

12CA001-12RZ001

From: Lucy Mahlendorf [<mailto:dlmahlen@msn.com>]

Sent: Thursday, January 26, 2012 6:58 PM

To: Laroco Robert

Subject: Rezoning of the 5504 Wildwood Dr. property

Robert,

Attached is the letter of concern you advised me to write in regards to the request for rezoning of the Wildwood property listed above.

Thank you for your time.

Anna Mahlendorf

January 26, 2012

Growth Management Dept.

ATTN: Robert Laroco

We are homeowner/residents of the Wildwood Drive Residential area and writing to you in regards to the application for rezoning of the property; 5504 Wildwood Drive. We highly disapprove of this request by the Sundbys'. Sheridan Lake Road is a natural barrier between commercial and residential properties and should remain as such for several reasons.

1. Commercial does not belong on the west side of Sheridan Lake Road. This is a residential community. There is plenty of room for commercial development in many other areas of Rapid City, including the east side of Sheridan Lake Road, which was developed only a few years ago.... zoned commercial. If this application for change is accepted it will only open the door for future requests. Thus, making it convenient for the Sundbys' to have two other residential rental properties they own rezoned. These properties are located across the street from the property in review. In time, Sheridan Lake Road would look like another Mt Rushmore Road or Jackson Blvd. An eye sore with residential homes converted to commercial businesses.
2. Home values. We are concerned that the value of our home would decline if this rezoning is allowed.
3. Parking/ traffic is a big issue. This is a residential street, not designed to handle commercial traffic and off street parking is not available.

We are confident you, the growth management committee after much consideration will agree that the property in review should remain residential.

Sincerely,
Clarence R & Anna L Mahlendorf

January 28, 2012

Robert Laroco
Community Planning & Development Services
300 6th Street
Rapid City, SD 57701

Re: Zoning 5504 Wildwood Drive

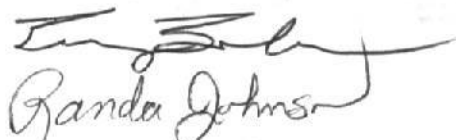
The purpose of this letter is to record our strong opposition to the requested change in zoning at 5504 Wildwood Drive. Our residence is less than a block away from this property.

This matter came up ten years ago at the request of the same realtor/owner with the determination that the zoning would remain residential west of Sheridan Lake Road in this area. The Sundbys knew when they purchased this property that the intersection was busy and what the zoning was. It is our understanding that they also own the two properties directly south of the property in question. Surely, sometime in the near future, we would be facing the same zoning change requests for these properties.

The Sundbys have not proven be good neighbors. The properties are not mowed or maintained regularly and are an eyesore of their doing. We do not have faith in their claims that the requested office property would be taken care of any differently.

Encroaching businesses on the west side of Sheridan Lake Road will lower the value of our property and decrease the quality of living in this neighborhood.

Sincerely,



Jerry & Randa Johnson
5527 Wildwood, RC, SD 57702

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JAN 31 2012

Rapid City Community Planning
& Development Services

January 28, 2012

Robert Laroco
Community Planning and Development
300 6th Street
Rapid City, SD 57701

Dear Sir,

We are writing to list our opposition to the request by the Sundby's to put a real estate office on the residential lot at 5504 Wildwood Drive. The Wildwood neighborhood is a residential neighborhood and should stay that way. Commercial ventures should go on the eastside of Sheridan Lake Road. There have been vacancies in the new strip mall on the eastside for over 2 years. They could easily put their office in that mall.

Once we put a commercial business or venture here, there will be more requests for the same. We need to stop this before it starts.

Thank you for your time.



Bill and Jean Grode
6122 Wildwood Drive

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JAN 31 2012

Rapid City Community Planning
& Development Services

January 30, 2012

John Michael Galiczewski
5516 Wildwood Drive
Rapid City, SD 57702

Robert Laroco
Community Planning & Development Services
300 6th St
Rapid City, SD 57701

Re: 5504 Wildwood Drive, Rapid City, SD

Dear Mr. Laroco:

This letter is to notify you that I am opposed to rezoning the residential lot located at 5504 Wildwood Drive to an office commercial zone. It is currently zoned residential and the owner of the lot purchased the lot knowing it was zoned residential just as I purchased my home with the understanding that I was living in an area zoned as residential. Allowing this would ruin our development and lower our property values. I purchased my home at 5516 Wildwood Drive in the Wildwood Subdivision due to the peaceful RESIDENTIAL setting. There are plenty of other locations in Rapid City in which the property owner can put his real estate office or any other proposed business. There are vacant commercial lots and empty commercial buildings on the Eastside of Sheridan Lake Road - let the commercial development continue on the Eastside of Sheridan Lake Road, not in my subdivision. Please consider my request to not re-zone the lot at 5504 Wildwood Drive. Leave it zoned a Residential.

Thank you,


John Galiczewski

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JAN 31 2012

Rapid City Community Planning
& Development Services

1/30/12

To Whom it may concern,

We have received a request for a business to come to our neighborhood and turn a residential lot into a commercial lot. We are very opposed to this!!

Allowing something like this would ruin our development that is so loved for its peaceful serene atmosphere that we all take so much pride in.

Also, allowing this would make our homes less desirable in the selling market . We have a unique development with the trees and amazing views that is close to town


The businesses should be kept on the eastside of Sheridan Lk Rd with the other businesses, there is no reason why they can't rent an office there and not ruin our development. If they were to put a commercial lot in our residential neighborhood, it would open doors for more commercial businesses to be able to move in also in the future.

This home that they are claiming is hard to rent just needs some tlc so they get better renters. There is a high demand for rentals right now, so that is no reason to ruin our development because the homeowner does not want to deal with the rental market anymore. The homeowner even admitted to us that is has never been vacant for any longer than a month. If they would just do some remodeling and fix up the home, it could be sold easily!! There is a HUGE demand for one level homes, especially in our neighborhood. What is keeping this home from selling or renting to good renters is NOT the location, it is the poor condition of the home. All it needs is a little cosmetic work and it could be a nice home with a great lot.

Businesses should not be allowed on the westside of Sheridan Lk Rd and certainly not in our development. We want to keep our development as desirable and beautiful as it is today.

Thank you

Steve Kulmala and Daneen Jacquot-Kulmala



6114 Wildwood Dr

Rapid City SD 57702

605-484-8501 or 605-484-7832

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JAN 30 2012

Rapid City Community Planning
& Development Services

12CA001-12RZ001

From: Sidney E. Wechsler [<mailto:siddoc2002@yahoo.com>]
Sent: Monday, January 30, 2012 7:42 PM
To: Laroco Robert
Subject: Rezoning of residential lot to commercial lot

Dear Mr. Laroco:

We are writing you to express our strong objection to this proposed rezoning of the lot on the west side of Sheridan Lake Road where it meets Wildwood Drive (as Catron Blvd. changes to Wildwood Drive). We purchased our home one block from this entrance in 2004 as it was a beautiful residential area that was still close to the Regional Hospital and shopping less than a few miles away. There are commercial properties on the west side of Sheridan Lake Road that have been there for several years which do not affect access to the private homes that begin at Wildwood Drive and we do not understand why the city would even consider impinging on these private property owners. There were reasons and there still are reasons why this area was designated as residential and should remain unencumbered by business interests.

First, the proposed change would destroy the peaceful environment of our neighborhood by fostering a marked increase in traffic right at the beginning of Wildwood Drive. The real estate brokers and their clients will block the entering and leaving of the current homeowners and possibly lead to accidents in this quiet and accident free area.

Secondly, it will bring an added degree of noise pollution to the area.

Thirdly, property values will decrease markedly (as will the property taxes) because this primary entrance to our development will be a commercial eyesore no matter how cleverly it is disguised. Do you think such a proposal on West Blvd. would be positively received by the homeowners there? We don't think destroying upscale neighborhoods with commercial interests is a viable alternative to having commercial interests simply relocate to already zoned commercial areas such as those on the west side of Sheridan Lake Road. Also, there are certainly enough other commercially zoned areas in Rapid City currently to meet the needs of these businesses.

It is enough we are having to deal with the pine beetle blight. Do not ruin our properties with man-made or politically motivated blights.

Thank you for your consideration,

Sidney E. Wechsler, M.D.

Sandra Wechsler

5650 Una Del Drive
Rapid City, SD 57702-8855
343-4347

Dear Robert,

1-31-2012

We are writing this in reference to the letter we received regarding a real estate office at 5504 Wildwood Drive. We feel that there are enough open office spaces and parking available in the strip malls on the eastern side of Sheridan Lake Road. Therefore we want to make it clear that even though we personally know these people, we are still opposed to them relocating their business to our neighborhood area.

We are traveling out of town the night of the meeting on Feb 9th, but still wanted to voice our opposition. If you have any questions, feel free to call us.

Thanks,
Jean Petereit
605-390-9525



Dan Petereit
605-390-1154



CC: Steve Kulmala
6114 Wildwood Drive

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FEB 02 2012

Rapid City Community Planning
& Development Services

12CA001-12RZ001

From: Gerald Grellet-Tinner [<mailto:frumsen@gmail.com>]
Sent: Thursday, February 02, 2012 5:21 PM
To: Laroco Robert
Subject: from Dr. Grellet-Tinner regarding Wildwood

Hello Robert,

Thank you for the chat this morning. Neither my wife or myself will likely be in town for the proposed meeting regarding the zoning change.

Our opinion is the following:

1) We would agree and support a change of zoning, only if this house/property is rezoned with the specifications, as described on the letter, to be converted into a real estate office with a total upgrade of the present building. Such upgrade should follow the rules and regulations of the Wildwood neighbourhood and would require a plan submitted to the city.

2) However, for ecological (linked to aquifer), traffic, aesthetic reasons we would oppose rezoning for any other reasons but that to transform the present property into a nice house as a real estate office. We would hate to see a parking for the church (for instance), a beauty salon, or medical center, as those would not fit well with the present characters of this neighbourhood, which make its value.

Thank you very much

Regards

--

G. Grellet-Tinner, PhD
Associate Researcher at The Field Museum, Chicago
Associate Researcher at the Journey Museum, Rapid City
Investigador Correspondiente of CONICET, Argentina

John and Dawna Tsitrian 6144 Wildwood Drive, Rapid City, SD 57702

605-341-6411 tsitrian@rap.midco.net

February 2, 2012

Mr. Robert Laroco, City of Rapid City, 300 6th Street, Rapid City, SD 57701

Dear Mr. Laroco, regarding the rezoning request for 5504 Wildwood Drive, Rapid City, SD, please note that we oppose the granting of the request. Feel free to contact us at the above for more information and/or further comment.

Sincerely,

John Tsitrian 

Dawna Tsitrian



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FEB 03 2012

Rapid City Community Planning
& Development Services

February 2, 2012

Dear Neighbor,

As you are aware, the owners of the property located at 5504 Wildwood Drive are requesting a change of zoning from Low Density Residential to Office Commercial. Their hopes are to remodel the current home and use it as a real estate office. This was tried in 2001/2002 unsuccessfully due to the diligence of the homeowners in the area.

One of the owners of 5504 Wildwood Drive owns two parcels directly across Wildwood Drive to the south. It is our thought that if they are successful in rezoning 5504 Wildwood Drive, it would not be long before the other two properties would also be rezoned to commercial.

If you OPPOSE the rezoning then we need your help!

- 1) Send a letter to Robert Laroco, city planner, 300 6th Street, Rapid City, SD 57701 or call 394-4120 ext. 2331.
- 2) Email Rapid City Statutory Planning Commission. Names and email addresses are on the reverse side.
- 3) Attend the Planning Commission meeting Thursday, February 9th at 7 am in the Council Chambers at the City Finance Office.

If you have any questions, please call Wildwood Home Owners board members.

Gene Hensley 391-4300

Doug Scheller 348-7979

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FEB 03 2012

Rapid City Community Planning
& Development Services

Conrad Rupert
6075 Sheridan Lake Rd.
Rapid City, SD 57702

February 3, 2012

Robert Laroco
City Planner
300 6th St.
Rapid City, SD 57701

Re: Rezoning of 5504 Wildwood

Dear Mr Laroco:

As an owner in the Wildwood area, I believe it is inappropriate, and inconsistent with the residential setting on the west side of Sheridan Lake Rd., to change the zoning of Low Density Residential at 5504 Wildwood -- to ANY other zoning classification.

Changing the current classification would change the whole complexion of this residential neighborhood and become a precedent and "Pandora's Box" for other lot owners to follow suit.

Leave the current classification of Low Density Residential as is, for the long term integrity of this residential neighborhood.

Sincerely Yours,



Conrad Rupert

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FEB 03 2012

Rapid City Community Planning
& Development Services

12CA001-12RZ001

From: Laurel Gundersen [<mailto:laurelgundersen@yahoo.com>]

Sent: Sunday, February 05, 2012 6:56 PM

To: Laroco Robert

Subject: Opposition to change of zoning at 5504 Wildwood Drive

Robert -

I want to voice my opposition to a change of zoning for property located at 5504 Wildwood Drive. These property owners once before requested a change of zoning on this and nearby properties that are residences. This request was turned down by the Planning Commission.

Allowing this change would have a negative impact on the other residences in the immediate area, potentially lowering the value of these homes. The residences in the area have a unique, well-kept development with trees and views of the surrounding hills.

In my opinion the commercial development that has taken place on the eastside of Sheridan Lake Road has been appropriate for the area. However, the homeowners on the westside do not want commercial creep into this lovely residential area.

The property owner seeking this zoning change knew when they bought the properties that it was a residential area. Commerical speculation should not ruin a longtime, lovely residential area.

Thank you.

Laurel Gundersen

[Laurel Gundersen](#)
[6260 Chokecherry Lane](#)
Rapid City SD 57702

12CA001-12RZ001

From: Deanne Farrar [<mailto:deanefarrar@rap.midco.net>]

Sent: Sunday, February 05, 2012 4:33 PM

To: Laroco Robert

Subject: 5504 Wildwood Drive

Please deny the request to change the zoning for 5504 Wildwood Drive from residential to commercial.

First, 5504 Wildwood Drive has been in a rental use for some time and not converted back to homeowners use. Thus it doesn't seem to me that the value of the property has been compromised by the traffic or the fact that it is a corner lot. When the current owners purchased the lot it was already a four-corner stop with traffic. The current owners knew this before purchase so have not been compromised by the increase of traffic.

Second, there are commercial spaces across the street both north and south of Catron Boulevard, which are still available for lease. The commercial area seems quite large and doesn't need to be increased now.

Changing the zoning now will surely mean a change for the entire corner within a few years and yet the commercial area across the street is not fully utilized.

Those of us that live in the neighborhood want to keep the area suitable for residential use to keep it looking lovely and nice to live by.

Thank you,

Deanne Farrar
6260 Chokecherry Lane
Rapid City, SD 57702

12CA001-12RZ001

From: John Spangler [<mailto:jgs437@rap.midco.net>]

Sent: Saturday, February 04, 2012 3:16 PM

To: Popp Dennis; Rolinger Steve; Beshara Sandra; Fink Patrick; Marchand Linda; Weimer Len; Rippentrop Kay; Snyder Josh; Roberts John; Brewer John; Swank Jan; Braun Erik; Andrew Scull

Cc: Laroco Robert

Subject: Sundby request for zoning variance in the Wildwood subdivision

Please find attached my letter of opposition to the Sundby zoning request in Wildwood Subdivision.

John Spangler

**John G. Spangler MD
6107 Wildwood Drive
Rapid City, South Dakota 57702
605-390-1919**

February 5, 2012

To Members of the Planning Commission, Rapid City:

As a resident of the Wildwood subdivision, I am sending you this email regarding the request by Sundby Realty for a variance/change in the zoning of a portion of our subdivision to allow a Commercial Office to be placed near the intersection of Wildwood Drive and Sheraton Lake Road. Unfortunately I will be unable to attend the planning committee meeting on February 9th, but ask that you consider my opinion and opposition when you make a decision on the Sundby request.

As I have talked to my neighbors during the last week, I have noted that EVERY RESIDENT I HAVE SPOKEN WITH IS SOUNDLY OPPOSED TO THE REQUESTED CHANGE AND STRONGLY OPPOSES THE INCLUSION OF A COMMERCIAL OFFICE OR BUSINESS OF ANY TYPE WITHIN THE BOUNDRIES OF OUR NEIGHBORHOOD AND SUBDIVISION. I also am ABSOLUTELY OPPOSED for several reasons:

- 1) Wildwood is one of the very nice low density residential neighborhoods in Rapid City. It should remain unspoiled by commercial intrusion.
- 2) There is commercial property to the east directly across Sheraton Lake Road which is underutilized and this area of Rapid City would be enhanced if businesses were to move into the now unoccupied areas.
- 3) "Commercial creep" is a real problem and opening the Wildwood Subdivision up for even limited commercial development will greatly increase the probability of further commercial development within the subdivision boundaries in the future.

4) There is good precedent to raise suspicion that homeowner's property values will fall (particularly in the current economic environment) should a commercial office of ANY type be allowed in our neighborhood. There is sufficient concern of real financial loss by homeowners that legal action opposing this move by Sundby Realty and its owners would be warranted should the variance be allowed. The taxpayers of Rapid City do not need to pay for yet another expensive legal battle when so many reasonable alternatives are available to Sundby Realty as the relocate their offices.

Thank you for your consideration regarding these matters. I am always available at 605-390-1919 should you have concerns or questions.

Sincerely:
J.G. Spangler MD

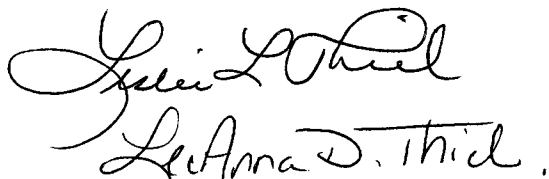
Mr. Robert Laroco,
City Planner
300 6th Street
Rapid City, SD. 57701

Mr. Laroco,

This letter is written to voice our opposition to an upcoming request for re-zoning of the property located at 5504 Wildwood Drive from Residential to Office Commercial.

This property is clearly residential construction in a completely residential neighborhood and the development proposed by the owners will not, in our opinion, enhance our neighborhood. The Catron/Sheridan Lake Road intersection is currently very busy and often difficult to transit and the proposed development would make this intersection much more complex.

Please consider our opposition to this change in making your final decision on this re-zoning.



Leslie & LeeAnna Thiel
5569 Shadow Court
(Wildwood Development)
Rapid City, SD, 57702

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FEB 06 2012

Rapid City Community Planning
& Development Services

February 2, 2012

Mr. Robert Laroco
City Planner
300 6th Street
Rapid City, SD 57701

RE: Proposed rezoning of 5504 Wildwood Drive to Office Commercial

Dear Mr. Laroco,

We are writing you in opposition of the proposed rezoning of 5504 Wildwood Drive from Low Density Residential to Office Commercial. Reasons are as follows:

This is a residential neighborhood and we want to keep it residential. That was evidenced back in the 2001-2002 timeframe when we had to fight to keep it that way because the Sundbys tried to similarly rezone other properties they own in the same area. There is absolutely no need for this. If you look across the street to the southeast, there is a new office building with vacancies--office spaces that have never even been occupied! That building was built at least 3 years ago. And in Stoney Creek Plaza immediately to the south of that there are still empty, unrented spaces. All of this office/commercial is on the east side of Sheridan Lake Road where it should stay.

Please do not rezone this property. It is on the west side of Sheridan Lake Road in a residential area and will only be the beginning of more rezoning requests. One of the petitioners owns two other properties directly across Wildwood and, without a doubt, they will try again to rezone these. In our opinion, if the house at 5504 Wildwood Drive was remodeled, brought up to date and the yard cleaned up it could be rented to someone as a nice home.

Thank you,




Larry and Susan Olson
5611 Finch Court
Rapid City, SD 57702

RECEIVED

FEB 06 2012

Rapid City Community Planning
& Development Services

February 2, 2012

Dear Mr. Laroco,

I am **OPPOSED** to turning 5504 Wildwood Drive into a Commercial Office zoned property.

1. **Businesses already exist on the eastside of Sheridan Lake Road and this is where other commercial businesses should go.**
2. **This would be the "foot in the door" for other properties to be rezoned and developed for commercial businesses in the future.**
3. **Wildwood is a low density residential development....quiet, a lovely place to live and close to the city. I do not want the intrusion of businesses in this development.**

Sincerely,



Linda J. Iverson
6140 Wildwood Drive
Rapid City, South Dakota 57702

RECEIVED

FEB 06 2012

Rapid City Community Planning
& Development Services

6080 Alpine Ct.
Rapid City, SD 57702

February 3, 2012

Robert Laroco
300 6th Street
Rapid City, SD 57701

Dear Mr. Laroco:


It has come to our attention that a request has been made to rezone property at 5504 Wildwood Drive from Low Density Residential to Office Commercial. As home owners in Wildwood, we oppose rezoning the property in question because once one property is rezoned then it becomes much easier to rezone adjacent properties.

Home owners in Wildwood take pride in their homes and enjoy a quality of life with the wildlife and the beauty of the natural surroundings. Our concern is that rezoning property on the west side of Sheridan Lake Road to Commercial will ultimately impact on the unique neighborhood we now enjoy. To our knowledge, the only property besides residential on the west side of Sheridan Lake Road from Jackson Blvd. to the city limits is Arrowhead Country Club and Calvary Lutheran Church.

We respectfully request that the rezoning be denied. Thank you for your thoughtful consideration.



Gary C. Stormo



Bonnie R Stormo

RECEIVED

FEB 06 2012

Rapid City Community Planning
& Development Services

RECEIVED

February 6, 2012

FEB 06 2012

Rapid City Statutory Planning Commission
300 6th Street
Rapid City, South Dakota,

Rapid City Community Planning
& Development Services

Dear Commission Members,

The Board of Directors of Wildwood Association on behalf of the Wildwood Subdivision homeowners oppose the application by John and Kathy Sundby, Bobby Sundby and Kibbie Conti (applicants) to rezone real property located at 5504 Wildwood Drive, Rapid City, South Dakota, situated on the North West corner of Sheridan Lake Drive and Wildwood Drive from low density residential to office commercial.

There are many good reasons for this opposition to the rezoning application. Some of the reasons are herein discussed.

The Wildwood Subdivision consists of approximately sixty five homeowners who are proud of their neighborhood which gives them quiet, peaceful, tranquil country living atmosphere. The owners rely on Restrictive Covenants and low density zoning classification to preserve and protect this ideal atmosphere. To permit intrusion of business activity in the neighborhood would only have an adverse and negative impact on home values along with an adverse affect on the desirability and quality of living in the area.

Spot rezoning, permitting business activity in a low density residential zone classification leads to a destruction of the quality of life in the neighborhood. Once it is permitted, it is almost impossible to control from spreading to adjacent properties.

Sheridan Lake Road has always been and now is a natural buffer separating the homes on the west side and the commercial activity on the east side. Presently all improvements on the west side of Sheridan Lake Road from Jackson Blvd, on the north, to the city limits on the south with the exception of Arrowhead Country Club, Calvary Lutheran Church and Crossroads Wesleyan Church are all single family residences.

The applicants previously applied for rezoning of the property to commercial. This application was withdrawn when it was met with vigorous opposition by neighborhood homeowners. The Wildwood Home Owners Association years ago enacted a resolution requesting that Sheridan Lake Road remain a natural buffer separating residential real estate on the west side and commercial real estate on the eastside, from Corral Drive on the North to the city limits on the South. Copy of the resolution is attached.

All or some of the applicants also own two additional parcels located directly across the street from the parcel from which rezoning is sought. These parcels are located on the southwest corner of the Wildwood and Sheridan Lake Road intersection. These parcels are also zoned low density residential.

The applicants are successful and knowledgeable people engaged in the real estate business. They acquired all of these parcels with full knowledge of their low density residential zoning status.

As previously stated, spot rezoning establishes a dangerous precedent. If this rezoning application is granted, isn't it reasonable to anticipate a second application for

rezoning of the two lots across the street to commercial use will follow, which will be followed by others in the neighborhood requesting rezoning to commercial. For this property the Board of Directors on behalf of its homeowners respectfully request that the rezoning application be denied.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gene Hensley". The signature is stylized with a large initial "G" and a long horizontal stroke.

Gene Hensley, President
Wildwood Association on behalf of Wildwood homeowners

Cc: Honorable Mayor Sam Kooiker
Cc: City Council Members

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.

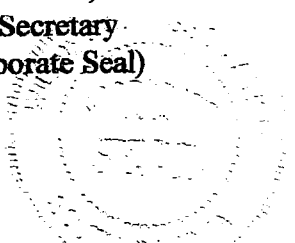
William Grode

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

ATTEST:

Sharon Beal

Sharon Beal,
Its Secretary
(Corporate Seal)



12CA001 – 12RZ001

From: Robert Bickett [<mailto:robertbickett@gmail.com>]

Sent: Monday, February 06, 2012 9:44 PM

To: Brewer John; Fink Patrick; Popp Dennis

Cc: Roberts John; Laroco Robert; eric.braun@rcgov.org; Rolinger Steve; Marchand Linda; Swank Jan; Scull Andy; Snyder Josh; Rippentrop Kay; Weimer Len

Subject: rezoning of 5504 Wildwood Dr

Dear Planning Commission, Ward 3 Representatives,

We are writing to you to let you know that we strongly do not approve of the rezoning of the lot at 5504 Wildwood Dr from its current residential zoning to any kind of commercial zoning. We want the west side of Sheridan Lake Road in this area to continue to be residential property as it has been for so many years. The zoning in this area was very important to us when we purchased the site of our current home. Please do not rezone this property.

Thank you.

Robert & Kelly Bickett
5528 Wildwood Dr
Rapid City, SD 57702

605-391-1464 cell
605-342-1848 home

12CA001 – 12RZ001

From: MARK MARSHA HUMPHREYS [<mailto:mandmh101@msn.com>]

Sent: Monday, February 06, 2012 10:28 PM

To: Braun Erik; Brewer John; Rolinger Steve; Fink Patrick; Marchand Linda; Swank Jan; Popp Dennis; Scull Andy; Snyder Josh; Rippentrop Kay; Weimer Len; Beshara Sandra; Roberts John; Laroco Robert

Subject: No. 12CA001 - Una Del Acres No. 2; aka 5504 Wildwood Drive

I am a property owner and resident in the Wildwood Subdivision.

I am strongly opposed to the change in land use designation, requested by John Sundby and Robert Sundby for the home / lot they own at 5504 Wildwood Drive

To change this lot from Residential to office Commercial would greatly reduce the value of every home in the area.

This would also open the door for other rezoning requests.

Additionally, I would like to point out that the true physical address of this property has been obscured, as the general description in the published notice of hearing states “Northwest corner of the intersection of Catron Boulevard and Sheridan Lake Road”. This is extremely misleading and in my opinion done intentionally. Catron Boulevard ends at Sheridan Lake Road and this property is actually on the corner of Wildwood Drive and Sheridan Lake Road, hence the address of 5504 Wildwood Drive.

Thank you for your help in preventing this- please deny this request.

Sincerely,

Elizabeth V. Humphreys

5512 Sunburst Drive

12CA001 – 12RZ001

From: Erickson, Jeff M [<mailto:JERICKSO@amfam.com>]

Sent: Tuesday, February 07, 2012 7:50 AM

To: Laroco Robert

Subject: 5504 Wildwood Dr re zoning

It's been brought to our attention an attempt is being made to rezone the above mentioned property for commercial use. My wife and I own property in the Wildwood subdivision and oppose this action. Please help us maintain this neighborhood as residential use only.

Thank you,

Jeff Erickson
6118 Greenleaf Ct.
Rapid City, SD

February 6, 2012

RECEIVED

FEB 07 2012

Rapid City Community Planning
& Development Services

Robert Laroco, City Planner
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

Dear Mr. Laroco:

I am writing to voice my objections to the request for zoning change from low density residential to office commercial for the property located at 5504 Wildwood Drive in Rapid City. We live in the Wildwood Subdivision at 5725 Treeline Court. The zoning change would mean an unwanted and unnecessary encroachment of commercial development into this quiet neighborhood.

In January, the Sundbys sent a letter to many of the homeowners in Wildwood, seeking support for the requested zoning change. It is my understanding that some of the reasons for the request are that the traffic on Sheridan Lake Road makes it difficult to find renters for the house, and has thus devalued the property. However, when they bought the property, the owners must have known that the intersection was and would continue to be busy – particularly since the east side of Sheridan Lake Road was being zoned and developed as commercial property. It is my feeling that this residential property was originally purchased with the hope that it would be rezoned to commercial, but also with the risk that it would not.

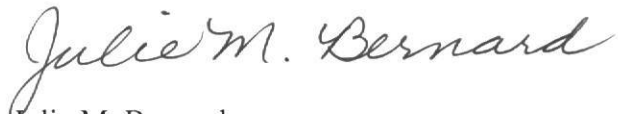
Adding commercial property to this already congested corner will only add to the congestion. I have personally witnessed occasions when the Lutheran Church hosts special events and the overflow cars park up and down both sides of Wildwood Drive. In addition to making Wildwood Drive much narrower for the through traffic, people walk in the street to and from the church because there are no sidewalks. Adding a commercial building on this corner would make such a situation more dangerous for both the pedestrians and the motorists, particularly because cars from the proposed commercial lot would be discharging very close to the intersection.

I also note that the east side of Sheridan Lake Road is not yet fully developed with commercial space. Currently there are vacant office spaces near this intersection. I assume that the east side will eventually be developed to its full density. When that happens, the intersection will be even more congested than it is now.

It appears that, except for two churches and the Country Club, the entire west side of Sheridan Lake Road from Jackson Boulevard to Red Rock is residential only. I request that the west side of Sheridan Lake Road in Wildwood also be preserved at its current low density residential use.

Thank you for your attention to this matter. Please feel free to call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Julie M. Bernard".

Julie M. Bernard
5725 Treeline Court
Rapid City, SD 57702
721-8833

cc: Planning Commission Members
via e-mail

February 6, 2012

Robert Laroco
300 6th St.
Community Planning & Development Services
Rapid City SD. 57701

Dear Mr. Laroco,

I am writing regarding my opposition of the proposed change of 5504 Wildwood Drive to office commercial.

The property before being purchased by Sundby's was extremely well maintained. If the property has been devalued it's because the yard is an eyesore. From the exterior appearance the property would be difficult to rent.

This property has been a rental property. At the time of purchase the designs were drawn for the Catron Boulevard project. As realtors, they would have a knowledge of the projected traffic at that location.

There are many commercial properties for lease on the east side of Sheridan Lake Road. This residential development should not have commercial properties included as it would devalue the property values in the area along with increasing traffic congestion for all of Wildwood.

As a resident of Wildwood, I am adamantly opposed to the proposed change for a residential area.

Please deny Sundby's request.

Thank you for your assistance.

Sincerely,



RECEIVED

FEB 07 2012

Rapid City Community Planning
& Development Services

February 6, 2012

Robert Laroco
300 6th St.
Community Planning & Development Services
Rapid City SD. 57701

Dear Mr. Laroco,

I am writing regarding my opposition of the proposed change of 5504 Wildwood Drive to office commercial.

The property before being purchased by Sundby's was extremely well maintained. If the property has been devalued it's because the yard is an eyesore. From the exterior appearance the property would be difficult to rent.

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There are many commercial properties for lease on the east side of Sheridan Lake Road. This residential development should not have commercial properties included as it would devalue the property values in the area along with increasing traffic congestion for all of Wildwood.

As a resident of Wildwood, I am adamantly opposed to the proposed change for a residential area.

Please deny Sundby's request.

Thank you for your assistance.

Sincerely,


Margaret Meek

RECEIVED

FEB 07 2012

Rapid City Community Planning
& Development Services

February 1st, 2012

To whom it may concern,

My wife and I live in the Wildwood subdivision. We have lived here for two years. It has been brought to our attention that the Sundby's are proposing that the north-western corner of Catron Boulevard and Sheridan Lake Road be repurposed as a real estate office. It is our understanding that the office would be similar to Johnny Sundby's Photography studio on Sheridan Lake Road and that the landscaping would be well maintained.

We would support rezoning of the lot to office commercial. We believe that a well-kept and nicely maintained residential-style office building would add to the neighborhood and its overall value. We also believe that as a residential space the lot has a reduced value as it is so close to a busy intersection. This leads us to support the Sundby's proposal.

Dan and Melanie McIntire

Bobby Sundby

From: Dan Wegner <danw@scullconst.com>
Sent: Thursday, February 02, 2012 2:06 PM
To: Bobby Sundby
Subject: RE: NW Corner of Catron and Sheridan - Artwork for Proposed Investment & Improvement - Please Note the Residential Character

Hey Bobby

Personally I don't care, although I would if I were a neighbor, I'm not going to oppose, however I cannot recommend.
(fence rider)

Danny Wegner, LEED AP
Vice-President
J. Scull Construction Service, Inc.
605-342-2379-Office
605-342-8568-Fax
605-484-2412-Cell

From: Bobby Sundby [<mailto:sundby@rap.midco.net>]
Sent: Thursday, February 02, 2012 1:59 PM
To: Dan Wegner
Subject: NW Corner of Catron and Sheridan - Artwork for Proposed Investment & Improvement - Please Note the Residential Character

Danny –

Would you be willing to send us an email today or tomorrow, for your support on having a nice small office of a residential character. We'd invest up to \$100k into the property to make this happen.

The other option would be to continue down this road of the property constantly devaluing and getting more blighted. It has no covenants and that could really be a problem.

Thanks Danny!

Bobby

Bobby Sundby

From: Jennifer Landguth <villaggio@rap.midco.net>
Sent: Thursday, February 02, 2012 5:22 PM
To: 'Bobby Sundby '
Subject: RE: NW Corner of Catron and Sheridan - Artwork for Proposed Investment & Improvement - Please Note the Residential Character

Dear Bobby,

We are very excited about your proposed commercial building at the corner of Sheridan Lake Road and Catron Boulevard. We are the developers of the upscale residential neighborhood, The Villaggio at Golden Eagle located off of Catron Boulevard, as well as the owners of Buffalo Wings and Rings located across Sheridan Lake Road from your proposed project.

The location that you are looking to rezone is certainly better served as a commercial building than a residential home. The new building will be esthetically pleasing and will offer neighbors the opportunity to have services close to their homes. Neighborhood Commercial uses also encouraging nearby residents to walk or bike to these businesses and services which makes for healthier neighborhoods! Currently the home has no set back from Sheridan Lake Road.

. We proposed a similar project on a blighted property on Sheridan Lake Road across from Common Cents. The project we were proposing was lovely and would not have had a negative impact on the neighborhood, however we chose not to pursue building on the property because of very expensive development design and engineering work that the City of Rapid City required before we even knew if the property would be rezoned. Subsequently, the blighted home still stands and continues to deteriorate, generating few and fewer tax dollars each year and many, many times less than the taxes the new building that we proposed would have generated.

We wish you the best on your business plans

Sincerely,
Scott and Jennifer Landguth
Incentive Consulting
Lage Construction Inc.
Buffalo Wings and Rings
Villaggio, LLC
Rapid City, SD 57702
www.lageconstruction.com
605-348-0542

From: Bobby Sundby [mailto:sundby@rap.midco.net]
Sent: 2012-02-02 14:02
To: Jennifer Landguth

Richard Beasley, M.D.
Lee Trotter, D.O.
Gordon Abernathie, D.O.

Melissa Aberle, MS, CNP
Sharron Bramblee, CNP, PAC
Paulette Nankivel, CNP, PAC
Lynne Laird, CNP

Health



Concepts

Medical ♦ Surgical ♦ Research

Laser ♦ Urgent Care ♦ Therapy

February 6, 2012

To Whom It May Concern:

Twin Peak Properties, LLC which is located at 5410 Sheridan Lake Road is in agreement that an office building at the corner of Catron and Sheridan Lake Road would be an improvement to the neighborhood.

If you have further questions, please feel free to contact us at 348-4141.

Sincerely,

Richard L. Beasley, M.D.

12CA001-12RZ001

From: mevenson@bhws.com [<mailto:mevenson@bhws.com>]

Sent: Tuesday, February 07, 2012 4:36 PM

Subject: Opposed to rezoning at the corner of Sheridan Lake Road and Wildwood Drive

I am writing to let you know that I oppose rezoning to 5504 Wildwood Drive for commercial purposes. There are sufficient lots available across the street to build commercially. We do not want to start rezoning in our residential neighborhood and wish to have it remain residential.

Melissa Evenson
5634 Wildwood Drive
Rapid City, SD 57702

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