, office, service business and supporting uses. The physical and operational characteristics of uses in this district are based on performance standards which would not be detrimental to the public health, safety or welfare or detrimental to the surrounding area as a result of noise, vibration, external lighting, odor, particulate emissions, other visible emissions, hazardous pollutants, traffic, physical appearance, or other similar factors. All uses in this district must comply with applicable local, state and federal codes and standards. Uses in the district are also intended to provide ample off-street parking and loading areas, and landscaped planting screens in areas adjacent to or abutting residential uses or other noncommercial uses, to prevent adverse effects upon adjacent uses. **[Amended 11-21-2022 by Ord. No. 11-02-2022; 4-17-2023 by Ord. No. 04-02-2023]**
- ~~B. Permitted uses. **[Amended 11-21-2022 by Ord. No. 11-02-2022]**~~
- ~~(1) Banks, credit unions, and similar financial institutions.~~
 - ~~(2) Business, professional, clerical or general offices.~~
 - ~~(3) Medical clinics and offices.~~
 - ~~(4) Research laboratories.~~
 - ~~(5) Sales of industrial and construction supplies excluding new (after December 1, 2022) outdoor vehicle, equipment, trailer, implement, RV, boat, and similar products sales or rental related display lots, parking or storage areas.~~
 - ~~(6) Uses involving the manufacture and fabrication of goods conducted entirely inside a building at all times, and in which any noise, vibration, heat or flash produced in any process is confined within the building at all times. Any odors produced or emitted in any process must meet applicable federal and state regulations for air emissions. See the performance standards for the B&LM-1 District in § 550-91.~~
 - ~~(7) Uses providing a service conducted entirely inside a building at all times, and in which any noise, vibration, heat, or flash produced on the premises by such service use is confined within a building at all times. Any odors produced or emitted must meet applicable federal and state regulations for air emissions. See the performance standards for the B&LM-1 District in § 550-91.~~
 - ~~(8) Business warehouse storage buildings, where all goods and materials are stored inside a building at all times, but not including mini warehouse buildings or self storage facilities. **[Amended 4-17-2023 by Ord. No. 04-02-2023]**~~
- C. Permitted accessory uses. **[Amended 11-21-2022 by Ord. No. 11-02-2022]**
- (1) Food service areas or cafeterias incidental to a permitted use, but not restaurants.
 - (2) Garages or buildings used for the storage of vehicles or equipment used in conjunction

with the operation of a permitted use.

- (3) Ground-mounted and building-mounted dish antennas.
- (4) Off-street parking and loading areas ~~excluding new (after December 1, 2022) outdoor vehicle, equipment, trailer, implement, RV, boat, and similar products sales or rental related display lots, parking or storage areas.~~
- (5) Outdoor storage of materials or manufactured products, trucks, trailers and equipment accessory to the principal use. All such outdoor storage areas shall be screened from view from nearby public streets and from nearby residential areas in accord with an approved site plan.
- (6) Retail sales of products integral with and incidental to a service or manufacturing business located on the same premises ~~excluding new (after December 1, 2022) outdoor vehicle, equipment, trailer, implement, RV, boat, and similar products sales or rental related display lots, parking or storage areas.~~

~~D. Conditional uses. The following uses may be permitted in accordance with the provisions of Article IV: [Added 8-16-2021 by Ord. No. 08-02-2021; amended 11-21-2022 by Ord. No. 11-02-2022]~~

- ~~(1) Communication towers, antennas, structures and facilities.~~
- ~~(2) Day care facilities.~~
- ~~(3) Incineration in conjunction with and incidental to a service or manufacturing use.~~
- ~~(4) Indoor athletic facilities.~~
- ~~(5) Self-storage facilities (see § 550-44E)~~
- ~~(6) Motels and hotels.~~
- ~~(7) Public or municipal buildings, and public utility structures.~~
- ~~(8) Restaurants.~~
- ~~(9) Vehicle sales and service. Vehicle sales display uses, per existing terms and permitted conditions as of December 1, 2022.~~
- ~~(9.5) Indoor vehicle sales/displays.~~
- ~~(10) Veterinary offices and small animal hospitals without outdoor kennels.~~
- ~~(11) Vehicle and trailer rentals/parking/display lots per existing terms and permitted conditions as of December 1, 2022.~~
- ~~(11.5) Indoor vehicle and trailer rentals/displays.~~
- ~~(12) Winery (i.e., crushing of grapes, berries, fruits, similar and fermentation, storage and packaging of less than or equal to 25,000 gallons/500 barrels of wine per year for the purpose of wholesale distribution and retail sales to the public for on-site consumption~~

~~and sampling and/or for carryout).~~

~~(13) Microbrewery (i.e., a place where no more than 15,000 barrels/460,000 U.S. gallons of beer per year is produced by fermentation for the purpose of wholesale distribution and retail sales to the public for on-site consumption and sampling in a taproom/tavern with indoor seating capacity for at least 20 guests to be located on the same premises. Packaging and storage of brewed product and retail sales for carryout may also be permitted as a part of this use).~~

~~(14) Nanodistillery, meaning a producer of alcoholic distilled spirits of up to 500 barrels per year for the purpose of wholesale distribution and retail sales to the public for on-site consumption and sampling and/or for carryout not to exceed three bottles (750 milliliters) per person per day.~~

~~(15) Conference centers/banquet halls/event facilities.~~

~~(16) New (after December 1, 2022) outdoor vehicle, equipment, trailer, implement, RV, boat, and similar products sales or rental related display lots, parking or storage areas provided it is specifically approved by the Planning Commission as an incidental, accessory, and subordinate use in support of a related, permitted and approved sales, rental, repair or service business building as the principal use of the property. As a measure of subordination, the principal permitted use building on the property shall be valued at 50% or more of the total (land and improvements) assessed value of the property based on the Washington County tax listing records in the year such use is considered and permanently thereafter as long as there continues to be outdoor incidental activity at the site. The maximum permitted scale of the display lot, parking, or storage area (in order to be considered incidental, accessory and subordinate to the principal use) shall be set at the discretion of the Planning Commission.~~

E. Prohibited uses. In addition to other uses not expressly permitted in this district, the following uses are specifically prohibited and are listed by way of example, but not limitation: **[Amended 11-21-2022 by Ord. No. 11-02-2022]**

- (1) All types of residential uses, except guard quarters.
- (2) Asphalt and concrete plants.
- (3) Automobile storage, salvage, recycling yards, or similar uses.
- (4) Churches, synagogues, schools, or similar institutional uses or places of religious worship.
- (5) Contractors yards and the outdoor storage of construction equipment.
- (6) Drop forges, ferrous and brass foundries, grain elevators, refineries or tanneries.
- (7) Fertilizer storage or packaging.
- (8) Planing mills and sawmills.
- (9) Principal uses involving the storage, utilization, or manufacture of hazardous materials

or products which decompose by detonation.

- (10) Solid and liquid waste disposal, dumping, medical waste storage or disposal, or similar waste management uses.
 - (11) Stockyards, slaughterhouses and rendering plants.
 - (12) Storage and dispensing of fuels and petroleum products.
 - (13) Truck terminals.
 - (14) Wholesale buying clubs.
- F. Performance standards. Uses in the B&LM-1 District shall comply with the performance standards set forth in § 550-91.
- G. Number of buildings per lot. There shall be no limit on the number of principal or accessory buildings, provided the lot coverage/open space requirement described in Subsection I (below) are complied with. **[Amended 12-19-2022 by Ord. No. 12-01-2022]**
- H. Lot area and width.
- (1) Lots shall be a minimum of 20,000 square feet in area.
 - (2) Lots shall not be less than 90 feet in width.
- I. Lot coverage and green space. To achieve an attractive appearance and to provide green space for stormwater management and sedimentation control, lot coverage by buildings, accessory structures, and surface parking and driveways shall occupy a maximum of 75% of the lot area. Landscaped green space not covered by buildings, accessory structures, and surface parking and driveways shall occupy a minimum of 25% of the lot area. The green space may include stormwater retention/detention areas.
- J. Setback and yards.
- (1) These shall be a minimum street yard (setback) of 40 feet from any existing or planned public street right-of-way.
 - (2) There shall be a minimum interior side yard of not less than 20 feet on a side.
 - (3) There shall be a minimum rear yard of not less than 25 feet.
 - (4) Accessory uses, accessory buildings or accessory structures shall be located in side or rear yards only, and shall be set back a minimum of 10 feet from a side or rear lot line.
 - (5) Outdoor storage areas shall be located in side or rear yards only, and shall be set back a minimum of 10 feet from a side or rear lot line.
 - (6) Parking lots located in street yards shall be set back a minimum of 20 feet from the street right-of-way. This includes parking lots in corner lot side yards.
 - (7) Parking lots located in side or rear yards shall be set back a minimum of 10 feet from side or rear lot lines.

- (8) Setbacks and buffer yards adjacent to residential districts or residential uses. On B&LM-1 lots adjacent to residential districts, all outdoor storage areas, accessory buildings, or accessory uses including parking lots shall provide a greater setback to provide a buffer yard. Any such uses shall be set back a minimum of 40 feet from a property line adjacent to or abutting a residential district. The buffer yard area shall be landscaped or fenced, or a combination thereof, to screen such uses in accord with a site plan requiring such screening or fencing.
- K. Building height. No building or parts of a building, whether principal or accessory, shall exceed 35 feet in height. **[Amended 12-19-2022 by Ord. No. 12-01-2022]**
- L. Parking, driveways, loading and storage areas. Parking facilities, driveways, loading and storage areas shall be paved with either asphaltic concrete or portland cement concrete prior to the occupancy of the building. Peripheral edge landscaping shall be installed around the edges of parking areas visible from public streets or residential areas. See Article V for additional requirements related to parking, driveway, and loading facilities.
- M. Loading areas and docks, garbage and trash areas. Loading areas or docks shall be located in side or rear yards. Outdoor garbage and trash areas shall be enclosed with a fence or wall of solid decorative material compatible with the principal building.
- N. Signs. Signs in the B&LM-1 District shall be erected and maintained in conformity with the requirements in Article VI.
- O. Exterior lighting. Exterior lighting in the B&LM-1 District shall meet the following criteria:
- (1) Exterior lighting shall be located, oriented, and shielded and of an intensity so as to illuminate only the building or lot without adversely affecting activity on adjacent lots or traffic on street and highways.
 - (2) Exterior lighting shall be directed away from nearby residential areas.
 - (3) Exterior lights or signage shall not flash, pulsate, nor impair or hinder vision on public street rights-of-way or adjacent properties.
 - (4) Exterior lighting shall meet the standards promulgated by the Illuminating Engineering Society of North America.
- P. Site plan and architectural approval required. No building, structure or improvement shall be constructed or placed on any lot, nor shall any building structure or improvement be remodeled or altered until site and architectural plans for such improvements have been approved by the Planning Commission in accord with the requirements of Article X.
- Q. Compliance with landscaping requirements and design review criteria. Uses in the B&LM-1 District are required to comply with other additional requirements contained in §§ 550-90 and 550-49I regarding landscaping requirements, and in § 550-95D regarding site and building design review criteria.

§ 550-32. M-1 Limited Manufacturing District.

The M-1 Limited Manufacturing District is intended to provide for manufacturing or fabrication operations, which, on the basis of physical and operational characteristics, would not be detrimental to the immediate surrounding area or to the Village as a whole by reason of smoke, odor, noise, dust, flash, traffic, physical appearance, or other similar factors; and to establish such regulatory controls as will reasonably insure compatibility with the surrounding area in this respect.

A. ~~Permitted uses. [Amended 11-21-2022 by Ord. No. 11-02-2022]~~

~~(1) Business warehouses. [Amended 4-17-2023 by Ord. No. 04-02-2023]~~

~~(2) All uses involving the manufacture of goods within the confines of a building and in which any smoke, noise, dust, flash, or odor produced in the manufacturing process is confined within the building.~~

~~(3) All uses involving the fabrication of materials within the confines of a building and in which any smoke, dust, flash, noise, or odor produced in the fabrication process is confined within the building.~~

~~(4) All uses involving the provision of a service which is either manufacturing or fabrication related and not permitted in business districts, confined within a building, and in which smoke, dust, flash, heat, noise, or odor produced by such service uses is confined within the building.~~

B. Permitted accessory uses. [Amended 11-21-2022 by Ord. No. 11-02-2022]

(1) Enclosed as well as screened areas for the storage of materials, other than explosive or flammable materials or substances used in the manufacturing or fabrication process.

(2) Offices normally auxiliary to the principal use.

(3) Garages for the storage of vehicles used in conjunction with the operation of the industrial use.

(4) Auxiliary power generators.

(5) Off-street parking and loading areas.

(6) Essential services.

(7) Sale of products directly related to a service or manufacturing business located on the same premises.

C. ~~Conditional uses. [Amended 1-6-2020 by Ord. No. 01-02-2020; 10-19-2020 by Ord. No. 09-01-2020; 11-21-2022 by Ord. No. 11-02-2022]~~

~~(1) Communication towers/stations.~~

~~(2) Freight service/terminals.¹~~

¹ ~~Editor's Note: Former Subsection C(3), Self-storage facilities, which immediately followed this subsection, was repealed 4-17-2023 by~~

- ~~(3) Athletic clubs/associated facilities.~~
 - ~~(4) Salvage yards.~~
 - ~~(5) Cellular and digital communication antennas and towers.~~
 - ~~(6) Animal day care and boarding and grooming.~~
 - (7) ~~Retail or wholesale sales of products not manufactured on the premises.~~ The retail sales shall be incidental to the principal permitted use and shall be limited to 33% of the gross floor area of the principal building and all accessory buildings.
 - ~~(8) Indoor and outdoor recreational facilities and uses such as amusement arcades, archery ranges, billiards, bowling, court games, carting, gymnastics, exercise/health clubs, paint ball, roller skating, all with related food and beverage services.~~
 - ~~(9) Vehicle and trailer rentals/parking/display lots per existing terms and permitted conditions as of December 1, 2022.~~
 - ~~—(9.5) Indoor vehicle and trailer rentals/displays.~~
 - ~~(10) Youth social activity clubs.~~
 - ~~(11) Public museums.~~
 - ~~(12) Churches, synagogues, schools, or similar institutional uses or places of religious worship.~~
 - ~~(13) New (after December 1, 2022) outdoor vehicle, equipment, trailer, implement, RV, boat, and similar products sales or rental related display lots, parking or storage areas provided it is specifically approved by the Planning Commission as an incidental, accessory, and subordinate use in support of a related, permitted and approved sales, rental, repair or service business building as the principal use of the property. As a measure of subordination, the principal permitted use building on the property shall be valued at 50% or more of the total (land and improvements) assessed value of the property based on the Washington County tax listing records in the year such use is considered and permanently thereafter as long as there continues to be outdoor incidental activity at the site. The maximum permitted scale of the display lot, parking, or storage area (in order to be considered incidental, accessory and subordinate to the principal use) shall be set at the discretion of the Planning Commission.~~
- D. Lot area and width. Lots shall have a minimum area of 20,000 square feet and shall be not less than 90 feet in width.
- E. Green space. There shall be a minimum of 25% of lot area retained as green space, as defined in § 550-126 of this chapter.
- F. Building height. No building or parts of a building shall exceed 35 feet in height.
- (1) A minimum street yard (setback) of 40 feet from the right-of-way of all public streets shall be required.
 - (2) No use shall be located closer than 20 feet to any lot line, except where property is adjacent to zoned residential districts when it shall be 40 feet to any residentially zoned lot line.
- G. Plan review. To encourage and insure that business development is environmentally compatible with the residential nature and character of the Village of Slinger, zoning permits for permitted uses in the manufacturing districts shall not be issued without review and approval of the Village Planning Commission. Said review and approval shall be concerned with general layout, building plans, ingress, egress, parking, loading and unloading, and

screening and landscape plans.²

§ 550-33. M-2 General Manufacturing District.

The M-2 Manufacturing District is intended to provide for the same type of manufacturing and fabricating operations and uses as in the M-1 Manufacturing District plus more intensive uses. However, these operations and uses shall be provided in those areas where the relationships to surrounding land use would create fewer problems of compatibility. The M-2 Manufacturing District also permits those activities generally perceived as being of a nuisance nature or considered to be hazardous. Such district should not normally abut directly upon residential, commercial, or institutional districts.

A. ~~Permitted principal uses. [Amended 11-21-2022 by Ord. No. 11-02-2022]~~

- ~~(1) All uses as permitted in the M-1 District.~~
- ~~(2) All manufacturing fabricating, and storage uses not permitted in any other industrial district (except the manufacture or fabrication of explosives, flammable liquids, chemicals, and gaseous or vaporous substances) as long as such permitted uses are carried on within an enclosed structure or within a totally screened yard area.~~

B. Permitted accessory uses. [Amended 11-21-2022 by Ord. No. 11-02-2022]

- (1) Enclosed as well as screened open storage of materials other than explosive or flammable materials or substances used in the manufacturing or fabrication process.
- (2) Offices normally auxiliary to the principal use.
- (3) Garages for the storage of vehicles used in conjunction with the operation of the industrial use.
- (4) Auxiliary power generators.
- (5) Off-street parking and loading areas.
- (6) Essential services.
- (7) Sale of products directly related to a service or manufacturing business located on the same premises.

C. ~~Conditional uses. [Amended 12-3-2018 by Ord. No. 11-01-2018; 11-15-2021 by Ord. No. 11-01-2021; 4-18-2022 by Ord. No. 04-02-2022; 11-21-2022 by Ord. No. 11-02-2022]~~

- ~~(1) Sewage treatment plants.~~
- ~~(2) Incinerators.~~
- ~~(3) Business warehousing of hazardous materials. [Amended 4-17-2023 by Ord. No. 04-02-2023]~~
- ~~(4) Bulk fuel storage.¹~~
- ~~(5) Salvage yards.~~
- ~~(6) Green space requirement of less than 25% of lot area.~~
- ~~(7) Cellular and digital communication antennas and towers.~~
- ~~(8) Bus terminal and related service facilities.~~
- ~~(9) Vehicle sales, when the primary business is vehicle related. Outdoor vehicle sales display uses, per existing terms and permitted conditions as of December 1, 2022.~~
- ~~—(9.5) Indoor vehicle sales/displays.~~
- ~~(10) Electrical substations and related facilities.~~
- ~~(11) Animal day care and boarding and grooming.~~
- ~~(12) Retail or wholesale sales of products not manufactured on the premises. The retail sales shall be incidental to the principal permitted use and shall be limited to 33% of the gross~~

- floor area of the principal building and all accessory buildings.
- ~~(13) Indoor and outdoor recreational facilities and uses such as amusement arcades, archery ranges, billiards, bowling, court games, carting gymnastics, exercise/health clubs, paintball, roller skating, all with related food and beverage services.~~
- ~~(14) Truck terminals.~~
- ~~(15) Vehicle and trailer rentals/parking/display lots per existing terms and permitted conditions as of December 1, 2022.~~
- ~~—(15.5) Indoor vehicle and trailer rentals/displays.~~
- ~~(16) Youth social activity clubs.~~
- ~~(17) Crematory as defined and regulated at §§ 440.70 through 440.87 of the Wisconsin Statutes.~~
- ~~(18) Yards less than specified in Subsection G(1) and (2) below, provided the Planning Commission shall first determine that such lesser yards will not have an adverse impact upon adjoining properties and/or the Village as a whole.~~
- ~~(19) New (after December 1, 2022) outdoor vehicle, equipment, trailer, implement, RV, boat, and similar products sales or rental related display lots, parking or storage areas provided it is specifically approved by the Planning Commission as an incidental, accessory, and subordinate use in support of a related, permitted and approved sales, rental, repair or service business building as the principal use of the property. As a measure of subordination, the principal permitted use building on the property shall be valued at 50% or more of the total (land and improvements) assessed value of the property based on the Washington County tax listing records in the year such use is considered and permanently thereafter as long as there continues to be outdoor incidental activity at the site. The maximum permitted scale of the display lot, parking, or storage area (in order to be considered incidental, accessory and subordinate to the principal use) shall be set at the discretion of the Planning Commission.~~
- D. Lot area and width. Lots shall have a minimum of 40,000 square feet in area and shall be not less than 150 feet in width.
- E. Green space. There shall be a minimum of 25% of lot area retained as green space, as defined in § 550-126 of this chapter.
- F. Building height. No building or parts of a building shall exceed 35 feet in height.
- G. Yards. **[Amended 4-18-2022 by Ord. No. 04-02-2022]**
- (1) A minimum street yard (setback) of 40 feet from the right-of-way of all public streets shall be required, unless specifically otherwise approved by the Planning Commission in accordance with Article IV, Conditional Uses.
- (2) No use shall be located closer than 20 feet to any lot line, except where property is adjacent to zoned residential districts, when it shall be 40 feet to any residentially zoned lot line, unless specifically otherwise approved by the Planning Commission in accordance with Article IV, Conditional Uses.
- H. Plan review. To encourage and insure that business development is environmentally compatible with the residential nature and character of the Village of Slinger, zoning permits for permitted uses in the manufacturing districts shall not be issued without review and approval of the Village Planning Commission. Said review and approval shall be concerned with general layout, building plans, ingress, egress, parking, loading and unloading, and

screening and landscape plans. [Amended 12-3-2018 by Ord. No. 11-01-2018]