

VILLAGE BOARD MEETING AND LIQUOR LICENSE HEARING – June 3, 2024

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

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

Excused: John Reinbold

Also Present at Community Center: Administrator Tamez; Dave Hoefgen, American Rental; Scott Frey, Guthrie and Frey; Cam Schneider, 326 Llamberris Pass; Tony Reece, S28W31385 Sunset Dr.; Rob Suhr, 602 Mt. Snowdon and Jon Oaks, 204 Kummrow Ct.

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

PUBLIC COMMENTS

Scott Frey of Guthrie and Frey addressed the Board regarding his proposed building addition and the issues he has encountered with the Village during the process specifically a required drainage easement and what it requires. The Administrator will investigate the issue and have a meeting with Mr. Frey and the Village President.

APPROVAL OF MINUTES

On a motion by Trustee Hemschik, second by Trustee Mayernick, Board members approved the minutes of the Village Board meeting of May 20, 2024, acknowledged receipt of the April 30, 2024, Plan Commission meeting minutes and waived reading thereof.

POSSIBLE FIRE FEE STRUCTURE AND FRAMEWORK DISCUSSION

The Village Assessor was present to discuss the proposed framework/structure for a potential fire fee for the Village of Wales if it is needed in the future and it is determined that it is the best route for the Village and its residents. Jud Schultz, of the Schultz Agency laid out a formula that included DUE (Domestic User Equivalent Units) and example calculations that started with a flat fee for land then added fees per additional acres above that. Then he added outbuildings and finally a formula for above ground structures that included residential, commercial and manufacturing. He stated that the formula has been used in a couple of communities and feels it has been successful. The Board thanked him for his time.

ALTERNATIVE WAYS TO ADDRESS A POTENTIAL SHORTFALL FOR THE FIRE DEPARTMENT FUNDING

Tax-exempt properties currently do not pay for any services in the village including fire services and the inability of the Village to continue to subsidize them was discussed. More information on this subject will be forthcoming on this subject as budget season begins.

URBAN AREA BOUNDARY UPDATE, STATE OF WISCONSIN—MARK NIEDZWIECKI

Mark Niedzwiecki from the Wisconsin Department of Transportation was present via ZOOM to discuss what the Urban Area Boundary is and why they are asking the Village to offer comments and adopt a resolution. The Village was previously a part of the Milwaukee Urban Area (the Village had no knowledge of this) and after the 2020 census that area is being redrawn and Wales along with neighboring properties are being proposed to have a new Wales Urban Boundary Area. An area needs to have at least 5000 population to be considered which is why the proposed area includes lands in the Town of Genesee and the Town of Delafield. The Village questioned why we would be responsible for designating lands outside of our boundaries with a certain designation and why doesn't the State contact the towns to discuss. Mark stated that they do not work with Towns in this matter and they are only asking for the Village input and to authorize a resolution, but if the Village chooses to not participate, the State will still move forward with the proposed area boundary. This matter will be addressed at the next meeting after additional information is received.

2024 – 2025 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 2024 – 2025 licensing year, second by Trustee Mayernick, passed unanimously.

Motion by Trustee Mayernick 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 2024 – 2025 licensing year, second by Trustee Hemschik, passed unanimously.

Motion by Trustee Hemschik 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 2024 – 2025 licensing year, second by Trustee Theis, passed unanimously.

Motion by Trustee Theis 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 2024 – 2025 licensing year, second by Trustee Barrows, passed unanimously.

Motion by Trustee Barrows 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 2024 – 2025 licensing year, second by Trustee Mayernick, passed unanimously.

VILLAGE BOARD MEETING AND LIQUOR LICENSE HEARING – June 3, 2024

Motion by Trustee Mayernick 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 2024 – 2025 licensing year, second by Trustee Hemschik, passed unanimously.

Motion by Trustee Hemschik 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 2024 – 2025 licensing year, second by Trustee Theis, 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 2024 – 2025 licensing year, second by Trustee Barrows, passed unanimously.

Motion by Trustee Barrows 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 2023 – 2024 licensing year, second by Trustee Meyer, passed unanimously.

PLAN COMMISSION RECOMMENDATIONS

Ordinance to Amend Section 12-2 of the Wales Municipal Code with Regards to Plan Commission Membership

Motion by Trustee Hemschik to accept the Plan Commission's recommendation and approve the ordinance amending section 12-2 of the Wales Municipal Code with regards to Plan Commission membership, second by Trustee Barrows, passed unanimously.

The member will reduce the numbers of members from 10 to 7; a quorum being 4 and the Village President as an Ex officio member and act as an alternative member in the event of a conflict.

Monument Signage for Hills of Wales, 426/440 Oak Crest Drive—Hoefgen

Motion by Trustee Mayernick to accept the Plan Commission's recommendation and approve the proposed monument signage as presented, with internal lighting, second by Trustee Barrows, passed, unanimously.

Specifics regarding the signage can be found in Plan Commission minutes of May 28, 2024. Signage lighting will need to be turned off by 11pm per ordinance.

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 Barrows 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, second by Trustee Theis, 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 Mayernick to approve renewal of the backyard chicken/duck keeping permits for 2022 – 2023 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. second by Trustee Hemschik, 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 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.

2024 – 2025 CIGARETTE LICENSE APPLICATIONS

Motion by Trustee Mayernick to approve the cigarette license applications for Kwik Trip Inc. #687; Stop-N-Go; Ultra Mart Foods (Pick 'N Save); Walgreens; The Legend at Brandybrook and Fusion Liquor for the 2024 – 2025 licensing year, second by Trustee Barrows, passed unanimously. (Tobacco Outlet was corrected to read Stop-N-Go, new name of business)

Address of businesses:

- The Legend at Brandybrook, 1 Legend Way
- Kwik Trip Inc. #687, 415 N. Wales Rd.,
- Stop-N-Go #358, 230 W. Summit Ave., Wales
- Ultra Mart Foods Inc., d/b/a Pick 'N Save, 405 N. Wales Rd
- Walgreen Co., Store #12021, 320 W. Summit Avenue
- Fusion Liquor, 323 N. Wales Rd

MONTHLY MAINTENANCE REPORT—T. SADLER

Board members reviewed the monthly report. Questions regarding pressure regulators and if they were installed yet will be sent to the DPW Supervisor.

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

Motion by Trustee Barrows to adopt Resolution 2024-06-03 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 Theis, 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 which includes a \$50.00 application charge for a business certificate of occupancy, second by Trustee Mayernick, passed unanimously.

BILLS APPROVED FOR PAYMENT

Bills submitted for 2024 expenses were approved on a motion by Trustee Mayernick, second by Trustee Barrows, 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 and Master Land Use Map updates.

Parks Commission/Recycling

The rescheduled kick-off meeting will be next Monday. The Ad Hoc committee members have been invited to attend as well. Andy Davi from the Milwaukee Torrent will be there to update the Village on how the soccer program is going. No new recycling update at this time.

Public Works Committee

No new updates to report at this time.

Junk/Weeds

No new updates to report at this time.

Fire Department

Trustee Mayernick discussed the subcommittee and their purpose for educating the residents on a potential fire fee.

Insurance

The renewal quote has been received and a meeting with the agent to discuss it will be held soon.

VILLAGE BOARD MEETING AND LIQUOR LICENSE HEARING – June 3, 2024

Administrator

With our current Auditor retiring this year we will need to do an RFP for services. The Board agreed and directed the Administrator to work with the Village President to prepare the document and start the process for requesting proposals.

Village President

President Meyer stated that after research, nothing can be done about vulgar political signage or flags as long as they are on private property. If they are on public property, they can be removed. He also reminded the Board to review the latest issue of the Municipality as it has important information on the Roles of Boards, staff and interaction with the public.

ADJOURNMENT

The Board adjourned at 8:10 p.m. on a motion by Trustee Barrows, second by Trustee Mayernick, passed unanimously.

Submitted by:

Gail E. Tamez, Administrator Clerk