

CHAPTER FIVE: UTILITIES AND COMMUNITY FACILITIES

This chapter of the Plan contains background information, goals, objectives, policies, and recommended programs to guide the future maintenance and development of utilities and community facilities within the City of Lake Mills. Map 8 highlights several of the utilities and facilities described below.

A. Existing Utility and Community Facilities

City Administration

The City of Lake Mills' municipal offices and court are located at the recently constructed City Hall and municipal building located at 200 Water Street. This facility is situated in the historic downtown one block from Commons Park. In addition to housing the City's central administration and Council Chambers, this building is home to the City Police Department, administrative offices for several other municipal services, and a Community Room which is available for use by various community organizations.

Law Enforcement

The City of Lake Mills Police Department is located at 200A Water Street. The Department has 11 full time and 2 part time law enforcement officers and two secretaries.

Fire and Emergency Medical Services

The Fire Station is located at 120 Veterans Lane and was constructed in 2005. The City of Lake Mills Fire Department also provides several additional emergency services including emergency medical services. The Department is staffed by 1 full time and 38 on-call firefighters and is equipped with 3 engines, 1 heavy rescue vehicle, and 5 support vehicles. The Department also has 2 boats for emergency response on Rock Lake.

Libraries

The L. D. Fargo Library is located at 120 East Madison Street. Dedicated in August 1902, the library is designed in the Neo-Gothic Revival Style which is a simplified form of the Gothic Revival and was employed primarily for churches. Unique features include steeply-pitched roofs, irregular massing, and a random ashlar finish. In addition to books, the library loans videos, DVDs, and provides access to several online databases. Wireless connectivity to the Internet is also available. The L.D. Fargo Library is a member of the Mid-Wisconsin Federated System and the shared system between Beaver Dam, Waupun, Mayville, and Watertown, allowing access to the collections of five different libraries.

Parks and Recreational Facilities

The City Parks and Forestry Department manages all of the City's parks and public forested areas including its street trees. The City currently has approximately 56.3 acres of parkland available for public use, not including school park facilities.

UTILITIES AND COMMUNITY FACILITIES RECOMMENDATIONS SUMMARY

- Ensure provision of adequate parks and open space
- Provide efficient, cost-effective, and environmentally sustainable public services.
- Locate institutional land uses at appropriate locations such as schools in neighborhoods and municipal offices in the downtown

City Parks with Lake Access

- **Bartel's Beach:** Formerly known as Lakeside Park, this 2.1-acre park is located on the east shore of Rock Lake. The park is an extremely popular beach on hot summer days and offers a swimming beach, picnic areas, playground equipment, restrooms and fishing piers.
- **Mill Pond Park:** This 0.83-acre park offers a two-lane boat ramp facility, bank fishing, and a small hiking area. Small boats may access Rock Lake through a channel that cuts through Bartel's Beach.
- **Sandy Beach:** This 14-acre lakefront park include two large swimming beaches, five sand volleyball courts, single lane boat ramp, restroom facilities, playground equipment, ice rink, picnic areas and a seasonally operated restaurant/bar leased to a concessionaire. A covered picnic shelter is also available for rent.
- **Tyranena Park:** This 13.5-acre wooded park is located on the north shores of Rock Lake. This park preserves recessional moraine formations left by glacial activity ten thousand years ago. Facilities include picnic areas, playground equipment, and a foot path that meanders along the shoreline and through the woods.
- **Other Lake Access Points:** The City maintains four additional access points to Rock Lake at Hubbs Street, Brooks Street, Fremont Street, and College Street. Each of these discrete access points include stairs, a pier, and benches that provide opportunities for swimming and site seeing.

Other City Parks

- **Brookstone Park:** This 1.5-acre park is located in the Brookstone subdivision. This park offers a basketball court, playground equipment, and picnic tables.
- **Commons Park:** This 3.7-acre triangle park is located in the heart of Lake Mills. The park contains a gazebo-style band shelter, a small picnic shelter, two monuments, public telephone, and restroom facilities. In the winter months the park has a man-made ice rink facility & a warming house attached to the restrooms. Warm weather months bring many civic activities, festivals & bands to this area.
- **East Lakeland Heights Play Lot:** This 0.6-acre site includes a playground structure.
- **Faville Park:** This 6.9-acre park features playground equipment, a sand volleyball court, and a softball field.
- **Memorial Park:** This 1.5-acre park is located on Owens Street. Facilities include playground equipment, horseshoe pits, and picnic tables.
- **Rotary Park:** This 9.4-acre site is a developing sports complex with the help and contributions of the Rotary Club. The park has two softball fields that are also used for fall soccer. Other facilities include two basketball courts, horseshoe pits, play equipment, restroom facilities, and a concession stand.
- **Wallace Park:** This 29.5-acre community park, located on the east side of the City, is currently undeveloped. Plans include 13.9 acres of natural area and 15.6 acres for active recreation including two soccer fields, two softball fields, playground equipment, and a restroom facility.
- **Wetland Park:** This 5.6-acre site on Tyranena Road is currently undeveloped. Development plans for this park include a raised walkway, hiking trail, playground equipment, sand volleyball court and picnic areas. The plan preserves an existing pond and wetlands.

Other Area Parks and Public Open Space

- **Rock Lake Park:** This 23 acre park, located northwest of the City on CTH B, is owned and maintained by Jefferson County and includes a playground, boat ramp, picnic areas, and restrooms.
- **Glacier Drumlin State Trail Head** located on south CP Avenue, this 1.1 acre public area connects the City to the 47 mile Glacial Drumlin State Trail and also serves as a rest area with picnic tables,

bike racks and a shelter. The facility is maintained by the Wisconsin Department of Natural Resources.

The City of Lake Mills adopted its most recent Comprehensive Outdoor Parks, Forestry, and Recreation plan in 2003. In 2006, the City of Lake Mills has prepared a Park Impact Fee Study to recommend improvements to existing facilities, provision of new parks, and the impact fees necessary to maintain the high quality of the City's park and open space system. Among the reports recommendation, the study calls the acquisition of 8 new mini parks and 2 new neighborhood parks to serve new development as the City grows. The study also recommends enhancements to Wallace Park as serve as a community park, acquisition and extension of the City's off-street bike trail system (see Transportation) and acquisition of environmentally sensitive lands as funds and opportunities become available.

In addition to planning for and managing municipally owned parks, the City of Lake Mills actively promotes the planting and maintenance of street trees (trees planted within public rights-of-way, typically between the street curb and sidewalk). These trees improve the aesthetics of the community, sequester carbon emissions, and serve to calm and slow traffic on residential streets. The City of Lake Mills adopted its "Street Tree Inventory and Management Plan" in April, 1999.

Power Distribution and Telecommunications

The City of Lake Mills operates its own public water and electric utility. The Water and Electric utility equipment and operations are housed at 307 North CP Avenue. The public utility serves the City of Lake Mills portions of the neighboring Towns including the north and east shores of Rock Lake in the Town of Lake Mills.

The quality of City's power and power distribution depends in part on the status of the power providers and infrastructure in the surrounding area. The American Transmission Company owns and operates the electric transmission lines and substations in the eastern portion of Wisconsin. Their 10-Year Transmission System Assessment Summary Report, Zone 3, which includes Lake Mills, identified numerous system potential limitations such as low voltages, transmission facility overloads and transmission service limitations. In addition, Load growth in southwestern Wisconsin will necessitate reinforcements to the transmission system in the 2009-2015 timeframe. Numerous projects are planned in Zone 5 to address these issues. Specifically, the Jefferson-Lake Mills-Stony Brook transmission line will be updated in 2007 to a 138-kV line to addresses low voltages and overloaded facilities. The City anticipates constructing a new substation within the next two years to improve reliability and service to the City.

There are no large commercial communications towers located within the City limits. Equipment from and internet provider is co-located on the City water tower. In 2006, 3 small communications monopoles were located on school sites to provide distance learning and remote classroom communications between schools.

Water Supply and Wastewater Treatment

The City currently obtains water from 3 wells. The City performed a Water Facilities Needs assessment in April 1995 and has developed subsequent plans for potential new wells and other facilities since that time. The existing wells and facilities are projected to meet the needs of the City through the planning period.

The Lake Mills Wastewater Utility Plant is located at 308 N CP Avenue. Built in 1991, the plant uses a combination of physical, biological and chemical processes to reach the required parameters of water quality. In May 2001, the City performed a Sanitary Sewer Study to determine near term and long term needs for upgrades and expansion of the plant. The study's recommendations are based in part on current and projected levels of demand. Over the past several years, increasing demand from residential use has been offset by decreases in demand from industrial and commercial uses. The plant is currently running at 70 to 85 percent of its capacity for treatment of solids, but near maximum capacity for total

volume of water and liquids processed through the plant. Planned near term upgrades will allow the existing plant to meet current and near term demand, but even without additional growth, the existing plant will likely reach the end of its service life midway through the 20 year planning period. If the City continues to grow and develop the local economy, replacement and expansion of waste water treatment facilities will be a necessity. The 2001 Sanitary Sewer study reports that expansion and modernization of the existing wastewater treatment plant could increase treatment capacity by 50 percent on the existing site. If additional capacity is necessary, the City may need to explore acquiring additional adjacent property or look for a new site. The report recommends the latter.

Dam

Rock Lake is a natural drainage lake – there are a few inlets and one outlet. In 1865, a mill dam was constructed for the purposes of hydraulic power production. This mill ceased operation in 1933 and the mill property was sold to the City of Lake Mills in 1935. In 1945, the location of the dam was moved to the outlet of the millpond where it remains today. Over the years, there were some minor changes made to minimum and maximum water levels for different times of the year. The water levels are determined by the Wisconsin Department of Natural Resources who balance fish management, recreation, and shoreline erosion considerations when adjusting the seasonal water level of the Lake. The City is responsible for operation and maintenance of the dam.

Lake Mills Fish Hatchery

This 72.5 acre facility is not primarily intended for use as a publicly accessible recreational facility, but does provide a green space amenity and promote fishing and outdoor recreation by virtue of its mission. The Fish Hatchery is owned and operated by the Wisconsin Department of Natural Resources and includes 27 artificial ponds used to raise stocks of coho salmon, northern pike, and walleyes for purposes of stocking lakes throughout the state with these species. Currently there are no significant changes planned for this area. Coordination between the City and WisDNR on land use decisions on and around this site will remain essential. The Fish Hatchery property also acts as a defacto stormwater facility for older parts of the City.

Solid Waste Disposal and Recycling

City of Lake Mills' garbage and recycling collection services are provided by John's Disposal Services Inc. of Whitewater.

Schools

The City of Lake Mills lies entirely within the Lake Mills Area School District. This school district also serves students in portions of the Towns of Lake Mills, Oakland, Waterloo, Milford and Aztalan.

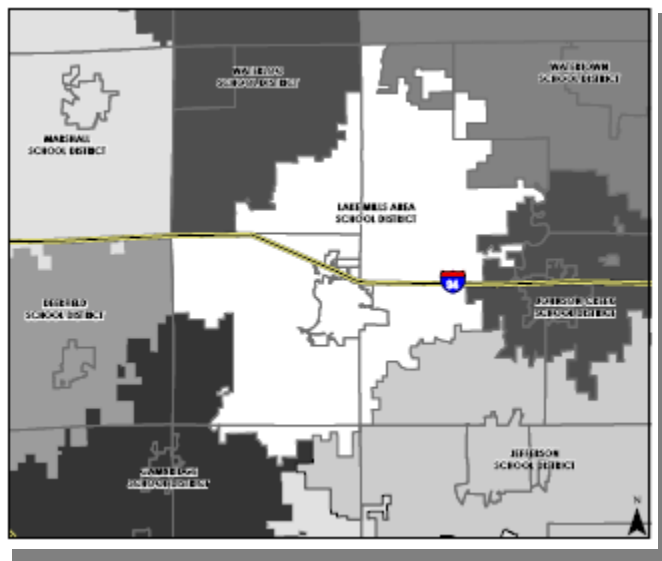


Figure 5: Lake Mills Area School District

Enrollment for the Lake Mills Area public schools is shown in Table 11. Enrollment in all three schools has declined slightly (-5.4 %) over the last six years.

There are also two parochial schools located in the City and School District: Lakeside Lutheran High School and Saint Paul Evangelical Elementary School.

Table 11: Lake Mills Area School District Enrollment, 2001-2006

Name	Location	2001	2002	2003	2004	2005	2006
Prospect Elementary	135 E. Prospect Street	520	506	512	505	501	510
Lake Mills Middle School	318 College Street	323	312	314	291	290	287
Lake Mills High School	615 Catlin Drive	444	467	451	442	447	424
Total		1,287	1,285	1,277	1,238	1,238	1,221

Health Care Services and Child Care Facilities

City residents are served by the Fort Healthcare Lake Mills Clinic, 200 East Tyrannena Park Road, which provides urgent care, family and internal medicine, ob/gyn, and orthopedic services. The clinic is one of eight run by Fort HealthCare in the area. The health network also runs Fort Memorial Hospital in Fort Atkinson (approximately 14 miles from Lake Mills), the only hospital in Jefferson County. The hospital is a modern, fully accredited facility with 110 beds. In addition to comprehensive inpatient services and short-term Medicare certified skilled nursing care, Fort HealthCare offers ambulatory surgery and specialty clinics, a birthing center, cardiac rehabilitation, emergency services including the Urgent Care Program. The City is also within 1 hour of the world-class medical facilities in the City of Madison.

Child care is available at First Class Pre-School and Child Care Center at 510 Owens Street and other private providers.

Area Cemeteries

The City of Lake Mills owns and manages the Rock Lake Cemetery located at 369 West Pine Street. Other areas cemeteries include St. John's Evangelical Lutheran Cemetery located on Cemetery Road in Lake Mills, the Aztalan-Milford Cemetery in the Town of Aztalan, and the Aztalan, Salem, and Mambre Moravian cemeteries in the Town of Milford.

Other Community Services and Organizations

The City of Lake Mills is served by many community organizations, including the Lions Club, Optimists Club, Rotary Club, American Legion, various religious organizations, and the Lake Mills Chamber of Commerce.

B. Utilities and Community Facilities Goals, Objectives, and Policies

Goals:

Provide high quality utilities, community facilities, and public services.

Coordinate utility, community facility, and emergency service planning with land use and transportation, natural resource, and economic development planning.

Ensure the provision of sufficient parks, recreational facilities, trails, and open spaces to provide for the health and recreation needs of all City residents

Objectives:

1. Limit low density unsewered development within the City's Extraterritorial Jurisdiction.
2. Encourage compact development within the City and in areas easily served by utilities and public service infrastructure.
3. Continue to provide high quality library, recreational, emergency service, and public infrastructure and utilities to all City residents.
4. Ensure City residents of all ages and physical ability live within a safe and convenient distance of a public park or other open space.
5. Coordinate the improvements and expansion of community facilities, infrastructure, and services with land use, natural resource, and economic development planning.

Policies:

1. The City will continue its policy of not extending City sanitary sewer and water services to new areas outside of the City limits except as may be allowed under the Intergovernmental Agreement with the Town of Lake Mills within the Towns Growth Areas as a tool to channel and limit growth.
2. The City will consider expanding the Sanitary Sewer Area based on recommendations this Plan.
3. The City will require park land dedication and/or fees in lieu of park land dedication in accordance with the recommendations of the City's Comprehensive Outdoor Recreation Plan when reviewing new development proposals.
4. The City will develop and adopt an official map that identifies and reserves sites for important new or expanded public facilities.
5. The City will require continue to require developers to install or pay for needed public infrastructure and improvements concurrently with new developments.
6. The City will consider imposing impact fees on new development to ensure that new development contributes a proportional share to public infrastructure and recreation improvements.
7. The City will continue to use of Tax Increment Financing and other programs to facilitate development or redevelopment of public infrastructure in areas with extreme barriers to development and for projects with above average potential economic benefit such as job creation and nonresidential property values.
8. The City will continue to update and implement the Capital Improvement Program in order to effectively manage debt capacity for large infrastructure projects.

9. The City will continue to ensure that information about new residential development is shared with the Lake Mills Area School District and other agencies to facilitate planning efforts.

C. Utilities and Community Facilities Programs and Recommendations

1. Implement the recommendations of the 2009 Comprehensive Outdoor Recreation Plan.

The City owns and operates a comprehensive park system that serves its current population well. In order to maintain and improve the City's park system, the City must continually assess future park needs in relation to changing and recreation needs. In 2006, the City commissioned a Park Impact Fee Study to determine what if any current deficiencies existed in the City's park system, project what future needs would be based on population growth, and develop an appropriate land dedication and park impact fee requirement based on the results. The Park Impact Fee Study formed the basis for the 2009 City of Lake Mills Comprehensive Outdoor Recreation Plan (CORP).

The CORP makes only general recommendations concerning the location, park type, and improvements for new parks. The exact location and configuration of future parks is left to City Officials to implement as they see fit. This *Plan* recommends adhering to the general recommendations found in CORP, including these general guidelines:

- Every resident in the City should live within convenient walking distance of a public park of some type. Ideally, every resident would live within ¼ of a mile to provide access to the very young and elderly, and generally everyone would be no further than ½ mile from a park. Nearby parks are particularly valued by young children, mothers of toddlers, and the elderly, and need not provide elaborate facilities. However, many, very small parks limit the range of recreational opportunities and increase maintenance costs. In order to balance these competing needs, this *Plan* recommends implementing the recommendations of the CORP, which emphasizes completing planned improvements to existing parks and focusing on mostly on new smaller neighborhood parks as the City grows. Smaller “mini” parks of an acre or less will be considered for areas further away from larger neighborhood and community parks, and in areas with special needs, features, or access issues.
- Every park should be accessible and provide improvements appropriate to residents of all ages and abilities, though specific parks may vary their emphasis.
- Parks should be linked by multi-use trails and greenways whenever possible.

WHAT IS A COMPREHENSIVE OUTDOOR RECREATION PLAN?

A Comprehensive Outdoor Recreation Plan (CORP) looks at the supply of existing park facilities, projects future parkland and park amenity needs, and creates recommendations to meet the anticipated future demands for a community's park and open space system.

A State-approved CORP makes a community eligible for State and Federal grants.

Local governments should prepare and update a CORP every five years to ensure the information contained in the CORP is relevant and also to ensure they are eligible to receive Wisconsin Stewardship Local Assistance Grants, Federal Land and Water Conservation (LAWCON) grants, and the National Recreation Trails Fund.

2. Acquire Parks and Open Space as Growth Occurs

The City intends to assemble new neighborhood parks through developer land dedications and fees in lieu of land dedication. As noted above, successful implementation of the City's Park Impact Fee Study

and Bicycle plan, recommendations will require proactive involvement from City Officials, Staff, and user groups.

3. Public School Facilities

It will be critical to coordinate land use and development decisions with the Lake Mills District's long-range planning efforts, particularly the planned school at the south end of the City, and any proposal to transfer ownership and redevelop the existing school.

The City should also include a School District representative on the City Plan Commission to facilitate School District-City collaboration on planning issues.

4. Major Public Utility Recommendations

In general, public utility needs will be addressed through more detailed engineering studies on utility systems and specific required improvements following the completion of this Comprehensive Plan.

Given the likelihood of City growth over the planning period, the following utility upgrades will need to be considered:

- Expansion of the City of Lake Mills Wastewater Treatment Plan in accordance with the recommendations of the City's 2001 Sanitary Sewer Study and coordination with the Wisconsin Department of Natural Resources. The City should update the Sanitary Sewer Study every 5 years or earlier if need arises.
- Create a Stormwater Management Utility. A fee based utility will provide greater resources and flexibility in meeting ever more stringent and vital stormwater and water quality management requirements. The proposed fee structure, based on total impervious surface, would assign the costs of stormwater management based on the level of impervious surface (and therefore the stormwater run-off generated) and provide incentive for reducing impervious surfaces as recommended in Chapter 2. A public stormwater utility would also allow for better planning and design of joint stormwater facilities in projects that where the site cannot practically manage all stormwater on-site and on projects where large-scale on-site stormwater detention facilities are contrary to other goals of this Plan. This Plan further recommends that, should creation of the utility be approved, incentives for properties that implement advanced on-site stormwater techniques compatible with other Plan objectives be considered.
- Continue to maintain the quantity and quality of the City's groundwater supply by enforcing the City's Well-Head Protection Requirements and Overlay District and updating them as needed. The City should actively enforce well head protection requirements on both existing and future land uses within the well head protection areas.
- The City should continue to cooperate with Jefferson County, the State of Wisconsin, and the USGS to develop a groundwater flow model. The City will also cooperate with other jurisdictions and agencies on projects that may provide a means of estimating sustainable levels and rates of ground water extraction. The City should also be open to investigating improved methods of recharging the areas groundwater supply.
- The City should consider various incentives to improve power and water conservation.
- The City should attempt to identify future well sites well in advance of anticipated need in order to protect these sites from incompatible development.
- The City Electric utility should continue to work with WPPI and appropriate State agencies to ensure transmission and generation facilities are as compatible as practical with other City comprehensive planning objectives.

- The City should work with WPPI to create incentives for purchasing power generated by renewable resources. Programs that ask customers to voluntarily pay more for alternative energy are a positive step, but invert the incentive structure in favor of users of non-renewable energy sources.
- Continue to actively manage the City's trees to ensure appropriate species are planted and contain threats to species susceptible to disease such as Elm and Ash.
- Ensure that the City's emergency services continue to provide a high level of service through ongoing training and improvements to equipment and facilities.
- The City will continue maintain and operate the Rock Lake dam and coordinate with WisDNR to ensure recommended lake levels are maintained.
- The City will promote adoption of LEED building standards and/or similar standards that promote more environmentally sustainable designs for all future municipal buildings.

