

Matterhorn Heights Plan Commission/Neighborhood Meeting Summary (5/21/25)

Approximately 30 residents attended the meeting, at which there were presentations from the Village Planner and then the proposed development team. The following is a summary of residents' questions and comments:

- A. Why does the project include a road between two houses where there is not a current road there?
 - 1. Per the Tower Heights Subdivision Plat, the road right-of-way has already been platted. There just has not been a road constructed there yet.
 - 2. This is common practice to assure the next piece of land can develop properly.
- B. Who would pay for the road connections where not incorporated in the Tax Increment District?
 - 1. This will become a development expense.
 - 2. No special assessments are anticipated as part of this development project.
- C. Is sidewalk planned to be constructed along the existing 10th Avenue?
 - 1. No. The only proposed sidewalks are in development.
 - 2. It may ultimately make sense to continue sidewalk along Legler Valley to schools.
- D. Will the new road widths accommodate emergency vehicles, dump trucks, buses, box trucks and other large vehicles?
 - 1. Yes. The new roads have been designed to handle these types of vehicles.
 - 2. The road widths will also accommodate parking on both sides of the street.
- E. What will the size of the lots be?
 - 1. The minimum sized lot for the Village's R-1 residential zoning is 6,600 square feet (less than 1/5 acre).
 - 2. All proposed lots in the development will be greater than the minimum sized lot requirement.
- F. How many lots will people be able to buy – 2 lots, 5 lots? Will they be allowed to build a monster house on those lots?
 - 1. This is not in the vision of the type of houses that will be constructed. Graphics were supplied with presentation to provide the vision.
 - 2. Matters like these will be addressed in the subdivision covenants that Owner will submit to the Village by the time of Final Platting.
- G. Will the new houses block my current view?

1. The viewshed has and will be looked at closely. The intent is to not block anyone's view, based in progressively lower elevations and staggering lots where possible. The streets will be terraced, so the houses on the upslope look over the roof of the houses on the downslope.
 2. Additional renderings will be created during the platting stages to show how views would be affected once the houses are constructed.
- H. Will there be different builders?
1. Yes.
 2. The development team does not anticipate building the homes.
- I. Could you develop the "Legler Connection" (south portion) first instead of the "Unnamed Terrace" (north portion)?
1. The reason that the "Unnamed Terrace" area will be constructed first is that all the underground infrastructure, the sanitary sewer and water main, are already in place in this area. That street will connect directly to the utilities that are in place.
 2. Development of the "Legler Connection" area will require upgrades to the existing water booster station and a new gravity sanitary sewer line to the Veteran's Park area before this southern area can be developed.
- J. What kind of street lighting will be installed?
1. The street lighting will follow guidelines from the Village electric utility.
 2. Considerations will be made for "dark sky" lighting.
 3. This will be resolved in the final subdivision platting stage.
- K. What kind of zoning would allow for multi-family development?
1. The current zoning, R-1, will allow for multi-family development, but only on lots that are bigger than what the developer is proposing.
 2. It would also allow duplexes, and lots that are 80 feet or more wide could possibly be developed with duplexes (like Valle Tell).
 3. The intent is for a predominately single-family neighborhood.
- L. What is the timeline on project construction? In other words, when does the noise start?
1. Construction would be expected to start Spring 2026 on the first phase and stormwater basins to serve it.
 2. The Village does have noise ordinances in place, which limits construction to specified daytime hours.
- M. Will there be any blasting?
1. The development team is aware that there is high bedrock in the area, but the goal is to not have to blast.
 2. The team will be getting additional soils and bedrock information to better understand the bedrock in the area.
 3. The development team will consider allowing homes without basements where bedrock will otherwise be an issue.
 4. Blasting will be a last resort and will follow the blasting requirements in the Village Ordinance.

- N. Where will the Construction entrance be located? 8th Street near the cemetery may not be able to handle trucks.
1. The Village will look at the existing road conditions surrounding the subdivision and construction routes can be established by development agreement.
- O. What will the price points for the lots be?
1. This has not been determined yet.
 2. The intent is to make them affordable, but prices will be based on the market conditions at the time.
- P. What will happen if the housing market sours?
1. This is one reason why the subdivision would be developed in phases. Most lots in an earlier phase would be sold before the next phase is constructed.
 2. There are only a handful of vacant lots in the Village, a significant demand to move here, and a regional housing shortage.
 3. Schools and utilities have or will be upgraded, and the Village is poised to accommodate new development.
- Q. What is the draw for people to move to New Glarus?
1. Unique small-town charm.
 2. "One of the best school districts in the state."
 3. Beautiful views/topography.
 4. Great restaurants and downtown atmosphere.
 5. Warm hospitality.
 6. Strong sense of community.
 7. Proximity to Madison.
- R. Why is there only one park outside of the first phase, and not any smaller greenspace areas included in the first phase?
1. The park size is based on the subdivision ordinance requirements and allows for some developer park fees if not expanded. This area could be joined with more park space when lands to the west develop someday.
 2. The location was selected to be accessible and to help preserve trees. This would not be a typical park with soccer fields, etc., but more of a passive recreational area with trails and pads for picnics and perhaps a playground.
- S. How would this development in a tax incremental district affect property taxes outside of the district?
1. While the feeling is that there would not be an impact, this is a complex subject that Village staff thought should be discussed separately.
- T. What is the developer paying for versus what does the home buyer pay for?
1. The developer agreement will spell out in detail who pays for what.
- U. Who will own and maintain the retaining walls at the subdivision entrances? How tall will they be?

1. The retaining walls will be on public property; it will not be the responsibility of the existing adjacent homeowners to maintain.
2. Retaining walls are currently envisioned at roughly 2 to 5 feet.
3. Development team intends to reach out to adjacent homeowners on alternatives. Planner advised showing adjacent home footprints on plans.
4. This will be included in the final engineering plans and developer agreement; could be the Village or a homeowners' association maintenance responsibility.

V. Who will maintain the stormwater basins?

1. This will be included in the developer agreement too; could be the Village or a homeowners' association maintenance responsibility.

W. Will existing trees be removed that are by my house?

1. Trees that are in the street right-of-way stubs connecting into this development will likely be removed.

X. Why is the Village allowing an access point at 8th Street when it declined that access when it was the school site?

1. This was due to the much heavier volume of traffic and type of traffic with the school buses than would be expected from 20-some single-family homes.

Y. How will the residents get notified of activities related to this development in the future?

1. All meeting agendas are posted on the Village of New Glarus website.
2. Agendas are also posted at the Post Office, Bank of New Glarus (downtown location), and the Village Hall lobby.
3. If it is a public hearing (as will be required for the preliminary subdivision plat), then the residents within 200 feet of the property to be platted are notified by mail.