

Chapter 17.01. General Provisions

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17.01.01. Title

This ordinance, effective as of October 1, 2025, shall be known and may be cited and referred to as the Land Development Ordinance of the City of Eau Claire, Wisconsin. This Title may also be known and referred to as “the LDO” or “this LDO.”

17.01.02. Zoning Map

The Zoning Map is hereby incorporated into and made part of this LDO. The Zoning Administrator shall maintain the Zoning Map in accordance with Section 17.12.06.

17.01.03. Authority

- A. **General.** This Title is created pursuant to authority under ss. 62.23, 62.231, 87.30, 236.45, and 281.31, Wis. Stats.
- B. **References to Wisconsin Law.** Where this LDO refers to or cites a section of the Wisconsin Statutes and that section is later amended or superseded, then this LDO shall be deemed to refer to the amended section or the section that most nearly corresponds to the superseded section.

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Title Purpose and Applicability

17.01.04. Title Purpose and Applicability

A. **Purpose.** The purpose of this LDO is to:

1. Protect the public health, safety, and welfare,
2. Implement and achieve the policies and goals of the City's Comprehensive Plan,
3. Provide adequate light and air; prevent the overcrowding of land; secure safety from fire, panic, and other dangers,
4. Lessen congestion in the streets,
5. Encourage efficiency and economy in the use and development of land,
6. Facilitate adequate provisions for transportation, water, sewage, schools, parks, and other public requirements, and
7. Allow for the development of residential, commercial, and industrial areas which function in an orderly and harmonious manner, both internally and in relation to each other, and which promote the convenience and prosperity of the citizenry.

B. **Applicability.**

1. **Jurisdiction.** All lands within the corporate limits of the City and the City's extraterritorial jurisdiction, as identified on the Zoning Map, are subject to this LDO.
2. **Application to Government Units.** To the extent allowed by the State of Wisconsin, this LDO shall apply to any development, subdivision, land, building, structure, or use by City, county, state, or federal agencies on lands subject to this LDO. Where this LDO does not control, such agencies are encouraged to meet the provisions of this LDO.

17.01.05. LDO Standards Applicability Overview

The applicability of the standards of this LDO is summarized in the following Table 17.01.05(A). In the event of a conflict between the following table and the text of this LDO, the text shall govern. The following key shall be used in the interpretation of Table 17.01.05(A).

- A. **E** = Standard shall apply to the **entire** development site.
- B. **I** = Standard shall apply to the portion of the development site **impacted** by the redevelopment activity.
- C. **V** = Standard shall apply to the portion of the development site **visible** from the public right-of-way or residential uses.
- D. Blank = Standard does not apply.
- E. * = Additional applicability provisions may apply. Refer to the applicable Chapter/Section applicability subsection.

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LDO Standards Applicability Overview

Table 17.01.05(A): LDO Standards Applicability Overview					
Standard	New Development	Major Redevelopment	Intermediate Redevelopment	Minor Redevelopment	Change of Use
Chapter 17.02: Zoning Districts					
17.02.03 Base Zoning Districts	E	E	I	I	
17.02.04 Overlay Districts	E	E	I	I	
Chapter 17.03: Use Standards					
17.03.03 Principal Uses	E	E	I	I	E
17.03.04 Accessory Uses	E	E	E	E	E
17.03.05 Temporary Uses	E	E	E	E	E
Chapter 17.04: General Development Standards					
17.04.01 Fences and Walls*	E	E	I	I	
17.04.02 Screening*	E	E	E	E	E
17.04.03 Height Transitions	E	E	I	I	
17.04.04 Social Gathering Space*	E	E			
17.04.05 Residential Park Space*	E	E			
17.04.06 Vision Triangle	E	E	E	E	E
17.04.07 Outdoor Lighting	E	E	E	E	E
Chapter 17.05: Building Design Standards					
17.05.02 Exterior Building Cladding Materials*	E	I, V	I		
17.05.03 Glazing	E	E	I		
17.05.04 Bird Safe Design	E				
17.05.05 Building Entryway Design	E	I, V	I		
17.05.06 Façade Design and Articulation	E	I, V	I		
17.05.07 Roof Design	E	E	I		
17.05.08 Multibuilding Development Standards	E	E	I		
Chapter 17.06: Landscape and Buffer Standards					
17.06.02 Landscaping Requirements; Plant Units	E	E ¹	E ¹	E ¹	E ¹
17.06.02(A)(2), Minimum Landscaping; Plant Units, DT, UR and UC Districts	E	E	E	E	E
17.06.02(E) Minimum Tree Planting Soil Volume; Substitution of Plant Materials	E	E	E	E	E
17.06.02(H) Parking Lot Landscaping	See thresholds in 17.06.01(F), Off Street Parking Lots				
17.06.03 Screening and Buffering	E	E	E	E	E

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LDO Standards Applicability Overview

Table 17.01.05(A): LDO Standards Applicability Overview					
Standard	New Development	Major Redevelopment	Intermediate Redevelopment	Minor Redevelopment	Change of Use
Chapter 17.07: Natural Resource Protection Standards					
17.07.02 Surface Water and Wetland Buffers (applies to all land except DT and UC districts)	E	See Section 17.02.02(C), (D) and (E) for specific standards and applicability.			
17.07.03 Waterway and Greenway Development Standards	See Section 17.07.03(B) and Map for applicability				
17.07.04 Tree Preservation and Canopy Enhancement	See Section 17.07.04(B) for applicability to sites and activities				
17.07.05 Shoreland Wetland District	See Section 17.07.05(C); applies to activity within the Shoreland Wetland zone, pursuant to Wisconsin statutes				
Chapter 17.08: Access and Mobility Standards					
17.08.02 Traffic Impact Initial Review and Assessment	E	E	I	I	
17.08.03 Roadway Design	E	E	I		
17.08.04 Internal Access Drive Standards	E	E	I		
17.08.05 Vehicle Parking	E	E	E	I	I
17.08.06 Loading	E	E	E	I	
17.08.07 Driveways	E	E	I		
17.08.08 Bicycle Parking	E	E	E	E	E
17.08.09 Sidewalks, Trails, and Pedestrian Walkways	E	E	E	I	
17.08.10 Public Transit Improvements	E	E	E		
Chapter 17.09: Sign Standards					
17.09.03 General Sign Standards*	E	E	I	I	
17.09.04 On-Premises Signs*	E	E	I	I	
17.09.05 Off-Premises Signs*	E	E	I	I	
Chapter 17.10 Subdivision Standards					
17.10.05 Housing Type Diversity Standards	E	E			
17.10.07 Improvement Requirements	E	E			
Chapter 17.11 Floodplain Standards					
As detailed in Section 17.11.01(E)(6)					
Notes					
[1] See Credit for Preservation of Existing Trees and Plantings, Section 17.06.02(D)					

17.01.06. Conflicting Provisions

A. Relationship to Other Regulations and Agreements.

1. Except as hereinafter provided, this LDO shall not be deemed to interfere with, abrogate, annul, or otherwise affect in any manner whatsoever any easement, covenants, or other agreements between parties. However, where the regulations of this LDO are more restrictive or impose higher standards or requirements than an easement, covenant, or other private agreement, then the requirements of this LDO shall govern. Unless deed restrictions, covenants, or other contracts directly involve the City as a party in interest, the City shall have no administrative responsibility for enforcing deed restrictions or covenants.
2. Where the requirements of this LDO are in conflict with other requirements of laws of the United States or the State of Wisconsin, or with lawfully adopted City rules, regulations, ordinances, or with overlay district regulations, the most restrictive requirement shall govern. The more restrictive provision is the one that imposes greater restrictions, burdens, or more stringent controls.

- B. Authorized Deviations.** Deviations from LDO requirements, such as an approved Administrative Adjustment, Variance, Planned Unit Development or alternative form of compliance that are authorized by and established in accordance with this LDO shall control and shall not be considered to conflict with other more restrictive standards in this LDO.