

From: Maren [mailto:mward@rap.midco.net]
Sent: Monday, February 15, 2010 9:38 PM
To: Planning Commission
Cc: Maren (home)
Subject: Proposed Wal-Mart

RE: Proposed Wal-Mart site

February 15, 2010

As a resident in the neighborhood we have many concerns and fears regarding the future use of section 24(?) as another Wal-Mart. This site is located on Stumer Road. This is NOT 5th and Catron as the RC Journal has lead the public to believe. This site will NOT have frontage on Fifth St. or Catron Blvd. Access will be from Stumer Rd.

These lots are zoned commercial and we do not deny the need for another Wal-Mart; just **not next to an established neighborhood**. Why not on Catron further east or west, away from family residences?

My argument lays in the affect a business the magnitude of Wal-Mart will have on our neighborhood. When looking to the future we had hoped for high- end retail stores, small business strip malls, medical facilities, offices, restaurants and possibly a senior care facility. A movie theater was even mentioned once. All of which would be required to meet structure standards comparable to those of the nearby residences as based on our property values and taxes. The single family homes in this neighborhood have appraised values of \$300,000 -\$500,000+ and townhouses in the \$250,000+ range. We have strict covenants monitoring what we are able to do with our property. It is my opinion that this proposed plan is an inappropriate site for a Wal-Mart and will **significantly reduce** our property value and resale appeal.

A **24 hour** "Big Box" type store such as Wal-Mart will entail extreme lighting, signage, and a **huge increase in traffic** (merchandise delivery trucks, trash collection and store customers), additional noise (think truck back up alarms), litter and probable vandalism. The crime rate in the neighborhood surrounding the existing Wal-Mart and the police log of calls directly to the Wal-Mart store address is not something we wish for in our neighborhood!

Consider the safety and security of our children and seniors in the neighborhood. The SE corner of Stumer and Enchantment Rd. is a school bus stop for our children. Many of the townhouses backed up to this site are occupied by retired persons. The single family homes are a lifetime investment we had hoped would appreciate, not depreciate in value.

It is very scary. I don't think there is a resident of Rapid City who wants Wal-Mart in their back yard. Would you?

Having visited with neighborhood residents, there are many disgruntled parties. We feel we were misinformed and lead to believe this would be a high end commercial area similar to that at the Catron Blvd. and Sheridan Lake Rd intersection. We were told the site of the Eagle Ridge Apartments would be similar to those at Stoney Creek. Eagle Ridge is a low income residence, which by the way has yet to comply with the erosion control or landscaping requirements as directed.

If you would please advise us as to possible steps to stop the proposed building of Wal-mart so very close to our homes it would be greatly appreciated. HELP! Put yourself in our shoes or should I say homes. :-)

Sincerely,
Maren & John Ward
306 Stumer Rd.
mward@rap.midco.net

From: charity@rap.midco.net [mailto:charity@rap.midco.net]
Sent: Thu 2/11/2010 1:17 PM
To: Martinson Patti; Weifenbach Ron
Subject: Resident of South Pointe in opposition to Wal-Mart proposal

Dear Aldermen Martinson and Weifenbach:

[Please verify receipt of this letter. Thank you.]

I am writing in opposition to the proposed Wal-Mart at the intersection of 5th Street and Stumer Rd. My family and I relocated here from Minnesota and I have seen, first hand, the disastrous effects of having a high commercial establishment such as Wal-Mart directly next to a residential area.

My background as a civil engineer allowed me the opportunity to do a traffic study on the effects of Wal-Mart butting up against a residential neighborhood in Rochester, Minnesota. The neighborhood was upper middle class at the time. What started as an infrastructure study quickly showed many other problem areas that I was not initially on the lookout for. It started out as Wal-Mart only. Then came the subsidized housing, easy to establish near Wal-Mart property because no one else wanted to live there. Then came the crime. Then came the drastic lowering of property values for existing homeowners; for a home-ownership base comprised of mostly doctors and engineers, it wasn't a pretty picture. To this day, what was once a beautiful upscale neighborhood has turned into a place where it is not safe to walk at night. This happened in around five years' time. The more original homeowners moved out of the area, the more renters moved in and further degradation of the neighborhood ensued. I could go on and on. I saw it happen in many cities around Minneapolis: Wal-Mart moves in and problems follow.

I am a native Rapid Citian, married to a Rapid City police officer, raising two school-aged children. I speak for both of us when I say that Rapid City does not need, nor can it afford to police, another "north side". And while it wouldn't happen overnight, I am confident that it would happen. As I am sure you are aware, many people are building brand new homes on the south side of Rapid City and no one did so under the knowledge that their property would diminish in value due to a high density commercial establishment encroaching upon our neighborhood. It is quiet down here and we would like it to remain so. We hope the City shows due consideration to the residents who live in this area of town. It would be an entirely different matter if Wal-Mart preexisted at this location and we moved in around it.

We purchased a new home in South Pointe two years ago. Already, with an overly-large church going up on the next block, multiple home owners are trying to sell. We all know that high turnover rates for home ownership typically degrade the quality of a neighborhood and we, for one, do not want to see the value of our home diminish more than it already has in this economy.

While we are not against development in general, it makes more sense to us, and is infinitely more considerate on the part of the City, to approve only low density commercial development (medical offices, etc.) that will not degrade the quality of the neighborhood and drive property values down.

The City speaks of increased tax revenue and yet we wonder if the City has considered the fact that for the most part, a new Wal-Mart will only serve to split business between the existing Wal-Mart on the north side and the new one. Also look to the recent past: Cabela's was touted as a sure-win plan to increase tax revenue and all it has done is predominately given locals a new place to shop, taking business away from retailers that existed prior to Cabela's. I would hope the City learned its lesson, current economy condition aside.

It makes more sense to build a new Wal-Mart in an area that is not predominately residential. South on HWY 16, or HWY 79 could be ideal locations. We could still build up and offer amenities on the south side, which would be nice, without compromising home owners' investments and overall neighborhood quality. Then, if builders want to move in around the new Wal-Mart with proposed housing developments, at least home buyers would know what they were buying. Everyone would win.

Thank you for your consideration of the points brought up in this letter. I can guarantee that either one of you supporting this would lose a reelectory vote from us.

If you have questions or would like to discuss any of these issues further, please phone or email.

Charity Doyle
4744 Mandalay Lane
343.1843

10PD011

From: SchmidtArbie@aol.com [mailto:SchmidtArbie@aol.com]

Sent: Tuesday, February 23, 2010 12:09 PM

To: Fisher Vicki

Subject: WAL MART CONCERN

DEAR MISS FISHER, MY NAME IS ARBIDELLA SCHMIDT AND I LIVE AT 255 ENCHANTMENT ROAD. I AM VERY UP SET WITH THE WAL MART PLANS BEING BUILDT SO CLOSE TO MY HOME. I WAS TOLD WHEN BOUGHT MY TOWN HOUSE THIS IS A RESIDENTIAL AREA ONLY. I PAID A LOT OF MONEY FOR MY HOME AND NOW WITH THE PROPOSED SITE PLAN IS AN INAPPROPRIATE SITE FOR A WAL MART AS IT WILL SIGNIFICANTLY REDUCE MY PROPRTY VALUE AND RESALE APPEAL. ALSO I THINK OF MY SAFETY AND THE CHILDREN IN THE NEIGHBORHOOD WITH THE INCREASE IN TRAFFIC ALSO ADDITIONAL NOISE AND PROBABLE VANDALISM. SO I HOPE MY CONCERNS WILL BE DEEP CONSIDERATION WITH THE PLANNING COMMISSION . SINCERELY, ARBIDELLA SCHMIDT.

From: ROBBBI@aol.com [mailto:ROBBBI@aol.com]

Sent: Wed 2/24/2010 3:49 PM

To: Martinson Patti; Weifenbach Ron; Kooiker Sam; Olson Karen Gundersen; LaCroix Lloyd; Chapman Malcom; Hadcock Deb; Waugh Bill; Kroeger Ron; Costello Aaron; Hanks Alan

Subject: (no subject)

Re: Wal-Mart II store

Mr. Mayor and Rapid City Council members,

I write to you today in favor of the second Wal-Mart store to be located in South Rapid.

I live in the area to be serviced by this entity and will consider it an asset to our community and my side of town. We, this community, need this economic development, in the form of layout, construction, and servicing of this venue and all of the offshoot venues to be associated with it. We, my (our) families need the employment opportunities offered by such development, now and in the future!

Enough already about the “ideal” location, it’s not there! But that is progress. I have lived here long enough to remember when I hunted in the proposed area of this entity, as there was NOTHING there. I’m sure the people who now live in this once pristine “pasture” wouldn’t be happy with me doing that today – as I quite frankly am not happy that they live “in my hunting grounds”, but that is progress. I know the neighboring rancher is not happy that I bought a once working ranch to build my home on, thereby taking it out of production, to all but the deer, elk and turkeys that continue to live there. I know this because he himself has told me personally several times, but that is progress.

I have lived in this town long enough to see the Safeway’s of the world force out the Hermanson’s and Rempher’s markets. The Gibson’s stores force out the small Coast to Coast’s, and Gambel’s and eventually the K-Mart’s force out the Gibson’s. I have seen big box stores all but close every mom & pop liquor store in this community. But that’s progress.

Ladies and gentleman Wal-Mart is today’s “progress” like it or not and the sooner we all – get over it – the better we will all be. I have seen these people (Wal-Mart developers) jump through several hoops, and yes this is what there accustomed to and supposed to do. But this, the south side, is where the growth of the town is going, we need the service in this side of town, and it is the most proper location so far. It is equal distance from service highways 79 and 16 and on a major tourist thoroughfare to all of our destinations whether they are Southern Hills, Badlands, Mt. Rushmore or the Northern Hills.

It’s always “not in my back yard” but guess what, it is always going to be “somebody’s back yard”. Only this time, for the most part the back yard will develop around the entity!

I thank you for your time today.

Regards,

Brett Sutton

14030 Birdie Lane

Rapid City, SD 57702

605-341-1277

bohcas@aol.com

Feb 23, 10

Zoning & Planning Commission
Rapid City, S.D.

Dear Commission Members,

My husband & I are retired & shop at the north Wal-Mart plus many other stores.

We are so pleased to hear that Wal-Mart has found another food site here on the south side. We understand that all of 54th from Catron to the hospital is zoned commercial & has been for many years so we don't understand how people can be upset when development begins.

In Lincoln, NE a 2nd Wal-Mart was built on the SE side, near some of the most expensive neighborhoods in Lincoln. The store has an 'upscale' look & has not brought crime, noise, & pollution to the area.

Please, please approve this development; shopping on the south side is sorely needed.

RECEIVED

FEB 25 2010

Rapid City Growth
Management Department

Thank You!
J & Dick Linke
1450 Edinborough Dr

Toni Martin4141 Villa Ridge Ct. #122
Rapid City, SD 57701-2396
605-342-6497

February 21, 2010

R. C. Planning & Zoning Commission; R.C. oversight
Engineers
ATTN: Marcia ElkinsRe: THF Realty, Developer (WAL-MART, etc. Fifth St. & Catron Blvd.)Disclaimer: These comments are thoughtfully set out by only me, a 65-yr.
R. C. resident, incited by NO commercial entity. I ask you respectfully
consider them.Regarding the location on the NORTH side of Catron Blvd., surrounded on three
sides by in-place residential development, on what was 'advertised' as a
"truck route" -- this area in close proximity to Retirement HOME for some
600 residents (retired! some restricted, but not retarded), active and con-
tributing in our community, in an area where traffic already can be a challenge.YOU, in place now, hold a multitude of heavy and grave opportunities and respon-
sibilities for decisions affecting our lives as well as those who follow us.
PLEASE don't be hasty and reckless so future residents curse your decisions
as you are in the grave. DO NOT exchange temporal, greedy consumerism for
responsible stewardship of this God-given land.

Please put in place laws and guidelines to avoid the many forms of pollution:

- 1) No, NONE truck and multiple-axle traffic on 5th Street--as well as no,
NONE builder, materials, contractor & subs equipment on 5th Street
during construction.
- 2) Light pollution: we love the spiritual solace (& teaching our G'children)
of our beautiful starry night skies with the Milky Way, Venus, Mars &
friends (yes, this DOES contribute to quality of life)---we do not need
an illuminated Southern Cross in our Northern Hemisphere in South R. C.!
Efficient lighting is aimed downward where it is needed.
- 3) Restricted roof profiles, with natural/earth-color/prairie-grass colors
for roofs and building exteriors.
- 4) Landscaping with 2 directives: 1) natural, native, low water plantings
to replicate what has been raped of the virgin soil--buffalo, gramma,
blue-stem, yucca & such which form a carpet against water & dust erosion
(the Contractor can get a Masters' Degree in grasses for our zone, weather
precipitation, etc. at the great Grasses, hedges, sedges, bird-and-animal
invitating wild shrubs at the great Grasses Museum in Wall.

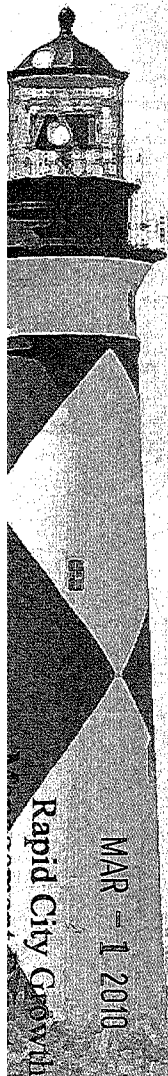
THIS LAND IS MY LAND AS WELL AS YOURS. Please care for it responsibly. THINK!

Heartfully expressed on behalf of many,

RECEIVED

FEB 25 2010

Rapid City Growth
Management Department



" A Special Note...
" To Whom it may concern "

We are opposed to a
Walmart in our area as
we feel it would cause
more traffic, noise and
other problems.

Why do they feel it
has to go in a housing
area when there are
more suitable areas for
their type of business.
Our vote is no.

Sincerely,
George & Mary Owens
203 Enchantment Rd.

RECEIVED

MAR - 1 2010

Rapid City Growth

10PD011

From: GLENJA@aol.com [mailto:GLENJA@aol.com]

Sent: Tuesday, March 02, 2010 12:47 PM

To: Planning Commission

Subject: Wal-mart

Planning Commission Members,

We are very much opposed to the current plan for Wal-mart. It is not about Wal-mart but where it will be built! I think we need one on this side of town, but with all the vacant land, why here?

We lived in Motor homes for 8 years and finally decided to buy a town home in a quiet neighborhood. A good part of our savings was used as a down payment for our retirement home. Now we have a home that will lose value and a motor home we have been unable to sell because of the economy.

We were well aware that the area was zoned Commercial, but were informed that a nursing home or similar type of office facilities were in the future planning for the sites. In our wildest dreams (or nightmares) We could not have imagined a "big box" store being built directly adjacent to a residential neighborhood in a planned Community development area. A huge, 24 hour business establishment located in a "planned" neighborhood is an abomination and obscene.

Have we not learned anything from lack of proper planning and siting of businesses from other cities? With all the open land located on or near Catron, Hwys 16 and 79 and even along an extended 5th Street, it makes no sense to impact an already established residential area.

Please consider the impact this would have on your own home, its value, and your own neighborhood environment! Would you want this in your back yard?

Respectfully,

Glenn and Jane Pate
233 Enchantment Rd

Fred W. Weishaupl, Jr
2602 Springbrook Rd.
Rapid City, SD 57702-7067
(605) 342-1928
fredandkaryl@rap.midco.net

RECEIVED

February 28, 2010

MAR - 3 2010

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

**Rapid City Growth
 Management Department**

RE: WAL-MART ON FIFTH STREET.

To Whom it May Concern:

I spent 30 years in the land development industry and 6 years with 2 Cities in the Engineering department and was surprised to see that Wal-Mart acquiesced, so easily, to the City and located their 2nd store where the City wanted it all along. I thought Wal-Mart was more attuned to the market place & demands than the City was. However I am sure that Wal-Mart got an extra special deal from the property owner so that they can capitalize on the location of Wal-Mart.

There are a number of reasons that the site is not really suited to a big box user, the main one for the City is a constant headache with the traffic and traffic patterns. Everyone that lives north of St. Joseph St. will have to use 5th street for access to the new store; and there will need to be more traffic signals along 5th street and of course the speed limit will be a real problem. Also everyone in Robbinsdale area will have to go up Fairmont to 5th street and by doing that they will be increasing the traffic by the Hospital and the Catholic School, yes I know that the Catholic School will be moving within the next five years. The traffic will also be passing by a retirement community and their life style will be adversely affected. And then again the School District has a site near the intersection of 5th and Minnesota so the traffic will be a detriment and hazard to school children that will have to cross 5th street. I'm not sure if it will be an elementary or middle school, but whichever the traffic will have an adverse affect on the children and traffic generated by the school.

I'm sure that the city is anxious to get the sales taxes, but they will not receive any increase in property taxes because the area has a Tax Increment Financing district, so the City will only get the taxes on the property at Agriculture rates, and it will be 5 to 10 years before the City receives any property taxes. So once again the citizens are paying for businesses to locate within the city. The total TIF on the area was for \$9,000,000 which as always included the interest of about \$4,000,000 which comes out of our taxpayers pocket.

Fifth street was developing nicely with offices and medical facilities, now it will be a hodge-podge of various and sundry uses, which could include restaurants, bars and even Motels. Is this really what the City wants? I know that Wal-Mart will be required to prepare a traffic report, however, you must consider that 'figures don't lie, it's just that the liars do all of the figuring'. Traffic engineers are very adept at 'adjusting' the figures to get the answer that their client or the city wants. No traffic engineer can guess the traffic patterns that people will establish, and since there are a number of residential streets around the site, there will be many diverse routes that people will take to avoid a traffic signal and in the process go speeding through the residential areas. Enchantment Rd. is pretty much a straight shot off of Hwy 16 and does not or will not have any traffic signals to slow down the traffic so many short-cutters will be using this and causing headaches for the residences in Enchantment Hills. Whoever considered using Black Hills Blvd. as a second access must have done so in their sleep. The access road dead-ends at the west property line of the site which will frustrate some drivers and could cause many accidents, so a traffic signal will have to be installed. Another traffic signal will have to be installed at the main entrance to the site on Stumer Rd. This will also be a problem because that stacking lane from the site onto Stumer Rd. is not long enough, but then again Wal-Mart is not concerned about cars leaving the site. And Stumer Rd. is not wide enough to handle all of the traffic situations when the properties to the South are developed and there will be as many seven additional driveways to contend with.

The traffic pattern for the semi's is going to cause nothing but grief to the adjacent property owners when the noisy diesels come in at 5:00AM to unload their wares, to say nothing of the constant beeping that is required by OSHA when they are backing up. Also the glare from the headlights and building lights will make their neighborhood look like the bright lights of Broadway. The Wal-Mart building is taller than the residences to the northwest according to the sight line plans that were submitted by Wal-Mart. The big ugly blue box is 27 feet high, and it is 53 feet higher than 5th street again according to Wal-Mart plans. Why on earth is the building so high above the 5th street and the residential housing? The building is also 30 feet above the drainage that is on the west side of the building, it is reminiscent of the failed 2nd location that was on Hwy 16. To me the amount of grading needed tells me that this site was forced upon them. Wal-Mart said in the past that they wanted to get the traffic going out of town on Hwy 16, this site will not do that, so why did Wal-Mart acquiesce to the City? That my friends is the \$64,000 question.

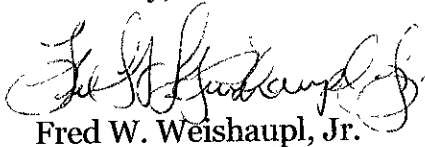
There is a much better site on Hwy 16 that would allow them to get the traffic on Hwy 16 and off of Catron Blvd. That site is directly across from the medical bldg. south of Catron Blvd on Hwy 16.

The access is far enough south of Catron Blvd. for traffic signals. And with the right planning another access to the site can be established off of Catron at the existing service road entrance just east of Hwy 16. There is water available that was constructed to serve the Game & Fish bldg. and there is sanitary sewer available on Catron at Golden Eagle Dr. Ironically, in Saturday's (Feb. 27th) newspaper there is a big article about how the City is installing a new sewer line to serve the area around Hwy 16 & Catron, so now this proposed site would have two ways to serve it sewer.

The 5th street site will not handle the traffic that will be generated when all of the other properties are developed, and you are aware of the old cliché 'when you fail to plan you are planning to fail'. Fifth street will end up like Lacrosse and be nothing but a vehicle zoo.

So I would encourage you to act accordingly and deny this application until a better site is chosen.

Sincerely,

A handwritten signature in black ink, appearing to read "Fred W. Weishaupl, Jr.", written in a cursive style.

Cc: THF Stoneridge Development, LLC
2127 Innerbelt Business Center Dr.
Suite 200
St. Louis, MO 63114

10PD011

From: ejwalla [mailto:ejkjwalla@hotmail.com]

Sent: Wednesday, March 03, 2010 7:44 PM

To: Planning Commission

Subject: Wal-Mart development

I live on Savoy Circle in Rapid city, and would like to express my opinion on the proposed Wal-Mart. Since the Wal-Mart property will be 100 yards from our neighborhood, and open 24 hours, the traffic in the area, including large delivery trucks, will create constant noise in the subdivision. The lights from the parking lot and the loading docks (which will face our homes) will bring light pollution. There will be continual traffic on the side streets and in the residential area, which will cause safety concerns. The privacy, peace and security of our homes will be gone, not to mention the property values.

It seems to me that the Wal-Mart is not needed in this area, as it is only a 10+ minute drive to the existing location. Also, the Anamosa Landings development has room for the other proposed retail and restaurant establishments, which keep all of them in a concentrated area and away from residential areas.

If, however, this development is approved, fences, berms and many trees will be necessary to buffer our homes from the commercial properties.

Thank you for listening,

E.J. Walla

149 Savoy Circle, Rapid City, SD 57701

From: Dawn Hansen [mailto:dawnhansen@rap.midco.net]
Sent: Thu 3/4/2010 1:03 PM
To: Kooiker Sam
Subject: proposed Walmart

Dear Sam,

We live on Stumer just up from the proposed Walmart location. Our home is one of those valued at over half a million dollars and we pay taxes on that amount.. We bought here because we enjoy the view of the city and the lovely ravines behind our home and felt assured that the homes in adjoining Enchanted Pines were of the same value. When we built our home in Eastridge 2 years ago there were a list of covenants we had to adhere to according to the developer of Eastridge who was Pat Hall and they were designed so that the homes would be large homes on these large lots of over an acre with a certain percentage of stone and stucco as well as many other covenants so to have value of 3-5 hundred thousand dollars. Now the developers and Mr. Hall are wanting to put in a 24 hour big box store and low income housing in our back yards. Would we have bought here knowing that? Not on a bet. They are devaluing our property by putting in a Walmart and low income housing. I should think with all of the infrastructure they are putting in on Catron that it could be over there or somewhere else on 16. We are not against Walmart but are not for the current location plan. Traffic on Enchantment and Stumer will be a mess not to mention the crime that will likely increase. We already have had kids throw rocks at our truck going down Stumer. Folks who live directly behind the Eagle Ridge apartments have told us other stories too. There are lots of kids over there with unattended parents and nowhere to hang out and they will be hanging out at Walmart. It is not a pretty picture.

Thank you for listening to our concerns.

Dawn Hansen
406 Stumer Rd.
Rapid City, SD
Ward 1

10PD011

From: Carla Barrett [mailto:carbarrett@hotmail.com]
Sent: Wednesday, March 03, 2010 7:59 PM
To: Fisher Vicki
Subject: Proposed Wal-Mart Location Concerns

My husband and I were not contacted prior to any of the meetings and got your e-mail from a neighbor to voice our concerns.

My largest concern is the fact that there are 2 bus stop locations on Stumer Rd. One of which or son uses. There are at least 4 children with him that get picked up and dropped off on the corner of Stumer Rd and Enchantment Rd. The second stop is at Stumer Rd and Bald Eagle Lane which is even closer to the proposed Wal-Mart location. There are several children waiting at this stop due to the fact that it is right in front of the Eagle Ridge apartment complex. I worry that the in and out traffic for Wal-Mart could cause a safety concern for our neighborhood children.

Being a health care worker I feel the increased traffic could be an issue for ambulance access to and from Catron Boulevard, not to mention all of the other medical facilities located on 5th street. Do we really want to be drawing in summertime traffic from highway 16 onto our largest medical accessible street?

Since we are located on the back corner of Savoy circle the noise and lights will interfere with the quietness of our lifestyle, which is one of the reasons we chose to purchase here. The realtor selling the house we purchased did not mention that the area was commercially zoned, which we do not have a problem with. But, do they have to bring in such a large commercial structure in so close to the last residential area off of 5th street? Purchasing here we just expected the medical trend of 5th street to continue which brings in much nicer property designs.

We would definitely love to have a Wal-Mart closer to home, but not this close.

Thank you for taking our concerns into consideration.

Carla & Tyler Barrettt
145 Savoy Circle
RC, SD 57701

March 1, 2010

RE: Proposed Wal-Mart Site

As a resident in the neighborhood, I have a lot of concerns regarding the proposed future site of Wal-Mart. The first item that I want to make clear is that the proposed site is not on the corner of 5th and Catron but almost right in the middle of residential housing. My house at 304 Enchantment Rd is only one house removed from Stumer Rd and the proposed Wal-Mart site would be less than a half mile from my house. Currently, the softball complex on Parkview, which is over one mile from my house, can be heard and seen from my house during the summer. The softball complex is far from the size that the proposed Wal-Mart would bring and the new light and sounds that would be produced from Wal-Mart would dwarf the noise and light from the softball complex. Considering that Wal-Mart is a 24 hour operation, the warehouse activity would be most active at night and the constant noise from the huge semi-trailers coming in and out from the site would be horrible. The once peaceful neighborhood that drew me to this location will be lost forever. With this type of activity from the Wal-Mart store so close to our house, we would not be able to live in our house and would end up losing most, if not, all of our home equity that we worked so hard to build up.

The other main concern we have is the traffic that would end up going through the neighborhood. It would be hard to image the number of vehicles that would come from Catron down through Enchantment Rd over to Stumer to get to the new Wal-Mart site. With all the additional traffic on Enchantment Rd, the safety of ours and other children will be at risk.

The last concern we have is the increased crime and overall sanitation of our neighborhood. As has been documented by the Rapid City Police, the crime around Wal-Mart is a by-product of the number of people that will be shopping there. Just due to the sheer number of people, the increase in crime will be inevitable and the probability of it spilling into our neighborhoods is almost certain. Would we still be able to take a walk at night and still feel safe? Based on everything we know now, I don't believe this to be the case. The other by-product of Wal-Mart is the increase garbage and the smell of it. With the size of Wal-Mart, the amount of garbage will be staggering and the amount of garbage will have a smell of it's own that will, no doubt, travel to our neighborhood.

I want to make it clear that I believe there should be a second Wal-Mart site on the South side of Rapid City but I don't believe it should be in the residential neighborhood. It only makes sense that the location should be on the South side of Catron or on Highway 16 up by the other large businesses.

Thanks for your time,
Chris and Sue Kilpatrick
304 Enchantment Rd
721-4492

From: Lorraine Maxey [mailto:lorraine627@webtv.net]

Sent: Tuesday, March 02, 2010 7:03 PM

To: Fisher Vicki

Cc: Martinson Patti; ron.wiefenbach@rcgov.org

Subject: re:wal mart store location

Vicki,

Please convey to members of the Planning Commission my comments re: proposed site for Wal-Mart store.

My opposition to the chosen location is partially due to my fear of the anticipated and expected increase in crime. I am a widow, elderly, and live alone along 5th street. Another major concern is the additional traffic. To access downtown, medical facilities, including the hospital, we have to make a left turn onto 5th street. There is no traffic signal and it often takes 5-10 minutes waiting. This is extremely dangerous and would be near impossible with "big box" traffic.

There surely are several sites available east on the bypass which would certainly be much more suitable for the residents and Wal Mart.

Thank you for the consideration. Please apply your common sense!

Resident on Sonora Dr. Lorraine Maxey