

VILLAGE BOARD MEETING AND LIQUOR LICENSE HEARING – June 8, 2026

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, John Reinbold and Alan Barrows

Excused: Eugene Mayernick and Al Theis

Also Present at Community Center: Administrator Tamez; Steve Yoss, SEH: Charlotte Borchert, 448 Pebble Creek Pass, Bob Davies, S26W29614 Jarmon Road and Jon Kruse, SEH, via ZOOM

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.

2026 – 2027 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 Reinbold 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 2026 – 2027 licensing year, second by Trustee Barrows, passed unanimously.

Motion by Trustee Barrows 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 2026 – 2027 licensing year, second by Trustee Reinbold, passed unanimously.

Motion by Trustee Reinbold 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 2026 – 2027 licensing year, second by Trustee Barrows, 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 2026 – 2027 licensing year, second by Trustee Reinbold, passed unanimously.

Motion by Trustee Reinbold 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 2026 – 2027 licensing year, second by Trustee Barrows, passed unanimously.

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Motion by Trustee Barrows 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 2026 – 2027 licensing year, second by Trustee Reinbold, passed unanimously.

Motion by Trustee Reinbold 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 2026 – 2027 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 2026 – 2027 licensing year, second by Trustee Reinbold, passed unanimously.

CONSENT AGENDA

Items listed under the Consent Agenda are considered in one motion unless a Village Board Member requests that an item be removed from the Consent Agenda.

Motion by Trustee Barrows to approve the Village Board Minutes of May 11, 2026 and the Plan Commission Minutes of March 31, 2026, bills and payable as submitted under the consent agenda, second by Trustee Reinbold, passed unanimously.

PLAN COMMISSION RECOMMENDATIONS

Consent Agenda

Items listed under the Consent Agenda are considered in one motion unless a Village Board Member requests that an item be removed from the Consent Agenda.

Motion by Trustee Reinbold to approve the requests to keep backyard chickens for 632 Colwyn Bae and Koenig, 306 N. Oak Crest Drive; updated building mounted signage for Glacial Freeze, 570 AJ Allen Circle and Exterritorial Certified Survey Map for lands in the Town of Genesee, S12W2977a Hwy 18, second by Trustee Barrows, passed unanimously.

Specifics on these agenda items can be found in Plan Commission minutes of May 19, 2026.

UTILITY DISTRICT NO. 1 BUSINESS

Sanitary Sewer Status—SEH

Steve Yoss reviewed the monthly report with the Board members. Discussion on possibly needing a 3rd wet well cleaning this year was discussed. It is believed to be due to the oil change business located at 120 W. Summit Avenue not having an oil separator. Our building inspector is working with the business to get one installed. It is required by the State Plumbing code and the Utility District. Fines and penalties will be imposed due to non-compliance. More details will be coming.

SEH, is also working on the sewer extension from the pumphouse to the western border of the Village on Hwy 18 to serve Kettle Moraine Heating Building.

VILLAGE BOARD BUSINESS

CONSULTATION WITH VILLAGE ENGINEER

Steve Yoss reviewed the monthly report with the Board members.

The Village Attorney was asked about whether or not the Village needs to re-bid Pedestrian Bridge over Glacial Drumlins Trail project or can it just be modified. It will need to be re-bid. The Engineers will work on the new bid.

Engineering Fees for Street Lighting Improvement Project Hwy 83/18

Questions regarding engineering fees in the amount of \$72,000.00 for the project were questioned at the last Village Board meeting. Jon Kruse, SEH, addressed the Board regarding the fees. He gave a background of the project and discussed the complexities with having to retrofit the new lights on the old fixtures, working on the signage plan with the State and multiple other issues. The \$72,000.00 is an all-encompassing amount which includes work already done.

Motion by Trustee Reinbold to approve the \$72,000.00 for engineering fees to SEH, for the Hwy 83/18 light project, second by Trustee Barrows, passed unanimously.

Resolution to Allow SEH to File CMAR Report on Behalf of the Village of Wales

Motion by Trustee Reinbold to adopt Resolution 2026-06-01 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 Barrows, passed unanimously.

Pay Request No. 2 and Final for 2025 Road Maintenance Program—Thunder Road LLC

Motion by Trustee Barrows to accept the Village Engineer's recommendation and approve Pay Request No. 2 and Final for retainage due Thunder Road LLC in the amount of \$3,775.25, for the 2025 Road Maintenance Program, second by Trustee Reinbold, passed unanimously.

MONTHLY MAINTENANCE REPORT—T. SADLER

The Village Board reviewed the monthly report. A question regarding the gate and the repairs to make it open and close was addressed. Replacement parts were installed and it is now working correctly. They should be covered under the warranty. The DPW Supervisor will verify.

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 or residential properties and all are complying with their stated use.

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Motion by Trustee Reinbold 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; Glacial Freeze—570 AJ Allen Circle, Dog Food Manufacturer in B-2 Zoning; Anytime Fitness—300 E. Summit Ave., Health Club; Commercial—300 E. Summit Ave., Drive Through Facility; Commercial Property—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, Starbucks—271 Summit Ave., Drive Through Facility; ; Residential—329 Elias Street, Ground Mounted Solar System; Residential(Moser)—210 S. Taliesin Road, Indoor Kennel; Subway—323 Cymric Court, Drive Through Facility and Wales Animal Clinic—219 W. Summit Avenue, Outdoor Standalone MRI Unit, second by Trustee Barrows, 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 Barrows to approve renewal of the backyard chicken/duck keeping permits for 2026 – 2027 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; Cottrill—468 S. Welsh Road; Treuden—713 Criglas Road; Larson—201 N. Elias Road; Millard—330 Criglas Road; 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; Weiss—102 Dylan Road; Millard—330 Criglas Rd; Goetz—261 Wakefield Downs; Groh—300 Caernarvon Rd., Sanders, 818 Criglas Rd., second by Trustee Reinbold, 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.

2026 – 2027 CIGARETTE LICENSE APPLICATIONS

Motion by Trustee Reinbold to approve the cigarette license application for Kwik Trip Inc. #687 for the 2026– 2027 licensing year, second by Trustee Barrows, passed unanimously.

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Motion by Trustee Barrows to approve the cigarette license application for Stop N Go Store #358 for the 2026 – 2027 licensing year, second by Trustee Reinbold, passed unanimously.

Motion by Trustee Reinbold to approve the cigarette license application for Ultra Mart Foods LLC. d/b/a Pick 'N Save for the 2026 – 2027 licensing year, second by Trustee Barrows, passed unanimously.

Motion by Trustee Barrows to approve the cigarette license application for Walgreen's Store #12021 for the 2026 – 2027 licensing year, second by Trustee Reinbold, passed unanimously.

Motion by Trustee Reinbold to approve the cigarette license application for the Legend at Brandybrook LLC, d/b/a The Legend at Brandybrook, for the 2026 – 2027 licensing year, second by Trustee Barrows, passed unanimously.

Motion by Trustee Barrows to approve the cigarette license application for Fusion Liquor, LLC for the 2026 – 2027 licensing year, second by Trustee Reinbold, passed unanimously.

COMMITTEE REPORTS/UPDATES

Finance Committee

No new updates to report at this time.

Personnel Committee

All positions have been filled for seasonal help.

Sewer Utility

No new updates to report at this time.

Plan Commission

Working on Zoning Ordinances.

Recycling

The County is working on the coordinated effort on an RFP for Waste and Recycling for some of its member communities, Wales is included. The RFP should be ready to send out with in the next month.

Public Works Committee

No new updates to report at this time.

Fire Department

The Intermunicipal Agreement is finally completed and was signed by all member communities.

Insurance

Trustee Mayernick submitted new information and corrections for the renewal.

Administrator

Reminder the first 2-hour meeting of the Board of Review is scheduled for Monday, June 15th and Monday June 22, 2026, for potential hearings.

Village President

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President Meyer updated the Board on the request by Kettle Moraine School District to close roads for the annual homecoming parade. The Public Safety Coordinator has reviewed and approved the route and plan. He will work with the school's safety officer as it gets closer.

ADJOURNMENT

The Board adjourned at 6:57 p.m. on a motion by Trustee Barrows, second by Trustee Reinbold, passed unanimously.

Submitted by:

Gail E. Tamez, Administrator Clerk