

## Town Board:

Chairperson: Ricky Strauch  
Supervisor: Bruce Logterman  
Supervisor: Patrick Bethke  
Supervisor: William Jacobs  
Supervisor: Duane Ives  
Clerk: Elizabeth Pettis  
Treasurer: Juli Bethke

## **Planning and Development Committee:**

Chairperson: Carol Peuse  
Vice Chairperson: Steven Erdman  
Commissioner: Chuck Forseth  
Commissioner: Cathy Lea  
Commissioner: David Claude  
Commissioner: Jason Hanson  
Commissioner: Mike Bethke  
Alternate: William Jacobs  
Alternate: Ricky Strauch  
Alternate: Joan Delzer  
Alternate: Rene Hamman  
Alternate: Christine Yellowthunder

The Plan Commission reappointment of people: Fred Poss, Gordie O'Brian, Steve Erdman, Chuck Forseth, Mike Lea, Carol Peuse, Tom Crowe, Christine Yellowthunder, and Alternate as Mike Bethke, Ricky Strauch, William Jacobs.

**Town of Bridge Creek**  
S9515 State Road 27  
Augusta, WI 54722  
**MEETING MINUTES**  
**Comprehensive Plan Committee**  
**May 1, 2024 7pm**

Call to Order: Fred Poss @ 7:17pm

Present: Steven Erdman, Fred Poss, Christine Yellowthunder, Carol Peuse, Elizabeth Pettis, and Chuck Forseth.

**Discussion of the Purpose of the Meeting:**

The Committee discussed the history of the project and the future maps needed more details. Plan was made to distribute materials to committee members. Copies of land use documents were distributed to members present.

**Discussion of appropriate next steps:**

Committee discussed contacting and getting a contract with the West Central Wisconsin Regional Planning Commission (WCWRPC).

The committee members discussed the expectation of the Comprehensive Plan Committee (CPC) and the role of the Town of Bridge Creek Town Board. CPC requests the presence of the Town Board Members at the meetings. Eau Claire County Director of Planning and Development (ECCPD)

Request for Rod Eslinger to come to the committee meeting.

**Selection of new Chair:**

The CPC discussed appointing a new chairman; as Fred Poss is stepping down. Steven Erdman and Carol Peuse were discussed as options for the next chairman. Carol Peuse was appointed as the next chairperson.

**Expectations from the Town Board:**

CPC discussed abroad framework for the future agendas and the role of the Town Board and the ECCPD. Wednesday Night was selected for future meetings.

**Adjournment @ 8:09 pm**

**-Clerk Elizabeth Pettis**

**Town of Bridge Creek**  
S9515 State Road 27  
Augusta, WI 54722  
**MEETING MINUTES**  
**Comprehensive Plan Committee**  
**May 29, 2024 7pm**

**Call to Order:** Carol Peuse at 7pm

**Roll Call:** Chris Straight (WCWRPC), Carol Peuse, Elizabeth Pettis, Steven Erdman, Chuck Forseth, Fred Poss, and William Jacobs.

**Discussion of the Purpose of the Meeting:**

Fred Poss shared that the Town of Bridge Creek Town Board would like to see labels on future maps for zoning. Chris Straight explained the process for updating the Future Land Use documents, including the Future Land Use Map and addendums to the Town of Bridge Creek Comprehensive Plan from 2021- 2041 that was adopted on July 15th, 2021.

The committee discussed the Extraterritorial jurisdiction (ETJ), Subdivision Ordinances, and past maps from prior meetings. Chris Straight stated that there is a state statute that governs what goes into these plans, that is Wisconsin Statute 66.1001. Chris Straight shared that CPC needs to get maps for Agricultural, Residential, Commercial, and Industrial parts. He shared maps that they have created for other towns, villages, etc. CPC reviewed the need for

Regarding the Lake, CPC reviewed the need for DNR, Conservation land, etc. The CPC shared additional information for the current Land Use Map and their potential land use, with the goal of preserving the rural areas that currently make up the Town of Bridge Creek.

Carol Peuse shared maps of housing projections, from data provided in the 2020 census will affect these maps that we already have. CPC discussed that new Data Projections will be out by August. Chris Straight asked if anything is pushing the need to get maps done. CPC members shared concerns regarding growth of commercial operation in the Rural Preservation area and close to Municipal Boundaries.

Chris Straight offered to provide the cost projections based on what the Town Board will require.

Question from Chris Straight:

1. Does the Town wish to focus on Land Conservation?
2. Is there interest in Land and Tax Credits for Farmland Preservation, and Zoning for exclusive agriculture use (35 acres or more)?
3. Is there interest in Land Use regulations for Large Livestock Facilities?
4. What is the Town's expectation for the future and the maps?

**Discussion of appropriate next steps:**

Chris Straight will check with the City of Augusta regarding the distance of their Extraterritorial jurisdiction (ETJ).(1.5 miles)

Chris Straight stated that we need to get maps for Agricultural, Residential, Commercial, and Industrial parts.

Chris Straight will confirm with the County with what parts need to be conforming.

The Town Board needs to provide us with a direction for the CPC meetings.

Hiring of the WCWRPC and the cost of the services.

Request a Special Meeting with ECCPD and the Town of Bridge Creek to get on the same page and what they expect.

**Review:**

1. Five Year Prediction- Agricultural, Forest, Commercial, Residential
2. No Current Maps
3. Chris shared Future Land Use Maps can be used to manage future growth.
4. Amend the Land Use Vision Statements.
5. Create and review ordinances for industrial and manufacture growth
6. Examine/Review the State Assessor's Manual for direction and guides on language and practice.

**Adjournment:**

Adjourned at 8:02pm.

**Town of Bridge Creek**  
S9515 State Road 27  
Augusta, WI 54722  
**MEETING MINUTES**  
**Comprehensive Plan Committee**  
**September 4, 2024**

**Call to Order:** Carol Peuse at 7:04 pm

**Roll Call:** Chris Straight, Carol Peuse, Elizabeth Pettis, Chuck Forseth, and Ricky Strauch.

**Not enough committee members to reach a quorum. Present members answered questions that Chris Straight had for the CPC.**

**No Action Taken**

**Adjourned at 8:41pm**

**Town of Bridge Creek Plan Commission**  
**Comprehensive Plan Update Meeting**  
**October 21, 2024**  
**Bridge Creek Town Hall**  
**7:00 p.m.**

**Minutes**

1. Call to Order By Carol Peuse at 7:00 PM:

Roll Call: Including new members: David Claude, Cathy Lea, Mike Bethke, Steven Erdman, Jason Hanson, Chuck Forseth, Elizabeth Pettis, Chris Straight, Carol Peuse.

Citizen's in the audience: Will Jacobs, Joan Delzer, and Ricky Strauch.

2. Pledge of Allegiance

3. Citizen Comments: N/A

4. Project scope, planning process, and key milestones

CPC has three scheduled meetings. The project scope states what we are planning to cover.

Discussed the need to get population projections, housing units, different plan elements, need for policies, and create a Future Land Use Map. Elizabeth will provide copies of the prior Comprehensive Plan.

5. Issues & Opportunities Exercise

Chris Straight: What are you all concerned about?

Transportation:

1. Road Damage from heavy vehicles, steel wheels and horse shoes.
2. Education to prevent road damage.
3. Concerns regarding lack of revenue for road maintenance, and licensing.
4. Need for grants to pay for road damage.
5. Agreement with Augusta Police Department for enforcement of road bans.
6. Interest in walking trail grant for Bartig Road (expanded shoulder) (bike trail)
7. Discussion for speed limit on Bartig Road and by the Dells Mill.

Agricultural and Natural Resources:

1. Preserve prime farmland.
2. Assess large livestock facilities and their impact.
3. Farmland preservation grants and taxes credit.
4. Splitting farmland parcels and creating unproductive pieces.
5. Preserve the Wildlife corridors, and forest land.
6. Review outdoor recreation plans, Lake Protection including the Coon Fork area.
7. City management of the water treatment plant.
8. Preserve the rustic nature of land adjacent to public parks and forests.
9. Preserve sensitive and natural areas in the watershed for wild animals and rare birds.

A discussion was had and information on corridors and farmland was given to the committee.

Land Use:

## Assessments on land:

1. Land is assessed on use and market value. Parcel is assessed on multiple uses: agricultural, undeveloped, residential, commercial and living space of housing.
2. Dwellings lacking modern improvements are assessed at market value; which may be lower than modern dwellings.
3. If goods are sold it is commercial space and assessed as that.
4. Sawmills are manufacturing or commercial. State makes the final call on the sawmills if it meets manufacturing requirements and depending on the scale of the operation.
5. Industrial operations are named by the State.
6. Tiny houses and single family houses, four plus units are apartments.

Discussion regarding specific uses that get exemptions, schools and churches- per dominant use. There are several multiple family dwellings in the town and there are concerns brought to the table regarding them. Several questions posed for the next meeting. The questions will be directed to the Eau Claire Planning and Development Director at the next meeting.

1. Chris Straight will do some research on this topic for condos and multiple family houses.
2. Air B and B- a couple of residents' complaints regarding them. Rural areas can have them and they are getting more popular.
3. Green Burials are regulated by the State. Committee members asked that the Town should have some say in them. If cemeteries are abandoned the Town is responsible for it.
4. County permits and enforcements- what the county handles for us.

## 6. Transportation plans, issues, & policies

- a. Transportation section needs updates for the policies. Current transportation goals do not match area trends. Chris proposed different modes of transportation that will fit our town.
- b. Objectives- work together with other governments. Writing grants with other towns to connect roads, do ATV/UTV trails. The Police Department asked for a speed limit for ATV/UTV- speed issues. We have safety regarding lights and reflective items on non motorized vehicles.
- c. Prevent Town Road Damage. We have an ordinance for flat/cleated horseshoes from November 1 to April 1. Promote use of county roads for heavy trucks; as the Town roads don't have the base for heavy trucks. Chuck Forseth asked for the price of one mile of road. County Road M was 1.4 million. 150,000 dollars for a mile of town road.
- d. Different rules for farm machinery versus heavy trucks. Enforcement of road damage and educating on what is going on. No studies on road damage of steel wheels.
- e. Jon Johnson and Scott Construction Company are great resources for damage of roads.
- f. Discussion regarding turn lanes. Official Maps allot 66' feet for the road right away excluding a designated turn lane.
- g. Gael's Greenery roads that are planned and plated. Nothing that is official.
- h. Desire to create one Transportation Policy.

Utilities & Community Facilities demands, plans, policies, & map

1. One goal is to improve broadband for rural communities. Chris will create a new goal.
2. Create and update the disaster and emergency plan or policy.
3. Continue to partner with the City of Augusta and Augusta-Bridge Creek Fire Department for emergency services.
4. Future Governmental needs-Discussion of major improvement/maintenance for the next 10 years- Ricky Strauch shared the needs of the recycling center: Brush, metal, compost, etc, building for the dumpster and pouring the cement pads, and miscellaneous upgrades to that area. Working on a 10 year plan for equipment replacement and also 10 years for the fire trucks. Applying for grants to replace fire trucks. Assists for firefighter grants (AFG). The Fire Department needs to find grants to pay for it. Fire protection grants.
5. Rescue needs- county wants to provide services to EMS. We have Mayo that better serves the community. Get a part time staff for the Rescue squad.
6. Discussion regarding cemeteries for hay creek road- St. John Cemetery next to Ramps. Who owns it? One Church is Hay Creek. Abandoned Cemeteries become the responsibility of the Town. Clerk Pettis asked if we could prevent owning a cemetery as that would be expensive for the town. We will do nothing at this time.

#### 8. Economic Trends, including any COVID-19 impacts

Do we have any economic trends- Sawmills. Concerns expressed about the loss of farmland. Greenhouse- we have town road blocked due to greenhouse parking. Community members parking on roads that cause hazards to travelling cars. We don't see the need for commercial grain facilities. Possible Agricultural transit facility in the High Crush area. Tourism for camping and rec activities. Opening all the roads up to ATV/UTV- possibly seeing future trends with that. Jack Pine Road changes with traffic and people. Building set back for state health codes. COVID impacts on the Town- we don't think we had a major impact- the grants helped the Town a lot with upgrades. People working from home and the use of remote work.

#### 9. Desired Businesses & Industries

What are desired businesses with characteristics? Small scale business that enhances our community. Undesired businesses- concerns regarding noise, and degrading health, water, natural resources, etc. People get concerned with huge business and the possibility of light pollution harming the characteristics of the town.

#### 10. Redevelopment Opportunities

Locations that could be redeveloped for better use. Buildings and people who do not maintain properties in the town were discussed. Tourists want to see specific sights and make it look valued to the owner. Maintain the property values for everyone. Enforcing the nuisance ordinance- very open and not very detailed. Landfill sites that need help- City has one they do maintain. Unused pits that are not reclamations. Maintain mining permits through the county. Redevelopment opportunities- no comments made.

#### 11. Existing Land Use Map

Chris provided maps to the committee.

Future Land Use Map Recommendation:

Start with Country Forest and Wildlife areas. The rest is a larger parcel bigger than 5 acres that decides use. 40 acres- 35 agricultural and 5 forest gets labeled agricultural. Dots for

commercial use. Less than 5 acres are based on intended use. Change the categories as needed. A few little red places for commercials like the Bowling Alley and Berry Trucking in red on the map. Yellow is residential. Look at the map and decide on change. We can create maps based on this information. Prime farmland that is very productive and labeling them under Agricultural Protection. Question regarding rental and apartments.

#### 12. Environmentally Sensitive Areas & Development Limitations

Most plans have three types of Environmentally Sensitive areas. DNR is working on getting new maps started. Wetlands are very sensitive and the slopes/grade of specific properties. Maps can pick up ditches that are not our focus. Shorelands that are protected by the county. Development Limitations that might come up- nothing that the committee can think of. Chris noted pasture land with hills, and highlighted the County has recommendations for pasture rotation.

#### 13. Existing Plans, Programs, & Policies

No Comments made

#### 14. Population Estimates & Projections, as time allows

Looking at population and balancing with housing projections. 2020 census number approximately 2,000. Growth projection for 2000-2010 is 3.6% (2,233 count of people in Bridge Creek from the county prediction). Question regarding where the growth is happening. Switch from cabins for hunting and fishing-to seasonal homes and residential housing. Multiple families splitting parcels and putting up more housing. About the same number of housing units. Noted disparity between the County and the Town permit count. We started the building notification to count on building. There is increased interest in Rural living. Policy can affect the amount of people moving into the area (5%). How to keep it rural. We can change policies to help push in the direction we want to see.

#### 15. Homework

- A. Review/Complete Programs, Plans, & Facility/Infrastructure Needs Questionnaire
- B. Chris will revise the document and send it out to our review. He will include pages and numbers of items for review. We covered lots of little things.
- C. Review Land Use & Intergovernmental Cooperation Elements of Current Plan

Adjournment at 9:27 pm.

Chuck Forseth with the motion for adjournment and Steven Erdman with the second. All yes. Motion Carried.

**Town of Bridge Creek Plan Commission**  
**Comprehensive Plan Update Meeting #3**  
**October 28, 2024**  
**Bridge Creek Town Hall**  
**7:00 p.m.**  
**Minutes**

1. Call to Order @ 7:00pm Carol Peuse

2. Pledge of Allegiance

Quick Introduction of all the committee members.

Roll Call: David Claude, Cathy Lea, Mike Bethke, Steven Erdman, Jason Hanson, Chuck Forseth, Elizabeth Pettis, Chris Straight, and Carol Peuse.

Citizen's in the audience: Will Jacobs, Joan Delzer, and Ricky Strauch.

2. Pledge of Allegiance

3. Citizen Comments: None

4. Comprehensive Planning

a. Update on planning process and approach

Chris presented updates to the Land Use map and a Future Land Use Map recommended at the last meeting. This is a plan to addendum the plan and add in new items in the plan. CPC rewrote the policy as presented to the committee (attached the addendum). Goal is a future land use map. The Director of ECCPD will join the next meeting.

**b. Follow-up from 10/21/24 Meeting**

**i. Transportation goal, objectives, & policies**

Lengthy discussion among CPC members regarding the policies around roads, transportation, safety, and village powers. Chris shared knowledge and ideas from other towns he has worked with. Committee members discussed the road base and weight limits on them. We have a weight restriction (Class B). Committee recommended education over the use/creation of ordinances.

**ii. Utilities & Community Facilities goal, objectives, policies, & map**

Continue to support broadband expansion. Solar power and regulation discussion was had for residence and business. Chris Straight presented this section and made changes as requested.

Discussion around sewage, privies, and mound systems.

Discussion regarding the Recycling Center- effective and helpful/easier.

Discussion regarding newsletter(leaflet) for policies and information for the Town.

Discussion on Solar and Wind power regarding the policies and future outlook.

Town will encourage Joint Development Agreements.

### **iii. Revised Population Projections**

Helps with land use projection

No updated in population numbers and the growth

Housing that is seasonal becomes permanent (year round) homes

2.5% growth each year into a straight line for the projection

### **c. Intergovernmental Cooperation issues/conflicts, goal, objectives, policies, & map**

We need to include conflict resolution. ETJ for the City of Augusta with a joint committee was reviewed. County policies don't help because we are unzoned.

### **d. Land Use Element**

#### **i. Trends and projections**

CPC discussed multiple family dwellings being attached to each other, housing capacity, fire numbers and safety of multiple family dwellings. Sewage and health of multiple family dwelling as well as housing standards were reviewed.

#### **ii. Potential land use conflicts and policy alternatives**

We get input with the county regarding the Farmland Preservation. Small Commercial: Licensing Ordinance, Nuisance/Impact Ordinance, and Zoning. Right to Farm Policy/Discussion.

#### **iii. Goals, objectives, & policies**

Looking at licensing ordinance. Three primary ways license: permit licensing: coming into the Town to get a license like alcohol license. We could do a nuisance ordinance. Uses by right and conditional use.

#### **iv. Discuss Preferred Future Land Use Map**

PUD's-Conservation Subdivision Designed. They are challenging incentives. Land Use Strategies: Looking at Land Division Ordinance FarmLand Preservation areas and what will that look like discussion.

### **e. Agricultural, Natural & Cultural Resources goals, objectives, & policies (consider alternatives & review for possible changes, as time allows)**

Wildlife corridors and setbacks for waterways discussion. Protection of national resources like water ways, wetlands, etc. The additional overlays that happen though the state and county regulations and rules that apply to us. The two subdivisions that are older and how they affect the plan. Non conforming

use area discussion. Commercial areas in the town are being identified.

**f. Homework** - Review draft Plan Addendum materials and identify any desired changes to other plan elements not covered during the first two meetings.

Next week Chris will get us a draft. November 11, Director of ECCPD will come to the next meeting.

Steven Erdman made the motion to adjourn. Cathy Lea with the second to the motion. All yes. Adjourned @ 10:31pm.

**Town of Bridge Creek Plan Commission  
Comprehensive Plan Update Meeting  
November 11, 2024  
Bridge Creek Town Hall  
7:00 p.m.**

**Minutes**

1. Called to by Carol Peuse at 7:00pm.
2. Pledge of Allegiance
3. Roll Call: Carol Peuse, Steven Erdman, Chris Straight, Chuck Forseth, Cathy Lea, Mike Bethke, David Claude, and Jason Hanson. Community Present: Ron Eslinger, Ricky Strauch, Joan Delzer, and William Jacobs.
4. Citizen Comments: None
5. Comprehensive Planning:
  - a. Follow-up from October 28rd Meeting
    - i. Household size projections are changed from 3.34 to 2.75 people per household.
    - ii. Follow up discussion regarding agricultural land use.
    - iii. Page 10 Review: **Town Plans, Programs, & Policies/Ordinances: Building permits, including permits for construction not otherwise required to be permitted (e.g., outbuildings).** Needs to be changed to Building Notifications at the Town level. We have no permitting ability.
    - iv. Page 18: Parks- We have no parks. We have lakes in Natural/Community Resources.
    - v. ATV Roads are based on the County Maps; gave Chris the county ATV/UTV map.
    - vi. Area Public Schools: The Augusta Area School District has a new child care center.
    - vii. Part 4: Number 7- For proposed solar and wind projects primarily generating power for offsite distribution, the Town will: Discourage the siting of such project on prime farmlands.
    - viii. Develop a “welcome packet” for new residents that contains information about community services, programs, and policies. This information may be sent to all new residents and should also be available on the Town’s website. (Short term, Continual)
      1. We will have information available on the website as a new tab and packets at the Town Hall.

- b. Discuss Draft Addendum Approach & Layout
- c. Commission Comments and Remaining Questions on Draft Sections other than Land Use
  - i. No changes.
- d. Draft Land Use Section
  - i. Discuss initial draft sections, including 20-Year Projections
    - 1. Potential Lands Use Conflicts Section:
      - a. Land use conflicts were added in.
      - b. Committee members want removal of all items that call out solar energy. Solar is being removed from: Impacts of large livestock facilities and solar/wind farms.
    - ii. Discuss Preferred Future Land Use Section & Map
      - 1. 20 year Land Use Projection:
        - a. Reassessment caught large residential jumps and commercial projects.
    - iii. Discuss Land Use Strategies
      - 1. Page 37- We have land that is grandfathered in. Addressed in the Non-Conforming uses box. This is all policy, not the tools that will go with the strategies.
      - 2. Land Use Strategies: Page 42- Part 1- Licensing and Permitting options: No changes. Part 2- Agricultural Zoning: No changes. Part 3- Committee wants to add a dwelling ordinance to encourage people to live in the area they rent out property (short-term rentals). Part 4 removal of the first sentence regarding the rural character. Chapter 2.8 referral to encourage us to be rural characteristic. Struck all the paragraphs and we have the goal under Chapter 2.8.
    - iv. Discuss Preferred Future Land Use Map
      - 1. New Map with more consistent areas that relate to other towns, cities, etc.
      - 2. Gross housing development within the Rural Preservation area. Looking at removing and rewriting it.
      - 3. Page 37- Policies number 4: right to farm was updated per the committee request.
      - 4. New Section Rural Residential- Yellow section on the map. No additional comments or add-ins.
      - 5. Rural Hamlet: Near Dells Mill area. Concerns around safety of residents on County Road V- County issue. Possibly contacting them to address it.

6. Commercial/Industrial Sections: nothing to add.
7. Plat for Gael's Greenery- Marked as Residential not rural residential.
8. Getting the future land use map to a spot where it is logical.
9. Annexation into the City for Sewer and Water needs.
10. If zoning is in place we will want to refer to rural commercial areas. We have the recommendation in the plan.

e. Adoption Process and Next Steps

- i. Another meeting to prepare to send it to the town board.
- ii. Review the Future Land Use Map (December 2 at 6:30pm)
- iii. Public Hearing- 30 day notice
- iv. Letters to Non Metallic Mining Operators
- v. Adopt Plan as Ordinance

6. Adjournment @ 10:52 pm.

Steven Erdman with the motion to adjourn. Cathy Lea with the second. All yes. Adjourned.

Town of Bridge Creek Plan Commission  
Comprehensive Plan Update Meeting

December 2, 2024  
Bridge Creek Town Hall  
6:30 p.m.  
Agenda

1. Call to Order @ 6:30 pm
2. Roll Call: Carol Peuse, Steven Erdman, Chuck Forseth, Cathy Lea, Mike Bethke, David Claude, and Jason Hanson. Community Present: Ricky Strauch, Joan Delzer, and William Jacobs.
3. Pledge of Allegiance
4. Citizen Comments: None
5. Comprehensive Planning
  - a. Follow-up from Meeting:

Carol Peuse shares how Eau Claire County has changed in the last 10 years, and asks the CPC to think about this as we finalize the map.  
Committee reviewed the definition of each of the categories.
  - b. Draft Land Use Section
    - i. Discuss Preferred Future Land Use Map: See Parcel Map A
      1. North side of Faske Road will be recommended to rural Residential from Hwy 27 to County Road SD. 40 acres on the North and South side of Faske will be Rural Residential.
      2. Commercial has two properties: a storage unit and a trucking company.
      3. South GG adjacent to Hwy 27. Rural Preservation as the Sportsman's Club is in that area. GG south to the Green section.
      4. Commercial/Industrial regarding the Bush's Brothers Property and Land.
      5. County Road M is all rural and will not change. East on Hwy 12 is flood plain.
      6. Changing Sutton Rd to the City limits to Rural Residential.
      7. CPC identifies future Commercial/Industrial should be located, pertaining to number 7 on page 40.
6. Adoption Process and Next Steps
  - a. Public Hearing on January 14th @ 6:30 PM (emailed and changed to the 22nd)
  - b. Carol Peuse clarified the changes to the map and double checked the questions from Chris Straight's email.
7. Adjournment @ 8:20 PM Carol Peuse thanks the group for their hard working Cathy Lea with the Motion for adjournment and Chuck Forseth with the second. All Yes. Motion Carried.