



Thank you for carving out some space on today's agenda to discuss this time-sensitive issue. I understand the rest of the meeting will be devoted to your decision on the Millpond. The good news? Perhaps this could be your next project!

Critical Design Parameters:

Current approach: Grey Infrastructure - Storm water is left to find its way to the lake unimpeded

New approach: Green Infrastructure – Storm water is managed where it falls



Sandy Beach was not designed to manage its storm water beyond channeling it to the lake. When the City had the chance to change course with the redesigned boat launch, the green infrastructure designed into the launch swale was not completed to the original intent. Remediation of the launch back to the original design would cost additional funding. Now, the City has the chance to revise its design of the restaurant, parking lot and the rest of the park to protect the lake as the lake continues to face pressures of increased runoff, increased water temperatures, and shorter ice-on times.

Undoubtedly, the city will have a financial interest in the success of the new restaurant and re-designed park. Algae blooms along the shoreline and beach advisories/closures from high bacterial counts will not be good for the business of Sandy Beach. Bacteria thrive in warmer waters. Sandy Beach West has more water quality problems than any other City beach. In 2022, it was listed as impaired for E.coli by the WDNR and EPA. In fact, from 2018-2023, Sandy Beach West had 10 advisories and 12 closures due to elevated E.coli levels. During that same timeframe, Bartel's Beach had one closure. The only other nearby beach facing beach impairment due to E.coli is Lake Ripley. Lake Ripley decided to address the issue with green infrastructure carefully designed into the entire park. Sandy Beach should do the same.

Note:

To review advisories/closures,

[Dnr.wisconsin.gov/topic/beaches](https://dnr.wisconsin.gov/topic/beaches) – Beach Advisory Reports by County and Beach

To review impaired waters,

[Dnr.wisconsin.gov/topic/surfacewater/conditionlists.html](https://dnr.wisconsin.gov/topic/surfacewater/conditionlists.html) – Appendix A: 2024 Impaired Waters List, See Line 959

Critical Design Parameters:

Siting the restaurant & its impervious surfaces as far back as Hering's Sand Bar & Grill

Helps to significantly reduce storm water runoff into the lake

Provides privacy to patrons and unimpeded beach access by non-patrons



Establishing the minimum impervious surface setback requirement similar to Hering's, which was around 130 feet, will reduce storm water runoff from the restaurant into Rock Lake. It also provided unimpeded beach access by non-patrons and privacy to patrons. It's important to note that Hering's operated very successfully with this setback—27 years.

Critical Design Parameters:

Installation of pervious surfaces for the outdoor seating area, walkways



There are a wide variety of permeable surfaces for the architect to choose from. Critical to the success of these surfaces are how they are prepared. Green infrastructure professionals have indicated that if the subsurface isn't correctly prepared, the water will not infiltrate and will simply run off.

Critical Design Parameters:

Capture roof run-off in a rain garden, rain garden lite

Demonstration site of other storm water best mgmt. practices



Diversion



Rain Garden



Infiltration



Rain Garden Lite

The cost of managing storm water is only going to rise. Currently, storm water management in the City of Lake Mills is funded by property taxes. In a 2007 study by Strand Associates, the City found that residential tax payers paid 77% of the cost of storm water management but only contributed 40% of the impervious surfaces. Tax exempt properties accounted for 20.5% of the impervious surfaces while paying nothing to maintain them. At that time, commercial properties contributed 22.8% of impervious surfaces. It is in the best interests of the City, and its residents, to implement best practices projects on their own properties.

The Sandy Beach renovation offers an outstanding opportunity to feature storm water management practices that the public could easily view. Consequently, the restaurant should manage its roof runoff using both a rain garden and what the City of Madison calls a rain garden "lite." With this "lite" option, a downspout is disconnected and a 5' x 5' square of soil underneath is amended and planted with a few native plantings. Infiltration was improved from between 46-64%. The park could also feature other projects such as infiltration and diversions to offer the top four practices for homeowners: rain gardens, permeable surfaces, diversion, and infiltration.

What should the Parks Board do?

Recommend to the City Council:

Maintain impervious surfaces at least 130 feet from Rock Lake's shoreline

Implement green infrastructure practices within the restaurant's design including: permeable patios/walkways, rain gardens to absorb roof run-off

Commit to implementing green infrastructure in the redesign of the parking lot and park from the beginning, where it will be most structurally useful, fiscally effective

What should the Parks Board do? The City manager has outlined the architect's schedule to the City Council. They are looking to finish their construction documents by the end of July. Please recommend to the City Council in June or at least in early July that they: 1. Maintain impervious surfaces at least 130 feet from Rock Lake's shoreline 2. Implement green infrastructure practices with the restaurant's design including permeable patios/walkways and rain gardens to absorb roof run-off and 3. Commit to implementing green infrastructure in the redesign of the parking lot and park from the beginning, where it will be most structurally useful and fiscally effective.

Your opinion on the restaurant does matter.

What should the Parks Board do?

Request permission from City Council to analyze parking requirements for Sandy Beach



| Sandy Beach Park | |
|--------------------------------------------|------------|
| Existing Trailer Lots: | 105 |
| Proposed Trailer Lots: | 84 |
| Level A: | 41/16 |
| Level B: | 37/17 |
| Level C: | 27/11 |
| Existing Public Parking: | 127 |
| Proposed Public Parking (with golf carts): | 340 |
| Proposed Golf Cart Parking: | 26 |
| Proposed Public Parking (w/o golf carts): | 374 |
| Existing Daily Boat Trailer Parking: | 15 |
| Proposed Daily Boat Trailer Parking: | 17 |
| Existing Long-term Boat Parking: | 37 |
| Proposed Long-term Boat Parking: | 18 |
| Proposed Multi-Use Facility: | 7,000 SF |
| Proposed Maintenance Shed: | 600 SF |
| Proposed Restrooms/ Picnic Shelter: | 3,000 SF |
| Existing Impervious (Parking & Launch): | 3.6 AC |
| Proposed Impervious (w/o Trailer Lot): | 5.2 AC |
| Proposed Area of Bioswale/Retention: | +/- 1.0 AC |

A. Project Sections

(1) Parking (Section 1A,1B,1C)

Based on the fiscal analysis of the project, parking is the primary revenue producer. This requires parking to be addressed first within the redevelopment. To avoid disruption of the lakefront recreation area construction should be performed during the off-season (winter). There are two options available for implementing the proposed parking improvements.

Sandy Beach

- Follow a step-by-step process to continue and complete the next 3 Phases of the Sandy Beach development
- Focus on the decisions required to advance Phase 2: restaurant and parking lot

Your thoughtful, considered study of the Millpond is drawing to a close. You should request from City Council permission to analyze the parking requirements at Sandy Beach. The parking lot will dramatically impact the water quality of Rock Lake, the amount of recreational space available to residents, as well as the aesthetics of the park.

Mead & Hunt drew up a Conceptual Design based on input from a previous City Manager and a previous City Council (2018). According to that design, the amount of parking would triple! It is targeted to grow from 127 spaces to 374! Part of this increase was to accommodate banquet facilities. A survey by UW River Falls commissioned by this City Council in January 2023 clearly determined that residents did not want to pay for these facilities.

When RLIA brought up the projected increase in the size of parking lot during public comments, council members obliquely conferred with each other on the other reason for expanding the lot -- Revenue generation. Is this the right solution for our park? Around a 50% increase in asphalt or concrete? None of that space can be enjoyed by park goers. Is there another way to raise needed revenue?

According to the City Council 2022 Strategic Plan, the Council wants to focus on the restaurant and parking lot. It would be prudent to delegate analyzing parking requirements while the Council is working on decisions associated with the restaurant rather than waiting for the Council to initiate analysis after the restaurant is resolved.

We would like to stress that your opinion does matter. You should raise your voice on the most significant park within the City's portfolio. More than the Millpond, THIS project will be the most consequential project for how residents interact with the lake, and how the lake is impacted by that interaction. Thank you for your consideration.

Notes:

For a presentation on Mead & Hunt's Conceptual Design:

[https://www.ci.lake-mills.wi.us/vertical/sites/%7B8432A9D4-8F22-42B0-A621-](https://www.ci.lake-mills.wi.us/vertical/sites/%7B8432A9D4-8F22-42B0-A621-66119ED48FA6%7D/uploads/Lake_Mills_Sandy_Beach_Redevelopment_Presentation_low_res_2019_05_07.pdf)

[66119ED48FA6%7D/uploads/Lake_Mills_Sandy_Beach_Redevelopment_Presentation_low_res_2019_05_07.pdf](https://www.ci.lake-mills.wi.us/vertical/sites/%7B8432A9D4-8F22-42B0-A621-66119ED48FA6%7D/uploads/Lake_Mills_Sandy_Beach_Redevelopment_Presentation_low_res_2019_05_07.pdf)