



chapter **7**

# PLAN IMPLEMENTATION

This section provides a road map of necessary steps to implement the provisions outlined in the Cuming County Comprehensive Plan.



## LAND USE REGULATION

The primary focus of the Cuming County Comprehensive Plan is to provide guidance on the regulations guiding future land use decisions. Some of the land use designations proposed in this document are divergent from the zoning regulations currently in effect in Cuming County. With approval of the Comprehensive Plan, the county will undertake a review of its zoning. Long term, the county should look to streamline land use regulation and align it with the classifications proposed in the comprehensive plan. In the short term, a table has been included correlating the current zoning classifications to the most appropriate analogue in the Comprehensive Plan. It should be noted that this is not a recommendation to institute a wholesale rezoning of areas to match the Future Land Use Plan. Areas in agricultural use should continue to be zoned as either A-1 or A-2. As projects come before the Planning Commission and County Board they should be reviewed for consistency with the Comprehensive Plan, and a rezoning application should be submitted at that time.

**Figure 7.1:** Future Land Use District & Current Zoning

Comp Plan Land Use District	Zoning Ordinance Districts Unincorporated Cuming County
Floodplain/Natural Conservation District	Overlay District: Floodplain Management
General Agriculture District	A-2 Agricultural – Transitional District
Intensive Agriculture District	A-1 Agricultural – Intensive District
Urban Reserve District	These areas accommodate growth needs of cities and zoning is controlled by the cities.
Bluff-Oriented Development District	R-1 district but an overlay district is needed to encourage the principles and patterns identified in Chapter 5.
Lake-Oriented Development District	R-1 district with an overlay district to encourage the principles and patterns identified in Chapter 5.
Community Gateway District	C-1 Commercial District or I-1 Industrial District with an overlay district to implement the principles and patterns identified in Chapter 5.
Rural Residential District	R-1 Residential District R-M Mobile Home Residential District

Source: RDG Planning & Design, 2013

## INTERLOCAL COOPERATION

The Cuming County Comprehensive Plan is designed to provide land use policies that preserve the economic base of the county and preserve the special character of the landscape. Many of the recommendations in the plan, especially related to housing, require a regional approach. Cuming County should act as a convener to establish interlocal partnerships that foster and guide development across the county. To do this, the county should promote interlocal cooperation agreements among its municipalities that:

- Establish consistent policies regarding development and code enforcement, without restricting the ability of municipalities to exercise local zoning control within their jurisdictions.
- Establish an ongoing system of consultation and cooperation among the county’s various planning jurisdictions.
- Identify shared services that can maintain or improve the quality of life for all residents in the most affordable manner possible.

## PLAN MAINTENANCE

This plan is not intended to be a static document that holds immutable power over land development. It is a set of guiding principles and policies, based on the current needs of Cuming County and its residents and reasonable future projections thereof. While the recommendations and policies proposed are based on a 20-year look into the future, this plan will be most effective when used as the basis for actions in more nimble, finite increments. Therefore, the county should implement an ongoing planning process that uses this plan to develop more detailed year-to-year improvement schedules. Additionally, as industries, development patterns, economies, and public needs change over time, so too must this plan evolve. As such, a part of the ongoing planning process should include an annual evaluation of the plan as it relates to development and infrastructure events of the past year. One model for the annual planning process is as follows:



### A Yearly Action Program

The Planning Commission and Cuming County Board of Supervisors should use the plan to define the annual work programs of policies, actions, and capital investments. Although most of the plans' recommendations are not capital items, this program should be coordinated with the existing Cuming County capital improvement budgeting process. This annual process should be completed before the beginning of each budget year and should include:

- **A specific work program for the upcoming year.** This program should be specific and relate to the county's projected financial resources. The work program will establish the specific plan recommendations that the county will accomplish during the coming year.
- **A three-year strategic program.** This component provides for a multi-year perspective which can be used to inform the annual work program. It provides a medium-term implementation plan for the county.
- **A six-year capital improvement program.** This is combined with Cuming County's current capital improvement program and can be used to prioritize budget items within the context of shorter-term implementation programs.

### Annual Plan Evaluation

In addition, this process should include an evaluation of the Comprehensive Plan policies and procedures. This evaluation should occur at the end of each calendar year. Ideally, this evaluation should culminate in a written report that:

- Summaries key land use developments and decisions of the past year and relates them to the Comprehensive Plan.
- Reviews actions taken by the county to implement plan recommendations during the past year.
- Defines any changes that should be made to the Comprehensive Plan.

### Development Policies and Actions

The following tables present a summary of recommendations of the Cuming County Comprehensive Plan. These recommendations include three key types of efforts:

- **Policies.** These are continuing efforts over a long period of time. In some cases, they might include specific administrative or regulatory actions.
- **Action Items.** These include specific efforts or accomplishments by the county. They generally can be accomplished within the county's operating budget.
- **Capital Investments.** These are more significant projects that will require an outlay of funds from the Cuming County Capital Improvement Budget.

A time frame for implementing each recommendation is suggested. Short-term indicates implementation within five years. Medium-term indicates implementation within five to ten years. Long-term indicates implementation within 10 to 20 years.

Those recommendations or policies that will lower the use of resources (L) or at least maintain existing levels (M) are also noted. Improvements that lower or maintain resource use:

- Make existing systems more efficient
- Use existing infrastructure such as streets and water and sewer lines
- Encourage alternatives to cars
- Lower the amount of stormwater inflow into the city sanitary sewer lines
- Use existing platted lots that have access to infrastructure



**Figure 7.1: Plan Implementation**

	Impact on Resources	Type	Ongoing	Short	Medium	Long
<b>Transportation, Infrastructure, and Resource Conservation</b>						
Continue pursuing energy efficiency upgrades at County Courthouse building and all other county facilities.	L	Policy/Capital	X			
Review countywide capital improvement plan to ensure parity between maintenance and improvement needs.	M	Action/Capital	X			
As county owned fleet vehicles become due for replacement, seek to purchase fuel efficient or alternative fuel vehicles.	L	Capital/Action			X	X
Work with local agricultural operations to continue to reduce their ecological footprint through smarter use of energy, water, and handling/treatment of waste products.	L	Policy	X			
Collaborate with local municipalities, property owners, and developers to ensure that newly developed land is served by infrastructure that has the least impact as is economically feasible.	L	Policy	X			
Work to expand partnerships with other jurisdictions and units of government on projects of mutual interest.		Policy	X			
Continue collaboration between townships and county to provide for road maintenance.		Policy/Capital	X			
Examine potential to expand paved surfaces in select areas to facilitate new development, specifically in priority areas identified in the land use concept.		Capital		X	X	
<b>Resident-Identified Goals</b>						
Work to develop move-up housing.		Action/Capital	X	X		
Provide infrastructure to enable development on new parcels of land.		Capital			X	X
Establish property maintenance/demolition programs.	M	Policy/Action	X	X		
Protect agricultural industry while promoting new development and protecting resources.	M	Policy	X			
Work to prevent acreage developments from having costly urban services.	M	Policy	X			
Work in tandem with cities to provide the most cost effective services to all residents.	M	Policy	X			
Complete a needs assessment to forecast short and long term capital needs.		Action		X	X	
Promote recycling program, countywide.	L	Action		X		
Work to ensure appropriate pollution control measures are in place for all CAFOs.		Policy	X			
Promote the retention of young residents.		Action/Policy	X			
Work to ensure business retention and succession of local ownership.	M	Action/Policy	X			
Evaluate and re-assess travel patterns.	M	Action		X	X	



**Figure 7.1:** Plan Implementation

	Impact on Resources	Type	Ongoing	Short	Medium	Long
<b>Resident-Identified Goals</b>						
Use local assessments for incremental improvements to roads.		Policy	X			
Preserve and enhance recreational Elkhorn River access and Logan Creek.	M	Action		X		
Create and promote events for local high schoolers and young adults.	M	Action	X			
<b>Land Use</b>						
The county should prohibit significant development within the 100 year floodplain.	M	Policy	<b>X</b>			
Zoning regulations should be modified to encourage unique designs that protect the natural resources in both the Bluff and Lake districts.		Action		<b>X</b>		
Zoning regulations should be modified to include an overlay district for the county's highway corridors or gateways that projects a positive image for doing business and living.		Action		<b>X</b>		
Commercial services should be directed to existing communities as a first priority.	M	Policy	<b>X</b>			
Land use policies and actions should ensure that agricultural uses take priority within the General and Intensive Agricultural Districts.		Policy	<b>X</b>			
Residential developments should be directed toward the communities but demand for rural acreages should be accommodated in those areas away from intensive ag operations and closest to services.	M	Policy	<b>X</b>			
Conservation subdivision techniques should be encouraged with all new residential developments but especially for those in the Bluff and Lake Districts.		Policy Action	<b>X</b>			
<b>Housing</b>						
Cuming County should develop strategic, flexible partnerships, to address specific housing needs.		Action		<b>X</b>		
Targeted housing programs should focus on rental housing development, affordable gateway housing, and senior housing options.		Action		<b>X</b>		
Each of the cities and villages should encourage and help finance one or more significant housing redevelopment projects to improve overall housing quality and increase the number of affordable housing units.	L	Action Capital		<b>X</b>	<b>X</b>	
The county should work with each of the communities to establish and implement a uniform approach to rehabilitation and one that broadens the effectiveness of rehabilitation efforts, and reduces the amount of substandard housing.	L	Action Capital		<b>X</b>		