

TO AMEND SECTION 18.13.030 OF THE CODE: DIMENSIONAL STANDARDS; TO AMEND SECTION 18.50.030 OF THE CODE: DIMENSIONAL STANDARDS; TO AMEND SECTION 18.18.030 OF THE CODE: AGRICULTURE CONSERVATION-RESIDENTIAL (AC-R); TO AMEND SECTION 18.33.030 D. (TABLE) USES NOT LISTED; TO AMEND SECTION 18.47.030 G. 2. OF THE CODE: ACCESSORY DWELLING UNITS; TO AMEND SECTION 18.53.030 A. 1. OF THE CODE: SITING & CONSTRUCTION OF ANY NEW TELECOMMUNICATION TOWER & FACILITIES AND CLASS 1 COLLOCATION; TO AMEND SECTION 18.54.110 B. 2. OF THE CODE: TEMPORARY RESIDENTIAL USES; TO AMEND SECTION 18.71.040 D.,E., F. AND G. OF THE CODE: ACCESS DRIVEWAYS; TO AMEND SECTION 18.85.020 A. 2. OF THE CODE: APPLICABILITY; TO AMEND SECTION 18.125.030 B. OF THE CODE: FEES FOR LAND USE PERMITS; TO AMEND SECTION 18.134.030 A. OF THE CODE: STRUCTURAL REPAIRS, ALTERATIONS & EXPANSIONS; TO RENUMBER SECTION 18.162.010 A. 33. THROUGH 115. TO 34. THROUGH 116. OF THE CODE: PURPOSE; TO CREATE SECTION 18.162.010 A. 33. OF THE CODE: PURPOSE; TO RENUMBER SECTION 18.162.010 A. 116. THROUGH 329. TO 118. THROUGH 331. OF THE CODE: PURPOSE; TO CREATE SECTION 18.162.010 A. 117. OF THE CODE: PURPOSE; TO AMEND SECTION 18.162.010 A. 177. And 282. OF THE CODE: PURPOSE;

The County Board of Supervisors of the County of Eau Claire does ordain as follows:

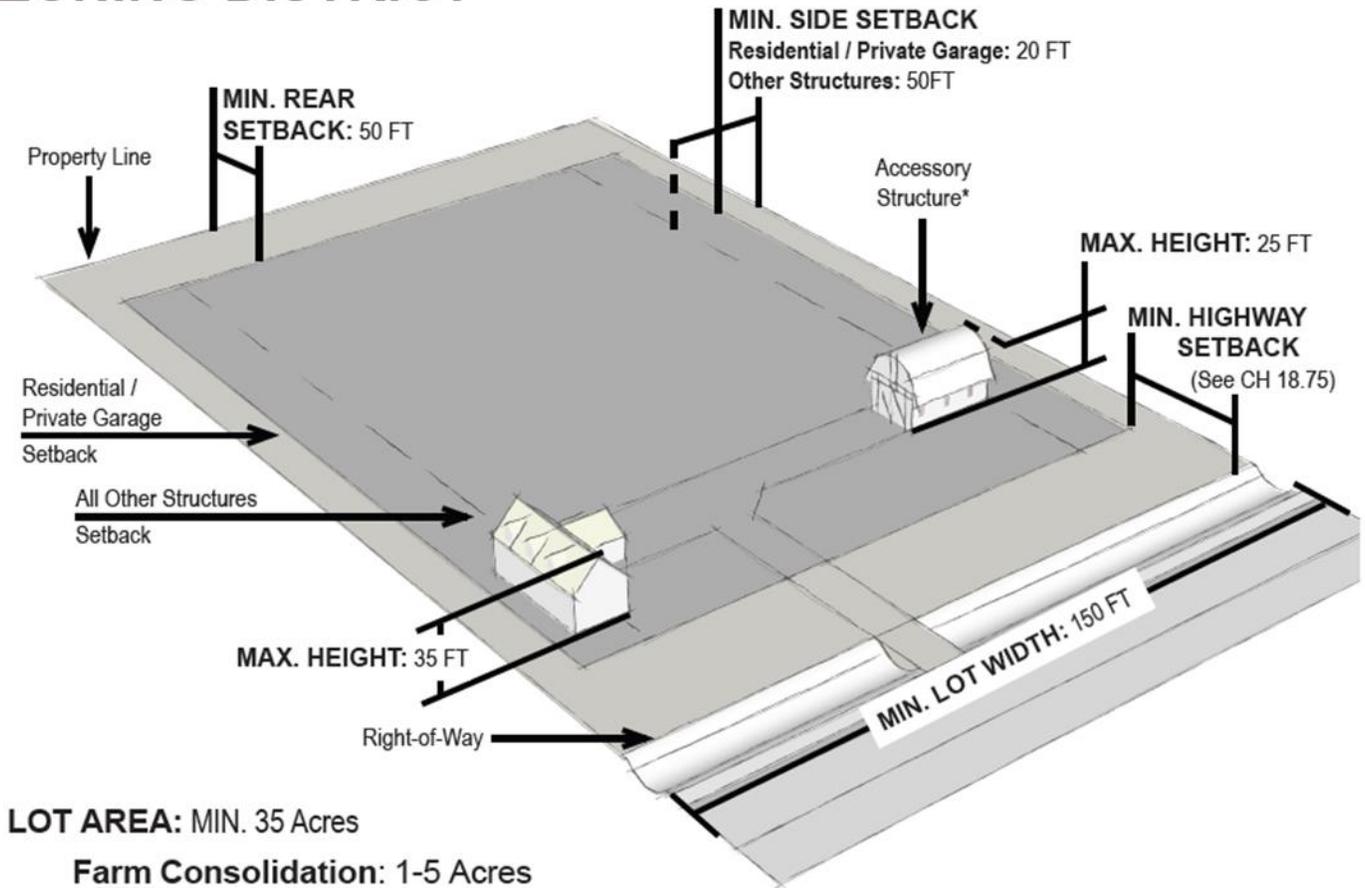
SECTION 1. That Section 18.13.030 of the code be amended to read:

<b>Lot Area (min)</b>	35 ac
	<u>The lot size for a farm residence or structure, which existed prior to the adoption of the ordinance codified in this subtitle, or which is situated upon a parcel or lot separated and distinct from a principal parcel acquired through farm consolidation or acquisition, shall be a minimum of 1 acre with a maximum lot size of 5 acres.</u>
<b>Lot Width (min)</b>	150 ft
<b>Height (max):</b>	
<i>Agricultural Structures</i>	No max
<i>Residential Structures</i>	35 ft
<i>Accessory Structures</i>	25 ft
<b>Street Yard:</b>	
<i>Highway Setback (min)</i>	See Section 18.71, Access Management & Driveways
<i>Accessory Structures</i>	Cannot be located within the required street yard
<b>Side Setback (min):</b>	

<i>Residential Structures</i>	20 ft
<i>Private Garages</i>	20 ft
<i>All Other Structures</i>	50 ft
<b>Rear Setback (min)</b>	50 ft

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# A-P: AGRICULTURAL PRESERVATION ZONING DISTRICT



**LOT AREA: MIN. 35 Acres**  
**Farm Consolidation: 1-5 Acres**

\* cannot be located in the required street yard

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SECTION 2. That Section 18.50.030 be amended to read:

**Sections:**

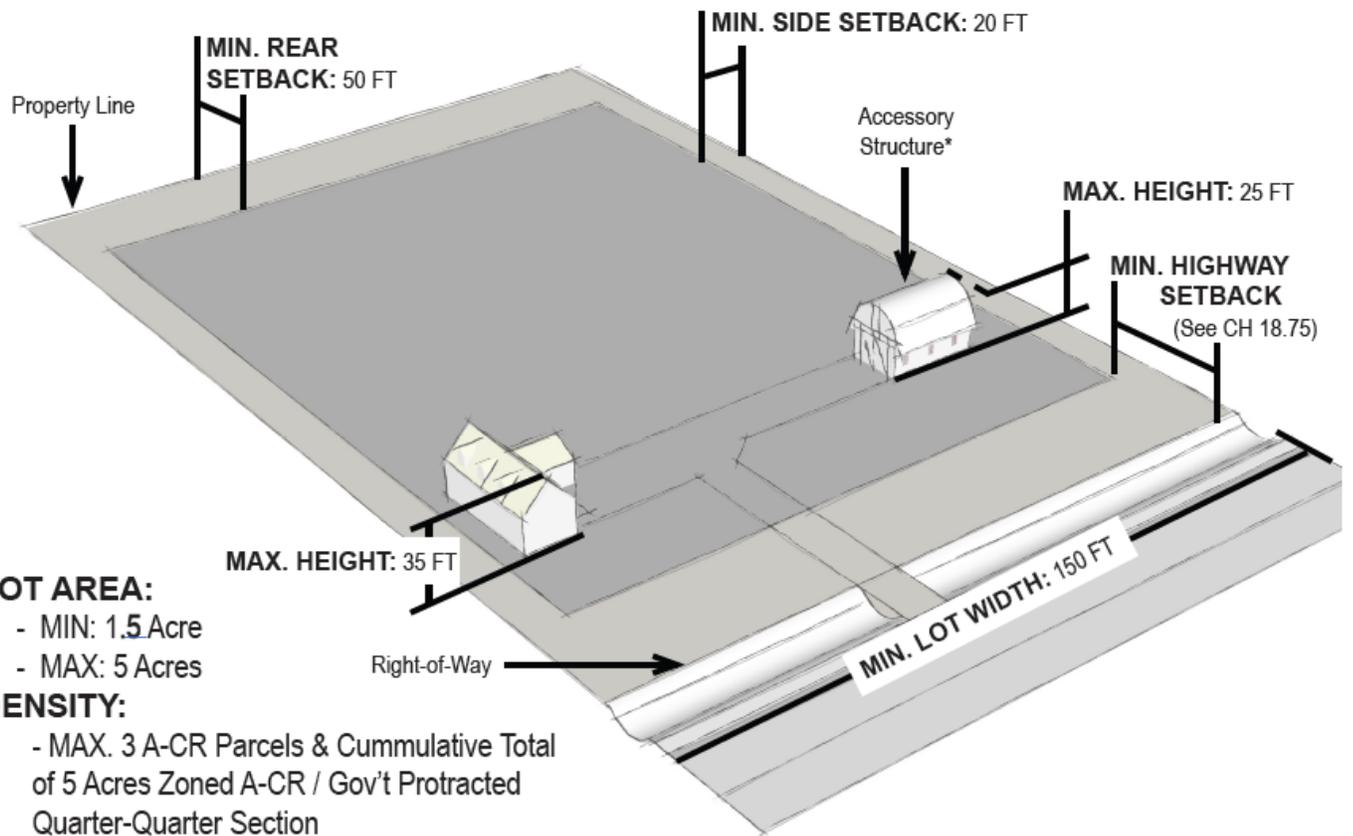
**18.15.010 Purpose.**  
**18.15.020 Permitted & conditional uses**  
**18.50.030/15.030 Dimensional standards.**

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1 SECTION 3. That Section 18.18.030 Figure be amended to read:  
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**Figure 18.18.030 AC-R Dimensional Standards**

# A-CR: AGRICULTURAL-CONSERVATION RESIDENTIAL ZONING DISTRICT



**LOT AREA:**

- MIN: 1.5 Acre
- MAX: 5 Acres

**DENSITY:**

- MAX. 3 A-CR Parcels & Cumulative Total of 5 Acres Zoned A-CR / Gov't Protracted Quarter-Quarter Section

\* cannot be located in the required street yard

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Mail Kiosks							P	P	P	P	P	P	P	P	P	P		
Non-commercial alternative energy facilities: solar or wind energy	P <sup>3</sup>	P	P	P	P	P	P	P	P	P	P	p	p	P	p	p	p	P
Non-commercial alternative energy facilities such as biofuels & methane digesters	P <sup>3</sup>														P	P		
<i>Residential:</i>																		
Rental of principal or secondary residences in existence on a farm as of January 1, 2014 and no longer utilized in the operation of a farm	P																	
Accessory Dwelling Units, as specified under 18.47.010	P	P	P	P	P	P	P	P	P	P								P

\*Permission, standards, and location determined by [Subtitle III, Use Regulations](#). Use regulations may apply whether the use is permitted, conditional, or accessory.

<sup>1</sup> All residential uses in the A-P District shall meet the definition of a farm residence in . Chapter 18.162.

<sup>2</sup> Conditional uses in the A-P District shall meet the applicable siting criteria of Wis. Stat. §§ 91.46.

<sup>3</sup> Accessory uses in the A-P District shall also comply with Wis. Stat. §§ 91.44 or Wis. Stat. §§ 91.46 and shall meet the use definition in Wis. Stat. §§ 91.01 (1).

<sup>4</sup> Agricultural uses in the A-P District shall also comply with Wis. Stat. §§ 91.44 or Wis. Stat. §§ 91.46 and shall meet the use definition in Wis. Stat. §§ 91.01 (23).

SECTION 5. That paragraph 2. of Subsection G. of Section 18.47.030 of the code be amended to read:

1. 1,200 square feet – ~~includes attached garages, basements, and four season rooms;~~ excludes attached garages, basements, three season rooms, decks and porches.

SECTION 6. That paragraph 1. of Subsection A. of Section 18.53.030 of the code be amended to read:

1. A ~~conditional~~ land use permit is required for the siting and construction of any new telecommunications tower or facility.

SECTION 7. That subparagraph c. of paragraph 2. of Subsection B. of Section 18.54.110 of the code be amended to read:

a. Must be tied down, ~~though~~ if a foundation is not required.

SECTION 8. That Subsections D., E., F. and G. of Section 18.71.040 of the code be amended to read:

~~D. Driveway Location and Number.~~

~~1. Location of Driveways.~~

~~a. Driveway access for corner lots shall be to a minor road if a minor road is present.~~

~~b. If no minor road is present or if the terrain (wetlands, etc.) prevents access to the minor road, then the driveway access location shall be determined by the Highway Department.~~

~~2. Number of Driveways.~~

~~a. One (1) driveway access is allowed. A corner lot shall not receive access to each road.~~

~~b. The Highway Department may grant exceptions for large corner lots.~~

~~E.D.~~ E. Maximum Surfaced Width of Driveways. The maximum surfaced width of driveways is specified in Table 8.71.040-1.

Table 18.71.040-1 Maximum Surfaced Width of Driveways.	
Zoning District	Maximum Width
Agricultural & Forestry (A-P, A-1, A-2, A-3, F-1, F-2)	36 feet
Residential (A-CR, RH, R-L, R-1, R-2, R-3)	24 feet
Commercial (C-1, C-2, C-3)	36 feet
Industrial (I-L, I-H)	36 feet

~~F.E.~~ F. Driveway Slope. A driveway shall slope down and away from the road at a minimum 2% grade and a maximum 5% grade for the first 10 feet from the edge of the shoulder to minimize water flowing onto the public road.

~~G.F.~~ G. Maintenance Responsibility. The property owner or occupant is responsible for the construction, maintenance, and replacement of a driveway and any associated drainage culvert.

SECTION 9. That paragraph 2. of Subsection A. of Section 18.85.020 of the code be amended to read:

2. This subtitle applies to any division of a lot, parcel, or tract of land, including divisions under land contract, for the purpose of transfer of ownership or building construction where the act of division creates a Lot of less than 40 contiguous acres excluding one quarter (1/4) of one quarter (1/4) section as defined as the original Public Land Survey System and condominium developments, all located within the unincorporated areas of the county.

SECTION 10. That subparagraph a. of paragraph 20. of Subsection A. of Section 18.90.010 of the code be amended to read:

~~a.~~ Wetlands, as defined and designated as wetlands on the most recent version of the Wisconsin Wetlands Inventory as depicted on the WDNR Surface Water Data Viewer, or through observable field evidence.~~Maps and regulated by Title 20 of this code.~~

SECTION 11. That Subsection B. of Section 18.125.030 of the code be amended to read:

B. A double fee shall be charged by the department if construction or structural alteration is started or a use is changed prior to the issuance of a land use permit. The fee may be increased to a maximum of quadruple the original fee at the discretion of the Planning and Development Department Director. Such ~~double~~ fee shall not release the applicant from full compliance with this subtitle nor from prosecution for violation of this subtitle.

SECTION 12. That Subsection A. of Section 18.134.030 of the code be amended to read:

A. Structural Repairs, Alterations, & Expansions Prohibited. Structural repairs, alterations, and expansions to nonconforming structures are prohibited, except as provided in subsections B. and C. ~~through D.~~ below.

SECTION 13. That paragraphs 33. through 115. be renumbered to 34. through 116. of Subsection A. of Section 18.162.010.

SECTION 14. That paragraph 33. of Subsection A. of Section 18.162.010 be created to read:

33. “Bathroom” means a water closet lavatory and a bathtub or shower as defined in Wis. Admin. Code ch. SPS 382.

SECTION 15. That subparagraph a. of paragraph 100. of Subsection A. of Section 18.162.010 of the code be amended to read:

a. Wetlands, as defined and designated as wetlands on the most recent version of the Wisconsin Wetlands Inventory as depicted on the WDNR Surface Water Data Viewer, ~~Maps and regulated by Title 20 of this code~~ or through observable field evidence.

SECTION 16. That paragraphs 116. through 329. be renumbered as 118. through 331. of Subsection A. of Section 18.162.010.

SECTION 17. That paragraph 117. of Subsection A. of Section 18.162.010 of the be created to read:

117. “Finished Side, Fence” the side of the fence that does not contain any exposed structural elements. When an equal number of structural elements are visible from both sides of the fence, it can be considered finished on both sides.

SECTION 18. That paragraphs 177. and 282. of Subsection A. of Section 18.162.010 of the code be amended to read:

177. “Lot of Record” A Lot legally created and recorded on a deed with the Eau Claire County Register of Deeds prior to the effective date of this Title, which is July 18, 2023. A Lot of Record may include multiple tax parcels but may not include more than one tax parcel created by subdivision plat or certified survey map

282. “Special Event, Minor” A Special Event with a duration and location as specified in Section 18.54.060-100 D.(1)

ENACTED: April 15, 2025

Sue McDonald  
County Clerk