DENMARK TOWNSHIP
WASHINGTON COUNTY, MINNESOTA
Ordinance No. 2026-__

AN ORDINANCE AMENDING THE DENMARK TOWNSHIP DEVELOPMENT CODE REGARDING DENSITY CALCULATION

The Board of Supervisors of the Town of Denmark ordains:

ARTICLE I. Density Calculation. Chapter Two, Part 2 of the Denmark Township Development Code is amended by adding a new Section 1.25 as follows:

1.25. Density Calculation for Original Government Survey Tracts.

(1) Purpose. The Town is aware that surveying adjustments made as part of implementing the Public Land Surveying System to account for the curvature of the earth (meridian convergence) and to account for surveying errors may have resulted in some quarter-quarter sections along the northern and western sides of the Town being originally established with less than 40 acres. For the purposes of this section, such undersize original quarter-quarter sections shall be referred to as an "Irregular Quarter-Quarter Section". Under Chapter Two, Part 2, Section 1.1 of this Development Code, density is determined based on acreage, not quarter-quarter sections. The result is that an Irregular Quarter-Quarter section in the Agricultural District (A-2), for example, that allows two (2) dwelling units per 40 acres would only be eligible for one dwelling unit since the quarter-quarter section as originally established contains less than 40 acres.

The Town Board determines that it is in the best interests of the Town, and is consisted with the purpose behind limiting residential density, to treat those Irregular Quarter-Quarter Sections as containing 40 acres for the purposes of calculating residential density. This section is limited to treating an original government survey quarter-quarter that was established with less than 40 acres as containing 40 acres for the purposes of determining total number of allowed density units under this Development Code, it does not otherwise exempt or limit the application of any other provision of this Development Code. Furthermore, this section guides the Town's interpretation and application of its limitations on density, it does not establish any property rights.

(2) Irregular Quarter-Quarter Sections. In the Agriculture (A-2), Conservancy (C), and Rural Residential (RR) Districts, the Town will treat an Irregular Quarter-Quarter Section originally established with less than 40 acres as containing 40 acres for the purpose of determining the total number of density units allowed in the quarter-quarter section. Eligibility under this section shall be determined by reference to the

original government survey tract boundaries and aliquot descriptions, and not by current surveyed acreage.

(3) Division of Irregular Quarter-Quarter Sections. The subdivision of an irregular quarter-quarter section shall be subject to the requirements of Chapter Three of this Development Code and the following:

(A) The procedure set out in Chapter Two, Part 2, Section 1.2(2) of this Development Code shall be used to address a proposed conventional subdivision that results in an undersized lot;

(B) When dividing an irregular quarter-quarter, the subdivider shall establish conforming lots to the extent possible and one undersized lot. The Town will consider the undersized lot as a conforming lot, provided it complies with all other requirements of this Development Code.

ARTICLE II. Incorporation of Amendments. The Town Attorney and Town Clerk-Treasurer are hereby authorized and directed to incorporate the amendments made by this ordinance, and any previous amendments that have not been incorporated, into the Development Code, including updating the table of contents and making non-substantive corrections as may be needed. Such updated document shall constitute the Town's official Denmark Township Development Code.

ARTICLE III. Effective Date. This Ordinance is effective on the first day of publication of an approved summary.

Adopted this ___ day of August 2026.

BY THE TOWN BOARD

_____
John Strohfus, Chairperson

Attest:_____
Jessica Maurer, Clerk-Treasurer

New material is shown in double underlining and deleted material is shown in ~~strikeout~~.