

Chapter 15: Implementation Summary

There are several ways to implement this comprehensive plan. The City can use orderly annexation, its subdivision regulations, the zoning code, capital improvements, maintenance, redevelopment, code enforcement, marketing, design guidelines and intergovernmental cooperation to implement the plan. The various directions for each of these implementation programs are stated below as a quick reference for plan implementation.

The City should annually review each of these implementation programs when developing its annual budget to make sure that the City is taking steps to implement the plan. In some cases, such as capital improvements, a five-year program should be updated each year so that projects that will take multiple years to be implemented can be staged in the City's budget.

Orderly Annexation

Dundas needs to work with Bridgewater to implement the orderly annexation agreement and mutual growth strategy that follows the maps and guidance in the plan.

Official Map

Dundas must adopt an Official Map that protects the rights of way of the realigned Decker Avenue and the proposed east-west arterial (truck bypass) along the southern edge of the expansion area. When annexations are approved by the City, amendments should be made to the Official Map that show the projected arterial and collector streets in the annexed areas.

Subdivision Regulations

Additions to the subdivision regulations will need to be made to include a reference to the "Integrated Transportation Network" plan so that new subdivisions allow for or include the collector streets proposed in the plan.

Dundas will need to revise its subdivision regulations to reflect the policies of the comprehensive plan. Among the policies that need to be expressed in the subdivision regulations are the requirements for a grid street pattern and when cul-de-sacs are allowed. The subdivision regulations also need to encourage a variety of housing types and linkage to future subdivisions. The adopted street framework must also be included in the subdivision regulations so that these street rights of way are preserved and improved when development occurs.

The subdivision regulations need to be amended to preclude premature subdivisions and leap-frog development.

Dundas needs to amend its subdivision regulations to require the inclusion of affordable housing, a variety of housing types, sidewalks, and links to other subdivisions.

New parks will need to be developed through the use of park dedication fees or by developers.

Zoning Code

The zoning code must be revised to assure adequate zoning provisions for the river, riverbanks, steep slopes, bluffs, wetlands, and floodplains. Also, building codes and zoning provisions need to be changed to upgrade building design standards, especially in commercial and industrial properties.

The zoning text also needs to be changed to control animal units in the City and within 2 miles of the City limits. This will require the cooperation of Bridgewater and Rice County. Downtown buildings should have no front yard setbacks so that they line up with the existing buildings. Parking requirements also need to keep parking behind or on the side of downtown buildings so that the traditional character of downtown is preserved.

Dundas will need to work with the DNR and amend its local zoning ordinances to control use of the river. The City will also have to enforce its flood plain zoning and shoreland provisions. The code will need wetlands protection provisions. A bluff protection ordinance and forest protection ordinance will need to be included in the zoning code revision. Finally, the City will need to adopt ordinances to prohibit phosphorous fertilizers and grass clippings from entering the storm drain system.

National Register historic properties are currently unprotected. There is no way for the City to stop demolitions or rehabilitation measures that destroy the historic character of the buildings. Therefore, the City must amend either the zoning code or other building codes to require that the City Council specifically approve demolition or building changes. The City may have to hire preservation specialists to review those rehabilitation measures so that they are done in a way that preserves the building's historic character.

The historic storefronts between Hester Street and Mill Street also need design review so that the commercial uses do not unknowingly destroy the facades by construction or insensitive signage. Zoning codes should be amended to protect these storefronts.

The City's zoning codes should allow clustering.

Dundas has to upgrade building design standards in its zoning code to improve the general industrial environment in order to attract quality businesses. The City will also have to amend its zoning code to require a buffer of some kind along Highway 8 so that industry can expand without discouraging single-family growth across the street.

A key part of the revitalization strategy in Dundas is the upgrading of building and zoning codes related to exterior building materials and overall appearance. Outside storage also needs to be more tightly controlled. The revisions to the codes that will follow the adoption of the plan should address these issues.

Intergovernmental Relations and Communication

There must be communication with Dundas' neighbors. The City needs to initiate regular, quarterly meetings with surrounding communities and the county to discuss issues of mutual concern. The City also needs to be especially proactive and cooperative with Bridgewater to achieve consensus on what is sensible development and adequate zoning controls.

The City will need to continue to work with Northfield on issues related to water supply and sewer discharge.

The City will need to continue sharing agreements with Northfield and the rural fire service district. The City will also need to explore sharing of police services with Bridgewater.

Dundas will need to communicate with other units of government to implement parts of this plan. They will need to work with the DNR and Mill Towns Trail Board to implement the regional trail system. Involvement with Bridgewater and Rice County is necessary to assure that premature development on lots of less than 40 acres and leap-frog development does not occur until properties are ready to be annexed by the City. The City will also want to inform Rice County that it supports efforts to halt septic tank effluent from reaching the Cannon River.

Capital Improvements

Water

The old water tower will have to undergo major repairs and stabilization and/or a new tower will have to be built.

A limited number of water and sewer main upgrades will be needed within the existing City limits. New lines will have to be extended to service new subdivisions that will be built in areas that will likely be annexed by the City.

City Hall and City Garage

The City will need to build a new City hall in the downtown area or lease space from Bridgewater. A library room at the new City hall that includes computers for Internet access should be considered in the new City hall plans. The City also needs to find a location for equipment storage and develop a purchase plan for the land.

Traffic and Transportation

Dundas will have to work with MnDOT on several key improvements. The improvements include traffic lights and roundabouts on Highway 3, a four lane roadway extension past the southerly City limits, and speed limit enforcement on Highway 3.

The City will have to work with MnDOT to provide adequate traffic control measures to allow the commercial area along Highway 3 to continue to grow. Without the traffic lights, businesses will not be able to achieve convenient access and economic development will be impeded.

The City will work cooperatively with Rice County and Bridgewater Township to upgrade Decker Avenue between the City limits and Highway 19; and for the re-routing of truck traffic along a new east-west corridor on the southern edge of the City. The City is participating with multiple jurisdictions including the County, Bridgewater Township, Mn/DOT and the City of Northfield on a joint corridor study to assess transportation options for re-routing County Road 1. This corridor location will be determined through this multi-jurisdictional collaborative process expected to be completed in 2007. Note that the east-west corridor is not intended to be a re-routed County Road 1, but a major collector route for truck traffic.

The City must be careful that traffic solutions, such as raising the grade of Hester, or diverting traffic away from downtown, do not have a detrimental impact on the economic viability of these the downtown.

Parks and Open Space

Dundas will need to clean up and maintain the **islands** in the Cannon River, and develop useable park space on them. This project should be included in a capital improvement program. The City and/or DNR will need to find revenue to improve the islands.

The City should work with the DNR on **riverfront improvements** and seek financial assistance from them to make the improvements called for in the plan. This includes the purchase of the mill ruins area.

Dundas or the DNR will need to purchase property or obtain easements along the **river's edge** to control land uses and implement the canoe landing and other kinds of improvements it wants to see along the river.

The City will need to work with the Mill Towns Trail board to develop the **trail** along the river.

The City will have to **designate bikeways** between neighborhood parks. Funds may need to be found to make physical improvements to bikeways.

New parks will need to be developed through the use of park dedication fees or by developers.

Preservation of Historic Buildings and Mill Ruins

The preservation of downtown buildings is best encouraged by making sure that there are businesses that want to occupy them. The City can encourage this by locating its City hall in the vicinity so that business is brought to the downtown area. Greater recreational activity on the riverfront can also help the economic viability of uses in these buildings.

The City must take a more proactive position relative to the mill ruins and the adjacent building. The City should immediately seek financial assistance to do a feasibility study. This could lead to purchasing the mill ruins buildings in order to control and arrest the deterioration that is occurring there. This will allow for the eventual rerouting of Railway St. slightly toward the river and remove the dumping of trees and stumps in front of the mill ruins. This dumping activity makes it very difficult to observe the ruins.

The City will have to work with the DNR to seek funding for stabilization of the mill and developing some kind of interpretive plaques or information so that people can learn about the mills and appreciate their historic significance.

Code Enforcement

Dundas needs to conduct a stronger code enforcement program by targeting the worst instances of too many vehicles and general clutter, including logs, lumber, and construction related materials that are being stored on residential properties. Staff needs to work with property owners on property condition and clutter problems.

Maintenance

The City will need to continue maintenance in existing parks and dedicate funds to maintain new parks.

Redevelopment

The City should appoint a downtown revitalization committee to be the advocate for downtown improvements and revitalization. The committee should meet regularly and develop a program or list of improvements that it recommends for downtown. The comprehensive plan provides some initial ideas where redevelopment should occur.

An Economic Development Authority should also be established that will provide the legal mechanism for the City to engage in redevelopment activities for the purpose of improving the community's economic prosperity. Eventually the agency is going to have to implement property acquisition, relocation, and public infrastructure improvements to facilitate redevelopment, or subsidize a private developer who would undertake those activities. The EDA should develop a timeline for revitalization activities.

The plan also calls for the EDA to obtain the right of first refusal when targeted properties come up for sale. This will give the City the first opportunity to buy key properties so that they are not transferred to property owners who might make the redevelopment process more difficult. It allows the current property owners to continue to use the properties until the City has the financial resources to buy the properties.

Marketing

The City, or EDA, will have to proactively seek businesses with well-paying jobs. This will require a local or, perhaps, a regional marketing effort. It could be done as simply as informing local real estate agents that Dundas is seeking proposals. However, it may require that money be spent to advertise Dundas and the land available for commercial and industrial development.