

Susan Getchell  
405 Columbus  
Rapid City, SD 57701

8-26-04

Rapid City Counsel  
600 6<sup>th</sup> Street  
Rapid City, SD 57701  
Fax #: 394-6636

Re: Cornerstone Rescue Mission Group Home at 404 Columbus

To Whom It May Concern:

I would like to request an appeal on the Planning Commission's action approving the Cornerstone Rescue Missions' Group Home at 404 Columbus Street, Rapid City, SD 57701.

Sincerely,

  
Susan Getchell

**RECEIVED**

**AUG 30 2004**

Rapid City Growth  
Management Department

September 1, 2004

Ms. Marcia Elkins, Director  
Growth & Management Division  
City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

**RECEIVED**

**SEP 01 2004**

**Rapid City Growth  
Management Department**

Re: Cornerstone Rescue Mission/Group Home  
Former WAVI Property – Columbus Street

Dear Marcia:

The City Planning Commission recently approved a request by Cornerstone Mission for a planned residential development for a Group Home in a high density residential zoned neighborhood in a building formerly owned and occupied by WAVI. Because it is a PRD, it is my understanding this does not have to go to the Council for approval; therefore, WLW Investment Properties, LLC, owners of an office building, a 5-unit apartment house, and a rental house located at corner of 5<sup>th</sup> of Columbus, wish to appeal the Planning Commission's decision to the Rapid City Common Council.

We whole-heartedly support the mission in its efforts and the work that it does for the community of Rapid City. But, because what appears to be a temporary fix, we respectfully request that the City take a strong look at the future of the overall Mission and its location in Rapid City. Should the City refuse, we would ask that some amendments be placed on the present plan submitted by the Mission for the operation of this Group Home. We have met with the Mission Board of Directors and discussed numerous security process issues that could be worded in their plan to give the residential and business community in and around the proposed Group Home a stronger position in helping control potential problems created by the location of this Group Home in our neighborhood.

It is our belief that with the already-controversial issue of having the Cornerstone Mission located in the business district in downtown Rapid City, now adding another location in a residential area that is slowly but clearly developing into a business area of Rapid City, is a mistake. The Mission has indicated that they are full, and this location

will be full the minute they open. Based on this information (and conversations I have had with Board members of Cornerstone Mission and their Director), leads one to believe that this additional location is only going to lead to more locations being needed. It is our feeling that the City should take the lead in working with the Mission and the business community of Rapid City to find a more suitable location for the Mission. It is our belief this can be a win/win situation as we are aware that the Rapid City Journal has approached the Mission with interest in their property. And, we are aware that the City, School and the Mission met regarding the Berquist property, which may not necessarily be the right location, but there is interest in working together to alleviate the growth needs of the Mission. Also, this would alleviate the ongoing controversy created by the location of the Mission in the growing and expanding business district in the east portion of downtown Rapid City. In our view, it does not make sense to create another location that will have another potential controversy due to the occupancy of a mission-type operation.

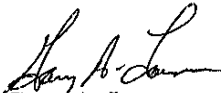
For the record, we wish to make it clear that we had informally worked with a WAVI board member about the possibility of our building partnership purchasing that building. Early on, they indicated they had an idea that their building was worth between \$160,000 and \$180,000. We had indicated we thought it might be worth \$120,000 - \$140,000. Before anything serious occurred, they informed us that they had a realtor who had a possible buyer in the \$250,000 range. Subsequently, they listed the building; it was on the market for quite some time and, unfortunately for them, it did not sell. The realtor that listed it called us to see if we were interested in buying it in the \$150,000 range. By this time, we had done some additional work on this and our analysis, to make the property work for our plan, we were in the \$100,000 - \$120,000 range. We are still interested in the property, and we would work with all parties involved for a fair real estate transaction.


It should be noted that in the process of this transaction involving the Mission and WAVI, it was found that WAVI has to return the property to the City if it is not used in a certain way. We feel this is not fair to WAVI since they have had custody and care of this building for all these years, and would hope that if they cannot sell this property to the Mission for whatever reason is determined, they be allowed to sell it, or the City to sell it on the open market, with the proceeds going to WAVI. We in no way wish to inhibit the growth and service that either of these organizations provide to our community.

Thank you for the work that you and your department have already done on this issue in meeting with us and helping us learn more about the situation. I appreciate your attention to this matter and this letter. Please proceed to process this appeal in whatever manner is necessary and legal so that we can be assured that this issue will be addressed at a Rapid City Council Meeting in the very near future.

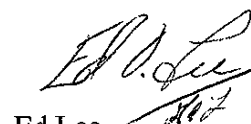
Best regards,

WLW INVESTMENT PROPERTIES, LLC

  
Gary A. Larson

  
Gena A. Karen

  
Gene Reiling

  
Ed Lee

GAL/cam

Cc: Mayor Jim Shaw  
Rapid City Council Members  
Chief of Police Craig Tieszen  
Mr. Dan Island – Cornerstone Mission  
Ms. Kris Norlin, Director – WAVI

**Harney Lumber Company  
PO Box 2624  
Rapid City, SD 57709  
394-3310**

September 1, 2004 (Hand delivered)

Ms. Marcia Elkins, Director  
Rapid City Growth Management Dept  
300 Sixth Street  
Rapid City, SD 57701

RE: Request for appeal of Planning Commission Action 8/26/2004 No.04PD038

Dear Ms. Elkins:

We would like to formally request an appeal of the Planning Commission's August 26, 2004 approval of the Planned Residential Development application submitted by The Cornerstone Rescue Mission ("Mission") for the former WAVI Shelter located at 404 Columbus Street in Rapid City.

Since the approval by the Planning Commission, we have met with employees from the City of Rapid City and with numerous Board members and staff of the Mission. We feel there are additional important actions and procedures that should be integrated into the Program Plan, should this proposed use proceed. In addition, we feel the long-term financial plan for the Mission is something that might be beyond the scope of the Planning Commission and should be considered by the entire City Council.

The Cornerstone Rescue Mission is performing a commendable and essential service to the community of Rapid City at their Main Street location. While the present needs are out growing their Main Street facility, the Columbus Street property is at best, an 82-year old facility with only 1,800 square feet. In addition, the structure needs extensive upgrading, that will even then allow for limited occupancy and growth possibilities due to the present property boundaries. We believe the city should consider whether now is the time to address the long-term facility requirements for the Mission, rather than expend public dollars to provide a limited solution.

If the Mission's proposed use of the Columbus Street property is allowed to proceed, we believe there are a number of issues that should be addressed in their Program Plan. Their present facility is operating within the Central Business District. The Columbus Street facility will truly represent a significant move into a residential neighborhood. Although WAVI was able to operate in this neighborhood with little negative impact to the neighbors, we consider the Mission's proposed use to be significantly different. As noted earlier in our discussions, we own a 15-unit residential apartment building that is north across the alley from the Columbus property. Without improved and enforceable visitation and security policies in place, we are concerned about an impact on our tenants and our property value.

The former use by WAVI, as a shelter for victims of violence and abuse, had an important aspect that appears to be missing from the Mission's plan. We understand that a large percentage of the occupants of the WAVI shelter had "protection orders" or "restraining orders" against the perpetrators of the abuse or violence. These were judicially issued orders and enjoyed active

enforcement efforts that helped maintain the Shelter as a low-key and peaceful neighbor. If the Mission is allowed to operate their proposed facility without a protection order policy and without a detailed neighborhood security plan, we fear this use could quickly result in undesirable impacts to the entire neighborhood.

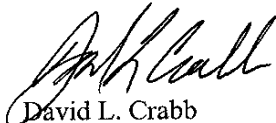
We believe the following issues should be incorporated into the Program Plan for the Mission's proposed use of the Columbus Street property:

1. Create a protection or restraining order procedure whereby occupants of the Columbus Street facility will be required to obtain these orders, as deemed appropriate for their situation. At a minimum, a two-block area should be declared off limits to family and friends of those utilizing the facility. Transportation to and from the facility should be provided by the Mission to avoid random traffic and loitering in and around neighboring property.
2. Implement a security prevention policy for operating within this residential neighborhood. A proactive policy, which focuses on preventing security issues, will go a long way in maintaining the peaceful neighborhood environment. The prevention policy should include scheduled patrols throughout the day and evening by private, or public security forces. There should be adequate lighting in and around the facility. We also suggest that a solid fence with a locked gate between the facility and the alley will provide a visual and physical barrier that will provide benefits to all parties.
3. Implement a problem resolution policy. If problems arise from the proposed use of the Columbus Street facility, we feel the Program Plan needs to have a strict policy on how, by whom, and when problems will be addressed and solved. Certainly some problems will have different reaction times, but for non-emergency issues we feel the Mission should have a plan in place so we can work with the Mission to resolve any issues, rather than involve City Code Enforcement Personnel. We would like a contact list with primary and secondary contacts to report and address problems. We would like an agreed upon general time frame for the problem to be resolved, such as 24 hours for certain non-emergency problems, etc. We would also like to have a neighborhood feedback process in place whereby we can acknowledge the problem, the reaction and the ultimate resolution of the issue.

We feel addressing these issues up front will allow the proposed use to be a good neighbor until a long-term facility plan can be implemented for the good of our community and the Mission.

Sincerely,

HARNEY LUMBER COMPANY



David L. Crabb  
Secretary

- c: Mayor Shaw  
Rapid City Council Members  
Chief of Police, Craig Tieszen  
Dan Island, Cornerstone Mission Executive Director