

12. "Corporation Counsel" The Eau Claire County Corporation Counsel.
13. "Cul-de-Sac" A street with only one outlet and having an appropriate terminus for the safe and convenient reversal of traffic movements.
14. "Department" The department of planning and development.
15. "Development" Any artificial change to improved or unimproved real estate including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or alterations to buildings or structures; the construction of additions or alterations to buildings, structures or accessory structures; the repair of any damaged structure or the improvement or renovation of any structure, regardless of percentage of damage or improvement; the placement of buildings or structures; mining, dredging, filling, grading, paving, excavation or drilling operations; the storage, deposition or extraction of materials or equipment; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.
16. "Dimensional Standards" The requirements of this Title that establish the minimum or maximum lot area, yard, density, coverage, or height for buildings or uses, or the area and height requirements for signs.
17. "Director" The Eau Claire County Planning & Development Department Director, or his or her designee.
18. "Drainageway" A natural or artificial watercourse including, but not limited to, streams, rivers, creeks, ditches, channels, canals, conduits, culverts, waterways, gullies, ravines or washes in which water flows in a definite direction or course, either continuously or intermittently, or in which runoff water accumulates permanently or temporarily, including any adjacent area subject to inundation by overflow or floodwater.
19. "Dwelling Unit" A residential structure or portion thereof, containing a separate and complete living area, for one family, not including boarding houses, camping trailers, hotels, motor homes, or motels.
20. "Environmentally Sensitive Areas" Any of the following areas:
  - 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.
  - b. Floodplains, as identified on the official maps and revisions and regulated by Section 18.20 of this code.
  - c. Slopes of 20% or greater, measured over a horizontal distance of 50 feet. Slopes shall be measured as the change in elevation over the horizontal distance between consecutive contour lines and expressed as a percent.
21. "Erosion Control Plan" A plan that describes how the permit holder and other responsible party will minimize, to the maximum extent practicable, soil erosion and the transport of sediment from land disturbing activities to waters of the state or other property.
22. "Farm" All contiguous land under common ownership that is primarily devoted to agricultural use.
23. "Federal Emergency Management Agency (FEMA)" The federal agency that administers the National Flood Insurance Program.
24. "Final-Plat" means the map of a subdivision and accompanying data, as required in Section 18.86.040, necessary for final approval of the proposed subdivision by the committee and recording in the office of the register of deeds.

25. "Flood or Flooding" A general or temporary condition of partial or complete inundation of normally dry land areas caused by one of the following conditions:

- a. The overflow or rise of inland waters.
- b. The rapid accumulation or runoff of surface waters from any

source.

- c. The sudden increase caused by an unusually high-water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche, or by some similarly unusual event.

26. "Flood Protection Elevation" An elevation of two feet of freeboard above the water surface profile elevation designated for the regional flood.

27. "Floodplain" Land which has been or may be covered by floodwater during the regional flood. It includes the floodway and the flood fringe and may include other designated floodplain areas for regulatory purposes.

28. "Frontage" the width of a lot as measured on a public street, road or highway and having access to said street, road or highway.

29. "Frontage Road" A minor street auxiliary to and located adjacent to an Arterial Road for control of access and for service to the abutting development.

30. "Highway" All public ways and thoroughfares and all bridges on the same. It includes the entire width between the boundary lines of every way open to the use of the public as a matter of right for the purposes of vehicular travel. "Highways" do not include Private Streets or Roads. (Wis. Stat. 990.01(12) and 340.01(22)) For purposes of this ordinance, Title 18, Highway is synonymous with road and street.

31. "Highway, Controlled Access: A highway on which abutting property owners have no right or only a limited right of direct access and on which the type and location of all access connections are determined and controlled by the highway authorities. Also referred to as a "Controlled Access Highway." (Wis. Stat. § 990.01(5r))

32. "Highway, Limited Access" See Highway, Controlled Access.

33. "Land Use" Any nonstructural use made of unimproved or improved real estate.

34. "Lot" A saleable parcel of land on record with the Register of Deeds.

35. "Lot Area" That area located within lot lines, not including any part of a street, highway, alley or railroad right-of-way or access easement, except when the street right-of-way is explicitly allowed to be counted as part of the area as described in this ordinance.

36. "Lot, Corner" A lot situated at the intersection of 2 streets, roads or highways.

37. "Lot Depth" The shortest horizontal distance between the front street lot line and the rear lot line measured at a 90° angle from the road right-of-way.

38. "Lot, Double Frontage" A Lot, other than a Corner Lot, with frontage on two streets, roads, or highways. Also referred to as a "Through Lot."

39. "Lot, Flag" A Lot with its widest point set back from the road, and having a thin, long strip ("the flagpole") of land connected to the road to provide legal access and frontage.

40. "Lot Frontage" The width of a lot as measured along a street right-of-way.

41. "Lot, Reversed Frontage" a double-frontage lot for which the boundary along one of the streets is established as the front lot line and the boundary along the other street is established as the rear lot line and, typically, access to the latter street is restricted.

42. "Lot, Through" See Lot, Double Frontage.

43. "Lot Width" The horizontal distance between the side lot lines at the street yard building setback line.

44. "Maintenance" The act or process of restoring to original soundness, including redecorating, refinishing, nonstructural repairs, or the replacement of existing fixtures, systems or equipment with equivalent fixtures, systems or structures.

45. "National Geodetic Vertical Datum (NGVD)" Elevations referenced to mean sea level datum 1929 adjustment.

46. "Navigable Waters" All natural inland lakes, flowage and other waters within the territorial limits of this county. Under Wis. Stat. § 281.31, notwithstanding any other provision of law or administrative rule promulgated thereunder, if:

- a. Such lands are not adjacent to natural navigable stream or river;
- b. Those parts of such drainage ditches adjacent to such lands were not navigable streams before ditching; and
- c. Such lands are maintained in nonstructural agricultural use.

47. "Obstruction to Flow" Any development which blocks the conveyance of floodwaters such that this development alone or together with any future development will cause an increase in the regional flood height.

48. "Open Space Use" Those uses having a relatively low flood damage potential and not involving structures.

49. "Outlot" A parcel of land located in a plat or certified Survey Map that is not included in a Block or Lot.

50. "Owner or Property Owner" Any Person having legal title to or sufficient proprietary interest in a parcel of land. The term includes, but is not limited to, mortgagees and vendors under contract for deed.

51. "Person" An individual, or group of individuals, firm, corporation, partnership, association, municipality, or state agency.

52. "Plat" A map depicting the division or Subdivision of land into lots, blocks, parcels, tracts, units, or other portions thereof.

53. "Private Sewage System" A sewage treatment and disposal system serving a single structure with a septic tank and soil absorption field located on the same parcel as the structure. This term also means an alternative sewage system approved by the Department of Safety and Professional Services, including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure or a system located on a different parcel than the structure.

54. "Public Improvement" Any sanitary sewer, storm sewer, open channel, water main, roadway, park, parkway, public access sidewalk, pedestrian way, planting strip, or other facility for which the County or town may ultimately assume the responsibility for maintenance or operation.

55. "Quarter Section and Quarter-Quarter Sections" A division of a section of land according to the rules of the original United States Government Public Land Survey.

56. "Reconfiguration" The process of changing, or the map or plat that changes, the interior boundaries of a recorded Subdivision Plat or part thereof. Reconfigurations do not change the exterior boundaries of a recorded Subdivision Plat.

57. "Replat" The process of changing, or the map or plat that changes, the exterior boundaries of a recorded subdivision Plat or part thereof. The legal dividing of a large Block or Lot within a recorded subdivision plat without changing the exterior boundaries of said Block, Lot, or Outlot, and which does not affect the layout of a road or other public land shall not be considered a Replat.

58. "Road" See Street or Road or Highway.
59. "Shorelands" Lands within the following distances from the ordinary high-water mark of navigable waters: 1,000 feet from a lake, pond or flowage; 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater.
60. "Street or Road" A thoroughfare that provides the principal means or movement of pedestrian and vehicular access to abutting property.
61. "Street or Road, Private" A Street or Road:
- a. that is not dedicated to the public;
  - b. has vehicular access to two or more parcels or Lots, or that crosses a property line;
  - c. that is owned and maintained by a private entity; and
  - d. that is used for vehicular, bicycle, and pedestrian travel only by the Owner and those having express or implied permission from the Owner.
62. "Street or Road, Public" A Street or Road that is owned and maintained by a governmental entity for use by the general public.
63. "Storm Water Permit: A written authorization by the Land Conservation Division to the Applicant to conduct land disturbing or land development activities in accordance with the requirements of Chapter 17.05. A Storm Water Permit regulates both construction site erosion and post-construction storm water runoff from a site.
64. "Structure" Any manmade object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed or lake bed, including, but not limited to, roofed and walled buildings, gas or liquid storage tanks, bridges, dams and culverts.
65. "Subdivider" Any Person that creates a Subdivision.
66. "Subdivision" The division of a parcel of land into 5 or more Lots each of which is less than a government protracted quarter-quarter section or where an act of division creates 5 or more parcels of less than a government protracted quarter-quarter section from a Lot of Record within a 5-year period.
67. "Title" Refers to Title 18 - "Zoning Ordinance" - of the Eau Claire County Code of Ordinances.
68. "Utilities" Any public or private facilities such as water wells, water and sewage distribution systems, power and communications transmission lines, pipelines, microwave radio relays, telephone and telegraph exchanges, and other related systems, including their attendant facilities.
69. "Waiver" A process for waiving or modifying a specific requirement of Chapters 18.87, 18.88, and 18.89.
70. "Watershed" The entire region or area contributing runoff or surface water to a particular watercourse or body of water.
71. "Wetlands" Those areas where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and having soils indicative of wet conditions.
72. "Zoning District" A specific area designated with reference to this code and the official zoning maps within which the regulations governing the use and erection of structures and the use of premises are uniformly applied.
73. "Zoning Ordinance" Title 18 of the Eau Claire County Code of Ordinances. Also referred to as the "Zoning Code." (Ord. 168-53, Sec. 10, 2025; Ord. 167-3, Sec. 1, 2023)