



Exception to Driveway Length: Wipperfurth

Planning & Zoning Committee • July 1, 2025

Property Owner(s):

Wipperfurth, Ray M

Property Location:

Located in the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 10, Town 11 North, Range 9 East

Town:

Dekorra

Parcel(s) Affected:

158

Site Address:

Oshaukuta Road/Hutchinson Road

Background:

Ray M Wipperfurth, owner, requests the Planning and Zoning Committee review and approve an exception to the maximum driveway length for residential driveways. Section 12.140.05(1) d. of the Columbia County Zoning Code states that, "...No private residential driveway shall exceed a length of 1,000 feet as measured from the principal structure on the parcel to the point of access to a public road, unless otherwise approved by the Planning and Zoning Committee following a recommendation or approval of a Certified Survey Map by the town board of the affected town..."

The property owner is proposing to construct a single-family residence on the property. The RR-1 Rural Residence lot to be created around the home site is proposed to be a flag lot to meet minimum road frontage requirements within the Columbia County Subdivision Ordinance and will front on Hutchinson Road. The desired location of the new home is on a wooded hillside near the center of the property. Land surrounding the wooded hillside are under cultivation, and lands to the north of the farmland are both located within the shoreland zone of Rocky Run and are mapped as wetlands. The property owner is requesting this driveway exception as the intended access to the home will be from Hutchinson Road instead of Oshaukuta Road. Access via Hutchinson Road is required due to topographical issues to run the driveway south to Oshaukuta Road and it is also the preferred access location of the driveway authority. The driveway is proposed to be approximately 1,100 feet in length to reach the location of the single-family residence.

Town Board Action:

The Dekorra Town Board met May 13, 2025 and recommended approval of the rezone associated with this request. The review included the driveway length exception.

Recommendation:

If the Planning and Zoning Committee chooses to grant the driveway exception, Staff recommends including the condition that it shall become effective upon recording of the Certified Survey Map.