

ORDINANCE 9-2-2025

**AN ORDINANCE TO MAKE REVISIONS TO THE ZONING REGULATIONS IN
CHAPTER 550 OF THE VILLAGE OF SLINGER MUNICIPAL CODE**

The Village Board of Slinger, Washington County, does hereby ordain as follows:

SECTION 1. Add subsection 550-28 A. (13) to read as follows:

A. Permitted uses.

- (1) Retail stores.
- (2) Offices.
- (3) Professional services.
- (4) Medical clinics.
- (5) Theaters.
- (6) Taverns/restaurants.
- (7) Hotels/motels.
- (8) Financial/banking institutions.
- (9) Single-family dwellings constructed prior to August 14, 2002.
- (10) Two-family dwellings constructed prior to August 14, 2002.
- (11) Essential services.
- (12) Single-family residential dwelling if located south/southwest of Buchanan Street and Polk Street.
- (13) **Libraries, museums and art galleries**

SECTION 2. SEVERABILITY.

The sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions there of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 3. EFFECTIVE DATE

This ordinance shall take effect and be in full force after its passage and posting according to law.


INTRODUCED BY Trustee Bergum

PASSED and ADOPTED this 15 day of September, 2025.



Scott Stortz, Village President

ATTEST:



Tammy Tennes, Village Clerk

§ 550-28. VC-D Village Center-Downtown District (formerly B-1 Commercial District). [Amended 4-18-2016 by Ord. No. 04-02-16; 10-16-2017 by Ord. No. 09-02-2017; 12-3-2018 by Ord. No. 11-01-2018; 8-5-2019 by Ord. No. 07-01-2019; 6-1-2020 by Ord. No. 06-01-2020; 7-20-2020 by Ord. No. 07-02-2020; 8-17-2020 by Ord. No. 08-01-2020; 10-19-2020 by Ord. No. 09-01-2020; 2-15-2021 by Ord. No. 01-02-2021]

The B-1 Business District is intended to provide for the orderly continuation of the traditional central business district of the Village. The business activities in the district are of a general retail nature and are characterized by on-street parking.

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

- (1) Retail stores.
- (2) Offices.
- (3) Professional services.
- (4) Medical clinics.
- (5) Theaters.
- (6) Taverns/restaurants.
- (7) Hotels/motels.
- (8) Financial/banking institutions.
- (9) Single-family dwellings constructed prior to August 14, 2002.
- (10) Two-family dwellings constructed prior to August 14, 2002.
- (11) Essential services.
- (12) Single-family residential dwelling if located south/southwest of Buchanan Street and Polk Street.
- (13) Libraries, museums and art galleries

B. Conditional uses. The following uses require a conditional use permit in accord with procedures, requirements and criteria specified in Article IV of this Code: [Amended 11-21-2022 by Ord. No. 11-02-2022]

- (1) Drive-through facilities.
- (2) Fuel/automotive service stations.
- (3) Antique and secondhand merchandise sales in accord with Village and state licenses.
- (4) Tattooing and/or body piercing establishments licensed by the state.
- (5) Multiple-family residential uses/structures.
- (6) Vehicle sales/display uses, per existing terms and permitted conditions as of December 1, 2022.

- (6.5) Indoor vehicle sales/displays.
- (7) Septic tank services and installation use existing prior to August 14, 2002.
- (8) Vehicle and trailer rentals/parking/display lots per existing terms and permitted conditions as of December 1, 2022.
- (8.5) Indoor vehicle and trailer rentals/displays.
- (9) Outdoor sales and/or consumption of alcoholic beverages, as part of a tavern/restaurant that is licensed under Ch. 125, Wis. Stats.
- (10) Conversion of commercial buildings (existing prior to February 18, 2013) to one- and two-family dwellings meeting requirements of the Uniform Dwelling Code. If the Planning Commission grants a conditional use under this subsection, the Planning Commission is authorized to modify the provisions of Subsection C (permitted accessory uses), Subsection F (yards) and § 550-68E (security fences) as the Planning Commission deems appropriate to accommodate the residential use, provided the Planning Commission finds that doing so creates no substantial adverse impacts on abutting property and further provided that the modification is stated, in writing, in the conditional use permit.
- (11) Youth social activity clubs.
- (12) Construction services/contractor shops.
- (13) Accessory business warehouse/storage buildings when subordinate, incidental and accessory to a permitted and approved principal use and subject to the following requirements: **[Amended 4-17-2023 by Ord. No. 04-02-2023]**
 - (a) The building may not be placed any closer to the public street(s) than the front facade(s) of the existing principal use building on the property;
 - (b) The materials, colors and style of construction shall match those of the existing principal use building on the property;
 - (c) Screening in the form of landscaping, fencing and similar (or any combination of these) may be required as a condition of any approval granted to the extent the Planning Commission shall determine that the proposed new building may have adverse aesthetic and/or operational impacts upon surrounding properties and or the public generally;
 - (d) First-floor square footage of the proposed building may not exceed 75% of the first-floor square footage of the existing principal use building on the property;
 - (e) Height of the proposed building may not exceed the height of the existing principal use building on the property;
 - (f) Materials, equipment and supplies stored in the proposed building shall be limited to those which are directly related to and/or used in the routine business operations of the existing principal use building on the property;

- (g) In no case shall all or part of the space in the proposed building be used for any other purpose than storage.
 - (h) The building shall not contain office, retail, manufacturing or service uses of any sort. Office space is limited to that supporting the business warehouse use is permitted in the business warehouse.
- (14) Nano distillery, 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) Bed-and-breakfast establishment (i.e., any place of lodging that provides four or fewer rooms for rent, is the owner's personal residence, is occupied by the owner at the time of rental, and is licensed pursuant to Chapter 50 of the Wisconsin Statutes and as regulated under Wisconsin Chapter DHS 197).
 - (16) 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).
 - (17) 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.).
 - (18) Mixed-use development [i.e., allows for a mixing of multiple principal uses (from among those currently listed in the B-1 District as either permitted uses or conditional uses) to be incorporated into a single building/development project].
 - (19) Conference centers/banquet halls/event facilities.
 - (20) 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.

C. Permitted accessory uses.

- (1) Accessory garages for the storage of vehicles used in conjunction with the operation of a permitted business.
 - (2) Off-street parking and loading areas.
 - (3) Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located in the same building as the business. If the residential quarters are located on the ground floor, they shall not be facing upon the public street.
 - (4) A rental efficiency, one-bedroom or two-bedroom apartments on a non-ground floor meeting requirements of the Uniform Dwelling Code.
 - (5) Garage accessory to a permitted residence.
- D. Lot area and width. Lots shall have a minimum area of 5,000 square feet and shall be not less than 40 feet in width. Given the historic character of the Village's downtown area, including many existing, platted lots well below 5,000 square feet in area and 40 feet in width, and given the Villages desire to ensure that new development and redevelopment of this area can thrive, the Village Planning Commission and Village Board may permit smaller lot sizes and widths to the extent deemed necessary and practical on a case-by-case basis in order to facilitate proper and successful development of lands in this B-1 Commercial District. In permitting smaller lot sizes and widths, the Village will take care to consider and find that the resulting lots won't result in adverse impacts upon the surrounding properties or the Village as a whole.
- E. Building height. No building or part of a building shall exceed 35 feet in height.
- F. Yards.
- (1) No minimum setback shall be required.
 - (2) No minimum side yard is required between buildings, except as may be required by the Wisconsin Commercial Building Code.
- 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 shall not be issued until such time as plans for the development are reviewed in accordance with Article X of this chapter. Said review and approval shall be concerned with general layout, building plans, ingress, egress, parking, loading, unloading and landscape plans.