

Village of Wheeler

February 26, 2025

Meetings Minutes

Meeting #1 C.D.B.G. Update

Called to order by President Hakanson @ 6:01 p.m.

Roll Call: President Hakanson Present, Trustee Marten Present, Trustee Milune arrived late

Proof of Posting: Clerk Knutson Meeting was published 2 weeks in the Glenwood City Tribune and posted at the post office, the Village Hall and on the Village website.

Attendance: Public Works Director Bates, Tyler Hastings CS2, Wayne Rambo, Mercedes Koenig, Leanne Marten, LeAnn Ralph (Glenwood Tribune), Adam Accola.

Tyler Hastings updated the meeting on progress of well:

Presented with a challenge of a 50-foot property that was assumed to be Village owned but had not been deeded to the Village. This was within 2 feet of the proposed well. Communications was made with Mr. Nooney in Tucson Arizona and a Quit claim deed was signed and recorded at the Dunn County register of deeds. Problem solved without having to move the proposed well site.

Next on the agenda 1. Drilling a test well. 2. Ordering buildings

C.D.B.G. projects need to be completed by October.

P.S.C. working on Construction authorization.

Ehlers working on rate study

Well house #2 will be equipped with the same pump and systems as #1. For ease of maintenance.

Lift Station progress:

The Village will have an easement signed and registered on Monday March 3, 2025. On the Greg and Cindy Kleindl property.

RR utility permit has been filed with Canadian National with requested verbiage to include acknowledgement of underground utilities on RR property and permission to maintain them, as well as permission to remove the existing lift station and to restore the property.

Working on the environmental permit since the lift station moved ~ 70 feet to the northwest.

Once these are completed place lift station out to bid on a tight timeline.

Wayne Rambo asked why the lift station is not placed at the lowest point of the sewer system. It was explained that maybe in the future it could be considered but right now we need to replace a failing lift station and not redo the entire sewer infrastructure. Currently we are confined to the way the system was originally engineered.

No residents or businesses will be displaced during these projects.

The Village of Wheeler is an economically deprived Village that would love to see growth in single and multifamily housing but, to date there has been no interest.

Community input see note question from Mr. Rambo

Hearing no further questions motion to adjourn C.D.B.G. update meeting my President Hakanson second by Trustee Marten motion carried meeting adjourned at 6:23 p.m.

Respectfully submitted

Donald R. Knutson clerk

Meeting #2 postponed for conditional use permit lift station pending easement and publishing requirements.

Adam Accola Dunn County Department Committee took this break between meeting to introduce himself to the Village Board and explain how his cooperative position between the city of Menomonie and the County of Dunn could assist the Village with 4 areas:

- Housing

- Business retention and expansion

- Business attraction

- Small Business development.

Village Board Meeting March (moved ahead one week because of lent)

Called to Order at 6:31 by President Hakanson

Roll Call President Hakanson present, Trustee Marten Present, Trustee Milune present.

Attendance: Public Works Director Bates, Wayne Rambo, Mercedes Koenig, Leannette Marten, LeAnn Ralph (Glenwood Tribune), Adam Accola, Tim O'Brian Attorney.

Proof of Posting: clerk Knutson confirmed meeting was posted at the post office, Village Hall and on the Village website.

Motion to Approve the Minutes of the February Board meeting by Trustee Marten, second by President Hakanson motion carried.

Reports:

President: The Village truck had repairs, may have to start thinking of a replacement, President Hakanson bought tool for public works, so Rand did not have to bring his own tools. And a Thank you to Clerk Knutson for trying to expedite the U.S.D.A./C.D.B.G. projects.

Treasurers' report presented

The clerk's report presented with the sealed bid advertisement of raze order and siding the rest of the Village Board. President Hakanson requested the lawyer be asked to include in the ordinance that any new mobile homes brought into the village be no older than 10 years Don will notify the lawyer

Public works: Rand stated the front axel of the village truck broke, blights were repaired, and new batteries were placed in the truck, lift station pumps continue to be reset, during the cold weather 3-4 meters have been replaced by licensed plumbers.

Fire Report: discussion of legal matters going on with the Boyceville Fire Board.

Assessor Report: Kelly Owen has started taking pictures and measuring properties as our new assessor and finding discrepancies.

Updates on water wastewater projects were covered under the C.D.B.G. meeting

Discussion of the property at 313 W. Railroad Ave

A Raze order was issued by the honorable Judge Wagner, Paper has been served to remove personal property by April 1, 2025, by the Dunn County sheriffs Office and bids are published for razing/removing/restoring the property.

Mr. Rambo requested to be on the Village agenda:

Mr. Rambo stated many things from the past that he felt were inappropriate or illegal about the first raze order issued in 2000. He stated he is trying to sell the property, but the person could not get financing in Wheeler.

President Hakanson thanked Mr. Rambo for his military service but reminded him this has been adjudicated twice in 2000, and the Village did not raze the building for whatever reason. And now the ill-repaired building will be taken down and either paid for by him or a lean placed on the property.

Mr. Rambo began to be agitated and accusing the Village of wanting his property, which the Village denied. Mr. Rambo started using profane language as he said he has no rights the village lawyer is crooked. President Hakanson cautioned Mr. Rambo using language like that he will be asked to leave.

Mr. Rambo continued to use vulgarities at the village board and the president and was told to get out.

After Mr. Rambo left, O'Brian explained the raze process and how Mr. Rambo had the opportunity to respond to the court and did not. The Village followed all the legal steps required to remove a dilapidated building. The court ordered the building to be razed by September 30, 2025. Any personal property left the village will have to be removed and stored for six months if not claimed and paid for the sale of the personal property will pay for storage and demolition.

Update on the wainscot to the Village Hall should be completed next week, and the indoor trim tomorrow.

New Business

Larry Allen requests the south part of Church Street to be vacated, with documentation and suggestions that other non-used roads or alleys be considered vacated in the village. The village will contact an attorney.

No public comments

Calendar reviewed

Motion to Adjourn by president Hakanson second by Trustee Marten motion carried meeting adjourned at 7:46 p.m.

Respectfully submitted

Donald R Knutson clerk

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.
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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 2<sup>ND</sup> 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**