

From: Rek1139@aol.com

To: CouncilGroup@rcgov.org ; scott.aust@rapidcityjournal.com

Sent: Tuesday, May 10, 2005 12:50 PM

Subject: Highway 16

Dear Council Members:

I cannot believe how you people have your heads buried so deep in the sand regarding growth in this area. The area you are speaking of is not a pretty area and putting Wal-Mart in there will only add to area. Why can't you listen to your constituents? There are more of us in favor of Wal-Mart going in there than there are against. I am one of the people who has already written letters and emails to the paper and was interviewed on KOTA about this and I am sorry, but there has to be kickbacks somewhere.

Those who work at Safeway should not even be allowed to vote, it is a definite conflict of interest. Please tell me how you can unbiasedly cast a vote in favor of Wal-Mart when you work for a direct competitor, so don't tell me your vote is not biased. Again, YOU should not be allowed to even vote, that is illegal. And you, Mr. Hurlbut, I could care less about your divorce, but don't tell me that you get nothing out of this. I do not believe that.

All of you have your heads buried in the sand when it comes to progress. That is all I have heard from everyone living in this area since I have moved here is that the forefathers do not want progress, do not want bigger industry here because then they might have to start paying people they employ a higher wage to compete with the new industries. This area is so poor financially and so poor job-wise that it is sad.

If you do not let Wal-Mart in, you are out of your minds. It will not hurt the area, will not bring anymore traffic than will be here anyway with all the tourists, but it will bring more money to the area, more jobs and make your constituents happy. Another thing, you will not be taking away from the other businesses. I shop Wal-Mart, but I also still shop Albertsons, Safeway and Family Thrift. You can never find everything in one store. It will not hurt the downtown stores because if you really look at the type of stores there, they are for tourists, or for the rich people in this area. Us poor people cannot afford to shop there because we either only make \$6 to \$6.50 an hour or they sell stuff that we do not use. Those stores do not sell items found at Wal-Mart or vice-versa.

Also, keep in mind that when they close Ellsworth AFB you are going to wish you had the second Wal-Mart so that people will be able to be employed. We have a lot of civilian people working at that base making good money. Once the AFB closes, they will have to move away from Rapid City because of a lack of jobs, the economy will go downhill, etc. Then you will wish you had Wal-Mart here.

On Mother's Day I went to Safeway, Albertson's, Family Thrift to find something I needed for the next day and could not find the item there. I ended up going to the new Super Wal-Mart in Spearfish and lo and behold, I found it at Wal-Mart. Now, that is a town who is not afraid of growth and it is simply amazing, but there was no traffic problem. Obviously, their town leaders are not afraid of growth.

I expect to see Rapid City as a ghost town in a few years, especially if Ellsworth pulls out, so you had better start letting these big giants in before you have no one here. I have young nephews here and they are seriously looking into moving out of South Dakota because they are newly married with children and cannot make a decent living here to support that family, nor can they afford to purchase homes because of the below poverty level wages they are paid. The salaries paid to people in this area is atrocious, an absolute insult to the everyday blue collar person. The only people who can afford homes in this area are yourselves or professional people like doctors, lawyers, etc.

Take a look around at the prices of the new homes going up, they all start in the \$190,000 range. There is not one person making \$6.50 an hour who can afford a home like that. Are you trying to make Rapid City a town of professionals only? That is what it looks like, like you only want people living here who make 6 figure incomes, that is the way you keep voting when it comes to big businesses.

You also cater only to tourists that are here 3 months out of the year. What about the rest of us who have to live and try to earn a living here the other 9 months of the year. Retirees like myself have a really tough time. Your excuses and the surrounding resident's excuses are stupid, take a good look at that area, that is not part of the pretty scenic corridor of Highway 16, the pretty and scenic part begins after you pass that area. There are no pretty trees there, there is nothing but ugly flat land. Wal-Mart can only make it better.

There will be no more traffic than usual, the usual amount of tourists and the same everyday locals that pass that area two to three times a day even now. It will not bring more people than the amount that is already there, Spearfish now has their own so those people and those in the surrounding area will stay there. If you go to the one we have now, it takes 15 minutes to find a parking spot, and at the price of gas today, that is expensive, checking out is a joke, every cashier is open and the lines are so long it takes a half hour to 45 minutes to check out. That is ridiculous, we definitely need another one.

Please get your heads out of the sand and sign Wal-Mart up before they back out completely and those of you with a conflict of interest, you need to abstain from voting completely, it is illegal.

PUT WAL-MART ON HIGHWAY 16, IT IS DESPARATELY NEEDED IN THAT AREA AND WILL NOT SPOIL THE LOOKS OF THE CORRIDOR, IT IS UGLY RIGHT NOW. IT WILL BE NO DIFFERENT THAN LOOKING AT THE MEDICAL BUILDING OR THE FORESTRY BUILDING ACROSS FROM IT. THERE IS NO ARGUMENT, LET IT GO IN. LISTEN TO THE PEOPLE WHO VOTED YOU IN BECAUSE WE CAN ALSO VOTE YOU OUT SINCE ELECTIONS ARE

**COMING UP IN JUNE AND THIS
ISSUE WILL NOT BE FORGOTTEN BY
THOSE OF US WHO WANTED IT!**

Rosemary Krammer
rek1139@aol.com

From: [Carl](#)

To: councilgroup@rcgov.org

Sent: Tuesday, May 10, 2005 6:44 PM

Subject: Highway 16 Walmart

I wanted to take a minute to send you my thoughts on the proposed Wal-Mart project south of Rapid City. I live in the Whispering Pines area and would welcome a business such as Wal-Mart to our area. I know you've heard the emotional pros and cons over the past many weeks, where vistas are perceived to be and where they are not, etc. The fact is we have an opportunity to promote growth in an area other than the I-90 corridor; we have an opportunity to do something about prices that we all complain about; we have an opportunity to develop numerous new jobs and yet the Council seems bent on stopping this project. Why is it ok to have a go-kart track, paint ball, the Maze, a waterslide, a water tower, communications tower etc. and yet jump up and stop a major employer from locating in this area? I hear traffic as one issue but I drive Moon Meadows every day and I can attest that a traffic light is needed already at the intersection of Moon Meadows and Highway 16. The traffic is coming with or without Wal-Mart. I frequently hear the development and growth comparisons between Rapid City and Sioux Falls, with the common complaint being we're always on the short end of the comparison. This may be more perception than reality but chasing away a significant business opportunity certainly strengthens that perception. All I ask is that you consider these comments and act according to the best long term interests and needs of the entire community.

Thank you for your time.

Fred Carl

3301 Kerry Drive

Rapid City, SD 57702

From: [Clearance Center](#)
To: CouncilGroup@rcgov.org
Sent: Tuesday, May 10, 2005 2:38 PM
Subject: Hwy 16 Scenic Overlay

Dear Members of the City Council

I applaud your efforts to maintain the beauty of the Highway 16 corridor. Although my work schedule prevents me from attending any of the public meetings, I want to express my opinion to you on this matter.

I oppose any plan that would limit general commercial building to a single story. This would lead to sprawl and I think it would create the opposite effect. It would be more logical to limit commercial buildings to 45 to 50 feet and require site plans to include a reasonable amount of unpaved, open space to enhance the beauty of the area without restricting growth.

Thank you for your consideration.

Sincerely

Keith McCraw
4809 Windsor Drive
Rapid City, SD 57702

**ORTHOPEDIC LAND COMPANY, LLC
ORTHOPAEDIC BUILDING PARTNERSHIP, LLP**

May 13, 2005

Mayor Jim Shaw and City Council Members
300 6th Street
Rapid City, SD 57701

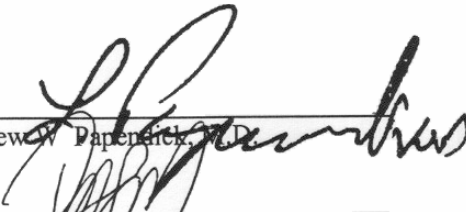
Dear Mayor Jim Shaw and City Council Members

The purpose of this letter is to express our extreme concern about the overreaching scope of the US Highway 16 Entryway Overlay plan ("Overlay"). Our concern is NOT related to the purpose behind the Overlay. We fully agree with the concept of protecting the corridor to the Black Hills. Indeed, we have, by our actions as property owners with a record of development in the corridor for all to review, developed our land showing conscious attention to preserving the corridor. However, we view the proper method of accomplishing the objectives of the Overlay on land that is already zoned General Commercial is through the Planned Development process.

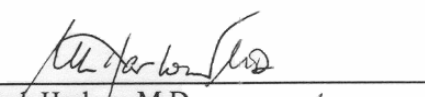
We cannot embrace the efforts to modify the Overlay without reservation because we cannot see into the future. We do not know the future of health care and the type of facilities that will be needed to continue the momentum of establishing Rapid City as the premier health care provider in a multi-state region. We do not control who will be exercising their subjective judgment of the plans brought forward in the future. The Overlay represents a threat to future development by those who would use the Overlay as leverage in the Planned Development process to delay or block a project for reasons having nothing to do with protecting the corridor.

What we do know is that the Overlay in any form places restrictions on the development of our land. We know those restrictions can disqualify our land for location of a project that would fit our vision. We know the Overlay will diminish the value of our land. We know the Overlay takes away vested rights we've had as owners of property that has been zoned as General Commercial for years. We know remedies exist for property owners who believe their property rights have been taken away.

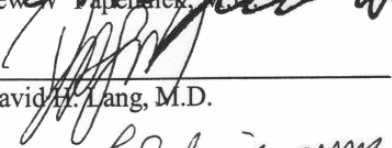
We respectfully request that the Overlay be amended to apply only to property in the corridor that is not presently zoned General Commercial.



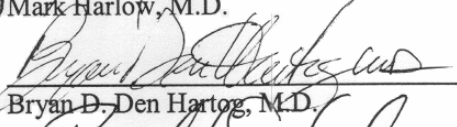
Lew W. Papenbrink, M.D.



Mark Harlow, M.D.



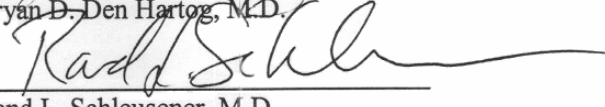
David H. Lang, M.D.



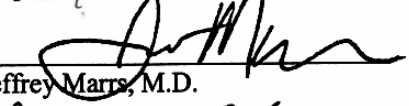
Bryan D. Den Hartog, M.D.



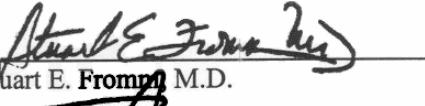
Stephen G.J. Eckrich, M.D.



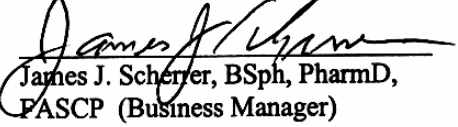
Rand L. Schleusener, M.D.



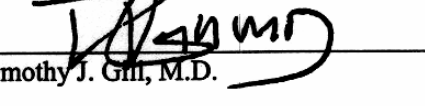
Jeffrey Marrs, M.D.



Stuart E. Fromm, M.D.



James J. Scherrer, BSph, PharmD,
FASCP (Business Manager)



Timothy J. Gill, M.D.

From: "Terrilyn Stamper" <terrilyn@stamperbhg.com>
To: <councilgroup@rcgov.org>
Sent: Monday, May 16, 2005 10:35 AM
Subject: amended plan and overlay

> Please adopt the amended Plan and Overlay at tonight's meeting. We
> strongly support the amended Plan and Overlay.
> Thank you,
>
> Rod and Terri Stamper Amy Stamper E. Jason & Tracy Stamper Stamper
> Black Hills Gold P.O. Box 3210 23671 Dogleg Dr. 7201 S. Hwy 16 Rapid
> City, SD 57702 Rapid City, SD 57702 Rapid City, SD 57702
> 605-342-0751
>

From: <showard@rushmore.com>
To: <councilgroup@rcgov.org>
Sent: Monday, May 16, 2005 8:57 AM
Subject: Walmart - south - Yes

>
> My wife and I are much in favor of a new Walmart at Highway 16 and
> Samis
> Rd.
> The arguement that the road structure is inadequate is misguided.
Roads
> are
> built to meet demand rather than development decided based on
current, or
> even
> planned, roads.
>
> Stan and Carol Howard
> 552 Fox Run Drive
> Rapid City, SD

From: [Casey & Kathy Peterson](#)

To: [City Council and Mayor](#)

Sent: Monday, May 16, 2005 1:42 PM

Subject: re: tonights meeting on Hwy 16

Dear Council Members and Mayor:

Thank you for your hard work and diligence regarding the Hwy 16 Land Use Plan. I know it has been a very long and difficult year and I applaud your determination to see this through.

I would like to encourage you to vote in favor of the plan that you have laid out. I believe it is well thought out and it will benefit our City and neighboring communities in the long run. It is extremely important that we continue to make Rapid City a unique and beautiful place to live and visit, so that it will be a draw to the tourists, a distinct difference from the rest of the U.S. and **not** the same atmosphere and environment that they've seen so many other places.

There have been many issues that have been a "hot topic" in this Plan, and the traffic issues have been one of them. Please stay the course and realize that any changes made at the last minute that had been impossible before should require as much thought and consideration as you have put into the plan thus far. If it takes another meeting or two, so be it. Let's make the right decision for Rapid City!

Again, thank you for your perseverance.

Kathy Peterson

From: [Weaver's](#)

To: councilgroup@rcgov.org

Sent: Monday, May 16, 2005 2:43 PM

Subject: Highway 16

Dear Council Members;

We support your plan on making the corridor a scenic entrance into the city and the Black Hills, not to be a high retail area. We have plenty of room in other areas of our expanding city. This is beautiful entrance and should be protected. Thank you for your consideration of this matter.

Bill & Sally Weaver
4052 Windslow Place
Rapid City SD 57701

From: MBoyer0000@aol.com
To: councilgroup@rcgov.org
Sent: Monday, May 16, 2005 1:39 PM
Subject: scenic overlay

Please continue to utilize the good sense and hard work you have used to plan for the future as you prepare to adopt the plan for Mt. Rushmore Road/hwy 16. It is extremely important that this plan go forward without major changes. Now, especially with the possible loss of Ellsworth, we need foresight and planning to position the community to attract the best jobs and businesses. You are on the right track. Thank you for your dedication to making this a very unique and special area. Mary and David Boyer