

Bridgewater Township
Town Hall Meeting #1
Comprehensive Plan Review

March 30, 2019

Land Use & Economic Development

Purpose of P&Z Town Hall Meetings

- **Background** on why we have a comprehensive plan
- Organized Town Hall Meetings around **four topics**
 - **Today** **Overall Land Use & Economic Development**
 - **April 27** Agriculture, Housing, Commercial & Industrial
 Uses in More Detail
 - **May 25** Parks, Recreation & Environmental Resources
 - **June 29** Transportation Challenges & Opportunities

Goals for this Meeting

- Consider **existing uses**
- Reminder that **Agriculture** is the priority in current comprehensive plan
- Review our path for the **last 20 years**
- Review **Comprehensive Plan** handout
- Looking forward to the next **20 years** to what we want the township land use to look like – What are **preferred rural lifestyles?**
- Other **economic** and **demographic** factors
- Provide **input** to the Planning Commission & Town Board

Ground Rules

- **Residents** have precedence in discussions
- Let everyone **complete** their statement
- Be mindful of the **time** when you speak
- The moderator **may interrupt** long statements or if there is drifting off point
- Use the **parking lot** to discuss topics not on the agenda

The Process for this Meeting

- **Discussion** (minutes will be taken)
- **Sticky Notes** (issues, questions - attach to large sheet on the wall)
- Send **questions, comments** by email to the Clerk
- **Talk** with Supervisors and Planning Commissioners

Bridgewater Information

- Organized as a Township in **1858**
- Land Area: Originally 42 square miles.
Currently **36.4 square miles**.
Northfield & Dundas have annexed 5.6 square miles.
- 2017 Population: **1,819** with 689 households
- Our **Roads**: 32.1 miles of gravel and 5.4 miles of asphalt
- Our **Planning & Zoning** are done internally
- Our **road maintenance** is done internally

Bridgewater Area Plan

Settled: 1853

Organized as a Township (Town): 1856

- Corresponded with grant of Minnesota Statehood.
- Bridgewater and Northfield Townships are the largest in Rice County.

Population:

- State of MN Demographer's 2017 Estimate 1819.
- Reflects a trend from 2005 census of 1956 Residents or 8% Reduction.

Land mass:

- Originally: 6 miles W x 7 miles D or 42 Square Miles.
- Today: 36.4 Square Miles and 24,575 Acres.
- Northfield / Dundas acquired 5.6 square miles.

Roads:

- Improved – Cluster Developments: 5.36 miles
- General Rock / Gravel road system: 32.08 miles
- * Total 37.76 miles

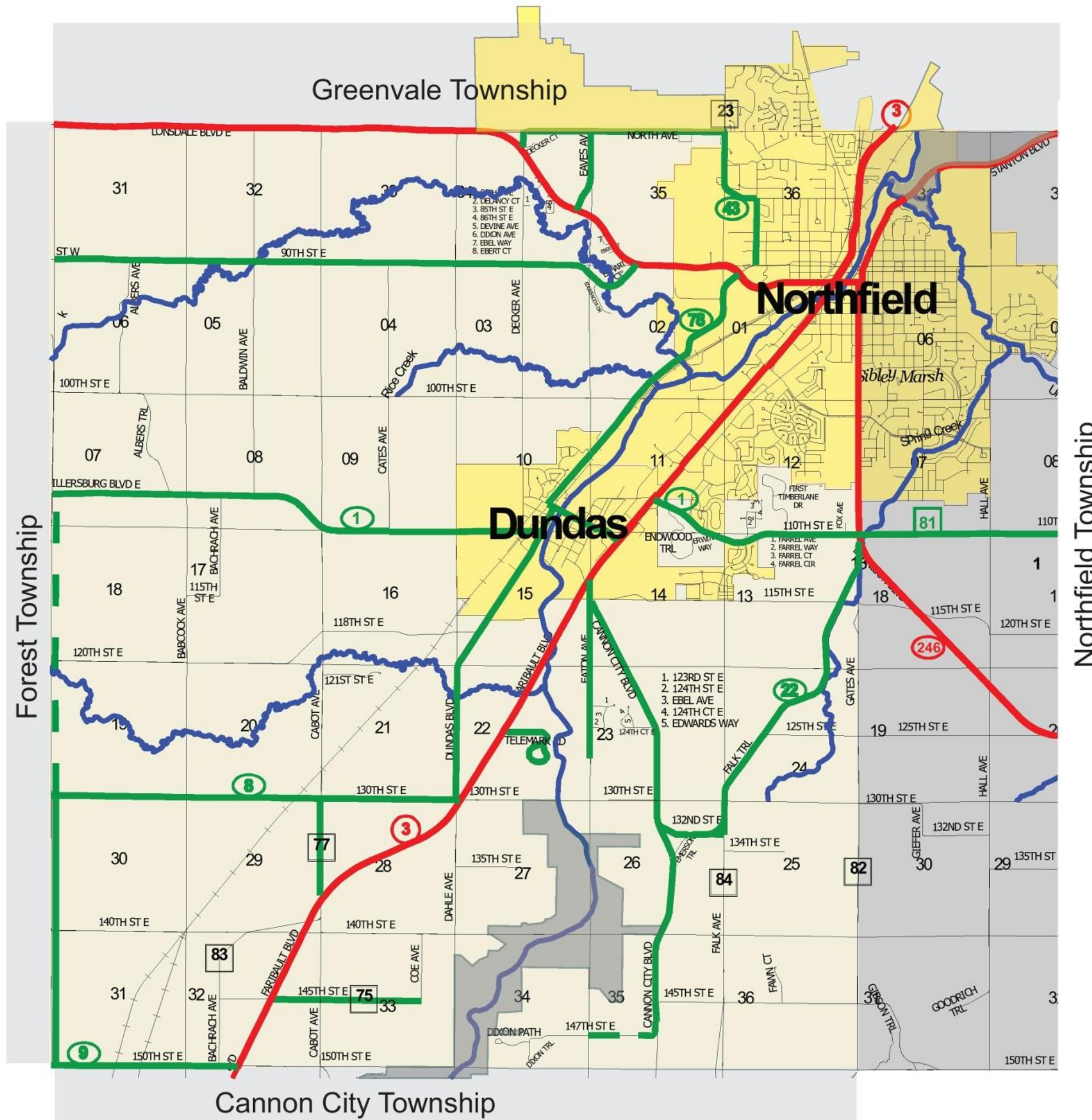
* Includes 3 miles of Co. contract and 1 mile shared w/ Forest TWP.

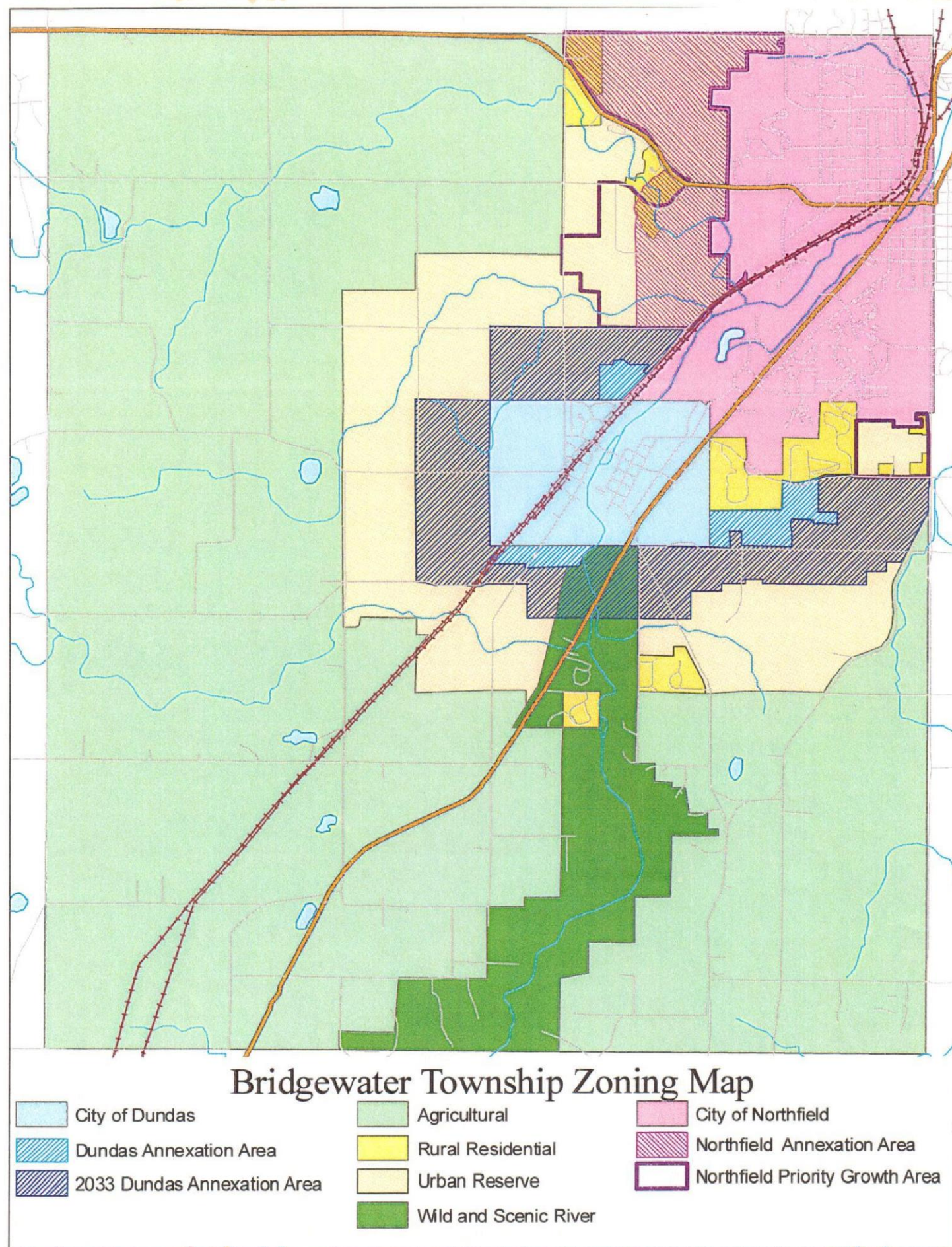
Organization:

- Organized as an urban Town, 3-member Board.
- Planning and Zoning at the Town level.
- Internal Planner, Building official and Inspectors.
- Watershed Management and mitigation.
- Annexation agreements w/ bordering communities.
- Internalized Road Maintenance.

Key

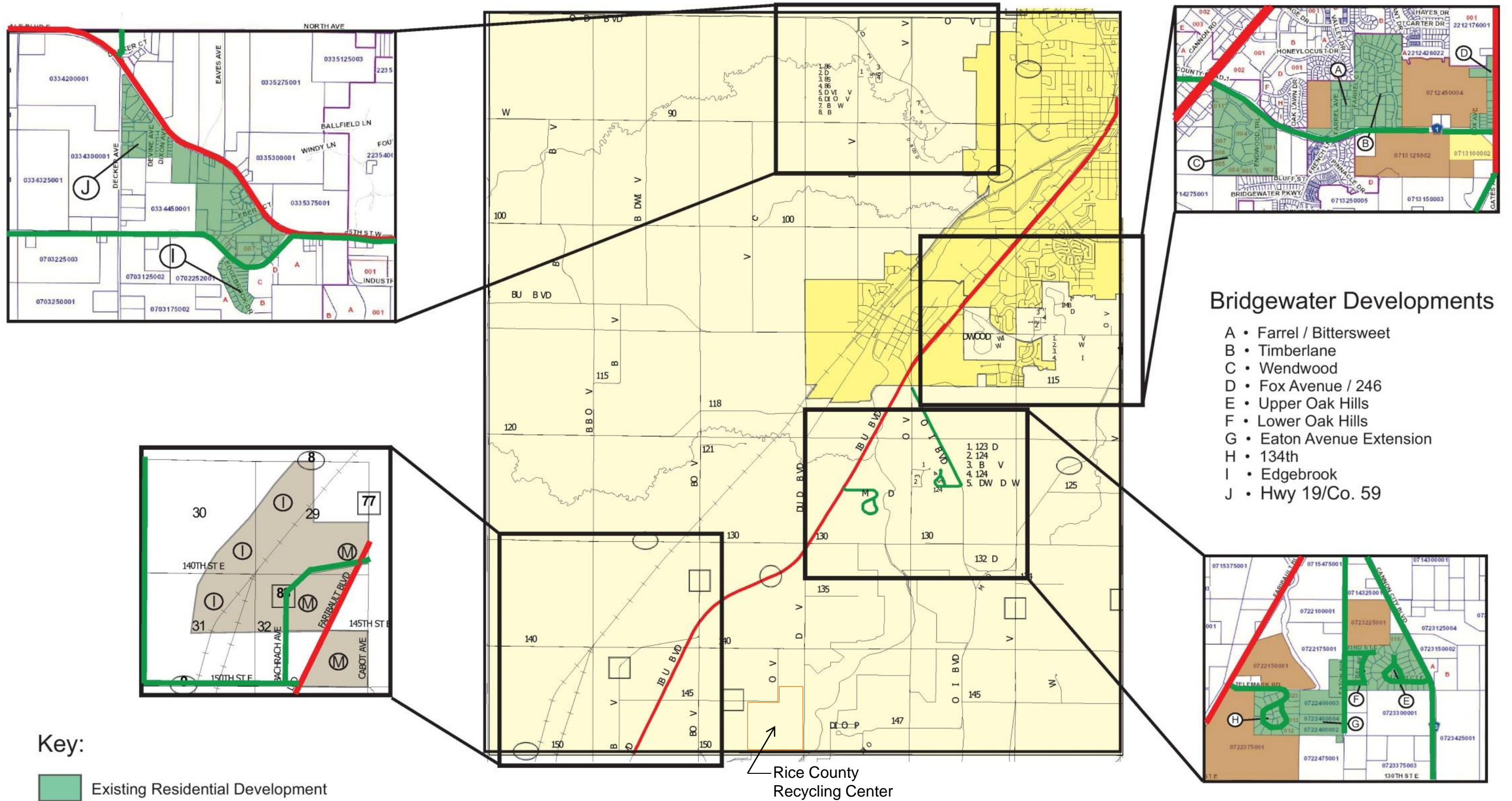
	Wetland		Roads
	Incorporated RGU		Rivers & Creeks
	Bridgewater		





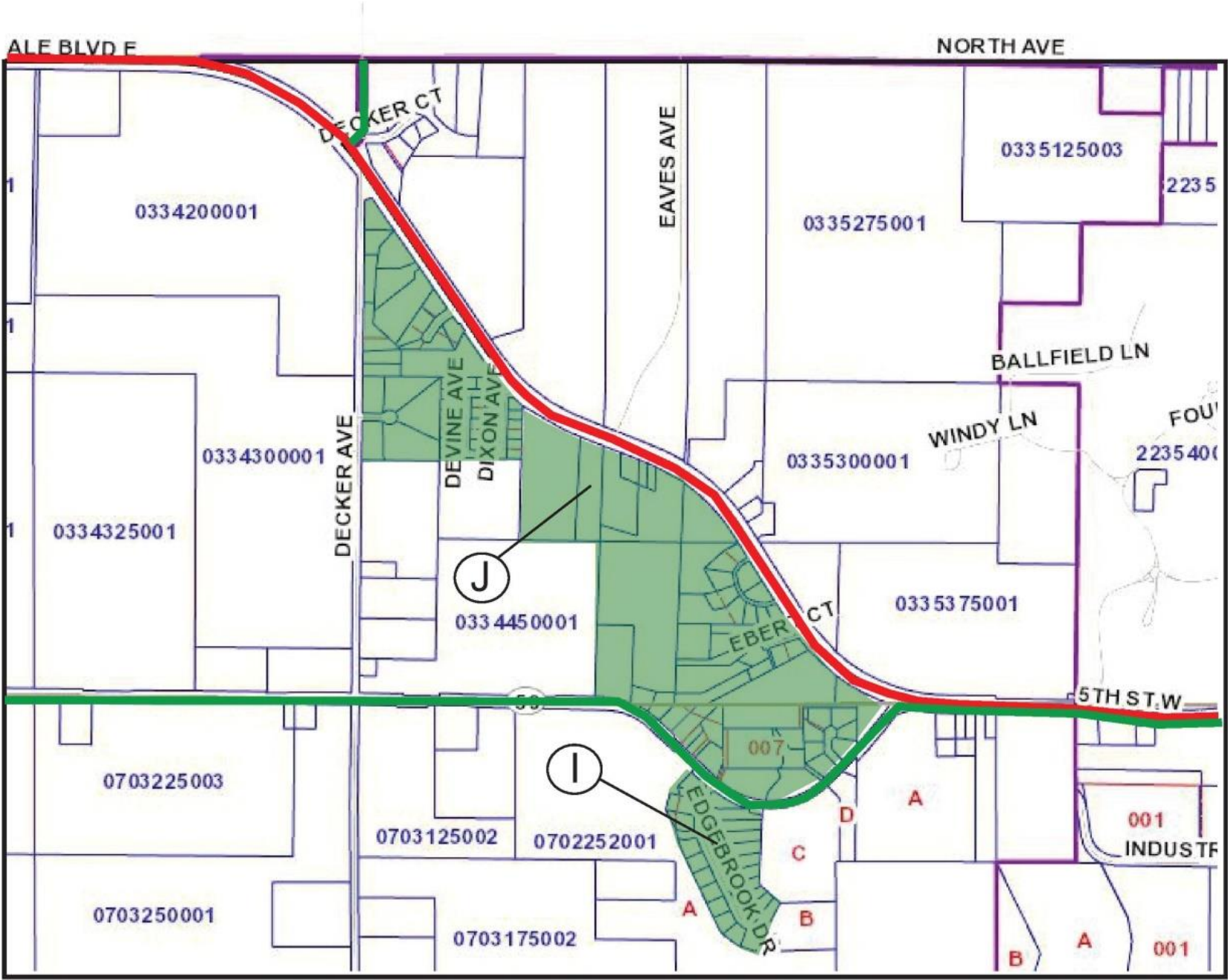
Existing Uses:

- What is **currently allowed** by our Zoning Code?
- Currently **Agriculture** is our main emphasis
- Right now **No Commercial or Industrial Uses are allowed** other than Owner-Occupied Businesses
- Is **Rural Residential** currently allowed? No, except for **single family houses** at 1 per 40 acres*
- Currently **No Multi-Family Housing** is permitted (including duplexes)



Bridgewater

Potential Receiving Area's
For Future Urban Subdivision's



Existing Urbanization/Cluster Housing

- ① Edgebrook
- ② Hwy 19/Co. 59 Neighborhood's

* Potential Receiving Areas

Key:

- Existing Residential Development
- Future Residential Development
- Future Commercial Development
- Future Industrial/Mining Development

Potential Receiving Area's
For Future Urban Subdivision's



Existing Urbanization/Cluster Housing

- Ⓐ Bittersweet/Farrel
- Ⓑ Timberlane
- Ⓒ Wendwood
- Ⓓ Fox Ave./246 Neighborhood

* Potential Receiving Areas

Key:

- Existing Residential Development
- Future Residential Development
- Future Commercial Development
- Future Industrial/Mining Development

Potential Receiving Area's
For Future Urban Subdivision's

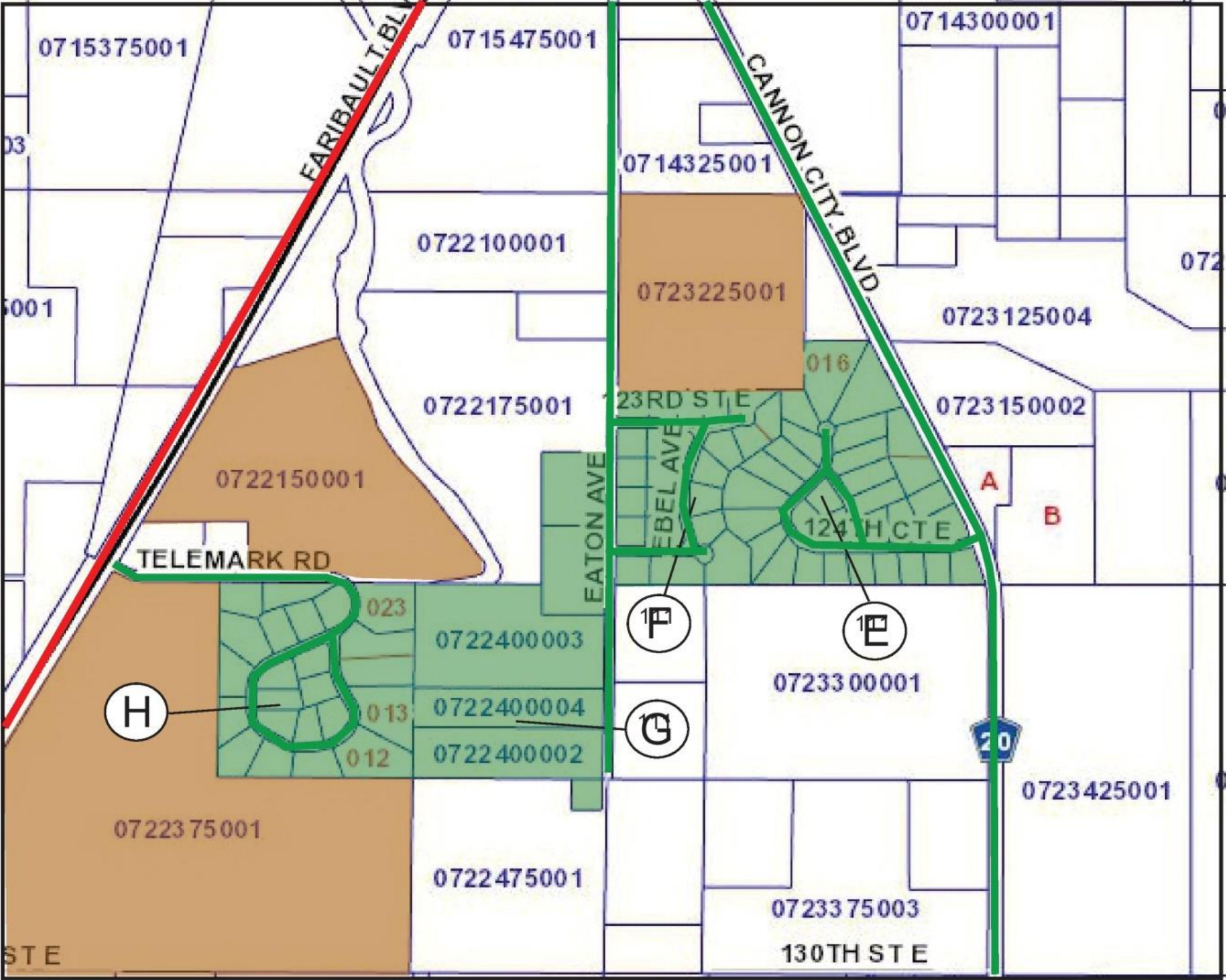
Existing Urbanization/Cluster Housing

- Ⓔ Upper Oak Hill
- Ⓕ Lower Oak Hill
- Ⓖ Eaton Ave. Extension
- Ⓗ Telemark

* Potential Receiving Areas

Key:

- Existing Residential Development
- Future Residential Development
- Future Commercial Development
- Future Industrial/Mining Development



Potential Receiving Area's For Future Urban Subdivision's

Potential Industrial / Mining

- Wooded / Semi Wooded / River
- Bare Production Farmland of Low to Varied CER

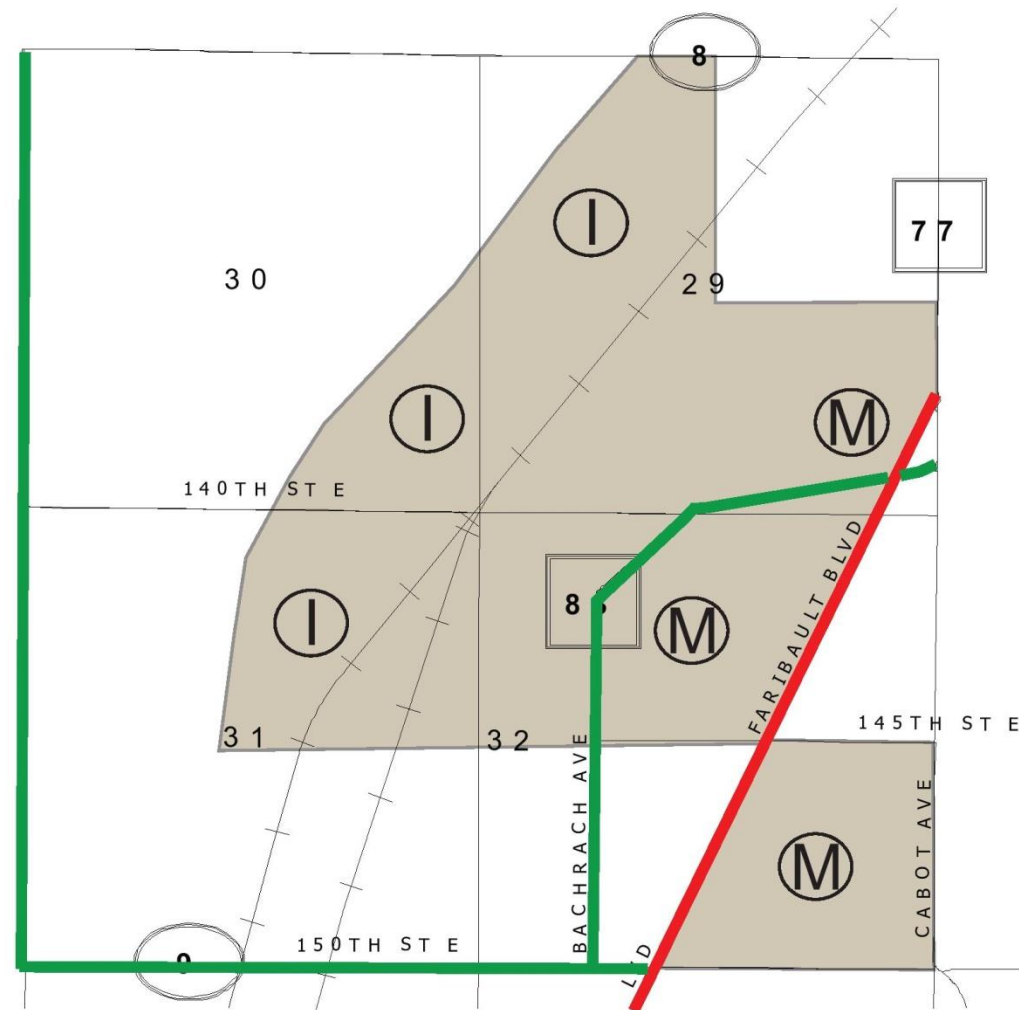
ⓘ Industrial

Ⓜ Mining

* Potential Receiving Areas

Key:

	Existing Residential Development
	Future Residential Development
	Future Commercial Development
	Future Industrial/Mining Development



Existing Tax Snapshot

	Estimated Market Value	Total Taxes Collected	Bridgewater Taxes Collected		Land Use (acres)	
Residential	\$186,240,700	\$2,305,857	\$197,937	62%	2,816	11%
Agricultural	\$121,765,400	\$657,513	\$84,415	26%	18,564	76%
Commercial	\$1,506,000	\$26,722	\$2,627	1%	172	1%
Other*	\$16,423,200	\$466,550	\$35,755	11%	not reported	
Total	\$325,935,300	\$3,456,642	\$320,734	100%	21,552	
* The "Other" category is utilities and state assessed personal property						
Figures are 2018 assessment payable in 2019						
Source: Rice County Assessor						
Total acres in Township is 24,575						

What is SWOT Analysis?

Internal

- Strengths
- Weaknesses

SWOT Analysis is a way of looking at something with a detached and analytical point of view (35,000 FT)

External

- Opportunities
- Threats

A **SWOT Analysis** is a study undertaken by an organization to identify its **internal** strengths and weaknesses, as well as its **external** opportunities and threats.

SWOT Analysis of Existing Uses:

- **Agriculture** (is the main emphasis)
 - Internal **Strengths**
(Example: Good quality crop land)
 - Internal **Weaknesses**
(Example: Limited crop diversity depletes soil nutrients)
 - External **Opportunities**
(Example: Soil could support other crops, other markets)
 - External **Threats**
(Example: Higher expenses, including taxes, threaten livelihood)

SWOT Analysis of Existing Uses:

– **Residential** (Existing Cluster Developments)

- Internal **Strengths**
(Example: Living in the country; peace and quiet)
- Internal **Weaknesses**
(Example: Limited access to services)
- External **Opportunities**
(Example: Available lots (1 per 40) still exist)
- External **Threats**
(Example: Agriculture prefers larger land tracts for large equip.)

SWOT Analysis of Existing Uses:

– **Commercial** (Owner-Occupied Businesses Only)

- Internal **Strengths**
(Example: Close proximity to your workplace)
- Internal **Weaknesses**
(Example: Access for customers is more challenging)
- External **Opportunities**
(Example: Maker movement promotes highly-crafted products)
- External **Threats**
(Example: Access to affordable materials can be a challenge)

SWOT Analysis of Existing Uses:

– **Industrial** (Landfill/Recycling, Mining, Railroad)

- Internal **Strengths**
(Example: Raw materials, including sand, are available)
- Internal **Weaknesses**
(Example: Mining can cause environmental issues)
- External **Opportunities**
(Example: Railroad in close proximity)
- External **Threats**
(Example: Relies on transportation modes to access material)

Looking forward 20 years:

What do we **want** the township's land use to look like?

- **Agriculture** as a **compatible use** to other uses?
- **Residential** as a **compatible use** to other uses?
- **Industrial** as a **compatible use** to other uses?
- **Commercial** as a **compatible use** to other uses?
- **Highway Commercial** as a **compatible use** to other uses?
- **Recreational, Parklands, Trails** as **compatible uses**?

Looking forward 20 years:

What are “preferred” rural lifestyles?

- What will living in the country look like in 20 years?
- Will each dwelling be more energy independent?
- How will residences and farming co-exist productively?
- Will we all be producing our own food or ordering everything online?
- Do these lifestyles offer something to entice younger generations to stay?

We'll get into more detail on this during later meetings

Looking forward 20 years:

Other economic and demographic factors:

- Expanded **employment** opportunities – to keep people
- Retention of **young families** – current population erosion
- Highway Commercial Opportunities?
- Tax burdens that become **obstacles** to successful agribusiness – other obstacles
- What does **prosperity** look like in the region bordered by Northfield/Dundas and Faribault project out 20 years and beyond

Possible Land Use Changes

Housing Clusters

- Similar to Upper Oak Hills
- 30 to 40 residences
- On land not suitable for farming

Commercial / Highway Commercial or Industrial Areas

- Highway 3 gravel pit area
- Comus Junction area
- Hoover Dump Site

QUESTIONS?

Next Town Hall Comp. Plan Meetings

- **April 27**

Housing / Industrial / Commercial / Agriculture

- **May 25**

Parks & Recreation / Environmental Resources
(including gravel pits, landfill, weather events, and
flooding)

- **June 29**

Transportation