

Village of Wheeler

105 Tower Road W

Wheeler WI 54772

Agenda For September 1, 2026,

Village Board Meeting

6:30 P.M.

- CALL TO ORDER
 - ROLL CALL
 - PROOF OF POSTING
 - RECOGNITION OF THOSE IN ATTENDANCE
 - PRESENTATION BY JOHN WILLIAMS/ SHAI TERESHKOVA REPRESENTING HAY RIVER CIVIC COALITION (INFORMATION ONLY NO ACTION)
 - APPROVAL OF MINUTES FROM AUGUST 4, 2026, MEETING
 - APPROVAL OF MINUTES FOR THE SPECIAL MEETING AUGUST 18, 2026
 - APPROVAL OF TREASURERS REPORT
 - APPROVAL OF REPORTS: (IF AVAILABLE)
 - PRESIDENTS
 - CLERK
 - PUBLIC WORKS
 - ENFORCEMENT
 - FIRE
 - RU
 - AMBULANCE
 - BUILDING
 - OLD BUSINESS
 - JOAN LARSON SHED STATUS
 - NEW BUSINESS
 - OPENING OF BIDS FOR CHURCH ST AND NOONEY TRAIL; REMOVING TREES, REMOVING 12 INCHES OF SOIL, 6 INCH BREAKER AND 6 INCH BASECOURSE
 - PUBLIC COMMENTS
 - ADJOURN
-

Village of Wheeler

105 Tower Rd W

Wheeler WI 54772

August 4, 2026, 6:30 p.m.

Village Board Meeting Minutes

- Call to order by President Kolden at 6:30
- Roll call Trustee Milune Present, Trustee Marten Present, President Kolden Present
- Proof of posting Meeting was posted at the Post Office, the Village Hall and on the Village Website
- Recognition of those in attendance Ann Anderson, Leanette Marten, John Williams
- Approval of July 2026 meeting minutes Motion to approve the July Minutes by Trustee Marten second President Kolden motion carried
- Reports:
 - Treasurers Motion to approve the treasurer report Trustee Milune second Trustee Marten motion carried
 - Presidents- none
 - Clerk- as written
 - Public Works- none
 - Enforcement no citations written
 - Building Inspector- as written
 - RU next meeting Sept 3
 - Fire next meeting Sept 2
 - CARD Officers elected next meeting Aug 10
- Old Business
 - Open Proposals for removing trees, Possible Action Bids opened for tree clearing only DKS low Bid 5,500.00 Albertville Dirt Works 7,000.00 Wedam 15,520 Motion to table and combine excavation and tree removal and road building till next month when road bids will be opened. Motion to table Trustee Marten second Trustee Milune carried remain on the table
- New Business

- Establish zoning meeting if no applicants come forward to act on Joann Larson Request Motion to leave on table President Kolden second Trustee Marten motion carried remains on the table
- Operator license for Dennis Kolden Motion to approve operator License for Dennis Kiolden Trustee Milune second Trustee Marten motion carried President Kolden abstaining
- Public Comments
- Adjournment Motion to adjourn by Trustee Marten second President Kolden Motion carried adjourned a 7:40

Respectfully submitted Donald R Knutson Clerk

Calendar Events:

Aug 3 Office Closes at 1:00 for Election Training

Aug 4 Office opens late Dr. Appt

Aug 4 Village Board Meeting 6:30

Aug 6 CARD Meeting CRS building Colfax 6:30

Rand Vacation 8/7-8/11

Tower Drive Closed 8/6-8/10

Aug 7 1 P.M. Public Test of the Voting Machine

Probable Road Construction Hwy 25/170 8/10-8/12

8/11 7 a.m. -8 p.m. Partisan Primary

8/18 6 p.m. – 8 p.m. Board Training * Quorum may be present no Village Business will be decided.

8/29 Meeting Room Rented

9/8 Village Board Meeting 6:30

VILLAGE OF WHEELER

105 TOWER RD W

WHEELER WI 54772

SPECIAL MEETING Minutes

TUESDAY AUG 18, 2026

5:30 P.M.

- CALL TO ORDER @ 5:30 by President Kolden
- ROLL CALL President Kolden Present, Trustee Marten Present Trustee Milune Present
- PROOF OF POSTING Meeting was posted at the post office, Village Hall and the Village web site.
- RECOGNITION OF THOSE IN ATTENDANCE. Joh Williams, Rand Bates Don Knutson Attorneys Sndre Neldon and Parker Standaert
- REVIEW USDA SEWER PROJECT RESOLUTION POSSIBLE ACTION: Motion to approve resolution Trustee Mine second Trustee Marten Motion carried
- ADJOURN INTO CLOSED SESSION §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 reasons require a closed session. Motion to adjourn President Kolden Second Trustee Marten motion carried adjourned.
- RECOVENE INTO OPEN SESION Motion to reconvene President Kolden second Trustee Marten motion carried
- ANY ACTION DERIVED FROM CLOSED SESSION Motion to refer transfer of property to Kevin Lundeen property that was used as a Village Park. By Trustee Marten second President Kolden motion carried
- ADJOURN SPECIAL SESSION Motion to adjourn special meetings by trustee Marten second by President Kolden motion carried adjourned at 5:50
- BEGIN VILLAGE BOARD AND STAFF TRAINING FROM VILLAGE ATTORNEY QUORUM WILL BE PRESENT BUT NO VILLAGE BUSINESS WILL BE ACTED ON training from Village Attorney on procedure for warnings and citations and processes for the Village Board conducting meeting and rules governing Boards...

July 27, 2026

TO: Village of Wheeler

RE: September 1957 agreement for public park land donation

Attached is a copy of the Quit Claim Deed prepared September 9, 1957 between Marian E. Fritzell and Byron W. Stolpe, and the Village of Wheeler.

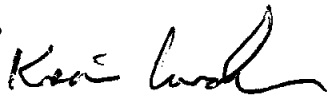
According to the deed, the property was conveyed for use as a **public park and for no other purpose**, with the expectation that it would be maintained in its entirety as a public park.

The property has not been maintained or used as a public park for several years. Based on the terms of the deed and my status as the current assignee of the grantors' interest, I hereby provide formal notice that the Village has failed to comply with the conditions set forth in the deed.

Accordingly, I request that the Village acknowledge this failure and take the appropriate steps to return the property to me in accordance with the rights provided under the deed.

Please provide a written response within 30 days of receipt of this notice indicating the Village's position and the actions it intends to take.

Sincerely,



Kevin A. Lundeen

N10285 490th Street

Wheeler WI 54772

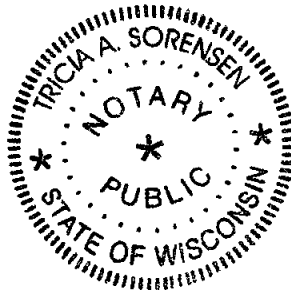
(715)702-2214

Dann County as I

7-30-2026



Exp 2/28/2028



VILLAGE OF WHEELER

Municipal Complaint Form

NOTE: (1) ANONYMOUS COMPLAINTS WILL NOT BE PROCESSED.

(2) INCOMPLETE COMPLAINTS WILL NOT BE PROCESSED.

(3) COMPLAINT FORMS MUST BE SUBMITTED IN PERSON AT THE VILLAGE CLERK'S OFFICE.

(4) A COMPLAINANT'S NAME AND IDENTIFYING INFORMATION MAY BE RELEASED IN RESPONSE TO AN OPEN RECORDS REQUEST.

Name and Address of Complainant(s):

Primary Phone:

Address/Location of Reported Violation(s):

Date of Incident (if applicable): _____ Time of Incident (if applicable): _____

Details of Complaint (attach additional page(s) if needed):

Signature of Complainant: _____ Date: _____

(Required)

FOR VILLAGE OFFICE USE ONLY

COMPLAINT REFERRED TO:

Date Received: _____

➤ DEPARTMENT HEAD: _____

➤ COMMITTEE CHAIR: _____

ACTION TAKEN:

COMPLETELY RESOLVED: ☐ YES ☐ NO

Additional Comments:

(created 8/21/2026)

105 Tower Road West
Wheeler, WI 54772
PHONE: (715) 632-2449

VILLAGE OF WHEELER
INSPECTION NOTICE

NAME: _____
ADDRESS: _____
DATE: _____

On the date(s) listed below, the Village of Wheeler Code Enforcement Officer performed a visual inspection of the property listed above. The following items were found to be a problem at your residence:

INSPECTION DATES:																																		
These issues are a violation of the following ordinances of the Village of Wheeler:	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 33%; text-align: center; padding: 2px;">INITIAL</th><th style="width: 33%; text-align: center; padding: 2px;">FOLLOW-UP</th><th style="width: 33%; text-align: center; padding: 2px;">FINAL</th></tr></thead><tbody><tr><td colspan="3" style="text-align: center; padding: 2px;">COMPLIANCE</td></tr><tr><td style="text-align: center; padding: 2px;">Y / N</td><td style="text-align: center; padding: 2px;">Y / N</td><td style="text-align: center; padding: 2px;">Y / N</td></tr><tr><td style="height: 20px;"></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td></tr><tr><td style="height: 20px;"></td><td></td><td></td></tr></tbody></table>	INITIAL	FOLLOW-UP	FINAL	COMPLIANCE			Y / N	Y / N	Y / N																								
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Y / N	Y / N	Y / N																																
1 _____																																		
2 _____																																		
3 _____																																		
4 _____																																		
5 _____																																		
6 _____																																		
7 _____																																		
8 _____																																		
The Village requests that you be in compliance with these issues by _____. Non-compliance shall result in citations being issued.																																		

"Miscellaneous junk or debris" includes (but is not limited to) branches, firewood, tires, lawn furniture, gardening supplies, tires, storage pails, gas/oil cans, pallets, cement blocks, bricks, garbage, and auto parts.

If you are in compliance with these issues by the time you receive this letter, thank you.

If you have any questions, please feel free to contact the Village Clerk's office at (715) 632-2449 or the Code Enforcement Officer listed below.

Code Enforcement Officer: John Williams (715) 505-2114

FOR OFFICE USE ONLY:

Date Notice Sent: _____

Date Citation Issued: _____

Citation Amount: _____

AUGUST Treasurer Report

check	for	debit	credit
interest			\$ 102.77
wrs	retirement	\$ 1,252.76	
fp	postage	\$ 207.00	
24-7	website	\$ 24.95	
Rand Bates	Payroll	\$ 1,872.77	
Karen Jahn	Poll Worker Sand Creek	\$ 134.60	
deposit			\$ 374.55
craemer consulting	back up and comp cons	\$ 360.00	
lp wheeler	gas	\$ 43.10	
lp wheeler	gas	\$ 19.48	
larry allen	Poll Worker Sand Creek	\$ 180.00	
john william	payroll	\$ 157.92	
bcn	2 months phone internet	\$ 584.11	
amazon	stamp	\$ 13.70	
bankcard			\$ 1,035.72
bankcard			\$ 328.78
deposit			\$ 3,391.15
deposit			\$ 1,364.94
deposit			\$ 418.24
plunkets pest control	rodent/pest	\$ 133.44	
merceds koenig	Poll Worker Sand Creek	\$ 93.20	
amazon	bankers boxes	\$ 58.01	
amazon	stamps	\$ 41.10	
echeck			\$ 492.80
bankcard			\$ 136.60
diggers hotline	locates	\$ 100.00	
one source	copier	\$ 163.84	
amazon	perfed paper	\$ 78.96	
bankcard			\$ 359.49
donald r knutson	payroll	\$ 1,746.60	
ctl	labs	\$ 707.50	
supreme sweeping	street sweeping	\$ 500.00	
diamond maps	pw mapping	\$ 14.00	
fp mail	3 months rent	\$ 98.85	
ann anderson	poll worker	\$ 240.44	
dunn cty			\$ 22,293.70
xcel	electric	\$ 2,144.01	
cintas	rugs towels	\$ 81.07	
spectrum	pay off	\$ 1,966.69	
spectrum	phone	\$ 153.61	
bankcard			\$ 629.55
bankcard			\$ 189.11

deposit			\$ 2,609.11	
deposit			\$ 1,478.69	
davy lab	labs	\$ 1,851.00		
tribune press	election ad	\$ 419.50		
hydrocorp	back flow	\$ 360.14		
rand bates	payroll	\$ 2,009.93		
echeck			\$ 177.91	
municipal property ins	insurance	\$ 6,347.00		
dairy state bank	nsf chg back fee	\$ 21.00		
Nelson Lindquist	attny fee	\$ 2,145.50		
whistlestop	poll worker food	\$ 60.00		
dairy state bank	rtnd dep	\$ 500.00		
dairy state bank	rtnd dep	\$ 462.14		
dairy state bank	rtnd dep	\$ 402.80		
bankcard			\$ 452.14	
echeck			\$ 162.51	
synergy	prepay	\$ 486.00		
we energy	gas	\$ 31.90		
bankcard			\$ 291.15	
bankcard			\$ 240.60	
bankcard			\$ 158.61	
ace hdwr	keys	\$ 6.94		
village of wheeler	water sewer	\$ 200.21		
bankcard			\$ 305.81	
deposit			\$ 4,981.78	
deposit			\$ 575.41	
donald r knutson	payroll	\$ 1,632.32		
bankcard			\$ 1,631.25	
webb excavating	lime stone ball park	\$ 850.00		
menards	spray paint marker sticks	\$ 228.28		
northern lake	labs	\$ 159.85		
bankcard			\$ 633.85	
Rand Bates	payroll	\$ 1,850.58		
24-7	hosting	\$ 24.95		
bakke norman	legal fees	\$ 1,310.49		
		\$ 34,532.24	\$ 44,816.22	
accts				
general		\$ 78,150.79		
cdbg		\$ 500.00		
sav equip replacement		\$ 1,948.03		
sav water reserve		\$ 3,807.80		
sav water reserve		\$ 57.66		

sav bond series	\$ 2,421.37	
sav mach equip	\$ 101.91	
sav ind sand	\$ 25,420.78	
cd ind sand	\$ 59,006.41	
cd equip rep	\$ 3,384.59	
cdbg const	\$ 500.00	
new const sewer	\$ 7,377.56	
new const water	\$ 255.00	
loan		\$ 19,737.29
	\$ 182,931.90	\$ 19,737.29

Clerk Report September 2026

Correction: Last month, I stated the USPS charge was for certified mail. I stand corrected; it was for a PO Box rental.

Because of lack of interest I reached out to Dunn County for a cooperative Zoning attached is her letter.

Board preference attorney for Carlton Raze Laura Callope has left Bakke Norman. If we stay with Bakke Norman Tim Obrian would Take over all lawyer notes would be available to him. If we switch to Parker correspondence will be forwards but not lawyer notes.

Discussions with emergency management about board training later this year.

Sold the First water out of the fill station with good reviews.

Hwy 25 leaks fixed and restored along with patches from the earlier leaks

From: "Tamara Traxler" <ttraxler@dunncountywi.gov>
Subject: Zoning Administration Options for the Village of Wheeler
Date: Mon, August 31, 2026 7:48 pm
To: "Clerk/Treasurer - Village of Wheeler" <office@vi.wheeler.wi.gov>

Good Evening Don,

Thank you for reaching out regarding options for zoning administration. Based on our conversation, it sounds like the size of the Village is a primary concern, particularly when it comes to maintaining the staffing and volunteer participation needed to manage zoning functions locally.

The following information is intended as a starting point for the Village to consider some potential options.

Option 1 – Contract Zoning Administration with the County

This is the more established approach under Wisconsin's municipal framework. One example that may be helpful to consider is the Village of Lake Hallie, which has its own Village zoning ordinance while Chippewa County provides planning and zoning administration through an intergovernmental agreement.

Under this model, the Village retains its local decision-making bodies, including the Plan Commission, Village Board, and Board of Appeals, while the County provides professional zoning administration and staff support.

This provides one potential model for the Village to consider: the Village maintains its own zoning authority and ordinance while contracting with the County for day-to-day zoning administration and professional services.

A similar approach is used by the Village of Somers in Kenosha County, where the Village has its own zoning ordinance that is described as substantively identical to the County's ordinance, while Kenosha County provides zoning administration services.

Key benefit: Daily zoning administration and professional staff support can be provided through a contracted County service.

Potential challenge: The Village would still need to maintain volunteers to serve on the Village Plan Commission and Board of Appeals, as well as retain the Village Board's role in zoning decisions.

Option 2 – Explore a Joint Village Planning & Zoning Model

Thinking outside of the traditional approach, another possibility would be to explore whether neighboring Villages could work together on a shared planning and zoning structure.

A joint model could potentially provide additional administrative capacity and help address the challenge of maintaining separate Plan Commissions and Boards of Appeals in very small communities. Wisconsin law provides mechanisms for municipalities to cooperate and jointly exercise certain governmental functions through intergovernmental agreements, although the specific structure and authority would need to be carefully evaluated with municipal counsel.

Other Villages in Dunn County have expressed similar concerns regarding zoning administration. If there is interest among several communities, we could explore whether there may be an opportunity to pursue a **Wisconsin grant or other funding to assist** with the initial scoping, legal review, ordinance development, and development of an intergovernmental agreement.

This would be a more exploratory approach, but it may be worth investigating if there is broader interest among the County's smaller Villages.

For Your Meeting

For your upcoming meeting, I have attached a document outlining the more established approach under Wisconsin's municipal zoning framework, along with the Lake Hallie/Chippewa County model as an example.

After your review, please let me know your thoughts and any initial questions I can help address. We can then determine whether it would be helpful to explore the County administration model further or begin discussing the potential for a broader joint-Village approach.

Thanks again for reaching out,

Tammy Traxler

Zoning & Planning Administrator

Environmental Services Dept. | Planning and Land Use Division

Dunn County | 3001 US Highway 12 E, Menomonie, WI 54751

 715-231-6523 |  [Planning and Zoning](#)

Attachments:

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Village Zoning Ordinance Administration with Intergovernmental Agreement Model.docx
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Village Zoning Ordinance Administration with Intergovernmental Agreement

(contracted administrative services)

This may include General Zoning, Shoreland, Floodplain, and Land Division Ordinances

Zoning Function	Potential Responsibility / Decision-Maker
Zoning ordinance amendments	Village Board
Zoning map amendments / rezones	Plan Commission review/recommendation; Village Board approval
Conditional uses	Plan Commission and/or Village Board, depending on ordinance structure
Site plan review	Contracted zoning administrator / County staff
Routine zoning permits	Contracted zoning administrator / County staff
Zoning interpretations	Contracted zoning administrator, subject to appeal
Variances	Village Board of Appeals
Administrative appeals	Village Board of Appeals
Zoning enforcement	Contracted zoning administrator / County staff, under Village ordinance and agreement
Ordinance administration & maintenance	Contracted zoning administrator / County staff, with Village approval of amendments

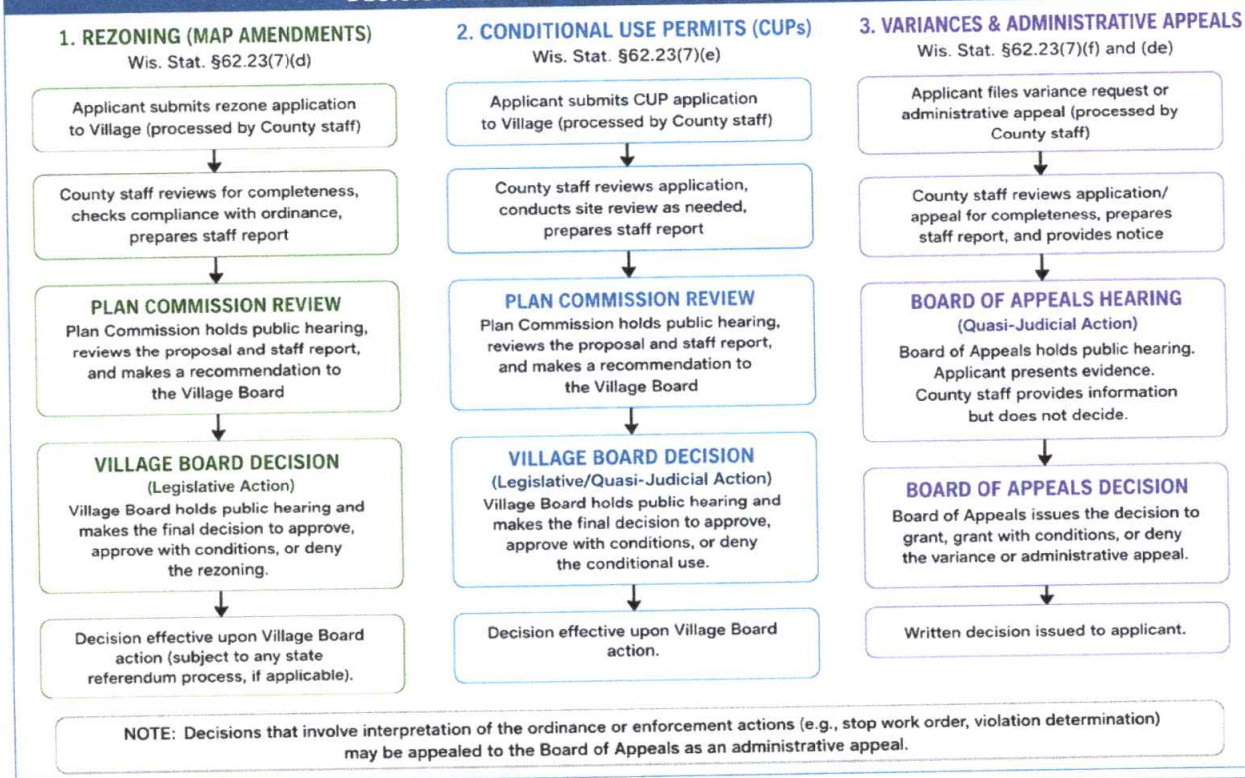
THE LAKE HALLIE MODEL

Village Ordinance → §66.0301 Agreement → County Administration → Village Decision-Making

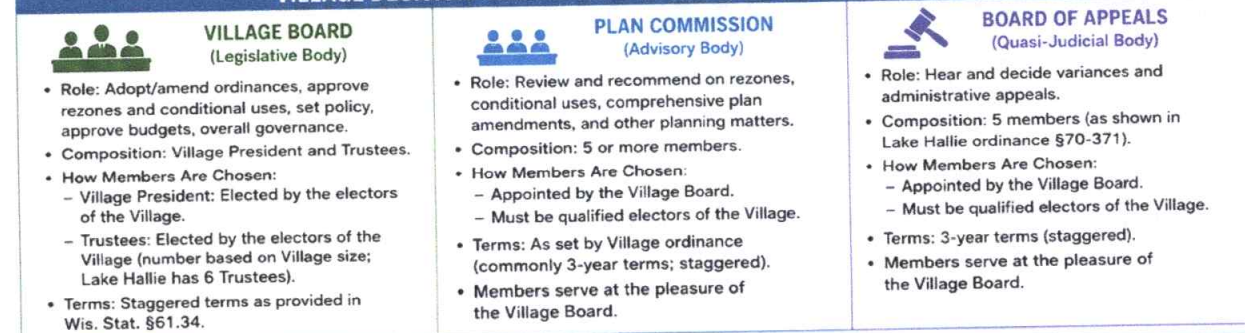
Three Decision Tracks: Rezones • Conditional Uses • Variances & Administrative Appeals



DECISION TRACKS – WHERE DECISIONS ARE MADE



VILLAGE DECISION-MAKING BODIES – COMPOSITION & APPOINTMENT



KEY STATUTES

- Wis. Stat. §61.35 – Villages have zoning authority through §62.23
- Wis. Stat. §62.23 – Municipal planning and zoning procedures
- Wis. Stat. §66.0301 – Intergovernmental cooperation agreements
- Wis. Stat. §59.69 – County zoning authority (applies outside villages)



IMPORTANT PRINCIPLES

- County provides administration – Village retains authority.
- County staff advise and process – Village bodies decide.
- Three distinct decision tracks with proper bodies.
- Board of Appeals is separate from Village Board.