

Ridge Club Expansion Community Engagement Summary

PUD-66H/PUD-001520-2024

The applicant mailed letters to all property owners within 300' of the project location per the certified radius report list to invite them to two upcoming neighborhood meetings regarding PUD-66H/PUD-001520-2024.

Neighborhood Meeting Dates:

June 25, 2024 at 6:00pm, Forest Ridge Golf Club, Glass Veranda

July 8, 2024 at 6:00pm, Forest Ridge Golf Club, Glass Veranda

Neighborhood Meeting Attendees:

A total of 13 residents signed-in for the community meetings, but a head count included a total of 17 attendees.

The attendees representing the applicant at the neighborhood meetings included:

- Davis Robson (VP Development, The Robson Companies, Inc.)
- Kevin Maevers (Real Estate Development Manager, The Robson Companies, Inc.)
- Jill Ferenc (Community Planner, TSW)
- Preston Bartley (Project Manager, Westwood Engineering): *7/8 Neighborhood Meeting*

Neighborhood Meeting Summary:

Davis Robson provided a presentation with a slide show, printed boards, and table prints showing planned improvements for the Ridge Club Expansion and then opened the floor for questions and comments from attendees.

Below is a summary of questions and comments from attendees along with the responses provided by Davis Robson (blue italicized font):

- Lighting – type of lighting planned for expansion; existing pickle ball court lighting remaining on
 - *New lighting will be shielded so that it doesn't shine on neighboring property; will check into and correct pickle ball lighting that is currently remaining on*
- Landscaping and buffering – timing of tree installation; location of trees; maintenance of existing trees and new trees
 - *Landscape buffer for Phase 1 and Phase 2 will be installed with Phase 1; Trees will be installed in the landscape buffer; existing evergreen trees will be replaced, and drip line irrigation will be installed for buffer trees and maintained by the Ridge Club*

- Future development area – planned use and potential for buffer trees
 - *There is not a specific use identified in the “Future Development Area” but it is important to bring in the property into the overall Forest Ridge PUD. Any potential buffer trees will be dependent on the use of the property.*
- Time frame of improvements – phase 1 and 2
 - *Grading work will begin after engineering is completed and approved by the City; Anticipate phase 1 to be operational in November; Timing of Phase 2 will be dependent on the racket club program and memberships*
- Dome structure – maximum height; style of structure; lighting at night
 - *The maximum height by ordinance is 2.5 stories or 35’ and the PUD request is for 45’ to accommodate the center of the dome height needed for structural and clear span needed for indoor courts; evaluated other structure styles and determined the dome style to be the best solution; lighting within the structure will be toned down and be visible at night when turned on*
- Grading work and drainage – timing and scope of grading work; concern of existing drainage flowing onto attendee’s property
 - *Phase 1 grading work is intended to accommodate Phase 1 improvements and reduce drainage to the back of neighboring lots to the west. We want to fix any existing drainage issues.*
- Sound mitigation
 - *Exploring solutions and have ordered a nose reflecting wind screen for the current pickle ball courts*
- Hours of operation
 - *Sunday through Wednesday 5am–10pm; Thursday through Saturday 5am–11pm*
- Maintenance – plan for current maintenance facility and property maintenance
 - *The maintenance facility will most likely move closer to Kenosha and new Hole 1; as the Ridge Club expands, the existing dirt mound will be removed and Phase 1 and 2 will be maintained by the Ridge Club*
- Project communications – point of contact that residents can reach out to during construction to maintain open communication
 - *Kevin Maevers is the point of contact and will be available to assist.*

Follow Up Email Summary:

Kevin Maevers sent a thank you and follow up email to attendees that provided email addresses and requested attendees provide a short summary of comments and feedback. As of July 8, 2024, two emails have been received from residents regarding the project.

1. From a resident that lives across from the planned future driveway from the parking lot onto Freeport after Phase II is completed. The concerns are noise and lighting, but if lighting will be the newer lights as presented by Davis, it should be tolerable. The resident expressed appreciation in having a contact person during construction.
2. From a resident couple stating that they enjoyed the meeting, are thankful and looking forward to this major improvement to the neighborhood with this new addition to the Ridge Club.

Davis Robson

Vice President of Development
The Robson Companies

Date