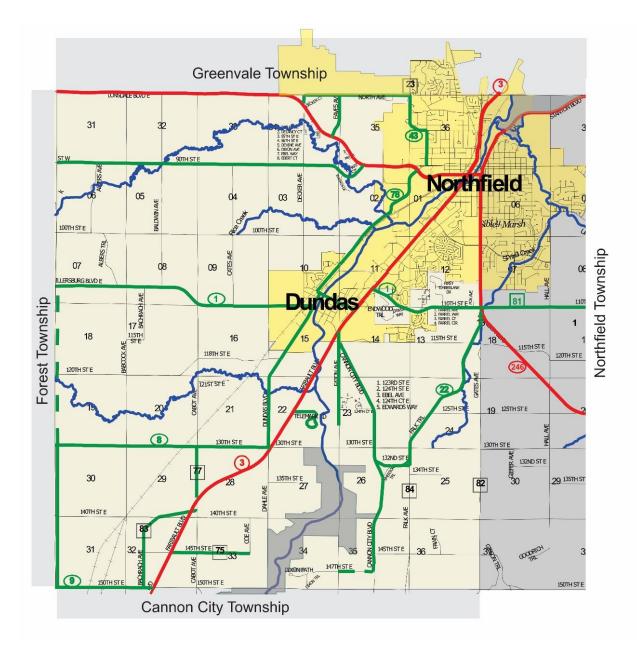
Bridgewater Controlling Our Destiny

1858 to 2019



Bridgewater Area Plan

Settled: 1853

Organized as a Township (Town): 1858

- · 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
 Tatal 27.70 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.





Bridgewater Township

Ranking in Population

1783

Total of Minnesota Township Government Units.

1819_{People} 81st Rank 96% In Size

Source State Demographer's office. 2017 data (most current)

Population

755 As measured in Minnesota

Unit of Government	Rank as a (C	ity) Population	% to Total of MN Cities
Northfield	54 th	20,297	98%
Bridgewater	267 th	1, 817	65%
Dundas	290 th	1,586	62%

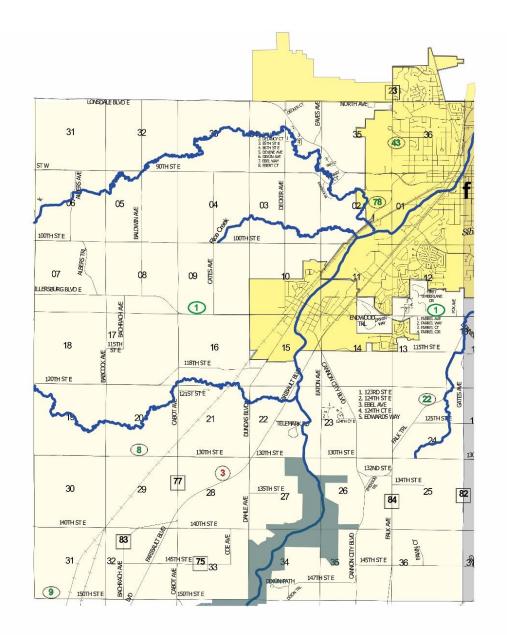
Note: Bridgewater population in 2005 was 1954 or 255th in the State of 755 measured Source: MN. State Demographer's office

Current Makeup Residential Parcels

Population / % to total

Total Residential Parcels	684	1,819
Neighborhoods & Subdivisions	269	710 / 39%
Rural Farm / Non-Farm	415	1,109 / 61%

Note: Open Agricultural Parcel are not included in this analysis.



97% Open 3 % Residential

Impact to the Town or City's Character

Density: Bridgewater

- 36.4 Square Miles
- 24,575 Acres
- 1,817 People
- 684 Parcels @2.6 PH
- @ 1.0 Acre per parcel

Covers: (land mass)

• 1.07 Sections or .3% Of the land mass.

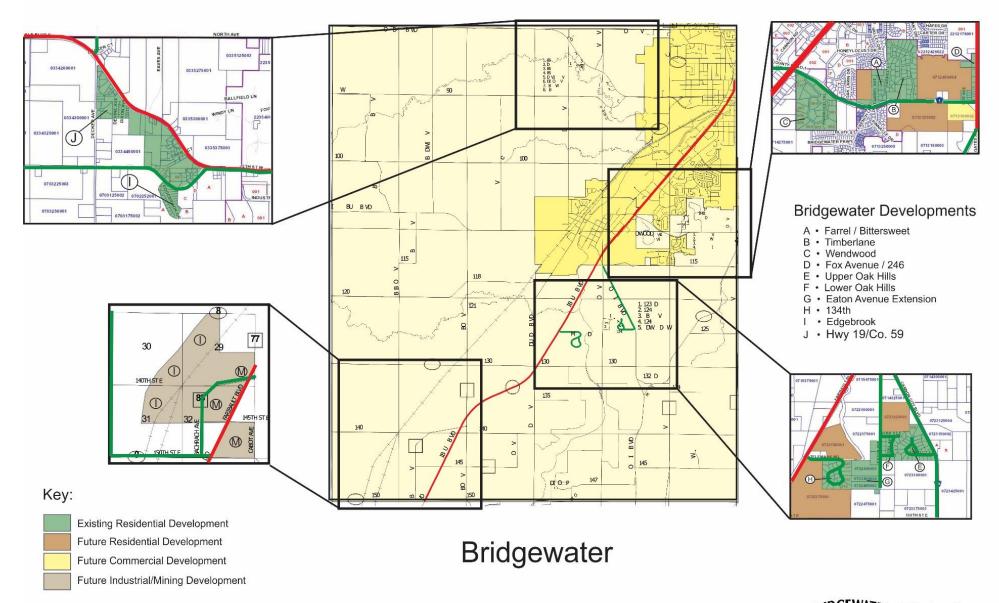
Northfield / Dundas

- 5.6 Square Miles
- 3,584 Acres
- 21,880
- 8,750 Parcels @ 2.5
- 5.6 Sections or 14%



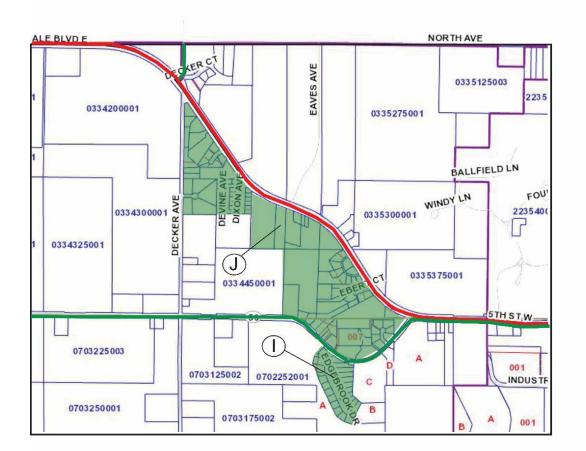
Land Mass Comparison

Rank / Size	e City	Sq. Mi.	Population	% to Total all cities	
14 th	Lakeville	36.5	57,715	98 th %	
15 th	Bridgewater	36.4	1,819	98 th %	
83 rd	Faribault	15.3	23,450	91 st %	
123 rd	Northfield	8.5	20,303	86 th %	
357 th	Dundas	1.9	1,585	61 st %	
Former Townships now City's					
18 th	Scandia (07)	34.8	3,976	98 th %	
55 th	Grant (98)	25.0	4,122	94 th %	
Source: USA. Com data / RDS-mn 2019					



BRIDGEWATER 500 Railway Street TOWNSHIP Dundas, MN 55057

Potential Receiving Area's For Future Urban Subdivision's



Existing Urbanization/Cluster Housing

- (I) Edgebrook
- J Hwy 19/Co. 59 Neighborhood's
- * Potential Receiving Areas

Key:





Potential Receiving Area's For Future Urban Subdivision's

Existing Urbanization/Cluster Housing



(A) Bittersweet/Farrel

(B) Timberlane

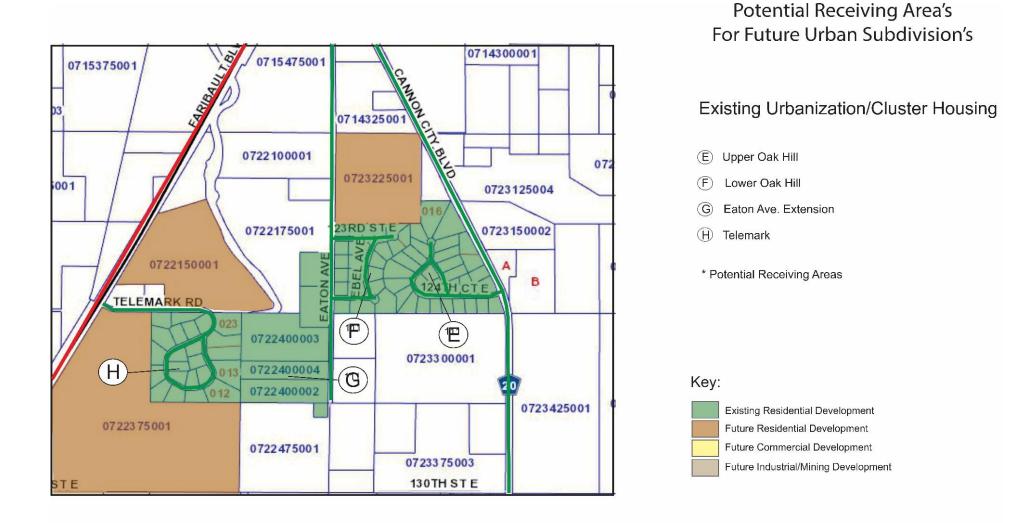
© Wendwood

D Fox Ave./246 Neighborhood

* Potential Receiving Areas

Key:





Rail Line: **Canadian Pacific Union Pacific Baseline Road** (Γ) 77 30 29 To: Northfield Dundas (\mathbf{I}) (\mathbf{M}) 140TH ST E RIBAULT (\mathbf{M}) Rice County No 83 145TH ST E 3 32 E INH UN \mathbf{M} 150TH ST E Rice County No 9 To: Faribault

Potential Receiving Area's For Future Urban Subdivision's

Potential Industrial / Mining

- Wooded / Semi Wooded / River
- Bare Production Farmland of Low to Varied CER
- 1 Industrial
- M Mining
- * Potential Receiving Areas

Key:



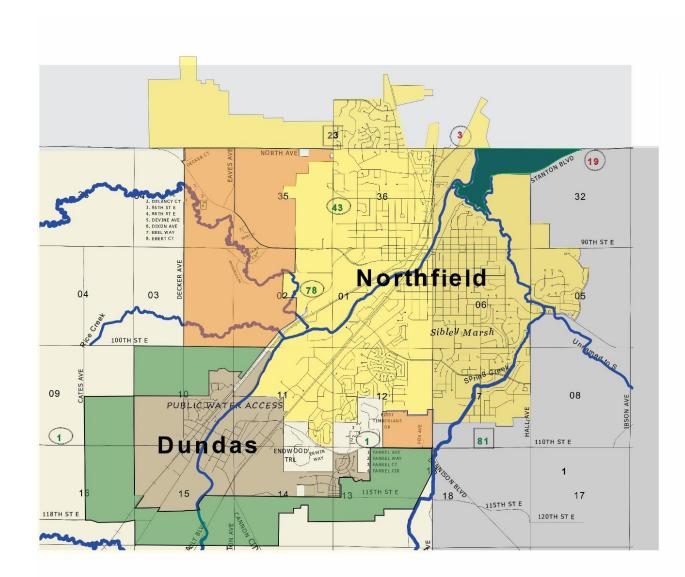
Active Farm Operations

Conventional Rotational Cash Crops Including Organic Dairy, Swine, Beef Cattle, Poultry Farm to Table Organic Vegetables CSA, Wholesale and Retail. What are signs a Township may consider becoming a City

Have land that is about to become Urban or Suburban

Development interests are looking at the area

If You are largely acting as a City



Bridgewater/Northfield/Dundas 2019 Annexation Current Reserve Area Map

2019 Annexation Reserve Areas

Northfield Current 1998-2019 Proposed Annexation Reserve Area 1455 +/- Acres. Dundas Current 2004-2034

Proposed Annexation Reserve Area 989 +/- Acres.

Note:

Total Annexation Reserve Area 2019 Covering Bridgewater Township & Two Cities, Northfield & Dundas via Annexation Agreements.



Why Change

- Township Government has been weakened.
- State statute favors City Government. Bigger lobby... laws to benefit Cities.
- Townships are the weakest form of MN. Government.
- Lower tax rates and income. (Broaden Tax Base)
- Lack the ability to provide housing or Industrial alternatives.
- Eventual loss of Landfill Host Fee. (replace income)
- Loss of Tax Base due to Annexation. (Northeast / Southwest)

Tax detail for a \$ 300,000 home

Entity	Northfield	Dundas	Bridgewater
Rice Co. Rice Co. HRA	39.3% / 1,141.00 6.00	41.8% / 1,212.00 4.00	40.8% / 1,183.00 6.00
<mark>City or Twp.</mark> Nfld EDA Nfld HRA	57.2% / 1,659.00 46.00 47.00	53.4% / 1,549.00	10.8% / 314.00
SD 659 NTC SD 659 RMV	30.2% / 874.00 <u>1,324.00</u> 2,198.00 \$ 5,098.00	33.4% / 961.00 <u>1,325.00</u> 2,286.00 <u>5,050.00</u>	30.2% / 877.00 <u>1,324.00</u> 2,201.00 3,705.00

Source: Rice County Assessor

Tax Comparison for a \$13,300,000.00 Industrial Parcel

Entity	Northfield	Dundas	Bridgewater
Rice Co.	41.8% / 110,937.00	110,937.00	110,937.00
Rice Co. HRA	329.00	329.00	329.00
<mark>City or Twp.</mark> Nfld EDA Nfld HRA	57.2% / 157,677.00 46.00 47.00	53.4% / 141.851.00	11.5% / 30,474.00
SD 659 NTC	33.0% / 87,622.00	33.1% / 87,959.00	15.8% / 41,955.00
SD 659 RMV	58,769.00	58,769.00	22,567.00_
	146,391.00	146,381.00	64,552.00
State of MN.	42.8 /115,732.00	115,732.00	115,732.00
Total	\$529,664.00	\$515,577.00	\$321,993.00

Tax Savings (Over 40-year Lifecycle)

	Residential	Industrial
Twp. Tax Rate (-)	(80%)	(40%)
Real Estate Value	\$ 300,000.00	\$13,300,000
Annual Savings (-)	\$ 1,290.00	\$120.000.00
40-year lifecycle (-)	\$ 51,600.00 (17%)	\$ 4,800,000.00 (36%)

Tax Repayment for the current Northfield and Dundas agreements

Northfield (6)

- Assumes a \$ 300,000.00 Value
- @ 10.8 Tax Rate
- MN Statute 6 years declining:
- 1 @ 85% of \$314.00 \$ 266.90

-	2 @ 70%	220.00
-	3 @ 55%	172.50
-	4 @ 40%	125,60
-	5 @ 25%	75.50
-	6 @ 15%	45.00

Dundas (10)

- Assumes a \$ 300,000.00 value
- @ 10.8 Tax Rate
- Our rate on the improved value of the parcel.
- \$ 314.00 for 10 years beginning at occupancy.

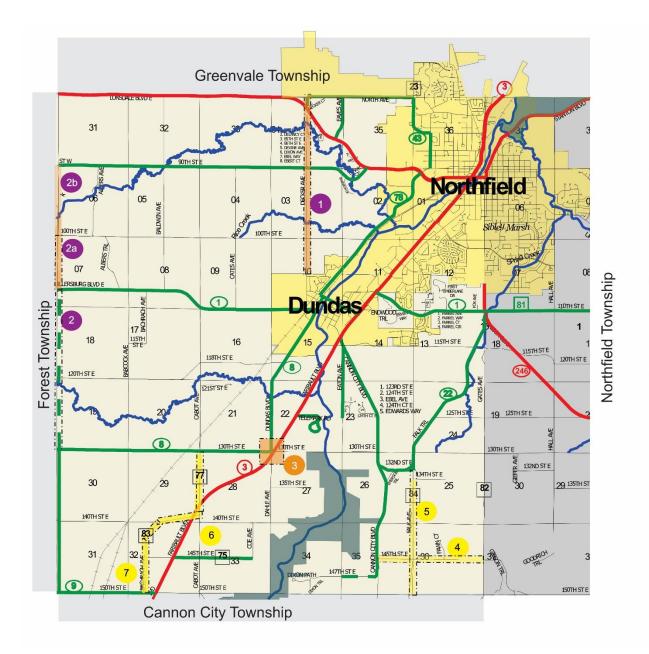
Total Repayment \$ 888.25 / 35%

\$ 3,140.00

A 25-ton load of class 5 - 1' crushed lime costs \$ 10.05 a ton and covers 100' 2 inches deep. Total cost is \$251.25.

Services: Areas of Focus

Roads Planning and Zoning Watershed planning and mitigation Noxious Weed Control Emergency Assistance (Storms) Administration



Transportation Plan Bridgewater improvements prioritized

This plan characterizes current thoughts and direction to road system improvements regarding Rice County and Bridgewater.

Potential conversion to county system

Potential improvements within Bridgewater

Potential county turnbacks to Bridgewater

Improvement Priority

2

2a

2b

Decker Ave. conversion to Rice County System Improvement to asphalt surface/creates western ring road section/Bypass Northfield and Dundas. 2.47 miles. Existing crushed rock.

Baseline converts from Rice County No. 8 to No. 1. Scheduled improvement 2020. 2.25 miles. Existing crushed rock.

Baseline converts from Rice County No. 1 to TWP 100th St. .75 miles. Existing crushed rock.

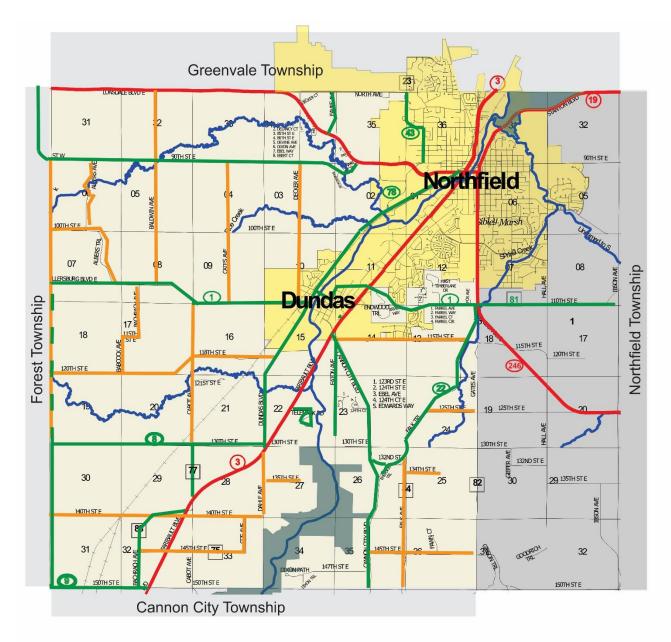
Request County Conversion. 1.06 miles. Existing gravel.

Improvement of alignment at Rice County No. 8, TWP Dahle, TWE 130th Street & State highway 3. See Map.

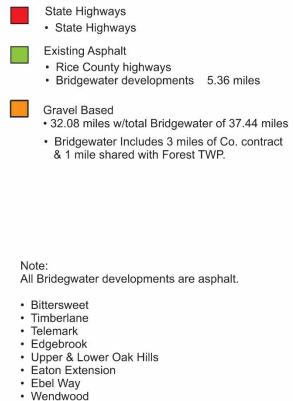
Potential County turnback roads to be Discussed

4	Rice County 82	145th Street	1.5 miles, Gravel
5	Rice County 84	Falk Avenue	1.33 miles, Gravel
6	Rice County 77	Cabot Avenue	.75 miles, Asphalt
7	Rice County 83	Backrach Avenue	1.53 miles, Asphalt

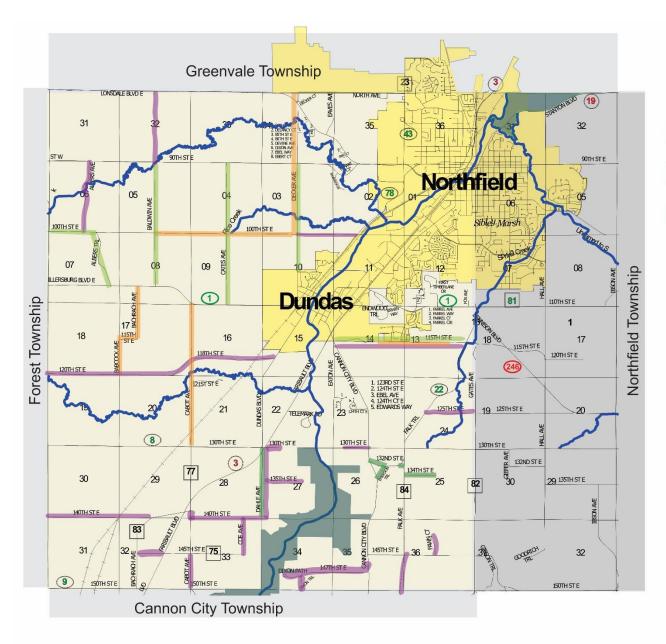




Bridgewater Road system surface type







Bridgewater Township Annual Gravel/Rock Plans



Notes:

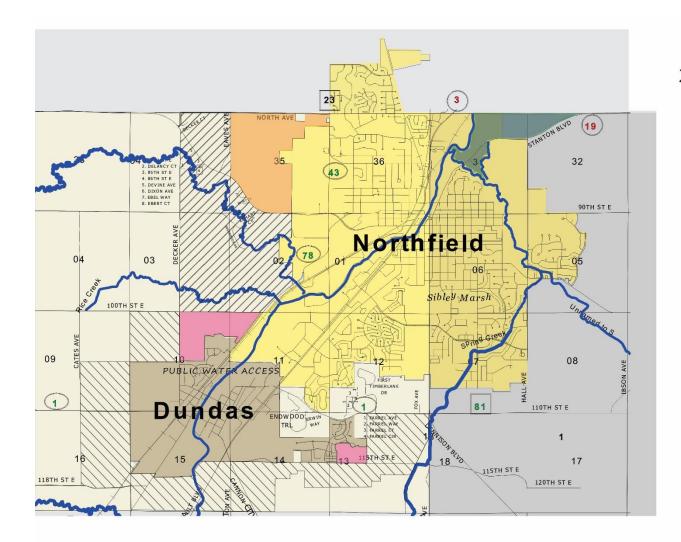
- All township gravel or rock system roads will receive gravel or rock in a three year period.
- 3 Year rotation
- Covers roads @ a rate of 1/3 of the miles per year.
- Combination of crushed limestone & Class 5 gravel
- · Decker Ave. get additional materials as needed.



What Will be Different Under a City Structure

- Annexation agreements cease to exist as a City to City
 Annexation contracts are not "permitted by operation of law".
- Areas now in reserve for the Cities returns to Bridgewater Control. Includes Zoning Administration.

Bridgewater is to open discussion(s) with each City and Rice County to review areas of concern and discuss what, if anything, Could be done to mitigate.



City of Bridgewater 2019 Possible Transfer Reserve Map





Strategy

- Preserve agriculture and rural environment that makes the area attractive to all who reside here.

While

- Creating suburban rural residential like in subdivision Neighborhoods.
- Eg: Space, Peace, Neighborly, friendly to independent Business people and home occupations. Affordable.
- Creation of a Rail and Aggregate based Industrial Zone for Business growth / vitality, Jobs and Tax base.

Infrastructure Different Design Model

No Main Street, No Water Tower, No Open Discharge Sewer Processing Plant

- Sewage: Decentralized systems; Processing with no Open discharge. City maintained.
- Features long life multiple, turn-a -round updates without new Soils infrastructure.
- Safe, Clean, Friendlier to the Environment.
- Common Wells Constant pressure.
- All Sub Divisions are located on access to an Improved road (County or State). Inside development roads will be paved.

Zoning Changes

Housing

As a City, create opportunity for development of the following:

- Cluster Home Development (larger 30 to 60 home developments)
- Senior Housing
- Assisted Living housing
- Single family, twin or multiple type homes.
- All with municipal services, e.g.: Common wells and sewer services.
- Promote design and construction of affordable homes.

Zoning Changes Goals

Housing

- Add modest growth.
- Reverse the decline in population.
- Offer Choice: Rural residential Neighborhoods.
- Choice for aging or retired people.
- Add solutions for younger / first time home buyers to have a home. Affordable, Smaller / Expandable
- Increase our Tax capacity and base.

Industrial Development

Goals:

- As a City, develop Zoning and EDA component to create an area for Industrial Development.
- Focus in Sections 29-32, close to Comus Junction.
- Facilitate potential industries that may require rail or aggregate material for manufacturing or other purposes.

Advantages:

- Most natural Industrial area close to Rail outside of existing City limits.
- Only industrial area with built in aggregate supply chain, in Rice County.
- Proximity to Roads State HWY 3 and I 35 via Co.1. or baseline and I 35.
- Proximity to potential Rice Co. 9 future interstate access.
- Adjacent to Natural Gas pipeline tap 1100' LF. From aggregate plant. Adjacent to Rail Authority.

Industrial

Southern Minnesota Construction Section 32, South MN. HWY 3

NP/CP Rail line @ Comus Junction Sections: 29,30 and 31 Bridgewater 140th Street and Co. 83

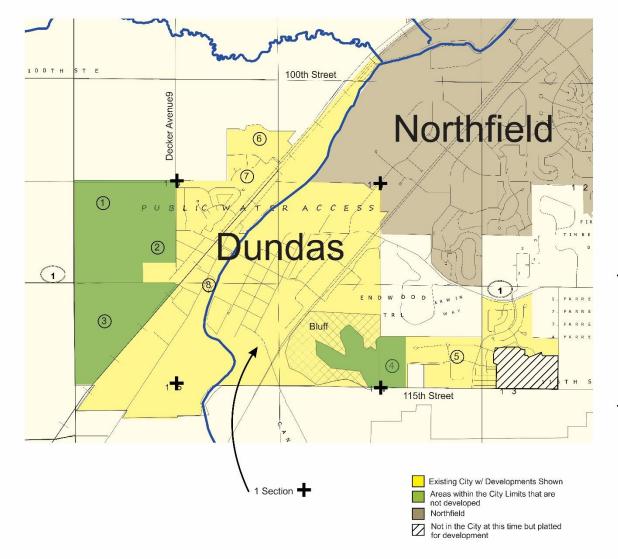
Dundas Growth Reserves

If Bridgewater Township were to become a City it would pose no direct hardship on the City of Dundas' ability to continue to grow.

45 vears

- Dundas has a reserve area equal to 20% +/- of the suitable (land) mass that could be used for expansion open and undeveloped at this time. .4 Square Miles.
- The present 15-year growth history of the City, reflects an average of 22 new construction homes per year.
- At this rate having approximately 256 acres or 998 equivalent lots they have the ability to add approximately 2,634 to the population of the City. + 166%.
- Current Population is 1586 (2017 State of MN Demographer).

20%2569982,6344,220Reserve areaReserve acresReserve lotsAdd to populationTotal



City of Dundas 2019 Undeveloped Reserve Map Within the City Limits

Undeveloped (Open) Land:

Open Land	Acres		Lots
 Henry & Charles Alb Paul Tischleder Andrew Albers Gary Rock 	ers 123 20 79.: 33. 256. .40 of 1 Sq. 20 %	<u>8</u> 3 Mile %	430 70 278 <u>118</u> 896 <u>@2.64</u> 2365 pulation Add
Undeveloped Lots/Open	Lots Lots	3	
 (5) • Bridgewater Hts. (6) • Poplar Grove (7) • Deman River Valley 	82 3 17 102 <u>@2.6</u> 269	3 7 2 4	
Recap	Open Acres	Lots	Population @2.64
 Current Dundas Open Acres @3.5 Homes per Acre Undeveloped Lots 	256@3.5 	896 <u>102</u> 998	1586 2365 <u>269</u> 4220
BR	IDGEWAT	ER P.	00 Railway Street O. Box 246 undas, MN 55057

Northfield Growth Reserves 14 / 61_{vears}

- If Bridgewater Township becomes a City it poses no hardship on Northfield's ability to grow.
- Northfield's existing reserve of 157.6 acres+/- and potential annexable acres (East, Southeast) of approximately 710 acres equates to a total of 867.6 acres @3.5 ha or 3034 lots x 2.64 pph or 8016 people / +28%.
- The next phase annexation area is shown in the current Comp plan outline as future residential planned growth strategy.
- The present 15-year growth history of the City, reflects construction of an average of 39.8 new homes per year.
- Current Population is 20,297 (2017 State of MN Demographer).
- Northfield is now on 5,478 acres of former Bridgewater area / 8.56 sections

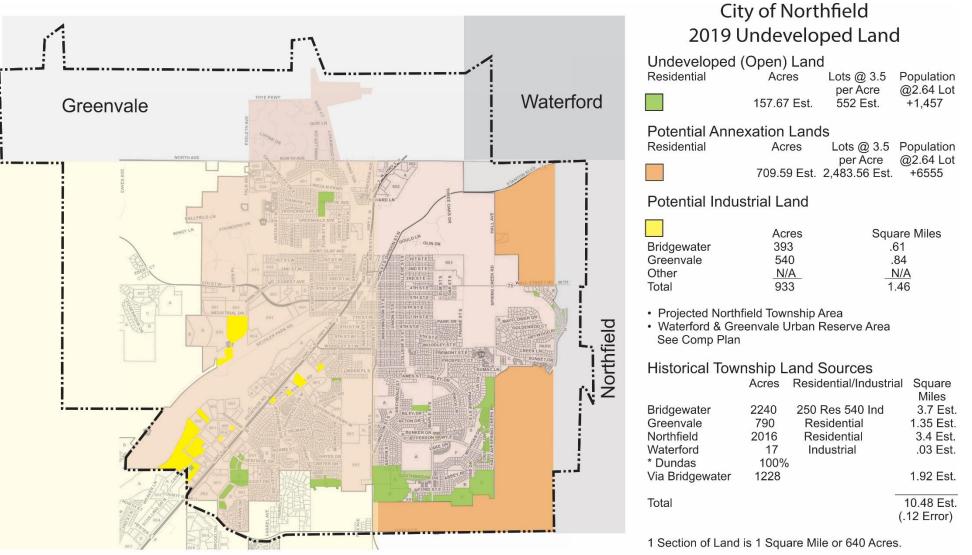
3-13% 867 3,034

8,016 28,313

Reserve area Reserve acres Reserve lots

Add to population

Total



Future Change

Facilitate development of agreements regarding joint policies for Working together as Cities and with Neighboring Townships.

Subjects:

- Development of a Policy for possible land transfer (City to City)
- Develop Policies for improving roads that are in the path of development.
- Develop Policies for agricultural Businesses to facilitate equipment Movement at reasonable intervals to move around and through the Cities and Townships.
- Create funding formulas for improvement costs for roads based on usage.