

10PD031

**From:** R.L. WOLD [mailto:rlwold2@hotmail.com]

**Sent:** Wednesday, June 16, 2010 10:30 PM

**To:** gmweb

**Subject:** APPEAL OF THE PLANNING COMMISSION DECISION #10PD031

**We wish to appeal decision #10PD031 taken by the  
Planning Commission on June 14, 2010.**

**The approval of the Walmart plan on Stumer Road  
is not consistant with the "Harmonious Development"  
of the South Robinsdale neighborhood.**

**Richard and Kathie Wold  
320 Stumer Rd.  
Rapid City, SD 57701**

*John and Maren Ward  
306 Stumer Rd.  
Rapid City, SD 57701  
mward@rap.midco.net*

June 17, 2010

Rapid City Growth Management  
Rapid City Council

RE: Appeal PCD file #10PD031

Requesting an appeal with reconsideration for the recommendation of acceptance and approval granted by RC Planning Commission on Monday, June 14th, 2010.

Respectfully,

Maren Ward

June 18, 2010

**HAND DELIVERED**

**RECEIVED**

Rapid City  
Growth Management Dept.  
300 Sixth Street  
Rapid City, SD 57701

JUN 18 2010

Rapid City Growth  
Management Department

**RE: Case No. 10PD031, appeal to City Council.**

To Whom it May Concern:

I would like to appeal Case No. 10PD031 to the Rapid City Council for the following reasons:

- This is to big an issue for an appointed board to have the final say, the City Council is the elected body and residents should know how their elected officials stand on any issue.
- The project intrudes into an already established neighborhood and the traffic issues and landscaping need to be addressed adequately.
  - If Council approves the closing of Stumer Rd. as was shown at the Planning Commission, that will be a solution for the immediate neighborhood. However, I am concerned that Parkview Dr. will become an Arterial St. from Fairmont to Fifth St. It is a straight shot and there are only 2 stop signs, one at Centennial & one at Minnesota. I can foresee that everyone living northeasterly of Minnesota & Parkview Dr. will eventually find this route and use it. There is a swimming pool and park playground on Parkview Dr. just south of Minnesota and this could be a real hazard to children walking or riding bicycles to the park/swimming pool.
  - The landscaping as depicted on the planting plan shows how to plant trees larger than 14' and trees less than 14'. The landscape list shows only four trees that are 10 - 12' in height. The rest of the trees are listed as 6 - 7' in height or as a 5 gallon bucket. Staff has requested that the deciduous trees have at least a 3" caliper vs. the 1" as shown on the landscape plan. My opinion is that the deciduous trees should have at least a 5 - 6" caliper to make them noticeable.
- There needs to be extensive landscaping and adequate fencing along the Fifth Street side of the detention pond and the developer should be responsible for the construction and maintenance of the pond. Most of the time the detention ponds are not adequately maintained and this one will be on a very busy street.
- The developer showed an sight line from Fifth Street & Parkview Dr. and it depicted rolling hills and showed only a very small portion of the building. When in fact the building floor is 50 feet above Fifth Street and the building is 40 feet high, so the building will be 90 feet above Fifth Street and will have

the appearance of a nine story building. It would be like standing at Third & St. Joe and looking at the Alex Johnson Hotel. In other words it will stick out like a sore thumb for many years to come.

- In my opinion the proposed traffic circle is archaic and should be done away with and a traffic signal installed from day one. What usually happens to traffic circles is they cause many fender benders because people, older people in general are not used to them and get confused and tend to stop to see where they are going and get rear-ended. After so many accidents the City (Citizens tax dollars) will have to pay to take out the traffic circle and install a traffic circle, so let's cut out the second step and have the developer pay for and install a traffic signal from the get-go.
- Traffic on Fifth Street from the north City limits to Catron will become a nightmare and numerous signals will have to be installed on Fifth Street, and since they are after the fact the citizens of Rapid City will have to pay for them. There is already a need for a traffic signal at Fifth Street and Texas, because it is a school crossing and the entrance to West Hills Village. I have been told that it does not warrant a signal now, and as Cities & Counties usually do you will wait until there is a fatality to install a signal. The traffic going north bound on Fifth Street south of Texas is coming around a curve and up a hill and is usually going faster than the posted speed.
- Also you must remember that 2 - 3 years ago a young boy was hit by a vehicle on Fifth Street near Flormann. So without the Wal-Mart on Fifth Street and Stumer Rd. there was already a near fatality, and the traffic will only get worse as soon as the store is built.
- The developer keeps saying that the lights on or near the building will be pointed downward, but when you put a light on top of a 40 foot high building and point it downward the building will still be lit up and the neighbors from all directions will still see the big box. None of the proposed landscaping will ever hide the building, at least the landscaping that they have proposed which I and the staff feels is inadequate.

Just a general comment, when Wal-Mart wanted to build at Sammis Trail and Highway 16, they were asked why they didn't build at Fifth Street & Catron, their reply was **WE WANT TO CATCH ALL OF THE TRAFFIC COMING OUT OF RAPID CITY. SO YOU MIGHT ASK THEM WHAT CHANGED THEIR MIND???** **OR WAS IT THE CITY THAT CO-ERCED THEM INTO GOING AT FIFTH & CATRON???**

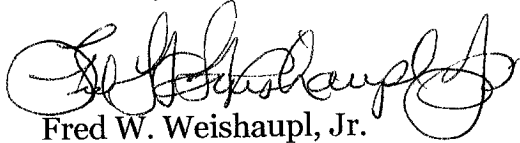
And keep in mind that a goodly portion of the sales tax dollars will have to be spent to correct traffic issues caused by the big box being in the wrong place. Oh, and forget any property tax revenue because the City Council gave away over \$9,000,000 in a TIF that will still be in effect for another 10 - 12 years.

And since Wal-Mart is a 24 hour operation for a good portion of the year, there will be other undesirable, but legal, uses coming to the neighborhood such as liquor stores, casinos, bars/lounges, gas stations, banks with 24hour drive-up banking and flashing billboards.

I am sure that the City Council will approve the project, probably unanimously, mainly because of good old American greed, they want the tax dollars and they want them now.

I respectfully ask that the City Council pay close attention to the proposed landscaping and get some landscaping that is more than adequate because the Wal-Mart building will be the only large structure out there in the prairie. You can put lipstick on a pig and it is still a pig, likewise you can put menial landscaping around a big box and it is still a big box. And please pay attention to the traffic, not just the short term which is what the developer will be showing you, but the long term affects on all of the neighborhoods and the affect on Fifth Street from Catron to the north City limits.

Sincerely,

A handwritten signature in black ink, appearing to read 'Fred W. Weishaupl, Jr.', with a large, stylized flourish at the end.

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