



Public Hearing Item 10: Rezoning

Planning & Zoning Committee • June 2, 2026

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Fox River LLC c/o Adam Scheafbauer

Petitioner(s): Fox River LLC c/o Adam Scheafbauer

Property Location: Located in the Southeast Quarter of the Northeast Quarter and Government Lot 9 of Section 25, Town 13 North, Range 6 East

Town: Newport

Parcel(s) Affected: 154.15

Site Address: W14555 Lee Drive

Background

Adam Scheafbauer of Fox River LLC, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 154.15 is 36.03 acres in size and is listed as Lot 2 of Certified Survey Map No. 5267. The property is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The parcel fronts on Lee Drive and Ingebretson Road and there is an existing single-family residence and several agricultural structures on the property. There are both wetlands and floodplain on the property. Approximately 15 acres of the property are considered to be prime farmland. Steep slopes are present in the northern wooded area of the site. All existing development is located outside of this area. A replacement septic system was installed on the property in 2011, and it is current on maintenance requirements. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Agriculture, Woodland, and Single-Family Residence	A-1 Agriculture
East	Agriculture	A-1 Agriculture
South	Agriculture and Woodland	A-1 Agriculture
West	Wetland and Wisconsin River	A-1 Agriculture

Analysis:

The property owner is proposing to split off a 3.06-acre lot around the existing residence and accessory structures. This land will be rezoned to RR-1 Rural Residence and will front on Lee Drive and Ingebretson Road. The property owner does not live in the area and intends to rent out the residence as a short-term rental. The short-term rental will require a conditional use permit. To maintain a density of one home per 35 acres, the remaining 33.68 acres of parcel 154.15 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. The separation of a pre-existing residence in the A-1 district is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. This proposal will require a Certified Survey Map (CSM) and is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the separation of an existing single-family residence onto a 3.06-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 33.68 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Newport Town Board met on November 3, 2025, and recommended approval of the rezoning.

Documents:

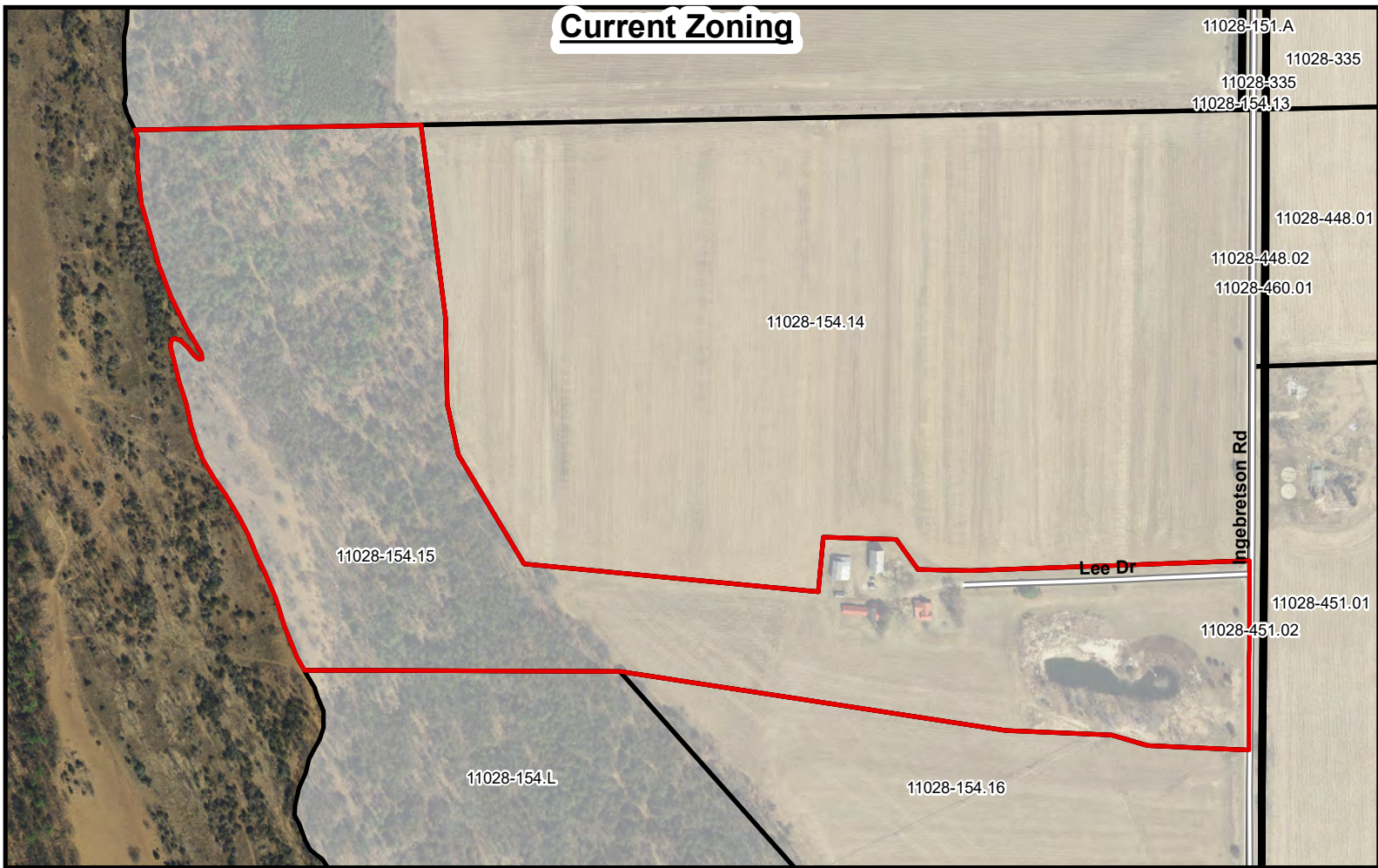
The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Rezoning Legal Description
4. Preliminary Certified Survey Map
5. Town Board Action Report

Recommendation:

Staff recommends approval of rezoning 3.06 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 33.68 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.

Current Zoning



Proposed Zoning

