



February 19, 2020

Tim McCumber, Clerk-Treasurer  
Town of Merrimac  
S6911 State Highway 113  
Merrimac, WI 53561

RE: Foster's Shore Estates Preliminary Plat and Development Plan

Dear Tim,

Enclosed is the updated Preliminary Plat for Foster's Shore Estates and associated Development Plan information, submitted on behalf of Heffron & Associates, Inc. We are seeking approval of this Preliminary Plat by the Town Planning and Zoning Commission.

The plat design has been revised since its introduction to the Commission and residents in May 2019. The revisions include refinements to accommodate a preliminary stormwater management plan for the development, and a more detailed concept for the development of Lot 70 in the northeast corner of the plat.

Please contact me with any questions about these materials.

Sincerely,

MSA Professional Services, Inc.

A handwritten signature in black ink that reads "Jason Valerius". The signature is written in a cursive, flowing style.

Jason Valerius, AICP  
Senior Planner

1702 Pankratz Street  
Madison, WI 53704

**P** (608) 242-7779  
**TF** (800) 446-0679  
**F** (608) 242-5664

[www.msa-ps.com](http://www.msa-ps.com)

**Foster's Shore Estates Development Plan  
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**Owner/Developer**

Heffron & Associates, Inc.  
2000 Prairie St., Prairie du Sac, WI 53578  
Contact: Dan Heffron  
(608) 643-8525  
dan@heffronhomes.com

**Planner/Engineer**

MSA Professional Services, Inc.  
1702 Pankratz St., Madison, WI 53704  
Contact: Jason Valerius  
(608) 242-6629  
jvalerius@msa-ps.com

**Surveyor**

Grothman & Associates S.C.  
625 E. Slifer St., Portage, WI  
Contact: James Grothman  
(608) 742-0434  
surveying@grothman.com

**Project Overview**

This project will result in the creation of 69 single-family home sites with individual wells and septic systems on 97 acres of land (0.71 units per gross acre). The development, to be known as Foster's Shore Estates, will also have a site dedicated to the construction of storage units for Foster's Shore owners, and a site for a future clubhouse for use by Foster's Shore owners.

**Site Description**

The plat incorporates a total of about 97 acres, all owned by Heffron & Associates, Inc. The plat features lake frontage on Lake Wisconsin, including 172' between Lucille Lane and Oak Road, and approximately 1,392' west of the Foster's Shore Condominiums.

**Present Land Use and Zoning**

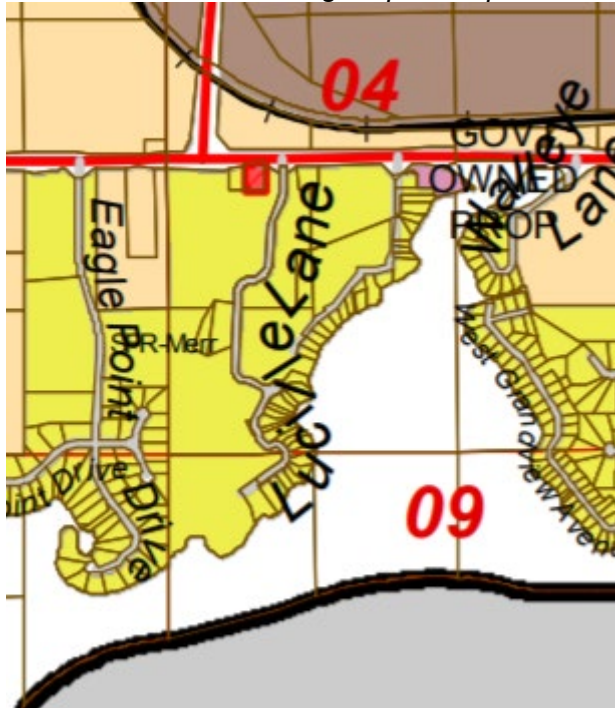
The site, outlined in blue below, is zoned Single Family Residential and is currently used for open space, woodlands and some crop farming.

Adjacent site zoning and uses include:

- West - Single Family Residential zoning and use
- West and North - agriculture zoning and a mix of agriculture and large-lot residential use
- North - commercial zoning and use at the corner of Hwy 78 and Lucille Lane
- East - Single Family Residential zoning and use, plus the Moon Valley Resort Bait Shop, zoned Recreational-Commercial

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*Town of Merrimac Zoning Map Excerpt*



**Proposed Use, Zoning and Phasing**

*Home Sites, Lots 1-69*

The 69 home sites will remain in Single Family residential zoning and be developed in four phases:

- Phase 1 – Lots 1-14, 25-32  
These 22 lots will range in size from 0.57 to 1.86 acres. All lots will have independent driveway access from Lucille Lane, except Lot 8 which will have a shared driveway with Lot 9. The completion of the Lucille Lane loop to provide access to Phase 1 lots will begin in 2020, pending final engineering, permits, and approvals.
- Phase 2 – Lots 15, 24, 33-40  
These 11 lots will range in size from 0.71 to 2.35 acres. All will have access from Lucille Lane. These sites require no public improvements to be developed, and could be sold at any time.
- Phase 3 – Lots 16-23  
These 8 lots will range in size from 1.04 to 3.30 acres. Two will have access from Hwy 78, via an existing farm driveway at the west edge of the plat. The others will have access via a short private cul-de-sac road. Lots 20 and 21 along Hwy 78 could be sold at any time. The remaining lots are dependent on construction of the private road, which might occur in approximately 5 years (2025).

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- Phase 4 – Lots 42-69  
These 28 lots will range in size from 0.46 to 0.74 acres. Lots 42-46 would have direct access from Lucille Lane and could be sold at any time. Lots 47-69 would have access from two new roads, the construction of which might occur in approximately 5 years (2025).

*Lot 70*

This 4.58-acre lot will feature storage units for use by property owners in Foster's Shore Estates and Foster's Shore Condominiums, enabling residents to store boats, recreational vehicles, etc. near their homes while avoiding the need or desire to construct such spaces on individual homesites. Each unit will be independently constructed, owned and maintained in a condominium format. Unit owners will have the option of connecting to an on-site septic system for purposes of adding a bathroom to the storage unit to enable use as a private workshop. Residential and commercial uses will be prohibited by deed restriction, however the zoning may need to be Commercial – we remain open to whichever zoning solution is preferred by the Town.

This site will have access via a driveway off of Oak Rd. and also from Lucille Lane via an access easement across Lot 71. The storage units would be constructed in two rows, lining the driveway, as shown on the plat illustration. This site would be graded and improved with a driveway as soon as feasible, likely 2021.

*Lot 71*

This 1.78-acre lot will feature a clubhouse for Foster's Shore residents to host parties and other private events. It would be constructed most likely in conjunction with Phase 4 home development. The zoning may need to be Recreational Commercial, but we remain open to whichever zoning solution is preferred by the Town.

*Outlots*

There are 6 outlots totaling 4.85 acres.

- Outlot 1 – effigy mount protection
- Outlot 2 – stormwater pond
- Outlot 3 – waterfront access for neighborhood residents, day use pier
- Outlot 4 – lowland areas behind other lots, trail access through the plat
- Outlot 5 – green space buffer and stormwater pond
- Outlot 6 – stormwater pond

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**Natural Features and Stormwater Management Plan**

Approximately two-thirds of the site is heavily wooded, included the lake frontage areas, and the remaining third is mostly active farmland. See the aerial photo below.

**Sauk County Parcel Data and Aerial Photo**

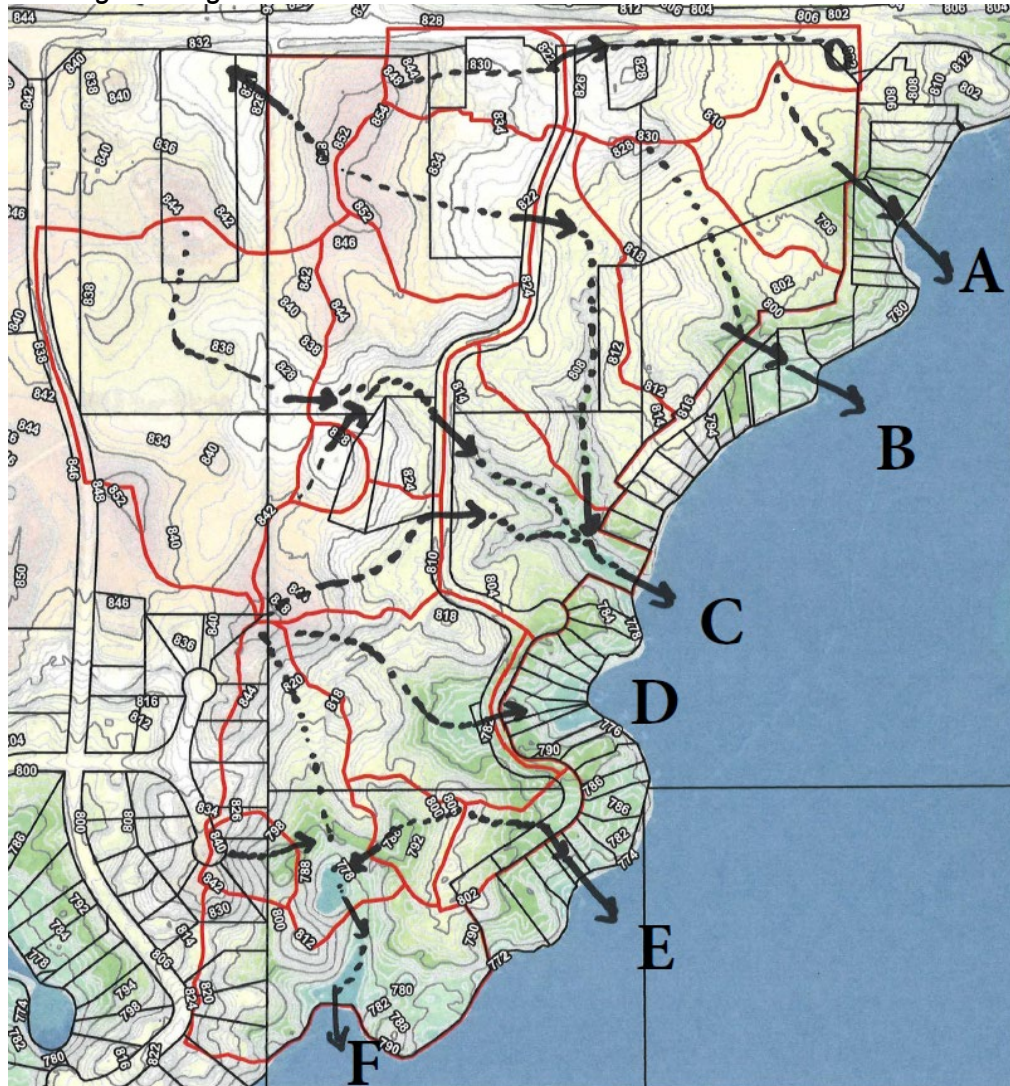


### Foster's Shore Estates Development Plan February 19, 2020

Soil tests have identified soils with high infiltration rates ranging from 0.5 to 3.6 inches per hour. Water that does not infiltrate currently flows to the lake, in six locations:

- West across Oak Rd and down to the lake (Location A, across S7536 and S7550 Oak Rd)
- Southeast under Oak Rd and down to the lake (Location B, across S7572 and S7592 Oak Rd)
- Southeast direct from the site, between Oak Rd and Lucille Lane (Location C)
- South under Lucille Lane, down to the lake (Location D, across S7676A, S7678, and S7682 Oak Rd)
- South across Lucille Lane, down to the lake via a culvert (Location E, across S7710 Oak Rd)
- South from the undeveloped area west of Lucille Lane, with the greatest concentration of flows at the low point near the natural kettle pond (Location F). Visual evidence and stormwater modeling suggest very little runoff to the lake from this area, with the greatest volume coming through the site from offsite development to the west.

#### Existing Drainage Patterns



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A preliminary stormwater management plan features engineered ponds in several locations to meet water quality and rate control requirements:

- Pond 1 will be in an easement on Lot 30 and will manage the limited additional runoff from portions of Phase 1, discharging first to the existing kettle pond and beyond that to the lake.
- Pond 2 will be in Outlot 2 and will manage the limited additional runoff from the surrounding lots, discharging to the lake along an existing runoff route through the Foster's Shore Condominiums.
- Ponds 3 and 4 along Lucille Lane will be in easement areas and will manage water from areas west of Lucille Lane, with a culvert from Pond 3 to the east side of Lucille Lane where it will follow an existing runoff route to the lake through easements and outlots.
- Pond 5 will be in Outlot 5 and will manage runoff from the surrounding development area north of Oak Rd, before discharging toward the lake along the existing runoff route.
- Pond 6, the largest pond is planned for the northeast area, adjacent to Oak Rd, in Outlot 6. This pond will discharge to the south, via a pipe that carries water to the location of Pond 5. This pond will capture and redirect all water from most storms, up to and including the "100 year" storm. Only storm events in excess of the 100-year event are expected to overtop the pond and flow east along the existing runoff route toward the lake. For other events, post-development flows across Oak Rd. will be lower than pre-development flows (close to zero).

See the sketch of this system on the following page.

**Effigy Mounds**

There are four known effigy mounds on the project site, which are proposed for protection within outlots or by protective easements within residential lots.

- Lot 32 – Linear mound, protected with an easement
- Lot 4-5 – Linear mound, protected with an easement
- Lot 6 – Linear mound, protected with an easement
- Outlot 1 – Bird mound

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*Proposed Stormwater Ponds and Drainage Patterns*

