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New plan gives officials freedom to back requests for family land divisions

The Town of Saukville Plan Commission is settling into a pattern of reviewing and approving simple land divisions that were previously not allowed.

Prior to last year's adoption of the 2035 Comprehensive Land Use Plan, officials felt hamstrung when requests were made for divisions of less than 35 acres.

That restriction would have prevented consideration of a pair of family requests recently presented to the town.

This month, the Town Board approved dividing 15 acres from a 55-acre parcel on Highway I owned by Marlene and Donald Tesker. The land division was requested by their grandson, Michael Tesker, who intends to build a home on the site.

The Plan Commission had recommended the land division.

The commission also made a conceptual review of a land division proposed by Margie Goeden-Chapman near the intersection of Shady Lane and St. Finbar's Road.

Goeden-Chapman told the planning board she hopes to divide a 10-acre parcel at the bend in Shady Lane into two five-acre lots, which will be given to her two daughters in her will. Her son Richard already has a home on a five-acre parcel to the north.

Goeden-Chapman said the land, which is adjacent to Daly Lake, has been in her family for 112 years and has long been used as a vacation getaway.

"The land has much meaning to our family," she told the commission.

With the backing of the planning body, Goeden-Chapman was told to return with a certified survey map finalizing the land division.

Town officials said the leeway allowed in the land-use plan has been effective in the preservation of farmland while accommodating smaller development.

"We allowed five-acre lots for decades, but there was a period when we had to live by the 35-acre minimum, which virtually eliminated all growth," noted commission member Ginnie Pierson.

"We don't want to go back there, but there was a time when the leadership of this town didn't want to see anything built here — zero," echoed Town Chairman Barb Jobs at the October commission meeting.