



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: www.rcgov.org

TO: Public Works Committee

FROM: Nicole Lecy
Engineering Project Engineer

DATE: 5/7/2012

RE: Request to waive requirement to install sidewalk per City Ordinance 12.08.060

6114 Wildwood Drive

Lot 30 of Block 2, Wildwood Subdivision, Section 21, T1N, R8E,
BHM, Pennington County, South Dakota

A request was received in the Public Works Office on May 2, 2012 requesting the requirement to install sidewalk per City of Rapid City Ordinance 12.08.060 be waived. This request is associated with a building permit for a garage at a single family residence. A 4 foot sidewalk is required to be constructed one foot from the property line along Wildwood Drive and Greenleaf Court as per the Rapid City Municipal Code.

The City of Rapid City Code of Ordinances, 12.08.060 New and Existing Developments, section (A) states:

"The construction of a permanent sidewalk fronting or abutting all streets, highways and avenues shall be accomplished by the builder, owner or developer of all new or existing residential or commercial buildings within the city..."

Section (C) states:

"Application for variance. Any person aggrieved by any decision of the Building Official under this section may apply in writing to the Common Council for an exception from the requirements of this section."

Therefore, as allowed by ordinance, see the attached written request from the land owner to the Common Council. The requested exception will allow the single family



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residence to build a garage without the installation of sidewalk on Wildwood Drive and Greenleaf Court.

The subject property is located on the north side of Wildwood Drive in the Wildwood Subdivision, approximately 2000 feet west of Sheridan Lake Road. The portion of Wildwood Drive that the property is located on is a rural street section with no curb and gutter. No single family residences within the Wildwood Subdivision currently have sidewalk. The nearest sidewalk on the west side of Sheridan Lake Road is approximately 2,000 feet east of the property. The subject property has approximately 280 feet of frontage on Wildwood Drive and 80 feet of frontage on Greenleaf Court. There appears to be no City utilities that would complicate installation of a 4 foot property line sidewalk, however topographical conditions may complicate the installation.

Staff Recommendation: Staff acknowledges that there is no sidewalk located within the Wildwood Subdivision. Staff recommends a WORP be signed if this variance is approved.



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To: Rapid City Planning / Engineering and City Counsel

We Steve Kulmala and Daneen Jacquot-Kulmala are writing this letter to ask for a waiver for the installation of sidewalks around our property located lot 30 of block 2 also known as 6114 Wildwood drive Rapid City South Dakota.

We are in the process of adding a 22 x 40 garage addition to our home and because this addition is over twenty percent of the total square footage of our existing home we are required to install sidewalks, however there currently are no sidewalks in the wildwood subdivision and no future plans to do so.

Half of wildwood drive has had road improvements done by the city complete with new asphalt and only curbing for water drainage no sidewalks were installed. The other half where our home is located doesn't even have curbing or road improvements.

The Wildwood area is a beautiful forested subdivision with most of the lot sizes over one acre in size and because our property lies at the corner of Wildwood dr and Green Leaf ct We are required to install sidewalks on both roads if we are to expand our garage.

Green Leaf ct only has one home at the end of it about 500 meters in, the rest is forest

Installing sidewalks would not be feasible for us and would devalue our property and subdivision by having the only sidewalks in the Subdivision this would be an eyesore for all. With no lots available and

April 27 2012

most of the homes newer, there will be no other sidewalks installed ,
Rapid City Planning /engineering /council have not, nor ever planned
for sidewalks to be installed, as is evident in the work they have already
completed.

Thank you for your consideration toward this matter

Steve Kulmala



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PULENZ LAND SURVEYING

3412 Meadowbrook Drive • Rapid City, SD 57702 • Phone (605) 342-6155

LEGAL DESCRIPTION: Lot 30 of Block 2 in Wildwood Subdivision, Rapid City, Pennington County, South Dakota.

NAME OF CLIENT: Randy Brink

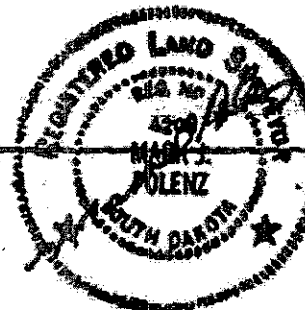
ADDRESS OF PROPERTY: 6114 Wildwood Drive

SURVEYORS STATEMENT:

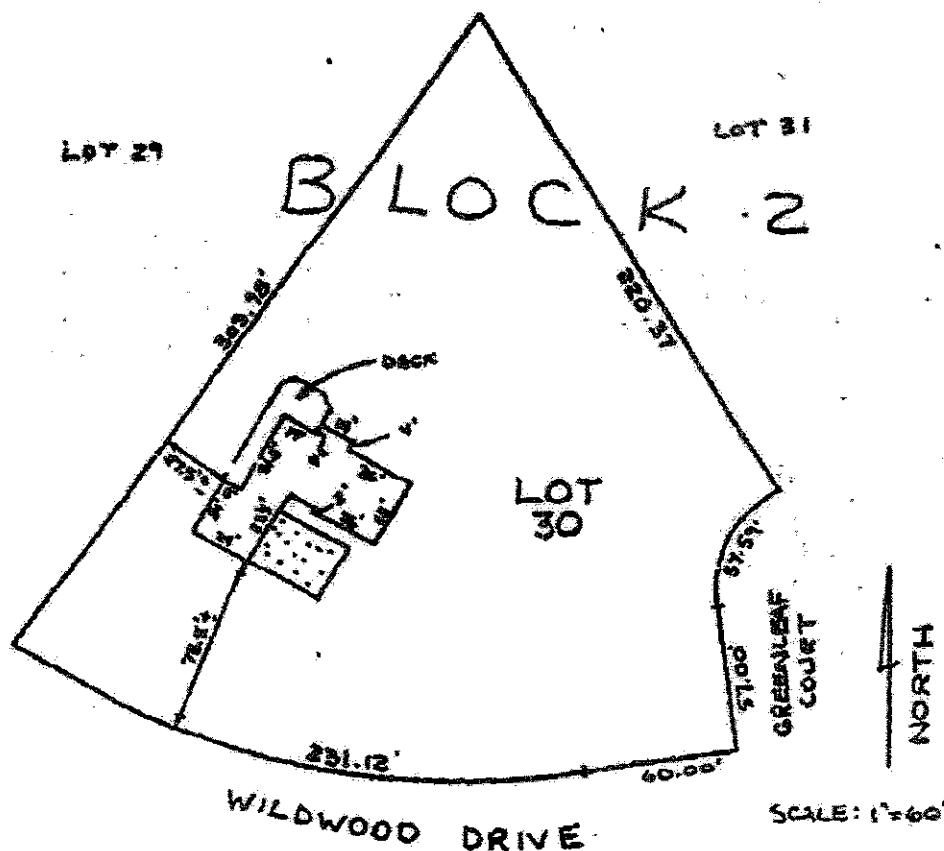
I, Mark J. Pulenz, Registered Land Surveyor No. 4208 in the State of South Dakota, do hereby state that this survey is made from the record bearings and distances from the original plat of said property and only shows the location of the structures on the said property with the accuracy needed to satisfy the needs of the lending institution or title company. The information hereon is not a boundary survey and a complete boundary survey should be completed before any improvements to this property are made.

SPECIAL NOTES: None

DATE OF SURVEY: 5/27/93



385.71 FT OF SIDEWALK.



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*** PATCO

07/19/01 THU 13:41 FAX 60534413460

Rapid City-Pennington County GIS

Legend

- Roads**
- Not classified
 - Interstate
 - US Highway
 - SD Highway
 - County Highway
 - Main Road
 - Minor Arterial
 - Collector
 - Ramp
 - Paved Road
 - Unpaved Road
 - FS Unpaved Road
 - Driveway
 - Paved Alley
 - Unpaved Alley
 - Unimproved Road
 - Trail
 - Not yet coded
- Township/Section Lines**
- TOWNSHIP
 - SECTION
- Tax Parcels**
- Lot Lines
 - <all other values>
 - Lot Line
 - Parcel Line
 - County Line



Scale: 1: 5,189

Map Notes:

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