

**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 DEPRESSION 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 26<sup>TH</sup> 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 Reilley 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
		<b>\$56,639.93</b>	<b>\$56,639.93</b>
<u>CD</u>	<u>EQUIPMENT REPLACEMENT</u>	Current balance	Available balance
		<b>\$3,263.83</b>	<b>\$3,263.83</b>
<u>CDBG CONSTRUCTION ACCOUNT</u>		Current balance	Available balance
		<b>\$1,000.00</b>	<b>\$1,000.00</b>
<u>CDBG</u>		Current balance	Available balance
		<b>\$0.00</b>	<b>\$0.00</b>
<u>GENERAL ACCOUNT</u>		Current balance	Available balance
		<b>\$221,136.77</b>	<b>\$221,136.77</b>
<u>NEW CONSTRUCTION SEWER UTILITY</u>		Current balance	Available balance
		<b>\$2,815.22</b>	<b>\$2,815.22</b>
<u>NEW CONSTRUCTION WATER UTILITY</u>		Current balance	Available balance
		<b>\$4,588.32</b>	<b>\$4,588.32</b>
<u>SAV</u>	<u>BOND SERIES 2004 REDEM</u>	Current balance	Available balance
		<b>\$2,029.09</b>	<b>\$2,029.09</b>
<u>SAV</u>	<u>WATER RESERVE FOR LOA</u>	Current balance	Available balance
		<b>\$58.34</b>	<b>\$58.34</b>
<u>SAV</u>	<u>EQUIPMENT REPLACEMENT</u>	Current balance	Available balance
		<b>\$1,939.49</b>	<b>\$1,939.49</b>
<u>SAV</u>	<u>MACHINERY EQUIPMENT C</u>	Current balance	Available balance
		<b>\$102.40</b>	<b>\$102.40</b>
<u>SAV</u>	<u>INDUSTRIAL SAND CO I</u>	Current balance	Available balance
		<b>\$62,709.89</b>	<b>\$62,709.89</b>
<u>SAV</u>	<u>WATER RESERVE ACCT 20</u>	Current balance	Available balance
		<b>\$3,790.17</b>	<b>\$3,790.17</b>
<u>WELL LOAN</u>		Current balance	Available balance
		<b>\$8,605.89</b>	<b>\$8,605.89</b>
<b>Total</b>		<b>\$368,679.34</b>	<b>\$368,679.34</b>

# Accounts

## Liabilities

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



# GENERAL ACCOUNT -



## Search Transactions

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

## Transactions

Pending	Posted		Total debits: -53,466.37 (55)	Total credits: +138,650.37 (33)
Date ▼	Description ◊	Debit ◊	Credit ◊	
* Jan 31, 2025	INTEREST		269.02	244,877.60
* Jan 31, 2025	<u>CHECK 31932</u> <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	<u>CHECK 31950</u> <i>Rand Bates</i>	1,535.13		245,664.90
* Jan 31, 2025	<u>CHECK 31949</u> <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	<u>DEPOSIT</u>		1,894.92	204,923.05
* Jan 28, 2025	<u>CHECK 31929</u> <i>xcel</i>	2,666.21		203,028.13
* Jan 28, 2025	<u>CHECK 31940</u> <i>CINTGS</i>	71.00		205,694.34
* Jan 28, 2025	VILLAGE OF WHEEL E-CHECK		62.62	205,765.34
* Jan 27, 2025	<u>CHECK 31933</u> <i>Dunn CTy Treasurer</i>	15,157.38		205,702.72
* Jan 27, 2025	<u>CHECK 31937</u> <i>Ryan Marter</i>	526.39		220,860.10
* Jan 27, 2025	<u>CHECK 31942</u> <i>menards</i>	42.97		221,386.49
* Jan 27, 2025	WI DEPT REVENUE TAXPAYMNT	298.05		221,429.46

208,790.90	23.01	CHK PURCH SIG Walmart.com	Jan 22, 2025
208,748.91	41.99	CHK REC PAYMENT Spectrum Mobile	Jan 22, 2025
208,042.43	706.48	CHK 31938 <i>Lillian Milum</i>	Jan 22, 2025
205,312.52	2,729.91	CHK 31936 <i>Donald Knutson</i>	Jan 22, 2025
206,207.92	895.40	DEPOSIT	Jan 23, 2025
209,310.48	3,102.56	DEPOSIT	Jan 23, 2025
209,481.67	171.19	BANKCARD SETTLEMENT	Jan 23, 2025
209,656.92	175.25	VILLAGE OF WHEEL E-CHECK	Jan 24, 2025
209,977.71	320.79	BANKCARD SETTLEMENT	Jan 24, 2025
223,182.06	13,204.35	COUNTY OF DUNN ACH	Jan 24, 2025
223,157.11	24.95	CHK 31941 <i>24/7</i>	Jan 24, 2025
221,040.16	2,116.95	CHK 31931 <i>CUTR</i>	Jan 24, 2025
221,261.46	221.30	BANKCARD SETTLEMENT	Jan 27, 2025
221,783.11	521.65	BANKCARD SETTLEMENT	Jan 27, 2025
221,757.81	25.30	CHK 31943 <i>Rand Bates</i>	Jan 27, 2025
221,757.66	0.15	VISA ISA FEE SPYPOINT PREMIUM VICTORVILLE	Jan 27, 2025
221,757.51	0.15	VISA ISA FEE SPYPOINT PREMIUM VICTORVILLE	Jan 27, 2025
221,742.51	15.00	CHK REC PAYMENT SPYPOINT PREMIUM VICTORVILLE	Jan 27, 2025
221,727.51	15.00	CHK REC PAYMENT SPYPOINT PREMIUM VICTORVILLE (	Jan 27, 2025

Jan 21, 2025	CHK REC PAYMENT DIAMONDMAPS.COM DIAMONDMAPS.C IN 3	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	<u>CHECK 31928</u> <i>village of wheeler</i>	126.28	208,708.66
Jan 21, 2025	<u>Miscellaneous Debit</u>	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	<u>DEPOSIT</u>	2,814.23	209,109.20
Jan 21, 2025	<u>DEPOSIT</u>	617.85	206,294.97
Jan 17, 2025	<u>CHECK 31935</u> <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	<u>CHECK 31921</u> <i>melstrom Insp</i>	100.00	195,536.35
Jan 16, 2025	<u>CHECK 31919</u> <i>craemer consulting</i>	90.00	195,636.35
Jan 16, 2025	<u>CHECK 31934</u> <i>Rand Bates</i>	1,371.17	195,726.35
Jan 15, 2025	<u>CHECK 31927</u> <i>DKS</i>	3,500.00	197,097.52
Jan 15, 2025	BANKCARD SETTLEMENT	230.00	200,597.52
Jan 14, 2025	<u>CHECK 31924</u> <i>Badger state elec</i>	322.36	200,367.52
Jan 14, 2025	<u>CHECK 31768</u> <i>Amanda Rother</i>	50.00	200,689.88

Date	Description	Debit	Credit	Balance
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	CHECK 31925 Dakota supply	519.77		183,259.27
Jan 13, 2025	CHECK 31926 CTL	476.00		183,779.04
Jan 13, 2025	CHECK 31920 Dunn City Hwy	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	CHECK 31923 WE energy	262.09		148,260.72
Jan 10, 2025	VILLAGE OF WHEEL E-CHECK		275.00	148,522.81
Jan 09, 2025	CHECK 31918 CLT	2,992.50		148,247.81
Jan 09, 2025	CHECK 31917 Logskill Heating	450.00		151,240.31
Jan 09, 2025	CHECK 31922 Menards	376.98		151,690.31
Jan 09, 2025	CHECK 31916 CINTAS	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	DEPOSIT		1,842.32	152,040.02
Jan 07, 2025	CHECK 31912 DUNN CTY Humane Ass	174.42		150,197.70
Jan 07, 2025	CHECK 31913 Larry Allen	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	CHECK 31910 Century link	14.35		150,323.47
Jan 06, 2025	IRS USATAXPYMT	6,246.17		150,337.82
Jan 06, 2025	CHECK 31915 Donald Knutson	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

154,987.49	1,410.86	CHECK 31914	Rand Bates	Jan 03, 2025	*
156,398.35	3,000.00	SEMIANNUAL TRANSFER TO BOND SERIES 2004 REDEMPTION SAVINGS		Jan 02, 2025	*
159,398.35	165.00	CHECK 31911	Dann CT Clerk	Jan 02, 2025	*
159,563.35	90.00	CHECK 31878	Cramer Consulting	Jan 02, 2025	*
159,653.35	40.25	CHECK 31909	Village of Colfax	Jan 02, 2025	*

# GENERAL ACCOUNT -

## Account Information

Balance	
Previous day transactions (-\$23,897.74 / +\$156.91)	
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

Current balance	\$56,639.93
Interest rate	2.75%
Term	18 months
Maturity date	Apr 10, 2025
Months to maturity	2

### Interest

Current accrued interest	\$499.28
Pay interest to	This account
Next interest payment (Apr 09, 2025)	\$776.67
Redemption amount	\$56,371.08
Forfeiture amount	\$768.13
Renewal terms	Automatically renewable

# 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

Previous day transactions (-\$0.00 / +\$0.00)	\$0.00
Current balance	\$1,000.00
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$0.00
Available balance	\$1,000.00
Line of credit	\$0.00
Total funds available	\$1,000.00

### Activity

Last deposit (Jan 21, 2025)	\$1,000.00
Last check	\$0.00

### Interest

Last interest payment	\$0.00
-----------------------	--------

# 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	<u>CHECK 1001</u> CBS <sub>2</sub>	15,685.29	2,815.22
* Jan 03, 2025	<u>CHECK 1002</u> CBS <sub>2</sub>	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	<u>CHECK 1001</u> CBS <sub>2</sub>	12,592.18	4,588.32
* Jan 03, 2025	<u>CHECK 1002</u> ASC	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**

Previous day transactions (-\$0.00 / +\$0.00)	\$0.00
Current balance	\$58.34
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$0.00
Available balance	\$58.34

**Activity**

Last deposit (Jul 16, 2010)	\$1,000.00
Last withdrawal (Jul 16, 2010)	\$12,282.50

**Interest**

Current interest rate	0.35%
Current accrued interest	\$0.00
Last interest payment (Jan 31, 2025)	\$0.02
Interest paid 2025	\$0.02
Interest paid 2024	\$0.24

**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

Previous day transactions (-\$0.00 / +\$0.00)	\$0.00
Current balance	\$102.40
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$0.00
Available balance	\$102.40

### Activity

Last deposit (Nov 20, 2006)	\$1,600.00
Last withdrawal (Mar 17, 2011)	\$0.01

### Interest

Current interest rate	0.35%
Current accrued interest	\$0.00
Last interest payment (Jan 31, 2025)	\$0.03
Interest paid 2025	\$0.03
Interest paid 2024	\$0.36

# 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**

Previous day transactions (-\$0.00 / +\$0.00)	\$0.00
Current balance	\$3,790.17
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$0.00
Available balance	\$3,790.17

**Activity**

Last deposit (Aug 07, 2013)	\$0.01
Last withdrawal (Aug 07, 2013)	\$0.01

**Interest**

Current interest rate	0.35%
Current accrued interest	\$0.11
Last interest payment (Jan 31, 2025)	\$1.13
Interest paid 2025	\$1.13
Interest paid 2024	\$13.35

# 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

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

### Balance

Principal balance	\$85,541.05
Interest (at 5.45%)	\$155.39
Late charge	\$0.00
Fees	\$0.00
Insurance	\$0.00
Estimated net payoff	\$85,696.44

### History

Available credit	\$562,458.95
Maximum credit	\$648,000.00
Last advance (at Jan 22, 2025)	\$85,541.05
Loan to date advances	\$85,541.05
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	\$12.95
Interest paid 2025	\$0.00
Interest paid 2024	\$0.00

# 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:

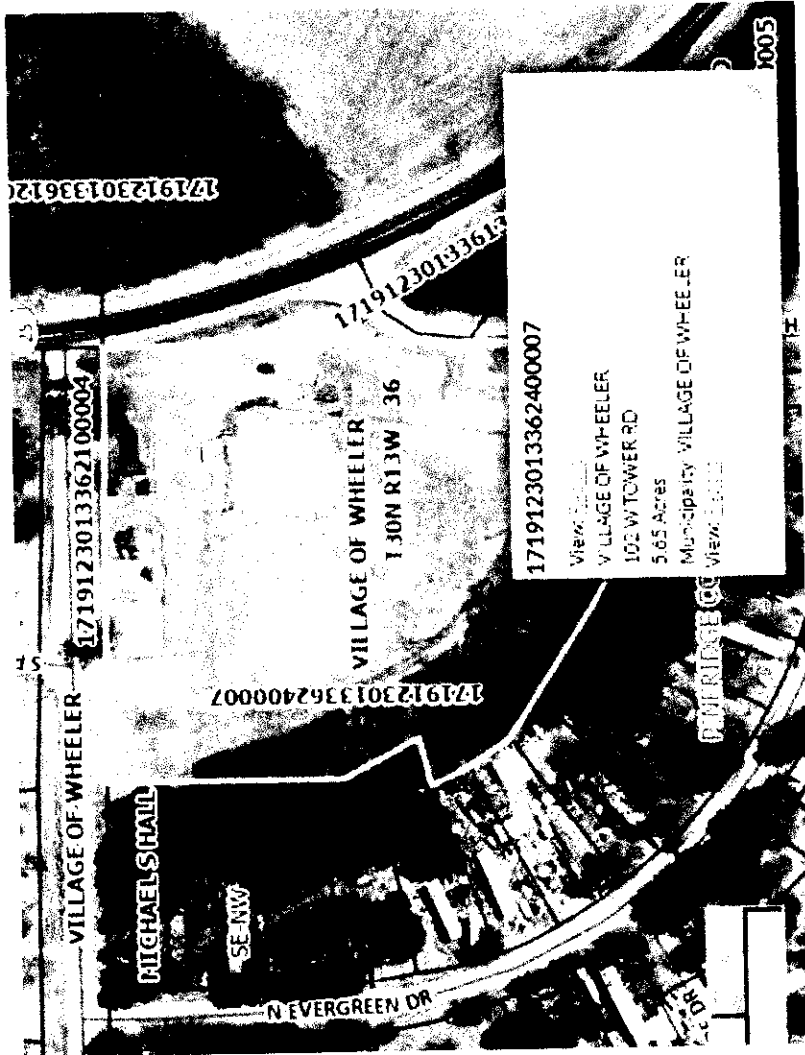
1. The Village of Wheeler followed the statutory procedure for issuance of a Raze Order as defined in Wis. Stat. § 66.0413(1)(h).

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**



The information contained in this e-mail (and any attachments) is confidential and may not be used by anyone other than the addressee. If you are not this intended recipient please notify us immediately



- Attachments:**
- untitled-[1.1].plain  
Size: 2.5 k  
Type: text/plain
  - image001.png  
Size: 428 k  
Type: image/png  
Info: image001.png
  - image002.png  
Size: 20 k  
Type: image/png  
Info: image002.png
  - image.png  
Size: 1.9 M

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@cbssquaredinc.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@cbssquaredinc.com](mailto:nbowe@cbssquaredinc.com)

715.955.4750(o)

715.563.7928(c)

[cbssquaredinc.com](http://cbssquaredinc.com)





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 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