

TOWN BOARD MEETING October 13, 2025

Pursuant to due call and notice thereof, the Board of Supervisors, Town of Florence met on the 13th day of October, 2025 at 6:00 p.m. at the Florence Community Center with Chairman Jim Gehlhoff and Supervisors Tom Tuchalski and Shane McLain present.

After the Pledge of Allegiance was recited, a motion made by McLain and seconded by Tuchalski the agenda was approved as posted. All in favor, motion carried.

Under communication from the floor, Scott Waitrovich asked the board to consider abandoning the alley between his house and McLain's property. Gehlhoff stated they would take it into consideration.

On a motion by McLain and seconded by Tuchalski a motion was made to approve the following consent agenda items:

- Approval of minutes of previous BOR meeting and Town Board Meeting both held on September 22, 2025
- Fire Department bills totaling \$1,669.00 were approved for payment from October 1-13, 2025
- Redaction of Ordinance #10-22-12, which was amended on 08-26-13 & 05-10-21, and adoption of Ordinance #10-13-25(2) to Appoint Alternate Members for the Board of Review
- Redaction of Ordinance #09-08-14(1), which was amended on 08-08-22, and adoption of Ordinance to Provide for Stop and Yield Signs on Town Roads #10-13-25(1)

All in favor, motion carried. Copies of the approved ordinances are below:

ORDINANCE TO APPOINT ALTERNATE MEMBERS FOR THE BOARD OF REVIEW ORDINANCE # 10-13-25(2)	
WHEREAS, sec 70.47(6m)(c) authorizes the appointment of alternate members to serve on the board of review when standing members are removed from individual cases;	
NOW THEREFORE the Town Board of Florence, Florence County does ordain as follows:	
1. ADOPTION Pursuant to Section 70.47(6m)(c) and Sec 70.46(1) of Wis. Statutes the town hereby provides for the appointment of alternates to serve on the town board of review in the event a standing board member of the board of review is removed or unable to serve for any reason.	
2. APPOINTMENTS The following electors of the town of Florence are hereby named as alternates in the order indicated to serve as alternate board of review members:	
Alternate 1: <u>Current Deputy Clerk/Treasurer</u>	
Alternate 2: <u>Andrew Maglin</u>	
Alternate 3: _____	
Alternate 4: _____	
Alternate 5: _____	
3. EFFECTIVE DATE The appointments made in this ordinance are for the 2023 Board of Review proceedings and for succeeding years until replacement alternates are required or such appointments are rescinded by action of the town board and effective upon posting as provided by law.	
This ordinance replaces all prior Ordinances to Appoint Alternate Members for the Board of Review including: 10-22-12 - amended on 08-26-13 & 05-10-21.	
Passed on the 13 th of October 2025.	
By the Town Board of the Town of Florence.	
<u>Jim Gehlhoff, Chairman</u>	
<u>Tom Tuchalski, Supervisor</u>	
<u>Shane McLain, Supervisor</u>	
Attest: <u>Jessica Klump, Clerk/Treasurer</u>	

Ordinance to provide for stop and yield signs on highways #10-13-25(1)	
State of Wisconsin Town of Florence Florence County	
The Town Board of the Town of Florence, Florence County, Wisconsin, has the specific authority under s.349.017(2)(b)(3), Wis. Stats., to adopt this ordinance. This ordinance replaces all prior Stop and Yield sign ordinances including: #5-8-95, #05-8-87-1, 10-17-97, 03-24-86-1, & 09-08-14(1) - amended 08-08-22.	
This ordinance, adopted by a majority of the town board on a roll call vote with a quorum present and voting and proper notice having been given, provides for the installation of stop signs on town highways in the town as follows:	
A. Stop signs shall be placed on:	
Name of Road	Entrance of Road/Intersection
Ann's Avenue	Town Road C
Bill Anderson Drive	Chapin Street
Bodelin Road	Frog Lake Road North
Briewley Lane	In-Comm Drive
Brule Bridge Road	Brule Landing Road
Brule Landing Road	Chapin Street
Carmel's Clearing Road	Montgomery Lake Road
Cerelia Drive	South Congrove Lake Road
Chapin Street	Oliver Avenue
Churchill Drive	Lake Edith Road
Cross Cut Road	Lake Avenue
Cyclops Street	Montgomery Lake Road
Duck Lake Road	Handing Road
Dunn's Point	North Lake Road
East Shore Road	Lake Elwood Road (North Intersection)
East Shore Road	Lake Elwood Road (South Intersection)
East Shore Road	Town Road 8B
Florence Avenue	Chapin Street
Florence Avenue	Pewaukee Street
Florence Avenue	Vulcan Street
Forward Drive	Montgomery Lake Road
Frog Lake Lane	Lake Elwood Road
Frog Lake North	Frog Lane?
Frog Lane	Lake Elwood Road
Furnace Street	Oliver Avenue
Hansen Road	West Lake Elwood Road
Henry's Road	South Congrove Lake Road
Hummingbird Lane	Patten Lake Road
In-Comm Drive	Forward Drive

Karl's Road	
Karl's Road	First Crossing Road
Karl's Road	Second Crossing Road
Kelly Road	Montgomery Lake Road
Kennan Street	Chapin Street
Lagoon Road	Chapin Street
Lake Anna Rd.	Old Highway 69
Lake Avenue	Norway Street
Lake Edith Road	First Crossing Road
Lightening Road	Karl's Road
Long Lake Road	Carpenter Road
Meromine River Road	Lake Elwood
Middle Lake Road	North Lake Road
Montgomery Lake Road	North Montgomery Lake Road
Mud Lake Road	Chapin Street
Nagawese Street	Chapin Street
North Lake Road	North Montgomery Lake Road
North River Forest Road	River Forest Road
North Spring Lake Road	Lake Elwood Road
Norway Street	Norway Street
Norway Street	Oliver Avenue
Old Highway 69 East	Lake Elwood Road
Old Highway 69 East	Chapin Street
Oliver Avenue	Norway Street
Oliver Avenue	Pewaukee Street
Oliver Avenue	Intersection of parking lot (near Florence Municipal Center)
Patten Lake Road	Goodman Grade/North Shore Rd
Pewaukee Street	Florence Avenue
Point Brey Road	Tal Pines Road
Quinnese Street	Florence Avenue
Quinnese Street	Oliver Avenue
Railroad Lake Road	Carpenter Road
Road Oak Lane	Patten Lake Road
River Forest Road	Woods Road
Rosewell Lane	Dunn's Point Road
South Congrove Lake Road	Old Highway 69
Tal Pines Road	North Lake Road
Tal Pines Road	Tal Pines Bypass (North Intersection)
Tal Pines Road	Tal Pines Bypass (South Intersection)
Tal Pines West	Tal Pines Road
Tower Dr.	In-Comm Drive
Town Road AA	Lake Elwood Road
Town Road BB	East Shore Road
Town Road C	Chapin Street
Town Road D	Brule Landing Road
Town Road DD	Meromine River Road

Town Road F	
Town Road F	Montgomery Lake Road
Town Road H	US 2
Town Road HH	Blaine Helgen Road
Town Road II	First Crossing Road
Town Road J	Montgomery Lake Road
Town Road JJ	First Crossing Road
Town Road K	Woods Road
Town Road KK	First Crossing Road
Town Road L	North Montgomery Lake Road
Town Road M	North Montgomery Lake Road
Town Road N	North Montgomery Lake Road
Town Road O	North Lake Road
Town Road R	Carpenter Road
Town Road RR	Duck Lake Road
Town Road SS	Duck Lake Road
Town Road TT	Handing Road
Town Road W	Tal Pines Road
Urban Dr.	In-Comm Drive
Vulcan Street	East Shore Road
West Lake Elwood Road	Florence Avenue
West Lake Elwood Road	South Congrove Lake Road
Westlake Road	Old Highway 69
Woods Road	Condit Road
Woods Road	Montgomery Lake Road

B. Yield signs shall be placed on:	
Name of Road	Entrance of Road/Intersection
Carlson Road	Second Crossing Road
Cyclops Street	Oliver Avenue
Frog Lane	Lake Elwood Road
In-Comm Drive	Forward Drive (1.5 miles)
Koman Street	Pewaukee Street
Lake Avenue	Chapin Street
North Congrove Lake Road	Regina Drive
North Shore Road	Patten Lake Road
Oliver Avenue	Furnace Street
Patten Lake Road	From Fern Township Line
Quinnese Street	Koman Street
Quinnese Street	Nagawese Street
Regina Drive	North Congrove Lake Road
River Forest Road	North River Forest Road
South Town Road N	North River Forest Road
Spring Avenue	Blaine Helgen Road
Town Road GG	Carmel's Clearing Road
Town Road I	Woods Road
Town Road K	S Town Road N
Town Road N	Carpenter Road
Town Road S	Carpenter Road

Town Road U	
Town Road U	Carpenter Road
Urban Drive	In-Comm Drive
Vulcan Street	Oliver Avenue

C. The town chairperson, or his or her designee, shall erect stop and yield signs as provided in this ordinance on or before the effective date of this ordinance.*

This ordinance is effective on October 14, 2025.

The town clerk shall properly post or publish this ordinance as required under s.60.80, Wis. Stats.

Adopted this 13th day of October, 2025.

Jim Gehlhoff, Chairman

Tom Tuchalski, Supervisor

Shane McLain, Supervisor

Attest:
Jessica Klump, Clerk/Treasurer

The board looked at a draft of an Ordinance for Garbage and Recycling Rules and Regulations. Gehlhoff noted that these restrictions applied to the 95 gallon containers put out at the end of the driveways, and that it did not apply to the 300 gallon containers or the shared containers located at the end of roads that GFL does not travel like Camel's Clearing and Woods Rd. Board members will look it over and bring questions and changes for discussion to the next meeting.

The board began discussing the possibility of adding two additional board supervisor positions resulting the in the creation of a five-person town board. Gehlhoff cited reasons for adding additional positions including the ability of two board members to have discussion and do research outside of a meeting, increasing the representation from the Town and looking at the continuity of the board being able to stagger when supervisors are elected. Tuchalski stated the current board has a lot going on, so it would be beneficial to have more people involved. He questioned the cost of adding two additional board members, and requested that more research be done before action is taken. McLain stated that making the clerk/treasurer position an appointed position should be a more important action due to the fact that other townships in Florence County have had people in the position who had no knowledge/background/history of the job, and it cost those Towns a lot of money in both penalties, fines and then to clean-up the mess that was made. Gehlhoff mentioned that both items could be looked at and would be placed on the agenda for the next meeting.

Discussion began between Gehlhoff and Tuchalski regarding the legal opinion received from Town Attorney, Kim Coggins, regarding the use of the Town property (10-1749-1) on Olive Avenue near the former Town garage. Gehlhoff read the letter aloud for the record. Tuchalski read aloud a letter from Florence County EDC director, Eric Printz, regarding the McLain business use of the property. It was noted that Supervisor McLain recused himself and did not participate in the discussion. The former Town garage property was purchased by McLain Logging & Excavating in 2004 prior to Supervisor McLain being elected to the Town Board in 2011 and they had a handshake agreement to use the adjoining property dating back to that time. Gehlhoff stated that this conversation started due to a complaint received about the condition of the property, and that some of the concerns were already addressed around the property. Tuchalski mentioned the possibility of selling the property, but noted it would need elector approval to be able to sell it. After additional discussion the topic was tabled to the next meeting to allow the board to look further into options regarding the property and any utility and highway concerns that might need to be addressed if that were to happen.

Monthly town bills totaling \$63,713.59 and automatic withdrawals in the amount of \$2,876.24 were approved on a motion by McLain and seconded by Tuchalski. All in favor, motion carried.

Under Clerk/Treasurers report, Klumpp stated that all October bank statements and journal entries were reviewed and signed. Klumpp also reminded the board that the Open Book with R&R Assessing would be happening tomorrow. She also informed the board of a copy of the letter received from the Wisconsin Court of Appeals regarding the BOR case that was closed in September stating that Attorney Coggins had mentioned that an appeal may be filed.

There being no further business it was moved by Tuchalski and seconded by McLain to adjourn until October 22, 2025 at 6:00 p.m. at the Florence Community Center. All in favor, motion carried. Meeting adjourned at 6:34 p.m.

Submitted by:

Jessica Klumpp
Clerk/Treasurer