

# Implementation

The Comprehensive plan creates a vision for the City of Rice Lake and guides land use and infrastructure improvements so the City can meet the community’s future needs. However, the vision can only be realized if the plan is used. Tools to implement the plan will vary in that some will be reactive such as zoning and subdivision ordinances that guide private developments and others will be proactive, such as the City’s Capital Improvement Program (CIP) for undertaking public improvement projects.

To achieve the goals and objectives of this Comprehensive Plan, the City of Rice Lake has established regulations for zoning, subdivision of land, planned unit developments (PUD), shoreland and floodplain areas. All are administered through the City’s Planning and Zoning Department.

## Official Controls

### Zoning

City zoning codes regulate land use to promote the health, safety, order, convenience, and general welfare of all citizens. They regulate location, size, use and height of buildings, the arrangement of buildings on lots, and the density of population within the City. The City’s zoning districts effectively guide development in Rice Lake.

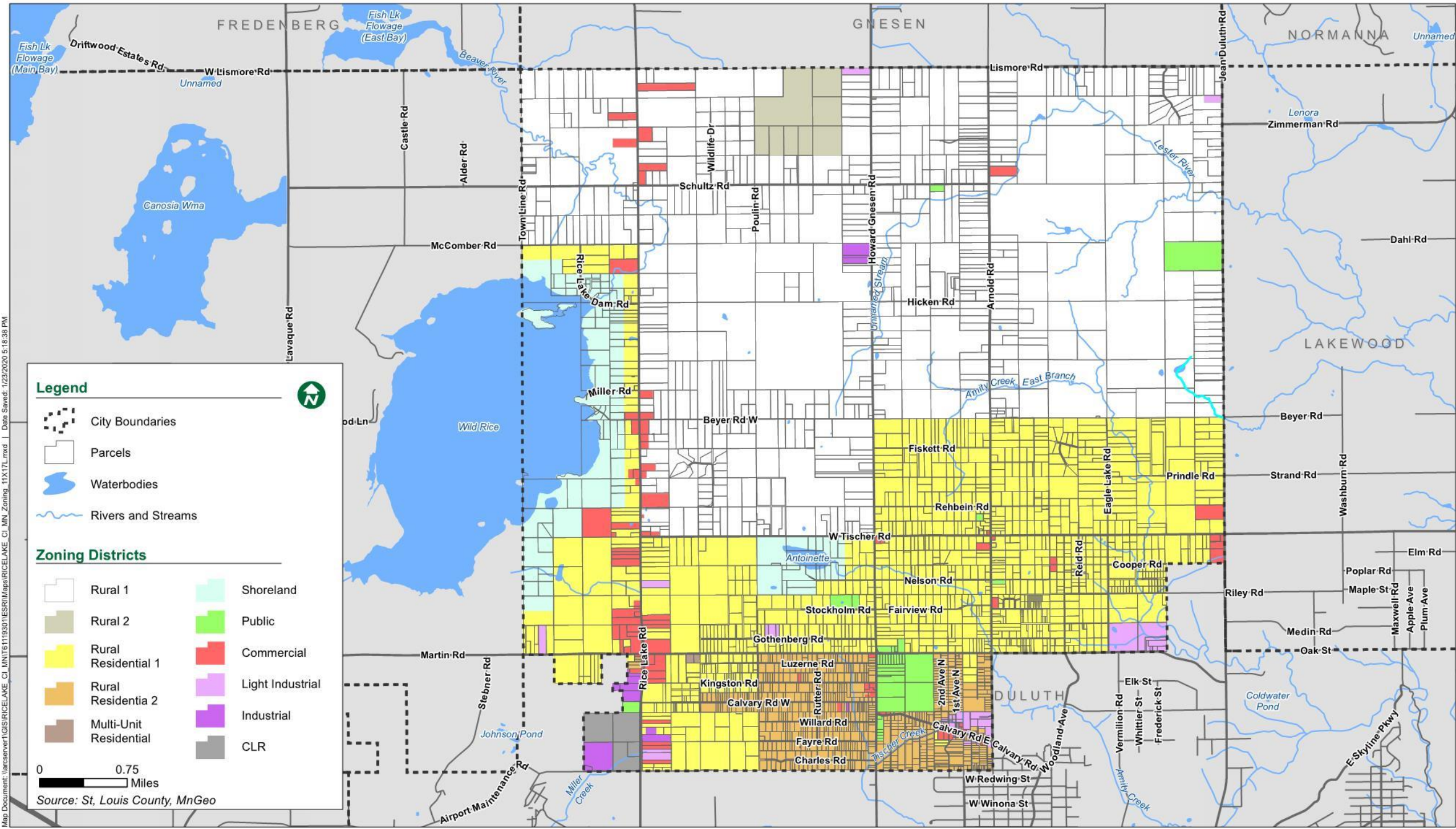
Table I-1 – Current Zoning Districts		
Abbreviation	District Name	Corresponding Land Use Designation
RURAL 1:	Rural 1	Rural Residential
RURAL 2	Rural 2	Rural Residential
RURAL RES 1	Rural Residential 1	Medium-High Residential
RURAL RES 2	Rural Residential 2	Mixed Residential
MULTI-UNIT RES	Multi-Unit Residential	High Density Residential
SHORELAND	Shoreland	<i>Overlay district in any designation</i>
LIGHT INDUSTRIAL	Light Industrial	Industrial
INDUSTRIAL	Industrial	Industrial
PUBLIC	Public	Parks & Recreation
COMMERCIAL	Commercial	Commercial
PUD	Planned Unit Development	<i>Overlay district</i>
CLR	Closed Landfill Restricted	Commercial

The City of Rice Lake also allows Planned Unit Developments as an overlay to provide flexibility from zoning district standards for innovative developments meeting the purpose and intent of the Comprehensive Plan.

Portions of the City of Rice Lake are within the Shoreland District and the Floodplain. These areas are overlay districts. They place additional restrictions on the area in addition to the underlying zoning district. The City’s current Zoning Map is shown in Figure I-1.



**Comprehensive Plan**  
Rice Lake, MN



**Legend**

- City Boundaries
- Parcels
- Waterbodies
- Rivers and Streams

**Zoning Districts**

- Rural 1
- Rural 2
- Residential 1
- Residential 2
- Multi-Unit Residential
- Shoreland
- Public
- Commercial
- Light Industrial
- Industrial
- CLR

0 0.75 Miles  
Source: St. Louis County, MnGeo

### *Subdivision of Land*

The Subdivision Ordinance regulates the subdivision and platting of land within the City providing for the orderly, economic and safe development of land and facilitating the adequate provision for transportation, water, sewage, storm drainage, electric utilities, streets, parks and other public services and facilities essential to any development. City controls to regulate subdivision of land include an application and approval process, including Planning Commission and City Council review. The subdivision of land promotes the public health, safety and general welfare of the people and helps achieve the vision of this comprehensive plan by providing for standards in the development of land.

### *Ordinance Amendments*

The City will evaluate land use controls and consider amendments to eliminate inconsistencies with the Comprehensive Plan, conform to State and Federal regulations, and support the overarching community goals identified through this plan update.

The Future Land Use Map generally guides developed land uses in the same fashion as they have been developed and exist. The Comprehensive Plan, however, establishes Mixed Use as a new Land Use Designation. The City should update the Zoning Ordinance to create a new Zoning District, as well as specific district standards for this designation.

The City may also want to review the current Zoning Map and Zoning District requirements for compliance with the Comprehensive Plan. If there are discrepancies, or changes needed to meet the City's goals and objectives, an amendment to the official controls (Zoning and/or Subdivision ordinances) may be appropriate.

## Funding Mechanisms

The construction of public improvements require a funding source. There are a number of tools that can be used to plan for these improvements.

### *Capital Improvements Program*

Capital improvement projects are major projects that benefit the City, including the construction or reconstruction of roads, sewer, water and electric utilities, trails, and park and recreation facilities, as well the purchase of new or replacement equipment and buildings. A capital improvements program (CIP) is a budgeting plan which lists five years of needed capital improvements, their order of priority, and the means of financing. Projects included in a CIP are intended to meet the City's goals.

### *Grants*

Grants are an essential tool for local governments to fund projects that contribute to the community. A government grant is a financial award given by the federal, state or local government to an eligible grantee. Government grants are not expected to be repaid but are usually allocated for specific needs and may go through a competitive application process. The City can pursue grant application opportunities to help the City of Rice Lake implement its vision.

## Amending the Plan

To keep the Comprehensive Plan current, it will be necessary to make amendments from time to time. However, as the foundational document guiding development, most amendments should occur through a comprehensive effort to address changes to the community overtime. The Action Plan, described below, is a tool that can and should be amended more frequently.

### Action Plan Worksheets

Implementing the vision and goals of the Comprehensive Plan requires an action plan, and the coordination and investments of many stakeholders. The Action Plan tables present a concise summary of the goals along with specific action steps, organized by chapter. The table includes:

**Goal:** A restatement of the specific goal.

**Action Step:** Specific action items intended to help meet the goals.

**Timeline:** The timeline is divided into 4 categories: Short-Term, Mid-Term, Long-Term and Ongoing. The applied category indicates when the action item might begin and is advisory in nature.

GOAL	ACTION STEPS	TIMELINE
<b>Land Use</b>		
<b>Goal:</b> Preserve the rural, wooded character of Rice Lake through zoning regulations, ordinances, and site design standards	<i>Provide ongoing code enforcement in the City.</i>	<i>Ongoing</i>
	<i>Identify programs and tools to facilitate preservation of open space and natural areas.</i>	<i>2021-2022</i>
	<i>Require site plans to provide a plan for noise and light control/buffers</i>	
<b>Goal:</b> Manage land use to prevent the premature demand for extension of urban services and in ways that allow existing service levels to meet service needs.	<i>Require site plans to have an approved traffic pattern consistent with pedestrian and traffic safety and emergency services safety.</i>	
<b>Goal:</b> Ensure a variety of lot sizes to create affordable development opportunities to best meet the needs of residents and businesses in Rice Lake.	<i>Develop a new Mixed Use district for consistency with Comprehensive Plan.</i>	
	<i>Update Zoning Requirements to eliminate minimum building square footage and other requirements that may limit housing affordability.</i>	
<b>Goal:</b> Ensure agricultural uses are part of the community as a viable long-term land use.	<i>Develop Zoning regulations aimed at permitting agricultural uses.</i>	

GOAL	ACTION STEPS	TIMELINE
<b>Land Use</b>		
<b>Goal:</b> Encourage a variety of options for development and redevelopment of commercial and residential properties.	<i>Format Zoning Ordinance and Subdivisions Ordinance to allow for easy digital/online navigation and links.</i>  <i>Develop additional worksheet questions that require applicants to answer questions about practical difficulty and project alternatives.</i>  <i>Utilize vegetative screening and buffers to separate residential subdivisions from county collector and arterial roads and areas established or planned for commercial or industrial use.</i>	
<b>Goal:</b> Ensure new development is located, designed and built to avoid environmental impacts other hazards.	<i>During the subdivision concept stage, confirm site suitability for septic system installation (if the development will not be connected to community sewer).</i>	
<b>Goal:</b> Encourage preservation of historical structures and features.	<i>Develop a list of historical structures and features.</i>	
<b>Goal:</b> Consider purchase of properties in tax forfeiture for public purposes.	<i>Annually review County list of tax-forfeited properties.</i>	

GOAL	ACTION STEPS	TIMELINE
<b>Transportation</b>		
<b>Goal:</b> As new development or redevelopment occurs, provide an integrated, internally-connected, efficient street system.	<i>Review Subdivision Ordinance requirements to ensure connectivity.</i>	
	<i>Require site plans to have an approved traffic pattern consistent with pedestrian and traffic safety and emergency services safety.</i>	
<b>Goal:</b> Ensure Rice Lake’s system of local roadways is well coordinated with MN DOT and St. Louis County roadway system.	<i>Participate in corridor studies and other transportation projects led by MnDOT and St. Louis County.</i>	
	<i>Participate in the Rice Lake Road Visioning Study.</i>	
<b>Goal:</b> Encourage the development of a multi-modal transportation system.	<i>When possible, include multimodal components in road projects.</i>	
	<i>Review need for sidewalk and trail development as part of new development.</i>	
<b>Goal:</b> Support the development of regional and local transit options, where financially feasible.	<i>Work with regional transit agencies to establish service within the City.</i>	
<b>Goal:</b> Preserve the safety of regional air traffic.	<i>Coordinate with local airport authorities as needed to protect local airports from encroachment by incompatible land uses by limiting development within protective airport zones.</i>	

GOAL	ACTION STEPS	TIMELINE
<b>Natural Resources</b>		
<b>Goal:</b> Design future development to prevent encroachment into wetlands and other sensitive natural areas.	<i>For all zoning and subdivision applications (including beyond shoreland areas), ensure grading and site plans will preserve as many natural features as possible.</i>	
<b>Goal:</b> Ensure high water quality for surface water and groundwater and adequate supply of water for future use.	<i>Incorporate groundwater protection zones into development analysis.</i>	
	<i>Direct residential development toward areas with soils which are suitable for septic installation as permitted in the subsurface sewage treatment systems (SSTS) ordinance.</i>	
<b>Goal:</b> Ensure healthy forests to benefit the community by providing ecological services such as improved air and water quality, providing noise and privacy buffers for residences, and providing habitat for wildlife.	<i>Develop a woodland preservation ordinance.</i>	

GOAL	ACTION STEPS	TIMELINE
<b>Parks, Recreation and Open Space</b>		
<b>Goal:</b> Provide multi-generational recreational opportunities to accommodate the various age groups represented in the community.	<i>Review capital improvements program for opportunities to upgrade existing facilities.</i>	
	<i>Develop a park and recreation advisory committee.</i>	
<b>Goal:</b> Retain all existing park lands for the use and enjoyment of residents.	<i>Review capital improvements program for opportunities to upgrade existing facilities.</i>	
<b>Goal:</b> Encourage the incorporation of outdoor recreational amenities into the design of new subdivisions.	<i>Develop a parkland dedication ordinance for new development.</i>	
	<i>Review need for sidewalk and trail development as part of new development.</i>	
<b>Goal:</b> Continue the development of Non-Motorized Trail System within the city for the purposes of recreational enjoyment, connectivity, and safety.	<i>When possible, include multimodal components in road projects.</i>	
	<i>Review need for sidewalk and trail development as part of new development.</i>	
<b>Goal:</b> Work in cooperation with local and adjoining governmental agencies in providing parks, recreational facilities, and programming.	<i>Participate in park studies and other projects led by regional agencies</i>	
<b>Goal:</b> Increase the public awareness of recreational opportunities that exist for residents.	<i>Conduct a community park and recreation survey.</i>	
	<i>Market City parks and programs through regular newsletters and announcements.</i>	
<b>Goal:</b> Celebrate and promote recreational tourism within the city.	<i>Work with nearby communities to develop a marketing plan for the region.</i>	

GOAL	ACTION STEPS	TIMELINE
<b>Infrastructure</b>		
<b>Goal:</b> Determine areas of utility service extension for new development or redevelopment, providing an efficient utility system.	<i>Complete sewer and water capacity study to determine ultimate service area.</i>	
	<i>Undergo a trunk fee study for sewer and water utilities.</i>	
<b>Goal:</b> Ensure Rice Lake’s utility system has the capacity and is coordinated with City of Duluth, WLSSD and St. Louis County systems	<i>Complete sewer and water capacity study to determine ultimate service area.</i>	
<b>Goal:</b> Where possible look at eliminating the number of lift stations within the system.	<i>Review capital improvements program for opportunities to upgrade existing facilities.</i>	
<b>Goal:</b> Strive for a balanced water supply with adequate looping for systems supply redundancy	<i>Review all new development to ensure utilities are connected and looped as needed.</i>	
	<i>Identify gaps in the system.</i>	
<b>Goal:</b> Provide adequate storage centralized for balanced pressure zones across the community	<i>Plan for improvements in annual CIP.</i>	
<b>Goal:</b> Minimize number of stormwater facilities within the community.	<i>Review capital improvements program for opportunities to upgrade existing facilities.</i>	