

Village Board Meeting Minutes January 26, 2026

On January 26, 2026, President Mike Brusberg called the Village Board meeting of the Village of Brooklyn to order at 6:30 p.m. Trustees present were Mike Gehrmann, David Berland, Christian Allen, and Jacob Bachim. Trustees Dan Olson and Todd Klahn were absent. Also present were Kevin Klahn, Noah Hurley, and Bryan Elliott from All Star Properties, and Clerk-Treasurer Linda Kuhlman. Pledge of Allegiance.

Public Comments – Kuhlman read a statement from the pickleball players thanking public works for changing out the lights and cleaning the gym floor. They were very appreciative.

President report – Brusberg thanked public works employees for everything they've been doing with the temperatures dipping and being outside and over this winter. Thanked staff.

Gehrmann made a motion to approve minutes from January 12. Bachim seconded. Motion carried.

All Star Properties – Bryan Elliott gave a presentation about their project east of the Village. He went through some of their developments in the area. The current parcels they have owned for 20 years along Highway 92. He showed a conceptual idea, which would be all residential including some multi-family on frontage of 92 and a few duplex lots, and the remainder would be single family, pretty large, no less than a third of an acre, with some of the corners a little over an acre, stormwater detention. They will probably see more detention along 92. Total of 60 units across the site, 70 acres total. The thought for road profile, like they did in Oregon, instead of having traditional curb, they did a flatter curb, terrace and sidewalk and a swail to handle the storm water. The DNR was a fan because it keeps more water on the site, instead of collecting and putting into a detention pond. It worked well, but they do need culverts. Discussion on when they would build and who builds. They might do all at once or in two phases, and they work with local builders. They have had some interest. Their main market is people who want to have a bit of a smaller town but close to Madison. Oregon has become quite expensive. Discussion on the nature friendly profile, but for water/sewer, what's their thought. The limit from end of business park is a third of a mile and that's the big hesitation right now. They've talked to a few people that hope a Kwik Trip will come to Highway 92, and if that happens, they'd need water/sewer, and if they get enough others to develop commercial stuff at 92, they could go in together to make it economically feasible. If it's on them to bring water, sewer and lift station, that's not feasible at this time. They're thinking \$90,000 a lot. If there's some sort of village participation, like TIF, would help, but not sure that's possible because there's no commercial. But if get other landowners, it might be possible to do a TIF. Brusberg talked about the nature friendly street profile, and in the picture it showed a sidewalk, would that be included. Elliott agreed much like they did in Oregon. He doesn't see why they would want to change from that, unless heavy resistance with curb/gutter and underground, and if engineers would change opinions on that. They haven't heard anything on feedback from Oregon on post-development as far as how it's worked. They've had two builders that didn't do what they were supposed to do and permit issuance didn't catch it. Not having curb and gutter is going to reduce amount of detention needed on site. It's a cost savings to not having underground stormwater. Comments on having to possibly redig the swails after so many years. Discussion on slope needing to be right because of wet areas. Board members mentioned it's a low area and drainage might be a problem. Discussion on costs and using TIF. Discussion on only having one entrance/exit as far as congestion coming and going and also from an emergency management standpoint. DOT has authorized only one opening onto the Highway. Board asked what makes this appealing now since they've owned for a long time, and relative to other communities, why Brooklyn. Elliott commented it's finally to that point of growth with Dane County to go this far south to buy lots. And while they're not quite there yet with water sewer, he thinks there's demand with single family homes, and Oregon is getting too expensive. People want something a little more rural and small towns but with amenities. Discussion on house prices being in the \$400,000 range. The street width would be 4 car widths. Brusberg stated tonight was for learning about the project, but what actions are they looking for the board to make in the near term in future meetings. Elliott would like to know annexation wouldn't be a

problem and it would be approved, and then just to continue to brainstorm on water/sewer issue and encourage some of the other owners along 92. There's a broker he's been talking with. Board asked if there is a plan B for the property if this doesn't happen. Plan B would be to keep farming it, and at some time they might sell. They aren't interested in asking the Town of Rutland to approve with wells and septic, and the Village doesn't want that either. Brusberg stated we want to be mindful of our neighboring townships, and we don't want All Star to get deep into engineering until it's close to village being on board with the concept. The board thanked Elliott for coming. Brusberg stated this was discussion only and hearing presentation from All Star Properties. There were no more questions from the board, and they will keep All Star Properties apprised of decisions going forward.

LED sign – The south side of the LED sign needs to be replaced. Cost to replace the one side is \$1,013.20. Discussion on replacing both sides at the same time if the cost is reasonable. The board decided to go ahead and replace the one side, but instructed clerk to get a quote for doing the other side and they'd make that decision at the next meeting. **Berland made a motion to approve replacement of the entry sign with the quote from Wisconsin Sign and Graphics.** Bachim seconded. **Berland amended his motion to approve the funds would come from the capital account.** Bachim seconded. Motion carried.

Amended budget – A resolution was proposed to amend the 2025 budget for expenses that were over-budget. There was enough revenue to cover the over-budget items. **Gehrmann made a motion to approve the amended budget for 2025.** Bachim seconded. Roll call vote was taken. Ayes – Bachim, Gehrmann, Brusberg, Berland and Allen. Noes – none. Motion carried.

Bills – There was a question on the \$4,500 invoice from Green County Highway. That was for salt. **Brusberg made a motion to approve bills as presented.** Gehrmann seconded. Motion carried.

Clerk's Report – The board was given the Green County Development Corporation 2025 year-end report. There is current legislation up for vote to change the ETJ rights of municipalities regarding how rural subdivisions can be built. Board suggested sending a statement to our representatives against this proposal. Dumpster Days has been set for May 16-17 and 23-24, with public works allowing drop-offs during the week also. We are waiting for confirmation from Pelletteri. Deputy Clerk Olson will be attending the Ehlers conference on February 12 and 13. Discussion on needing board approval or possibly doing a resolution at the next meeting to allow trainings, as long as it's within budget and under the threshold for our purchasing policy. The school agreed to let the rec committee use the school for the craft fair in September. We have received two registrations for food truck nights. One is a new truck selling Philly steak sandwiches, among other things. Groenier and Mortensen have financing but need their board approval and need an appraisal for their bank, and they are reviewing the developer's agreement, but hoping to close in March around the week of the 16th or 23rd on the business park property.

Bachim made a motion at 7:25 p.m. to go into closed session. Gehrmann seconded. Ayes – Bachim, Gehrmann, Brusberg, Berland, and Allen. Noes – none.

Allen made a motion at 8:35 p.m. to return to open session Bachim seconded. Ayes – Bachim, Gehrmann, Brusberg, Berland, and Allen. Noes – none.

Bachim made a motion to sell available lots in the Brooklyn Business Park at \$4.10/sq foot. Gehrmann seconded. Motion carried.

Gehrmann made a motion at 8:36 p.m. to adjourn. Bachim seconded. Motion carried.

Linda Kuhlman, WCPC, CMTW
Clerk-Treasurer