

Village of Wheeler

December 4, 2024

Agenda

Call to Order

Roll Call

Proof Of Posting

Review Approval of 2025 Budget/Tax Levy

Approval of Minutes

Reports

President

Treasurer

Clerk

Enforcement

Public works

Melstrom Inspection

Ryan Marten Storage container

Old Business

Melby possible rezoning conversation (no action)

Reduce speed DOT by DG Market

CDBG Data Report

Operator License

Kya J Marking

Request to slow traffic down on Evergreen Dr (speed bumps stop signs)

Adjourn

Budget Worksheet - Detail  
Revenue & Expense Budget Report

Account Number		2023 Actual 12/31/2023	2024 Actual 12/03/2024	2024 Projected Year-End	2024 Budget	2025 Proposed Budget	% Chg Budget
100-00-41110-000-000	GENERAL PROPERTY TAXES	4,644.06	-58,262.41	0.00	58,662.00	58,664.00	0.00
100-00-41140-000-000	MOBILE HOME FEES	709.28	1,536.46	0.00	700.00	700.00	0.00
100-00-41310-000-000	PAYMENTS IN LIEU OF TAXES-W.U.	0.00	0.00	0.00	0.00	0.00	0.00
100-00-41800-000-000	INEREST ON TAXES	29.19	0.00	0.00	0.00	0.00	0.00
<b>Taxes</b>		<b>5,382.53</b>	<b>-56,725.95</b>	<b>0.00</b>	<b>59,362.00</b>	<b>59,364.00</b>	<b>0.00</b>
100-00-43211-000-000	FEDERAL AID-POLICE	0.00	0.00	0.00	0.00	0.00	0.00
100-00-43410-000-000	STATE SHARED REVENUE	121,170.19	0.00	0.00	156,575.00	156,575.00	0.00
100-00-43420-000-000	STATE FIRE INSURANCE	473.14	0.00	0.00	411.00	411.00	0.00
100-00-43430-000-000	EXEMPT COMPUTER AID	128.86	0.00	0.00	129.00	129.00	0.00
100-00-43521-000-000	STATE GRANTS-LAW ENFOR.IMPROV.	0.00	0.00	0.00	0.00	0.00	0.00
100-00-43523-000-000	ST. GRANTS-LAW ENFOR. IMPROV	0.00	0.00	0.00	0.00	0.00	0.00
100-00-43531-000-000	STATE GRANTS-GEN. TRANS.	10,323.48	5,295.26	0.00	10,000.00	10,000.00	0.00
100-00-43534-000-000	LOCAL ROAD IMPROV. PROGRAM	0.00	0.00	0.00	0.00	0.00	0.00
<b>Intergovernmental Revenues</b>		<b>132,095.67</b>	<b>5,295.26</b>	<b>0.00</b>	<b>167,115.00</b>	<b>167,115.00</b>	<b>0.00</b>
100-00-44110-000-000	LIQUOR & MALT BEV. LICENSES	2,400.00	1,376.74	0.00	2,000.00	2,000.00	0.00
100-00-44121-000-000	OPERATOR'S LICENSES	360.00	1,650.00	0.00	400.00	400.00	0.00
100-00-44122-000-000	CIGARETTE LICENSES	10.00	0.00	0.00	20.00	20.00	0.00
100-00-44123-000-000	CABLE TV FRANCHISE FEE	1,042.86	1,099.12	0.00	1,200.00	1,200.00	0.00
100-00-44124-000-000	MOBILE HOME PARK LICENSE	0.00	0.00	0.00	0.00	0.00	0.00
100-00-44125-000-000	OTHER LICENSES	96.04	1,434.00	0.00	100.00	100.00	0.00
100-00-44210-000-000	DOG LICENSES	289.15	676.00	0.00	250.00	500.00	100.00
100-00-44211-000-000	CAT LICENSES	0.00	0.00	0.00	0.00	0.00	0.00
100-00-44300-000-000	BUILDING PERMITS & FEES	0.00	228.74	0.00	0.00	400.00	999.99
100-00-44301-000-000	Electrical Permit Fees	0.00	0.00	0.00	0.00	0.00	0.00
100-00-44302-000-000	Plumbing Permit Fees	0.00	0.00	0.00	0.00	0.00	0.00
100-00-44400-000-000	ZONING PERMITS & FEES	-400.00	0.00	0.00	0.00	0.00	0.00
<b>Licenses and Permits</b>		<b>3,798.05</b>	<b>6,464.60</b>	<b>0.00</b>	<b>3,970.00</b>	<b>4,620.00</b>	<b>16.37</b>

Budget Worksheet - Detail  
Revenue & Expense Budget Report

Account Number		2023 Actual 12/31/2023	2024 Actual 12/03/2024	2024 Projected Year-End	2024 Budget	2025 Proposed Budget	% Chg Budget
100-00-45100-000-000	LAW & ORDINANCE VIOLATIONS	0.00	49.29	0.00	500.00	500.00	0.00
<b>Fines, Forfeitures and Penalti</b>		0.00	49.29	0.00	500.00	500.00	0.00
100-00-46100-000-000	GENERAL GOVERNMENT	0.00	-506.35	0.00	0.00	0.00	0.00
100-00-46101-000-000	General Government-Liq Pub Fee	49.72	0.00	0.00	100.00	100.00	0.00
100-00-46103-000-000	General Government- copies	0.00	0.00	0.00	0.00	0.00	0.00
<b>Public Charges for Services</b>		49.72	-506.35	0.00	100.00	100.00	0.00
100-00-48110-000-000	INTEREST ON TEMP. INVESTMENTS	2,930.48	54,664.80	0.00	2,000.00	2,000.00	0.00
100-00-48210-000-000	RENT OF VILLAGE BUILDING	300.00	2,050.00	0.00	0.00	6,500.00	999.99
100-00-48610-000-000	OTHER MISCELLANEOUS REVENUES	1,502.81	6,796.99	0.00	1,500.00	1,500.00	0.00
<b>Miscellaneous Revenues</b>		4,733.29	63,511.79	0.00	3,500.00	10,000.00	185.71
100-00-49120-000-000	PROCEEDS LONG TERM DEBT	0.00	0.00	0.00	0.00	0.00	0.00
<b>other Financing Sources</b>		0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL REVENUES</b>		146,059.26	18,088.64	0.00	234,547.00	241,699.00	3.05





Budget Worksheet - Detail  
Revenue & Expense Budget Report

Account Number		2023 Actual 12/31/2023	2024 Actual 12/03/2024	2024 Projected Year-End	2024 Budget	2025 Proposed Budget	% Chg Budget
100-00-52910-390-000	STORM SHELTER OTHER EXPENSES	988.06	1,685.86	0.00	1,200.00	1,200.00	0.00
<b>Public Safety</b>		<b>17,022.29</b>	<b>16,835.41</b>	<b>0.00</b>	<b>54,444.00</b>	<b>56,290.83</b>	<b>3.39</b>
100-00-53240-390-000	STREET MACHINERY & EQUIPMENT OTHER EXPENSES	11,932.09	1,432.87	0.00	2,500.00	2,500.00	0.00
100-00-53240-810-000	STREET MACHINERY & EQUIPMENT OUTLAY	0.00	0.00	0.00	2,000.00	2,000.00	0.00
100-00-53310-120-000	STREET MAINT. & CONSTRUCTION WAGES & PER DIEM	21,975.29	37,300.42	0.00	22,000.00	22,000.00	0.00
100-00-53310-130-000	STREET MAINT. & CONSTRUCTION EMPLOYEE BENEFITS	2,423.36	5,094.68	0.00	1,700.00	1,700.00	0.00
100-00-53310-390-000	STREET MAINT. & CONSTRUCTION OTHER EXPENSES	2,935.93	1,175.40	0.00	3,000.00	3,000.00	0.00
100-00-53320-390-000	SNOW REMOVAL OTHER EXPENSES	25,856.25	14,000.00	0.00	15,000.00	15,000.00	0.00
100-00-53330-390-000	TRAFFIC CONTROL OTHER EXPENSES	0.00	0.00	0.00	100.00	100.00	0.00
100-00-53420-220-000	STREET LIGHTING UTILITY SERVICE	5,809.11	7,663.91	0.00	8,000.00	8,000.00	0.00
100-00-53610-290-000	SANITARY BENEFIT CHARGE OTH. CONTRACTUAL SER	0.00	0.00	0.00	12,250.00	12,250.00	0.00
100-00-53631-290-000	SOLID WASTE DISPOSAL OTH. CONTRACTUAL SER(D.C.S.W)	0.00	0.00	0.00	13,380.00	13,380.00	0.00
100-00-53635-290-000	RU FEES-BOYCEVILLE OTH. CONTRACTUAL SER(RU FEES)	0.00	0.00	0.00	13,320.00	13,320.00	0.00
<b>Public Works</b>		<b>70,932.03</b>	<b>66,667.28</b>	<b>0.00</b>	<b>93,250.00</b>	<b>93,250.00</b>	<b>0.00</b>
100-00-54120-390-000	ANIMAL CONTROL OTHER EXPENSES	697.68	697.68	0.00	706.00	725.00	2.69
<b>Health &amp; Human Services</b>		<b>697.68</b>	<b>697.68</b>	<b>0.00</b>	<b>706.00</b>	<b>725.00</b>	<b>2.69</b>
100-00-55110-390-000	Library-Donations OTHER EXPENSES-Library	0.00	0.00	0.00	0.00	0.00	0.00
<b>Library-Donations</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
100-00-55200-120-000	PARKS WAGES & PER DIEM	0.00	203.79	0.00	1,000.00	1,000.00	0.00
100-00-55200-130-000	PARKS EMPLOYEE BENEFITS	0.00	27.46	0.00	80.00	80.00	0.00

Budget Worksheet - Detail  
Revenue & Expense Budget Report

Account Number		2023 Actual 12/31/2023	2024 Actual 12/03/2024	2024 Projected Year-End	2024 Budget	2025 Proposed Budget	% Chg Budget
100-00-55200-390-000	PARKS OTHER EXPENSES	6,248.67	5,322.44	0.00	1,200.00	1,200.00	0.00
100-00-55200-810-000	PARKS OUTLAY	0.00	663.68	0.00	0.00	0.00	0.00
100-00-55300-390-000	RECREATION PROGRAMS & EVENTS OTHER EXPENSES	305.23	1,598.37	0.00	1,000.00	1,000.00	0.00
100-00-55300-810-000	RECREATION PROGRAMS & EVENTS Outlay/Flags, Decorations	0.00	0.00	0.00	0.00	0.00	0.00
<b>Culture, Recreation,&amp;Education</b>		<b>6,553.90</b>	<b>7,815.74</b>	<b>0.00</b>	<b>3,280.00</b>	<b>3,280.00</b>	<b>0.00</b>
100-00-56400-210-000	ZONING PROFESSIONAL SERVICE	500.00	208.33	0.00	0.00	0.00	0.00
100-00-56400-390-000	ZONING OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
100-00-56700-390-000	ECONOMIC DEVELOPMENT OTHER EXPENSES	0.00	0.00	0.00	50.00	50.00	0.00
<b>Conservation &amp; Development</b>		<b>500.00</b>	<b>208.33</b>	<b>0.00</b>	<b>50.00</b>	<b>50.00</b>	<b>0.00</b>
100-00-58100-000-000	PRINCIPAL-STATE TRUST FUND LN.	0.00	0.00	0.00	0.00	0.00	0.00
100-00-58290-000-000	INTEREST-STATE TRUST FUND LN.	0.00	0.00	0.00	0.00	0.00	0.00
<b>Debt Services</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>		<b>207,775.38</b>	<b>216,078.35</b>	<b>0.00</b>	<b>234,419.00</b>	<b>236,834.83</b>	<b>1.03</b>
<b>NET TOTALS</b>		<b>-61,716.12</b>	<b>-197,989.71</b>	<b>0.00</b>	<b>128.00</b>	<b>4,864.17</b>	<b>999.99</b>

MILL RATE WORKSHEET FOR 2024 TAXES

Village of Wheeler

Special District/ID (if applicable)

TAXING JURISDICTION	Total Municipality		Total Assessed Value (Above)	= Gross Mill Rate	= Total Gross Mill Rate	= Net Mill Rate	State	Prior	Current Year	Aids
	Real Estate Total Assessed Value:	15,706,800								
STATE OF WISCONSIN	74,850.33	15,706,800.00	0.004765473				15.420		15,647	
DUNN COUNTY	58,684.00	15,706,800.00	0.003734943				167.160		170,975	
VILLAGE OF WHEELER										
<b>SCHOOL DISTRICT</b>										
#0637 BOYCEVILLE	106,120.14	15,706,800.00	0.006756318	0.015990560	0.014863512		222.225		210,338	
		0.00	#DIV/0!	#DIV/0!	#DIV/0!					
		0.00	#DIV/0!	#DIV/0!	#DIV/0!					
		0.00	#DIV/0!	#DIV/0!	#DIV/0!					
# 0001 CVTC	11,928.06	15,706,800.00	0.000733826				11.698		11,480	
<b>SPECIAL DISTRICT</b>										
		0.00	#DIV/0!	#DIV/0!	#DIV/0!					
<b>Total General Taxes to Collect:</b>	251,160.53						416.503		408,440	
(Match F of Statement of Taxes)										
<b>Certified School Levy Credit</b>	20,843.88	15,706,800.00	0.001327048							
			Acres				Rate		Total Tax	
Special Assessments							\$0.10		\$0.00	
Special Charges							\$3.60		\$0.00	
Delinquent Utilities							\$0.20		\$0.00	
							\$1.90		\$0.00	
	2,253.71		113.05				\$9.49		\$1,072.84	
							\$0.72		\$0.00	
							\$1.68		\$0.00	
Lottery Credit-Boyceville Schools	197.13									
First Dollar - Boyceville Schools	61.23									
										Aggregate Ratio

School Code	2023-2024 Referendum for Taxation District	Assessment	Rate	Year Ends	Referendum
0637	\$ 20,464.38	\$ 15,706,800.00	0.001302899	2044	RF-5652
CVTC	\$ 1,072.10	\$ 15,706,800.00	0.000068257	2040	CVTC
			#DIV/0!		

Referendum Information:



**Water Sewer Project**

	Water	Sewer
Administrative	\$ 5,000.00	\$ 5,000.00
Development	\$ 1,968,484.00	\$ 2,025,164.00
contingency	\$ 197,348.00	\$ 214,051.00
engineering fees	\$ 275,000.00	\$ 202,516.00
interim interest	\$ 40,500.00	\$ 36,000.00
legal local attorney	\$ 10,000.00	\$ 5,000.00
legal bond counsel	\$ 20,000.00	\$ 20,000.00
financial advisor	\$ 15,000.00	\$ 15,000.00
first year audit	\$ 688.00	\$ 269.00
<b>total</b>	<b>\$ 2,532,000.00</b>	<b>\$ 2,533,000.00</b>

	water	sewer
loan yearly pymnt	\$ 25,279.00	\$ 28,907.00
loan amount	\$ 648,000.00	\$ 741,000.00
interest	\$ 2.38	\$ 2.38

\*\*\* rough estimate

based on gallons used 12/1/2023-12/1/2024

4,518,864 gallons

.006 increase per gal

.007 increase per gallon

grants

USDA	\$ 884,000.00	\$ 1,265,000.00
CDBG	\$ 1,000,000.00	\$ 500,000.00
<b>TOTAL GRANT</b>	<b>\$ 1,884,000.00</b>	<b>\$ 1,765,000.00</b>

ROUGH ESTIMATE SAVING TO THE VILLAGE BECAUSE OF THE GRANTS

BASED ON 4,518,864 GALLONS

.42 GAL

.39 GAL

Village of Wheeler

November 6, 2024

Village Board Meeting Minutes

Called to order by President Hakanson at 6:30 P.M.

Roll call President Hakanson, Trustee Marten, Trustee Milune Present

Prof of Posting confirmed posting by Clerk Knutson at Post Office Village Hall and web site

Attendance John Williams, Krista Mitzuk, Lynette Marten, Don Knutson,

Ehlers: Brian Reilly presented agreement to start the rate study process for the water and sewer fund as well as permanent low term loans for the water and sewer project. Study to show water and sewer revenue for 10 years., study recommendation on rates in 6-10 months. Assist with interim financing his staff from Milwaukee will be working on this process.

Motion to engage Ehlers and staff for the water and sewer reports by President Hakanson, second by trustee Milune carried

Tyler Hasting Project update, Drill test well in December, PSC construction update, easement for lift station getting an easement appraisal to purchase the easement rights.

Approval of Minutes from the October Meeting pending correction of those in attendance (correction Lynette, Marten, John Williams, Rand Bates,) postponed till attendance corrected.

Reports:

President: It was discovered in 1998 2<sup>nd</sup> well was recommended by the DNR with significant funding, but no action was taken, Thank You to the election workers, The well is on schedule, 36 inch doors installed, budget meeting will be scheduled with a planning session for November 20, 2024, The new drop box will be installed on the north side of the building.

Treasurer Report: Motion to approve Trustee Marten second Trustee Milune carried

Clerk Report: Don thanked all the election workers; USDA checklist is coming along.

Public works: 2 citations issued and court cases progressing

Fire Report 2 special meetings and interim chief has been appointed, job description out

Motion by President Hakanson to approve the reports second by trustee Marten carried

Old Business:

Shipping container Ordinance Trustee Marten has agreed to proceed with this.

USDA inspection is going to be completed by Wes Hoelm on the 12<sup>th</sup>

New business:

Clerk Report

Ehlers Communication for January Board Meeting

Accessibility Report USDA

Voting Machine Audit 100% accurate

Don is going to Badger Book Training December 13<sup>th</sup> in Menomonie 9-noon

Don and Rand will be working with Rural water on Wastewater disaster plan on Tuesday USDA requirement

The office will be closed December 28<sup>th</sup> -Jan 1 (weekend/pto/holiday)

Spectrum Insurance is getting a surety Bond for the Village \$1,000.00

Dunn county Humane Association is catching spaying/neutering/shots and releasing

November Dates of Interest

11/6 Don must deliver ballots may open late

11/6 Village Board meeting

11/11 Closed Veterans Day

11/20 6:30 Preliminary Budget Meeting

11/27-12/1 office closed PTO/Holiday/Weekend

12/4 Village Board Meeting and Budget Meeting

Motion to Adjourn by President Hakanson 7:20 second Trustee Marten carried

Attest

Don Knutson Clerk

Village of Wheeler Special preliminary Budget Planning Meeting

November 20, 2024

6:30 P.M.

Called to order by President Hakanson at 6:30

Roll Call President Hakanson, Trustee Marten, Trustee Milune Present

Proof of Posting by Clerk Knutson posted at the post office, Village Hall and Online

Discussion of capital purchases

Order of purchases suggested:

2025: trade tractor, rotor tiller, water heater for ball field, siding, shingle garage

2026: trade tractor, box blade, camera system, meeting room walls

2027: trade tractor, snowplow, outfield fence, meeting room floor,

Try to replace ballfield lights,

Budget spending cap only allows for a \$2.00 increase for 2025

Work budget similar to 2024

Motion to adjourn at 7:50 by President Hakanson second by Trustee Marten motion carried

Attest Clerk Knutson

## checking

1-Nov SETTLEMENT		\$ 97.26
1-Nov WALMART	\$ 131.81	
4-Nov SETTLEMENT		\$ 238.24
6-Nov ADVANCED SYSTEM SERVICES	\$ 99.00	
6-Nov COMMAND CENTRAL	\$ 410.00	
6-Nov CRAEMER CONSULTING	\$ 90.00	
6-Nov MELSTROM INSPECTIONS	\$ 100.00	
6-Nov ROBERT HAKANSON	\$ 35.02	
6-Nov TRIBUNE PRESS REPORTER	\$ 114.00	
6-Nov XCEL ENERGY	\$ 1,624.50	
6-Nov RAND BATES	\$ 1,821.00	
6-Nov DON KNUTSON	\$ 1,582.00	
6-Nov ANN ANDERSON	\$ 180.00	
6-Nov GINA WILLIAMS	\$ 180.00	
6-Nov GINA WILLIAMS	\$ 180.00	
6-Nov KRISTA MITZUK	\$ 226.27	
6-Nov LARRY ALLEN	\$ 180.00	
6-Nov SETTLEMENT		\$ 100.00
11/6/2024 ,ERCEDES KOENIG	\$ 180.00	
6-Nov MENARDS	\$ 219.79	
6-Nov BADGERLAND PRINTING	\$ 523.68	
6-Nov CTL	\$ 874.00	
7-Nov ROADHOUSE 25	\$ 192.26	
8-Nov USPS	\$ 19.40	
8-Nov DEPOSIT		\$ 2,202.64
12-Nov SETTLEMENT		\$ 319.16
13-Nov DEPOSIT		\$ 2,170.04
13-Nov ONE SOURCE IMAGING	\$ 78.34	
14-Nov DIGGERS HOTLINE	\$ 10.44	
14-Nov WAL MART	\$ 63.29	
14-Nov SETTLEMENT		\$ 64.27
18-Nov DOR		\$ 133,086.04
18-Nov BRIDGESTOP	\$ 134.28	
18-Nov LOGSLETT HEATING	\$ 1,980.00	
18-Nov MENARDS	\$ 174.12	
18-Nov SPECTRUM	\$ 125.15	
18-Nov SPECTRUM	\$ 134.98	
18-Nov SETTLEMENT		\$ 195.64
18-Nov SETTLEMENT		\$ 309.42
19-Nov WI DEPT OF REV	\$ 576.87	
20-Nov DEPOSIT		\$ 2,492.06
20-Nov SETTLEMENT		\$ 95.11
21-Nov RAND BATES	\$ 1,246.81	

21-Nov DON KNUTSON	\$	1,354.11	
21-Nov JOHN WILLIAMS	\$	86.34	
21-Nov SETTLEMENT			\$ 369.33
22-Nov SETTLEMENT			\$ 619.26
22-Nov SPECTRUM COMM	\$	41.99	
25-Nov CENTURYLINK	\$	14.35	
25-Nov SPYPOINT	\$	15.00	
25-Nov SPYPOINT	\$	15.00	
25-Nov SPYPOINT	\$	0.15	
25-Nov SPYPOINT	\$	0.15	
25-Nov CRAEMER CONSULTING	\$	90.00	
25-Jan SETTLEMENT			\$ 397.93
25-Nov WE ENERGY	\$	48.44	
26-Nov SETTLEMENT			\$ 155.29
25-Nov SETTLEMENT			\$ 218.52
26-Nov E CHECK			\$ 127.61
26-Nov CLA	\$	3,150.00	
26-Nov SPECTRUM INS	\$	1,000.00	
27-Nov DEPOSIT			\$ 1,646.02
29-Nov USPS	\$	146.00	
29-Nov WRS	\$	1,801.22	
29-Nov INTEREST			\$ 162.42
TOTAL	\$	21,249.76	\$ 145,066.26

Dairy State Bank Balances as of 12/4/2024

Acct	Balance	
CD Sand	\$ 56,639.93	
CD equip rept	\$ 3,187.13	
CDBG	\$ -	
General	\$ 194,035.53	
New Const Utility	\$ 1,000.12	
New Const Sewer	\$ 1,000.12	
Saving Bond 2004	\$ 1,900.58	
saving water reserve	\$ 58.30	
equip replacement	\$ 1,938.32	
machinery equipment	\$ 102.34	
industrial sand	\$ 62,672.02	
water reserve	\$ 3,787.88	
well loan	\$ 98,000.96	\$ 1,500,000.00

**Boyceville Community Fire District  
6:30 P.M.  
Tuesday, December 3, 2024  
Fire Station- 1309 Charlotte St  
Boyceville, WI 54725**

**NOTICE OF SPECIAL PUBLIC MEETING**

Items of business to be discussed or acted upon at this meeting are listed below.

**AGENDA**

1. Call to order
2. Roll call
3. Chairman Hackbarth will address the board
4. Approve minutes of Special Meeting November 21, 2024
3. Open and review applications
5. Discuss applicants and set date interviews
6. Review revisions to bylaws. With possible approval
7. Discuss Standard of Conduct with possible implementation
8. Public Comment
9. Adjournment.

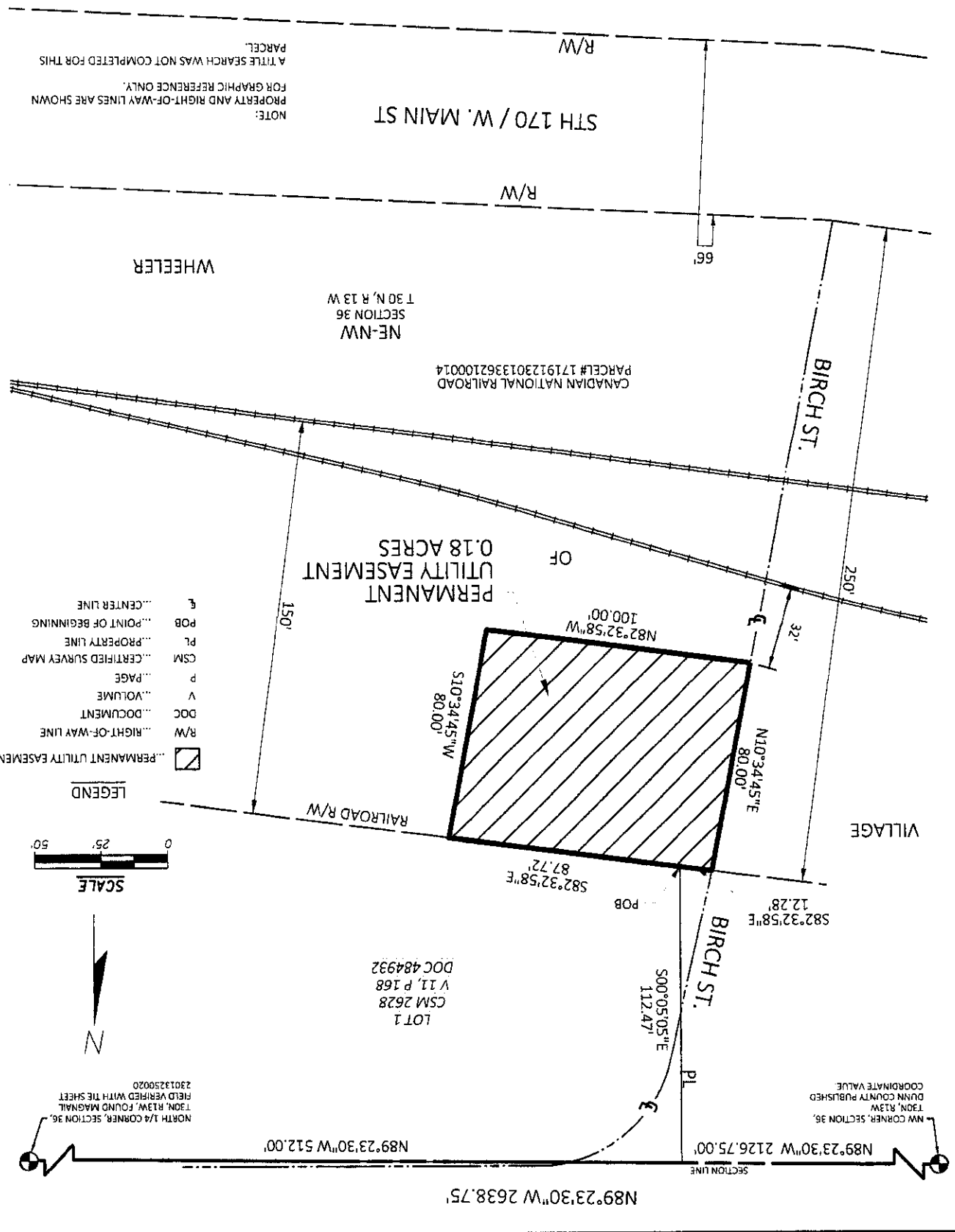
**Laura Ulrich, Clerk/Treasurer  
Boyceville Community Fire District**

November 29, 2024

Order of agenda may be amended at the meeting to accommodate attending public. Agendas may change up to twenty-four hours prior to the commencement of the meeting. Please check posting at the following locations: Peoples State Bank, Post Office, Village Hall, Library



NOTE:  
PROPERTY AND RIGHT-OF-WAY LINES ARE SHOWN  
FOR GRAPHIC REFERENCE ONLY.  
A TITLE SEARCH WAS NOT COMPLETED FOR THIS  
PARCEL.



PERMANENT  
UTILITY EASEMENT  
OF  
0.18 ACRES

CANADIAN NATIONAL RAILROAD  
PARCEL# 1719123013362100014

NE-NW  
SECTION 36  
T 30 N, R 13 W

- LEGEND
- ☐ PERMANENT UTILITY EASEMENT
  - R/W ... RIGHT-OF-WAY LINE
  - DOC ... DOCUMENT
  - V ... VOLUME
  - P ... PAGE
  - CSM ... CERTIFIED SURVEY MAP
  - PL ... PROPERTY LINE
  - POB ... POINT OF BEGINNING
  - CL ... CENTER LINE



NORTH 1/4 CORNER, SECTION 36,  
T30N, R13W, FOUND MAGNANAL  
FIELD VERIFIED WITH THE SHEET  
23013250020

LOT 1  
CSM 2628  
V 11, P 168  
DOC 484992

NW CORNER, SECTION 36,  
T30N, R13W  
DUNN COUNTY PUBLISHED  
COORDINATE VALUE

SECTION LINE  
N89°23'30" W 2126.75.00'  
N89°23'30" W 2638.75'  
N89°23'30" W 512.00'

**PERMANENT UTILITY EASEMENT**

Document Number

12/11/21  
8:45

Greg Christoffel

This **PERMANENT UTILITY EASEMENT**, (the "Easement") is granted by **Canadian National Railroad** ("Grantor"), conveys a permanent utility easement as described below to the **Village of Wheeler**, ("Grantee"). Grantor and Grantee may be referred to individually as "Party" or collectively as the "Parties".

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby conveys and grants to Grantee, its successors and assigns, a permanent non-exclusive easement on, over, under, across, through and upon a part of Grantor's land hereinafter referred to as the "Easement Area".

This space is reserved for recording data

Return to:

Attn: Melissa DesCamps  
Village Clerk  
Village of Wheeler  
105 Tower Rd W  
PO box 16  
Wheeler, WI 54772

Part of Parcel Identification Number/Tax Key Number  
1719123013362100014

**1. Easement Area:**

- **Exhibit A - Legal Description**
- **Exhibit B - Map**

**2. Purpose:** This easement gives, grants and conveys unto Grantee, its successors and assigns, subject to the limitations and reservations herein stated, the permanent and non-exclusive right, permission and authority to lay, install, construct, operate, maintain, reconstruct, enlarge and remove a **sanitary sewer system, watermain system, and storm sewer system** including for such purpose the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the municipal authorities may deem desirable to prevent erosion of the soil, but without prejudice to the owner's right to make or construct improvements on said lands or to flatten the slopes, providing said activities will not impair or otherwise adversely affect the **sanitary sewer system, watermain system, and storm sewer system** within the easement area.

**3. Use and Access:** Except as otherwise provided herein, Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment and use of the rights herein granted, including, but not limited to, the right to preserve, protect, remove or plant thereon any vegetation that Grantee may deem desirable to prevent erosion of the soil, the right to remove and to clear all structures and obstructions such as, but not limited to, rocks, trees, brush, limbs and fences which might interfere with the rights herein contained, and the free and full right of ingress and egress over and across the Easement Area. If Grantee causes any damage or impairment to any adjacent lands of Grantor when accessing the Easement Area, Grantee shall, at Grantee's cost, return any land damaged or impaired to substantially the same condition as existed prior to such impairment by Grantee.

**4. Structures and Improvements:** Grantor covenants and agrees that no structures or above ground improvements, obstructions, or impediments, of whatever kind or nature will be constructed, placed, granted, or allowed within the Easement Area. Notwithstanding the foregoing, Grantor and its successors and assigns, may use the property for all purposes not inconsistent with the full enjoyment of the easement granted herein (including, without limitation, paving with concrete or asphalt), provided that said activities shall not impair or otherwise adversely affect the **sanitary sewer system, watermain system, storm sewer system**, and other appurtenant facilities within the Easement Area.

**5. Elevation:** Grantor covenants and agrees that the elevation of the existing ground surface of land within the Easement Area will not be altered by more than twelve (12) inches without the prior written consent of Grantee.

**6. Non-Use:** The Parties agree that the complete exercise of the rights herein conveyed may be gradual and not fully exercised for some time in the future, and that none of the rights herein granted shall be lost by non-use for any length of time.

**7. Reserved Rights:** This Easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of the Parties and their legal representatives, successors or assigns. The rights herein granted to Grantee may be assigned in whole or in part by Grantee at any time.

## Municipality Completed Inspections for the Month of: November, 2024

Permit Number	Owners Names	Address	Date of Inspection	Residential Inspection	Commercial Inspection	
WH24-05	10/8/2024	Dollar General	515 State Highway 25; Wheeler, WI 54772			
				Electrical Final	11/4/2024	Fail
				Electrical Final	11/19/2024	Approved.

Residential Inspections: 0  
 Commercial Inspections: 2

**Total Number of Inspections Completed for the Month**

**2**

## Village of Wheeler Open Permits for the Month of: November, 2024

Permit Number	Date Issued	Owners Names	Address	Project	Project Valuation	Total Permit Fee	Springfield Retains	Permit Status	Date Closed
WH24-01	8/2/2024	Dollar General	515 State Highway 25; Wheeler, WI 54772	New Commercial	\$625,000.00	\$1,760.00	\$160.00	Open	
WH24-02	7/16/2024	Dollar General	515 State Highway 25; Wheeler, WI 54772	Sign	\$12,934.00	\$225.00	\$0.00	Open	
WH24-03	7/16/2024	John Williams	511 2nd Avenue; Wheeler, WI 54772	Drop Shed	\$8,000.00	\$95.00	\$0.00	On File	7/16/2024
WH24-04	Pending	Kasmeriski	210 North Evergreen Drive; Wheeler	Addition	\$0.00	\$0.00	\$0.00	No Permit Letter	8/9/2024
WH24-05	10/8/2024	Dollar General	515 State Highway 25; Wheeler, WI 54772	Commercial Electrical	\$100,000.00	\$1,100.00	\$100.00	Closed	11/19/2024
WH24-06	Pending	Debbie Carlson	210 West Main Avenue; Wheeler, WI 54772	Investigation					
WH24-07	11/11/2024	Laura Briese	225 Evergreen Drive North; Wheeler, WI 54772	Raze Request	\$0.00	\$150.00	\$12.50	Open	
WH24-08	11/26/2024	Tim Hoffman	808 2nd Avenue West; Wheeler, WI 54772	Foundation Repair	\$41,891.00	\$222.00	\$18.50	Open	
WH24-09	Pending	Krista Mitzuk		Drop Shed					

**Total Number of Permits issued for the Month**

**2**

**Total Number of Closed for the Month**

**1**

**Monthly Project Valuation**

**\$41,891.00**

**Year to Date Project Valuation**

**\$787,825.00**

# Melstrom Inspections, LLC

Joshua Melstrom  
P.O. Box 351  
Glenwood City, WI 54013  
480-261-9014  
jmelstrominspect@gmail.com

## INVOICE FOR THE VILLAGE OF WHEELER

**Date:** 11/25/2024  
**Invoice Number:** WH-11252024-R  
**Invoiced to the Village of Wheeler, WI**  
105 West Tower Street  
Wheeler, WI 54772

**Description of Services:** Municipal building permit-inspection fees. See the next page for additional details.

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**Building Permit Number** WH24-08  
**Property Owner(s)** Tim Hoffman  
**Applicant** American Water Works  
**Address** 808 2nd Avenue; Wheeler, WI 54772  
**Type of Project** Footing/Foundation Repair

<b>Total Building Permit Fee</b>	\$222.00
<b>Permit Fee</b>	-\$185.00
<b>Plan Review Fee</b>	-\$18.50
<b>State Seal Fee</b>	\$0.00
<b>Administrative Fee</b>	\$0.00

**Total Due to Wheeler**     **\$18.50**

The check was made out to Melstrom Inspections. I have written a check out to the Village of Wheeler for their portion.     **\$18.50**

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*As always, it is great to be doing business with the Village of Wheeler. Thank you!*

# Melstrom Inspections, LLC

**Joshua Melstrom**  
P.O. Box 351  
Glenwood City, WI 54013  
480-261-9014  
jmelstrominspect@gmail.com

## THE VILLAGE OF WHEELER Breakdown of Fees For the Building Permit

**Building Permit Number** WH24-08  
**Property Owner(s)** Tim Hoffman  
**Applicant** American Water Works  
**Address** 808 2nd Avenue; Wheeler, Wi 54772  
**Type of Project** Footing/Foundation Repair

### Building Permit Total

### Building Inspector Charges

<i>Plan Review Fee</i>	<b>\$18.50</b>	<b>\$18.50</b>
<i>State Seal</i>	<b>\$0.00</b>	<b>\$0.00</b>
<i>Permit Fee</i>	<b>\$185.00</b>	<b>\$185.00</b>
<i>Administrative Fee</i>	<b>\$0.00</b>	<b>\$0.00</b>
<i>Town Fee</i>	<b>\$18.50</b>	<b>\$0.00</b>
<i>Town Deposit</i>	<b>\$0.00</b>	<b>\$0.00</b>
<i>Double Permit/Renewal Fee Fee</i>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Grand Total</b>	<b>\$222.00</b>	<b>\$203.50</b>

Village of Wheeler Retains **\$18.50**