

Rural Industrial Zone

Bridgewater Township's recent work with Rice County has resulted in a portion of the Township being rezoned rural industrial. The purpose of the rural industrial zone is to create an area that is suitable for a long-term transition from existing agricultural uses into light industrial uses. The potential uses are suitable for rural areas and can serve multi-modal industrial needs given its proximity to both I-35 and the railroad. The properties included in the rural industrial area are contiguous to each other and are located in Bridgewater Township east of the railroad, west of County Road 83, and on either side of 140th Street East.

The Bridgewater Township Planning Commission has been working on a Rural Industrial Ordinance with the expectation of finishing it in July at which time it will be reviewed by the Board of Supervisors. The Township's ordinance will govern the types of businesses that can locate in the Rural Industrial Zone and the conditions they must satisfy.

Frequently Asked Questions:

1. Does this mean the rezoned land cannot be farmed?
 - a. The land can continue to be used for agricultural purposes until the land owner decides otherwise.
2. Will the rezoned land be taxed at a higher rate?
 - a. How the land is taxed depends on how it is used. For land that is used for agricultural purposes, the land will be taxed as ag. For land that has an industry, it will be taxed at an industrial rate.
3. Why did the Township take this land?
 - a. The Township does not own the land. The current landowners will continue to own the land they sell. No land will be taken from anyone, it is the owners' choice to sell or not.
4. Why were these properties chosen?
 - a. The Township has been approached by companies interested in land for businesses along the railroad. The east side of the railroad can be utilized for industrial purposes and there is access to I35. Some landowners decided to have their land rezoned. Others decided not to. It was their choice.
5. Will landowners be forced to sell?
 - a. No, the choice to sell the land is solely with the landowner.

