

Bulman Karen

From: Tmartley@aol.com
Sent: Wednesday, August 21, 2002 9:33 AM
To: karen.bulman@rcgov.org
Subject: Deadwood Ave. Annexation

Dear Ms. Bulman;

I am writing this letter in support of the Deadwood Ave. Annexation. My partners and I (Tom And Charles Farer) have 50ac. of land located adjacent to Deadwood Ave. We would like to develop the land into a commercial/industrial park.

We have several businesses that have contacted us and have shown an interest in being in the park. However, this would not be possible without access to city water.

We ask that the planning commission move forward as soon as possible with the annexation. Without this annexation we will be unable to move forward with our project. Also, any future development on north Deadwood Ave. would be severally curtailed without access to city services.

Sincerely;

Tom Martley
T&D Land Development
Rapid City, SD 57702

08/21/2002

Selador Ranches, Inc
 Administrative Office: 6770 North Longfellow Drive
 Tucson, AZ 85718-2420; Phone: ((605) 342-0927; (520) 529-7441

September 17, 2002

Karen Bulman, Urban Division, Rapid City Planning Department
 300 Sixth Street, Rapid City, SD 57701-2724

Phone: 605-394-4120; Fax: 605 394 6636

Re: Proposed involuntary Deadwood Avenue Annexation

Dear Ms. Bulman:

The purpose of this letter is to confirm my conversations with you and some of our neighbors regarding the proposed annexation by Rapid City of 1,032 acres south and west of our ranch. Selador Ranches, Inc. owns 779.5 acres in sections 10,11,14 and 15 in Pennington County, which was purchased approximately forty-five years ago. Selador also owns an additional 1928.5 acres in Meade County immediately to the north.

We support this annexation for the following reasons:

- 1) recent private investments (e.g. Harley-Davidson, Williston Basin gas, and Grupo Cementos de Chihuahua) and public investments (e.g. Rapid City water under Interstate 90 and the state's new exit from Interstate 90) have fundamentally changed this area;
- 2) orderly growth and development, rather than specific zoning transactions (e.g. existing but limited heavy industrial) concomitant with annexation by Rapid City best protects our ranch;
- 3) the availability to our neighbors, in whole or in part, of Rapid City water, sewer, fire, solid waste, police et al. best protects our continuing ranch operations, including our existing water supplies;
- 4) planning and political professionals in Rapid City, almost twenty years after first mentioning annexation, have apparently concluded that the annexed area should be developed in the context of a master plan by a single government entity and the involvement of all landowners;
- 5) while speculative, one can envision Harley-Davidson being a "magnet" for lodging, conferencing, retail, etc. with a commensurate return for the recent private and public investments in this area.

While our family has never platted or developed any of our ranches and is dedicated to the agricultural use of our property, virtually all neighbors along Deadwood Avenue envision light industrial, commercial, or residential as the appropriate uses of their properties.

Thank you for the opportunity to comment on this proposal.
 You may distribute copies of this letter as you think best.

Robert J. Borgmeyer, President, Selador Ranches, Inc.

