



# Common Council Meeting Agenda

Tuesday, September 29, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

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## Roll Call

## Pledge of Allegiance

## Notice of Open Meeting

## Approval of Agenda

## New Business

1. Hearing of Administrative Appeal by Kyle and Heather Mosher of the Plan Commission's decision to grant a waiver allowing a second driveway at 353 W School Street.

## Convene to Closed Session

Convene to closed session per § 19.85(1)(a) deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body, specifically to consider the Plan Commission's decision to grant a waiver allowing a second driveway at 353 School Street.

## Reconvene to Open Session

2. Consider and take possible action on the Administrative Appeal of the Plan Commission decision to grant a waiver allowing a second driveway at 353 W School Street.

## Adjourn

\*A quorum of city committees and/or commissions may be present at this meeting. No action will be taken or considered by those committees and/or commissions.



## Agenda Item Report

**Meeting Type:** Plan Commission

**Meeting Date:** July 9, 2026

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**Item Title:** Consider and take action regarding a request for a waiver to the driveway ordinance for a second driveway – 353 W. School Street/Gary Tucker

**Submitted By:** Mike Kornmann, Director of Community and Economic Development

**Detailed Description of Subject Matter:** The driveway ordinance allows for one driveway per residential parcel/lot. It also allows for a waiver to be requested if someone requests a second driveway. There are no standards listed in the code for guidance on reasons to approve the waiver. A copy of the driveway ordinance is attached. The ordinance was amended last year and that amendment is attached also. The main change is it assigns the decision on waivers to the Plan Commission.

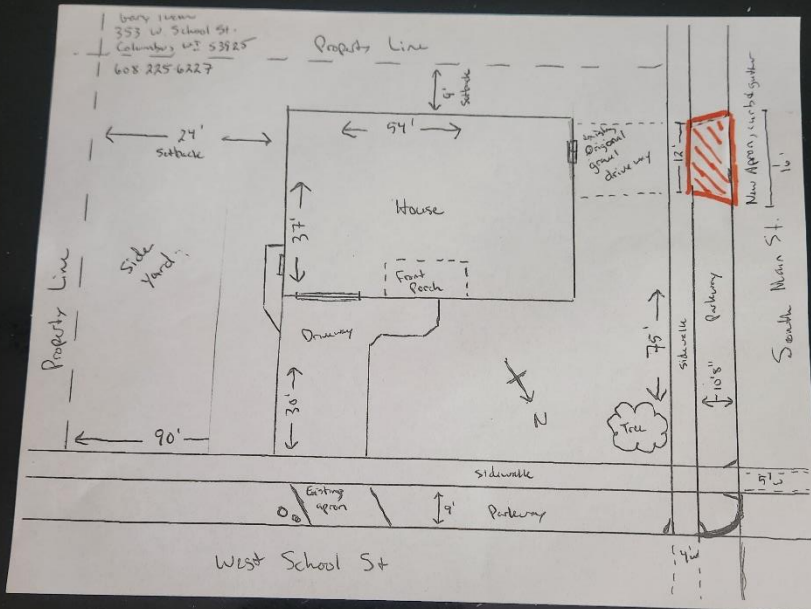
Past history on this corner parcel is a few years ago a permit was taken out for a new driveway to connect to West School Street. This project was part of an addition to the home (garage and second story). At that time the South Main Street. The permit requires cement thickness, flared aprons, and other construction requirements. With the W. School Street driveway, several items required in the permit were not constructed including flared apron, curb/gutter cut, and moving of utilities. (see site photo document)

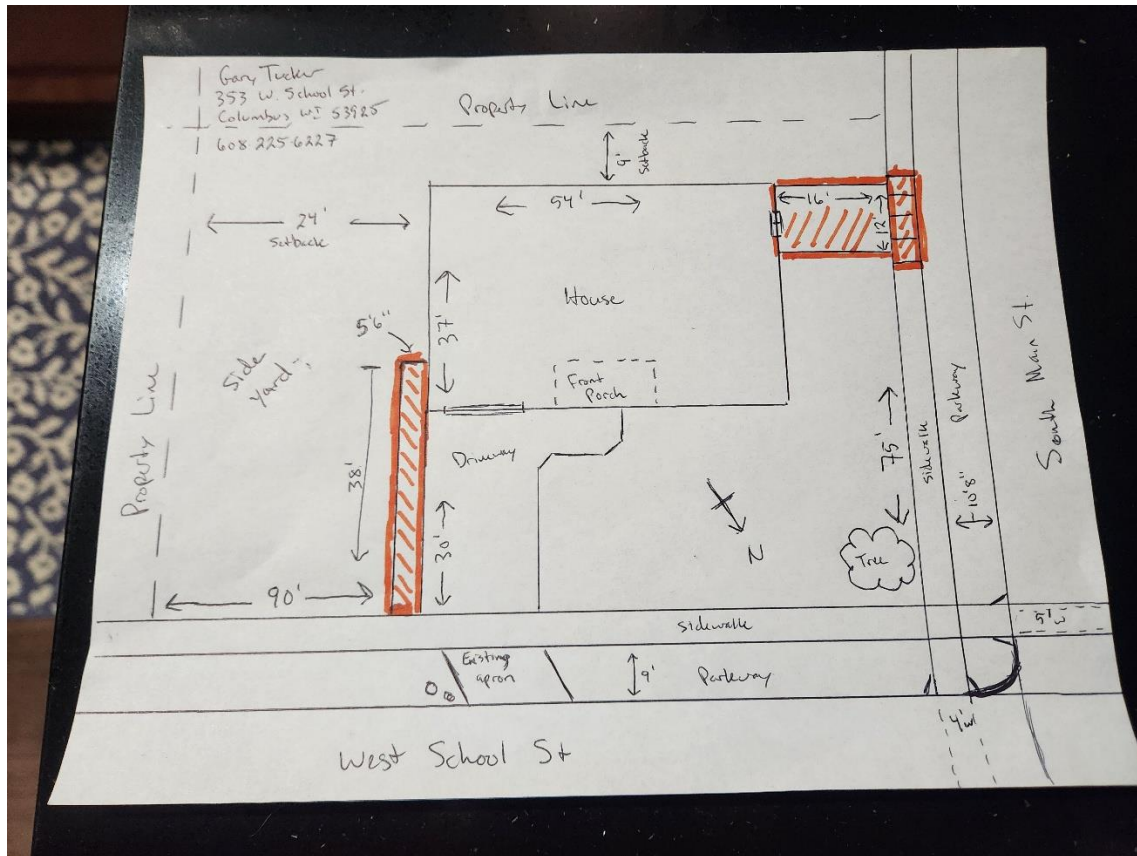
The 2026 request for a second driveway is to add it in the former location of the original driveway. This area is currently grass - both yard and apron areas.

**List all Supporting Documentation Attached:**

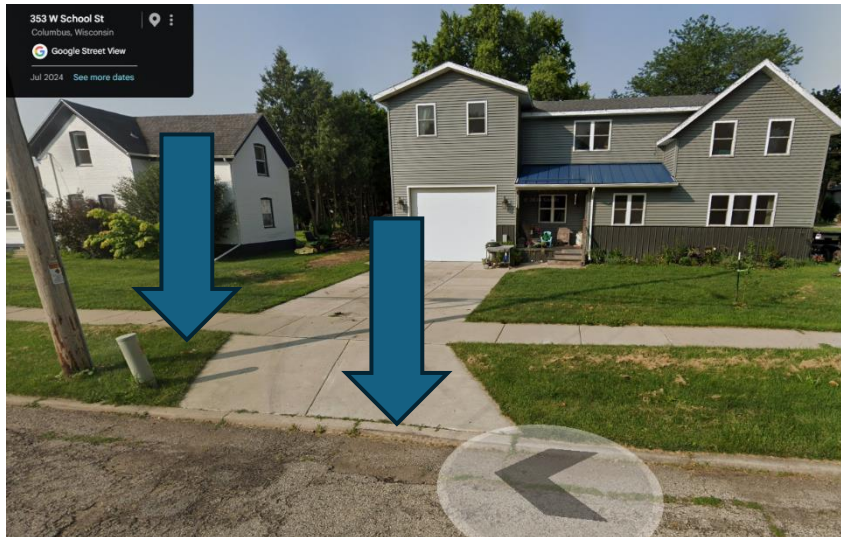
- Project Map
- First driveway permit application site plan
- Second Driveway permit application site plan
- Site photos
- Driveway ordinance
- Amendment to driveway ordinance

**Action Requested:** Consider and take action on the request for the waiver





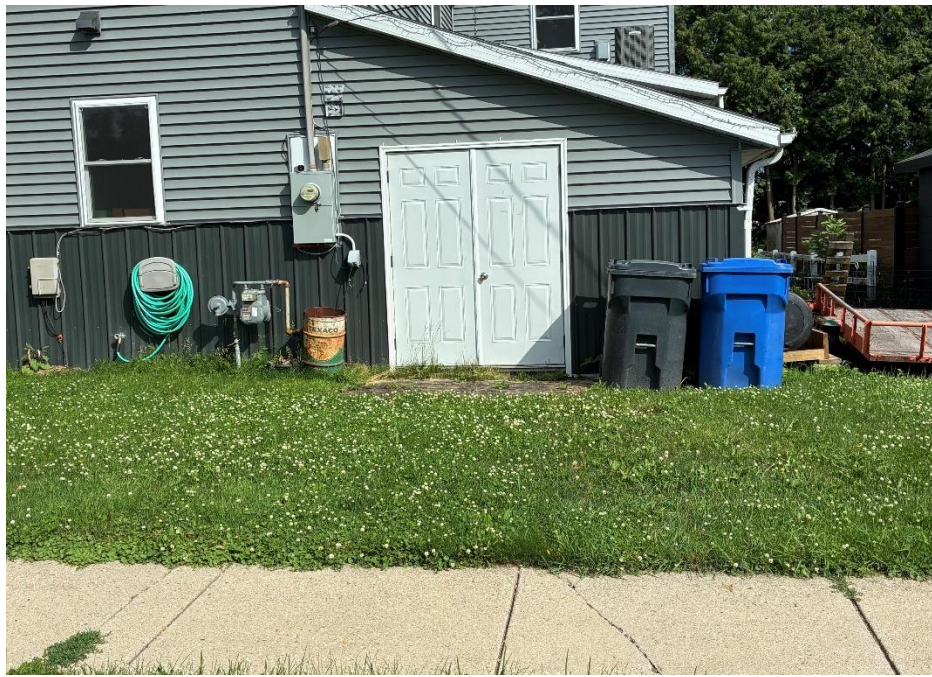
1. Driveway permit for new driveway not constructed to code and permit requirements



2. Apron flare on left missing (left arrow)
3. Utilities not moved
4. Curb cut and gutter not constructed (right arrow)

**353 W. School St. (South**

**Main St. side yard/proposed second driveway location)**



## Sec. 86-191. Requirements for driveways.

### (a) *Minimum requirements for all driveways.*

- (1) No driveway shall be located closer than 20 feet from a right-of-way line of an intersection of two streets.
- (2) The angle of intersection between the driveway and the street pavement shall be between 75 and 90 degrees.
- (3) Except for permitted joint driveways, the outside edge of the driveway must be at least three feet from the side property line.
- (4) Property line clearance: Driveway approaches shall be located so that the required curb return lies entirely within the property lines extended of the zoning lot served by the driveway approach unless the driveway is being shared with the adjacent zoning lot.
- (5) New driveways shall be constructed of one of the following: Concrete, asphalt, brick or other surface approved by the director of public works. Driveway approaches, between the edge of the pavement and the right-of-way line, shall be constructed of concrete pavement.
- (6) Driveways constructed in areas with curb and gutter shall include a flared section between the curb and gutter and the street side of existing or future sidewalks. The flared section shall be flared 0.5 times the distance between the back of the curb and nearest edge of an existing or future sidewalk, but no greater than 2.5 feet, for a total combined apron flare of five feet. The curb head shall be saw cut or the curb and gutter shall be neatly removed at the driveway opening location and replaced with concrete gutter and driveway approach head.
- (7) All driveways shall be designed to accommodate future or existing sidewalks. All paved driveway entrances and aprons shall provide for concrete sidewalks in accordance with city standards.
- (8) The construction of driveways shall not impede the drainage of the street or off street areas. In areas with existing curb and gutter, the driveway shall not extend further into the street than the face of the gutter. In areas without curb and gutter, or in areas with ditch sections for the drainage of the roadway, a culvert of the size or capacity required by the public works director shall be installed at the time of driveway construction at the property owner's expense.
- (9) Any person, firm or corporation constructing a driveway is responsible for repairing any damage to adjacent property such as sidewalk, bike path, street and/or curb and gutter.
- (10) No person shall install, alter, change, replace or extend any driveway without first obtaining a permit from the building inspector.

### (b) *Additional requirements for residential driveways.*

- (1) There shall be no more than one driveway per lot or two driveways per multi-family residential lot per street frontage. One additional drive may be permitted per street frontage when that frontage exceeds 200 feet.
- (2) A driveway shall not exceed 24 feet in width except if the building has a three-car garage. If a building has a three-car garage, the driveway width may be increased an additional 12 feet for a total width not to exceed 36 feet.
- (3) There shall be no residential driveway access to any collector or arterial street unless such street provides the only available access.
- (4) Joint driveways are not permitted on lots that were platted after January 1, 2004. Joint driveways constructed prior to January 1, 2004 may be repair and replaced.

(c) *Additional requirements for commercial and industrial driveways.*

- (1) There shall be no more than two driveways per commercial or industrial lot per street frontage. Driveways on each street frontage shall meet the requirements for each street frontage separately. Driveways may be prohibited or restricted in size, number, or direction of traffic flow, if in the opinion of the public works director, the proposed access will present a hazard to the safety and general welfare of the public. Driveways on one street frontage may be prohibited, only if alternate access can be provided on another frontage.
- (2) Driveways for commercial or industrial lots shall be not wider than 32 feet, measured at the property line.
- (3) Driveways for commercial or industrial lots shall be paved with asphalt or concrete pavements.
- (4) Streets, sidewalks, alleys, and/or public rights-of-way shall not be used for internal traffic circulation or maneuvers into and from off-street parking spaces. Driveways shall be located to promote good internal traffic circulation with minimal disruption of on-street traffic.

(d) *Exceptions to requirements.*

- (1) The common council may waive the requirements for residential drives where, in its opinion, the waiving of the requirements will not have detrimental effect on the safety of the general public.
- (2) The common council may waive the requirements for commercial and industrial driveways if the applicant submits an engineered alternative plan that will effectively permit ingress and egress with a minimum of hazard or congestion to pedestrian and vehicle traffic both on and off the street.

(Code 1978, § 8.10(1); Ord. No. 596-04, §§ 1, 2, 8-17-04; Ord. No. 750-19, § 1, 9-9-19)

**CITY OF COLUMBUS****ORDINANCE NO. 810-25****AN ORDINANCE TO REPEAL AND RECREATE CERTAIN PROVISIONS OF  
SECTION 86-191 OF THE CITY CODE OF ORDINANCES CONCERNING  
REQUIREMENTS FOR DRIVEWAYS**

The Common Council of the City of Columbus, Columbia County, Wisconsin does hereby ordain as follows:

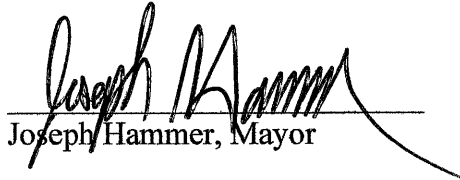
1. Sec. 86-191(a)(5) is repealed and recreated to read now as follows:
  - (5) Any driveway constructed after January 1, 2004, shall be constructed of one of the following: Concrete, asphalt, brick or other surface approved by the Director of Public Works. Driveway approaches, between the edge of the pavement and the right-of-way line, shall be constructed of concrete pavement.
2. Sec. 86-191(a)(10) is repealed and recreated to now read as follows:
  - (10) No person shall install, alter, change, replace or extend any driveway without first obtaining a permit from the Director of Public Works, or his/her designee.
3. Sec. 86-191(b)(1) is repealed and recreated to now read as follows:
  - (1) There shall be no more than 1 driveway per lot or 2 driveways per multi-family residential lot.
4. Sec. 86-191(c)(1) is repealed and recreated to now read as follows:
  - (1) There shall be no more than 2 driveways per commercial or industrial lot. Each driveway on a commercial or industrial lot shall meet the requirements for street frontage separately. Driveways may be prohibited or restricted in size, number or direction of traffic flow, if, in the opinion of the Public Works Director, the proposed location of a driveway will present a hazard to the safety and general welfare of the public.
5. Sec. 86-191(d)(1) and (2) are repealed and recreated to now read as follows:
  - (1) The City Planning Commission may waive the requirements for residential, commercial or industrial driveways when, in its opinion, the waiving of the requirements will not have a detrimental effect on the safety of the general public. The Plan Commission may require the applicant for a waiver to submit an engineered plan that will effectively permit ingress and egress with a minimum of hazard or congestion to pedestrian and vehicle traffic both on and off the street.

6. **Severability.** Each section, paragraph, sentence, clause, word, and provision of this Section is severable, and if any such provision shall be held unconstitutional or invalid for any reason, such decision(s) shall not affect the remainder of the ordinance nor any part thereof other than that affected by such decision.
7. **Effective Date.** This Ordinance shall take effect immediately upon its passage and posting as required by law.

Adopted this 16<sup>th</sup> day of September, 2025.

**CITY OF COLUMBUS**

By:

  
Joseph Hammer, Mayor

By:

  
Susan L. Caine, Clerk