

210 Commercial Street - PO Box 189 – Brooklyn, WI 53521

October 2025 Village News

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PO Box 189, 210 Commercial St

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Police Department – 608-255-2345

102 N. Rutland Avenue

Email: grumke.merrick@danesherriff.com

Public Works Dept. - 455-1842

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102 Windy Lane

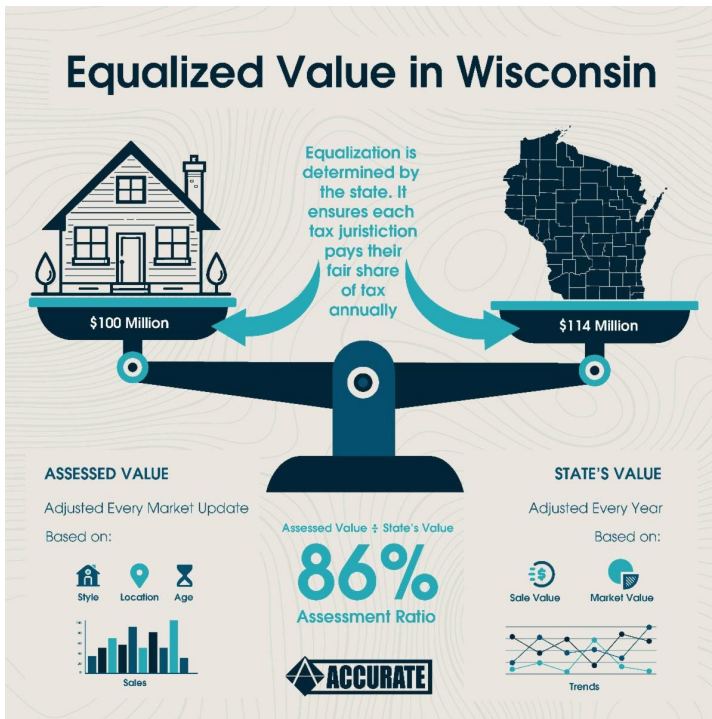
Email: publicworks@brooklynwi.gov



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**HAPPY HALLOWEEN
TRICK OR TREATING
October 31st, 2025
4:30-7:30 PM**

WISCONSIN'S EQUALIZED VALUE



Equalized Value in Wisconsin: Why It Matters for Property Owners

Every year, property owners across Wisconsin hear the term Equalized Value. While it may sound like just another technical detail, it plays a big role in how taxes are distributed fairly among communities. Equalized Value is part of the state's effort to make sure no municipality carries more or less than its fair share of the tax burden.

Equalized Value Explained

Equalized Value is the Wisconsin Department of Revenue's (DOR) estimate of a municipality's total taxable property value. Instead of focusing on individual homes or businesses, it looks at the big picture, ensuring that property values are consistent statewide. It's important to note: Equalized Value doesn't directly set your property tax bill. Instead, it influences how state aid and local levy limits are distributed.

The Assessor's Role: Local Property Values

Local assessors focus on individual properties within the community. Using sales data, property features, and neighborhood trends, they estimate fair market value through a process called mass appraisal. Key factors considered include:

- Location and neighborhood
- Size and layout
- Style and construction
- Age and condition
- Recent comparable sales

Not all municipalities update values annually. In years when they don't, the state's Equalized Value ensures fairness by accounting for those differences across communities.

How the State Calculates Equalized Value

Each year, the DOR reviews property sales from every municipality and adjusts them to reflect true statewide market conditions. In short, the state is asking: What would the numbers look like if everyone was assessing property at 100% of market value? By applying this adjustment, the state creates a fair baseline for comparing municipalities, no matter how often or rarely they update assessments.

Local Assessments vs. Equalized Value

Here's the key distinction: Local Assessments → Determined by assessors, based on market sales and property data, applied to each individual property.

Equalized Value → Determined by the state, adjusting total municipal property values to make sure assessments across Wisconsin are consistent.

Why Equalized Value Is Important

Even if your property's assessed value doesn't change, shifts in Equalized Value can still affect your tax rate. That's because Equalized Values are used to:

- Distribute shared revenue
- Set levy limits
- Balance tax contributions across municipalities

For example: if a community's assessments lag behind the market, the state will raise its Equalized Value. This adjustment can change how much the community contributes toward statewide funding, which in turn impacts local tax rates.

What This Means for Property Owners

For you as a property owner, Equalized Value is about fairness on a statewide scale. While your tax bill is based on your local assessed value, Equalized Value ensures your municipality is contributing proportionally compared to others.

As your assessor, our role is to keep property values accurate and market-based within the community. The state then takes those numbers and equalizes them, promoting consistency, fairness, and accuracy across Wisconsin.

We wanted to showcase how the style of your home can affect your assessment value. The visual below compares the two most common styles of homes, Ranch and Multi Story. Assessors aren't tax collectors, or even tax setters; we're just fellow taxpayers trying to make everything fair and equitable.

THE STYLE OF YOUR HOME

CAN AFFECT YOUR ASSESSMENT VALUE

Let's compare the two most common styles and explain why some homes are increasing at faster rates than others:



RANCH HOMES
(Modern Single Story)

- Single Floor
- Relatively Affordable
- Larger Buyers Market
- More Demand
- Easier Maintenance
- Low Utility Costs

V.S.

Your home's assessed value is determined by it's desirability on the open market.

Ranch homes make up a large % of all current home sales.



MULTI STORY HOMES
(Modern Multi Story)

- Multiple Levels
- Relatively Expensive
- Smaller Buyers Market
- Less Demand
- Expensive Maintenance
- Higher Utility Costs

Ranch style homes are increasing in value at a much higher rate because they are more desirable to young families who want to live on one level. Ranches are reasonably affordable, require less money to maintain and there is a larger buyers market.

If you would like to learn more about the housing market and how the current market affects your assessments, please contact the assessor's office.

Call: 920-749-8098 Email: info@accurateassessor.com 

CONVERTING

Ag Land to Residential Land



From Farmland to Neighborhoods!
As cities expand, agricultural land is increasingly being converted into residential spaces. When agricultural land is converted into residential property, it can impact your property assessment in several ways:

- Increased Property Values – New developments can drive up land and home values.
- Higher Property Taxes – With rising property values, tax assessments may increase.
- Infrastructure & Services – New roads, schools, and amenities can enhance or strain local resources.

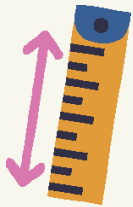
TIPS FOR SUCCESSFUL WASTE COLLECTION

FROM PELLITTERI WASTE SYSTEMS



Set carts out the night before or by 6 a.m.* on your collection day. Find your collection calendar on your community page at pellitteri.com under residential trash pickup or recycling.

**Some communities have later times, but we recommend 6 a.m. to be safe.*



Place carts 4 feet from each other and cars, mailboxes and trees. Do not place carts in the street. The best placement is on opposite sides of the driveway or on the grass within two feet of the street. In the winter, shovel out an area for the carts and do not place them in the street or on snowbanks.



Be sure carts are not overloaded and lids are closed. This helps reduce windblown litter and prevents materials from falling out when carts are emptied using the truck's automated arms. Closing lids also helps prevent rain and snow water from contaminating paper recyclables.



Be aware of the materials that are acceptable in your recycling cart. For example, not all plastics can be recycled in your curbside cart. Look up materials at pellitteri.com/recycleright to verify if items are recyclable or for proper disposal instructions.



We recommend bagging your trash to help reduce windblown litter and for easier cleanup if the carts tip over. It also helps ensure the cart empties completely. If you choose to bag your recyclables, use clear bags (never use black bags) and don't tie them shut. The recycling facility needs to see that there are recyclables inside so they can be sorted correctly. Clear bags can be found at most grocery and hardware stores.

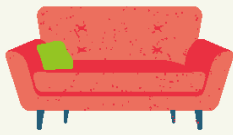


If you have more waste than your trash or recycling cart can hold with the lid shut, contact us about:

- Placing extra bags next to your cart
- Getting a larger cart or additional cart

TIPS FOR SUCCESSFUL WASTE COLLECTION

FROM PELLITTERI WASTE SYSTEMS



Call us for pricing and scheduling of large item pickups like furniture, appliances, etc. Find Bulk Item pricing on your community's page at pellitteri.com. Also ask us about renting a temporary dumpster if you have large amounts of materials to discard.



Hazardous materials, such as batteries, propane tanks, chemicals, solvents, gases, and poisons, must be taken to designated drop-off sites; they should not be placed in carts. View proper disposal instructions for hazardous or landfill-prohibited materials at pellitteri.com/hazardous.



Flatten cardboard boxes to save space in the recycling cart and help ensure it empties completely. If you have more cardboard than can fit in the cart with the lid shut, please contact us to schedule a pickup of extra bags next to the cart on your next collection day. Trash carts containing recyclable cardboard will not be collected.



Return plastic bags to grocery stores. Never place them in your recycling cart. They get tangled in the sorting equipment at our recycling facility, shutting down operations. Other tangles that should not go in the recycling are ropes, hoses, cords, chains and strings of lights.



Do not crush or flatten plastic or metal items. These materials must remain in their original 3D shape so that the recycling facility's automated equipment can properly sort them.



Never place batteries, brush, yard waste or electronics in your trash or recycling carts. They should not be disposed of in curbside collection. Get proper disposal instructions at pellitteri.com/hazardous.

SUMMER WATER METER REMINDER

All temporary lawn meters need to be returned to the Clerk's Office
as soon as possible.

Damaged meters due to freezing or non-returned meters
will result in a non-return of your deposit check.



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Leaf Collection

Public Works will be collecting leaves as
time and weather allows.

Place your leaf piles into the street gutter
area.

Do Not mix twigs, branches, or other debris
in with the leaves.

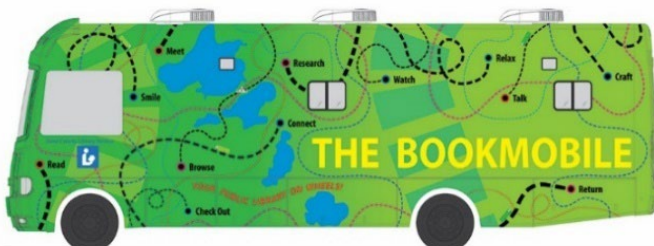
Brush Pickup

2nd Tuesday of each month

Please place the brush on the terrace, parallel to the curb, and in
separate piles. Be sure to stay away from any electrical/telephone
equipment. All cut ends need to be placed in the same direction.



The Dane County Library Service Bookmobile - Thursday evening stops (6-7:30p) at the gazebo at
Hotel and Commercial Streets. Library users are encouraged to place holds for items they would like
or to use the library's Browse Bundle service: <https://www.dcls.info/browsebundles> to have library
staff select titles for you.



Contact Dane County Library Service with
questions at 608-266-9297 or
bookmobile.dcl@gmail.com.

October 2025 News from Your Senior Center

By Rachel Brickner

It is the time of year when the airwaves and the mailboxes fill up with seemingly endless ads about insurance options for folks who are enrolled in (or will soon be eligible to be enrolled in) Medicare. Why?

It is Medicare's Annual Open Enrollment period, when people can make changes to the insurance coverage that they have in addition to Medicare. There is money to be made in health insurance, and so the consumer is bombarded with glossy mailers, and endless television ads promising that a particular company can save you—yes, YOU—a lot of money.

Nobody likes to spend money on insurance, and certainly nobody wants to spend more than they have to for coverage. But how does anyone know what the best coverage is?

Nothing about the world of Medicare and its adjacent insurance coverages is set up to be easy to understand. Instead, at a point in their lives when many older adults prefer straightforward and simple solutions, they are expected to make sense of a very complex subject, and the information available to evaluate the choices all seems to come from someone who stands to gain financially from any decision made.

There is one free, unbiased source of information older adults can rely on to help sort through this difficult subject—the case managers at the local senior center. Carol and Noriko at the Oregon Area Senior Center receive extensive training each year about the options available to consumers and how to evaluate them in light of a particular person's individual circumstances.

Case managers can help you determine what the least expensive Part D Prescription Drug Coverage Plan is for you based on your particular prescription medications. Insurance is not a one-size-fits-all proposition. The plan that works best for your spouse or your neighbor may not be the best choice for you. Call the Senior Center to make an appointment with a case manager and see if you should make a change. The number is 608-835-5801, and the appointment is free.

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## COMMUNITY POTLUCK

**Thursday, October 23, 2025**

**At Noon**

**Brooklyn Methodist Church**

Everyone - all ages are welcome.

Bring a dish to pass.

Table service and beverages are provided.

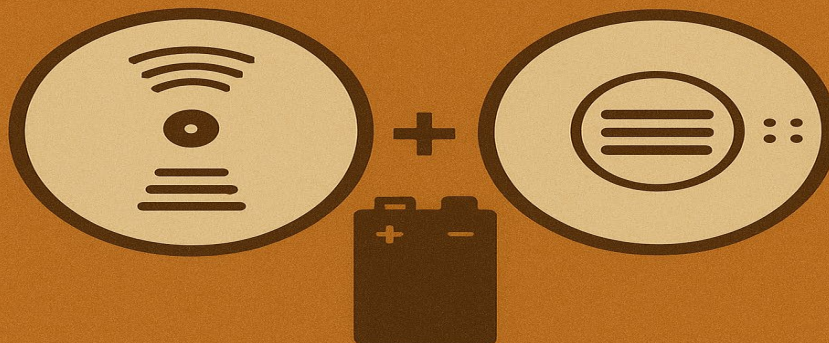
# IT'S TIME TO CHANGE YOUR CLOCKS



**BACK ONE HOUR**  
**SUNDAY,**  
**NOVEMBER 2, 2025**



# CHANGE YOUR BATTERIES



**IN YOUR**  
**SMOKE ALARMS**  
**AND CARBON**  
**MONOXIDE DETECTORS**

# BROOKLYN FIRE & EMS

## SAFETY TIP OF THE WEEK



### SMOKE ALARMS PEOPLE WHO ARE DEAF OR HARD OF HEARING

Working smoke alarms save lives. However, people who are deaf or hard of hearing may not be able to depend on the traditional smoke alarm to alert them to a fire.

#### SMOKE ALARMS

Install smoke alarms in every bedroom. They should also be outside each sleeping area and on every level of the home. For added safety, interconnect all the smoke alarms. If one sounds, they all sound. This gives people more time to escape.

#### SAFETY TIPS

Smoke alarms and alert devices are available for people who are deaf or hard of hearing. Strobe lights flash when smoke alarm sounds. The lights warn people of a possible fire. When people who are deaf are asleep, a pillow or bed shaker can wake them so they can escape. The shaker is activated by the sound of the smoke alarm. When people who are hard of hearing are asleep, an alert device that uses a loud mixed, low-pitched sound can wake them. Research the products and select the ones that best meet your needs.

#### WHERE TO FIND EQUIPMENT

Search home improvement store websites or use a general search engine to look for strobe light smoke alarms. BRK/First Alert, Gentex and Kidde brands offer this type of smoke alarm. Find smoke alarm accessories such as pillow or bed shakers, transmitters and receivers at [lifetonesafety.com](http://lifetonesafety.com) or [safeawake.com](http://safeawake.com). Choose devices that have the label of a recognized testing laboratory.



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### *Brooklyn Area Chamber Santa Day*

Saturday, Dec. 6, 2025

10 am to 1 pm

Brooklyn Methodist Church

Corner of Rutland & Hwy 92

**\*\*Sign up for Wreath/Tree Giveaway\*\***

**\*Bring your camera to  
take a photo with Santa\***

**\*Free Regifting Center\***

Methodist Church's children's free store - shop for family members -  
gift wrapping included (Children 12 and under)

**\*Requesting new/like new items to be donated to the regifting center.  
Please contact Cleo 608-455-8595.**

## Village Board Meeting Minutes September 8, 2025

On September 8, 2025, 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, Dan Olson, Todd Klahn, Jake Bachim, and Christian Allen. Also present were Stacey Hardy, Jim Brown, and Clerk-Treasurer Linda Kuhlman. Pledge of Allegiance.

**Brusberg called to order at 6:31 p.m. the Public Hearing on Ordinance Chapter 108 Floodplain management.** There were appearances in person, and Kuhlman reported no written comments were received. **Olson made a motion at 6:32 p.m. to close the public hearing.** Klahn seconded. Motion carried.

**There were no public comments. President's report** – Brusberg stated Saturday evening he went to the Badger Honor Flight to welcome the veterans home. There is a gentleman from Brooklyn who was involved. It was a wonderful experience. Brusberg wanted to say thank you to Bernie Clousing for his service to our country, and from a personal standpoint, being special to his kids being able to witness it. Brusberg also thanked everyone for all the effort they put into the board meetings. There is an event coming up soon, and he wants everyone to stay safe, and thank you to Klahn family for sponsoring. For people coming into the community, please frequent businesses and do so with respect throughout the day for the business owners.

Brusberg noticed one thing in minutes from August 11 in president's report, the sentence with "they deserve kudos" instead of "they do get a lot of," it should be "we hear a lot of negatives." **Klahn made a motion to accept the village board minutes of August 11 and August 25 of 2025.** Olson seconded. Motion carried. Bachim abstained.

Brusberg called Stacey Hardy to the front. Brusberg stated many of you know Stacey from the Rec Committee or in general from the Anchor Club. Tonight we're here to recognize all the things **Stacey Hardy has done for the community over the last 14 years as part of the recreation committee.** There were running movies, making popcorn, Christmas festivals, Brooklyn night out, pickleball, summer events, helping get food truck nights started and partnering with Brandon Arndt, Brooklyn rec with exercises, rec run, yoga, ballet, pilates, Zoomba. That's a lot of effort and time you've devoted to this community, and we wanted to say thank you for everything you've done. He presented her with a card and certificate to thank her for everything she's done over the years. Hardy accepted and thanked the board.

**Jim Brown** – He's a 70-year resident of Brooklyn area, and he's been a plumber and his first thing he enjoyed doing was working with metal, and 50 years ago he made his first big sculpture and that was in the kindergarten room at the elementary school and it made the state journal. He's been doing plumbing for 45 years and always had an interest in unusual pieces of metal from scrap piles. He wanted to start a sculpture about 13 years ago when he retired. He started putting parts together in the form of pelicans. He made five and then was unable to weld anymore. He drew a larger picture of what it similarly looks like and has pictures on his cell phone. They're situated on a tree over the water and pieces below are assembled to appear as water. So they're sitting like you'd see over a seashore or water, perched and hunting for fish. He intended to have a larger photograph blown up but it didn't happen. He has a photo on his phone. It's about 6 feet high and weighs about 900 pounds. The base is a tractor wheel off of a C International tractor. It's firmly anchored on the ground. Parts that form the pelicans were off of an old boiler, the burners. Many of the parts are from boilers, cast iron, etc. Brad Draheim on the corner of town, Brad's Welding on Wheels, is the one he chose to do the welding and it's at his place. He made it with the intent of donating this piece to the Village of Brooklyn, if they choose to accept it. He'd thought it could go on a site somewhere in the terrace on the opposite side of the street by the gazebo. He understands that belongs to the railway and understands we might have to get permission. It would need a cement pad, and it's not meant to be climbed on. If the village would choose to accept, he would like to relieve himself of liability for that, for insurance purposes, and hand it over to the

village. It's for the board's consideration. The board doesn't need to make a move tonight. He wanted to present it to the board. It needs to be viewed from a distance away and that would remove it more from kids in a liability on it. Those are some of his concerns. Klahn asked about putting it in the area in between the buildings. Berland added right where the tower was. It's a thick pad. Allen said it would be cool to have in business district. Bachim added there's a lot of foot traffic. Allen suggested looking into some stakes and a decorative chain around it with signage to please stay off. Bachim said it will need an anchor system through the base to make it sturdy. Brown said it would make it kind of a little artsy area. Olson said there's a nice sidewalk through the middle. **Klahn made a motion to have public works review this and see if it's something we can work on with the ability of accepting the art display.** Brusberg asked to get measurements of the base. Klahn said public works can go to Brad's. Allen seconded. Bachim said his company will donate time to help secure it and help fasten it. Brusberg thanked Jim Brown for doing it and having the village in mind. Brown said he's the go-to guy for the American Legion for the cemetery. He's been working with the clerks and Legion to identify some of the veterans. He's located six unmarked graves so far, and when he gets more information, he'll return. The main flag in the cemetery is in need of replacing. Brusberg thanked him. Motion carried.

Olson talked with Spilde, and the roof leak on well 1 is getting worse and leaking into the well. It's been out for bids and only one returned. Custof foam did the roof on village hall. Berland asked if we know why they only had one bid. Bachim said Spilde sent out to six companies, large and reputable. Olson didn't know, other than roofing is busy right now. **Klahn made a motion to accept the bid to fix the well roof on #1 from Custof foam for \$11,409.** Olson seconded. Motion carried.

Kuhlman stated nothing has changed since the board last looked at the Ordinance except for numbering. **Klahn made a motion to approve Ordinance Chapter 108 Floodplain Management.** Bachim seconded. Motion carried.

Brusberg said Resolution 2025-16 for adjustment to municipal levy limit for fire/EMS increase is a procedural item in advance of the joint meeting. He thinks the budget is a 1% increase right now. Kuhlman explained the state added a levy limit increase for increases in fire and EMS budgets, and we've been doing it for a number of years. All the municipalities in the ordinance have to do the resolution to get the increase. The state adds both fire and EMS budgets together to get the total percentage increase or decrease. Brusberg corrected that it's a \$5,000 decrease. EMS is increased about \$3,000 and fire is down about \$8,000, so it's a 1% decrease. Brusberg said fire is down 3.42%. EMS is about a 1.12% increase. **Brusberg made a motion to approve Resolution 2025-16 for adjustment to the municipal levy.** Bachim seconded. Motion carried.

Olson didn't see anything wrong with the bills. **Olson made a motion to approve the bills as presented.** Brusberg seconded. Motion carried.

**Clerk's report – Financials** aren't finished because we didn't receive bank statements from Lake Ridge Bank until Friday of last week. **Public Works Committee meeting** set for Monday at 6 p.m. **Joint Fire/EMS meeting** is next Wednesday at 5:30 at the fire station. We need a quorum. Kathy Pennington called to inform us that Frontier for Green County did not get the **broadband grant** from the state. Bug Tussell received it in Green County and Bertram was approved in Dane County. **DNR CMAR** responses were received, and public works will discuss it further. Reminder of the **Luke Bryan concert** on the 18<sup>th</sup>. **Dumpster Days** is Friday through Sunday. **Villagewide garage sales** is that weekend, and the **Autumn Festival** is also on the 20<sup>th</sup> at Legion Park. There are several local area farms that will be present. Next Tuesday is the last food truck night. We talked previously about **Business Park road naming**, but we don't have a plat for where the roads will be and lots, etc., so it doesn't make sense to discuss naming until we see what the final plat will look like. **Development Agreement draft** from our attorney was sent to Groenier and Mortensen. We will have to discuss the second right of first refusal they want on the properties south of Heritage, in conjunction with O&A's right of first refusal. **Municipal levy limit worksheets** came out and we're getting a 5.265% increase for net new constructions, which

is about \$40,000 increase. Because of that we probably won't qualify for the expenditure restraint, which has to stay within CPI plus a certain percentage of budget to the next year. We will also have an increase in revenue for the Verizon contract, which is about \$20,000/year, but we won't add the whole amount next year because they haven't started yet. **Green County jail project** has been approved by the Green County Board for a \$9.5 million total, but they won't borrow all at once, so it should help to minimize effects to Green County residents. The County is working on the budget, and Kathy Pennington will come back to us when that is completed. Olson asked about the highway garage. Kuhlman hasn't heard anything about that. **Fire/EMS agenda and budget** sent out. Brusberg asked about how close we'll be to a second officer. Kuhlman said we've been working toward that.

**Budgets** – she will meet with Spilde on public works budget, and by next meeting we should have more figures. The ladies from the Methodist Church stopped and said the stove isn't working real well anymore, and the refrigerator shelves are falling constantly.

**Recreation Committee** – Gehrmann reported Stacey Hardy is moving out of the area and will no longer be chair, so they need to figure out who the chair is going forward. He doesn't know how to approach. **Klahn made a motion to accept Stacey Hardy's resignation from the Rec Committee.** Bachim seconded. Motion carried. Gehrmann talked about other rec activities -- classes for ballet, yoga is Monday and Wednesday, there's a sub for yoga. Concerns are tennis court resurfacing. They talked about skateboard park, and we've removed the ramps. One idea that could be used for is a pickleball court area. Another concern are all the ground bees in the sandboxes underneath the swings. Can we let it grow back to grass seed, do we need sand for insurance purposes, or can we put something in place of the sand. Brusberg said we looked into that a few years ago and landed on this was the better of the affordable options. Gehrmann said one of the Oregon parks has grass under their swings. Allen heard of multiple people getting stung at the tractor pulls. Bachim said they tilled the sand up to keep the sand moving and disturb the area, but we need to keep up on it. Brusberg looked at rubber mulch and it was pricey. Bachim thinks they should look into it. Klahn suggested to look at pea gravel. Gehrmann asked if public works can look for next year. Power at the park is hit and miss for the food truck nights, breakers are tripping. Klahn said we had a truck that sat for a while and had no power. He checked and it's all good, but it was one by Genesis that was tripped. Olson said food trucks should be using their own power, instead of our power. Gehrmann said it's maybe something to let them know to be self-sufficient. This is something Rec should look at. Summer rec program for kids, talked about getting information sooner, is it change of lifestyle, maybe offer something different, is it something we should continue to offer. He doesn't have those answers. Klahn said people are working more, and if you're paying for a daycare for even after school or summer, you have to pay for the whole summer whether there or not. Brusberg suggested offering sooner, or do a survey to gauge interest and put it on the village page and Brooklyn info page. Berland said we can ask the school to include a survey and what the Rec is trying to do, and get it out to the families newsletter. There were less vendors for this year's craft show. That's been the case, every year a few less people and vendors coming out. Klahn said one of the vendors volunteered to take that on, because they know a lot of the vendors. Olson suggested getting it out there earlier.

**Klahn made a motion at 7:24 p.m. to adjourn.** Gehrmann seconded. Motion carried.

Linda Kuhlman, WCPC, CMTW  
Clerk-Treasurer

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Village Board Meeting Minutes September 22, 2025

On September 22, 2025, 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, Dan Olson, Todd Klahn, and Christian Allen. Trustee Jake Bachim was absent. Also present was Jason Marshall and Clerk-Treasurer Linda Kuhlman. Pledge of Allegiance. There were no public comments.

President's report – Brusberg thanked the Klahn family and Klondike Farms for hosting the Luke Bryan concert. He also thanked Ashley Leavy for putting on the Autumn farm festival this last Saturday.

Olson made a motion to approve minutes from September 8. Klahn seconded. Motion carried.

Oregon Youth Center presentation is postponed. They were unable to make the meeting.

Hotel Street project – Brusberg stated the board has information in their packets via email. Brusberg would like to get everybody's perspective. Gehrmann said he looked at response from engineers. There are some punch list items to get taken care of, but there's no glaring simple solution to any particular problem. Berland said based on responses from engineer, everything has been built to spec. Brusberg added and built to ADA compliance. Allen stated state specs for ADA compliance, we're trying to cooperate with those and maintaining slopes, and the way the specs are is very strict. Marshall said there's water sitting on and running back into Woodtick's building. He thought everyone would have a meeting and look at the slabs. Speedway had very little leeway to give off the engineer's specs, but there's poor workmanship, and water is running back into his building. Brusberg stated we have reached out to the owner of Woodtick to get feedback and we're struggling getting a response back from him. We've attempted to get this in writing from him to get his observations so we can pass that along to the engineer. Marshall asked what happened with meeting with Austin. Brusberg said trustees were asked to take a field trip and independently take a look, get perspectives, and get all the feedback tonight. Marshall asked if everyone did that with a level and checked it out, ran water to see what we're talking about with all the water sitting on the sidewalk. Brusberg said he went and looked and tried to see if it's level, looked for trip hazards and parts that catch. Klann did not, except when he was with Marshall, but otherwise he's not been there. Marshall asked about between the buildings where there is water pooling from slab they redid. Brusberg stated between the building is private property between the two parties. The fact the slab was removed and then put back in, it was a cost to us, not to you. Marshall asked if he's able to rip out and redo. Allen said if it's off the public sidewalk, it's your discretion to do that. There was a similar comment about a steel post. Marshall said we're fine with this, the way it sounds, and we're fine with the water and it is what it is. Gehrmann looked at it. It's a tough area to get it just right, and it looks like this project is under warranty. We've got winter coming up, and he'd like to see what happens over the winter, where problems and where not. It's water, and if you shove it from one spot to another, are you pushing the problem somewhere else. We've got a contract, and if there's problem with workmanship or craftsmanship that shows up over the winter or a spot that puddles and we have an ice problem, then we know exactly where it's at. Right now we're in the hemming and hawing, and in a perfect world we could change the pitch elevation and get everything just right, but we've got buildings that are old and nothing that was put in at the same time, so it's tough to get that all to fit in there. He'd rather like to see what happens over the winter, where the problem spots are. Olson added once the gutters are put in. Gehrmann said he'd hate to do work, replace slabs, change pitch and now it's moved or didn't solve it. Marshall doesn't have a problem with that. He doesn't have an issue as long as we can keep this open and look at it and revisit it this winter when the problem happens. Gehrmann said the job has a one-year warranty. Allen said we're just discussing whether we're doing something now or not. There's been an underrated comment that the building needs gutters, and that would make a huge difference, we believe, if we can see that get put up and bring the snow melt down and off and into the drain. Marshall said it doesn't matter if the gutters are there. Allen disagrees. He thinks it will make a difference. Brusberg said he disagrees and the engineer does also. Those trench drains are installed to

directly connect into the downspouts. Marshall said the end where the downspouts go is put in there backwards, so the downspout comes down and put in there and it's not in the right direction. They have to redo all the downspouts. It's hard to explain unless you get a hose and see how bad it is. He's fine to leave open and look once winter comes. Brusberg if you're noticing something materially inaccurate about where the downspouts connect, he would say get gutters installed and downspouts ran and we can tackle that right now. Gehrmann added if this is what you need to connect to this and it doesn't connect, then look at it. Marshall said they don't. The one downspout coming down the building is a full turn off. The problem with one drain is actually flat and level across the center of it. He's fine with leaving it open, as long as we're able to address this winter when we can get a visual. Brusberg asked if he's committed to getting downspouts and gutters. Marshall said that's the plan. Brusberg asked if that is something you're doing this fall. Marshall said he'd have to reach them. Allen if we want to close the circle on this, the only true test is if gutters are installed and designed for this entire system. We can leave it open on warranty, but can't truly test the warranty if not performing the way it's supposed to because the gutters aren't there. Brusberg it's hard to go back to Speedway and engineers when those are specifically designed to do that. Marshall they'll get the downspouts done if we can revisit it this winter. Klahn said from the board perspective, we have to take the voice of our engineer that we paid for to do it, and sitting on the board, we have to physically see it this winter and bring him by and then we can address it. He understands what Marshall is talking about, but we have to go with what engineer stated to us, and when we have the issue, we'll bring the engineer back down. We will take care of issues. Berland said his responsibility is to be on this board and listen to our engineer. He can appreciate you want them to come out there. He has a degree in engineering. He's not going to come to watch the hose run. He's going to trust the engineer. So when the engineer goes out, it's your responsibility to meet and talk to them productively so we can have a conversation. As a board member he's not going to go out there. Marshall said the last meeting we were at you wanted to have a meeting with an engineer and professional cement person. Olson said the engineer has been out multiple times. Gehrmann said we have an engineer we've paid, and he says it's good. Klahn added he said it's the best they can do to meet ADA specs. He understood the issues, and this is the best we can address at the time, and if there is an issue, we can readdress after the issue. Brusberg said grades match specs. It goes back to the trench drains and until downspouts are in and connected to drains. Marshall said as long as we can keep it open, and they can get the downspouts in, and revisit this winter. Klahn it's an open contract for a year warranty. Brusberg said they're trying to represent a combination of him, other business owners, community and take a view from our engineer to make a decision. And what the engineer is telling us, those drains are meant for the downspouts. That's the sole purpose, and that will get water moving. Our commitment to you is we'll monitor throughout the winter. If you notice you're starting to run into icing issues, the village can provide salt resources to minimize the slip and fall potential. We really need Woodtick to provide documentation on the issue he's having, because there's been comments made that this was problem he's having potentially before the construction. We need it to come from him. Marshall said he doesn't care about water running into his. He cares about water pooling on the sidewalk. Klahn said we do, too, but because of the ADA and engineer, we have to run the process. That is what the village has to do. Gehrmann in the long run it will be a better product, if we have a problem, and this engineer solves it. We won't make two new ones to solve one old one. If he comes up with a problem and we reengineer and have the problem next year, we can go to them and say we still haven't solved it. If we try to do on our own and doesn't work, then we have to try something on our own. Again, it would be all on us as opposed to going through a licensed engineer. Marshall as long as we're keeping it open. He thinks it's worse now than it was prior. Brusberg what this means is the project is done, but we have a one-year construction warranty. Marshall asked if they're still responsible if it doesn't drain right. Brusberg we need your help with gutters. That's going to be the biggest factor, because lot of their observations were tied to the gutters and those trench drains are tied to the downspouts. Marshall he gets it, they'll put it on there, and we'll see what happens come winter. Klahn we're going to go one step at a time. Brusberg said we are committed to getting this right, and he thinks all the village board is too. Marshall asked why not get out with Austin and physically look at what we're seeing. He's not saying the engineer is a bad person, but they make mistakes. You run a water hose and you can physically see what it's doing. He'll get the eavestroughs and wait until winter. Brusberg said he trusts the engineers have looked at it. For the board to do it, it's micromanaging those that have greater expertise. Marshall

supposed to have. Brusberg said they have better expertise than him. He wants to make right at the end of the day. Marshall asked what should they do with the downspout running backwards. Gehrmann said when the person is there putting it in, and part A doesn't fit into part B, get ahold of Spilde and tell him. Then we get ahold of the engineer and ask is it the way it fits in the concrete, or is it the downspout or is it an adapter. He guarantees there's other ways to hook up a downspout to a hole in the ground. Marshall said the downspout is there and put in 180 off. Brusberg that wasn't documented as part as Roneks. Klahn will drive by and look at the downspout. Marshall said he'll get all new downspouts and see what happens this winter. Marshall thanked the board. Allen said it is mentioned in Roneks comments. **Klahn made a motion that we observe what happens this winter for the new sidewalk project and will address standing water issues as they arise, or after they arise, if it's faulty workmanship.** Allen seconded. Brusberg said it was mentioned the downspout receiver is oriented incorrectly, and he's getting that flagged to address it. Motion carried. Klahn said it says once the gutters are put in, we will connect the drains. Olson said it's down on the concrete where you come down with the downspout to come it, he's saying that's 180 off. It's the fitting they hook the downspout to. It's a matter of how they bring the downspout down. It might be set where the wide end comes down and they might have it designed where that is turned in a different direction. Kuhlman asked if we need to send a letter to Marshall. Klahn we have it on record, and we had a motion and vote. We don't need a letter. He will share the responses with Marshall. Brusberg appreciates there's members of the board that have the skill set.

Public Works/Utilities/EM – Olson reported monthly samples were taken and safe. They've been doing meter replacements. Klahn stated when he was on the board last time, did we get the meters replaced. We were doing the upgrade, was that done. Kuhlman said we have the program with the tower, and we have about 2/3 of the village able to be read by the tower, and they're replacing meters as we can. We have about 250-300 meters left to replace. Olson continued that Well #1 roof went out for bid. We received one bid and decided to go with Custofam. Hydrants were flushed and maintenance done. Spilde working on updating business contact list. Luke Bryan Farm Tour happened. Water Tower park fence is in the works of getting done. Highway 92 project did start grinding and heading to Belleville. They haven't done in town yet. Gehrmann asked if we have any say over the final for the sidewalks. Olson stated that's beyond our control. It's the state. Klahn has to say watching the village fire/ems/rescue at the farm tour, they did a wonderful job of keeping up with issues and good staff out there. He said a big thank you to the staff and county's police departments. They were out there and friendly with interactions he had, so that was a wonderful success. Olson continued that the painting of curbs and crosswalks are done. International patrol truck needs new starter and wiring ends done. It was all corroded from the salt. Went over budget a little bit. Squad is on surplus but goes off in the next few days, and it's just over \$7000 now. Klahn what was the estimation. Olson didn't know. Skatepark equipment is still on surplus. Bachim is working with Spilde on getting the sculpture here and fastened to the concrete. **Street sweeping contract** – we've had Kleen Pavement for a number of years. Reached out to others and only heard back from one. Kleen Pavement sent out their sweeping terms for 2026, 2027, 2028 and looking at \$1815 per sweep and that was based on 3 per year for 3 years, with additional sweeps. They might add a fuel of \$164.50 if there is a crazy fuel increase. Any additional like with seal coating is a separate charge. Gehrmann asked if we're happy with them. Olson said they've been great, extended the contract last time, kept prices down. He doesn't see a significant increase. Basically going from \$1645 to \$1815 per sweep. The other one was Precision and they wouldn't give a three year, only a one year, back in 2019. **Klahn made a motion to accept Kleen Pavement pricing for 2026, 2027 and 2028.** Olson seconded. Motion carried.

Olson said they discussed that the ordinance committee should review the fee schedule for all ordinances. The reason is a lot we don't have a fee schedule for so it's hard for the officer to enforce the ordinances. Klahn recommended having a separate fee schedule for ordinance. Ordinance committee is Allen, Bachim and Gehrmann. **Klahn made a motion to go through ordinances for fee schedule.** Olson seconded. Kuhlman said we can raise and lower fee schedule by ordinance. Gehrmann suggested looking at fees from other communities and from our zoning administrator. Motion carried.

Olson made a motion to pay all Spectrum bills by ACH payments. Gehrmann seconded. Motion carried.
Olson made a motion to approve the bills as presented. Brusberg seconded. Motion carried.

Clerk's report – Kuhlman reported the financials for August, we had \$335,977.87 total deposits; of that was \$235,506.82 for the July tax installment. Total \$150,787.37 of withdrawals, and \$24,592.50 of that was debt service. Ending balance in all accounts was \$2,592,011.89. Other financials were handed out. Hotel Street project costs were handed out. The balance is \$127,073.85, but there are still Speedway bills to pay yet. The amount left to their bid is \$51,109.23. We should have about \$70,000 left that we can pay back. We have a fund balance of \$252,100 to be used for capital projects. Joint Fire/EMS meeting was held and all boards approved the budgets. Olson and Kuhlman had the fall treasurer conference by Zoom, and they did levy limit talks. Our expenditure restraint was about \$15,000 this year, and next year it went down to \$4,600. It happened statewide due to the fact it's a set amount of money in the fund but there are more municipalities participating now. Next year we probably won't qualify due to our higher levy. She's exploring about putting fund balance as a line item in the budget to use for capital projects. Dumpster days ended and there was a lot of stuff sitting around the dumpsters Monday morning. We might need to include extra dumpsters next year. The TID Joint Review Board met, and it's reporting to the school, county and Madison College an update of the TID annual report. GCDC agenda and minutes from last week were given to the board. GCDC director has received some international acclaim. Diggers Hotline is making some changes to their bylaws. OPEB valuation report and contract started about 5 years ago as part of the audit and is done by an actuarial service. The contract is up this year. It went up a couple hundred dollars per year. **Klahn made a motion to do the four-year contract with Foster & Foster.** Gehrmann seconded. Motion carried.

Budget discussion. Kuhlman explained to new board members how to look at budget report – shows last year actual totals, then totals to date, then projections to end of this year, then this year's budget and then proposed budget for next year. She highlights changes from year to year. Wages and fringes are all updated. It went up about \$25,000 from last year. Other changes are based on contracts and expenses we know are increasing, then changes based on expenses this year. We have not received DOT highway aids. She added line item for new Verizon cell tower contract. We only put in half because not sure when the project will start. Sheriff's department is updated, with 20 hours of OT coverage. Took squad maintenance to zero now that we're leasing. We have about \$8000 that can be spent yet. Brusberg suggested going down to \$2500 for gas for police. Kuhlman explained the budgets are divided by general fund, cemetery, recreation/special fund, debt service, water, sewer and TID. Discussion. Changed summer rec wages to \$3500 and combine summer rec expenses and field trip lines. Water outlay is high due to well inspection and maintenance needed next year. TID increment isn't in the budget yet. Discussion on TID debt. Discussion on timeline – board will approve budget at the November 24th meeting.

Fire/EMS Commission update – Brusberg said at the joint session the budget was approved. There were comments about the decrease from Kathy Pennington. He has a phone call with her tomorrow night on the rationale. Her point of view is to use overage as an equipment fund, but there's an opposing point of view. We've had increases in recent years in the budget and this was an opportunity to sharpen the pencil and good financial discipline. Kudos to secretary, chief and others. They had a brief district board meeting where officers were named for coming year. Marx is president. Brusberg is vice president. They also talked about boilers in the bay, and they are at that point where they need to be replaced. They got bids and gave Chief Barber the direction to move forward through Hillstead. They granted the ability to go up to \$18,000 if something happens and need to rebid. Lafayette County reached out on the ambulance and they gave Barber a starting point and a floor, to cover defibrillator costs. Gives us the ability to avoid taking it to auction.

Klahn made a motion at 7:58 p.m. to adjourn. Gehrmann seconded. Motion carried.

Linda Kuhlman, WCPC, CMTW
Clerk-Treasurer

November

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Exercise Classes are held at the Brooklyn Community Bldg	**\$ 10/Tire Contact Clerk's Office 608-455-4201	1st Wed. of every Month, Dane County Emergency Management Outdoor Siren Test				1
2	3	4 Tires**, Oil & Battery Pick-up Planning & Zoning Meeting @ 6 pm	5 Garbage & Recycling Ballet 515-620p	6 Bookmobile Gazebo 6-730p Ballet 530-615p	7	8
9	10 Village Board Meeting 630p	11 Brush Pick-up	12 Garbage Yoga 6p Ballet 515-620p	13 Bookmobile Gazebo 6-730p Ballet 530-615p	14	15
16	17	18	19 Garbage & Recycling Yoga 6p Ballet 515-620p	20 Bookmobile Gazebo 6-730p Ballet 530-615p	21	22
23	24 Village Board Meeting 630p	25	26 Garbage Yoga 6p	27 Happy Thanksgiving Clerk's Office & PW Dept Closed	28 Clerk's Office & PW Dept Closed	29
30						