

01RZ043

June 6, 2001

The Honorable Jerry Munson
Mayor, City of Rapid City
300 6th Street
Rapid City, South Dakota 57701

Planning Department and The Planning Commission
City of Rapid City
300 6th Street
Rapid City, South Dakota 57701

Dear Mayor Munson and Members of The Planning Commission:

I am enclosing a copy of a letter and a Resolution by the Board of Directors of Wildwood Association sent to Mayor Shaw and the Planning Department and The Planning Commission in November 2000.

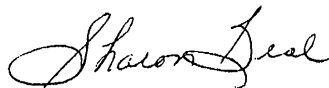
We want to inform you that our position remains as stated in earlier correspondence; that is, we strongly oppose any attempt to extend commercial development on the west side of Sheridan Lake Road from Corral Drive on the north to the city limits on the south.

We verified with the Planning Department today that John, Kathy and Bobby Sundby have filed an application to rezone A& B of Lot 11 and Lot 12 less Lot H1 comprising 2.4 acres of Una Del Acres Subdivision #2.

We respectfully request that you are mindful of Wildwood Association's objection to any consideration of rezoning this property to commercial use.

Sincerely yours,

WILDWOOD ASSOCIATION



Sharon Beal
Secretary

cc: John, Kathy and Bobby Sundby

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JUN 11 2001
Rapid City
Planning Department

01RZ043

November 15, 2000

The Honorable Jim Shaw
Mayor, City of Rapid City
300 6th Street
Rapid City, South Dakota 57701

Planning Department and The Planning Commission
City of Rapid City
300 6th Street
Rapid City, South Dakota 57701

Dear Mayor Shaw and Members of the Planning Commission:

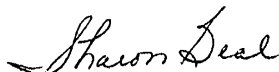
On behalf of the homeowners in Wildwood Subdivision, the Board of Directors of Wildwood Association unanimously passed a Resolution, which is attached hereto, stating their objection to zoning or rezoning of any property west of Sheridan Lake Drive from Corral Drive on the north to the city limits on the south. We understand that the land east of Sheridan Lake Drive contiguous to Catron Boulevard is zoned for commercial development; however, we will strongly oppose any attempt to extend commercial development on the west side of Sheridan Lake Road.

As stated in the Resolution, homeowners relied on the residential zoning status in our neighborhood before purchasing and/or development of their homes. To allow commercial development in our neighborhood would be considered a breach of faith by the City of Rapid City by these homeowners, and the Association will oppose by whatever means is necessary to any such attempt to rezone property as outlined in the Resolution.

We respectfully request that the Wildwood Association Board of Directors be informed if there is any consideration or application to change the zoning status to commercial use of the area outlined in the accompanying Resolution.

Sincerely yours,

WILDWOOD ASSOCIATION



Sharon Beal
Secretary

cc: John and Kathy Sundby

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Rapid City
Planning Department

RESOLUTION

WHEREAS Wildwood Association is a not-for-profit corporation organized and existing under the laws of South Dakota to administer and preserve the sixty-nine residential lots in the Wildwood Subdivision of Rapid City, South Dakota as a desirable and attractive residential neighborhood;

AND WHEREAS the lot owners of Wildwood Subdivision in the purchase of their lots, and the construction of their homes or purchase of existing homes, have invested substantial sums in their homes, as other property owners in the neighborhood west of Sheridan Lake Drive have, in reliance upon the general area being zoned residential;

AND WHEREAS the construction of Catron Boulevard has created increased pressure for commercial development on the west side of Sheridan Lake Drive in the general area of where it intersects with Sheridan Lake Drive;

AND WHEREAS the Wildwood Subdivision Board of Directors are of the firm conviction that commercial development on the west side of Sheridan Lake Drive is neither necessary nor desirable and would reduce property values in the general residential neighborhood making it a less desirable and attractive neighborhood to reside in. Such commercial development would constitute a breach of good faith by the city of Rapid City with the property owners who purchased and developed their homes in reliance on the residential zoning of the general area;

NOW THEREFORE BE IT RESOLVED that the Board of Directors of Wildwood Subdivision, charged with the responsibility of preserving and enhancing the sixty-nine residential lots situated therein, as a most attractive place to live, do hereby vigorously oppose and object to any attempt by the City of Rapid City to rezone from residential to commercial any of the lots or property, on the west side of and adjacent to Sheridan Lake Road from Corral Drive on the north, to the Rapid City city limits on the south.

BE IT FURTHER RESOLVED that a copy of this Resolution be mailed to the Honorable Mayor James Shaw, Mayor of the city of Rapid City, and the Honorable City of Rapid City Planning and Zoning Commission as well as other entities and persons interested therein.

Dated at Rapid City, South Dakota, the 25th day of October, 2000.

William Grode

William Grode
President, Wildwood Association,
A South Dakota not-for-profit corporation

ATTEST:

Sharon Beal

Sharon Beal,
Its Secretary
(Corporate Seal)

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JUN 11 2001
Rapid City
Planning Department

Ficken Rise

From: Elkins Marcia
Sent: Monday, June 18, 2001 1:09 PM
To: 'Jerry Johnson'
Cc: Planning Commission; Ficken Rise; Emerson Blaise
Subject: RE: Sundby Property

Dear Mr. and Mrs. Johnson,

Thank you for your comments. A copy of this message is being e-mailed to the Planning Commissioners so that they are aware of your concerns. The applicants have withdrawn their request. On Thursday, June 21, 2001 the Planning Commission will receive that request and forward their recommendation on to the City Council.

Please feel free to contact me if you have any additional questions, or comments.

Sincerely,

Marcia Elkins
Planning Director

-----Original Message-----

From: Jerry Johnson [mailto:jkjohn777@hotmail.com]
Sent: Sunday, June 17, 2001 12:43 PM
To: marcia.elkins@ci.rapid-city.sd.us
Subject: Sundby Property

Marcia,

We are sending this E-mail to you in opposition to the rezoning request submitted by the Sundbys for property on the corner of Sheridan Lake Rd & Wildwood. We live 1 block west of the intersection and are very opposed to commercial zoning west of Sheridan Lake Rd. Recently a realtor (I don't know if it was Sundby) tried to buy the residence just east of me on the corner of UnaDel & Wildwood with the intention of razing the house & trying to rezone to commercial. This would surely devalue my property. The Wildwood area has been changed enough with the extremely busy Catron intersection and with the new water line going thru to another subdivision. My conversations with area residents appear to show adamant resistance to any commercial zoning on the west side of Sheridan Lake Rd bordering this neighborhood. Sundbys knew what the zoning was when they purchased the property and are just trying to turn a buck at our expense. Thank you for your consideration.
Jerry & Randa Johnson
5527 Wildwood
RC, SD

August 1, 2001

5536 Wildwood Drive
Rapid City, SD 57702

Planning Commission
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

Re. Proposed Rezoning at Wildwood Drive & Sheridan Lake Road

Planning Commission Members

We would like to register our concerns, and our opposition to rezoning existing residential properties on or adjacent to the intersection of Wildwood Drive and Sheridan Lake Road to commercial use.

Rezoning the lower Wildwood area to commercial would have a negative impact on the neighborhood by decreasing property values and by increasing traffic on Wildwood Drive.

Further, we question whether there is really is a need for additional commercial property in the immediate area. Existing commercial properties across from Wildwood (east of Sheridan Lake Road), and at Corral Drive and Sheridan Lake Road remain undeveloped!


Marline Crisman

(UNA DEL ACRES #2 LOT 2 REVISED OF TRACT B)

RECEIVED

AUG - 7 2001

**Rapid City
Planning Department**

8/6/01

Please do not grant
a commercial zoning
permit to Donald
Carlson & Isaura Hanson
North corner at intersection
of W. Idwood Drive and
Sheridan Lake Road

Cristin Lee
5550 - Vera-del-dr.
Rapid City S.D
57702

RECEIVED

AUG - 7 2001

**Rapid City
Planning Department**

8/6/01

To whom it may concern

Please do not
grant a Commercial
Zoning permit to

Donald Carlson and

Sandra Hanson, North
Corner at intersection Wildwood
St + Sheridan Lake Road.

Leulla Lee

5550 UNA DEL Dr

Rapid City SD

RECEIVED

57702

AUG - 7 2001

Rapid City
Planning Department