



BARRON COUNTY BOARD OF SUPERVISORS

Monday, July 21, 2025 - 5:00 p.m.

Barron County Government Center – Veterans Memorial Auditorium
335 East Monroe Avenue – Barron, Wisconsin 54812

Link to View Meeting: <http://youtube.com/c/BarronCountyMeetings>

Live streaming of the meeting will begin at 5:00 p.m.

AGENDA

1. Call to Order
2. Roll Call – Public Notification
3. Invocation and Pledge of Allegiance
4. Special Matters and Announcements (Non-Action Items)
5. Approve Agenda
6. Approve Minutes of June 16, 2025
7. Public Comment (*Prior Registration with County Clerk Required / Maximum Allotted Time is 3 Minutes*)
8. UWECBC Energy Audit Presentation – Upper 90
9. Zoning Ordinance Amendment – Rezoning – Town of Barron, William H. & Shelly A. Balts, Owners
10. Resolution – Expansion of Staples Lake Lake Projection and Rehabilitation District
11. Resolution – Authorizing Expenditure in the Amount of \$14,185.00 for the Purchase of a Bradford Systems Spacesaver Evidence Locker and Refrigerator for the Barron County Sheriff's Department
12. Resolution – Authorizing Release of Approximately 2.685 Acres of County Forest Land in Town of Cedar Lake Per Wisconsin State Statute 28
13. Resolution – Approving Hazardous Materials Response Agreement Between City of Rice Lake and Barron County for Years 2025 – 2035
14. Resolution – Authorizing Participation in Sandoz Subdivision Opioid Settlement
15. American Rescue Plan Act (ARPA) Expenditures
16. Report from County Administrator
 - a. Management's Discussion & Analysis (MD & A)
 - b. Forward Analytics – Frugal Badgers Article

Continued on Page 2

Barron County Board of Supervisors

Monday, July 21, 2025

Agenda – Page 2

17. Appointments
 - a. Zoning Board of Adjustment – Reappoint Pam Fall and Gary Nelson (*3 Year Term*)
 - b. WPPA Union Contract Negotiating Committee – Appoint Louie Okey, Karolyn Bartlett, Pete Olson, Bob Rogers, Gary Nelson and Craig Turcott
 - c. Acting / Interim Highway Commissioner – Appoint Nate Nelson
18. Claims, Petitions & Correspondence
19. Suggestions for Future Agenda Items
20. Adjournment

Any person who has a qualifying disability under the Americans with Disabilities Act and requires the meeting or materials at the meeting to be in an accessible format must contact the County Clerk's office at 715-537-6200 at least 24 hours prior to the meeting so that arrangements can be made to accommodate your request.

County Administrator's Update
CA French
Barron County Board Meeting
Monday July 21st, 5pm Veterans Memorial Auditorium

#3. Special Matters and Announcements:

#8. UWECBC Energy Efficiency Audit Presentation - Upper90 Engineering Firm:

Barron County was awarded a \$75K RESP, (EECBG) Energy Efficiency Audit grant through the Wisconsin Public Service Commission which is now complete. Upper 90 will be at the meeting to present their findings as they did to the Property Committee on July 7th. Included in the packet is the information provided by Upper90 to the Property Committee but, be aware what they present may be slightly different because of Rice Lake Area School District now taking over the Student Center and Gymnasium. No action is required at this time.

#9. Zoning Amendment - Town of Barron William and Shelly Balts:

There are no issues with approval of this Zoning Amendment that I am aware and therefore recommend approval.

#10. Resolution Expansion of Stables Lake, Lake Rehabilitation District:

This Board is aware of this information as it was presented last month to the full Board by Mr. Pat Brown . Subsequently, the Lcc/Extension Committee held a public hearing, without opposition, and voted to approve this expansion. I recommend approval.

#11. Resolution \$14,185.00 - New Evidence Locker/Refrigerator at J/C:

As this body is aware the original resolution pertaining to this expenditure was pulled from last month's agenda due to the possibility of a lower cost vendor. This resolution now accomplishes this task. I believe that the accompanying resolution is acceptable, accurate and necessary and therefore request approval.

#12. Resolution – Authorizing Release of Approximately 2.685 Acres of County Forest Land – Town of Cedar Lake Per State Statutes 28

I have included quite a little information with the packet and the release of this land from the County Forest was approved by the Property Committee on July 7th. If there are additional questions Mr. Muench can certainly handle them. I recommend approval.

#13. Hazmat Resolution and Contract City of Rice Lake:

I realize it is not policy to take normal and operational contracts to the full Board but, in this instance due to this being a multi-jurisdictional agreement, AND, the fact that B/C staff would like the agreement to extend for a period of ten (10) years and the fact that the original signers, for the City of Rice Lake, have now retired B/C staff, myself included, feel a new resolution allowing for an extended contract is appropriate. I have no concerns with the contract and recommend approval.

#14. Sandoz Opioid Settlement Resolution - Approval Thereof:

I believe the resolution is self-explanatory and I recommend approval.

#15. ARPA Expenditures:

Information is included with the packet.

#16. Administrator's Report/Update:

A. *Management Discussion and Analysis:*

Jodi will present the MD&A from the 2024 Audit Report.

B. *Forward Analytics - Frugal Badgers:*

For your edification.

#17. Appointments:

Board of Adjustment, Supervisor Gary Nelson and Supervisor Pam Fall
Wisconsin Police Professional Association, Union Contract Negotiating Committee:
Supervisors, Okey, Bartlett, Rogers, Olson, Nelson, Turcott
Nate Nelson as Acting/Interim Hwy Commissioner

#16. Claims, Petitions, Correspondence:

Mr. Muench or Clerk Hodek will address this matter.

#17. Future Agenda Items:

Introduction of newly appointed Sheriff Jodi Kummert
2026 Health Insurance Renewal
Ordinance State Hwy 48 ATV/UTV Route Expansion, Town and City of Rice Lake
Committee to recommend updates to Chapter #2 of the County Code or Ordinances and
County Board Rules and Procedures

Any questions or concerns please contact me directly 715-537-6840.



BARRON COUNTY BOARD OF SUPERVISORS

MONDAY, JUNE 16, 2025 – 5:00 PM

BARRON COUNTY GOVERNMENT CENTER – AUDITORIUM
335 EAST MONROE AVENUE - BARRON, WISCONSIN 54812

MINUTES

PRESENT IN PERSON: Bob Anderson, Patti Anderson, John Banks, Karolyn Bartlett, Randy Cook Sr, Bill Effertz, Pam Fall, Craig Fowler, Jim Gores, Dana Heller, Dennis Jenkins, Amanda Kohnen, Kathy Krug, Audrey Kusilek, Fran Langman, Jamie McCready, Roberta Mosentine, Gary Nelson, Louie Okey, Bob Rogers, Pete Schneider, Bill Schradle, Marv Thompson, Craig Turcott, Diane Vaughn and Stacey Wenzel.

ATTENDING VIRTUALLY: Carol Moen and Pete Olson.

ABSENT: Bun Hanson.

CALL TO ORDER: Chair Okey called the meeting to order at 5:00PM.

ROLL CALL – PUBLIC NOTIFICATION: County Clerk Hodek took attendance and County Administrator French stated the County's compliance with open meeting laws.

INVOCATION: Led by Chair Okey.

PLEDGE OF ALLEGIANCE: Recited.

SPECIAL MATTERS AND ANNOUNCEMENTS (NON-ACTION ITEMS)

A. RECREATION PLAN & SURVEY: Information was included in packet.

B. RECOGNITION OF SERGEANT RANDALL COOK JR.: Administrator French noted his appreciation for Sergeant Cook when driving Supervisor Patti Anderson and WCA President Mark O'Connell during the Conversation with County Officials program ending at Lona's Café earlier this month. Administrator French also thanked Sergeant Cook for his leadership skills with the parking issues that occurred at the Dairy Breakfast earlier this month.

APPROVE AGENDA: Motion: (Nelson/P. Anderson) to approve. Carried with 28 Yes and 1 Absent (Hanson).

APPROVE MINUTES OF MAY 19, 2025: Motion: (Heller/Cook) to approve. Carried with 28 Yes and 1 Absent (Hanson).

PUBLIC COMMENT: None at this time.

COUNTY BOARD CHAIR APPOINTMENT OF JASON HAGEN – ACTING INTERIM SHERIFF: Motion: (Kusilek/Turcott) to approve appointment effective June 1, 2025. Carried with 28 Yes and 1 Absent (Hanson).

STAPLES LAKE PROTECTION & REHABILITATION DISTRICT EXPANSION PRESENTATION: Lake Technician Pat Brown gave an overview of the expansion request on Staples Lake between Barron and Polk County and reviewed the timeline and process. He also noted that the public hearing on this lake district expansion is Wednesday, June 18th at 6:00PM in the Auditorium at the Government Center in Barron. Corporation Counsel Muench and Lake Technician Brown answered questions from the Board.

WESTCAP PRESENTATION – TIM MATHER, EXECUTIVE DIRECTOR: Executive Director Mather gave an overview of the WestCap programs and how these programs serve our region. Mather also answered questions from the Board.

RESOLUTION – AUTHORIZING EXPENDITURE IN THE AMOUNT OF \$23,774.10 FOR THE PURCHASE OF A BRADFORD SYSTEMS SPACESAVER EVIDENCE LOCKER AND REFRIGERATOR FOR THE BARRON COUNTY SHERIFF’S DEPARTMENT: Chair Okey asked Chief Deputy Hagen and County Administrator French if any changes to the resolution were needed after the Law Enforcement Committee meeting that occurred last week. Hagen explained the potential changes but the changes are not confirmed at this time. Discussion. Administrator French asked for the resolution to be postponed until July.

21-2025 RESOLUTION – ESTABLISHING 2026 BARRON COUNTY BUDGET PREPARATION GUIDELINES & TIMELINE: Motion: (Cook/Olson) to approve. Carried with 28 Yes and 1 Absent (Hanson).

AMERICAN RESCUE PLAN ACT (ARPA) EXPENDITURES: Information was included in the packet.

REPORT FROM COUNTY ADMINISTRATOR: None at this time.

APPOINTMENTS

- A. HEALTH & HUMAN SERVICES BOARD – APPOINT DR. RUPPEL TO REPLACE DR. SAMPSON (REMAINDER OF TERM):** Motion: (Banks/Heller) to approve all appointments as presented. Carried with 28 Yes and 1 Absent (Hanson).
- B. STAPLES LAKE PROTECTION & REHABILITATION DISTRICT PUBLIC HEARING – APPOINT LCC/EXTENSION COMMITTEE (COOK, GORES, KUSILEK, LANGMAN, NELSON & HUTH):** Motion: (Banks/Heller) to approve all appointments as presented. Carried with 28 Yes and 1 Absent (Hanson).
- C. LOCAL EMERGENCY PLANNING COMMISSION – APPOINT DYLAN PALMQUIST TO REPLACE BEN COLE:** Motion: (Banks/Heller) to approve all appointments as presented. Carried with 28 Yes and 1 Absent (Hanson).
- D. COMMISSION ON AGING – APPOINT KELLI RASMUSSEN TO REPLACE KAREN NOVOTNY (3 YEAR TERM):** Motion: (Banks/Heller) to approve all appointments as presented. Carried with 28 Yes and 1 Absent (Hanson).

CLAIMS, PETITIONS & CORRESPONDENCE: None at this time.

SUGGESTIONS FOR FUTURE AGENDA ITEMS:

- 1. Presentation from Upper 90 on the Energy Audit at UWEC-Barron County
- 2. Presentation on Current Jail Programs
- 3. Resolution - Purchase of Bradford Systems Spacesaver Evidence Lock and Refrigerator for the Barron County Sheriff’s Department
- 4. Resolution - Hazmat Contract with the City of Rice Lake

NEXT MEETING DATE: Monday, July 21, 2025 at 5:00PM at the Government Center located in Barron.

ADJOURNMENT: The meeting adjourned by unanimous consent at 5:44PM.

Respectfully Submitted,
Jessica Hodek, County Clerk

MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE COUNTY BOARD AT THE NEXT MEETING.



UW-Eau Claire - Barron County

IGA Findings - Rough Order of Magnitude

July 2025

ENERGY EFFICIENCY / RENEWABLES

Facility Improvement Measure	Description	Estimated Price		Estimated Annual Savings		Estimated Utility Rebate & Tax Incentives	Simple Payback (years)	
		Low	High	Energy	Maintenance			
Water Conservation (Entire Campus)	Water Conservation of toilets and sinks involving retrocommissioning and fixture tuning. Includes mixture of new valves, valve rebuilds, spud & flush tube replacements, and new flow controls to save and conserve water.	\$36,000	\$62,900	\$714	\$1,848	\$0	14.1	24.6
Destratification Fans Installation (Gym & Commons)	Eliminate stratification in areas with high ceilings by installing ceiling fans to push warm air down and maintain a consistent temperature in the space. Includes Gym & Commons at Meggers.	\$24,800	\$29,000	\$1,671	\$850	\$0	9.8	11.5
PV Solar Installation (Ritzinger & Meggers Hall)	Install an approximate 312 kW solar array on the roof. Interconnect system into main service. Price includes 30% tax credit to district under "Tax Incentives". System would produce approximately 95% of current electrical usage.	\$717,800	\$837,400	\$39,043	\$0	\$230,940	12.5	15.5
PV Solar Installation (Library)	Install an approximate 94 kW solar array on the Library roof. Price includes 30% tax credit to district under "Tax Incentives". System would produce approximately 40% of current electrical usage.	\$215,900	\$251,800	\$11,671	\$0	\$69,470	12.5	15.6
PV Solar Installation (Gym & Physical Plant)	Install an approximate 137 kW solar array on the Gym & Physical Plant roof. Price includes 30% tax credit to district under "Tax Incentives". System would produce approximately 45% of current electrical usage.	\$315,500	\$368,000	\$16,665	\$0	\$101,500	12.8	16.0
LED Lighting Replacements (Entire Campus)	Replacement of the remaining non-LED lighting at the campus. Scope is a mixture of retrofit and new fixture replacements.	\$129,100	\$150,700	\$5,132	\$6,703	\$5,500	10.4	12.3
HVAC Retrocommissioning (Central Plant)	Add variable frequency drives (VFDs) to AHU3-1 & MAU-1 to allow both units to modulate air flows based on ventilation requirements and temperature control.	\$39,400	\$45,900	\$0	\$1,360	\$1,750	27.7	32.5
HVAC Retrocommissioning (Meggers & Ritzinger)	Scope includes adding VFDs, CO2 sensors for demand control ventilation to units that do not have them, installing static pressure sensors, implement building pressure controls to prevent over pressurization, and RCx of all units.	\$130,200	\$151,900	\$4,662	\$4,504	\$7,500	13.4	15.8
HVAC Retrocommissioning (Fine Arts)	Scope includes building static pressure sensors, installing VFD on exhaust fans, and adding differential pressure sensors to exhaust fans for added control.	\$36,900	\$43,100	\$650	\$1,277	\$750	18.8	22.0
HVAC Retrocommissioning (Library)	Scope includes installing VFDs and CO2 sensors to allow for demand control ventilation, replacing pneumatic controls with BAS controls, and installing VFDs on HWS & CWS pumps with differential pressure sensors to modulate flow.	\$147,600	\$172,200	\$460	\$5,107	\$3,000	26.0	30.4
HVAC Retrocommissioning (Student Center)	Scope includes replacing existing pneumatic controls and adding building pressure sensors, cleaning of all existing units, and installing new sequence of operations for demand control ventilation and building pressure control.	\$95,600	\$111,500	\$185	\$3,308	\$0	27.4	31.9
HVAC Retrocommissioning (Gym)	Scope includes replacing the existing pneumatic controls and adding building pressure sensors. Add VFDs and differential pressure sensors to Hot Water Pumps.	\$56,900	\$66,400	\$428	\$1,967	\$1,750	23.0	27.0

Electric Savings (kwh)	Natural Gas Savings (therms)	Water Savings (kgals)
0	164	105
0	2115	0
0	0	0
0	0	0
0	0	0
51317	0	0
0	0	0
37814	1115	0
6500	0	0
4600	0	0
1850	0	0
4284	0	0

Subtotal \$1,945,700 \$2,290,800 \$81,280 \$26,925 \$422,160 14.1 17.3

** Since engineering and management costs are distributed among the projects, project costs will not change exactly as shown in the budget as projects are added or removed. There also can be economies of scale when similar projects are selected.

Upper 90, LLC. 2025



UW-Eau Claire - Barron County

IGA Findings - Rough Order of Magnitude

July 2025

CAPITAL MEASURES

Facility Improvement Measure	Description	Estimated Price		Estimated Annual Savings		Estimated Utility Rebate & Tax Incentives	Simple Payback (years)	
		Low	High	Energy	Maintenance			
HVAC System Replacement (Library)	The HVAC equipment serving the building are past its useful life. Recommend replacement of the existing equipment with equal replacements and BAS controls.	\$320,500	\$373,900	\$0	\$11,093	\$0	N/A	N/A
Air Handler Replacement (Student Center)	The AHU 4-1 serving the building are past its useful life. Recommend replacement the existing equipment with equal replacements adding cooling capabilities and BAS controls.	\$381,000	\$444,500	\$0	\$13,186	\$0	N/A	N/A
Air Handler Replacement (Gym)	AHU 2-2 & 2-3 (Locker Rooms) are original to the building and are past life expectancy. Recommend replacing each unit with 1-1 replacement with an energy recovery wheel.	\$141,500	\$165,100	\$0	\$4,898	\$0	N/A	N/A
HVAC System Replacement (Gym)	The HVAC equipment serving the building are past its useful life. Recommend replacement of the existing equipment with equal replacements adding cooling and BAS controls.	\$508,000	\$592,600	\$0	\$17,581	\$0	N/A	N/A

Subtotal \$1,351,000 \$1,576,100 \$0 \$46,758 \$0 28.9 33.7

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Facility Improvement Measure: Central Plant Remains	Description	Estimated Price		Estimated Annual Savings		Estimated Utility Rebate & Tax Incentives	Simple Payback (years)	
		Low	High	Energy	Maintenance			
Central Plant (Boiler Replacement)	Add an additional high efficiency condensing boiler that would allow taking the (2) Burnham existing non-condensing boilers offline. Existing boilers to be abandoned in place.	\$211,700	\$247,000	\$9,473	\$7,326	\$15,000	11.7	13.8
Hot & Chilled Water Distribution System Piping Replacement (Entire Campus)	Staff mentioned getting replacement pricing for the CWS and HWS underground piping from the central plant to each building. Further investigation of the piping system is required to estimate the remaining life expectancy.	\$6,651,500	\$7,760,000	\$0	\$230,233	\$0	N/A	N/A
BTU Meter Installation (Student Center)	Install BTU meters for the HW & CW that would allow the university to charge the occupants based on thermal usage. This would allow for the central plant to remain.	\$46,600	\$54,400	\$0	\$0	\$0	N/A	N/A
BTU Meter Installation (Gym)	Install BTU meters for the HW & CW that would allow the university to charge the occupants based on thermal usage. This would allow for the central plant to remain.	\$46,600	\$54,400	\$0	\$0	\$0	N/A	N/A

Subtotal \$6,956,400 \$8,115,800 \$9,473 \$237,558 \$15,000 28.1 32.8

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UW-Eau Claire - Barron County

IGA Findings - Rough Order of Magnitude

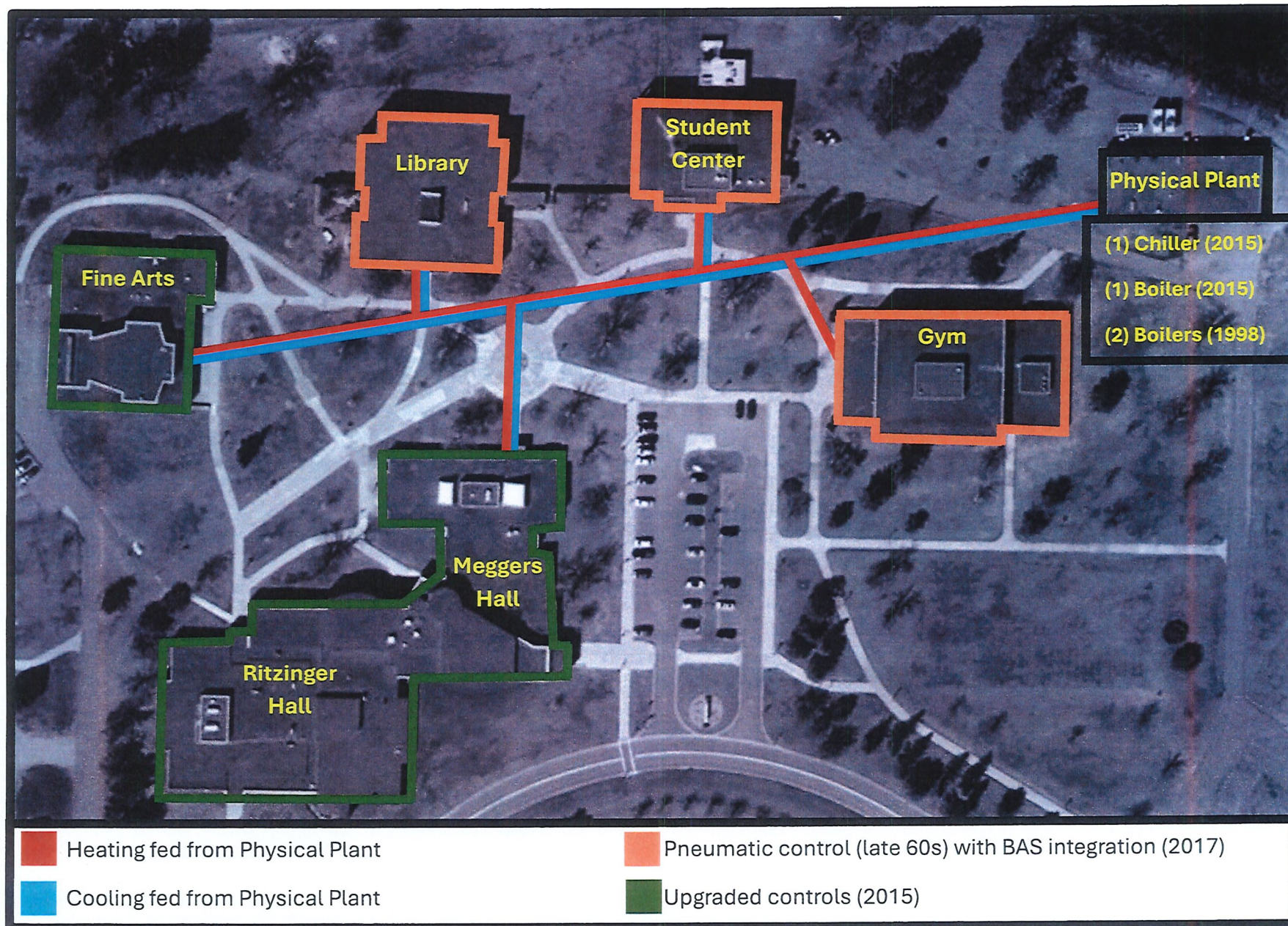
July 2025

CENTRAL PLANT - ABANDON

Facility Improvement Measure: Remove Central Plant	Description	Estimated Price		Estimated Annual Savings		Estimated Utility Rebate & Tax Incentives	Simple Payback (years)	
		Low	High	Energy	Maintenance			
Boiler and Chiller Addition (Meggers & Ritzinger)	Depending on the future of the central plant, option to disconnect the HWS and CWS and installation of individual boilers and chiller to serve the Meggers and Ritzinger building. Location would need to be determined.	\$961,500	\$1,121,700	\$0	\$0	\$0	N/A	N/A
Boiler and Chiller Addition (Fine Arts)	Depending on the future of the central plant, option to disconnect the HWS and CWS and installation of individual boilers and chiller to serve the Fine Arts building. Location would need to be determined.	\$477,700	\$557,400	\$0	\$0	\$0	N/A	N/A
Boiler and Chiller Addition (Library)	Depending on the future of the central plant, option to disconnect the HWS and CWS and installation of individual boilers and chiller to serve the Library building. Location would need to be determined.	\$477,700	\$557,400	\$0	\$0	\$0	N/A	N/A
Boiler and Chiller Addition (Student Center)	Depending on the future of the central plant, option to disconnect the HWS and CWS and installation of individual boilers and chiller to serve the Student Center building. Location would need to be determined.	\$653,100	\$761,900	\$0	\$0	\$0	N/A	N/A
Boiler and Chiller Addition (Gym)	Depending on the future of the central plant, option to disconnect the HWS and CWS and installation of individual boilers and chiller to serve the Gym. Location would need to be determined.	\$477,700	\$557,400	\$0	\$0	\$0	N/A	N/A

Subtotal \$3,047,700 \$3,555,800 \$0 \$0 \$0 N/A N/A

** Since engineering and management costs are distributed among the projects, project costs will not change exactly as shown in the budget as projects are added or removed. There also can be economies of scale when similar projects are selected. Upper 90, LLC. 2025



BARRON COUNTY ZONING ORDINANCE NO. 2025 –

**AN ORDINANCE AMENDING THE ZONING CODE, (Re: William H. & Shelly A. Balts),
COUNTY OF BARRON, WISCONSIN**

The Barron County Board of Supervisors ordains as follows

WHEREAS, William H. & Shelly A. Balts, owners, filed a Petition to rezone certain property in Barron County;

WHEREAS, the Zoning Map of Barron County, Wisconsin as specified in Section 17.26 of the Barron County Land Use Ordinance shall be amended to change the zoning classification of the property in the County of Barron, Wisconsin, depicted in the attached map, incorporated herein by reference, and described hereafter from:

_____ **Agricultural-2** _____ to _____ **Agricultural-1** _____

LEGAL DESCRIPTION OF PROPERTY:

Rezone prt of NW-NW, consisting of 2 acres, located in Section 12, T34N, R12W, Town of Barron.

WHEREAS, this Amendment was approved by the Zoning Committee on July 2, 2025, on a vote of Jenkins, Thompson, Rogers, Cook and Kusilek all voting in favor and 0 against.

NOW, THEREFORE, BE IT ORDAINED, that this Ordinance shall be effective upon its adoption and publication and that publication of this ordinance may occur through posting in accordance with Section 985.02 of the Wisconsin Statutes.

BARRON COUNTY ZONING ORDINANCE NO. 2025 -

**AN ORDINANCE AMENDING THE ZONING CODE, (Re: William H. & Shelly A. Balts),
COUNTY OF BARRON, WISCONSIN**

Page 2

OFFERED THIS 21st day of July, 2025.

<p>Number of readings required: One (X) Two ()</p> <p>Vote required for passage: Majority (X) 2/3 Entire Board (20) ()</p> <p>Source of funding: Budgeted () General Fund () Grant () Contingency () Other (X) Details <u>N/A</u></p> <p>Fiscal impact:</p> <ul style="list-style-type: none">- Current year total amount: \$- Future years total amount: \$- Effect on tax levy – current year - \$- Effect on tax levy – future years - \$ <p>Fiscal impact reviewed by:</p> <p>_____ Jodi Busch, Finance Director</p> <p>Approved as to form by:</p> <p>_____ Jeffrey French, Administrator</p> <p>_____ John Muench, Corporation Counsel</p>	<p>_____ Audrey Kusilek, Committee Chair</p> <p>(The Committee Chair signature verifies the action taken by the Committee.)</p> <p>Board Action: Adopted () Failed () Tabled ()</p>
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**BARRON COUNTY ZONING COMMITTEE
BARRON, WISCONSIN
ACTION AND REPORT**

FINDINGS OF FACT:

Having heard the testimony and considered the evidence presented, the Zoning Committee determines the facts of this case to be:

Filing Date: April 30, 2025

File # 006-1200-10-011

Hearing Date: **July 2, 2025**

Petitioner: **William & Shelly Balts**

Owner: William H. & Shelly A. Balts – 1670 17th Avenue, Barron, WI 54812
(Name and Address)

1. The petitioner is the owner/lessee/mortgagee of the following described property, which is the subject of the petition to rezone the following: prt of NW-NW, consisting of 2 acres, located in Section 12, T34N, R12W, **Town of Barron**, Barron County, Wisconsin.
2. The petitioner requests to rezone from the **Agricultural-2 district to the Agricultural-1 district.**
3. The present use of the property is: vacant land.
4. Petitioner purpose of the rezoning request is: to have a 25 acre Ag-1 parcel(s) to allow for a new home.
5. Per Section 17.81(3)(a) of the Land Use Ordinance, the committee finds that:

Based on the following findings of fact, the Committee Recommends the **APPROVAL/DENIAL** of the petition to rezone:

- 1.) Agricultural-1 an appropriate district for the property being rezoned.
- 2.) The request meets the requirements of Section 17.81(3)(a) of the Land Use Ordinance.
- 3.) The Town Board is not opposed.
- 4.)
- 5.)

Is the Committee's decision consistent with the County Plan? Yes X No

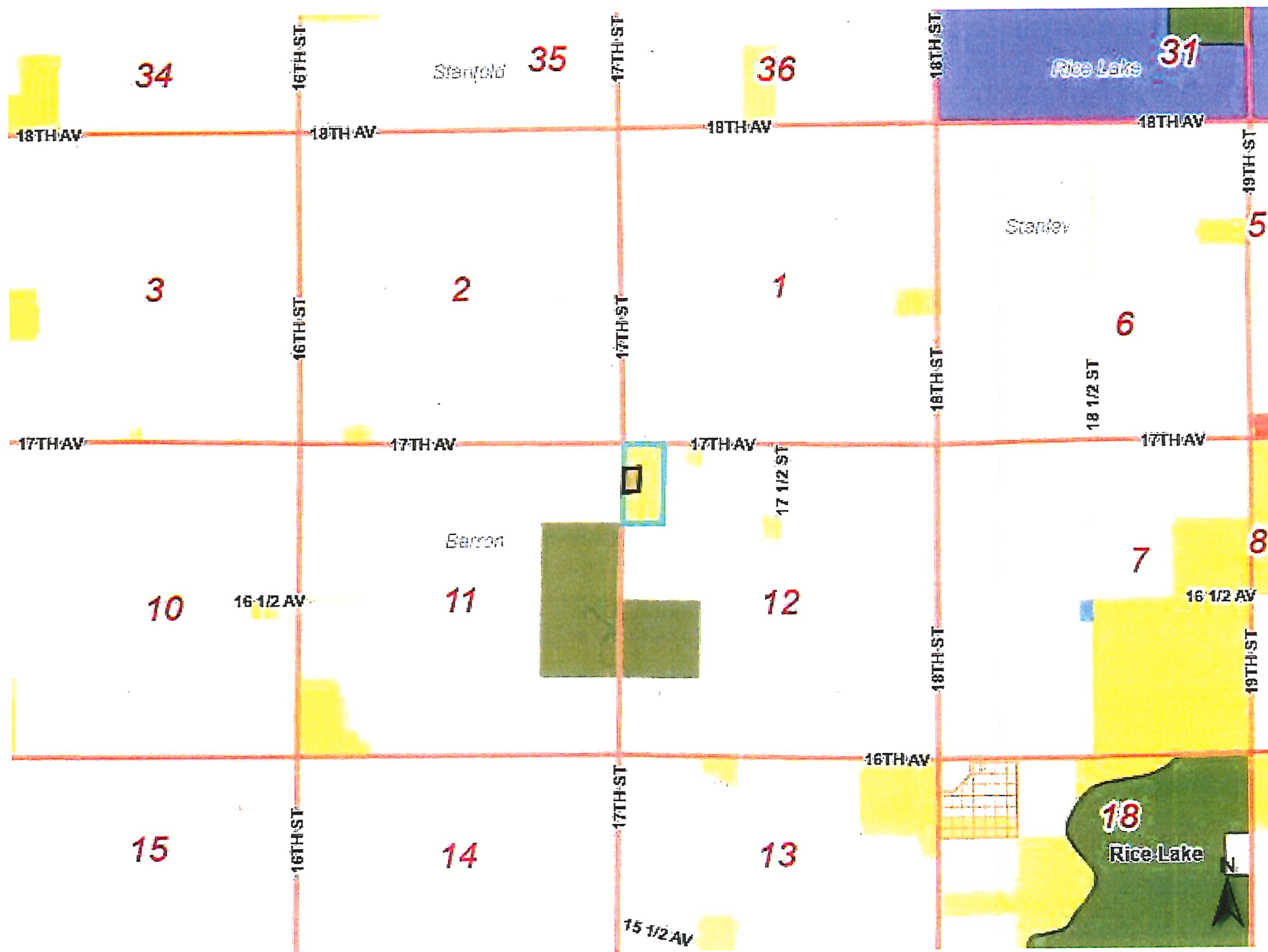
Barron County Zoning Committee:

Signed: _____
Committee Chairperson

Attest: _____
Committee Secretary

Dated: _____

(Signed by Committee Chairperson Kusilek on 7/2/25.)
Committee action is not final until approved by County Board Resolution.



BARRON COUNTY RESOLUTION NO. 2025 -
Expansion of Staples Lake Lake Protection and Rehabilitation District
TO THE BARRON COUNTY BOARD OF SUPERVISORS:

WHEREAS, it is in the best interest of the people of Barron County to protect and preserve our natural resources, including our surface water resources; and

WHEREAS, the landowners who reside near Staples Lake in Barron County petitioned the Barron County Board of Supervisors, and as required by Chapter 33 of the Wisconsin State Statutes, to create a Lake District in Barron County on June 9, 1975; and

WHEREAS, the Barron County Board of Supervisors adopted Resolution No. 1975 – 16, establishing the Staples Lake Lake Protection and Rehabilitation District for the riparian parcels surrounding Staples Lake in Barron County; and

WHEREAS, the Staples Lake Lake Protection and Rehabilitation District have petitioned the Barron County Board of Supervisors to expand the Lake District to include nineteen parcels in Polk County; and

WHEREAS, Pursuant to Chapter 33.37(2) of the Wisconsin State Statutes, the county within which the largest portion, by valuation, of a district lies shall have jurisdiction on motions for attachment under s. 33.33 (2) (b) and on petitions for dissolution under s. 33.35; and

WHEREAS, the petitioners have determined the attached proposed boundaries and land area to be included in the Staples Lake Lake Protection and Rehabilitation District; and

WHEREAS, the district will not contribute to the long-term environmental pollution; and

WHEREAS, the Extension/LCC Committee has held a public hearing to solicit comments on the expansion of the Lake District held June 18, 2025; and

WHEREAS, the resolution was approved by the Extension/LCC Committee on June 18, 2025, on a vote of 7:0, with Cook, Kusilek, Gores, Langman, McCready, Huth and Nelson voting in favor and none against.

NOW, THEREFORE, BE IT RESOLVED, that the Barron County Board, after consideration of the Committee's recommendation, and other evidence submitted to the Board finds and so Orders such findings as follows:

1. That the proposed expansion of the district is necessary;
2. That the public health, comfort, convenience, necessity, or public welfare will be promoted by the expansion of the district; and
3. That the property to be included in the district will be benefited by the expansion of the district.

BE IT FURTHER RESOLVED that the boundaries of the territory to be included in the proposed expansion of the district are as set forth in the attached documents.

**BARRON COUNTY RESOLUTION NO. 2025 -
Expansion of Staples Lake Lake Protection and Rehabilitation District**

BE IT FURTHER RESOLVED that the Barron County Board of Supervisors hereby declares the district expanded to the proposed nineteen riparian parcels located in Polk County.

BE IT FURTHER RESOLVED that pursuant to §33.28, 2(a), Wis. Stats., and County Board policy, one County Board member be appointed by the Board to serve on the District Board of Commissioners.

BE IT FURTHER RESOLVED that publication of this resolution may occur through posting in accordance with Section 985.02 of the Wisconsin Statutes.

OFFERED THIS 21st day of July, 2025.

<p>Number of readings required: One (X) Two ()</p> <p>Vote required for passage: Majority (X) 2/3 Entire Board (20) ()</p> <p>Source of funding: Budgeted () General Fund () Grant () Contingency () Other (X) Details: N/A</p> <p>Fiscal impact:</p> <ul style="list-style-type: none">- Current year total amount: \$- Future years total amount: \$- Effect on tax levy – current year - \$- Effect on tax levy – future years - \$ <p>Fiscal impact reviewed by County Finance Department</p> <p>_____ Jodi Busch, Finance Director</p> <p>Approved as to form by:</p> <p>_____ Jeffrey French, Administrator</p> <p>_____ John Muench, Corporation Counsel</p>	<p>_____ Randall Cook Extension/LCC Committee Chair</p> <p>(The Committee Chair signature verifies the action taken by the Committee.)</p> <p>Board Action: Adopted () Failed () Tabled ()</p> <p>Motion: ()</p>
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Motion to Expand the Boundaries of the Staples Lake Protection and Rehabilitation District

Date: 04-25-2025

WHEREAS, the Staples Lake Protection and Rehabilitation District, currently defined as [see attachment A], encompasses valuable natural resources, including Staples Lake and stream, and wildlife habitats.

WHEREAS the current boundaries fail to adequately protect the complete lake shore and lake pool outside the current boundaries, which are ecologically interconnected and vital to the health of the existing Lake District; and

WHEREAS, expanding the boundaries to include nineteen additional parcels within Polk County, beginning at the western side of the intersection of Polk Barron County Line Road and 20 ½ Avenue, going south along Staples Lake on the west side of Polk Barron County Line Road, then including the eastside properties along the curve around the lake until ending at the intersection of Polk Barron County Line Road and 19 ½ Street. In addition, would include any future parcels that would have shoreline access to Staples Lake. This would provide enhanced protection for water quality, biodiversity, recreational opportunities, public health, comfort, convenience, necessity or public welfare and is pursuant to WI Statute 33.33(2)(b)

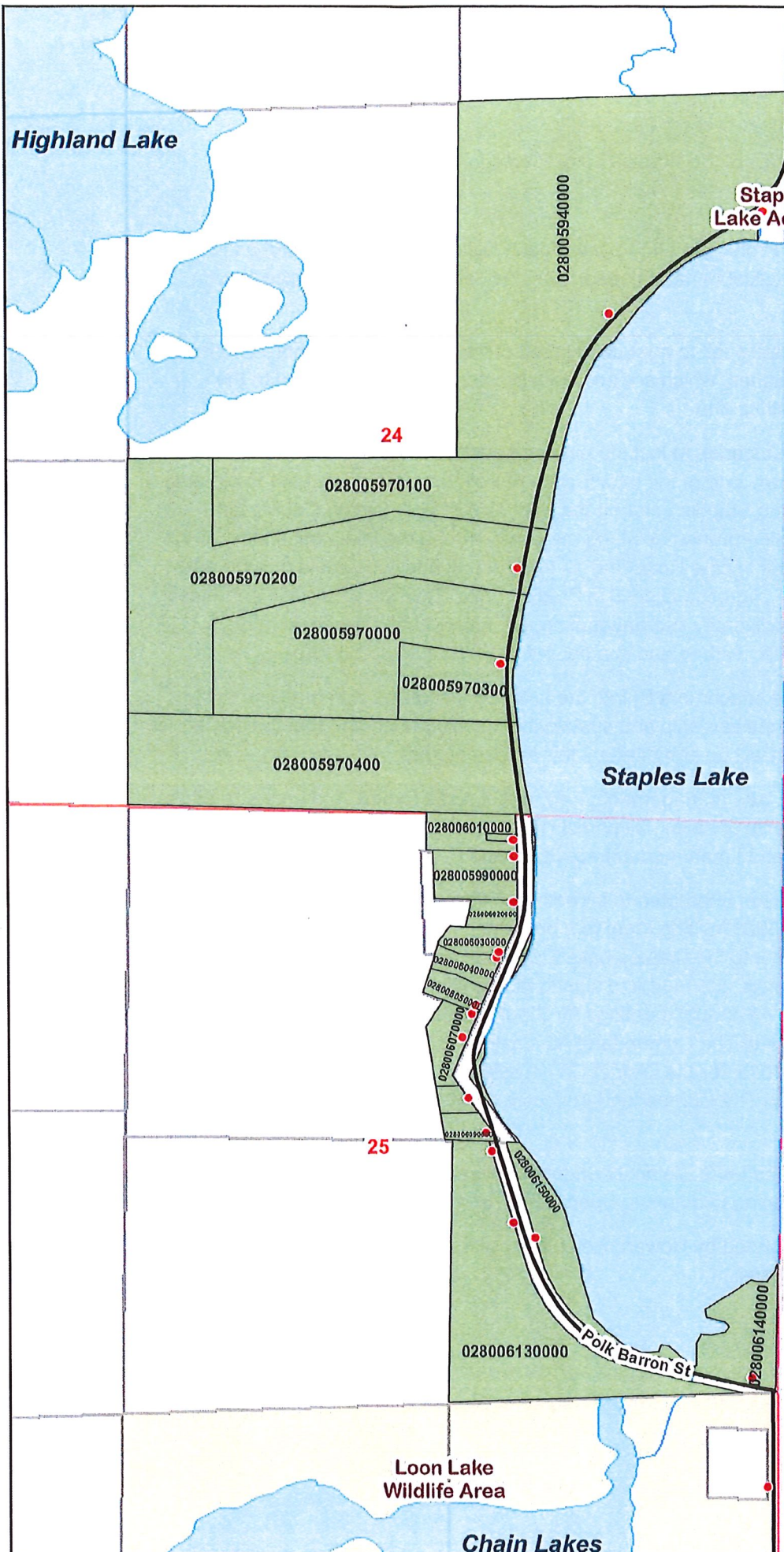
WHEREAS, incorporating [see attachment B] into the Lake District aligns with the County's commitment to environmental stewardship and sustainable development; and that the additional property included in the district will be benefited by this inclusion; and

WHEREAS, a comprehensive lake management study, attached as Exhibit A, demonstrates the ecological and economic benefits of having all parcels on Staples Lake actively involved in both shoreline practices and watershed management activities; and

WHEREAS, public input has been attempted to be gathered through letters sent to the Polk County landowners on 04-23-2023 inviting them to a breakfast meeting on 05-21-2023 to discuss the voluntary inclusion into the Staples Lake Protection and Rehabilitation District. At the initial meeting two landowners attended and signed the petition. One additional landowner mailed back a signed petition. All annual meetings for Staples Lake and Rehabilitation District are posted in public locations and The Cumberland Advocate. In addition, the Lake District also posted the agenda on 04-12-2025, for the District Commissioners meeting to be held on this specific topic on 04-25-2025, in The Cumberland Advocate as well as Mixed Up on Staples Lake; and

WHEREAS the expansion of the Lake District boundaries will require amendments to Relevant County Ordinances, Plans, Zoning Ordinance, Special Fee, and/or Comprehensive Plan.

Motioned by Chris Ryan, Seconded by Howard Ketel. Four of the 5 District Commissioners were present all in agreement. No nays.

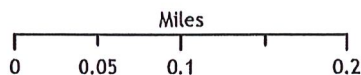


Staples Lake Pro. & Rehab. District

Town of Johnstown
County of Polk, Wisconsin

Proposed Expansion

-  Expansion Area
-  Address Point
-  Town Road
-  Stream
-  Waterbody
-  Parcels/Properties
-  State Lands



Division of Environmental Services
Department of Land Information
100 Polk County Plaza, Suite 140
Balsam Lake, WI 54810
(715) 485-9279



This drawing is the result of a compilation and reproduction of land records as they appear in various Polk County Offices. The drawing should be used for reference purposes only. Polk County is not responsible for any inaccuracies herein contained.

Date: 6/2/2025

Staples Lake Protection and Rehabilitation District

Date: April 28, 2025

Dear Lake Shore Landowner,

We are writing to inform you that a motion to expand the boundaries of the Staples Lake Protection and Rehabilitation District was made and passed on April 25, 2025. This motion will now move forward to the Polk County Board for further consideration.

The expansion aims to include nineteen additional parcels within Polk County, beginning at the western side of the intersection of Polk Barron County Line Road and 20 ½ Avenue, going south along Staples Lake on the west side of Polk Barron County Line Road, then including the eastside properties along the curve around the lake until ending at the intersection of Polk Barron County Line Road and 19 ½ Street. This expansion will also include any future parcels that would have shoreline access to Staples Lake.

The purpose of this expansion is to provide enhanced protection for water quality, biodiversity, recreational opportunities, public health, comfort, convenience, necessity, or public welfare, pursuant to WI Statute 33.33(2)(b). Incorporating these additional parcels into the Lake District aligns with the County's commitment to environmental stewardship and sustainable development.

A comprehensive lake management study demonstrates the ecological and economic benefits of having all parcels on Staples Lake actively involved in both shoreline practices and watershed management activities. Public input has been gathered through letters sent to Polk County landowners, inviting them to a breakfast meeting on May 21, 2023, to discuss the voluntary inclusion into the Staples Lake Protection and Rehabilitation District. At the initial meeting, two landowners attended and signed the petition, and one additional landowner mailed back a signed petition.

We appreciate your attention to this matter and look forward to your continued support in protecting and enhancing the Staples Lake area.

Sincerely,

Staples Lake Protection and Rehabilitation District



Emil "Moe" Norby, County Administrator
100 Polk County Plaza, Suite 220
Balsam Lake, WI 54810
715-485-9286
Emil.norby@polkcountywi.gov

June 4, 2025

Barron County Government Center
Jeff French, County Administrator
335 E Monroe Ave, RM 2130
Barron, WI 54812

Re: Staples Lake Rehabilitation District

I write this letter as the County Administrator of Polk County. It has been brought to my attention that Staples Lake Rehabilitation District, which currently is located only in Barron County, is looking on expanding into Polk County by 19 parcels.

I am not opposed to this expansion.

Sincerely,

A handwritten signature in blue ink, appearing to read "Emil Norby".

Emil Norby, Polk County Administrator

BARRON COUNTY RESOLUTION NO. 2025- _____

**Resolution Authorizing Expenditure in the Amount of \$14,185.00 for the Purchase
of a Steele Solutions Evidence Locker and Refrigerator for the Barron County
Sheriff's Department, Barron County Justice Center**

TO THE BARRON COUNTY BOARD OF SUPERVISORS:

1 **WHEREAS**, by email on Monday July 7th, 2025, Interim/Acting Sheriff Jason
2 Hagen informed County Administrator French that the originally installed Evidence
3 Refrigerator Storage System at the Barron County Justice Center was no longer
4 operational; and
5

6 **WHEREAS**, it is necessary to maintain certain evidence at cool temperatures prior
7 to being moved into the evidence room by an evidence custodian, to preserve the chain of
8 custody for evidence and court purposes; and
9

10 **WHEREAS**, the Sheriff's Department has received a qualified proposal from
11 Steele Solutions, 1117 East Rawson, South Milwaukee, WI, 53172 at a total cost of
12 \$14,185.00; and
13

14 **WHEREAS**, this resolution was approved by the Law Enforcement / Emergency
15 Management Committee on July 17, 2025, on a vote of _____ with _____ voting in favor
16 and _____ voting in opposition.
17

18 **NOW, THEREFORE, BE IT RESOLVED**, that with passage of this resolution
19 the Barron County Board of Supervisors does hereby authorize an expenditure of
20 \$14,185.00 to Steele Solutions, for the purchase of an Evidence Locker and Refrigerator
21 system for the Barron County Sheriff's Department at the Justice Center; and
22

23 **BE IT FURTHER RESOLVED**, that the monies for this purchase be allocated
24 from the Unassigned Fund Balance of the General Fund; and
25

26 **BE IT FURTHER RESOLVED**, that the Finance Director is authorized to amend
27 the 2025 Budget to reflect this one time purchase; and
28

29 **BE IT FURTHER RESOLVED**, that acting Sheriff Hagen is authorized to sign
30 the appropriate contracts and proposals so-as to complete this transaction; and
31

32 **BE IT FURTHER RESOLVED** that publication of this resolution may occur
33 through posting in accordance with Section 985.02 of the Wisconsin Statutes.

BARRON COUNTY RESOLUTION NO. 2025- _____

**Resolution Authorizing Expenditure in the Amount of \$14,185.00 for the Purchase
of a Steele Solutions Evidence Locker and Refrigerator for the Barron County
Sheriff's Department, Barron County Justice Center**

OFFERED THIS 21st day of July 2025

<p>Number of readings required: One (<input checked="" type="checkbox"/>) Two (<input type="checkbox"/>)</p> <p>Vote required for passage: Majority (<input type="checkbox"/>) 2/3 Entire Board (20) (<input checked="" type="checkbox"/>)</p> <p>Source of funding: Budgeted (<input type="checkbox"/>) General Fund (<input checked="" type="checkbox"/>) Grant (<input type="checkbox"/>) Contingency (<input type="checkbox"/>) Other (<input type="checkbox"/>) Unassigned: Fund Balance / General Fund</p> <p>Fiscal impact:</p> <ul style="list-style-type: none">- Current year total amount: \$ 14,185.00- Future years total amount: \$ -0-- Effect on tax levy – current year - \$ -0-- Effect on tax levy – future years - \$ -0- <p>Fiscal impact reviewed by County Finance Department</p> <p>_____ Jodi Busch, Finance Director</p> <p>Approved as to form by County Administrator:</p> <p>_____ Jeffrey French, Administrator</p> <p>Approved as to form by Corporation Counsel:</p> <p>_____ John Muench, Corporation Counsel</p>	<p>_____ Pete Olson, Chair Law Enforcement Committee</p> <p>(The Committee Chair signature verifies the action taken by the Committee.)</p> <p>Board Action: Adopted (<input type="checkbox"/>) Failed (<input type="checkbox"/>) Tabled (<input type="checkbox"/>)</p>
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C:\word\corp counsel documents\Steele Solutions Evidence Locker and Refrigerator.docx



Chad Cooper
 Submitted By: Phone: 419-200-2380
 Email: Chad.Cooper@Steelesolutions.com

QUOTATION NUMBER

Q14058_V1

Date: 6/12/2025
 Expiration: 9/10/2025

Lead Time: 8-12 weeks upon approval

FOB: 44883

Shipment Method: [1] LTL with Lift Gate

Terms: 50% Down/Net 30 days

Ship to: Barron, WI 54812

Project: Barron Co Sheriff's Dept

Location: Barron, WI 54812

Submitted To: Barron County Sheriff's Department

Attn: Jason Hagen

Product	Part Number	Description	Qty	UOM	Unit Price	Ext Price
Evid. Lkr w/ Integral Refrig. 36W x 24D x 78H (04AC_R)	04AC_R	• 4-Door: Pass-Thru, Keyless Lift Latch Locks at Dry Openings	1	ea	\$8,900.00	\$8,900.00
ERF42 Insert 4-Door Regular	INSERT4RPAA_01	• Pass-Thru, Keyed w/ Key Drop lock	1	ea	\$999.00	\$999.00
12W x 24D x 04H Base	ELB122404	• 12W x 24D x 04H Base	1	ea	\$99.00	\$99.00
Evidence End Panel 24W x 78H	EEP240078_01	• ELK End Panel, @ Right Side	1	ea	\$148.00	\$148.00
(optional) Installation	INSTALL	• c/o 3rd party regional installer, receive new unit, remove existing, install new unit at right side of bank, *assumes no risk of impacting warranty on existing units installed, customer aware new unit will not color match or lock type match existing	1	ea	\$3,500.00	\$3,500.00

Accepted By: _____

Date: _____

Subtotal Price: \$13,646.00

Freight (estimated): \$539.00

Sales Tax (See note Below): Not Included

Total: \$14,185.00

LIMITED WARRANTY

Steele Solutions Inc (SSI) warrants the good quality of the materials, workmanship and that its products are merchantable and fit for their intended purpose. This Limited Warranty for the Tiffin Security Locker Line expires of five (5) years after the date of product purchase. SSI does not provide any other express or implied warranties of any kind or nature. There are no warranties which extend beyond the description on the face of this Limited Warranty. The terms, conditions and operations of this Limited Warranty are available upon request prior to purchase.

FREIGHT DISCLAIMER: The freight rate estimated in this quotation is based on the current average rate on the date the quotation is generated. Due to volatility in the transport industry the referenced freight rate in this quotation is not a fixed cost throughout the duration of the order being processed prior to ship date and will be subject to change at the time of shipment. Steele Solutions reserves the right to present to the customer an adjusted freight rate based on actual market prices at the time of shipment for approval. Alternatively, for any disapproved freight adjustments the shipment of goods will be care of the customer. Contact your Steele Solutions sales representative for freight requirement details for your project.

MATERIAL ESCALATION CLAUSE: If, during the quote phase through the project's material release lifecycle, the price of steel significantly increases, through no fault of Steele Solutions (SSI), the current price of steel shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases. As used herein, a significant price increase shall mean any increase in price exceeding 10% for mild steel or 5% for stainless steel experienced by SSI. Such price increases shall be documented through adjusted quotes or order confirmations with supporting reference. Dealers/Sub/GC/customer should carefully review quotation as it is for items and quantities listed on the quote. Quote is based off of manufacturer's take off using projects documents supplied or made available. Final accuracy of the locker types, sizes, counts and acceptability per the project requirements is the responsibility of the quote recipient.

Steele Solutions

1117 E Rawson, South Milwaukee, WI 53172
 www.SteeleSolutions.com

Dealers/Sub/GC/customer should carefully review quotation as it is for items and quantities listed on the quote. Quote is based off of manufacturer's take off using projects documents supplied or made available. Final accuracy of the locker types, sizes, counts and acceptability per the project requirements is the responsibility of the quote recipient.

Tax exempt certificate and/or resale certificate documentation is required at time of order. Orders placed without the supporting document(s) will be subject to state/local sales tax rate at time of shipment.

Notes:

Lockers designed to SSI standards. Overall new unit dimensions are 36W x 24Dx 82H, inc. finished end panel at right side, intent is to use existing recess trim already installed.

Color Options – above price based on standard color offering (Gray Smoke, Putty, Warm Beige, Regalia Blue and Jet Black) at no additional cost. Premium color selections (Silver, Wet White, Cork, Sandle Wood, Teal, Ocean Blue, Fir Green, Wedgewood Blue, Cardora Brown and Crystal Cave) available for a \$450.00 added cost to the order. Custom color available upon request based on RAL numbers provided and priced individually by project.

Locker type(s) in this quote are based on Tiffin Security Lockers by Steele Solutions standard product offering unless otherwise noted in the description.

Evidence Locker Lock Options: quoted price above is based on the mechanical lock type detailed in the description. Other mechanical lock types available at no additional cost. Additional lock type option available for an added cost:

- DigiLock (for temp or pass-back applications) - add: \$150.00 per locker opening (inc. 1 manager bypass and 1 programming key per order)

Steele Solutions

1117 E Rawson, South Milwaukee, WI 53172
www.SteeleSolutions.com

BARRON COUNTY RESOLUTION NO. 2025-_____

**Resolution Authorizing Release of Approximately 2.685 Acres County Forest Land
Town of Cedar Lake Per Wisconsin State Statutes 28**

TO THE BARRON COUNTY BOARD OF SUPERVISORS:

WHEREAS, Barron County owns County Forest Lands in the Town of Cedar Lake, Wisconsin, Section 19, Township 36 North, Range 10 West; and

WHEREAS, in early 2020 the County was preparing for a Timber Sale in this Forestry Block; and

WHEREAS, as a result of marking this Timber Sale a property line dispute occurred with the Bruenig Trust; and

WHEREAS, a detailed narrative of the actions and results of that dispute are attached to this resolution; and

WHEREAS, on Thursday May 29th, Mr. Doug Brown, County Forest and Public Land Specialist, Division of Forestry with the Wisconsin Department of Natural Resources, contacted CA French, via email, requesting that the County complete the necessary documentation so as to release this property from the County Forest; and

WHEREAS, subsequent to this email, other emails between the Barron County Corporation Counsels Office and Mr. Brown have occurred so as to effectuate the smooth withdrawal of this property from the County Forest Block; and

WHEREAS, Wisconsin State Statute 28.11 and Wisconsin Administrative Code, Department of Natural Resources, (NR) 48 specify how County Forest Land is withdrawn from the County Forest Block; and

WHEREAS, Form 2453-003 (R 3/29), *County Forest Law Withdrawal Application* is attached to this Resolution, as reference, for this requested withdrawal; and

WHEREAS, this Resolution was recommended for approval by the Barron County Property Committee on July 7th, 2025 on a vote of 7 – 0 with Fowler, Effertz, Heller, Rogers, Moen, Schradle and Bartlett voting in favor and no supervisors voting against.

NOW, THEREFORE, BE IT RESOLVED, that with passage of this resolution the Barron County Board of Supervisors does hereby authorize the Corporation Counsel or County Administrator, or their designee, to complete Form 2453-003 (R 3/29), *County Forest Law Withdrawal Application* and all other necessary forms and procedures so as to complete the withdrawal of this property from the County Forest Block, Town of Cedar Lake.

BE IT FURTHER RESOLVED, that publication of this resolution may occur through posting in accordance with Section 985.02 of the Wisconsin Statutes.

BARRON COUNTY RESOLUTION NO. 2025-_____

**Resolution Authorizing Release of Approximately 2.685 Acres County Forest Land
Town of Cedar Lake Per Wisconsin State Statutes 28**

OFFERED THIS 21st day of July 2025

<p>Number of readings required: One (<input checked="" type="checkbox"/>) Two (<input type="checkbox"/>)</p> <p>Vote required for passage: Majority (<input checked="" type="checkbox"/>) 2/3 Entire Board (20) (<input type="checkbox"/>)</p> <p>Source of funding: Budgeted (<input type="checkbox"/>) General Fund (<input type="checkbox"/>) Grant (<input type="checkbox"/>) Contingency (<input type="checkbox"/>) Other (<input checked="" type="checkbox"/>) Details: Not Applicable</p> <p>Fiscal impact: - Current year total amount: \$ NA - Future years total amount: \$ NA - Effect on tax levy – current year - \$ NA - Effect on tax levy – future years - \$ NA</p> <p>Fiscal impact reviewed by County Finance Department</p> <p>_____ Jodi Busch, Finance Director</p> <p>Approved as to form by County Administrator:</p> <p>_____ Jeffrey French, Administrator</p> <p>Approved as to form by Corporation Counsel:</p> <p>_____ John Muench, Corporation Counsel</p>	<p>_____ Dana Heller, Chair Property Committee</p> <p>(The Committee Chair signature verifies the action taken by the Committee.)</p> <p>Board Action: Adopted (<input type="checkbox"/>) Failed (<input type="checkbox"/>) Tabled (<input type="checkbox"/>)</p>
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OFFICE OF CORPORATION COUNSEL

BARRON COUNTY GOVERNMENT CENTER
330 E. LASALLE AVENUE, ROOM 2130
BARRON, WI 54812
TEL. (715) 537-6393
FAX (715) 537-6820

CORPORATION COUNSEL – JOHN MUENCH
DEPUTY CORPORATION COUNSEL – SAMANTHA L. MOHNS
CONFIDENTIAL SECRETARY – JUDITH LANSIN



June 17, 2025

Doug Brown
County Forest & Public Lands Specialist
Douglas.Brown@Wisconsin.gov

RE: Official County Forest Acreages – Town of Cedar Lake

Dear Mr. Brown:

You have inquired about the transfer of approximately 2.685 acres of land in the Town of Cedar Lake that is part of the County Forest pursuant to Wisconsin Statutes Sec. 28. You have asked the following question regarding how the county gave CFL to a private party while it was enrolled in CFL:

1. Time line of events.
2. How/Was adverse possession claim legit? (summary of information and how long adverse occurred- don't need all the documentation).
3. Who made the decision to give the land away?
4. What legal grounds was that decision made on?
5. How did the land via ROD allow quick claim deed when entered into CFL?

I will address each of the questions; however, I will start with a brief factual background regarding the adverse possession claim and how the events unfolded. Early in 2020, the County was preparing for a timber sale in that section of the County Forest. A blue line was painted marking the boundary with the neighboring landowner (Breunig Trust). During the course of the survey, the County Surveyor at the time, Mark Netterlund, spoke with Jacob Breunig regarding the upcoming timber sale. Thereafter, there were various emails exchanged with Breunig's daughter.

There exists on the property, an old fence running the length of the 80. It is standing in some locations and under branches and leaves in other. The Northern portion was in the process of being removed by County employees. The survey revealed that the fence was located 62 feet off the surveyed line at the road and 118 feet off the surveyed line on the North end. Much of the land covered by the fence was through swamp or low land. The fence had obviously not been maintained for many years.

On May 13, 2020, the Breunig Trust filed a Notice of Circumstances of Claim pursuant to Wis. Stat. Sec. 893.80(1d)(c) claiming that a fence line existed to the east of the boundary line that was determined by the County Surveyor. The claim alleged that the fence was erected by Breunig Trust's predecessor in title and had been in existence for over 40 years. They further allege that the required time period had been met to establish adverse possession and that they were asserting ownership of the property up to the fence line (approximately 5.37 acres). The Barron County Board of Supervisors disallowed the claim at the August 17, 2020 County Board session.

On October 30, 2020, Barron County was served with a Summons and Complaint by the Breunig Trust seeking a Declaratory Judgment for Adverse Possession alleging that the fence was erected by the Plaintiff's predecessors-in-title and that the fence had existed since at least the 1970s. Plaintiffs further allege that the area between the Plaintiff's property line and the fence (the Disputed Area) has been exclusively used by Plaintiff and the Plaintiff's predecessor-in-title at least since 1970 and that the Trust and its predecessors-in-title have treated the Fence as the boundary line.

The Complaint sets forth that prior to July 1, 1980, one had to adversely possess land held by a state political subdivision for 40 years to acquire title to it pursuant to Wisconsin Statute section 893.10 (1977-78); however, on July 1, 1980, one had to adversely possess land held by a state political subdivision for 20 years to acquire title to it pursuant to Wisconsin Statute section 893.29 (1979-80). The Complaint alleges that the Breunig Trust and its predecessors-in-title had fulfilled the time requirements for both time periods under the statute.

The Complaint further alleged a claim for damages due to alleged negligence on behalf of the County because the County employees had entered onto the land and began the process of removing the fence in preparation for future logging operations.

The County filed an Answer to the complaint denying the allegations and setting forth its Affirmative Defense. What followed was a period of formal discovery with both sides submitting and answering interrogatories and requests for production of documents. Prior to setting the matter for a court trial before the Judge, the parties agreed to engage in mediation which was conducted by attorney David Deda from Rhinelander.

County property issues are handled by the Barron County Property Committee. Prior to engaging in mediation, the Property Committee's directive was not to relinquish any property and to take the matter to a trial if necessary. In the course of the discovery that we had engaged in up to that point, and based upon what we learned during the course of mediation, caused us to reconsider our position and the matter was brought back to the Property Committee for further discussion.

Here is what we learned during the exchanges prior to and during mediation:

- Cyrus Roux purchased parcel #1 (see attached map) from Barron County in 1953 and he and his son built the fence on it. Ronald Roux graduated in 1961, so the

- fence was built prior to that date. Roux purchased parcel #2 in 1969 and the fence was already in existence on that parcel when purchased; however, Roux had been previously farming that parcel prior to purchase.
- Roux sold both parcels to Donald and Sylvia Dvorak on January 29, 1970.
- Connie Bruenig (Dvorak's daughter will testify that her family moved onto the farm in 1970 and she grew up on the farm. She and her brother will testify that they kept livestock in the fenced in area and the fence was maintained to a level to keep livestock in.) The testimony is that they did so until 2003 when they sold the cows. (Plaintiff's had a calendar from 2003 with the date that the cows were sold).
- The property was sold to Bruenig on July 2, 1999; however, they will testify that Dvorak continued to farm for several more years.
- Historical photos of timber sales: Several different cuts clearly show that the harvest was up to the fence line and not the boundary line. One photo does not clearly distinguish the boundary line, but only shows the fence line in defining the area which is part of the sale. [One explanation was that sometimes the timber sale is only conducted to the fence line despite the fact that it does not match up with the actual boundary line].

Adverse Possession:

Time Periods:

- Prior to July 1, 1980 – 40 years. Wisconsin Statute section 893.10 (1977-78).
- After July 1, 1980 – 20 years. Wisconsin Statute section 893.29 (1979-80).

Effect:

- When adverse possession statutes change, the time periods that apply only change prospectively. This allows a party claiming adverse possession to utilize a prior statute and time period to prove their claim. The law allows the claimant to tack on periods of adverse possession based upon the predecessor's adverse use.
- The law of adverse possession does not require that a claimant continue to openly adversely possess the property after they have satisfied the required time period.
- These two elements allows a claimant to rely on a previous owners actions to achieve adverse possession without even adversely possessing the claimed property themselves for the requisite period of time.
- This legal twist is a very important element that applies directly to our case.

Analysis:

- Based upon the testimony above, it would appear that the Plaintiffs will be able to prove adverse possession under either the 40-year statute or the 20-year statute.
- The question for the County was, "How do we prove a negative?" We don't have testimony to refute their testimony regarding the use of the property and the fence during the required statutory time period.

- Their adverse possession claim was virtually established prior to Breunig's ownership of the land despite the fact that they never did anything to maintain the fence.
- If this claim was based upon the last 20 years, we would clearly win, but the adverse possession time requirements were met 20 years ago and anything that has happened after that fact is irrelevant – including doing nothing to maintain the fence or openly, adversely claim it.
- In order to proceed and fight this claim, we will need to complete discovery, including conducting depositions. Estimating that there may be as many as eight individuals who would need to have their depositions taken.
- Estimating at least one full day for a court trial to the Judge (Perhaps two).
- Estimating at least 2 weeks of work to prepare for the various depositions and court trial.
- The disputed portion of land consists of 5.37 acres which is half swamp. Estimated value of the land between \$10,000.00 and \$15,000.00. (2021 timeframe).
- Mediator's assessment was that he believed that there was a very substantial risk that the County would lose complete ownership of the land up to the old fence line because adverse possession had occurred under both the 40 year standard and the 20 year standard.

Property Committee Consideration and Decision:

As stated above, the Property Committee reconsidered their earlier position after consideration of the above testimony and legal implications as follows:

- Very strong likelihood that after a trial we would lose ownership of the entire 5.37 acres.
- Additional costs with little likelihood of prevailing including cost of depositions, potential for paying their attorney's fees, potential damages for removing fence, not to mention the time spent to prepare for and attend depositions and trial.
- The very strong likelihood that we would lose all of the land plus still have all the expense.
- Balancing these costs with the value of the property if retained or lost.

Based upon all the factors above, the Property Committee made the decision to enter into a mediated agreement to split the disputed parcel in half. The County would retain a little over 2.5 acres and the Plaintiff's would receive a little over 2.5 acres. The County Surveyor would survey a new line and clearly mark such line. Each side would provide the other a quit claim deed transferring any ownership interest that they may have in the disputed half. All other claims were waived and the Plaintiff's dismissed their lawsuit with prejudice. Both sides to be responsible for their own expenses including attorneys fees. The County would be responsible for removal of the fence which is now on the parcel that we retained. The mediator agreed to provide the County with a written assessment after the completion of the matter.

Ultimately, the decision that was arrived at by the Property Committee was not lightly made. They engaged in a lengthy discussion, but in the end, it was felt that the risk of losing the entire 5.37 acres was too great given the testimony we faced and the legal uphill battle we had to overcome. It was felt that keeping half the property undisputed as opposed to losing it all was the wisest choice.

I believe that the above information answers the first four of the questions listed. As far as question #5, "How did the land via ROD allow quick claim deed when entered into CFL?" That question I cannot answer. If I had to guess, I would say that it slipped through.

In conclusion, I have a couple of large file folders with documents and research generated in processing the County's defense of this matter. I have provided only an overview of the entire process, but I can provide you copies of any documents that you need.

I understand that we still need to go through the formal process of getting approval to withdraw the 2.68 acres of land from the County Forest. It appears that under Section 28.11 (11) Wis. Stats. that the County Board will need to pass a Resolution to make application to the department to withdraw the land. Under that section, it provides that the resolution shall first be referred to the County Forestry Committee which shall consult with an authorized representative of the department in formulating its withdrawal proposal. Further, the County Board shall not take final action on the application until 90 days after referral to the committee or until the committee has filed a report back to the County Board.

The application shall include the land description, a statement of the reasons for withdrawal, and any restrictions or other conditions of use attached to the land proposed for withdrawal.

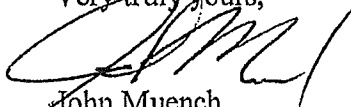
Given where we are at, what is your suggestion as to how we proceed? Should we take a Resolution to the County Board seeking permission to submit an application to the department? Is there an actual application or do we just include all the items listed in the statute?

At the end of the day, this is not a situation that the County willingly or voluntarily sought out. We were not selling the property for profit or any other purpose, but rather trying to preserve what we had without losing it all. Ultimately, if we hadn't made the decision, the Court would have, and I don't think we would have been happy with the result.

Please let me know if you have any thoughts or directions on how we should proceed with a formal withdrawal of the 2.68 acres, and whether you would require and further explanation or need any documents.

County Forest – Town of Cedar Lake
June 17, 2025
Page Six

Very truly yours,

A handwritten signature in black ink, appearing to be 'J. Muench', written over the printed name.

John Muench
Corporation Counsel

Cc. John Cisek, Jeff French

Attachments

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



Survey Linc
Jan 3, 2020

25TH ST & SWAMP RD

010-1900-13-000

BREUNIG

SW

010-1900-10-000

BREUNIG

BREUNIG

010-1900-16-000

#2
BREUNIG

010-1900-15-000

#1
BREUNIG

to Box SE Vol 130 p 48 (1953)

SW - NE Vol 514 p 52 (1965)

010-1900-04-000

BREUNIG

010-1900-17-000

#4
BREUNIG

010-1900-14-000

#3
BREUNIG

010-1900-05-000

BREUNIG

1965 Road to BC SW-NE Vol 314 p 52 (1965)

Vol 130 p 488

1935 ISC to Road SW-NE & NW-SE

Vol 130 p 358 description Road to BC NW-SE & SE-SE

1931 Smith Road to Road to NW-SE & SE-SE

SW-SE & NW-SE & other lands

0 2009 Smith Road to Breunig tract Vol 513 p 446

0 2004 WD Satisfy LC Summary Vol 514 p 29

0 1999 LC Deed to Breunig with SE 1/4 (SW-SE & NW-SE) & other lands Vol 1892 p 58

0 1979 WD Satisfy LC with SE 1/4 & other lands Vol 475 p 229

Vol 475 p 229

0 1970 LC Road to Deard Vol 557 p 115

> with SE Quarter

SE

NE

Quartz

Quartz

Quartz

Quartz

Quartz

Quartz







Quartz



PLAT OF SURVEY

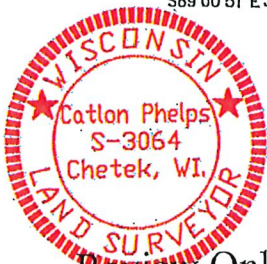
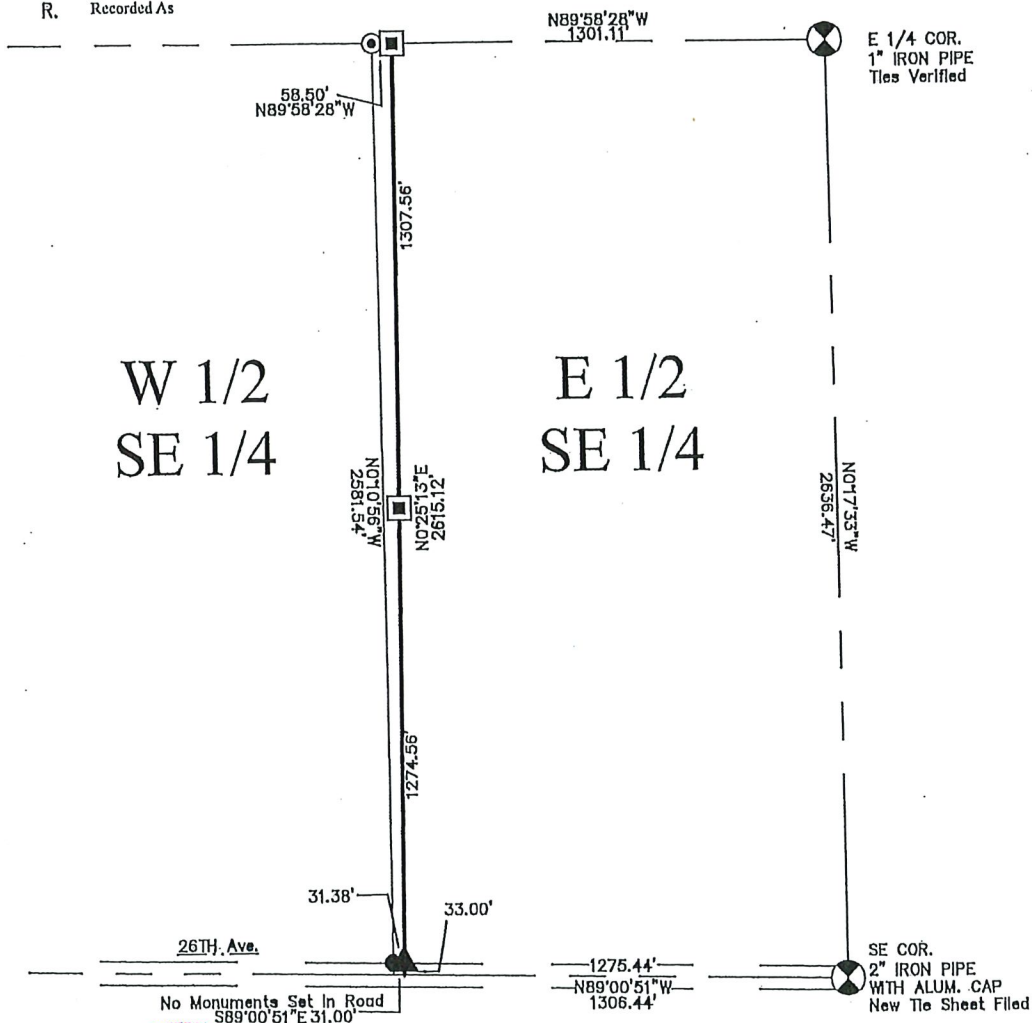
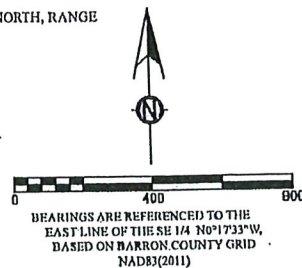
SURVEY OF PART OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10 WEST, TOWN OF CEDAR LAKE, BARRON COUNTY, WISCONSIN.

Legend

-  Monument As Noted
-  Found 1 1/2" Iron Pipe
-  Found 1" Iron Pipe
-  Set 1"od By 18" Iron Pipe 1.13 #/FT. WHITE T POST ALONG SIDE
-  Set 1 1/2"od By 63" Iron Pipe 1.68 #/FT. WHITE T POST ALONG SIDE
-  R. Recorded As

NOTE:

See Section Summary By Mark Netterlund dated Jan. 3rd, 2020 and filed as Section Summary #3716



Review Only

CATLON J. PHELPS, PLS-3064
335 E. MONROE AVE., ROOM 2104
BARRON, WI 54812

LEGAL DESCRIPTION & CERTIFICATION

I CATLON J. PHELPS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED PART OF THE EAST HALF OF THE SE 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 10 WEST, TOWN OF CEDAR LAKE, BARRON COUNTY, WISCONSIN.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE N89°00'51\"W ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER, 1275.44 FEET TO THE POINT OF BEGINNING; THENCE N00°25'13\"E, 2615.12 FEET TO THE NORTH LINE OF THE EAST 1/2 OF SAID SOUTHEAST QUARTER ALSO BEING THE POINT OF TERMINATION.

THIS SURVEY AND MAP IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT I HAVE COMPLIED WITH THE PROVISION OF A-E 7 OF THE ADMINISTRATIVE CODE AND CHAPTER 236.34 OF THE WISCONSIN STATUTES. FIELD WORK COMPLETED 4/11/2022. I HAVE MADE THIS SURVEY AND MAP AT THE DIRECTION OF John Muench, BARRON COUNTY CORP. COUNSEL.

BARRON COUNTY RESOLUTION NO. 2025 - _____

**Resolution Approving Hazardous Materials Response Agreement between City of Rice
Lake and Barron County for the Years 2025-2035**

TO THE BARRON COUNTY BOARD OF SUPERVISORS:

1
2 **WHEREAS**, the City of Rice Lake has developed an effective Local, previously defined
3 as “Level B” hazardous materials response capability; and
4

5 **WHEREAS**, Barron County has participated in the development of this response
6 capability through both financial support and through assisting the City of Rice Lake Fire
7 Department to access the State Department of Emergency Management matching grant program;
8 and
9

10 **WHEREAS**, in order to continue a shared relationship in the provision of Local hazardous
11 materials response capability within Barron County, the Local Emergency Planning Committee
12 recommends the City of Rice Lake and Barron County enter into the attached agreement; and
13

14 **WHEREAS**, it is the recommendation of Louie Okey, Supervisor District #16, Chair of
15 the Local Emergency Planning Committee, that Barron County enter into the attached agreement
16 with the City of Rice Lake.
17

18 **NOW, THEREFORE, BE IT RESOLVED**, that the Barron County Board of Supervisors
19 authorize entering into the attached agreement with the City of Rice Lake.
20

21 **BE IT FURTHER RESOLVED**, that the Clerk and Board Chair are authorized to enter
22 into this agreement, (sign), for a period of five (5) years with one five (5) year renewal, for a period
23 of ten (10) years, in total, covering years 2025 to 2035.
24

25 **BE IT FURTHER RESOLVED**, that publication of this resolution may occur through
26 posting in accordance with Section 985.02 of the Wisconsin Statutes.
27

BARRON COUNTY RESOLUTION NO. 2025 - _____

**Resolution Approving Hazardous Materials Response Agreement between City of Rice
Lake and Barron County for the Years 2025-2035**

OFFERED THIS 21st day of July, 2025.

<p>Number of readings required: One (X) Two ()</p> <p>Vote required for passage: Majority (X) 2/3 Entire Board (20) ()</p> <p>Source of funding: Budgeted (X) General Fund () Grant () Contingency () Other () Details _____</p> <p>Fiscal impact: - Current year total amount: \$0 - Future years total amount: \$0 - Effect on tax levy – current year - \$0 - Effect on tax levy – future years - \$0</p> <p>Fiscal impact reviewed by County Finance Department</p> <p>_____ Jodi Busch, Finance Director</p> <p>Approved as to form by County Administrator:</p> <p>_____ Jeffrey French, Administrator</p> <p>Approved as to form by Corporation Counsel:</p> <p>_____ John Muench, Corporation Counsel</p>	<p>_____ Louie Okey, Supervisor District 16</p> <p>(The Committee Chair signature verifies the action taken by the Committee.)</p> <p>Board Action: Adopted () Failed () Tabled ()</p>
---	---

**LOCAL HAZARDOUS MATERIALS RESPONSE AGREEMENT
BARRON COUNTY/CITY OF RICE LAKE**

This agreement, entered into on July 21, 2025, between the City of Rice Lake, a Wisconsin Municipal Corporation ("CITY"), and Barron County, a Wisconsin County ("COUNTY") as follows:

WHEREAS, the City of Rice Lake has developed an effective Local hazardous materials response capability, and;

WHEREAS, the development of the response capability involved the writing of Standard Operating and Response Guidelines and the purchase of thousands of dollars of response equipment and supplies, as well as large investments in the training and health screening of personnel to EPA 1910.120 standard, and;

WHEREAS, the City of Rice Lake Fire Department shall have a minimum of ten (10) personnel trained to the Hazardous Materials First Responder Operations Level, thirteen (13) trained to the Hazardous Materials Technician Level and seven (7) trained to the Hazardous Materials Incident Commander Level, in accordance with 29 CFR 1910.120 (q) (6) (iii) and National Fire Protection Association (NFPA) Standards 471 and 472, and;

WHEREAS, Barron County has participated in the development of this response capability through both financial support and through assisting the City of Rice Lake Fire Department to access the State Department of Emergency Management matching grant program, and;

WHEREAS, Wisconsin Statute §323.61(2m)(e) establishes that the Local Emergency Planning Committee (LEPC) may identify a County Hazardous Materials Response Team that is capable of responding to Level "B" hazardous materials releases that occur at any place within the COUNTY and whose members meet the standards for Hazardous Materials Technicians as established in 29 CFR 1910.120 (q) (6) (iii), and;

WHEREAS, the Barron County LEPC recommended and the Barron County Board of Supervisors passed Resolution 58-95 on October 23, 1995 establishing the City of Rice Lake Fire Department as the Barron County Local Hazardous Materials Response Team, and;

WHEREAS, the Common Council of the City of Rice Lake supported the designation of the City of Rice Lake Fire Department as the Barron County Local Hazardous Materials Response Team Barron County by adopting resolution 95-32 on November 28, 1995; and

WHEREAS, in order to continue a shared relationship in the provision of Local hazardous materials response capability with Barron County, the CITY and COUNTY agree to the following level of service and support.

WITNESSETH:

(continued on next page)

A. SERVICES TO BE PROVIDED BY THE CITY OF RICE LAKE FIRE DEPARTMENT:

1. When a Local hazardous materials response is requested by a Barron County official having jurisdictional authority, the CITY shall provide a Local hazardous materials response within the COUNTY, according to the terms and conditions contained herein (see Exhibit "A" attached hereto and made part hereof by reference). The number of trained personnel of the CITY responding to such a request shall be dependent upon the limitations on personnel and equipment of the CITY at the time of the request. Operational support shall be the responsibility of the jurisdictional authority Incident Commander.
2. In the event of a Local hazardous materials response outside the limits of the City of Rice Lake and within Barron County, under this agreement the party responsible for the release shall be invoiced under the same criteria as applied to an incident in the City of Rice Lake. Exhibit "A", attached hereto and incorporated herein establishes the responsible party billing guidelines.
3. The CITY shall provide, to the extent of its resource capability, all tools and equipment necessary to attempt to identify, confine and control the hazardous material whether it is released or has potential for release into the environment. The CITY makes no representation to third parties with regard to the ultimate outcome of the hazardous materials service to be provided, but the CITY will respond to the best of its ability and capability.
4. The CITY, at each fall meeting of the Barron County Fire Chiefs Association shall inform all COUNTY Fire Chiefs in attendance of the availability and capability of the Local Hazardous Materials Response Team.
5. The CITY shall provide written guidance to all Fire Departments within the COUNTY as to how to obtain the services of the Local hazardous Materials Response Team and the information to provide in order to achieve an effective response.
6. The CITY's on-duty Local hazardous Materials Response Team members shall provide hazardous materials product information on request to emergency response agencies within the COUNTY.
7. Subject to call, the Local hazardous Materials Response Team members and equipment shall be made available for COUNTY sponsored tabletop, functional or full-scale hazardous materials response exercises.
8. Subject to call, the Local hazardous Materials Response Team members and equipment shall be available to the COUNTY for stand-by during Project Clean Sweep, Agricultural Clean Sweep Days and other such events dealing with hazardous materials.
9. The City of Rice Lake Fire Department shall provide to the appropriate County official formal response reports regarding any response the Local hazardous Materials Response Team makes outside the limits of the City of Rice Lake and within Barron County.
10. The Local hazardous Materials Response Team Supervisor shall participate in any post-incident review as scheduled by the authority having jurisdiction over the incident.

B. STANDARD RESPONSE PROCEDURES:

The CITY shall be responsible for developing and maintaining Standard Operating Guidelines pertaining to response and operational procedures and reserves the right to change and/or modify said guidelines.

C. AGREEMENT TERM:

This agreement shall be in force for a term of five (5) years. Either party may terminate the contract upon a sixty (60) day notice in writing to the other party. This agreement shall continue on an annual basis, funded at a minimum of \$9,500.00 plus up to \$10,000.00 equipment grant, until the completion of Fiscal Year 2029. This agreement shall be reviewed during the CITY'S third (3rd) quarter of Fiscal Year 2029. The disbursement of funds shall be in accordance with items 1 and 2 below.

D. COMPENSATION FOR HAZARDOUS MATERIALS SERVICE:

For the services described above, the COUNTY shall make the following payments to the CITY. Funding shall be administered through the LEPC for the County Board with requests for payment of funds, up to the annual contract fee, made to the LEPC which shall review and approve all vouchers for payment to the CITY under this contract.

1. Up to \$10,000.00 - This funding shall be utilized for equipment purchases which would meet the requirements of Wisconsin Statutes §323.61 reimbursement program. Payment shall be paid within thirty (30) days after the funding is paid to the COUNTY by the STATE.

2. \$ 9,500.00 - Annual contract fee.

3. If either party wishes to terminate this agreement, only the contractual fee paid by the COUNTY to the CITY shall be refunded on a prorated basis by the months remaining on the contract.

E. TEAM RESPONSE COSTS AND REIMBURSEMENT:

1. Pursuant to §323.71 Wisconsin State Statutes, the CITY shall be reimbursed for reasonable and necessary team response costs incurred in responding to a hazardous materials release under this agreement. Such costs may include, but are not limited to

(1) reimbursement for use of vehicle(s) and apparatus, (2) personnel expenses, (3) emergency expenses and (4) equipment and expendable supply items.

(a) Costs associated with an actual response shall be invoiced to the responsible parties described in Exhibit "A", attached hereto and made a part hereof by reference.

2. In addition, the CITY reserves the right to collect reimbursement directly from the responsible party.

(a) The CITY shall be responsible for preparing an invoice, to be submitted within fifteen (15) calendar days of the termination of the incident, to the responsible party for payment. A copy of the invoice shall be provided to the Barron County Local Emergency Planning Committee (LEPC) and Wisconsin Division of Emergency Government Hazardous Materials Coordinator. In the event that the responsible party refuses to pay, is unable to pay or is not known, the CITY shall request the Division of Wisconsin Emergency Management to provide payment to the HMRT.

F. INDEMNIFICATION AND HOLD HARMLESS:

Each party shall indemnify, save and hold harmless the other party, its officers, employees, agents and representatives from any liability (including statutory liability and liability under worker's compensation or other occupational disease law), claim, action, loss, cost, damage injury (including death), or expense, including attorney's fees, due to the negligence or other fault of its officers, employees, agents and representatives, arising out of or resulting from the rendering of aid under this agreement. The parties shall give to each other prompt and reasonable notice of any such claims or actions and the responsible party shall have the right to investigate, compromise and defend the same.

G. INSURANCE:

The CITY shall not be covered under the COUNTY's Worker's Compensation and General Liabilities policies. The CITY shall maintain the following:

1. Workman's compensation insurance as required by Wisconsin Statutes.

2. General liability and property damage insurance minimum coverage shall be \$1 million-combined single limit.

3. When required, professional liability insurance with a minimum coverage of \$300,000.00.

4. When required, an umbrella policy with a minimum coverage of \$1 million.

5. Provide an insurance certificate(s) indicating the foregoing coverage, countersigned by an insurer licensed to do business in the State of Wisconsin, covering the period of this agreement.

H. NOTICES:

Notices required under this Agreement shall be made in writing and delivered personally or by registered or certified mail

Upon the COUNTY to:

Upon the CITY to:

Barron County Emergency Management
Barron County Justice Center Room 1525
1420 State Hwy 25 North
Barron, Wisconsin 54812-3011

City of Rice Lake Fire Department
Fire Chief
34 South Wilson Avenue
Rice Lake, Wisconsin, 54868

I. INDEPENDENT CONTRACTOR STATUS:

The relationship of the CITY to the COUNTY shall be that of an independent contractor and the CITY shall be entitled to none of the rights, benefits, salaries, wages or fringe benefits to which employees of the COUNTY are eligible. Nothing in this Agreement shall be construed so as to deem the CITY, its employees or agents to be: (1) employees of the COUNTY, (2) carrying out the functions of the COUNTY, (3) effectively acting as or in place of the COUNTY, or (4) having the status of the COUNTY. The CITY has no authority to incur any obligation for or on behalf of the COUNTY and the COUNTY has no authority to incur any obligation for or on behalf of the CITY. No Federal, State or Local taxes or contributions shall be made by the COUNTY on behalf of the CITY.

J. NON-ASSIGNMENT OF AGREEMENT:

The parties agree that there shall be no assignment or transfer of this agreement, nor any of its interests, rights or responsibilities herein contained, except as agreed to in writing.

K. WAIVER OF RIGHTS, CUMULATIVE REMEDIES:

No waiver of any breaches of this agreement shall be held to be a waiver of any subsequent breaches. All remedies afforded in this agreement shall be considered to be cumulative and in addition to any other remedies provided by law.

L. MODIFICATIONS TO AGREEMENT:

There shall be no modifications to this agreement, except in writing, signed by both parties.

M. INTEGRATION OF AGREEMENT:

The entire agreement of the parties is contained herein and this Agreement supersedes any and all previous Agreements, whether written or oral and all negotiations as well as any previous agreements presently in effect between the CITY and COUNTY relating to the subject matter.

N. SIGNATURES:

Both parties hereto having read and understood the entirety of this Agreement consisting of 7 typewritten pages hereby affix their duly authorized signatures.

FOR THE COUNTY:

Louie Okey, Barron County Board Chairperson

Jessica Hodek
Clerk, Barron County

FOR THE CITY:

Harlan Dodge, Mayor, City of Rice Lake

(continued on next page)

Exhibit A(1)

**CITY OF RICE LAKE FIRE DEPARTMENT
LOCAL HAZARDOUS MATERIALS INCIDENT RESPONSE
FEE STRUCTURE**

This fee structure applies to parties within the City of Rice Lake or Barron County to whom the City of Rice Lake Fire Department responds in the event of a need for a Local hazardous materials response. This structure applies in so long as the City of Rice Lake Fire Department is designated by and contracted with the County of Barron for Local Hazardous Materials Response.

The City of Rice Lake Fire Department fee schedule is established as a guide for service charge calculations in the event response cost recovery is possible.

The fee schedule is to be updated annually to reflect current operational costs. Updates shall occur at employee wage increase periods.

Employee hourly rates were established by multiplying the contract hourly rates by 1.30. This calculation covers the employee benefit costs. Actual calculations for fee purposes may require time and-one-half or double-time calculations based upon City of Rice Lake Fire Department contract conditions.

The rental fees for capital equipment were established based upon local rental fees charged for specialized equipment, such as cranes, backhoes, dozers and trucks.

All expendable items consumed at an incident shall be invoiced at replacement costs plus fifteen percent (15%) to cover administrative costs for replacement.

Please note that the fee schedule outlined above applies exclusively to reimbursement invoices issued by the City of Rice Lake.

The Local Emergency Planning Committee (LEPC) has previously authorized Barron County Emergency Management to serve as the invoicing agency on behalf of all fire departments, EMS agencies, and law enforcement agencies within Barron County that respond to hazardous materials incidents. These "cost recovery invoices" enable participating agencies to recover eligible emergency response expenses, in accordance with Wisconsin State Statute.

This service does *not* apply to the Rice Lake Fire Department, as they manage their own invoicing independently. However, Rice Lake Fire may request to be included in Barron County's invoicing process for a specific hazardous materials response. Any such request must be made while Emergency Management personnel are still on scene, as it requires real-time documentation specific to that department's activities.

(continued on next page)

Exhibit A(2)

**CITY OF RICE LAKE FIRE DEPARTMENT
LOCAL HAZARDOUS MATERIALS INCIDENT RESPONSE
WAGE WORKSHEET
EFFECTIVE JANUARY 1, 2025**

WORKSHEET SHALL UTILIZE CURRENT CONTRACTUAL WAGE RATES

POSITION 56\40) - HOUR RATE x % BENEFITS X HOURS = COST

EXAMPLE: CAPTAIN #102 \$15.00 X 1.30% X 6= \$ 121.50

PAID-ON-CALL FIREFIGHTER

FIREFIGHTER/VAEMT

MOTOR PUMP OPERATOR

LIEUTENANT

CAPTAIN

ADMINISTRATIVE ASSISTANT

FIRE CHIEF

(continued on next page)

Exhibit A(3)

**CITY OF RICE LAKE FIRE DEPARTMENT
LOCAL HAZARDOUS MATERIALS INCIDENT RESPONSE
APPARATUS/MAINTENANCE/SUPPLIES
EFFECTIVE JANUARY 1, 2025**

UNIT X COST PER HOUR X NUMBER OF HOURS = TOTAL COST

Example: Engine 3 x \$150.00 x 3=\$450.00

Engine	\$200.00
Aerial Ladder Platform	\$500.00
Tender	\$150.00
Hazardous Materials Response Trailer (chemical)	\$150.00
Hazardous Materials Response Trailer (hydrocarbon)	\$ 75.00
Chemical Assessment Vehicle	\$100.00
Support Vehicle	\$ 75.00
Brush Unit	\$125.00
Boat	\$ 40.00
All-Terrain Vehicle (UTV)	\$ 75.00
Mileage (personal vehicle)	\$ Current IRS rate
Mileage for HazMat Trailer (chemical)	\$ 1.00 per mile

Mileage for HazMat Trailer (hydrocarbon)	\$.50 per mile
Mileage for Special Operations Trailer	\$.50 per mile
SCBA Cylinder Reservice	\$ 50.00 per each cascade cylinder \$ 5.00 per each 2216 psi low pressure cylinder \$ 8.00 per each 30 minute 4500 psi high pressure cylinder \$ 9.00 per each 45 minute 4500 psi high pressure cylinder \$10.00 per each 60 minute 4500 psi high-pressure cylinder
Materials & Supplies	Cost plus fifteen percent (15%)
Field Maintenance	Cost and labor plus fifteen percent (15%)

~ END ~

BARRON COUNTY RESOLUTION NO. 2025 - ____

Resolution Authorizing Participation in Sandoz Subdivision Opioid Settlement

TO THE BARRON COUNTY BOARD OF SUPERVISORS:

1 **WHEREAS**, on Wednesday June 24th, County Administrator French was notified
2 by email from the Directing Administrator National Opioid Settlements, BrownGreer PLC,
3 that Sandoz, Inc., had entered into an agreement-in-principle with Litigating Subdivisions
4 and Litigating Tribes to establish a \$99,500,000.00 settlement fund to resolve pending
5 opioid-related litigation; and
6

7 **WHEREAS**, to participate in the Sandoz Settlement Program, your Subdivision
8 must complete a participation form by September, 30th, 2025; and
9

10 **WHEREAS**, Barron County has participated in previous National Opioid
11 Settlement Cases and has an existing Portal Account to approve this request; and
12

13 **WHEREAS**, information on expected payment amounts will be available through
14 the Beneficiary Portal of the National Opioids Settlement website, with payments expected
15 to begin in 2026; and
16

17 **WHEREAS**, the Subdivision Participation Form is attached to this Resolution; and
18 .

19 **NOW, THEREFORE, BE IT RESOLVED**, that with passage of this resolution
20 the Barron County Board of Supervisors does hereby authorize the County Administrator
21 to complete and submit the Sandoz, Inc., Subdivision Participation Form.
22

23 **BE IT FURTHER RESOLVED** that publication of this resolution may occur
24 through posting in accordance with Section 985.02 of the Wisconsin Statutes.
25

BARRON COUNTY RESOLUTION NO. 2025 - ____

Resolution Authorizing Participation in Sandoz Subdivision Opioid Settlement

OFFERED THIS 21st day of July, 2025.

<p>Number of readings required: One (X) Two ()</p> <p>Vote required for passage: Majority (X) 2/3 Entire Board (20) ()</p> <p>Source of funding: Budgeted () General Fund () Grant () Contingency () Other (X) Details: N/A</p> <p>Fiscal impact: - Current year total amount: \$ n/a - Future years total amount: \$ n/a - Effect on tax levy – current year - \$ n/a - Effect on tax levy – future years - \$ n/a</p> <p>Fiscal impact reviewed by County Finance Department</p> <p>_____ Jodi Busch, Finance Director</p> <p>Approved as to form by County Administrator:</p> <p>_____ Jeffrey French, Administrator</p> <p>Approved as to form by Corporation Counsel:</p> <p>_____ John Muench, Corporation Counsel</p>	<p>_____ Louie Okey, District 16</p> <p>(The Committee Chair signature verifies the action taken by the Committee.)</p> <p>Board Action: Adopted () Failed () Tabled ()</p>
--	--

Barron County, Barron Wisconsin
Monthly Reconciliation of American Rescue Plan Act Projects
Revenues & Expenditures as of 6/30/25

Date 7/1/2025
Preparer JBB

\\bcsfile1\Finance\AMERICAN RESCUE PLAN ACT\[[ARPA MONTHLY FINANCIALS.xlsx]June, 2025

Internal Management Memorandum

Unaudited Draft for Discussion Purposes Only

REVENUES/OTHER FINANCING:

	ACTUAL REVENUES	ACTUAL REVENUES
ARPA Proceeds	8,788,117.00	8,788,117.00
LGIP Interest - 2021	1,425.65	1,425.65
LGIP Interest - 2022	128,123.58	128,123.58
LGIP Interest - 2023	363,065.85	363,065.85
LGIP Interest - 2024	276,075.96	276,075.96
LGIP Interest - 2025	25,875.60	25,875.60
	9,582,683.64	9,582,683.64

EXPENDITURES:

	RESOLUTION	ORIGINAL ENCUMBRANCE	ADJUSTED ENCUMBRANCE	ACTUAL EXPENSE
Attorney Fees	212-000	4,752.50	4,752.50	4,752.50
Financial Advisor Fees	212-000	2,565.00	2,565.00	2,565.00
Personal Protective Equipment (PPE)	342-000	23,096.00	23,096.00	23,096.00
IT Equipment	813-161	2021-38/2022-35	215,240.00	205,163.39
Future Payroll Costs - f/k/a Ann St Upgrades		2023-50	300,000.00	300,000.00
BCEDC Website Upgrades prev Hwy Maps	313-000	2023-3	6,723.00	6,723.00
ATV/Snow Trail Maps	313-000	2021-42	8,500.00	8,143.00
Hwy T Vermillion Creek Bridge	840-165	2021-46	293,926.45	293,926.45
Highway Speed Signs	313-000	2021-50	10,750.00	9,999.90
Well Water Testing	218-000	2022-11	8,000.00	8,000.00
BCHA Rehabilitation	842-163	2022-20	3,500,000.00	291,423.32
Snow/ATV Bridge Rehab	840-160	2022-18	289,878.00	286,405.86
Snow/ATV Groomer Equipment	813-160	2022-18	198,434.00	192,441.64
Veteran's Memorial Auditorium Seating	830-164	2022-21	100,000.00	47,163.81
Broadcast Equipment - RL Comm Media	813-161	2022-37	10,000.00	10,000.00
Owen Anderson Rifle Range Improvements	830-166	2022-41	25,000.00	25,000.00
Fiber to Communication Towers	830-162	2022-54/2023-2	672,000.00	560,897.12
JC Stanley Security Upgrades	830-167	2022-55	80,975.00	80,975.00
Straw Pit Rifle Range Improvements	830-170	2023-17	25,000.00	0.00
Aging / ADRC Kitchen Construction	842-168	2023-10 / 2023-25	2,347,500.00	2,145,337.61
UWEC-BC Water Line Design	830-000	2023-34	91,000.00	86,600.00
Government Center Boilers	59240	2024-18	150,000.00	150,000.00
DHHS Software	830-171	2025-1	1,000,896.44	207,143.68
UWEC-BC Roofs - Student Ctr / Gym	842-172	2025-14	300,000.00	0.00
Sally Port IT Improvements	813-173	2025-15	50,000.00	11,544.92
Kayak Launch & Dock - Red Cedar River	813-174	2025-20	12,563.00	12,563.00
TOTAL EXPENDITURES		9,726,799.39	9,450,224.74	4,969,865.20
	Project Savings	276,574.65		
BALANCES			132,458.90	4,612,818.44

BARRON COUNTY, WISCONSIN

MANAGEMENT'S DISCUSSION AND ANALYSIS For the Year Ended December 31, 2024

CURRENTLY KNOWN FACTS

Barron County began collecting the ½ cent sales tax in 1986 with a total collection of \$517,493. In 2024, this amount has grown to a record annual figure of \$6,308,222. This equates to an increase of \$5,790,729 or over twelve times the first year's collections. During the 39 year period since 1986, average annual increases have been approximately \$148,480. This translates into a yearly percentage increase of approximately 3%.

Annually, 33% of sales tax fund balance in excess of budget is utilized in the subsequent budget year. For the year ended December 31, 2024, the County used sales tax revenue as a direct reduction in the general operating property tax levy in the amount of \$5,938,000.

- Comparative Unemployment Rates:

<u>Year</u>	<u>Barron Cty</u>	<u>State</u>	<u>National</u>	<u>Year</u>	<u>Barron Cty</u>	<u>State</u>	<u>National</u>
2024	3.4%	3.0%	4.1%	2019	3.0%	3.5%	3.7%
2023	3.4%	3.2%	3.6%	2018	3.3%	3.0%	3.9%
2022	3.3%	3.0%	3.5%	2017	3.6%	3.3%	4.4%
2021	2.2%	3.1%	3.9%	2016	4.5%	3.7%	4.7%
2020	6.1%	6.3%	8.1%	2015	5.0%	4.5%	5.3%

- Source: Bureau of Labor Statistics & Federal Reserve Bank of St. Louis (County)
- Comparative Values of Building Permits as Issued by the Barron County Zoning Department:

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2024	\$76,047,492	2020	\$29,994,620	2016	\$29,118,477
2023	\$80,879,532	2019	\$32,906,304	2015	\$60,872,544
2022	\$59,348,550	2018	\$37,608,189	2014	\$20,911,494
2021	\$54,611,693	2017	\$33,541,753	2013	\$20,641,897

- Data on Barron County Foreclosure *Filings* is as follows:

<u>Year</u>	<u>Filings</u>	<u>Year</u>	<u>Filings</u>	<u>Year</u>	<u>Filings</u>
2024	57	2020	30	2016	81
2023	56	2019	87	2015	80
2022	49	2018	84	2014	88
2021	11	2017	80	2013	143

BARRON COUNTY, WISCONSIN

MANAGEMENT'S DISCUSSION AND ANALYSIS For the Year Ended December 31, 2024

- Levy limit rates are based on \$1,000/valuation. Comparative data is as follows:

<u>Year</u>	<u>Operating</u>	<u>Debt</u>	<u>Library</u>	<u>Year</u>	<u>Operating</u>	<u>Debt</u>	<u>Library</u>
2024	\$ 3.10	\$.31	\$.15	2019	\$ 4.29	\$.64	\$.19
2023	\$ 3.49	\$.28	\$.16	2018	\$ 4.40	\$.66	\$.19
2022	\$ 3.93	\$.53	\$.18	2017	\$ 4.48	\$.57	\$.19
2021	\$ 4.14	\$.56	\$.18	2016	\$ 4.42	\$.63	\$.19
2020	\$ 4.23	\$.61	\$.21	2015	\$ 4.44	\$.65	\$.20

- Current Net New Construction rules allow the annual levy limit ceiling increase to be equal to zero, or Net New Construction, whichever is greater. Comparative Net New Construction data is as follows:

<u>Year</u>	<u>% Increase</u>	<u>Year</u>	<u>% Increase</u>	<u>Year</u>	<u>% Increase</u>
2024/2025	1.550%	2021/2022	1.119%	2018/2019	1.255%
2023/2024	1.311%	2020/2021	.932%	2017/2018	1.491%
2022/2023	1.226%	2019/2020	1.198%	2016/2017	1.380%

- Total maximum and actual tax levy based on current laws are:

<u>Year</u>	<u>Maximum</u>	<u>Actual</u>	<u>Year</u>	<u>Maximum</u>	<u>Actual</u>
2025	\$22,022,702	\$ 22,022,702	2020	\$ 22,662,099	\$ 21,955,284
2024	\$21,871,979	\$ 21,867,534	2019	\$ 22,255,124	\$ 21,315,394
2023	\$21,167,126	\$ 21,164,743	2018	\$ 22,087,857	\$ 20,916,813
2022	\$ 22,228,979	\$ 21,817,601	2017	\$ 21,247,314	\$ 20,210,095
2021	\$ 22,629,074	\$ 22,199,961	2016	\$ 20,846,954	\$ 19,569,260

To address economic impacts of the pandemic, the Biden Administration launched the American Rescue Plan Act in 2021, allocating \$350 billion in funding to state, local, territorial and tribal governments. Barron County's piece of the pie totals just under \$8.8 million. Per the guidelines, Barron County is focusing these funds to be used for government services under the Lost Revenue Replacement rules, which frees up tax levy to be used for various County projects. To date, the following projects have been encumbered:

• IT equipment	\$ 205,163
• Attorney Fee / Financial Advisor Fees	\$ 7,318
• County Highway Maps	\$ 6,723
• County ATV/Snow Trail Maps	\$ 8,143
• Highway Speed Signs for Tourist Areas	\$ 10,000
• Well Testing	\$ 8,000

BARRON COUNTY, WISCONSIN

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Year Ended December 31, 2024

• Barron County Housing Authority Rehabilitation	\$ 3,500,000
• PPE	\$ 23,096
• Auditorium Seating	\$ 47,164
• Snowmobile/ATV Bridge Rehab & Light-Weight Grooming Equip	\$ 488,312
• Hwy T Vermillion Creek Bridge Rehab	\$ 293,926
• Fiber to Communications Towers	\$ 672,000
• Owen Anderson Rifle Range Improvements	\$ 25,000
• JC Stanley Security Upgrades	\$ 80,975
• WPPA Wage Increases 2024-2025	\$ 300,000
• Straw Pit Rifle Range Improvements	\$ 25,000
• Aging Kitchen Engineering/Design	\$ 2,145,338
• UWEC-BC Water Line Design	\$ 91,000
• Government Center Boilers	\$ 150,000
• DHHS Software	\$ 1,000,896
• UWEC-BC Roofs – Student Center / Gymnasium	\$ 300,000
• Sally Port IT Improvements	\$ 50,000

The Barron County Housing Authority has 70 multi-family housing units scattered across Barron County that were constructed in 1978. Housing Authority Staff, along with the County Board of Supervisors, would like to rehabilitate these properties through the use of a combination of low income housing tax credits, grants, loans, and American Rescue Plan dollars. Housing Authority staff has been working with Tom Landgraf Consulting to apply for the tax credits and bring the project to fruition. Barron County has committed \$3.5 million of American Rescue Plan dollars to the rehab. Construction has started in 2025 with project completion expected in 2026.

To lend financial stability to the project, The Executive Committee approved an Escrow Agreement with Sterling Bank in October, 2024 for the remaining ARPA balance of \$3,208,576.68. Sterling Bank is providing third party oversight for thoroughness, accuracy and propriety until the funds are expended in 2026.

The main shop of the Barron County Highway facility was built in 1947 with the office being built in 1999. Barron County had been discussing the need for a new Highway Facility since 2008. In August of 2019, the County Board approved Resolution 2019-22 to officially begin the process of designing a new Highway Facility. In December of 2020, Resolution 2020-32 awarded the sale of \$25,120,000 GO debt to Baird, Red Bank, New Jersey at a true interest cost of \$1.53% over 20 years. With financing firmly in place, Resolution 2020-33 was passed authorizing the rebuilding of the Barron County Highway Facility with the official ground breaking ceremony occurring on May 3, 2021.

BARRON COUNTY, WISCONSIN

MANAGEMENT'S DISCUSSION AND ANALYSIS For the Year Ended December 31, 2024

The final facility includes a 167,000+ square foot maintenance building with equipment storage and offices, an unheated storage building, county vehicle storage building, two wash bays, and modifications to existing structures.

Through the construction process, there were several bumps along the way. Issues with the State Historic Preservation Office (SHPO) caused delays in permitting which snowballed into added costs. Poor soils at the building site requiring correction added to the bill, along with various budgeting issues, which created a \$4.6 million project deficit in 2022. On November 2, 2022 at a special meeting of the County Board of Supervisors, it was decided to restrict \$4.6 million of unrestricted fund balance in the Barron County Highway Internal Service Fund for the purpose of covering the estimated deficit so the project could be completed. Also approved was a Financial Oversight Committee consisting of selected County Board Supervisors and staff for the remainder of the project.

To date, the facility construction is completed with only a HVAC upgrade remaining. At this time, we continue to remain within the \$4.6 million funding parameter to finish the project.

Since County Staff took over the management of the Barron County Waste to Energy Plant in 2017, several substantial repairs and upgrades have been completed. To remain in compliance of the air permit, it was time to address the installation of a new Acid Gas Removal System. With the estimated cost of \$4.4 million, a GO Debt State Trust Fund loan in the amount of \$4 million was obtained in 2022 to fund the project, along with an advance from the General Fund of \$390,000. The new system will provide various efficiencies and increase the daily burn capacity from 100 tons/day to 150 tons/day. Scheduled completion of the project is expected in 2025.

In 2024, Waste to Energy management staff identified a new revenue stream that would support the purchase a material handler and shredder. In addition to the specific revenue stream, it also provides additional opportunities to shred and incinerate other types of waste. Resolutions 2024-30 and 2024-32 approve the purchase and State Trust Fund Loan in the amount of \$1.5 million over 10 years.

In 2023, the Sheriff was interested in expanding and improving the existing Sally Port at the Barron County Justice Center. Since then, design commenced with the County Board approving the expansion with Resolution 2024-40 at a total cost of \$2,876,370. Since then, bids have been obtained, which came in below budget, and a bonding has been completed to fund the project. Construction is expected to be completed in January, 2026.

The analog communications system formerly in service by the Barron County Sheriff's Department had met its useful life. Resolution 2024-2 approved \$1,500,000 of unassigned fund balance for the project, with any grant funds obtained, to offset the cost. In October,

BARRON COUNTY, WISCONSIN

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Year Ended December 31, 2024

2024, the County Board approved a Sterling Bank Note to replenish unassigned fund balance as no grants were awarded. The project was completed in early 2025 with the project coming in under budget by \$103,000.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of Barron County's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Barron County Finance Director, 335 East Monroe Avenue, Room 2510, Barron, WI 54812.

June 2025

Frugal Badgers?

Kevin Dospoy, Deputy Director

Wisconsinites, similar to Midwesterners, are sometimes viewed as frugal and budget conscious. Is this true? One way to explore this question is to look at personal or household finance patterns in Wisconsin and neighboring states and compare them to the rest of the country. An important part of household finance is the use of debt: in particular how much is taken on and the ability to repay it.

The Federal Reserve publishes a debt-to-income (DTI) ratio each year to measure the financial stress of the “typical” household. A ratio of 1.0 means that debt is equal to income, while 1.5 indicates that debt is 50% higher than income. The DTI ratio includes household income and nearly every type of consumer debt, including credit cards, automobile loans, and mortgages. The one major debt not included is student loans due to the lack of quality data for the entire time period measured by the Federal Reserve.

It is instructive to measure debt and income at the same time because they are often closely related. Debt can increase with total income as households with higher incomes can afford a higher monthly mortgage payment or car payment.

In 2024, two states had debt-to-income ratios less than 1.0 while two had ratios higher than 2.0 (see Figure 1 on the following page). At 1.198, Wisconsin’s ratio was 11th lowest in the nation and 3rd lowest in the region. These ratios may seem low considering households can have hundreds of thousands of dollars in mortgage debt, but there are many households included in the calculation without an outstanding mortgage.

A closer look at recent changes in the DTI ratio can provide insight into how Wisconsin households manage their finances compared to other states in the region and country. This report considers changes in the DTU ratio between 2019, just prior to the financial

disruption due to the pandemic, and 2024, the latest year for which data is available.

Prior to the pandemic, Wisconsin households were, relative to other states, responsibly managing their debt. In 2019, Wisconsin had a DTI ratio of 1.202 – 12th lowest in the country. By 2024, this ratio declined slightly to 1.198, which was near the average decline. Among neighboring states, the ratio dropped more in Illinois and Iowa, and slightly less in Minnesota. Michigan’s ratio rose, meaning households in that state were taking on more debt relative to median income. Despite the financial impacts of the pandemic, Wisconsin households seem to have continued being financially responsible.

A closer look at individual sources of debt highlight the state’s strengths and show some cautionary signs.

BORROWING BY TYPE

Not all debt is equal. Some types of debt can be necessary but rarely beneficial. Auto and credit card debt provide few long-term benefits and must be managed carefully to avoid financial pitfalls. Yet some debt can provide long-term benefits if managed responsibly. A mortgage secured at a low interest rate, common for most of the 2010s, can help individuals and families build equity and wealth. Student loans can be a net positive if they lead to an otherwise unaffordable college degree and a high-paying job.

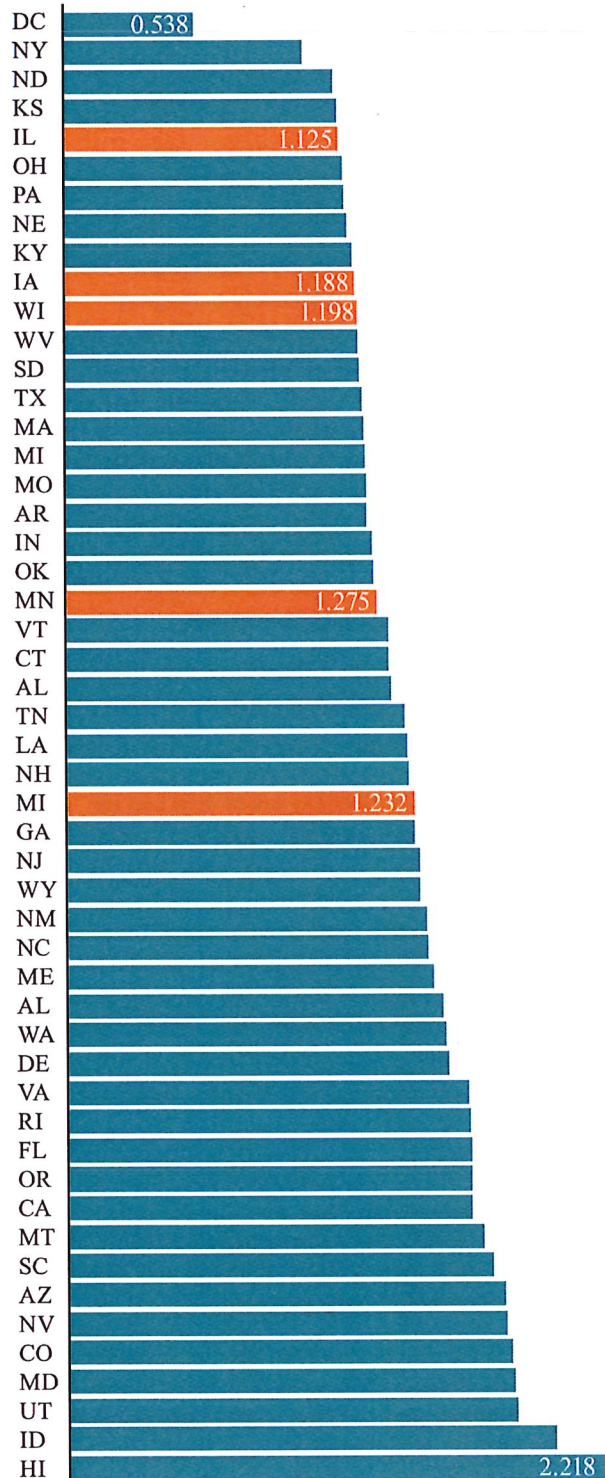
Auto Loans

In 2024, the national average cost of a new car was just under \$48,000, while the average used car sold for over \$27,000, which means many buyers needed to finance their automobile purchases.

Since 2019, per capita auto loan debt in Wisconsin grew 14.3%, from \$4,000 to \$4,570 according to the Federal Reserve Bank of New York. This increase was lower than the national average, but higher than

any bordering state except Michigan, whose households saw the highest increase in the country (25%). Because of Wisconsin's relatively small increase, the state's per capita debt in 2024 was the 7th lowest

Figure 1: Debt-to-Income Ratio, 2024
Consumer Debt (Less Student Loans) Relative to Income



in the country, and lower than all bordering states. Low per capita debt can mean that fewer people are financing new and used cars, or that those who are financing vehicles are purchasing less expensive cars or borrowing less of the total purchase price.

Just as important as total automobile debt is the way in which households manage it. Typically, if not paid for at least 90 days, a loan is considered delinquent, and a lender may proceed with repossession. In 2024, 3.5% of all auto loan debt was delinquent in Wisconsin, which was a significant increase from the 2.7% in 2019. Wisconsin saw the second highest increase in delinquent auto debt in the country. Iowa, Illinois, Michigan, and Minnesota were also among the highest.

Credit Cards

Credit cards can be beneficial when used to earn cardholder perks (miles, cash back rewards, etc). Yet for many, they are also an integral part of household budgets. The average credit card interest rate in the U.S. is just over 20%, which means carrying a balance can “snowball” and increase the principal balance relatively quickly.

From 2019 through 2024, per capita credit card debt in Wisconsin increased 18.1%, from \$2,770 to \$3,270. While the level of debt rose, households in Wisconsin improved their balances relative to other states during this period. Wisconsinites improved from the 11th lowest per capita credit card balance in 2019 to 7th lowest in 2024.

Managing credit card debt requires keeping low balances, but paying monthly bills on time is just as important. In 2024, just over 7.6% of all credit card debt in Wisconsin was delinquent by 90 or more days, which was the lowest rate in the country, below the national average of 11.2%, and much lower than any bordering state.

Mortgages

Mortgage debt can be a useful tool when used to build equity in a home, which typically, though not always, increases in value. From 2012 through 2022, while home prices increased, as discussed in Forward Analytics's previous [Spotlight](#), the average mortgage rate reached near-historic lows – dropping to 2.88% in 2021. Such low rates helped many purchase homes with lower monthly payments than would usually be available. The median mortgage payment in Wisconsin at the end of 2024 was \$1,245.¹ This was the 10th lowest in the country and

¹ Data is from the U.S. Federal Housing Finance Agency, 2024 Q4. Median payments include median principal, interest, and escrow (where applicable).

3rd lowest among bordering states. Median payments were slightly lower in Iowa and Michigan, at \$1,219 and \$1,214 per month, respectively. As mentioned above, mortgage payments are partly a function of income – higher income households will typically buy more expensive homes and have higher monthly mortgage payments. Thus, comparing median mortgage payments as a share of median income can give another perspective.

In 2024, the typical mortgage payment in Wisconsin was about 19.8% of median household income.² This was the second lowest share in the country above Vermont (18.9%) and slightly below Michigan (21.2%) and Iowa (20.8%). From 2019 through 2024, mortgage payments as a share of household income increased in most states. Wisconsin's 1.4 percentage point increase (18.4% to 19.8%) was the 9th lowest increase in the country, and lowest among its bordering states.

Continuing to make on-time payments can be challenging for some who find themselves in economic circumstances different from when they first purchased a home. In Wisconsin, less than 0.4% of mortgage debt was 90 days or more delinquent in 2024. This rate is the lowest in the country, and less than half the national average.

Student Loans

Student loan debt is not included with the overall debt-to-income ratio discussed above, but it is a

² 2024 median household income was estimated for 2024 using previous annual changes as published by the U.S. Census Bureau.

Table 1: Student Loan Debt Per Borrower, 2024
National Rankings Per Borrower

	Debt Per Borrower	National Rank
North Dakota	\$29,115	1
Wyoming	30,631	2
Iowa	30,698	3
Wisconsin	32,343	7
Minnesota	34,163	17
Michigan	36,973	32
Illinois	39,042	46
Maryland	43,781	50
District of Columbia	54,561	51

significant portion of consumer debt. With the rapid increase in college tuition over the last two decades, a rising number of students have accessed student loans. While the hope is that these loans will lead to higher paying jobs, those with outstanding balances may still struggle to make payments.

As of the end of 2024, 723,500 Wisconsin borrowers had around \$23.6 billion in outstanding student loans – about \$32,620 per borrower.³ While high, this figure ranks 8th lowest in the country. Among neighboring states, only Iowa ranks lower (3rd lowest nationally at \$30,700). By comparison, the highest debt load is held by those in the District of Columbia (\$54,561 per borrower) and Maryland (\$43,781).

While student loans and college are meant to increase future earnings, these loans must still be responsibly managed and paid on time. Beginning in March 2020, student loan repayments were paused, giving many borrowers some much needed breathing room. At that time, less than 5% of loan balances in Wisconsin were 90 days delinquent and in default, which was the 7th lowest rate in the country, and significantly lower than the rate in any bordering state. Most loan payments were returned to repayment status, yet federal policy is still in flux regarding whether or not unpaid loans are considered delinquent.

WHAT NEXT?

Wisconsin families face some financial headwinds, mostly due to the cost of housing and essential services such as childcare. In this regard, Wisconsin is not unique; these challenges are faced by residents of every other state as well. In many ways, these issues cannot be controlled by, nor are they only the result of actions taken by the individual consumer. In terms of financial impacts that can be controlled by individual households, such as the amount of personal debt, Wisconsinites fare quite well, especially relative to neighboring states. As the cost of housing and most goods and services remain high, residents of the Badger state will likely continue to exercise their frugality and financial caution.

³ "Borrower" in most cases is defined as the recipient, but in parent PLUS loans, the borrower is the parent and their child is the recipient. If a loan applicant has both a traditional federal loan and a PLUS loan, the borrower count may be slightly inflated.