

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
February 4, 2026, Wednesday, 6:30 pm.

1. Call Meeting to Order @6:31pm by Carol Peuse
2. Pledge of Allegiance
3. Roll Call:
 - a. Eau Claire County Speakers: Rod Eslinger, Tim Wucherer, and Ben Bublitz.
 - b. Town of Bridge Creek Comprehensive Plan Committee present (TBCCPC): Cathy Lea, Steven Erdman, Carol Peuse, David Claude, Justin Niznik and Mike Bethke. Absent: Jason Hanson
 - c. Town of Bridge Creek Board Members: Ricky Strauch, Katherine Gaulke, William Jacobs, Scott Gerike, and Jayson Kaeding. Town Board Clerk: Elizabeth Pettis
4. Approval of the Proper Posting
 - a. Clerk Pettis confirmed the location of postings.
 - b. Katherine Gaulke with the motion to approve proper posting. Ricky Strauch with the second. All yes. Motion Carried.
5. Approval of the Agenda
 - a. Mike Bethke with the motion to approve the agenda and Cathy Lea with the second. All Yes. Motion Carried.
6. Approval of the January 7, 2026 Meeting Minutes
 - a. Ricky Strauch with the motion to approve the January 7, 2026 Minutes as presented and Steven Erdman with the second. All yes. Motion Carried.
7. Purpose of meeting.
 - a. Farmland Preservation Presentation: [Tim Wucherer](#) was present.
 - i. Tim Wucherer presented regarding farmland preservation. Important points regarding Farmland Preservation, Agricultural Enterprise Area Incentives, and Landowner Eligibility were discussed. Tim Wucherer is willing to take questions at his office. If anyone has questions please reach out to him.
 - b. Report from Frequently Asked Question (FAQ) Subcommittee
 - i. January 20, 2026 meeting report. Completed review of the entire FAQ document with Rod Eslinger, Ben Bublitz, and subcommittee members Lea, Peuse, and Jacobs. We are down to three questions for review but a very productive meeting. Questions are now in general order and created table of contents.
 - ii. Information mailer and QR Code: Will Jacobs presents on the QR Code and information mailer that can be sent for 25 cents for a total amount around 400 dollars total. It would take the community members to all important documents; discussion regarding getting this information out to the public. Next steps-Will Jacobs will compile information for the mailer with input from the joint committee members.
 - c. Review of FAQ continued
 - i. Cathy Lea presented to the board the FAQ that needs to be reviewed.

- ii. Question 4.6 was updated as Eau Claire County Planning and Development provided additional information. All the new information is factual. The conditional use permit would be reviewed by the Town and County. People are welcome to make public comments at each level. Additional discussion regarding nonconforming and expansion.
- iii. The Department of Safety and Public Service (DSPS) regulates commercial business. All commercial buildings are getting permits through DSPS.
- iv. Discussion about what the Eau Claire County is reviewing /inspecting. Discussion regarding Town Building Notification and the process that would follow.
- v. Question 4.6 was updated with new wording as discussed.
- vi. Question 5.8 Extraterritorial Zoning Question. The town would have to adopt this as an ordinance. Would the Town need to adopt Extraterritorial Zoning? The City of Augusta and the Town of Bridge Creek would have to work together and agree on.
 - 1. The City has ETZ and the Town will need to agree to.
 - 2. How does Town zoning affect this? We need to check the ordinance and equal committee member count. ETZ would have a committee that would review that section of land.
 - 3. Review the Ordinance, Map labels, alignment of the ETZ, and equal committee members for the ETZ.
- vii. The FAQ will be approved at the next meeting. Final edits should be submitted prior to the next meeting for final editing and final approval at the March meeting.
- d. Review of Town of Bridge Creek Exploring Zoning Timeline
 - i. Disclosure statement regarding the timeline is for county zoning.
 - ii. Katherine Gaulke presented the timeline. The FAQ is not a legal requirement, just a transparency document. Open House regarding the maps. Public Hearing will be held at the Town level for transparency to the community.
 - iii. Appendix A will be the Timeline Document page 2 and 3.
- e. Next Steps
 - i. Farmland Preservation could affect the map's creation. Nonconforming areas could be a challenge. Eau Claire County Planning and Development would like some more detailed direction moving forward. Map subcommittee for the map creation; asked for new members to get a wide view. Steven Erdman, Cathy Lea, Carol Peuse, and Mike Bethke appointed and charged with meeting with Eau Claire County Land Conservation to continue map work.
 - ii. Flyer Idea- please send over to Will Jacobs.
- 8. Citizens' Comments (must complete form prior to speaking)
 - a. John Borntreger-
 - i. Are Flyers going out to all the Town? Flyers will go to all residences and be made available online and at the Town Hall.
 - ii. What is the Commercial building code?
- 9. Future Meeting Dates-First Wednesday of the month. March 4, 2026 at 6:30pm
- 10. Adjournment

Ricky Strauch with the motion for adjournment at 8:37pm and Justin Niznik with the second. All Yes. Motion Carried.