

-----Original Message-----

**From:** Mike Wolff [mailto:mikewlff@rushmore.com]

**Sent:** Friday, August 08, 2003 7:59 AM

**To:** planning.commission@rcgov.org

**Cc:** CouncilGroup@rcgov.org

**Subject:** Reference No. 03RZ025 - Sectiion 1, T1N, R7E

We are writing to express our opposition to the proposed rezoning of referenced section. We have owned our homes for 13 years (Wolff, 111 Franklin) and since the subdivision was originally developed (Varcoe, 118 Franklin). We want to maintain the quiet, safe and neighborhood feeling associated with single family dwellings. Medium density will only increase traffic and transient population. At a minimum, we would request a traffic impact analysis as both First Street and Franklin dead end at the proposed location. The existing streets at their present state of repair would not support the increased use associated with medium density areas. Sincerely,

Mike and Deb Wolff  
Jean Varcoe

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 *IncrediMail* - Email has finally evolved - [Click Here](#)

08/08/2003

August 5, 2003

Rapid City Planning Department  
300 6<sup>th</sup> St  
Rapid City, SD 57701

RECEIVED  
AUG - 6 2003  
Rapid City  
Planning Department

To Whom It May Concern:

I am write regarding the notice I received for the Hearing for rezoning.

**FILE #:** 03RZ025

**Premises Affected:** Lots 1 thru 3 of tract 9, section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

**Location:** North of the intersection of Franklin St and First St.

**Purpose of Petition:** Rezoning from Park Forest Dist to Medium Density Residential Dist.

My name is Carol Berdahl I am a property owner at 128 Franklin St and live on the property. I am **against** having the area listed above rezoned to a Medium Density Residential District. I purchased my home February 2002 because I liked the area, the quite neighbor hood and there are no apartment buildings and I can let my son play in front of the house and feel safe letting him be outside. I do not want any apartments or low income housing to be build near my home and lower the value of my home. I chose the area for those reasons. **Again I'm against having the area rezoned.**

Thank you,



Carol Berdahl  
128 Franklin St  
Rapid City, SD 57701

Address Legal Description:

Sunnyside Block 16 E 1/2 of Lot 21 and all of Lot 22-23  
Rapid City, SD 57701,

County: Pennington

Census Tract: 107

Map Reference: 37 01 404 012.

12 St. Charles St.  
Rapid City, South Dakota  
August 14, 2002

Planning Commission  
c/o Jeff Marino  
Planning Department  
300 6<sup>th</sup> Street  
Rapid City, SD 57701

Dear Commission Members:

This letter is in regard to the requested re-zoning for the block located on the northern side at the east end of Franklin Street (corner of 1<sup>st</sup> and Franklin). I live on St. Charles Street. My daughter and her family live at 107 Franklin Street. I am opposed to an apartment building being built anywhere in that undeveloped area on the north side of Franklin Street. I believe that the construction of an apartment building would be incongruent with the rest of the neighborhood and would cause potential traffic issues and noise due to the fact that Franklin dead ends at the end of the block in question. On the other hand, I have no objection to one- or two-family dwellings being built on that block. I would strongly oppose any authorization that would provide Mr. Don Ritchie with the option of building an apartment building on any of the lots on that block at any time in the future.

Another consideration for the potential building is the unstable nature of that shale-rich hill. I know this because the hill behind my house, also of shale, has a tendency to move into my backyard when we have sudden, heavy rainfalls. And this movement occurs even though I have significant tree growth and other erosion retardants in place on my hill.

Thank you for your consideration of my letter. I plan to attend the meeting on the 21<sup>st</sup>, and if needed, will reinforce my opinion at that time.

Respectfully,

Dr. Carman Timmerman

P. S. If you have a doubt that I indeed wrote this letter, please let me know, and I will fax you a signed copy of this document. Additionally, I will be available to sign the letter at the 21<sup>st</sup> meeting.