

NOTICE
TOWN OF BROCKWAY
RESIDENTS
A SPECIAL ELECTOR
BUDGET MEETING

**Will be held on Wednesday, Jan. 14,
2026 at 6:00 PM at the Brockway Town
Hall located at 236 Gebhardt Rd.**

The Sanitary District meeting will be at 5:45 pm with the Regular monthly meeting following the Special Electors Budget meeting.

JULIE BOREK, CLERK/TREASURER

WNAXLP

NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING
JACKSON COUNTY ZONING DEPARTMENT**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held in the Jackson County Courthouse, 307 Main Street, Black River Falls, Wisconsin on January 12, 2026, at 1:00 p.m. on the following:

- **ZONE CHANGE PETITION #2026-01** as requested by Jameson Rentals LLC, on property located in the NW1/4-NW1/4, Section 15, T24N, R05W, Town of Cleveland, Jackson County, WI; 014-0230.0005. The request is to change .50 acres of the A1(Agriculture) District to the R2(Residential- Private Water & Septic System) District for residential housing.
- **CONDITIONAL USE REQUEST #2026-02** as requested by Jameson Rentals LLC, on property located in the NW1/4-NW1/4, Section 15, T24N, R05W, Town of Cleveland, Jackson County, WI; 014-0230.0005. The request is to operate a seasonal short-term rental in the R2(Residential- Private Water & Septic System) District.
- **CONDITIONAL USE REQUEST #2026-03** as requested by Adam & Bailey Nordgaard, on property located in the SW1/4-SE1/4, Section 31, T24N, R05W, Town of Cleveland, Jackson County, WI; 014-0496.0000. The request is to operate a short-term rental in the R2(Residential- Private Water & Septic System).
- **ZONE CHANGE PETITION #2026-04** as requested by David Bean, on property located in the SE1/4-NE1/4, Section 27, T21N, R04W, Town of Brockway, Jackson County, WI; 010-0698.0045. The request is to change 3.6 acres of the A2(Forestry and Limited Agriculture) District to the R2(Residential- Private Water & Septic System) District to build a single-family home.

The petitioner or their agent must attend the County's Public Hearing.

**Jackson County Zoning Department
307 Main Street, Courthouse
Black River Falls WI 54615
715-284-0220**

Zoning@Jacksoncountynv.gov

This public hearing is being held so that the Committee may hear those persons who have an interest in the proposed changes. They will consider the input presented which will aid in the decision-making process. The decision of the Committee to either grant, conditionally grant or to deny any conditional use or subdivision request will be finalized at this public hearing. The Committee, following the public hearing, will make a recommendation to the full County Board for their final decision to either grant, conditionally grant, or deny any proposed changes. Should you desire more information regarding the proposal, please call or visit the Jackson County Zoning Department, Telephone Number (715) 284-0220.

A Notice of this Petition will be forwarded to the Town Board. The Town officials will discuss this request and return a "TOWNSHIP POSITION" form. Thus, the Petitioner SHOULD contact the Town Chairman to explain his/her proposal and answer their questions. An effort has also been made to notify adjoining landowners of the proposal/s, so that they may contact the Town Chairman for more information and/or voice their concerns. To ensure that those interested have been notified, please share this notice with your neighbors. **CONTACT THE TOWN CLERK FOR TOWN MEETING DATE AND TIME.**

s. CONTACT THE TOWN CLERK FOR TOWN MEETING DATE and TIME.
Published in The Banner Journal on December 24th and December 31st, 2025.
Dated this 16th day of December, 2025.

NOTICE OF JUDICIAL SALE
Pursuant to Judgment dated March 12, 2025, entered in *United States of America v. Anna M. Riezinger-Von Reitz a/k/a Anna Maria Riezinger a/k/a Anna M. Belcher; and James C. Belcher* in the United States District Court for the Western District of Wisconsin, in Civil Action No. 3:24-cv-00831-wmc, the United States will offer to sell at public auction vacant land in Black River Falls, WI, and more particularly described as:

Lot 4 of Jackson County Certified Survey Map No. 1615, as recorded in the Office of Register of Deeds for Jackson County, Wisconsin in Volume Seven of Surveys, page 184, Doc. No. 283086, and being a part of Government Lots 5 and 6, Section Eleven, Township Twenty-one North, Range Four West.

Date: January 28, 2026
Time: 11:30 am with registration starting at 11:00 am

Location of Sale: Jackson County Courthouse at 307 Main St, Black River Falls, WI 54615

Minimum Bid: \$85,000
Property may be inspected by drive by only.

The property will be offered for sale at public auction and sold to the highest bidder, under the terms and conditions of sale that are set forth below, foreclosing all of the right, title and interest of the defendants.

The successful bidder shall be required to deposit at the time of the sale with the IRS, Property Appraisal and Liquidation Specialist, 20% of the minimum bid (\$17,000) with the deposit to be made by money order, certified check, or cashier's check, payable to Clerk of the United States District Court for the Western District of Wisconsin, immediately upon the property being struck off and awarded to the highest and best bidder. Before being permitted to bid at the sale, bidders shall display to the IRS proof that they are able to comply with this requirement. No bids will be received from anyone who has not presented that proof.

The balance of the purchase price for the property shall be paid to the IRS, Property Appraisal and Liquidation Specialist, no later than February 27, 2026, by a money order, certified or cashier's check, payable to the Clerk of the United States District Court for the Western District of Wisconsin. If the successful bidder fails to fulfill this requirement, the deposit shall be forfeited and shall be applied to cover the expenses of the sale, with any amount remaining to be applied to the federal tax liabilities of Reitz. The real property shall be again offered for sale under the terms and conditions of the order of sale, or alternatively, sold to the second highest bidder if the second bid meets at least the minimum bid.

The sale of the prop-

erty will confirm itself within thirty-five (35) days from the date of sale, unless someone objects to the sale. Upon the confirmation of the sale, the IRS shall execute and deliver a deed conveying the property to the purchaser. On confirmation of the sale, all interests in, liens against, or claims to, the Property that are held or asserted by any parties to this action are discharged and extinguished; the property will be sold without appraisal. The government reserves the right to reject any bids and to withdraw the property from sale. The sale shall be subject to building lines if established, all laws, ordinances, and governmental regulation (including building and zoning ordinances), affecting the premises, and easements and restrictions of record, if any.

The property is offered for sale "where is" and "as is" and without recourse against the United States of America. The United States makes no guaranty or warranty of condition of the property, or its fitness for any purpose. The United States will not consider any claim for allowance or adjustment or for the rescission of the sale based on failure of the property to comply with any expressed or implied representation.

The sale is ordered under 26 U.S.C. § 7403(c) and 28 U.S.C. §§ 2001, 2002 and 3201(f)(1), and is made without right of redemption.

Important Information

This is not an advertisement of a sale of seized property. This is an information notice only regarding a sale being conducted by the Internal Revenue Service as a result of a Judgment to collect unpaid federal taxes obtained by the Department of Justice.

Additional information can be found at www.irs.auctions.gov and/or by calling Shannon Williams, the Property Appraisal and Liquidation Specialist at (414)231-2279 or (414)530-3595.

Published in the Banner Journal Dec. 24 and 31, 2025 and Jan. 7 14, and 21, 2026.

WNAXLP

NOTICE TO CREDITORS
IN THE MATTER OF THE ROBERT C. DARKOW REVOCABLE LIVING TRUST DATED NOVEMBER 18, 1996

PLEASE TAKE NOTICE:
1. Mark A. Darkow is the trustee of the Robert C. Darkow Revocable Living Trust dated November 18, 1996.

2. The decedent, Robert C. Darkow, with a birth date of August 19, 1942, and date of death of October 2, 2025, was domiciled in Jackson County, State of Wisconsin, with a post office address of N9802 Burton Road, Hixton, WI 54635.

3. Deadline to make claims: All persons or companies having claims against Robert C. Darkow and/or the Robert C. Darkow Revocable Living Trust dated November 18, 1996, must present their claims to the attorney for the trustee on or before

April 10, 2026, which is four (4) months after the date of December 17, 2025, the date of first insertion and publication of this Notice in the Banner Journal, or the claims will be forever barred as set forth in Section 701.0508 of the Wisconsin Statutes.

4. Notice of claims: Claims must be presented by delivering or mailing a written statement of the claim indicating its basis, the name and address of the claimant, the date the claim is due, the amount claimed, and describing any security for the claim. The claim is deemed presented upon receipt by the attorney for the trustee at the address set forth herein.

5. Publication of this notice shall constitute notice to any persons whose names or addresses are unknown.

6. Attorney for trustee: Ashley L. Hawley, Ruder Ware, L.L.S.C., P.O. Box 8050, Wausau, WI 54402-8050.

Published in the Banner Journal Dec. 17, 24 and 31 2025.

WNAXLP

STATE OF WISCONSIN CIRCUIT COURT JACKSON COUNTY
IN THE MATTER OF THE ESTATE OF ALICE PETERSON

Notice to Creditors (Informal Administration)
Case No. 25PR48
PLEASE TAKE NOTICE:

1. An application for informal administration was filed.

2. The decedent, with date of birth 07-12-1937, and date of death 11-26-2025, was domiciled in Jackson County, State of Wisconsin, with a mailing address of N3217 Jay Road, Black River Falls, WI 54615.

3. All interested persons waived notice.

4. The deadline for filing a claim against the decedent's estate is MARCH 20, 2026.

5. A claim may be filed at the Jackson County Courthouse, 307 Main St, Black River Falls , Wisconsin, Room C207.

Elizabeth E. Storlie
Probate Registrar
Dec. 5, 2025

Attorney Mark A. Radcliffe
107 Main St.
Black River Falls, WI 54615
715-284-1234
Bar Number: 1033727

Published in the Banner Journal Dec. 17, 24 and 31, 2025.

WNAXLP

The Common Council met in special session at City Hall in the City of Black River Falls on December 17 2025, at 6:00 P.M. Alderpersons Ammann, Peloquin, Dougherty, and Gearing-Lancaster were present. Alderpersons M. Rave, Busse, and Wussow attended remotely via Zoom meetings. Alderperson E. Rave was absent. Mayor Jay Eddy presided. It was moved by Alderperson Peloquin, seconded by Alderperson Gearing-Lancaster, to dispense with the reading of the minutes of the December 2, 2025 Common Council meeting and approve as presented. Motion carried.

CITIZENS IN ATTENDANCE – There were four citizens in attendance – 1 in person and 3 via Zoom meetings. B. Palmer expressed concerns regarding ADA accessible curbs, snow/ice covered sidewalks, bathrooms at the Chamber of Commerce building, nitrous oxide use in the community and asked about members of the Police Commission. The Street Superintendent advised that next summer, the State of Wisconsin is going to redo every wheel chair ramp on state highways that run through the City at no cost to taxpayers. The Parks & Recreation Director advised the bathrooms at the Chamber building are in the capital improvement plan in 2 years.

It was moved by Alderperson Ammann, seconded by Alderperson Peloquin, to place on file the minutes of the October 16, 2025 Airport Commission meeting. Motion carried.

The Department Head monthly reports were reviewed. Department heads present were Mark Nordahl, Travis Brown, Darryl Nelson, Jarod Meyer, Cara Hart, and Brad Chown.

The Fire Chief advised Truck 13 came back from annual inspection with a few minor repairs that were covered under warranty. The Fire Chief and the EMS Coordinator attended a town of Franklin meeting and after good discussion the Town decided to stay with BRF EMS for ambulance service.

It was moved by Alderperson Gearing-Lancaster, seconded by Alderperson Peloquin, to authorize the City Administrator to sign the agreement with Make My Move and apply for the WEDC Talent Recruitment Grant. Motion carried.

Representatives from Olson Solar and Ethos Green Power Cooperative attended virtually. There was lengthy discussion on the proposed 32.4kW DC ground mount system for City Hall that included updated gross and net project costs, payback estimates of 10-12 years, concerns with the aesthetics of the back of ground mount units being visible from the front of City Hall and the Library, options for softening the view, the need for warning signs and placards, expiring incentives, Foreign Entities of Concern compliance coming in to play in 2026, as well as discussion on a roof mount option. A roof mount system would be more productive due to less shading, but the biggest concern is the estimated cost of over \$22,000 to remove and reinstall the system when the roof needs to be replaced. Roof replacement is recommended before a system install, so the roof and the panels are on the same life cycles. Council would like to see the vendors provide 3-D conceptual renditions to get a better feel for what the system will look like. This project will be brought back to the January 6, 2026 Common Council meeting.

ORDINANCE 900 – An ordinance rezoning Parcel 206-2577.0010 from R-1 Single Family Residential to B-3 Highway Business District was presented for 1st reading.

It was moved by Alderperson Dougherty, seconded by Alderperson M. Rave, to approve vouchers for November 2025 Check #76305 - #76411 totaling \$333,691.56. Motion carried.

It was moved by Alderperson Busse, seconded by Alderperson Wussow, to approve the City Treasurer's Report for November 2025. Motion carried.

It was moved by Alderperson Dougherty, seconded by Alderperson Gearing-Lancaster, to approve the Revenue & Expense Report for November 2025. Motion carried.

It was moved by Alderperson Peloquin, seconded by Alderperson Dougherty, to convene in to closed session for the purpose of considering an amendment to an accepted offer to purchase vacant land from SC Swiderski for five (5) residential lots in Lallapalooza Estates where competitive or bargaining reasons require a closed session which is authorized under Section 19.85(1)(e) of the Wisconsin Statutes. Motion carried at 7:12pm.

It was moved by Alderperson Ammann, seconded by Alderperson Peloquin, to reconvene in to open session to announce or take action, if any and if appropriate. Motion carried at 7:27pm.

It was moved by Alderperson Dougherty, seconded by Alderperson Peloqui, to direct the City Administrator to counter offer with SC Swiderski with the terms discussed in closed session. Motion carried.

It was moved by Alderperson Peloquin, seconded by Alderperson Dougherty, to adjourn. Motion carried at 7:30pm. A Brad Chown
City Administrator

Published in the Banner Journal Dec. 31, 2025.

WNAXLP

STATE OF WISCONSIN CIRCUIT COURT JACKSON COUNTY

Plaintiff(s):
CO-OP CREDIT UNION
PO BOX 157
BLACK RIVER FALLS, WI 54615
-vs-
Defendant(s):
Darrel A. Goeddeke
512 E 2nd Street., Apt. 3
Black River Falls, WI 54615

Publication Summons and Notice (Small Claims)

Case No. 25-SC-221
Publication Summons and Notice of Filing TO THE PERSON(S) NAMED ABOVE AS DEFENDANT(S):

You are being sued by the person(s) named above as Plaintiff(s). A copy of the claim has been sent to you at your address as stated in the caption above.

The lawsuit will be heard in the following small claims court:

JACKSON County Courthouse
Telephone Number of clerk of court: 715-284-0201
Courtroom/Room

Number: Branch 2
Address: 307 Main Street, Black River Falls, WI 54615
on the following date and time:
Date: January 16, 2026
Time: 9:15 a.m.

If you do not attend the hearing, the court may enter a judgment against you in favor of the person(s) suing you.

A copy of the claim has been sent to you at your address as stated in the caption above. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate (property) you own now or in the future, and may also be enforced by garnishment or seizure of property.

You may have the option to Answer without appearing in court on the court date by filing a written Answer with the clerk of court **before** the court date. You must send a copy of your Answer to the Plaintiff(s) named above at their address. You may contact the clerk of court at the telephone number above to determine if there are other methods to answer a Small Claims complaint in that county.

If you require reasonable accommodations due to a disability to participate in the court process, please call 715-284-0213 prior to the scheduled court date. Please note that the court does not provide transportation.

/s/ Garrett W. Nix
12/22/25

Godfrey & Kahn, S.C.
4825 Owen Ayres Court,
Suite 102
Eau Claire, WI 54701
715-930-1000
State Bar No. 1088892

Published in the Banner Journal Dec. 31, 2025.

WNAXLP

STATE OF WISCONSIN CIRCUIT COURT JACKSON COUNTY
IN THE MATTER OF THE ESTATE OF JAMES L. NYMAN

Notice to Creditors (Informal Administration)
Case No. 25PR49
PLEASE TAKE NOTICE:

1. An application for informal administration was filed.

2. The decedent, with date of birth 12-03-1953 and date of death 10-02-2025, was domiciled in Jackson County, State of Wisconsin, with a mailing address of 1008 Pine Street, Black River Falls, WI 54615.

3. All interested persons waived notice.

4. The deadline for filing a claim against the decedent's estate is April 1, 2026.

5. A claim may be filed at the Jackson County Courthouse, 307 Main St, Black River Falls , Wisconsin, Room C207.

Elizabeth E. Storlie
Probate Registrar
Dec. 18, 2025

Attorney Mark A. Radcliffe
107 Main St.
Black River Falls, WI 54615
715-284-1234
Bar Number: 1033727

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WNAXLP