

ENFORCEMENT

BUILDING INSPECTOR

FIRE/ EMS

ASSESSOR

OLD BUSINESS

QUIT CLAIM DEED NOONEY

EASEMENT KLEINDL PROPERTY

CANADIAN NATIONAL EASEMENT/PERMIT

CBS2 REPORT

PROPERTY 313 W RAILROAD

PAPER SERVICE TO REMOVE PERSONAL PROPERTY GIVEN UNTIL APRIL 1, 2025, SERVED BY DUNN COUNTY SHERIFFS DEPT. 2/15/2025.

POSTING FOR BIDS TO RAISE BUILDING POSTED 2/24/2025 ADVERTISED IN GLENWOOD AND COLFAX PAPER 2 WEEKS WITH BID OPENING APRIL 2, 2025.

REQUESTED AGENDA ITEM BY PROPERTY OWNER.

WAINSCOAT PROGRESS

SIDING PUT OUT REQUEST FOR SEALED BIDS OPENING APRIL 2

NEW BUSINESS

REQUEST BY LARRY ALLEN TO DISCONTINUE 44 FT CHURCH ST RIGHT OF WAY SOUTH OF THE ALLEY

CONSIDERATION OF DISCONTINUING ALLEY WEST OF CHURCH STREET NO ONE BROUGHT FORTH

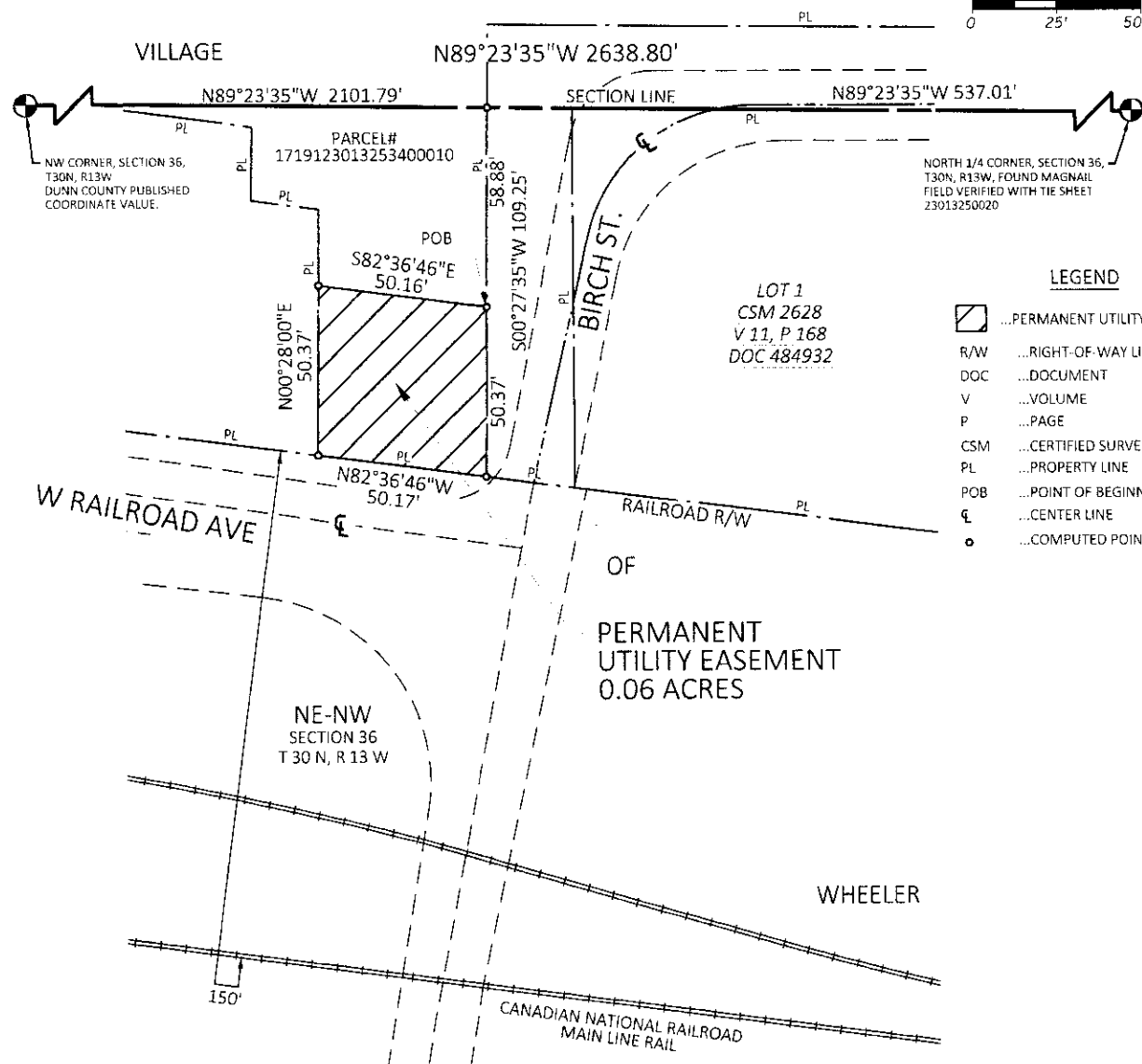
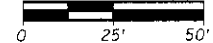
PUBLIC COMMENTS (LIMITED TO 2 MIN OR PRESIDENTS DISCRETION)

CALENDAR OF UPCOMING EVENTS

ADJOURNMENT



SCALE



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
- o ...COMPUTED POINT

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

VILLAGE OF WHEELER

**EXHIBIT
B**

Village of Wheeler
Minutes of Feb 5, 2025
Village Board Meeting

Meeting called to order @6:30 by President Hakanson

Roll Call: President Hakanson Present, Trustee Marten Present, Trustee Milune excused @ Fire Board meeting

Proof of Posting: Clerk Knutson confirmed the meeting was posted at the post office, Village Hall and online.

Recognition of those in attendance: (see sign in sheet) plus Rand Bates Public Works, Don Knutson Clerk,

Presentation by Kelly Owen, Owen Appraisal, presented a 4-year contract for appraisal services. Motion by President Hakanson to approve the 4-year contract with Owen Appraisal services second Trustee Marten /motion carried

Reports

President: Report on progress of projects

Treasurers Report as presented Rob motion to approve Ryan second motion carried

Clerk Report as presented plus 9-1-1 report information about Code Red, Rand explained flood training he went to

Public works: Snow plowing questions pump reset water leak waiting for plumber heater at the well-placed.

Enforcement- been laying low the last month. Rob asked about cars being removed John said he would take care of it.

Building inspector as presented

Ball field as presented

Old Business:

Raze Order 313 Old Laundromat Rob Motion Second by Trustee Marten to Proceed with Razing property at 313 RR Ave motion carried, A order to remove personal property will be served and bids for razing will be advertised.

Ball Field 50-foot-wide swath belonging to Mr. Nooney discovered could cause a problem with location of the well #2 proposed site.

Lift station difficulty with RR easement with Canadian National possible solution move the lift station 77 feet north and negotiate a new easement with the property owner. Motion by President Hakanson second by Trustee Marten to negotiate for plan B.

Property at 210 Main St 3 options do nothing, issue another citation, or Raze order Motion by President Hakanson to start the Raze process 2nd by Trustee Marten Motion carried.

Repairs to the Village Hall are progressing President Hakanson motion to advertise for bids to side the rest of the village Hall Trustee Marten second motion carried

Approval to renew a 1-year contract with the Dunn County Humane Association Motion by President Hakanson second Trustee Marten motion carried

New Business:

Motion to accept a 50 foot strip donation from Patric Nooney next to the baseball field by Trustee Marten second by President Hakanson carried

Building Mission Hope request for a storage unit President Hakanson motion to approve plan as presented with the placement to be discussed upon placement second by trustee Marten carried

Lutheran Church request to move shut off curb stop no action

Motion to Adjourn into closed session to discuss possible negotiation for purchase or easement involving the Village of Wheeler. By President Hakanson Second by Trustee Marten carried adjourned into closed session 7:28

Motion to reconvene into open session by President Hakanson second by trustee Marten carried open session again at 7:39

Motion by president Hakanson to enter negotiations with landowner for easement to place lift station second by trustee Marten motion carried.

Motion to Adjourn President Hakanson 7:42 Second Trustee marten Motion carried. Adjourned

Special Meeting Conditional Use Permit Well

Called to Order by President Hakanson 7 a.m. February 7, 2025

Attendance: President Hakanson Present, Trustee Marten Present, Trustee Milune Present by phone

Other in Attendance Kristi Lentz CBS2, Don Knutson

Proof of posting posted online, at the Village Hall at the post office and printed 2 weeks in the Glen Wood Tribune.

Calling for any public opinion of conditional use permit no one heard

Motion by President Hakanson to approve the conditional use permit Second by Trustee Marten Motion carried.

Briefing on CBS2 on projects by Kristi Lentz no action

Motion to adjourn Trustee Marten second Trustee Milune Adjourned at 7:30

	A	B	C	D	E	F	G
1	Village Meeting Sign In			Date	January 8 2025		
2	Printed Name	Meeting Title	Representing				
3	Leanne Martin		Mission Restoring Hope				2/5/25
4	Green O/Son		Owen Assessing				2/5/25
5	Kelly Owen		trib				2/5/25
6	Mercedes Proffitt						
7	LeAnn Pearson						
8	Sam Williams						
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Special
MTG

2/7 25

VILLAGE OF WHEELER
VILLAGE BOARD MEETING AGENDA
WEDNESDAY FEBRUARY 5, 2025
6:30 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. PROOF OF POSTING
4. RECOGNITION OF THOSE IN ATTENDANCE
 - a. PUBLIC COMMENTS POSSIBLY LIMITED TO MINUTES AT THE DECESSION OF THE BOARD.
5. REPORTS
 - a. PRESIDENTS
 - b. TREASURERS
 - c. CLERK
 - d. PUBLIC WORKS
 - e. ENFORCEMENT
 - f. BUILDING INSPECTOR
 - g. FIRE RESCUE IF AVAILABLE
 - h. RU IF AVAILABLE
 - i. BALL FIELD

SEE MESSAGE FROM BOYCEVILLE
6. OLD BUSINESS
 - a. RAZE ORDER 313 RAILROAD AVE OLD LAUNDROMAT JUDGE WAGNER ORDERED THE BULDING BY RAISED BY SEPTEMBER 30, 2025. PROPERTY OWNER RESPONSIBLE FOR COST OR LIEN APPLIED TO PROPERTY.
 - i. DRAFT OF ORDER TO REMOVE PERSONAL PROPERTY
 - ii. PERMISSION TO PUT OUT FOR BID
 - b. WATER PROJECT
 - i. CHALLENGE 50-FOOT-WIDE SWATH TITLE?
 - ii. SOLUTION MOVE WELL 48 FEET NORTH
 - c. LIFT STATION
 - i. CHALLENGE: RAILROAD NO COMMUNICATION ON EASEMENT
 - ii. SOLUTION: MOVE LIFT STATION 77 FEET NORTHWEST ALL CHALLENGES COULD BE MET ON THE 26TH ALL PROJECTS COULD MOVE FORWARD.
 1. IF LIFT STATION MOVED
 - a. SPECIAL USE MEETING (FEB 26 6:15)
 - b. NEED A CSM FOR EASEMENT

- c. SIGN EASEMENT WITH PROPERT OWNER
- iii. Special CDBG meeting on (Feb 26 6:00) required.
- iv. PROPERTY AT 210 W MAIN
 - 1. A CALL AND PICTURES SENT REQUESTING REPAIRS OR DEMOLITION MAY 2024
 - 2. CITATION ISSUED (HEALTH AND SAFETY HAZARD) DEFAULT JUDGEMENT IN FAVOR OF VILLAGE (250.00) (DID RECEIVE A PHONE CALL FROM NEPHEW WHO SAID THE PROPERTY WAS SOLD IN NOVEMBER, AS OF 1/31/2025 NOT SOLD ACCORDING TO DUNN COUNTY REGISTER OF DEEDS), ALSO HAD A PERSON ASK IN DECEMBER IF THE VILLAGE HAD ANY ORDERS ON THE BUILDING HE WAS THINKING OF BUYING TEARING PART DOWN AND REMODELING THE OTHER PART AGAIN AS OF 1/31/2025 NO RECORD OF SALE.
 - a. OPTIONS FROM THE VILLAGE ATTORNEY:
 - i. DO NOTHING AND SEE IT SELLS.
 - ii. ANOTHER CITATION (\$500.00)
 - iii. RAZE ORDER (START PROCESS)
 - 3. REPAIRS TO THE VILLAGE HALL PROGRESS
 - 4. APPROVAL OF THE DUNN COUNTY HUMANE ASSOCIATION CONTRACT

NEW BUSINESS:

- I. PROPOSAL FROM OWEN ASSESSING
- II. PROPOSAL TO ACCEPT A 50 FOOT DONATION FROM PATRICK NOONEY.
- III. LUTHERAN CHURCH WATER CURBSTOP OFF REQUEST TO MOVE
- IV. REQUEST FROM OPERATION RESTORING HOPE
- V. VILLAGE HALL RENTED 2/15/2025 LOIS AASON

DATES TO REMEMBER: 2/7/2025 7 A.M. (CONDITIONAL USE PERMIT WELL); 2/12/2025 2 P.M. (PUBLIC TEST OF ELECTION MACHINE); 2/18/2025 7 A.M.-8 P.M. (PRIMARY ELECTION); 2/26/25 (6 P.M. CDBG UPDATE, 6:15 CONDITIONAL USE PERMIT LIFT STATION, 6:30 MARCH VILLAGE BOARD MEETING).

ADJOURN INTO CLOSED SESSION IN ACCORDANCE WITH WI S/S 19.85€ DELIBERATING OR NEGOTIATING THE PURCHASE OF EASEMENT OF PUBLIC PROPERTIES, THE INVESTING OF PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION.

MOTION TO CONVENE INTO CLOSED SESSION

MOTION TO RECONVENE INTO OPEN SESSION

Village of Wheeler
Board Meeting Minutes

January 8, 2024

Called to order at 6:30 by President Hakanson

Roll Call: President Hakanson present, Trustee Ryan Present, Trustee Milune present.

Proof of Posting: Clerk Knutson verified meeting was posted on the Village website, Post Office in Wheeler and at the Village Hall.

Recognition of Those in Attendance: Leanette Marten, LeAnn Ralph (Reporter), Mercedes Koenig, John Williams (enforcement officer), Rand Bates (public works), Brian Reilley (Ehlers).

Tabled closed session waiting for Tyler from CBS2.

Reports:

Approval of Decembers Minutes Motion to Approve Trustee Marten, Second President Hakanson, motion carried

Reports:

President: President Hakanson retorted of gunshots around South Hillside and Evergreen the previous weekend and someone was arrested, Meetings with CBS2 and USDA are moving forward. DG Market and Whistle stop appreciated and we will have a welcoming certificate for them.

Treasurer Report as presented

Clerk Report as presented

Public Works: Lift Station pump quit twice in the last month and had to be reset, Wisconsin Rural Water has been in the Village for water leak search- energy audit – mapping -emergency response plan. Explained the mapping will show where all manholes, shut offs and hydrants are. Purchased a new electric well house heater as the LP existing heater had outlived it's lifespan, **Prepared a new policy on frozen water pipes from service to the house Motion to approve new policy President Hakanson, second by Trustee Milune motion carried.**

Enforcement No citations issued,

Fire Department: December 30 was second interview Met last night Josh Pitman new Chief, and Greg Holden hired as administrator

Solid waste report mad money

Ambulance no report

Motion to approve all reports by President Hakanson second by Trustee Milune Motion Carried.

Resolutions presented by Brian Reilly Ehlers Resolution 2500801 Sewerage Revenue Bond \$741,000.00 from Dairy State Bank Motion to pass resolution 2500801 by President Hakanson, second by Trustee Marten. Carried

President Hakanson Aye

Trustee Marten Aye

Trustee Milune Aye

Absent 0

Abstain 0

Ayes 3, Nays 0, Absent 0, Abstain 0.

Resolution presented by Brian Reilly Ehlers Resolution 2500802 Water System Revenue Bond \$648,000.00 from Dairy State Bank. Motion to approve resolution 2500802 by President Hakanson second by Trustee Milune Motion carried

President Hakanson Aye

Trustee Marten Aye

Trustee Milune Aye

Absent 0

Abstain 0

Ayes 3, Nays 0, Absent 0, Abstain 0

Closing on these bonds will be January 22, 2025

Brian Reilly also informed the board the PSC rate study is moving forward with 2025 being the test year and July will be the application.

Motion to end contract/ relationship with Allen Harvey for ordinances maintenance. By Trustee Marten, second by President Hakanson motion carried

Motion to use Bakke Norman Law Office for all Village of Wheeler attorney needs including litigation, ordinance maintenance, and any other legal needs by President Hakanson second Trustee Milune motion carried.

Certificates welcoming DG Market and Whistle Stop Café signed.

Next Months Meeting February 5, 2025

Motion to adjourn by President Hakanson, second by Trustee Ryan Motion Carried Meeting adjourned at 7:30

Attest: Donald R. Knutson Clerk

Village of Wheeler Special Board Meeting

January 23, 2025

9:00

Called to Order by President Hakanson at 8:56

Attendance: President Hakanson present, Trustee Marten present, Trustee Milune present

Others in Attendance: Tyler Hastings CBS2, Don Knutson Clerk

Proof of Posting Clerk Knutson stated meeting was posted on the village Website, at the Post Office and at the village hall.

Motion to adjourn into closed session in accordance with S/S 19.85 (e). Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reason requires a closed session. By President Hakanson, second by Trustee Marten carried adjourned into closed session. At 8:57

Motion to Resume open session by President Hakanson second by Trustee Milune carried meeting again in open session at 9:03

No Public communication resulted from closed session at this time.

Tyler updated projects:

Appraisal is completed on the easement for the lift station on RR property.

The easement is what is delaying the sewer project with the USDA.

He will have to talk to Rand about what he wants for well pump, S.C.A.D.A. system.

Lead times for Prefab concrete buildings is 6 months so the Village may want to consider pre buying/ordering them.

Questioned if the Village wanted a certified survey map for the new well so the entire ball field is not tied up in the 40 year note in the water project.

Motion by President Hakanson second by Trustee Marten to have a CSM to limit the area tied to the 40 yr note to the smallest area possible same goes for the water tower. Motion carried.

Motion to adjourn special meeting by President Hakanson second by Trustee Marten motion carried. Meeting adjourned at 9:21.

Attest: Donald R. Knutson Clerk

Accounts

Assets

<u>CD</u>	<u>INDUSTRIAL SAND CO D</u>	Current balance	Available balance
		\$56,639.93	\$56,639.93
<u>CD</u>	<u>EQUIPMENT REPLACEMENT</u>	Current balance	Available balance
		\$3,263.83	\$3,263.83
<u>CDBG CONSTRUCTION ACCOUNT</u>		Current balance	Available balance
		\$1,000.00	\$1,000.00
<u>CDBG</u>		Current balance	Available balance
		\$0.00	\$0.00
<u>GENERAL ACCOUNT</u>		Current balance	Available balance
		\$221,136.77	\$221,136.77
<u>NEW CONSTRUCTION SEWER UTILITY</u>		Current balance	Available balance
		\$2,815.22	\$2,815.22
<u>NEW CONSTRUCTION WATER UTILITY</u>		Current balance	Available balance
		\$4,588.32	\$4,588.32
<u>SAV</u>	<u>BOND SERIES 2004 REDEM</u>	Current balance	Available balance
		\$2,029.09	\$2,029.09
<u>SAV</u>	<u>WATER RESERVE FOR LOA</u>	Current balance	Available balance
		\$58.34	\$58.34
<u>SAV</u>	<u>EQUIPMENT REPLACEMENT</u>	Current balance	Available balance
		\$1,939.49	\$1,939.49
<u>SAV</u>	<u>MACHINERY EQUIPMENT C</u>	Current balance	Available balance
		\$102.40	\$102.40
<u>SAV</u>	<u>INDUSTRIAL SAND CO I</u>	Current balance	Available balance
		\$62,709.89	\$62,709.89
<u>SAV</u>	<u>WATER RESERVE ACCT 20</u>	Current balance	Available balance
		\$3,790.17	\$3,790.17
<u>WELL LOAN</u>		Current balance	Available balance
		\$8,605.89	\$8,605.89
Total		\$368,679.34	\$368,679.34

Accounts

Liabilities

<u>MUNICIPAL LOAN</u>	Principal balance	Available credit
	\$85,541.05	\$562,458.95
<u>MUNICIPAL LOAN</u>	Principal balance	Available credit
	\$64,856.48	\$676,143.52
Total	\$150,397.53	\$1,238,602.47

GENERAL ACCOUNT -



Search Transactions

Activity: Date range; Start date: Jan 01, 2025; End date: Jan 31, 2025; Type: All

Transactions

Total debits: -53,466.37 (55) Total credits: +138,650.37 (33)

Pending	Posted		Debit	Credit
Date	Description			
				269.02 244,877.60
* Jan 31, 2025	INTEREST			
* Jan 31, 2025	CHECK 31932 <i>Diggers Hot line</i>		3.48	244,608.58
* Jan 31, 2025	EMPLOYE TRUST FU WRS REMIT ..		1,052.84	244,612.06
* Jan 31, 2025	CHECK 31950 <i>Rand Bates</i>		1,535.13	245,664.90
* Jan 31, 2025	CHECK 31949 <i>Rand Bates</i>		64.32	247,200.03
* Jan 31, 2025	COUNTY OF DUNN ACH			41,909.06 247,264.35
* Jan 30, 2025	CHK PURCH SIG Walmart.com Bentonville AR		57.52	205,355.29
* Jan 30, 2025	BANKCARD SETTLEMENT			300.00 205,412.81
* Jan 29, 2025	BANKCARD SETTLEMENT			189.76 205,112.81
* Jan 29, 2025	DEPOSIT			1,894.92 204,923.05
* Jan 28, 2025	CHECK 31929 <i>xcel</i>		2,666.21	203,028.13
* Jan 28, 2025	CHECK 31940 <i>Cintas</i>		71.00	205,694.34
* Jan 28, 2025	VILLAGE OF WHEEL E-CHECK			62.62 205,765.34
* Jan 27, 2025	CHECK 31933 <i>Dunn Cty Treasurer</i>		15,157.38	205,702.72
* Jan 27, 2025	CHECK 31937 <i>Ryan Marter</i>		526.39	220,860.10
* Jan 27, 2025	CHECK 31942 <i>menards</i>		42.97	221,386.49
* Jan 27, 2025	WI DEPT REVENUE TAXPAYMNT		298.05	221,429.46

Date	Description	Debit	Credit	Balance
Jan 27, 2025	CHK REC PAYMENT SPYPOINT PREMIUM VICTORIAVILLE (15.00	221,727.51
Jan 27, 2025	CHK REC PAYMENT SPYPOINT PREMIUM VICTORIAVILLE		15.00	221,742.51
Jan 27, 2025	VISA ISA FEE SPYPOINT PREMIUM VICTORIAVILLE	0.15		221,757.51
Jan 27, 2025	VISA ISA FEE SPYPOINT PREMIUM VICTORIAVILLE	0.15		221,757.66
Jan 27, 2025	CHECK 31943 Rand Bates	25.30		221,757.81
Jan 27, 2025	BANKCARD SETTLEMENT			221,783.11
Jan 27, 2025	BANKCARD SETTLEMENT			221,800.00
Jan 24, 2025	CHECK 31931 CVTR	2,116.95		221,040.16
Jan 24, 2025	CHECK 31941 24/7	24.95		223,157.11
Jan 24, 2025	COUNTY OF DUNN ACH			223,182.06
Jan 24, 2025	BANKCARD SETTLEMENT			320.79
Jan 24, 2025	VILLAGE OF WHEEL E-CHECK			209,977.71
Jan 23, 2025	BANKCARD SETTLEMENT			175.25
Jan 23, 2025	DEPOSIT			209,656.92
Jan 23, 2025	DEPOSIT			209,310.48
Jan 22, 2025	CHECK 31936 Donald Knutson	2,729.91		206,207.92
Jan 22, 2025	CHECK 31938 Lillian Milone	706.48		205,312.52
Jan 22, 2025	CHK REC PAYMENT Spectrum Mobile	41.99		208,748.91
Jan 22, 2025	CHK PURCH SIG Walmart.com	23.01		208,790.90

Jan 21, 2025	CHK REC PAYMENT DIAMONDMAPS.COM DIAMONDMAPS.C IN	14.00	208,539.72
Jan 21, 2025	CHK PURCH SIG IN *ONE SOURCE I	126.74	208,553.72
Jan 21, 2025	I CHK PURCH SIG USPS.COM CLICKNS	28.20	208,680.46
Jan 21, 2025	CHECK 31928 <i>village of wheeler</i>	126.28	208,708.66
Jan 21, 2025	Miscellaneous Debit	1,000.00	208,834.94
Jan 21, 2025	BANKCARD SETTLEMENT	505.86	209,834.94
Jan 21, 2025	BANKCARD SETTLEMENT	129.04	209,329.08
Jan 21, 2025	VILLAGE OF WHEEL E-CHECK	90.84	209,200.04
Jan 21, 2025	DEPOSIT	2,814.23	209,109.20
Jan 21, 2025	DEPOSIT	617.85	206,294.97
Jan 17, 2025	CHECK 31935 <i>Robert Hakanson</i>	1,319.48	205,677.12
Jan 17, 2025	I CHK REC PAYMENT Spectrum	134.98	206,996.60
Jan 17, 2025	CHK REC PAYMENT Spectrum	125.88	207,131.58
Jan 17, 2025	COUNTY OF DUNN ACH	11,569.77	207,257.46
Jan 17, 2025	BANKCARD SETTLEMENT	151.34	195,687.69
Jan 16, 2025	CHECK 31921 <i>melstrom Insp</i>	100.00	195,536.35
Jan 16, 2025	CHECK 31919 <i>craemer consulting</i>	90.00	195,636.35
Jan 16, 2025	CHECK 31934 <i>Rand Bates</i>	1,371.17	195,726.35
Jan 15, 2025	CHECK 31927 <i>AKS</i>	3,500.00	197,097.52
Jan 15, 2025	BANKCARD SETTLEMENT	230.00	200,597.52
Jan 14, 2025	CHECK 31924 <i>Dodger state elec</i>	322.36	200,367.52
Jan 14, 2025	CHECK 31768 <i>Amanda Rother</i>	50.00	200,689.88

Jan 14, 2025	COUNTY OF DUNN ACH		17,356.89	200,739.88
Jan 14, 2025	BANKCARD SETTLEMENT		123.72	183,382.99
Jan 13, 2025	<u>CHECK 31925</u> <i>Dakota supply</i>	519.77		183,259.27
Jan 13, 2025	<u>CHECK 31926</u> <i>CTL</i>	476.00		183,779.04
Jan 13, 2025	<u>CHECK 31920</u> <i>Dunn Cty Hwy</i>	266.18		184,255.04
Jan 13, 2025	COUNTY OF DUNN ACH		36,094.72	184,521.22
Jan 13, 2025	BANKCARD SETTLEMENT		165.78	148,426.50
Jan 10, 2025	<u>CHECK 31923</u> <i>We energy</i>	262.09		148,260.72
Jan 10, 2025	VILLAGE OF WHEEL E-CHECK		275.00	148,522.81
Jan 09, 2025	<u>CHECK 31918</u> <i>CLA</i>	2,992.50		148,247.81
Jan 09, 2025	<u>CHECK 31917</u> <i>Logglett Heating</i>	450.00		151,240.31
Jan 09, 2025	<u>CHECK 31922</u> <i>menards</i>	376.98		151,690.31
Jan 09, 2025	<u>CHECK 31916</u> <i>CINTAS</i>	73.85		152,067.29
Jan 09, 2025	CHK PURCH PIN DOLLAR GENERAL # WHEELER WI	20.57		152,141.14
Jan 08, 2025	BANKCARD SETTLEMENT		121.69	152,161.71
Jan 08, 2025	<u>DEPOSIT</u>		1,842.32	152,040.02
Jan 07, 2025	<u>CHECK 31912</u> <i>Dunn Cty Humane Ass</i>	174.42		150,197.70
Jan 07, 2025	<u>CHECK 31913</u> <i>Larry Allen</i>	50.00		150,372.12
Jan 07, 2025	WI PS ACH State of Wisconsin RMR*IV*VE Audit		98.65	150,422.12
Jan 06, 2025	<u>CHECK 31910</u> <i>century link</i>	14.35		150,323.47
Jan 06, 2025	IRS USATAXPYMT	6,246.17		150,337.82
Jan 06, 2025	<u>CHECK 31915</u> <i>Ronald Knutson</i>	1,354.11		156,583.99
Jan 06, 2025	WI PS ACH State of Wisconsin		2,700.61	157,938.10
Jan 06, 2025	BANKCARD SETTLEMENT		250.00	155,237.49

1	Jan 03, 2025	<u>CHECK 31914</u>	Rand Bates	1,410.86	154,987.49
2	Jan 02, 2025	SEMIANNUAL TRANSFER TO BOND SERIES 2004 REDEMPTION SAVINGS		3,000.00	156,398.35
	Jan 02, 2025	<u>CHECK 31911</u>	Dunn city clerk	165.00	159,398.35
4	Jan 02, 2025	<u>CHECK 31878</u>	Craxmer Consulting	90.00	159,563.35
7	Jan 02, 2025	<u>CHECK 31909</u>	Village of Colfax	40.25	159,653.35

GENERAL ACCOUNT –

Account Information

Balance

Previous day transactions (-\$23,897.74 / +\$156.91)	- \$23,740.83
Current balance	\$221,136.77
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$0.00
Available balance	\$221,136.77
Line of credit	\$0.00
Total funds available	\$221,136.77

Activity

Last deposit (Feb 03, 2025)	\$156.91
Last check (Feb 03, 2025)	\$21,489.59

Interest

Current interest rate	1.70%
Current accrued interest	\$33.11
Last interest payment (Jan 31, 2025)	\$269.02
Interest paid 2025	\$269.02
Interest paid 2024	\$3,496.60

CD , WI INDUSTRIAL SAND CO DONATION -

Account Information

Balance	\$56,639.93
Current balance	2.75%
Interest rate	18 months
Term	Apr 10, 2025
Maturity date	2
Months to maturity	
Interest	\$499.28
Current accrued interest	This account
Pay interest to	\$776.67
Next interest payment (Apr 09, 2025)	\$56,371.08
Redemption amount	\$768.13
Forfeiture amount	Automatically renewable
Renewal terms	

CD . . . EQUIPMENT REPLACEMENT FUND --

Account Information

Balance

Current balance	\$3,263.83
Interest rate	3.70%
Term	12 months
Maturity date	Jan 15, 2026
Months to maturity	11

Interest

Current accrued interest	\$6.62
Pay interest to	This account
Next interest payment (Jan 14, 2026)	\$120.76
Redemption amount	\$3,210.90
Forfeiture amount	\$59.55
Renewal terms	Automatically renewable

CDBG CONSTRUCTION ACCOUNT

Account Information

Balance	\$0.00
Previous day transactions (-\$0.00 / +\$0.00)	\$1,000.00
Current balance	\$0.00
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$1,000.00
Available balance	\$0.00
Line of credit	\$1,000.00
Total funds available	
Activity	\$1,000.00
Last deposit (Jan 21, 2025)	\$0.00
Last check	
Interest	\$0.00
Last interest payment	

NEW CONSTRUCTION SEWER UTILITY

Account Information

Balance

Previous day transactions (-\$0.00 / +\$0.00)	\$0.00
Current balance	\$2,815.22
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$0.00
Available balance	\$2,815.22
Line of credit	\$0.00
Total funds available	\$2,815.22

Activity

Last deposit (Dec 27, 2024)	\$2,000.00
Last check (Jan 03, 2025)	\$15,685.29

Interest

Last interest payment	\$0.39
-----------------------	--------

NEW CONSTRUCTION SEWER UTILITY

Search Transactions

Activity: Date range; Start date: Jan 01, 2025; End date: Jan 31, 2025; Type: All

Transactions

Pending	Posted		Total debits: -17,185.29 (2)	Total credits: +0.00 (0)
Date		Description	Debit	Credit
Jan 03, 2025		CHECK 1001 CBS ₂	15,685.29	2,815.22
Jan 03, 2025		CHECK 1002 CBS ₂	1,500.00	18,500.51

NEW CONSTRUCTION WATER UTILITY



Account Information

Balance

Previous day transactions (-\$0.00 / +\$0.00)	\$0.00
Current balance	\$4,588.32
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$0.00
Available balance	\$4,588.32
Line of credit	\$0.00
Total funds available	\$4,588.32

Activity

Last deposit (Dec 26, 2024)	\$17,000.00
Last check (Jan 03, 2025)	\$12,592.18

Interest

Last interest payment	\$0.37
-----------------------	--------

NEW CONSTRUCTION WATER UTILITY

Search Transactions

Activity: Date range; Start date: Jan 01, 2025; End date: Jan 31, 2025; Type: All

Transactions

Pending Posted

Total debits: -13,412.17 (2)

Total credits: +0.00 (0)

Date ▼	Description ↕	Debit ↕	Credit ↕
Jan 03, 2025	CHECK 1001 CBS ₂	12,592.18	4,588.32
Jan 03, 2025	CHECK 1002 PSC	819.99	17,180.50

SAV

BOND SERIES 2004 REDEMPTION

Account Information

Balance

Previous day transactions (-\$0.00 / +\$0.00)	\$0.00
Current balance	\$2,029.09
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$0.00
Available balance	\$2,029.09

Activity

Last deposit (Jan 02, 2025)	\$3,000.00
Last withdrawal (Jan 14, 2025)	\$2,873.00

Interest

Current interest rate	0.35%
Current accrued interest	\$0.06
Last interest payment (Jan 31, 2025)	\$0.93
Interest paid 2025	\$0.93
Interest paid 2024	\$7.23

SAV

WATER RESERVE FOR LOAN

Account Information

Balance	\$0.00
Previous day transactions (-\$0.00 / +\$0.00)	\$58.34
Current balance	\$0.00
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$58.34
Available balance	
Activity	\$1,000.00
Last deposit (Jul 16, 2010)	\$12,282.50
Last withdrawal (Jul 16, 2010)	
Interest	0.35%
Current interest rate	\$0.00
Current accrued interest	\$0.02
Last interest payment (Jan 31, 2025)	\$0.02
Interest paid 2025	\$0.24
Interest paid 2024	

SAV

QUIPMENT REPLACEMENT FUND -

Account Information

Balance

Previous day transactions (-\$0.00 / +\$0.00)	\$0.00
Current balance	\$1,939.49
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$0.00
Available balance	\$1,939.49

Activity

Last deposit (Nov 09, 2011)	\$1.00
Last withdrawal (Nov 02, 2010)	\$0.01

Interest

Current interest rate	0.35%
Current accrued interest	\$0.06
Last interest payment (Jan 31, 2025)	\$0.58
Interest paid 2025	\$0.58
Interest paid 2024	\$6.84

SAV MACHINERY EQUIPMENT OUTLAY -

Account Information

Balance	\$0.00
Previous day transactions (-\$0.00 / +\$0.00)	\$102.40
Current balance	\$0.00
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$102.40
Available balance	
Activity	\$1,600.00
Last deposit (Nov 20, 2006)	\$0.01
Last withdrawal (Mar 17, 2011)	
Interest	0.35%
Current interest rate	\$0.00
Current accrued interest	\$0.03
Last interest payment (Jan 31, 2025)	\$0.03
Interest paid 2025	\$0.36
Interest paid 2024	

SAV ; WI INDUSTRIAL SAND CO DONATION - - -

Account Information

Balance

Previous day transactions (-\$0.00 / +\$0.00)	\$0.00
Current balance	\$62,709.89
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$0.00
Available balance	\$62,709.89

Activity

Last deposit (Feb 02, 2021)	\$6,499.92
Last withdrawal (Jul 24, 2019)	\$20,000.00

Interest

Current interest rate	0.35%
Current accrued interest	\$1.80
Last interest payment (Jan 31, 2025)	\$18.64
Interest paid 2025	\$18.64
Interest paid 2024	\$220.80

SAV

WATER RESERVE ACCT 2004 -

Account Information

Balance	\$0.00
Previous day transactions (-\$0.00 / +\$0.00)	\$3,790.17
Current balance	\$0.00
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$3,790.17
Available balance	
Activity	\$0.01
Last deposit (Aug 07, 2013)	\$0.01
Last withdrawal (Aug 07, 2013)	
Interest	0.35%
Current interest rate	\$0.11
Current accrued interest	\$1.13
Last interest payment (Jan 31, 2025)	\$1.13
Interest paid 2025	\$13.35
Interest paid 2024	

WELL LOAN –

Account Information

Balance

Previous day transactions (-\$0.00 / +\$0.00)	\$0.00
Current balance	\$8,605.89
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$0.00
Available balance	\$8,605.89
Line of credit	\$0.00
Total funds available	\$8,605.89

Activity

Last deposit (Feb 22, 2024)	\$150,000.00
Last check (Jan 22, 2025)	\$32,252.77

Interest

Current interest rate	0.10%
Current accrued interest	\$0.07
Last interest payment (Jan 31, 2025)	\$61.01
Interest paid 2025	\$61.01
Interest paid 2024	\$1,637.05

MUNICIPAL LOAN

Account Information

Payment	\$0.00
Current payment due (Dec 01, 2025)	\$0.00
Last payment	\$0.00
Next payment	
Balance	\$85,541.05
Principal balance	\$155.39
Interest (at 5.45%)	\$0.00
Late charge	\$0.00
Fees	\$0.00
Insurance	\$85,696.44
Estimated net payoff	
History	\$562,458.95
Available credit	\$648,000.00
Maximum credit	\$85,541.05
Last advance (at Jan 22, 2025)	\$85,541.05
Loan to date advances	Jan 22, 2025
Date last zero balance	Jan 22, 2025
Original note	Dec 01, 2026
Maturity (21 months)	MUNICIPAL
Collateral	
Interest	\$12.95
One day's interest	\$0.00
Interest paid 2025	\$0.00
Interest paid 2024	

MUNICIPAL LOAN

Account Information

Payment

Current payment due (Dec 01, 2025)	\$0.00
Last payment	\$0.00
Next payment	\$0.00

Balance

Principal balance	\$64,856.48
Interest (at 5.45%)	\$117.82
Late charge	\$0.00
Fees	\$0.00
Insurance	\$0.00
Estimated net payoff	\$64,974.30

History

Available credit	\$676,143.52
Maximum credit	\$741,000.00
Last advance (at Jan 22, 2025)	\$64,856.48
Loan to date advances	\$64,856.48
Date last zero balance	Jan 22, 2025
Original note	Jan 22, 2025
Maturity (21 months)	Dec 01, 2026
Collateral	MUNICIPAL

Interest

One day's interest	\$9.82
Interest paid 2025	\$0.00
Interest paid 2024	\$0.00

DATE SIGNED: January 29, 2025

Electronically signed by Luke M. Wagner
Circuit Court Judge

STATE OF WISCONSIN CIRCUIT COURT DUNN COUNTY

VILLAGE OF WHEELER,

Plaintiff,

ORDER

v.

Case No. 24 CV 180

WAYNE RAMBO,

Defendant.

This matter came before Honorable Luke M. Wagner on January 29, 2025, for a hearing and Decision on Plaintiff's Motion for Summary Judgment. Attorney Timothy J. O'Brien, of Bakke Norman, S.C. appeared in person on behalf of the Village of Wheeler. Defendant Wayne Rambo appeared in person, and his grandson Arthur Morrisette appeared with him by leave of the Court. The Court has reviewed all submissions by each party, listened to the oral arguments, and reviewed Dunn County Case No. 2000 CV 3, a prior case involving the same parties and real property. Based on the pleadings and supporting documents on file, and for the reasons stated on the record, the Court enters the following Findings and Order:

1. The Village of Wheeler followed the statutory procedure for issuance of a Raze Order as defined in Wis. Stat. § 66.0413(1)(h).

2. Defendant failed to meet the statutorily mandated 30 day deadline to either correct the issues identified in Plaintiff's Order to Raze or to apply to the Circuit Court for an order restraining the Village of Wheeler Building Inspector or other designated officer from pursuing a Raze Order.
3. There is no factual dispute, no competing inferences arise from the undisputed facts, and the law relating to the issues is clear. Therefore, Plaintiff has met its burden and Summary Judgment is granted in Plaintiff's favor.
4. Plaintiff is granted the authority to raze the buildings located at 313 W. Railroad Avenue, Wheeler, WI 54772, Parcel Number 1719123013253400001 ("Rambo Property").
5. Plaintiff shall have until September 30, 2025 to enforce the Raze Order and raze the Rambo Property.
6. In accordance with Wisconsin Statutes, the cost of razing the Rambo Property may be charged against the Rambo Property, and if that cost is so charged, it is a lien upon the real estate and may be assessed and collected as a special charge unless paid earlier by Defendant.
7. The Clerk of Court is directed to enter Judgment accordingly.
8. No costs shall be awarded to either party.

THIS IS A FINAL ORDER FOR THE PURPOSES OF APPEAL

Hope this helps.

Rachel Wells

Land Information Officer

3001 US Highway 12 East, Suite 201

Menomonie, WI 54751

tel: 715.231.6514 | Group tel: 715.231.6545

Book time to meet with me



From: Neil Bowe <nbowe@cbsquaredinc.com>

Sent: Thursday, January 23, 2025 9:34 AM

To: Brittany Rickey <brickey@co.dunn.wi.us>

Cc: LIS <lis@co.dunn.wi.us>

Subject: Village of Wheeler - Possible Gap

Hi Brittany,

I've attached several documents regarding the Village parcel. See image below.

Thanks,

Neil Bowe, PLS (WI, MN)

CBS Squared, Inc.

770 Technology Way Suite 1A

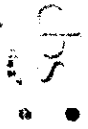
Chippewa Falls, WI 54729

nbowe@cbsquaredinc.com

715.955.4750(o)

715.563.7928(c)

cbsquaredinc.com





SHALLOE DR

VILLAGE of Wheeler

31527 432

320481 NEVERGREEN DR

0.61 GAP

5107M ST E

TOWN RD SW

S-1674(910)

28

25

From: "Rachel M. Wells" <rwells@dunncountywi.gov>
Subject: Re: Village of Wheeler - Possible Gap
Date: Mon, February 3, 2025 12:57 pm
To: "Neil Bowe" <nbowe@cbssquaredinc.com>
Cc: "LIS" <lis@co.dunn.wi.us>, "Brittany Rickey" <brickey@co.dunn.wi.us>, "Clerk/Treasurer - Village of Wheeler" <office@vi.wheeler.wi.gov>

Hi Neil,

Don from the Village had connected with us about this potential gap the day before you spoke with Brittany.

We conducted a search of documents recorded in the Register of Deeds Office and concur that there appears to be a gap in this area. Property number 1719123013362400007 is actually comprised of two conveyance documents: 315527 (ball field) and 320481 (ROW for N Evergreen Dr).

It appears the title in this gap area is still held by Patrick J Nooney per document 311201. Below is a sketch of the area.

It is unclear if this gap is intentional or not (assuming not), but in any case, it does not appear to be captured within the assessment roll. I should note that Lee Villeneuve did much of the surveying in this area for the Nooneys. Lee has since retired from surveying, but he may be able to provide some context, or have a way to get in touch with Mr. Nooney. This is the last phone number we had on file for Lee's business: (715) 556-7186. A quick search of the assessment system did not uncover an property listed in Mr. Nooney's name.

adjacent to the municipal hall. These mockups illustrate how the building will complement the existing space while maintaining the aesthetic appeal of the property.

We are currently in the process of writing a grant to help fund the purchase of this storage building. However, in order to move forward with the application, we need approval from the Village Board to place the building on the property.

The proposed locations have been carefully selected to ensure minimal disruption to the use of the municipal hall and surrounding areas, while offering convenient access for our operations. Please see the images below for reference.

Proposed site off corner of existing building at an angle with front on edge of parking lot



Or along side the end of the building with the door off the end off the sidewalk



We are excited about the possibility of working with the village to enhance our ability to serve the community while respecting the shared space we occupy. Thank you for considering our proposal, and we are happy to discuss this further or provide additional details if needed.

Storage Proposal for Mission Restoring Hope 2025

Dear Members of the Wheeler Village Board,

January 20, 2025

First, we want to express our sincere gratitude for the opportunity to share space with you in the Wheeler Municipal Hall. This location has been an incredible blessing for Mission Restoring Hope, and we are committed to maintaining a positive and collaborative relationship with you for the long term.

As we continue to grow and serve the community, one challenge we face is a lack of sufficient storage space for our donations and seasonal items. To address this, we kindly request permission to place a portable storage building on the property, adjacent to the municipal hall.

We propose a 12x24 portable building with double doors at the front and no windows, ensuring it is secure and functional. Our team will ensure that the structure blends well with the aesthetic of the municipal property, as we understand the importance of maintaining the site's visual appeal.

Mission Restoring Hope will take full responsibility for the storage building, including:

- Routine maintenance and any potential repairs.
- Securing the building with locks when not in use.
- Removing the building if it no longer meets our needs or if we relocate, and restoring the area to its original condition, including reseeded the grass as needed.

Proposed Placement of Storage Building

To provide a clear idea of how the portable storage building would fit within the property, we've created a mockup showing its potential placement in two different areas

Accounts

Assets

<u>CD XX215 WI INDUSTRIAL SAND CO D</u>	Current balance	Available balance
	\$56,639.93	\$56,639.93
<u>CD XX688 EQUIPMENT REPLACEMENT</u>	Current balance	Available balance
	\$3,263.83	\$3,263.83
<u>CDBG CONSTRUCTION ACCOUNT XXC</u>	Current balance	Available balance
	\$1,000.00	\$1,000.00
<u>CDBG</u>	Current balance	Available balance
	\$0.00	\$0.00
<u>GENERAL ACCOUNT</u>	Current balance	Available balance
	\$214,840.34	\$214,707.54
<u>NEW CONSTRUCTION SEWER UTILITY</u>	Current balance	Available balance
	\$11,421.11	\$11,421.11
<u>NEW CONSTRUCTION WATER UTILITY</u>	Current balance	Available balance
	\$4,588.32	\$4,588.32
<u>SAV</u> <u>BOND SERIES 2004 REDEMPTION</u>	Current balance	Available balance
	\$2,029.09	\$2,029.09
<u>SAV</u> <u>WATER RESERVE FOR LOSS</u>	Current balance	Available balance
	\$58.34	\$58.34
<u>SAV</u> <u>EQUIPMENT REPLACEMENT</u>	Current balance	Available balance
	\$1,939.49	\$1,939.49
<u>SAV</u> <u>MACHINERY EQUIPMENT COST</u>	Current balance	Available balance
	\$102.40	\$102.40
<u>SAV</u> <u>WI INDUSTRIAL SAND CO I</u>	Current balance	Available balance
	\$62,709.89	\$62,709.89
<u>SAV</u> <u>WATER RESERVE ACCT 20</u>	Current balance	Available balance
	\$3,790.17	\$3,790.17
Total	\$362,382.91	\$362,250.11

CD XX215 WI INDUSTRIAL SAND CO DONATION –



Account Information

Balance

Current balance	\$56,639.93
Interest rate	2.75%
Term	18 months
Maturity date	Apr 10, 2025
Months to maturity	1

Interest

Current accrued interest	\$593.17
Pay interest to	This account
Next interest payment (Apr 09, 2025)	\$776.67
Redemption amount	\$56,464.97
Forfeiture amount	\$768.13
Renewal terms	Automatically renewable

CD XX688 EQUIPMENT REPLACEMENT FUND –

Account Information

Balance

Current balance	\$3,263.83
Interest rate	3.70%
Term	12 months
Maturity date	Jan 15, 2026
Months to maturity	10

Interest

Current accrued interest	\$13.90
Pay interest to	This account
Next interest payment (Jan 14, 2026)	\$120.76
Redemption amount	\$3,218.18
Forfeiture amount	\$59.55
Renewal terms	Automatically renewable

GENERAL ACCOUNT –

Search Transactions

Activity: Date range; **Start date:** Feb 01, 2025; **End date:** Feb 26, 2025; **Type:** All

Transactions

Pending Posted

Total debits: -56,019.04 (41) Total credits: +25,848.98 (21)

Date ▼	Description ↕	Debit ↕	Credit ↕	Balance
Feb 26, 2025	CHECK 31978 <i>Larry Allen</i>	180.00		214,707.54
Feb 26, 2025	CHECK 31980 <i>Rob Hakanson</i>	619.92		214,887.54
Feb 26, 2025	CHECK 31977 <i>Command Central</i>	43.65		215,507.46
Feb 26, 2025	BANKCARD SETTLEMENT 628020000846819		710.77	215,551.11
● Feb 25, 2025	<u>CHECK 31955</u> <i>centurylink</i>	11,208.75		214,840.34
● Feb 25, 2025	<u>CHECK 31971</u> <i>Badger State elec</i>	640.00		226,049.09
● Feb 25, 2025	<u>CHECK 31975</u> <i>BridgeStop</i>	30.85		226,689.09
● Feb 25, 2025	XX9831 CHK REC PAYMENT SPYPOINT PREMIUM VICTORIAVILLE QC W3GTVRF0 055257	15.00		226,719.94
● Feb 25, 2025	XX9831 CHK REC PAYMENT SPYPOINT PREMIUM VICTORIAVILLE QC W3GTVRF0 052124	15.00		226,734.94
● Feb 25, 2025	VISA ISA FEE SPYPOINT PREMIUM VICTORIAVILLE QC W3GTVRF0 055257	0.15		226,749.94
● Feb 25, 2025	VISA ISA FEE SPYPOINT PREMIUM VICTORIAVILLE QC W3GTVRF0 052124	0.15		226,750.09
● Feb 25, 2025	VILLAGE OF WHEEL E-CHECK 000000011092860		120.83	226,750.24
● Feb 24, 2025	XX9831 CHK REC PAYMENT Spectrum Mobile 855-707-7328 MO 00000000 017319	42.00		226,629.41
● Feb 24, 2025	BANKCARD SETTLEMENT 628020000846819		482.02	226,671.41
● Feb 24, 2025	BANKCARD SETTLEMENT 628020000846819		425.21	226,189.39

● Feb 21, 2025	<u>CHECK 31945</u> BFD	8,838.10	225,764.18
● Feb 21, 2025	<u>CHECK 31963</u> Tribune press	352.00	234,602.28
● Feb 21, 2025	<u>CHECK 31939</u> Dunn eTy Humane	169.81	234,954.28
● Feb 21, 2025	<u>CHECK 31973</u> Rob Hakanson	95.56	235,124.09
● Feb 21, 2025	<u>CHECK 31972</u> Rand Bates	58.42	235,219.65
● Feb 21, 2025	<u>CHECK 31969</u> Dunn Sheriff	45.00	235,278.07
● Feb 20, 2025	BANKCARD SETTLEMENT 628020000846819	270.49	235,323.07
● Feb 20, 2025	<u>DEPOSIT</u>	2,952.51	235,052.58
● Feb 20, 2025	<u>DEPOSIT</u>	1,027.62	232,100.07
● Feb 19, 2025	<u>CHECK 31965</u> CTL	523.00	231,072.45
● Feb 18, 2025	<u>CHECK 31959</u> Badgerland Printing	160.16	231,595.45
● Feb 18, 2025	<u>CHECK 31956</u> CLA	14.35	231,755.61
● Feb 18, 2025	XX9831 CHK REC PAYMENT Spectrum 855-707-7328 MO 00000000 049046	134.98	231,769.96
● Feb 18, 2025	XX9831 CHK REC PAYMENT Spectrum 855-707-7328 MO 00000000 066156	125.88	231,904.94
● Feb 18, 2025	XX9831 CHK REC PAYMENT DIAMONDMAPS.COM DIAMONDMAPS.C IN QUDMML68 092654	14.00	232,030.82
● Feb 18, 2025	XX9831 CHK PURCH SIG IN *ONE SOURCE I 715-8380986 WI 00000000 028338	98.77	232,044.82
● Feb 18, 2025	XX9831 CHK PURCH SIG USPS.COM CLICKNS 800-344-7779 DC 24359430 059430	4.08	232,143.59
● Feb 18, 2025	<u>CHECK 31968</u> Don Knutson	1,768.81	232,147.67
● Feb 18, 2025	<u>CHECK 31962</u> Rand Bates	116.04	233,916.48
● Feb 18, 2025	BANKCARD SETTLEMENT 628020000846819	266.77	234,032.52
● Feb 18, 2025	BANKCARD SETTLEMENT 628020000846819	195.33	233,765.75
● Feb 18, 2025	BANKCARD SETTLEMENT 628020000846819	73.98	233,570.42
● Feb 14, 2025	<u>CHECK 31967</u> Rand Bates	1,412.16	233,496.44

● Feb 13, 2025	BANKCARD SETTLEMENT 628020000846819	172.15	234,908.60
● Feb 13, 2025	VILLAGE OF WHEEL E-CHECK 000000010980598	64.27	234,736.45
● Feb 12, 2025	WI DEPT REVENUE TAXPAYMNT XXXXXX0272	552.65	234,672.18
● Feb 12, 2025	BANKCARD SETTLEMENT 628020000846819	50.00	235,224.83
● Feb 11, 2025	XX9831 CHK PURCH SIG USPS.COM CLICKNS 800-344-7779 DC 63306705 006705	17.42	235,174.83
● Feb 11, 2025	XX9831 CHK PURCH SIG USPS.COM CLICKNS 800-344-7779 DC 63306697 006697	8.70	235,192.25
● Feb 11, 2025	<u>CHECK 31957</u> <i>Vil wheeler</i>	66.14	235,200.95
● Feb 11, 2025	<u>DEPOSIT</u>	3,653.25	235,267.09
● Feb 11, 2025	<u>DEPOSIT</u>	431.91	231,613.84
● Feb 10, 2025	<u>CHECK 31960</u> <i>Owen Assessing</i>	4,026.00	231,181.93
● Feb 10, 2025	<u>CHECK 31954</u> <i>We energy</i>	353.84	235,207.93
● Feb 10, 2025	BANKCARD SETTLEMENT 628020000846819	314.17	235,561.77
● Feb 10, 2025	BANKCARD SETTLEMENT 628020000846819	150.00	235,247.60
● Feb 07, 2025	<u>CHECK 31952</u> <i>John williams</i>	149.15	235,097.60
● Feb 07, 2025	COUNTY OF DUNN ACH	13,648.85	235,246.75
● Feb 06, 2025	<u>CHECK 31948</u> <i>Racon</i>	149.41	221,597.90
● Feb 06, 2025	<u>CHECK 31946</u> <i>Diggers Hotline</i>	71.40	221,747.31
● Feb 06, 2025	BANKCARD SETTLEMENT 628020000846819	474.72	221,818.71
● Feb 05, 2025	BANKCARD SETTLEMENT 628020000846819	207.22	221,343.99
● Feb 03, 2025	<u>CHECK 31930</u> <i>Boy School</i>	21,489.59	221,136.77
● Feb 03, 2025	<u>CHECK 31944</u> <i>Oakota supply</i>	774.77	242,626.36
● Feb 03, 2025	XX9831 CHK PURCH SIG USPS PO 56889008 WHEELER WI 21565724 065724	219.00	243,401.13
● Feb 03, 2025	<u>CHECK 31953</u> <i>Don Knutson</i>	1,414.38	243,620.13
● Feb 03, 2025	BANKCARD SETTLEMENT 628020000846819	156.91	245,034.51

NEW CONSTRUCTION SEWER UTILITY

Search Transactions

Activity: Date range; Start date: Feb 01, 2025; End date: Feb 26, 2025; Type: All

Transactions

Pending Posted

Total debits: -0.00 (0) Total credits: +8,605.89 (1)

Date ▼	Description ◇	Debit ◇	Credit ◇	Balance
● Feb 10, 2025	TRANSFER LOAN TO SEWER ACCOUNT		8,605.89	11,421.11

NEW CONSTRUCTION WATER UTILITY -----

Search Transactions

Activity: Date range; **Start date:** Feb 01, 2025; **End date:** Feb 26, 2025; **Type:** All

Transactions

Pending Posted

Total debits: -0.00 (0)

Total credits: +0.00 (0)

Date ▼

Description ◇

Debit ◇

Credit ◇

Balance

There are no transactions for this account.

SAV XX069 BOND SERIES 2004 REDEMPTION -

Search Transactions

Activity: Date range; **Start date:** Feb 01, 2025; **End date:** Feb 26, 2025; **Type:** All

Transactions

Pending Posted

Total debits: -0.00 (0) Total credits: +0.00 (0)

Date ▼

Description ↕

Debit ↕

Credit ↕

02/27/25

There are no transactions for this account.

SAV XX096 WATER RESERVE FOR LOAN

Search Transactions

Activity: Date range; **Start date:** Feb 01, 2025; **End date:** Feb 26, 2025; **Type:** All

Transactions

Pending Posted

Total debits: -0.00 (0) Total credits: +0.00 (0)

Date ▼

Description ⚡

Debit ⚡

Credit ⚡

Balance

There are no transactions for this account.

SAV XX863 EQUIPMENT REPLACEMENT FUND –

Search Transactions

Activity: Date range; **Start date:** Feb 01, 2025; **End date:** Feb 26, 2025; **Type:** All

Transactions

Pending Posted

Total debits: -0.00 (0)

Total credits: +0.00 (0)

Date ▼

Description ⚡

Debit ⚡

Credit ⚡

Balance

There are no transactions for this account.

SAV XX863 MACHINERY EQUIPMENT OUTLAY -

Search Transactions

Activity: Date range; Start date: Feb 01, 2025; End date: Feb 26, 2025; Type: All

Transactions

Pending Posted

Total debits: -0.00 (0) Total credits: +0.00 (0)

Date ▼

Description ↕

Debit ↕

Credit ↕

Balance

There are no transactions for this account.

SAV XX988 WI INDUSTRIAL SAND CO DONATION -

Search Transactions

Activity: Date range; **Start date:** Feb 01, 2025; **End date:** Feb 26, 2025; **Type:** All

Transactions

Pending Posted

Total debits: -0.00 (0)

Total credits: +0.00 (0)

Date ▼

Description ↕

Debit ↕

Credit ↕

Balance

There are no transactions for this account.

SAV XX999 WATER RESERVE ACCT 2004 –

Search Transactions

Activity: Date range; **Start date:** Feb 01, 2025; **End date:** Feb 26, 2025; **Type:** All

Transactions

Pending Posted

Total debits: -0.00 (0) Total credits: +0.00 (0)

Date ▼

Description ↕

Debit ↕

Credit ↕

Balance

There are no transactions for this account.

Accounts

Liabilities

<u>MUNICIPAL LOAN</u>	Principal balance \$85,541.05	Available credit \$562,458.95
<u>MUNICIPAL LOAN</u>	Principal balance \$64,856.48	Available credit \$676,143.52
Total	\$150,397.53	\$1,238,602.47

MUNICIPAL LOAN

Search Transactions

Activity: Date range; **Start date:** Feb 01, 2025; **End date:** Feb 26, 2025; **Type:** All

Transactions

Pending Posted

Total debits: +0.00 (0)

Total credits: -0.00 (0)

Date ▼

Description ⚡

Debit ⚡

Credit ⚡

Balance

There are no transactions for this account.

Clerk's Report:

- I have been working with Tyler CN and Kleindl to expedite the lift station project
- We have the filed quit claim deed so the well project can move forward without changes.
- I have two sealed buds out see attached.
- The Spring Primary was very low attendance, we had 13 voters.
- Thank you to my election workers who are dedicated and appreciated citizens dedicated to the democratic process.
- I have been working with Dunn County Development to try to attract businesses to Wheeler.
- The welcome certificates were handed out and appreciated.
- The Spring Election is April 1, 2025
- Kelly has started driving around taking pictures in her assessment process.
- If the Village wants, we could get another conference table and five chairs for \$300.00 as a government office is closing in Eau Claire.
- 3 water meters were exchanged during the cold weather, and I suspect another one or two will be switched, the new process has been smooth.
- Storm siren testing will soon begin at ten a.m. on the first Monday of the month.
- The new doors have made the building much warmer.
- Easement should be completed on Monday.
-

VILLAGE OF WHEELER

105 TOWER ROAD W

PO BOX 16

WHEELER WI 54772

SEALED BID BUILDING RAZE

THE VILLAGE OF WHEELER IS SEEKING SEALED BIDS FOR RAZING THE STRUCTURE AT 313 W. RAILROAD AVE IN THE VILLAGE OF WHEELER. THIS BUILDING IS BEING RAZED BY COURT ORDER ISSUED BY THE HONORABLE LUKE WAGNER CASE NO. 24 CV 180. THE SUCCESSFUL BIDDER WILL COMPLY WITH ALL VILLAGE ORDINANCES AND PERMITTING TO RAZE/REMOVE/RESTORE THE PROPERTY. THE VILLAGE DOES NOT OWN THIS PROPERTY SO INSPECTION IS LIMITED TO ROAD INSPECTION ONLY. SEALED BID DEADLINE IS APRIL 2, 2025, 4 P.M. COMPLETION DEADLINE AUGUST 1, 2025, UPON AWARDING OF BIDS PROOF OF INSURANCE WILL HAVE TO BE PRESENTED. OPENING OF BIDS WILL BE AT THE VILLAGE BOARD MEETING APRIL 2ND AT 6:30 P.M. ANY QUESTIONS ON ORDINANCES OR PERMITTING PLEASE CONTACT JOSH MELSTROM BUILDING INSPECTOR 480 261 9014 OTHER QUESTIONS REFER TO DON KNUTSON VILLAGE CLERK 715 632 2449. PLEASE LABEL BIDS RAZE 313. THANK YOU!

Sealed Bids to purchase and install vinyl siding at the Village Hall at 105 Tower Rd W in the Village of Wheeler for information please contact the Village Clerk at 715 632 2449. Bids shall be returned by 4 p.m. April 2nd. The labelled Siding Bids will be opened at 6:30 at the Village Board meeting.

The Village of Wheeler on all bids reserves the right to accept or reject any or all bids. Winning bidder will have to present proof of insurance.

VILLAGE OF WHEELER, WISCONSIN

ORDINANCE 2025- _____

Regarding Storage Containers

The Village Board of the Village of Wheeler does ordain as follows:

SECTION I:

Definition

The term "temporary storage container" or "storage container" shall be defined as a transportable, enclosed, box-like container that is typically rented to property owners or occupants of property, for their temporary use. Temporary storage containers include, but are not limited to, containers such as semitrailers, roll-off containers, slide-off containers, and "piggyback" containers. A temporary storage container includes any container intended for the purpose of storing personal property or construction supplies that is intended to be filled, refilled, or emptied while located outdoors on a property, and to be thereafter removed from the property.

Placement requirements and limitations

- A. Temporary storage containers shall not exceed a cumulative gross floor area of 450 square feet and may not exceed 8 1/2 feet in height. In no event shall there be more than two temporary storage containers on any property at any time. Temporary storage containers must be set back at least 20 feet from the front lot line. Temporary storage containers must also be set back at least five feet from all other lot lines, the public right-of-way and any public sidewalk. Additionally, any temporary storage containers must be a minimum of five feet away from any structures on the property. Temporary storage containers shall not be located in any required open space or in any location that interferes with any vehicular and/or pedestrian circulation. Temporary storage containers shall also be located in accordance with all applicable building and fire code regulations for the purpose of ensuring safe ingress and egress to dwellings, access to utility shutoff valves, and fire protection.
- B. The Building Inspector shall have the discretion to further restrict the placement of any temporary storage container on a property so as to prevent any unreasonable deprivation of light, air, or reasonable use to any adjoining property. The Building Inspector is hereby authorized, in the exercise of reasonable discretion, to revoke any permit issued hereunder if, after due investigation, he/she deems that the holder thereof has violated any provisions of this chapter, or that the temporary storage container is being maintained in an unsafe manner or is being maintained as a nuisance. Written notice of said revocation shall be given, in person or delivered by US Mail to such person at the address which appears on the records of the Building Department with a copy sent to the property owner if applicable.

Permit Required

It shall be unlawful for any property owner or occupant to place, keep, or maintain any temporary storage container on any property without securing a permit.

Application requirements; duration of permit.

Any property owner or occupant desiring a permit to place a temporary storage container shall file an application with the Building Inspector. The application must be approved by the Building Inspector. A temporary storage container shall be permitted to remain on permitted location for a maximum of 60 days. If the temporary storage container is used in conjunction with a permitted construction project, it shall be permitted to remain on a property for a time period up to six months. In no event shall a temporary storage container remain on a property for more than six months without agreement of the Village Board.

Shipping Containers as structures.

In no event shall a shipping container be used as a primary or accessory structure on a parcel. In no event shall a shipping container be used as a garage, for long term storage, a residence, or living quarters for humans or animal shelters.

Existing Shipping Containers.

Shipping containers existing before the effective date of this Ordinance shall be "grandfathered" into compliance with this Ordinance, and shall be allowed to stay on the parcel without a permit for a period of 180 days after which time they shall be removed from the parcel by the owner at the owner's cost.

Application fee

There is an application fee as set from time to time by resolution of the Village Board.

Violations and Penalties

Penalties and/or forfeitures in this chapter are covered in the Citation Ordinance. If there is a conflict between this chapter and the Citation Ordinance, the Citation Ordinance has precedence.

SECTION II. SEVERABILITY

If any provisions of this ordinance or any application of this ordinance to any person or circumstance is found to be invalid or unconstitutional, such a finding shall not affect the other provisions or applications of this ordinance amendment which can be given effect without the invalid or unconstitutional provision or applications.

SECTION III. EFFECTIVE DATE

This Ordinance shall take effect as of the date following the date of publication.

Adopted by the Village Board on _____, 2025.

VILLAGE OF WHEELER

By: _____
Village President

Attest: _____
Village Clerk

Published: _____, 2025.

From: Brittany Rickey <brickey@co.dunn.wi.us>
Sent: Thursday, February 20, 2025 2:19 PM
To: office@wheeler-wi.com
Cc: LIS
Subject: Church St Discontinuance-Allen

Hi Don,

Larry Allen stopped in this morning for information on some lands possibly owned by the Village of Wheeler that he is interested in purchasing. After taking a look, it appears the lands he is interested in are part of Church St as platted in Nooney's 2nd Addition to the Village of Wheeler.

If the village is interested in releasing these lands, a street discontinuance would need to be completed. The processes for discontinuing a street can be found in the [Wisconsin Platting Manual-Discontinuances](#) created by the DOA though likely will also require the assistance of a restate professional (attorney).

Though Mr. Allen is looking to obtain the entirety of the 44ft right of way, the discontinued lands would be split between the adjoining owners whereas Mr. Allen would receive the east 22ft and Joann Larson would receive the west 22ft. This is outlined within WI State Statute s. 66.1005 (1) and is also shown on page 3 of the platting manual. If Mr. Allen would like to be the sole owner of the discontinued right of way, a subsequent conveyance would need to be recorded between Larson & Allen.

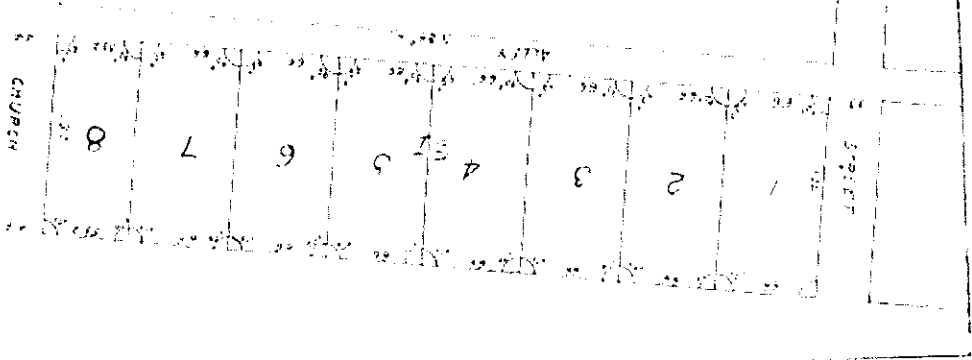
Also of note, there appears to be an undeveloped alley west of Church St and north of lot 1-4, block 2 of Nooney's 2nd Addition that is presumable being occupied by Joann Larson and Larry Verdon. If the village were to do a street discontinuance, it may also be advantageous to also discontinue said alley at this time.

Lastly, would you be able to confirm how far S Church St extends southerly and easterly? Currently, it is mapped as extending to the east line of the Larry Allen & Joshua Allen parcel though it appears that the east-west portion of 'road' is platted as an alley. This is potentially problematic from an addressing perspective as lots 2-7 of block 1, Nooney's 2nd Add do not directly abut a named city street. Is it possible that the alley was taken over as a village street and named at one point as an extension of either Church St or Oak St?

World Landlock lots


Noonday's
Addition
LARRY ALLEN PROPOSED
POSSIBLY CLOSURE

STATE OF WISCONSIN
COUNTY OF DUNN
REGISTERED



Let us know if you have questions or need anything.
Thanks!

--
Brittany Rickey
GIS Technical Specialist
3001 US Highway 12 East, Suite 201
Menomonie, WI 54751
tel: 715.231.6508 | Group tel: 715.231.6545

Book time to meet with
me


DISCONTINUANCES

s. 236.445,
Wis. Stats. &
s. 66.1003,
Wis. Stats.

PROCESS

A platted street or road may be altered or discontinued (except in a first class city) by common council, village board, town board or county board resolution when:

A written petition is received from owners of all the frontage of the lots and lands abutting upon the public way sought to be discontinued of public way sought to be discontinued **and** owners of more than 1/3 of the land fronting the remainder of the street or road within 2,650 ft. from either end of the portion to be discontinued within the corporate limits of the city, village, town.

OR

The common council, village board, town board or county board may initiate the alteration or discontinuance by introducing a resolution declaring that the "public interest requires it". Proper noticing and a public hearing is required (see example this section).

s. 66.1003 (4)
Wis. Stats.

No discontinuance can be ordered if a written objection is filed by any owner fronting the portion of public way sought to be discontinued or by the owners of more than 1/3 of the land fronting the remainder of the street or road within 2,650 ft. from either end of the portion to be discontinued. If a written objection is filed, the discontinuance may be ordered only by the favorable vote of two-thirds of the members of the common council or village or town board voting on the proposed discontinuance. An owner of property abutting on a discontinued public way whose property is damaged by the discontinuance may recover damages as provided in ch. 32.

DISCONTINUANCES

PROCESS

If a common council, village board, town board or county board initiates a platted street or road alteration or discontinuance:

s. 66.1003 (4) (b),
Wis. Stats.

- **A public hearing on the passage of the resolution** must be set not less than 40 days after the introduction of the resolution; **and**
- **The notice of the public hearing** must state when and where the resolution will be acted upon and what platted street or road, or part thereof, is proposed to be altered or discontinued; **and**
- **This notice must be published as a "Class 3 Notice"** as per Ch. 985, Wis. Stats. (see example this section); **and**
- **The owners must be served with a notice** in the manner required for the service of a summons in the circuit court at least 30 days prior to the public hearing.

When such "service" can't be made within the city, village or town, a copy of the notice must be mailed to the owner's last known address at least 30 days prior to the public hearing.

A "Class 3 Notice" requires "3 Insertions".

Insertion is defined as "once per week, for the required number of weeks (3, for a class 3 notice), the last of which shall be at least one week prior to the meeting or event, unless otherwise specified by law."

DISCONTINUANCES

PROCESS

In addition, the procedure in s. 840.11, Wis. Stats., must also be followed:

s. 66.1003 (9),
Wis. Stats. and s.
840.11 (1), Wis.
Stats.

- A notice of pendency (notice of lis pendens) must be filed in the register of deeds office at or prior to the time the application to vacate (by court action), or alter or discontinue (by resolution) a street or road must be filed with the proper officer.
- The notice of pendency must contain the persons name, a brief statement of the object thereof and a map and description of the land that is affected.
- Failure to comply with the provisions of s. 840.11, Wis. Stats., shall render all proceedings based on the application void.

REVERSION

Upon discontinuance, a platted street or road right-of-way reverts:

s. 66.1005 (1),
Wis. Stats.

- To the owner(s) of the adjoining land, OR;
- If the discontinued land lies between lands of different owners, then to the lots from where the discontinued land originated, OR;
- If it can not be determined from where the discontinued land originated, then the land is equally divided between the owners on either side of the centerline of the discontinued street or road.

s. 66.1005 (2)(a),
Wis. Stats.

Whenever any public roadway or public land is vacated or discontinued, any easements or restrictions over the described land continue unless the easements or restrictions are released in writing by the owner of the easements or by the public body or utility having the right of enforcement. Such written release must be made part of the discontinuance resolution.

If easements or other rights over the discontinued land remain unused for 4 years from the date of discontinuance, said easements and rights are deemed to be terminated.

DISCONTINUANCES

PUBLIC ACCESS

s. 66.1006,
Wis. Stats.

NR 1.92, Wis.
Admin. Code

Department of natural resources approval of discontinuance. No resolution, ordinance, order, or similar action of a town board or county board, or of a committee of a town board or county board, discontinuing any highway, street, alley, or right-of-way that provides public access to any navigable lake or stream shall be effective until such resolution, ordinance, order, or similar action is approved by the department of natural resources.

RELIEF FROM CONDITIONS OF GIFTS AND DEDICATIONS

s. 66.1025,
Wis. Stats.

If the governing body of a county, city, town or village accepts a gift or dedication of land made on condition that the land be devoted to a special purpose, and the condition subsequently becomes impossible or impracticable, the governing body may by resolution or ordinance enacted by a two-thirds vote of its members-elect either to grant the land back to the donor or dedicator or the heirs of the donor or dedicator, or accept from the donor or dedicator or the heirs of the donor or dedicator, a grant relieving the county, city, town or village of the condition, pursuant to article XI, section 3a, of the constitution.

DISCONTINUANCES

EXAMPLE RESOLUTION FOR DISCONTINUANCE OF A PUBLIC STREET

RESOLUTION - NUMBER 2000-01

A RESOLUTION APPROVING THE DISCONTINUANCE OF PORTIONS OF A VILLAGE STREET INVOLVED WITH THE REHABILITATION OF THE ENDANGERED LEAP-FROG HABITAT PURSUANT TO WIS. STAT. SEC. 66.1003.

WHEREAS, Kickapoo County and the Prime Meridian Corporation would like the Village of Dogpatch, on its own motion, to discontinue Johnson Street from its intersection with the Northerly railroad right-of-way, north to its intersection with the southerly right-of-way of Chicken Ridge Road.

WHEREAS, the discontinuance of the above described portion of Johnson Street will make the rehabilitation of the endangered leap-frog habitat more feasible.

NOW, THEREFORE, BE IT RESOLVED, that the above described portion of Johnson street is hereby discontinued in conformance with Wis. Stat. Sec. 66.1003 with the Village retaining the necessary utility easements in the discontinued streets, and the Clerk is directed to give notice of hearing thereon by Class 3 notice under Chapter 985 Wis. Stats.

Presented for filing this 1st day of November, 1999 and for hearing thereon December 23, 1999 by the following trustees of the Village Board.

Adopted this 23 day of December, 1999

Sam Sickleblade, Trustee, Village of Dogpatch

Charlie Augerhandle, Clerk, Village of Dogpatch.

I, Charlie Augerhandle, Clerk of the Village of Dogpatch, Kickapoo County, Wisconsin do hereby certify that the above is a true and correct copy of Resolution No. 2000-01 adopted on December 23, 1999 and approved December 23, 1999 by the Board of Trustees, in the Village of Dogpatch, Kickapoo County, Wisconsin.

DISCONTINUANCES

A GUIDE TO DISCONTINUING A PUBLIC STREET WITHIN RECORDED SUBDIVISION PLAT

Discontinuance initiated by the owners of the land fronting the street:

1. All of the owners of the land "fronting" on the portion of street to be discontinued must sign a "written petition" which will be submitted to the local unit of government; AND
2. Owners of more than 1/3 of the land fronting on the remainder of the street, within 2650 ft. in either direction from the portion to be discontinued, must also sign the petition.
3. The "written petition" is submitted to the local unit of government.
4. The local unit of government may pass a resolution discontinuing the street at a properly noticed meeting.

Discontinuance initiated by the local unit of government:

1. The local unit of government may "propose a resolution" to discontinue a street if they deem it in the "public interest" to do so.
2. A public hearing on the "proposed resolution" must be set not less than 40 days after the resolution is introduced.
3. The following noticing requirements must be met for the public hearing:
 - the notice must state when and where the resolution will be acted upon and must clearly show what platted street is proposed to be discontinued;
 - this notice must be published as a "Class 3 Notice"; and
 - in addition to the Class 3 Notice, at least 30 days prior to the public hearing, the owners of the land abutting the portion of street to be discontinued must be "served" in the same manner as required for the service of a summons.
 - when such "service" can't be made within the city, village or town, a copy of the notice must be mailed to the owner's last known address.
4. No discontinuance may be ordered if:
 - ANY owner abutting the street to be discontinued files a "written objection" with the local unit of government; OR
 - If owners of more than 1/3 of the land fronting on the remainder of the street, within 2650 ft. in either direction from the portion to be discontinued, file a "written objection" with the local unit of government.
5. At the properly noticed public meeting, the local unit of government votes on the resolution to discontinue the portion of platted street.
6. The discontinued right-of-way reverts to the original owner. If that can not be determined, then it is divided equally between the owners on either side of the centerline.

******* Contact the Corporation Counsel for filing proper Notice of Lis Pendens*******

EXAMPLE ROAD DISCONTINUANCE
BY RESOLUTION

33 East Main Street
Suite 500
Madison, WI 53703-3095

Mailing Address:
P.O. Box 2038
Madison, WI 53701-2038

Phone:
608.257.7181

Fax:
608.257.2508

www.murphydesmond.com

Lawrence E. Bechler
Direct Line 608.268.5601
Facsimile 608.257.4333
lbechler@murphydesmond.com



COPY

6 October 2010

Ms. Tina Butteris
Town Clerk
Town of Windsor
Windsor Town Hall
4084 Mueller Road
DeForest, WI 53532

Re: Windsor Gardens -- Street Vacations

Dear Tina:

The Resolution vacating Anton Bork Trail, Grandpa's Trail, a portion of Florance Ruth Lane, a portion of Covered Bridge Trail and a portion of Morning Dew Lane in the Plat of Windsor Gardens was recorded on September 22, 2010 as Document No. 4693984 and has now been returned to me by the Register of Deeds. This original document should be kept in the Town records with other original documents of this nature.

If you have any questions, please let me know.

Very truly yours,

Lawrence E. Bechler

LEB:kka

07559.052459

Butteris 100610

Enclosure

cc: Attorney Michael J. Lawton (w/enc.)

4842-1933-9015, v. 1

**RESOLUTION DISCONTINUING
ANTON BORK TRAIL, GRANDPA'S TRAIL,
A PORTION OF FLORANCE RUTH LANE,
A PORTION OF COVERED BRIDGE TRAIL AND
A PORTION OF MORNING DEW LANE
IN THE TOWN OF WINDSOR, DANE COUNTY, WISCONSIN**

WHEREAS, the Town Board of the Town of Windsor declares that the public interest requires that Anton Bork Trail, Grandpa's Trail, part of Florance Ruth Lane, part of Covered Bridge Trail and part of Morning Dew Lane, all in the Town of Windsor ought to be discontinued and vacated, being fully

described on Exhibit "A" attached hereto;

WHEREAS, this Resolution was introduced before the Town Board of the Town of Windsor on August 5, 2010, Notice of Pendency of Application to Vacate the above-described property was filed with the Register of Deeds for Dane County on August 10, 2010; Notice of Hearing was duly published in the *DeForest Times Tribune*, a copy of said Notice was served more than 30 days prior to the hearing in the manner prescribed by law on the owners of all of the frontage of the lots and lands abutting upon the portion of said street to be discontinued or a waiver of notice thereof was received; and a public hearing was held before the Town Board of the Town of Windsor on September 16, 2010, at 6:00 o'clock p.m.; and

WHEREAS, no sufficient written objection to the said discontinuance and vacation has been filed with the Clerk;

NOW, THEREFORE, in accordance with the authority vested in the Town Board by § 66.1003, Wis. Stats.,

BE IT RESOLVED by the Town Board of the Town of Windsor that Anton Bork Trail, Grandpa's Trail, a portion of Florance Ruth Lane, a portion of Covered Bridge Trail and a portion of Morning Dew Lane above-described be, and the same hereby are, vacated and discontinued, since the public interest requires it.

07559.052459-31eb-150910kka
Street Vacation Resolution



DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4693984

09/22/2010 2:34 PM
Trans. Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 5

COPY

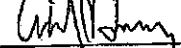
Lawrence E. Bechler
Murphy Desmond S.C.
P.O. Box 2038
Madison, WI 53701-2038

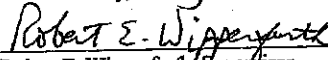
Tax Parcel No.

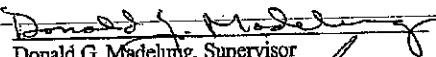
5
cc


The above and foregoing Resolution was duly adopted by the Town Board of the Town of Windsor at a regular meeting held on September 16, 2010.

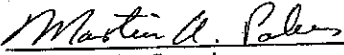
TOWN OF WINDSOR


Alan J. Harvey, Town Board Chairperson


Robert E. Wipperfurth, Supervisor


Donald G. Madelung, Supervisor


Bruce R. Stravinski, Supervisor


Martin A. Palus, Supervisor

ATTEST:


Tina A. Butteris
Finance Officer/Clerk-Treasurer

VOTE:

Ayes: 5
Noes: 0

I certify that on the 16th day of September, 2010, the above Resolution Discontinuing Anton Bork Trail, Grandpa's Trail, a Portion of Florance Ruth Lane, a Portion of Covered Bridge Trail and a Portion of Morning Dew Lane in the Town of Windsor, Dane County, Wisconsin was adopted by a vote of 5 ayes and 0 nays by the Town Board of the Town of Windsor, Dane County, Wisconsin.

This instrument drafted by:
Attorney Lawrence E. Bechler


Tina A. Butteris, Town Clerk

EXHIBIT A
Description of Streets to be Vacated

Anton Bork Trail, Grandpa's Trail, part of Florance Ruth Lane, part of Covered Bridge Trail, and part of Morning Dew Lane, being part of the Northwest 1/4 of the Southeast 1/4, part of the Northeast 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 25, T9N, R10E, Town of Windsor, Dane County, Wisconsin more particularly described as follows: commencing at the East 1/4 corner of said Section 25; then along the Northerly line of the plat of Windsor Gardens S89°55'42"W, 1307.71 feet; thence continuing along said Northerly line S00°04'18"E, 4.50 feet; thence continuing along said Northerly line S89°55'42"E, 605.65 feet to a point on a curve and the point of beginning; thence along a curve to the left having a radius of 162.50 feet and a chord bearing and distance of S19°45'51.5"E, 166.72 feet to a point of reverse curvature; thence along a curve to the right having a radius of 578.50 feet and a chord bearing and distance of S41°04'02.5"E, 192.16 feet to a point of reverse curvature; thence along a curve to the left having a radius of 15.00 feet and a chord bearing and distance of S69°05'54"E, 18.30 feet to a point of reverse curvature; thence along a curve to the right having a radius of 533.00 feet and a chord bearing and distance of N75°16'10"E, 36.44 feet to a point of tangency; thence N77°13'43"E, 246.28 feet to a point of curvature; thence along a curve to the right having a radius of 215.00 feet and a chord bearing and distance of S55°57'28.5"E, 313.53 feet to a point of reverse curvature; thence along a curve to the left having a radius of 15.00 feet and a chord bearing and distance of S48°07'17.5"E, 18.87 feet to a point of tangency; thence S87°05'55"E, 219.01 feet; thence S02°54'05"W, 66.00 feet; thence N87°05'55"W, 219.02 feet to a point of curvature; thence along a curve to the left having a radius of 15.00 feet and a chord bearing and distance of S53°55'28.5"W, 18.87 feet to a point of reverse curvature; thence along a curve to the right having a radius of 215.00 feet and a chord bearing and distance of S39°32'24"W, 178.95 feet to a point of tangency; thence S64°07'57"W, 168.56 feet to a point of curvature; thence along a curve to the left having a radius of 467.00 feet and a chord bearing and distance of S57°05'12"W, 114.56 feet to a point of tangency; thence S50°02'28"W, 255.40 feet to a point of curvature; thence along a curve to the left having a radius of 447.00 feet and a chord bearing and distance of S24°41'46.5"W, 382.69 feet to a point of tangency; thence S89°21'06"W, 66.00 feet to a point of curvature; thence along a curve to the right having a radius of 513.00 feet and a chord bearing and distance of N24°41'46.5" E, 439.19 feet to a point of tangency; thence N50°02'28"E, 255.39 feet to a point of curvature; thence along a curve to the right having a radius of 533.00 feet and a chord bearing and distance of N57°05'12"E, 130.75 feet to a point of tangency; thence N64°07'57"E, 168.56 feet to a point of curvature; thence along a curve to the left having a radius of 149.00 feet and a chord bearing and distance of N19°19'09.5"W, 296.06 feet to a point of tangency; thence S77°13'43"W, 246.28 feet to a point of curvature; thence along a curve to the left having a radius of 379.52 feet and a chord bearing and distance of S63°23'48"W, 181.47 feet to a point of tangency; thence S49°33'52"W, 555.36 feet to a point of curvature; thence along a curve to the left having a radius of 281.00 feet and a chord bearing and distance of S24°27'29"W, 238.46 feet to a point of tangency; thence N88°17'36"W, 90.61 feet to a point of curvature; thence along a curve to the left having a radius of 15.00 feet and a chord bearing and distance of N45°47'39"E, 20.67 feet to a point of reverse curvature; thence along a curve to the right having a radius of 357.00 feet and a chord

EXHIBIT A

Description of Streets to be Vacated

bearing and distance of N25°54'02"E, 286.58 feet to a point of tangency; thence N49°33'52"E, 514.74 feet to a point of curvature; thence along a curve to the right having a radius of 533.00 feet and a chord bearing and distance of N55°47'56.5"E, 115.77 feet to a point of reverse curvature; thence along a curve to the left having a radius of 15.00 feet and a chord bearing and distance of N14°15'12.5"E, 22.22 feet to a point of compound curvature; thence along a curve to the left having a radius of 502.50 feet and a chord bearing and distance of N42°04'37.5"W, 149.42 feet to a point of reverse curvature; thence along a curve to the right having a radius of 238.50 feet and a chord bearing and distance of N43°42'20"W, 57.49 feet to a point of reverse curvature; thence along a curve to the left having a radius of 15.00 feet and a chord bearing and distance of N76°19'34.5"W, 19.10 feet to a point of tangency; thence S64°07'52"W, 24.17 feet to a point of curvature; thence along a curve to the right having a radius of 133.00 feet and a chord bearing and distance of S79°39'53"W, 71.23 feet to a point of tangency; thence N84°48'07"W, 96.38 feet to a point of curvature; thence along a curve to the left having a radius of 200.00 feet and a chord bearing and distance of S88°59'46.5"W, 43.21 feet to a point of tangency; thence S82°47'41"W, 418.06 feet to the Westerly line of said plat of Windsor Gardens; thence along said Westerly line N00°38'54"W, 66.44 feet; thence N82°47'41"E, 410.47 feet to a point of curvature; thence along a curve to the right having a radius of 266.00 feet and a chord bearing and distance of N88°59'47.5"E, 57.47 feet to a point of tangency; thence S84°48'07"E, 96.38 feet to a point of curvature; thence along a curve to the left having a radius of 67.00 feet and a chord bearing and distance of N79°39'53"E, 35.89 feet to a point of tangency; thence N64°07'52"E, 34.36 feet to a point of curvature; thence along a curve to the left having a radius of 15.00 feet and a chord bearing and distance of N24°48'56"E, 19.01 feet to a point of reverse curvature; thence along a curve to the right having a radius of 228.50 feet and a chord bearing and distance of N03°19'35"W, 88.56 feet to the said Northerly line of the plat of Windsor Gardens; thence along said Northerly line N89°55'42"E, 66.90 feet to the point of beginning. The above described parcel contains 279,666 square feet or 6.420 acres.

4849-5841-5111, v. 1

February 2025

February 2025							March 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
2	3	4	5	6	7	8	2	3	4	5	6	7	8
9	10	11	12	13	14	15	9	10	11	12	13	14	15
16	17	18	19	20	21	22	16	17	18	19	20	21	22
23	24	25	26	27	28		23	24	25	26	27	28	29
							30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jan 26	27	28	29	30	31	Feb 1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	Mar 1
			6:00 C.D.B.G. Meeting 6:15 Potential Special Need Permit 6:00 CDBG Meeting			

March 2025

March 2025							April 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30	31		
30	31												

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Feb 23	24	25	26	27	28	Mar 1
2	3	4	5	6	7	8
			Village Hall Closes at five for Lent	6:00pm Canceled: Boyceville Area Solid Waste & Recycling Meeting (RU) (1233)		
9	10	11	12	13	14	15
Daylight Savings time						
16	17	18	19	20	21	22
			Village Hall closes at five for Lent	Village Hall will open late depending on dentist and procedure done may		
23	24	25	26	27	28	29
			Public Test of Voting Equipment 2 p.m.			
30	31	Apr 1	2	3	4	5

April 2025

April 2025							May 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
6	7	1	2	3	4	5	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 30	31	Apr 1 Spring Election Polls open 7 a.m. till 8 p.m.	2	3	4	5
6	7	8	9	10	11 Village Hall Closed	12
13	14	15	16	17	18	19
20 Easter	21	22 Open Book 4 p.m. - 6 p.m.	23	24	25	26
27	28	29	30	May 1	2	3