

Town of Bridge Creek  
S9515 State Road 27  
Augusta, WI 54722

Minutes

Joint Meeting with the Town of Bridge Creek Board and the Town of  
Bridge Creek Comprehensive Plan Committee  
March 4, 2026, Wednesday, 6:30 pm.

1. Call Meeting to Order at 6:30pm by Carol Peuse
2. Pledge of Allegiance
3. Roll Call
  - a. Town of Bridge Creek Comprehensive Plan Committee present: Cathy Lea, Steven Erdman, Carol Peuse, David Claude, Justin Niznik, and Mike Bethke. Absent: Jason Hanson.
  - b. Town of Bridge Creek Board Members: William Jacobs, Scott Gerike, and Jayson Kaeding. Town Board Clerk: Elizabeth Pettis Absent: Ricky Strauch and Katherine Gaulke.
  - c. Eau Claire County Zoning and Planning: Rod Eslinger and Ben Bublitz.
4. Approval of the Proper Posting
  - a. Clerk Pettis confirmed posting location and date, also stated the community would like the newspaper notice to move up a week- so they have time to read it and plan ahead.
  - b. Scott Gerike with the motion to approve the proper posting. Cathy Lea with the second. All yes. Motion Carried.
5. Approval of the Agenda
  - a. Cathy Lea with the motion to approve the agenda and David Claude with the second. All yes. Motion Carried.
6. Approval of the February 4, 2026 Meeting Minutes
  - a. Steven Erdman with the motion for approval of the minutes with for 7a- word correct to say was and not will. Justin Niznik with the second. All Yes. Motion Carried.
7. Purpose of meeting.
  - a. Frequently Asked Questions (FAQ) review/edit/approve
    - i. Added a disclaimer to the document.
    - ii. Environmental Safeguards: We added from the Eau Claire County Zoning code.
    - iii. Section 3.2: setback standards were clarified and qualification was added.
    - iv. Section 5.2:
      1. Added statement for setbacks
      2. Fees and permits-structured and refined, added more details based on last meeting discussion
      3. Land use permit requirements-added and better explained. Fees for these permits were added and clarification of Inspections were added.
      4. Addition of the sentence: Permit fees cover the cost of routine inspections.
    - v. The Table of Content was made more readable.
    - vi. Added the water mark of “official” and approval date in the footer.
    - vii. David Claude with the motion to approve the FAQ for final copy and approval for printing. Mike Bethke with the second. Roll Call Vote: Cathy Lea-yes, Steven Erdman-yes, Carol Peuse-yes, David Claude-yes, Justin Niznik-yes, and Mike Bethke-yes. Town of Bridge Creek Board Members: William Jacobs-yes, Scott Gerike-yes, and Jayson Kaeding-yes. All Yes. Motion Carried.

- viii. FAQ to be published on websites and paper copies were made available to attendees who requested them.
- b. Town Zoning Maps discussion/update/review
  - i. Cathy Lea, Mike Bethke, Steven Erdman, and Carol Peuse met with Rod Eslinger at Eau Claire Planning and Development to update the Town of Bridge Creek Zoning Maps. Steven Erdman presented with Mike Bethke assisting regarding the map update. Rod Eslinger explained the map, highlighted different areas, and gave an overview of the farmland preservation.
  - ii. Discussion for A1 and AP as it relates to farmland preservations. The committee would like to hear from farmers on which designation is most preferred.
  - iii. Discussion regarding the extraterritorial zoning area with the City of Augusta.
- c. Exploring zoning mailer discussion/possible approval
  - i. Cathy Lea presented ideas for the mailer information that is important.
  - ii. Will Jacobs, Cathy Lea and Mike Bethke will be on a subcommittee to develop a sample mailer for the April 1, 2026 Meeting.
- d. Next Steps
  - i. Subject to discuss at the open house/public meeting:
    - 1. Farmland Preservation
    - 2. Nonconforming Use
    - 3. Permit-land use, building, etc.
    - 4. Maps
  - ii. Zoning Maps will be made and sent out to everyone on the Board and Committee.
  - iii. Committee members review the draft map (side by side comparison map from Rod via email) when available, and prepare for a vote on the draft map before the Open House. Based on the timeline, the draft map can then be presented to the public at the Open House, further amended, (possibly changing A1 to AP if there is a preference for that from the farming community), approved and presented again in a Public Hearing, further amended and scheduled for a final approval vote after that.
- 8. Citizens' Comments (must complete form prior to speaking)
  - a. Lindsey Niznik
    - i. Lindsey expressed concerns regarding sawmill, public nuisance, and what the impact would be on County Zoning.
  - b. Joe Yoder
    - i. FAQ - when will the FAQ copies be available?
    - ii. Clerk Pettis provided a requested copy after the meeting.
- 9. Future Meeting Dates-First Wednesday of the month. April 1, 2026 at 6:30 pm
- 10. Adjournment
  - a. Mike Bethke with the motion to adjourn at 8:38pm and Cathy Lea with the second. All yes. Motion Carried.