

Neighborhood Meeting Summary – Auburn Heights Apartments PD Amendment and SDP project First Neighborhood Meeting – June 17th, 2021

Atlantic Development held a neighborhood meeting to discuss a proposed PD Amendment and SDP project known as Auburn Heights Apartments. The Auburn Heights Apartment project is approximately 6 acres in size and located within the southwest section of E. Wolfensberger Road and Auburn Drive. (see attached vicinity map)

This meeting represented the first required neighborhood meeting. The meeting was conducted virtually via Zoom. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the proposed project and was open to all public attendance. Prior to the neighborhood meeting, all neighbors were provided with a vicinity map, narrative, site plan, site sections, landscape plan, grading plan, and perspectives. The meeting was scheduled for June 17, 2021 from 6:00 p.m. to 7:00 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

1. Patrick Nook (PWN Architects & Planners, Inc.)
2. Alan Li (PWN Architects & Planners, Inc.)
3. Joseph Urban (PWN Architects & Planners, Inc.)
4. Scott Ohm (Grounded By Design, LLC.)
5. Mark Breen (Atlantic Development & Investments Inc.)
6. Terry Vernon (Colarelli Construction, Inc.)
7. John Cichon (Auburn Ventures II, LP)

Town Representatives:

1. Donna Ferguson, AICP, Senior Planner
2. Cara Reed, Neighborhood Liaison

Virtual Public Participants:

1. Caroline Douglas
2. Larry Martin
3. John
4. LyndsieK
5. 1 (262) 389-5997
6. Pastor Chris Matthis
7. Ryan Abresch
8. Larry Martin

The applicant presentation discussed the following:

- introduction to Atlantic Development
- Proposed apartment development containing 5 residential buildings, clubhouse, pool, dog run, detached garages and surface parking
- 104 residential units equating to 17 DU/Acres (gross)
- Use to be expanded to include standard multi-family in addition to multi-family 55+
- Reviewed the parameters of multi-family 55+
- Revised site design which reduces height of all residential buildings to two-story

- Revised site design which orientates residential buildings away from adjacent single-family residential as much as possible.
- Increased setback from adjacent single-family residential
- Detached garages, rather than taller residential buildings, located along the single-family shared property line.
- Omni Gulch improvements funded by the developer

Attendees had the following comments:

- Concern about the standard multi-family use on traffic. Applicant will address in Traffic Impact Report.
- Concern about increased speed, street parking, and overall safety on Auburn Drive. The applicant will work with Town on these issues as they relate to the proposed project.
- Concern about the impact of multi-family use on property values. The applicant will provide information on impacts of multi-family use on property values, stated it is a common misconception that multi-family decreases property values.
- Appreciation of the increased buffer and other site design modifications.
- Request for buffer to be planted with 8-foot tall evergreen trees with irrigation and to maintain any existing trees. Applicant will provide the requested trees and irrigation and will try to save existing trees as much as possible.
- Inquiry about price point of apartments. Applicant is proposing market rate apartments; 1, 2 & 3-bedroom units with an expected blended average of \$1,800 per month.