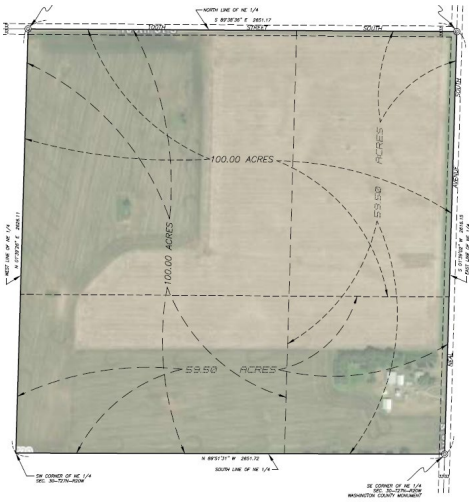
Denmark Township Memorandum

To:	Denmark Township Files
From:	Kim Lindquist, Planning Consultant
Date:	June 16, 2026
WSB Project No.	031789-000
Requests:	**Request for Density Assessment for 10420 Neal Avenue**

REQUESTED ACTION

The property owner is requesting clarification of the density units associated with the property at 10420 Neal Avenue. The property is currently zoned A-2 Agriculture which has a residential density of 2 units/40 acres. The property is currently 160 acres (159.5 acres according to the survey submitted) and has one developed housing unit. Therefore, the entire parcel would have a total of 7 additional density units, which would mean 7 new parcels for residential development, pending all other zoning district requirements were met. In general, the conventional ordinance standards are that each lot is required to have 20 acres, 300 feet public road frontage, and 1 buildable area. It appears, although this information would have to be verified, that the site does not contain significant slopes or wetlands that would preclude development over a large portion of the site.

The property owner has provided a concept plan which illustrates two different configurations for a split of the property into two parcels; one being 100 acres and the other being 59.50 acres. The two splits show a dividing line either with a north/south orientation or an east/west. In both cases the lots are the same size, and the existing residence is contained in the southeast corner of the 59.5 acre parcel. The smaller, almost 60 acre parcel would be allowed an additional 2 density units upon future development, so long as all ordinance criteria are met. Similarly, the 100 acre parcel would be permitted development of 5 density units, again, predicated on meeting zoning ordinance lot standards.



The ordinance does allow for Lot Averaging and Open Space Design plats that require minimum lot sizes of 2 acres or 1.5 acres with the remainder set aside as open space. Regardless of the lot configuration, only 7 additional density units may be created out of the entire parcel. The process is also not a first come first served system. The 59.5 acre lot cannot utilize more than 2 additional density units without agreement from the 100-acre parcel owner and the Town Board per Chapter 2 Part 2 1.4.

