

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 We were told that initially it may have no effect, but eventually as the years went by and the building became out of date it would have a negative impact.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

