

VILLAGE BOARD MEETING AND LIQUOR LICENSE HEARING – June 2, 2025

The Regular Village Board meeting was called to order at 6:00 p.m. by Village President John Meyer.

Board Members Present at the Wales Community Center: John Meyer, Eugene Mayernick, Wolfgang Henschik, John Reinbold Al Theis and Alan Barrows

Also Present at Community Center: Administrator Tamez; DPW Supervisor, Theresa Sadler; Tim Merkel, 156 N. Elias St and Hether Nagel, 211 Kummrow Court

Administrator Tamez noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

THE PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

No Public Comment was received.

APPROVAL OF MINUTES

On a motion by Trustee Theis, second by Trustee Mayernick, Board members approved the minutes of the Village Board meeting of May 5, 2025, acknowledged receipt of the April 29, 2025, Plan Commission meeting minutes and waived reading thereof.

DIRECTION FOR THE SALE OF BRANDYBROOK ROAD PROPERTY—WLSV 1473.997.001

The Village has received inquiries from a couple of individuals to purchase the property on Brandybrook Road prior to it going on the market. Prior Authorization was for contracting with a realtor.

Motion by Trustee Reinbold to approve accepting bids for the Brandybrook Road Property owned by the Village, Tax Key No. WLSV 1473.997.001 and if no acceptable bids are received, to proceed with entering into an agreement with a realtor to sell the property, second by Trustee Mayernick, passed unanimously.

2025 – 2026 LIQUOR LICENSE HEARING AND APPROVAL OF APPLICATIONS

The following applications have passed inspection by the Waukesha County Health Department, Waukesha County Sheriff's Department, the Lake Country Fire & Rescue Department and by the Village staff.

Motion by Trustee Barrows to approve the application for a "Reserve Class B" liquor license for The Legend at Brandybrook LLC, d/b/a The Legend at Brandybrook, 1 Legend Way, Wales, and grant a license for the 2025 – 2026 licensing year, second by Trustee Reinbold, passed unanimously.

Motion by Trustee Reinbold to approve the application for a "Class A" liquor license for Kwik Trip Inc. #687, 415 N. Wales Rd., Wales, and grant a license for the 2025 – 2026 licensing year, second by Trustee Mayernick, passed unanimously.

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Motion by Trustee Mayernick to approve the application for a "Class A" liquor license for Stop-N-Go Store #358, 230 W. Summit Ave., Wales, and grant a license for the 2025 – 2026 licensing year, second by Trustee Theis, passed unanimously.

Motion by Trustee Barrows to approve the application for a "Class B" liquor license for Wales F & B LLC d/b/a MD Saloon, 222 W. Summit Ave., Wales, and grant a license for the 2025 – 2026 licensing year, second by Trustee Theis, passed unanimously.

Motion by Trustee Theis to approve the application for a "Reserve Class B" liquor license for Rise and Shine Café LLC, 200 W. Summit Ave., #180, Wales, and grant a license for the 2025 – 2026 licensing year, second by Trustee Mayernick, passed unanimously.

Motion by Trustee Theis to approve the application for a "Class A" liquor license for Ultra Mart Foods Inc., d/b/a Pick 'N Save, 405 N. Wales Rd., Wales, for the 2025 – 2026 licensing year, second by Trustee Reinbold, passed unanimously.

Motion by Trustee Mayernick to approve the application for a "Class A" liquor license for Walgreen Co., Store #12021, 320 W. Summit Avenue, Wales, and grant a license for the 2025 – 2026 licensing year, second by Trustee Barrows, passed unanimously.

Motion by Trustee Theis to approve the application for a "Reserve Class B" liquor license for fête LLC, 500 E. Summit Avenue, Wales, and grant a license for the 2025 – 2026 licensing year, second by Trustee Mayernick, passed unanimously.

Motion by Trustee Theis to approve the application for a "Class A" liquor license for Fusion Liquor, LLC, to be located at 323 N. Wales Rd., Wales, and grant a license for the 2025 – 2026 licensing year, second by Trustee Barrows, passed unanimously.

PLAN COMMISSION RECOMMENDATIONS

Re-Zoning of WLSV 1456035 from R-2 Residential District to R-3 Residential District

The request to rezone comes out of the homeowner needing to replace his septic system. The new location would be on his outlot and the county will not allow a septic to be built on a separate property so he will need to combine both of his parcels. The outlot is zoned differently than the residence so for it to be attached, it needs to be rezoned to the same zoning as the other lot.

Motion by Trustee Theis to accept the Plan Commission's recommendation and approve re-zoning WLSV 1456035 from an R-2 Residential District to an R-3 Residential District, second by Trustee Barrows, passed unanimously.

Certified Survey Map Combining Lot WLSV 1456035 to 156 Elias Street (WLSV1455034)—Merkel

Motion by Trustee Barrows to accept the Plan Commission's recommendation and approve the proposed Certified Survey Map that combines lot WLSV 1456035 to 156 Elias Street (WLSV 1455034), second by Trustee Hemschik, passed, unanimously.

ANNUAL REVIEW OF EXISTING CONDITIONAL USE PERMITS

Conditional Use Permits are reviewed annually by the Village Board to verify that the holders are in compliance with their allowed use. There have been no problems reported at any of the applicant's businesses and all are complying with their stated use.

Motion by Trustee Hemschik to approve renewing the following existing Conditional Use Permits for this year: Christman—323 E. Summit Ave., Antique Sales; Linda Krukar—226 W. Main Street, Art Studio & Interior Design; Oil Changers—130 W. Summit Ave., Oil Change Business; Stop & Go Store #358—230 W. Summit Ave., Gas Station; Kwik Trip Store #687—415 N. Wales Rd., Gas Station; Wilkes Auto—250 W. Summit Ave., Auto/Truck Service; The Legend Golf Course—1 Legend Way, Golf Course; Switon Physiques—200 W. Summit Ave., Health Club; Maddison Automotive—219 N. Wales Road, Auto Repair and Oil Change Facility; Residential—306 Llamberris Pass, Ground Mounted Solar System; Culver's Restaurant—400 E. Summit Ave., Drive Through Facility; Raw Dog Barkery—570 AJ Allen Circle, Dog Food Manufacturer in B-2 Zoning; Anytime Fitness—300 E. Summit Ave., Health Club; Black Canyon Coffee—300 E. Summit Ave., Drive Through Facility; Swenson—108/110 Oak Crest Drive, Residential Use in B-2 Zoning; fête'—500 E. Summit Avenue, Wedding and Event Facility; Granite Direct—210 N. Wales Road, Manufacturing in B-2 Zoning, Dunkin/Baskin Robbins, 521 N. Wales Road, Drive Through Facility, Vacant—271 Summit Ave., Drive Through Facility, second by Trustee Mayernick, passed unanimously.

ANNUAL REVIEW OF BACKYARD CHICKEN/DUCK KEEPING PERMITS

Backyard chicken/duck keeping permits are reviewed annually by the Village Board to verify that the holders are in compliance with their allowed use. There have been no problems reported with any of the permits and all are complying with their conditions.

Motion by Trustee Theis to approve renewal of the backyard chicken/duck keeping permits for 2025 – 2026 for: Weber—158 W. Main Street; Leuwerke—623 Oxford Court; Skowron—250 Wakefield Downs; Braun—516 Bron Derw Drive; Schmid—615 Wexford Court; Linzer—632 W. Brandybrook Road; Niehausen—383 Cardigan Court; Treuden—713 Criglas Road; Larson—201 N. Elias Road; Bauer—507 Herford; Plotecher—614 Bron Derw Drive, Meyers—375 S. Welsh Road; Ternes—158 W. Main Sreet; Oksiuta—444 Black Earth Road; Housey—535 N. Taliesin Road; Snow—108 E. Oak Crest Drive; Millard—330 Criglas Rd; Goetz—261 Wakefield Downs; Groh—300 Caernarvon Rd., Sanders, 818 Criglas Rd., second by Trustee Barrows, passed unanimously.

Letters will be sent to the permittees letting them know their permit was renewed and asking them to let us know if they discontinue keeping chickens/ducks. They will also be

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asked to provide proof that they have registered with the State of Wisconsin pursuant to ATCP 17 – Premises Registration, as required once every three years.

2025 – 2026 CIGARETTE LICENSE APPLICATIONS

Motion by Trustee Theis to approve the cigarette license application for Kwik Trip Inc. #687 for the 2025 – 2026 licensing year, second by Trustee Reinbold, passed unanimously.

Motion by Trustee Barrows to approve the cigarette license application for Stop N Go Store #358 for the 2025 – 2026 licensing year, second by Trustee Mayernick, passed unanimously.

Motion by Trustee Hemschik to approve the cigarette license application for Ultra Mart Foods LLC. d/b/a Pick 'N Save for the 2025 – 2026 licensing year, second by Trustee Reinbold, passed unanimously.

Motion by Trustee Barrows to approve the cigarette license application for Walgreen's Store #12021 for the 2025 – 2026 licensing year, second by Trustee Theis, passed unanimously.

Motion by Trustee Mayernick to approve the cigarette license application for the Legend at Brandybrook LLC, d/b/a The Legend at Brandybrook, for the 2025 – 2026 licensing year, second by Trustee Barrows, passed unanimously.

Motion by Trustee Reinbold to approve the cigarette license application for Fusion Liquor, LLC for the 2025 – 2026 licensing year, second by Trustee Theis, passed unanimously.

MONTHLY MAINTENANCE REPORT—T. SADLER

Theresa Sadler, DPW Supervisor reviewed her monthly report with the Board. She went over grease trap inspections, repairs to lawn mowing machines, cameras installed in the park and the new gate installation. She also mentioned that she has been trying to work with Wolf Paving to repair the guard rail on Thomas/Dylan, Wolf has not responded. She will continue to pursue the issue until resolved.

RESOLUTION TO ALLOW SEH TO FILE CMAR REPORT ON BEHALF OF THE VILLAGE OF WALES

Motion by Trustee Theis to adopt Resolution 2025-06-02 to allow SEH Engineers to file the CMAR annual report as required by the State of Wisconsin in connection with the sanitary sewer on the Village's behalf, second by Trustee Reinbold, passed unanimously.

EXTENSION OF MUNICIPAL WASTE AND RECYCLING AGREEMENT WITH WASTE MANAGEMENT

The Village asked Waste Management for a one-year extension of waste and recycling agreement to allow the County to finalize the RFP for services on behalf of the

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Municipal Recycling Communities due to the fire at the MRF (Municipal Recycling Facility) last year. An additional six months is requested to accommodate additional time needed by County staff to prepare and work with participating communities with the coordinated hauling contract. Waste Management agreed to extend the existing agreement by an additional six months (June 30, 2026).

Motion by Trustee Reinbold to approve the proposed six-month contract extension with Waste Management to provide waste and recycling pickup services for the Village of Wales through June 30, 2026, with all other terms and conditions remaining the same, second by Trustee Mayernick, passed unanimously.

UPDATED PROPOSED FEE SCHEDULE FOR THE VILLAGE OF WALES

Motion by Trustee Barrows to approve the updated fee schedule for the Village of Wales as presented second by Trustee Reinbold, passed unanimously.

PROPOSED ORDINANCE TO REPEAL SECTION 12-3 OF THE MUNICIPAL CODE WITH REGARDS TO THE ESTABLISHMENT OF THE PARK COMMISSION

Motion by Trustee Barrows to adopt an ordinance to repeal Section 12-3 of the Municipal Code for the Village of Wales with regards to the establishment of the Park Commission, second by Trustee Theis, passed unanimously.

QUOTE TO PURCHASE NEW UTILITY ACCOUNTING SOFTWARE—WORKHORSE

Motion by Trustee Mayernick to approve the quote from Workhorse for new utility software for the Village in the amount of one-time fee \$8350.00 and annual fees of \$1,450.00, second by Trustee Theis, passed unanimously.

BILLS APPROVED FOR PAYMENT

Bills submitted for 2025 expenses were approved on a motion by Trustee Hemschik, second by Trustee Theis, passed unanimously.

COMMITTEE REPORTS/UPDATES

Finance Committee

No new updates to report at this time.

Personnel Committee

No new updates to report at this time.

Sewer Utility

No new updates to report at this time.

Plan Commission

Working on Zoning Ordinances.

Recycling

The new County contract for recyclables has been in effect for about a month and is going well. The next step is setting up Municipal work groups.

Public Works Committee

No new updates to report at this time.

Junk/Weeds

No new updates to report at this time.

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Fire Department

Trustee Mayernick updated the Board on the monthly runs, times of calls, etc. New reporting software is working very well.

Insurance

The renewal quote has been received and Trustee Mayernick will be reviewing it.

Administrator

Reminder Board of Review is tomorrow (6/3/25 at 4pm).

Village President

President Meyer updated the Board on various issues he is working on including Lake Country Fire and Rescue and American Rental.

ADJOURNMENT

The Board adjourned at 7:19 p.m. on a motion by Trustee Theis, second by Trustee Mayernick, passed unanimously.

Submitted by:

Gail E. Tamez, Administrator Clerk

DRAFT