Denmark Township Memorandum

To:	Denmark Township Board
Copies:	Troy Gilchrist, Town Attorney Cara Geheren, PE, Town Engineer, FOCUS Engineering, Inc.
From:	Kim Lindquist, Town Planner
Date:	June 24, 2026 Board Meeting for July 7, April 20, 2026
WSB Project No.	031789-000
Requests:	**Motion to approve Density Analysis for the property at 10420 Neal Avenue (30.027.20.11.0001)**

Applicant:	MaryJane Schneider
Project Location:	10420 Neal Avenue
Existing Land Use / Zoning:	Agricultural/ zoned Agricultural, A2

REQUESTED ACTION

The applicant had requested the Town determine the density units associated with the 10420 Neal Avenue with the intention to split the lot in the future. The property has one dwelling unit currently on the site and given it's zoning, the site density is 2 units per 40 acres. The site is slightly under 160 acres, being 159.5 acres.

The Board recently discussed calculating densities for larger lots within the community. WSB is currently working on an available lot map which will be brought before the Board for final approval some time later this year. This application was prompted by the applicants and will be incorporated into the final available lot report. However, to memorialize the determination, staff is currently requesting the Board approve the attached determination.

RECOMMENDATION

Motion to approve the Density Assessment for 10420 Neal Avenue as determined by the June 16, 2026 Memorandum