

**DENMARK TOWNSHIP
WASHINGTON COUNTY, MINNESOTA
Resolution No. 2020-__**

**RESOLUTION APPROVING AN ADMINISTRATIVE LOT
SPLIT FOR THE ROWE PROPERTY LOCATED IN SECTION 22**

WHEREAS, Washington County (“Applicant”) submitted an application to Denmark Township (“Town”) requesting approval of an administrative lot split of the approximately 40 acre parcel of property (PID # 22.027.20.32.0001) owned by David G Rowe Trust (“Owner”), which is legally described as follows (“Property”):

The Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) in Section 22, Township 27, Range 20, in the County of Washington, State of Minnesota, containing 40 acres, more or less, together with and subject to all easements of record;

WHEREAS, the proposed lot split will divide the approximately 40 acre Property into two parcels, each containing approximately 20 acres, which are labeled on the survey attached hereto as Exhibit A as Parcel A (“Parcel A”) and Parcel B (“Parcel B”), which are legally described in the attached Exhibit B;

WHEREAS, the Owner intends to sell the southern parcel, identified as Parcel B, to the Applicant to be included in the County’s St. Croix Bluffs Regional Park;

WHEREAS, the norther parcel, identified as Parcel A, has a home on it and will be retained by the Owner; and

WHEREAS, the Town Board hereby finds and determines as follows:

- a. The Property contains approximately 40 acres and the proposed lots split would results in the creation of Parcel A and Parcel B, each containing approximately 20 acres;
- b. The proposed lot split of the Property is subject to Chapter Three, Section 5 of Denmark Township Development Code (“Development Code”), which allows for lot splits that create lots that are 20 acres or more in size and have 500 feet of road frontage;
- c. The Property is zoned single family estate (SFE);
- d. The maximum density in SFE is one dwelling unit per 3 acres;
- e. The Applicant intends to make Parcel B part of its public park system and so there will be no density units assigned to that parcel. Additionally, the property to which Parcel B will be attached contains the necessary amount of public road frontage to allow the lot split;
- f. Parcel A will have up to six density units, one of which is already used with the existing home on the Property;

- g. The proposed lot split is consistent with the requirements of the Development Code;
- h. The Property currently has access onto St. Croix Trail South, and Parcel A will continue to utilize the existing access. Parcel B does not require separate access as it will be made part of the adjacent County park, which already has its own access;
- i. No new streets or roads are proposed to be created by the lot split;
- j. The lot split will not adversely affect the remainder of the Property, adjoining properties, and will not conflict with the Town's plan, map, or official controls;
- k. The Applicant must meet all of the requirements of Chapter Three, Section 5.1(2) of the Development Code by submitting the required fees, documentation, and other required materials, which the Applicant has satisfied;
- l. Because the new parcel being created is being made part of an existing public park, it is not necessary to require the Applicant to pay a park dedication fee;
- m. The Applicant will be required to enter into a development agreement with the Town as required by Chapter Three, Section 5.1(1) of the Development Code; and
- n. The Applicant is responsible for paying all the Town's costs, including professional fees, it has incurred related to this proceeding including the drafting and execution of the required development agreement.

NOW, THEREFORE, BE IT RESOLVED, based on the findings contained herein, the Town Board hereby approves the above described administrative minor lot split conditioned on compliance with all the following:

- 1. Applicant shall enter into a development agreement drafted by the Town within 60 days of the date of this Resolution.
- 2. If Parcel B is not transferred to Washington County within 180 days from the date of this Resolution, the lot split shall become void. The Applicant may ask the Town Board to extend the transfer deadline if necessary. The Town Board shall determine whether to grant the extension and the length of any such extension.
- 3. Parcel A shall have a total of six density units, one of which is used. Utilization of the remaining density units on this parcel cannot occur except in conformance with the Development Code.
- 4. Parcel B shall not have any density units assigned to it as it is being made into parkland.
- 5. The Applicant shall be responsible for fully reimbursing the Town for its costs related to the lot split, including professional fees incurred related to determining the application of

the Development Code, drafting this Resolution, drafting the development agreement, and all other related costs.

6. The Applicant shall comply with the requirements of the Development Code and the terms, conditions, and requirements contained within the development agreement.
7. The Applicant shall be responsible for preparing such legal descriptions, deeds, and other documentation as may be necessary to accomplish the split and conveyance of Parcel B. The Applicant shall also be responsible for complying with the requirements of the County Recorder's office to record the split and conveyance of Parcel B, including but not limited to correcting any errors in the survey or legal descriptions.

BE IT FINALLY RESOLVED, the Town Board Chairperson and the Town Clerk-Treasurer are hereby authorized to enter into the development agreement for this lot split on behalf of the Town once it is in a form acceptable to the Town Attorney.

Adopted this 6th day of April 2020.

BY THE TOWN BOARD

Kathleen A. Higgins

Attest: _____
Becky Herman, Clerk-Treasurer

EXHIBIT A
Survey of Lot Split

(Survey is attached hereto)

Legal Description of Parcel A and Parcel B

Proposed Parcel Description – Parcel A

All that part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 27 North, Range 20 West, Washington County, Minnesota, which lies northerly of the following described line:

Commencing at the northwest corner of the Southwest Quarter of said Section 22; thence South 02 degrees 34 minutes 13 seconds West, bearings are based on the Washington County Coordinate System NAD 83/1986 Adjustment, along the west line of said Southwest Quarter, a distance of 660.00 feet to a 7/8 inch diameter iron reinforcing rod with an aluminum cap inscribed WASHINGTON COUNTY PARK BOUNDARY and LS 44880, and the point of beginning of the line to be described; thence South 89 degrees 55 minutes 23 seconds East a distance of 1323.54 feet to a point on the east line of said Northwest Quarter of the Southwest Quarter of Section 22, said point being marked by a 7/8 inch diameter iron reinforcing rod with an aluminum cap inscribed WASHINGTON COUNTY PARK BOUNDARY and LS 44880, and said described line there terminating.

Proposed Parcel Description – Parcel B

All that part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 27 North, Range 20 West, Washington County, Minnesota, which lies southerly of the following described line:

Commencing at the northwest corner of the Southwest Quarter of said Section 22; thence South 02 degrees 34 minutes 13 seconds West, bearings are based on the Washington County Coordinate System NAD 83/1986 Adjustment, along the west line of said Southwest Quarter, a distance of 660.00 feet to a 7/8 inch diameter iron reinforcing rod with an aluminum cap inscribed WASHINGTON COUNTY PARK BOUNDARY and LS 44880, and the point of beginning of the line to be described; thence South 89 degrees 55 minutes 23 seconds East a distance of 1323.54 feet to a point on the east line of said Northwest Quarter of the Southwest Quarter of Section 22, said point being marked by a 7/8 inch diameter iron reinforcing rod with an aluminum cap inscribed WASHINGTON COUNTY PARK BOUNDARY and LS 44880, and said described line there terminating.

MEMORANDUM

TO: Becky Herman
Clerk/Treasurer

FROM: Sharon Price 
Property Acquisition Manager

DATE: March 6, 2020

RE: Rowe Trust Property Purchase for Inclusion into St. Croix Bluffs Regional Park
Administrative Lot Split

Attached please find the following:

1. Application for Administrative Lot Split
2. Legal Description and PID of Property
3. Map of Denmark depicting the location of the project
4. Certificate of Survey of the property
5. Fees (\$100) and Escrow (\$1,000) previously sent electronically from Washington County (3/3/20)

It is my understanding that this will be reviewed administratively prior to the April 6, 2010 Town Board Meeting.

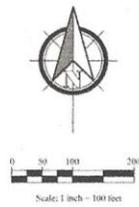
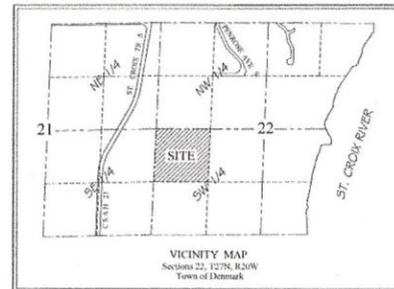
Thank you for your consideration.

/smp
Attachments

A great place to live, work and play...today and tomorrow

CERTIFICATE OF SURVEY

The Northwest Quarter of the the Southwest Quarter
of Section 22, Township 27 North, Range 20 West,
Washington County, Minnesota



EXISTING PROPERTY DESCRIPTION

The Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) in Section 22, Township 27, Range 20, in the County of Washington, State of Minnesota, containing 40 acres, more or less, together with and subject to all easements of record.

PROPOSED PROPERTY DESCRIPTION - PARCEL A

All that part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 27 North, Range 20 West, Washington County, Minnesota, which lies northerly of the following described line:

Commencing at the northwest corner of the Southwest Quarter of said Section 22; thence South 02 degrees 14 minutes 11 seconds West, bearings are based on the Washington County Coordinate System NAD 83/1986 Adjustment, along the west line of said Southwest Quarter, a distance of 660.00 feet to a 7.8 inch diameter iron reinforcing rod with an aluminum cap inscribed WASHINGTON COUNTY PARK BOUNDARY and LS 44880; and the point of beginning of the line to be described, thence South 89 degrees 55 minutes 23 seconds East a distance of 1323.54 feet to a point on the east line of said Northwest Quarter of the Southwest Quarter of Section 22, said point being marked by a 7.8 inch diameter iron reinforcing rod with an aluminum cap inscribed WASHINGTON COUNTY PARK BOUNDARY and LS 44880, and said described line there terminating.

PROPOSED PROPERTY DESCRIPTION - PARCEL B

All that part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 27 North, Range 20 West, Washington County, Minnesota, which lies southerly of the following described line:

Commencing at the northwest corner of the Southwest Quarter of said Section 22; thence South 02 degrees 14 minutes 11 seconds West, bearings are based on the Washington County Coordinate System NAD 83/1986 Adjustment, along the west line of said Southwest Quarter, a distance of 660.00 feet to a 7.8 inch diameter iron reinforcing rod with an aluminum cap inscribed WASHINGTON COUNTY PARK BOUNDARY and LS 44880, and the point of beginning of the line to be described, thence South 89 degrees 55 minutes 23 seconds East a distance of 1323.54 feet to a point on the east line of said Northwest Quarter of the Southwest Quarter of Section 22, said point being marked by a 7.8 inch diameter iron reinforcing rod with an aluminum cap inscribed WASHINGTON COUNTY PARK BOUNDARY and LS 44880, and said described line there terminating.

NOTES:

- Denotes set 7.8 inch diameter iron reinforcing rod with an aluminum cap inscribed WASHINGTON COUNTY PARK BOUNDARY and LS 44880
- Denotes found iron monument with aluminum cap inscribed WASHINGTON COUNTY PARK BOUNDARY
- ⊙ Denotes found Washington County cast iron monument
- ⊠ Denotes stone monument found. See Washington County Surveyor's quarter line report on the direction of the east-west quarter line of Section 22, T. 27 N., R. 20 W.

The southeast corner of the Northwest Quarter of the Southwest Quarter of Section 22, T. 27 N., R. 20 W. is fully within the boundary of the St. Croix Bluffs Regional Park Master Plan and was not monumented.

Bearings are based on the Washington County Coordinate System NAD83/1986.

SURVEYOR'S CERTIFICATE

I, Samuel D. Gibson do hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Samuel D. Gibson March 5th, 2020
Washington County Surveyor Date
Minnesota License Number 44180

Issued by
WASHINGTON COUNTY PUBLIC WORKS DEPARTMENT
SURVEY DIVISION
1300 W. 10TH ST. SUITE 200
ST. CROIX, MINNESOTA 55002
PHONE: (612) 435-4300



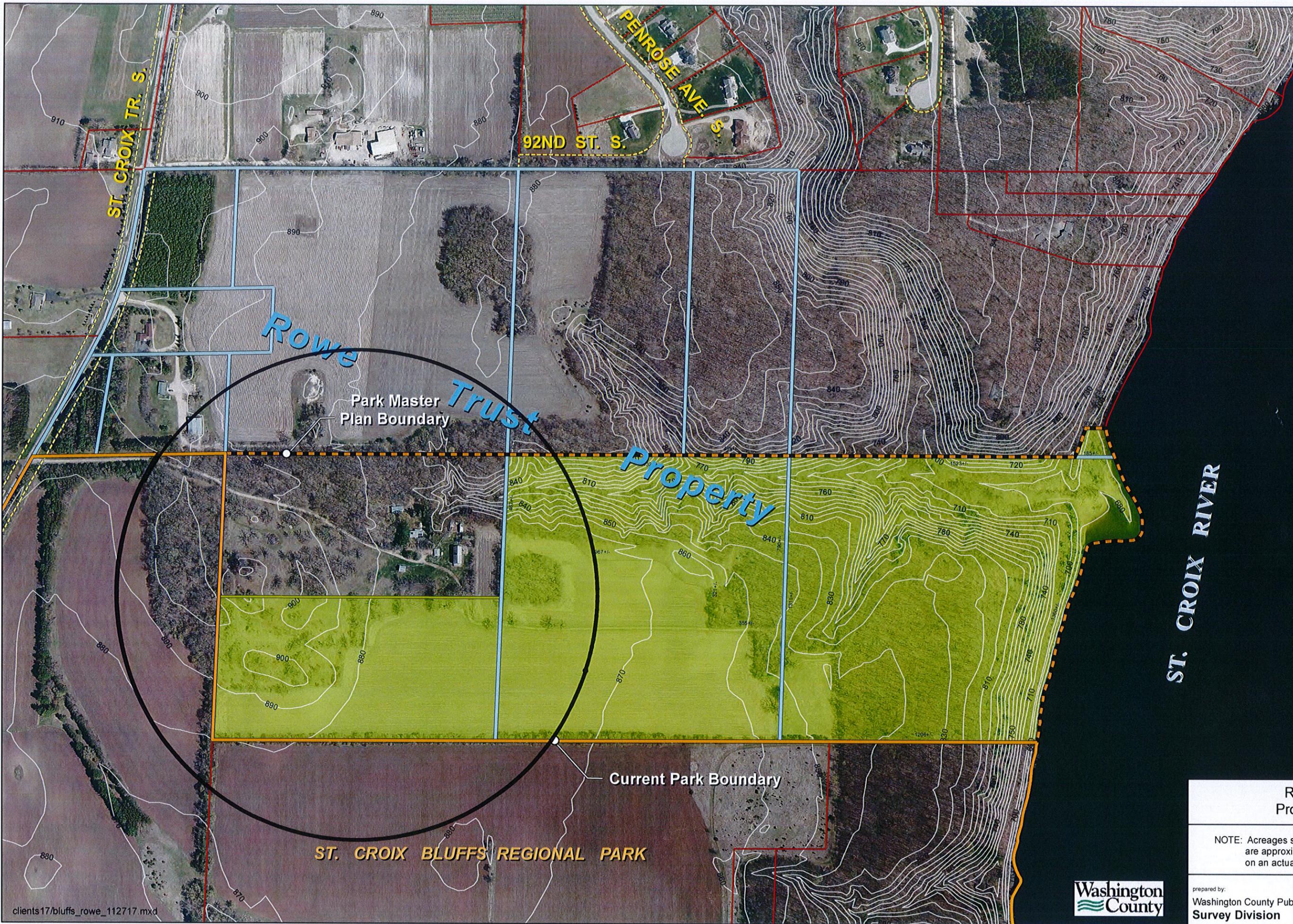


Scale: 1 inch = 400 feet

Date of Aerial Photography:
Spring, 2013

Date of Contour Data:
April, 2000

Contour Interval = 10 Feet:



Rowe
Property

NOTE: Acreages shown on this graphic
are approximate and are not based
on an actual property survey.



prepared by:
Washington County Public Works Department
Survey Division