

Kevin & Mary Casey
2050 Fox RD
Rapid City, SD 57701

July 13,2001

Planning Commission Members,

We would like to take this opportunity to express our opposition to some of the zoning changes that are trying to be made by Mr. Ken Berglund and Mr. Pat Hall. These changes are referred to in File# 01RZ024, 01RZ025, 01PD026, 01PD027, 01SV009.

We are neighbors of Mr. Berglund and our property is currently zoned Park Forest. Most of the properties that run along this ridge are zoned the same or General Agriculture. We have no objection to his request for the rezoning of his land from General Agriculture to Park Forest. We do however object to the zoning of approximately 7.2 acres to Medium Density Residential (MDR).

We have been told that because part of Mr. Berglund's land runs down into the canyon and is considered unbuildable that he is going to be allowed to cluster homes on this 7.2 acre parcel to accommodate this problem. This will allow a multi-family dwelling to be built by Mr. Berglund or another developer if they wish. All of the property owners along this ridge share a beautiful view of the Black Hills. Mt. Rushmore, Harney Peak and the Needles can be seen from these vantage points. This view space is an asset and contributes to the value of our properties. We think that you should consider the impact of changing an existing park forest type neighborhood by inserting medium density residential right in the middle of it. Would you also consider an apartment building in the middle of carriage hills or skyline drive?

We have contacted several appraisers to get their opinion of what a multi-family dwelling unit would do to our property values. We were told that initially it may have no effect, but eventually as the years went by and the building became out of date it would have a negative impact. We are also concerned with the increased traffic this is going to generate.

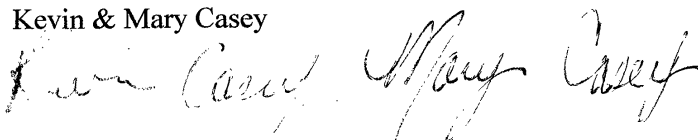
We feel we have a very nice neighborhood with beautiful views and wonderful privacy. We feel that if Mr. Berglund were to rezone all of his property to Park Forest he could sell home sights to several people, make a considerable sum of money, and we would be able to keep our neighborhood essentially as it is.

Several people have contacted Mr. Berglund, including ourselves, with respect to these matters and he has responded to us all that he has no intention of developing this 7.2 acre parcel. Since this is the case why is this MDR zoning being requested? Is it possible that someone else may profit from these changes?

We realize Mr. Berglund is trying to make his investment in his land pay off for him and we have no problem with that. But by the same token we as land owners are trying to protect that same investment we have made in our land. We feel that there should be some way this can be worked out so that all parties are satisfied.

Thank you for taking our concerns into your decision making process.

Kevin & Mary Casey



01RZ025

A. Louise Kelley
1919 Highwood Rd.
Rapid City, SD 57701

June 27, 2001

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JUN 28 2001

Rapid City Planning Department
300 6th Street
Rapid City, SD 57701

Rapid City
Planning Department

The purpose of this letter is to convey my feelings regarding the proposed rezoning of land on the west side of Highway 16, adjacent to the Sodak Gaming land, from Commercial to Medium Density which would allow for multi-family dwellings.

As a landowner in the vicinity, I strongly object to multi-family dwellings being located along Highway 16. It would increase traffic considerably, causing more congestion. At the present time, access and egress to the highway is becoming a very real problem. The closing of the access to the service road near the cemetery and only providing a combined access to both the Calvary Baptist Church and the Zion Lutheran Church has created a hazardous traffic situation. It is further complicated by all the traffic going to and from the commercial establishments, to say nothing of the impact from tourists.

Furthermore, it would place additional demands on city services and infrastructure at a time when funds are limited, monies are being allocated to projects years in advance of the funds being available, property taxes are already unreasonably high and the existing services aren't adequate to meet current demands placed on them. The condition of Tower Road is, or should be, an embarrassment to the City and its residents. Nevertheless, it has been ignored since the new highway was built. Other streets and drainage need to be rebuilt as well.

I am not opposed to orderly growth with much thought and planning given to all aspects of the plan or proposal. However, I am very much against this race to develop all land, regardless of the impact or consequences it may have, for the sole purpose of furthering someone's wealth.

There is a concerted effort to tout the beauty of the Black Hills and to present Rapid City as the beautiful gateway to the west. What kind of an image is projected when one drives south on Mt. Rushmore Road to the top of the hill, continuing south on Highway 16, only to observe the hodgepodge of cluttered commercial buildings, obtrusive signs and tourist establishments, which distract and prevent people from observing the lovely view of the Black Hills? There are a limited number of attractive establishments along the route but they are overshadowed by all the clutter. The proposal to allow multi-family dwellings would further distract from the area.

I urge you to consider the matter carefully and to deny the petition, scheduled for hearing on July 5, 2001.

Respectfully submitted,

A. Louise Kelley