



# LAKE ZUMBRO PARK **DEVELOPMENT CONCEPT**

ADOPTED BY OLMSTED COUNTY BOARD  
DECEMBER 2020





# History and Context

The site underwent its first major change in 1918 when White Bridge was moved from North Mankato to the site. Originating as a major crossing point for Lake Zumbro, the White Bridge once spanned the lake in this location. This bridge promoted economic growth in the area and businesses began opening along the road in the early 1930's to benefit from the lake activity. The site changed in 1972 when a car driving over the bridge ran into a major support structure causing half of the bridge to fall into the lake. To restore the broken traffic circulation, the Army Corp of Engineers built a temporary bridge and began designing the current Sandy Point Bridge further upstream. After the Sandy Point Bridge was completed in the late 1970's, the temporary bridge was removed, leaving a dead-end road. This provided an opportunity for Olmsted County to develop White Bridge Fishing Pier, an ADA accessible pier, named after the former bridge structure.

The removal of the bridge resulted in a shift to mostly residential with the Fisherman's Inn being the only restaurant on the west side of the Lake Zumbro. In 2019, the timing was right for the owners of Fisherman's Inn to retire and sell the restaurant and boat launch to Olmsted County. Expanding this park and acquiring a well-established boat launch allowed the county to open the only public boat launch within Olmsted County on Lake Zumbro in the spring of 2020. The two-lane boat launch will be managed in coordination with the Department of Natural Resources and provides a much-needed lake recreation amenity. This coordinated well with the 2019 dredging of the lake which subsequently increased public awareness and water recreation on Lake Zumbro.

The new 2.9-acre addition to the park has increased the recreational opportunities offered to the public. To emphasize the expansion, Parks' staff worked with the Olmsted County Parks Commission to develop a new name for the park. In 2020 the 4-acre park was renamed Lake Zumbro Park. As the water quality of the lake improves and the Parks Department continues to make updates, the park will become a more attractive destination, encouraging greater investments to be made on the site.

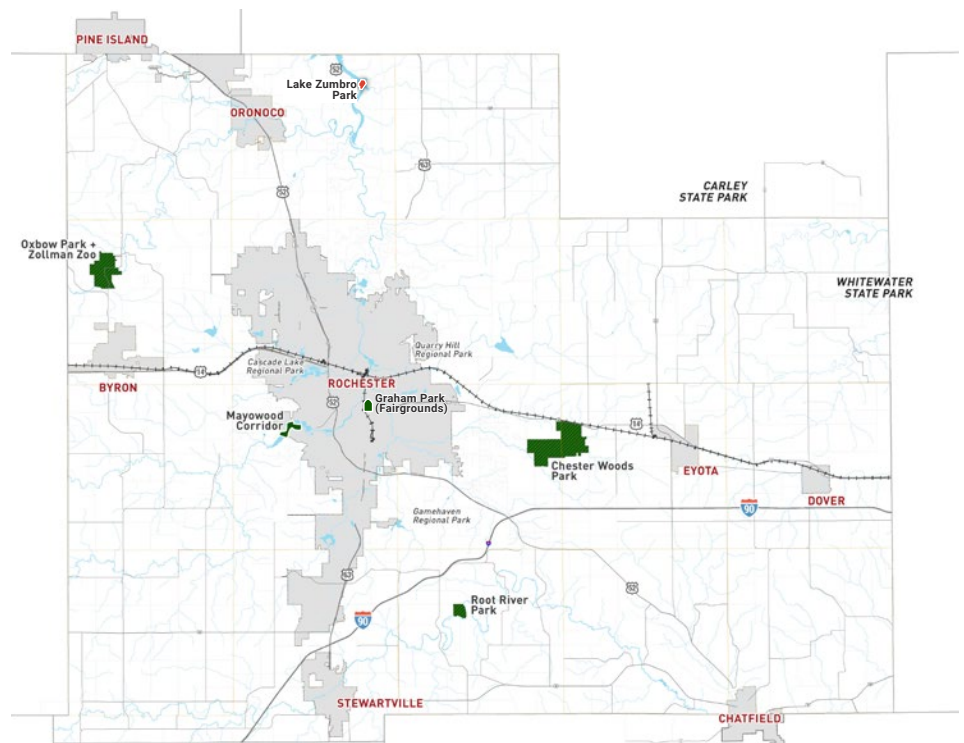
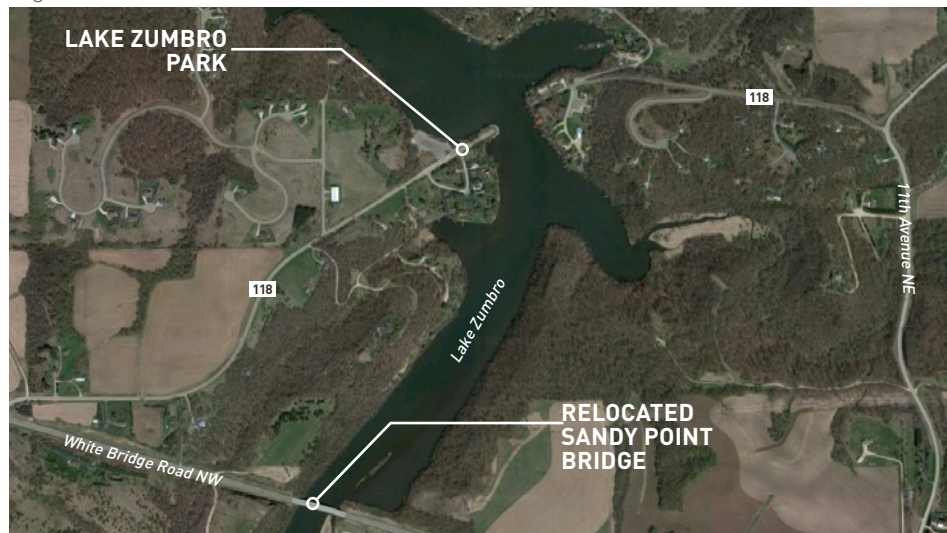


Figure 1. County Facilities

Figure 2. Lake Zumbro Park Context



## Existing Conditions

The site has a motorized boat launch, picnicking, and fishing piers. It is designed to be ADA accessible so that everyone has an opportunity to enjoy Lake Zumbro. The fishing pier was created by converting the former road into a small parking lot with a port-a-potty inside a small structure adjacent. The shore edge is large stone riprap to give increased stability against erosion. There are two overlooks on either side of the peninsula consisting of 25-foot-long wooden structures with handrails. To the south of the peninsula is a former beach, degraded over time, and a grassy area with picnic tables and fire pits.

On the east edge of the peninsula where the bridge was located, sits an informational sign that welcomes visitors along with rules and regulations, lake maps and fishing information. There is an existing power line that goes across the lake with a large orange sphere on the line going over the lake to alert boaters to be careful near the wires. Another power line crosses the parking lot of the boat ramp. Power poles are in both locations of the existing power lines.

The boat launch was privately owned and operated for many years. Upon acquisition of the new property, docks were placed at the launch to provide for a 2-lane public boat launch. The public launch is a combined effort between Olmsted County Parks and MN Department of Natural Resources. All structures from the former Fisherman's Inn property were removed to provide additional land space and a clean slate for future plans.

## Vision

The vision of Olmsted County is to: Enhance Lake Zumbro Park to improve the experience of those seeking to fish, launch motorized boats, launch personal watercraft, picnic and enjoy other lake recreation activities; ensure the area has ADA accessibility to accommodate a larger percentage of visitors; and develop additional green space and vegetation to provide a more natural setting for picnics and gatherings.

## LAKE ZUMBRO PARK

### ***Established***

The area was originally a road that crossed Lake Zumbro until the bridge collapsed after an accident in 1972. A few years later it was established as an ADA fishing pier.

### ***Size***

4 acres

### ***Amenities***

Fishing Pier, Picnic Area, Public Restrooms, Public Boat Launch.

### ***Staffing***

No dedicated employees

## LOCATION DESCRIPTION

Located 11 miles north of Rochester, MN, Lake Zumbro Park is easily accessible by turning off of US Highway 52 and going 4.5 miles east of Oronoco, MN. First take 5th Street Northwest, then White Bridge Road, and finally take a left onto Fisherman Drive Northwest (see figure 1).

## CLASSIFICATION

Public Boat Launch

## PARKS ARE OLMSTED COUNTY'S HIGHEST RATED SERVICE

Parks and recreation was rated as one of the top county services in the 2008, 2013, 2016, and 2019 Olmsted County Resident Surveys



ADA accessible kayak and canoe launch



Naturalized shoreline



Double landing boat launch



Fishing Pier

# Development Concept

The basis of the Lake Zumbro Park Development Concept is to maintain the site's ADA accessibility while creating a more welcoming destination with additional facilities and amenities that can be used and more easily accessed by the community as a whole.

## ACCESSIBILITY

The new design improves on accessibility and the ease of circulation within the site. The Development Concept seeks to create a park on the peninsula by taking out the existing road and moving the parking more inland. A dock for temporary boat parking will be added near the shelter area to accommodate boaters who want to stop and have a picnic. ADA paths will connect all areas of the boat launch and peninsula. Informational signage will be placed at each end of the park in prominent locations to give visitors easy access to information.

## LANDSCAPING

A landscape buffer is proposed between the new peninsula parking lot and the residential area to the south. This is intended to create a separation from the existing residence in both a physical and visual manner. Storm water management areas will be appropriately placed near each parking lot to protect the water quality of the lake. A new structure will replace the current retaining wall to ensure the integrity of the shoreline where significant slopes occur. Some areas of riprap shoreline may be converted to a bioengineered option to provide wildlife habitat and more natural setting. The naturalized riparian shoreline will include a mixture of plants will help increase biodiversity, control edge erosion, and provide a method to biologically filter the runoff before it reaches the lake.

## PUBLIC BOAT LAUNCH

The boat launch parking lot will be expanded to accommodate the intense summer usage and provide additional truck and trailer spaces. New docks will be installed at on either (both?) side of the 2-lane boat launch to assist boaters entering and exiting the lake as well as short term waiting areas. A boat wash station will be installed to rinse off boats when exiting the water to aid in aquatic invasive species management efforts.

## BEACH AND PERSONAL WATERCRAFT LAUNCH

There is a proposed beach that will provide an area for families to play in the lake. A dock with ADA kayak/canoe launch will be provided for users to launch their personal watercraft. Consideration will be given for personal watercraft storage racks which will provide annual rental space for avid lake users.

## FISHING PIER

One of the main features of the park is the fishing on the peninsula. The existing overlooks will be replaced with new piers that will allow the users to get out over the water for fishing and viewing lake activity. Both piers will provide better access and preferred fishing locations on the newly dredged lake. The piers will also provide overhead shade for the fish underwater.

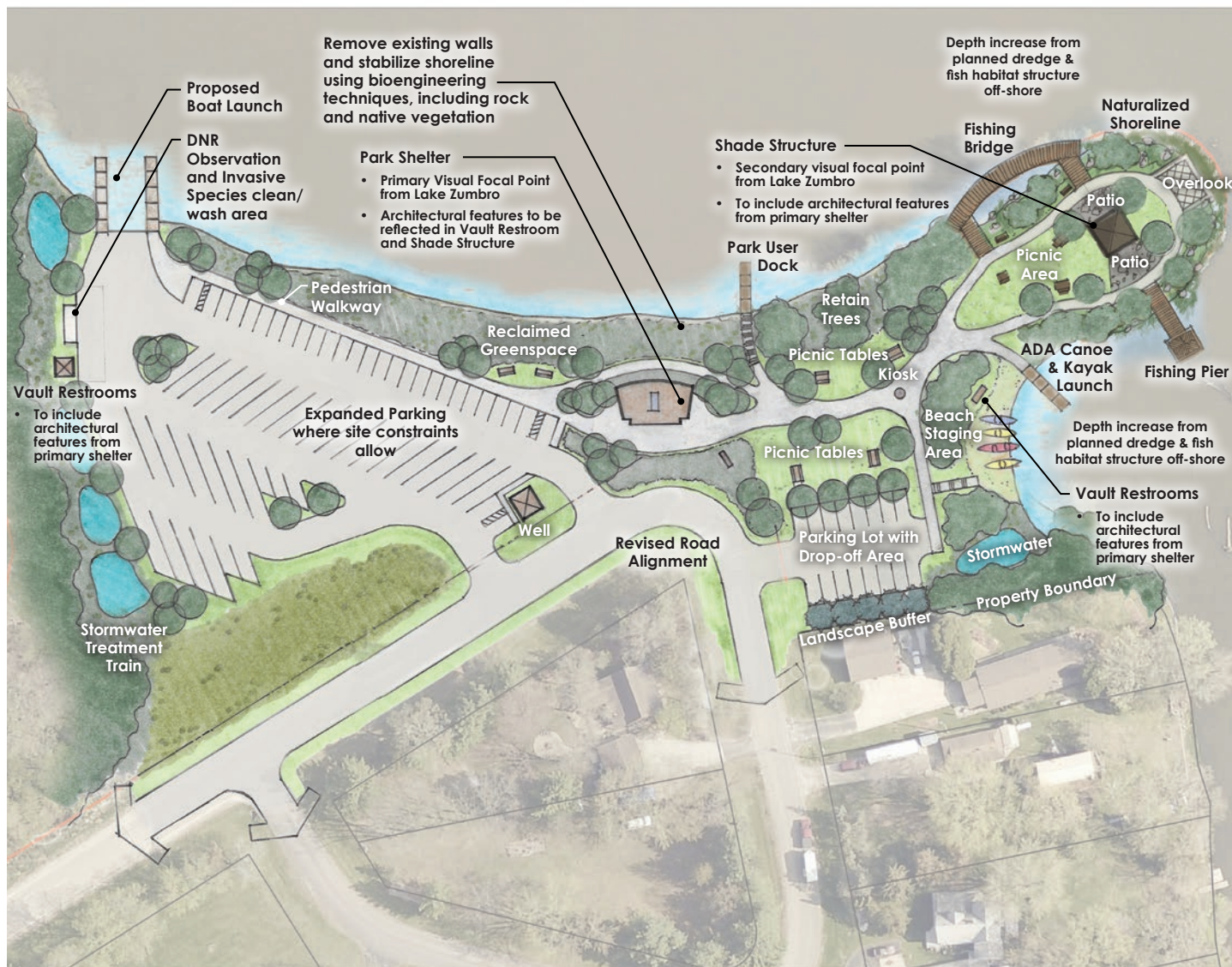


Figure 3. Lake Zumbro Park Development Concept



Pavilion



New Restroom Facilities

# GATHERING SPACES AND RESTROOMS

A gathering space will be centrally located to the two activity hubs in the park. With a prime location overlooking the lake, the site of the former restaurant will feature a prominent shelter for gatherings and events. The shelter will be built with unique features to serve as a point of recognition for those enjoying the lake and will be designed to provide interest in the park. Restrooms will also be centrally located and updated from port-a-potties to a modern vault toilet building. The restrooms will also serve as storm shelters. Smaller shelters or benches will be provided throughout the park for those seeking to relax or take a rest.

## COST ESTIMATE

Improvements to Lake Zumbro Park are estimated to cost roughly \$837,000 and have been phased into short (0-5 years), mid (5-10 years), and long-term (10+ years) time frames. Costs provided are planning level estimates that need to be further refined with detailed planning. Costs are for project construction. Professional services like engineers and architects may add 10-30%.

- » Short-term primarily focuses on the boat launch, parking lot and the large retaining wall. Installation of the personal watercraft dock will also be a short-term priority.
- » Mid-term focuses on moving the peninsula parking lot to provide more green space and constructing the centrally featured shelter and restrooms.
- » Long-term transforms the peninsula with new piers and natural shorelines.

Short-term Actions (0-5 years)	Count	Unit*	\$ Per Unit	Total Cost	Notes
Public launch docks	2	LS	\$15,000	\$30,000	Coordination with DNR
Public launch ramp rehab	1	LS	\$100,000	100,000	Coordination with DNR
Retaining wall rehab	250	LF	\$200	\$50,000	
Remove septic field	1	LS	\$5,000	\$5,000	Removal and grading
Boat launch parking lot expansion	15,000	SF	\$6.00	\$90,000	Grading and bituminous
Aquatic Invasive wash off site	1	LS	\$20,000	\$20,000	AIS funding
Stormwater Management area	1	LS	\$5,000	\$5,000	
Personal watercraft dock	1	LS	\$20,000	\$20,000	Dock and ADA launch
Install new park sign	1	LS	\$5,000	\$5,000	
Install buffer for residents	1	LS	\$5,000	\$5,000	Fencing and vegetation

**SHORT-TERM SUBTOTAL \$330,000**

Mid-term Actions (5-10 years)	Count	Unit*	\$ Per Unit	Total Cost	Notes
Build New Central Shelter	1	LS	\$75,000	\$75,000	
Removal of old road/parking lot	1	LS	\$70,000	\$70,000	Replace with turf
Stormwater Management area	1	LS	\$5,000	\$5,000	
Build new paved parking	7,000	SF	\$10.00	\$70,000	Curb and sidewalks
Paved 8' ADA path	600	LF	\$80.00	\$48,000	
Precast Restrooms/storm shelter	1	LS	\$65,000	\$65,000	2 stalls, precast, including plumbing
Picnic tables and benches	12	LS	\$500	\$6000	

**MID-TERM SUBTOTAL \$339,000**

Long-term Actions (10+ years)	Count	Unit*	\$ Per Unit	Total Cost	Notes
Build new fishing pier	2	LS	50,000	\$100,000	
Boat parking dock	1	LS	\$15,000	\$15,000	
Restore shoreline on peninsula	250	LF	\$100	\$25,000	
Plant new shade trees	10	LS	\$400	\$4,000	
Install path lighting	12	LS	\$2,000	\$24,000	Lighting on timers

**LONG-TERM SUBTOTAL \$168,000**

\* LS is Lump Sum, LF is Linear Feet, EA is Each, AC is Acres

**TOTAL \$837,000**