

## Land split clears first obstacle

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### Landowner is familiar with lengthy process due to his Town of Trenton post

Farmer Robert Roden was fully aware of the hoops he would have to jump through when he brought plans for a land division before the Town of Saukville Plan Commission earlier this month.

Roden gained conceptual support from Saukville officials to divide an 80-acre parcel he intends to purchase on Highway I from the Marie Fay estate. The land is located across from Hawthorne Hills Golf Course.

Roden explained the plan is to create a five-acre parcel that includes the existing farmhouse and outbuildings, while keeping the remaining 75 acres in agricultural zoning.

He hopes to sell the smaller parcel and house, while retaining the large parcel for farming.

Roden, co-owner of Rob N Cin Farms, is familiar with the intricacies of rural land-use restrictions because he serves on the Town of Trenton Plan Commission.

Under Saukville's procedures, gaining land divisions in agricultural districts is a two-stage process.

As part of the first stage review, the Ozaukee County Highway Department suggested the two parcels be served by a shared access drive.

To address the county's concern, Roden suggested an easement be created across the smaller front lot to provide access to the farmland.

While noting the county's suggestion, the commission had few problems with the land division.

"This is the kind of thing we are able to do with our comprehensive plan. Previously, dividing off five acres from ag land couldn't be done," said Town Chairman Barb Jobs.

"It seems to follow the Town Board's intention of keeping land in farming as long as we can."

With conceptual approval, the next stage of the land-division process will include submitting a certified survey map.

Complicating matters will be the required authorization from the Village of Saukville, because a corner of the property is within the village's extraterritorial review authority.