

To Whom It May Concern:

We write this to express our outrage, disbelief, anger and disappointment regarding the building project that is in progress on the south side of Winterset Drive between Bendt Dr. and Sheridan Lake Road. This development extends from Catron to Winterset Drive. The plot facing Winterset Dr. is our primary concern as it faces our home at 5261 Winterset Dr.

This plot was originally drawn as a 1 level 3 plex townhome. We felt this was overdone considering the make up of this residential neighborhood.

As we viewed the color photographs on file at C/SAC, our concerns did diminish a bit. A single story would be fine. We still had concerns over the amount of traffic this would create to our single dwelling homes.

When work began we became concerned as it appeared to have 4 double garages and would become a 2 story complex, not the original plan that Yellow Jersey Construction had submitted to the City of Rapid City. We were quite shocked at this development. When we started to investigate we were assured by Travis, that the specifications on the development would allow for the planned one level building. Yet, it is now a 4 plex unit and the total units planned had increased since last checked. No notice had been sent to the area residents of this large change made by the developer Paula Lewis and the Yellow Jersey Construction Company.

When we asked how this would be possible considering four solid garages appeared to fill the lot, Travis was kind enough to do some inquiring for us. He did discover that the plans on file showed a two story building despite the developer having no permission for this type of building. There was a bit of a panic by a group of city workers as the problem had been discovered. We were then told that more investigating would be done and we would be contacted. The following week Travis did call back and said that the developer, Paula Lewis, would be required to redo the process of notifying adjunct landowners to seek major changes to the initial approved plan by planning and zoning.

In trying to understand how the process works, or fails to, we contacted several people and organizations with questions, Most surprisingly when we told people of the identities of the developer and

the construction company the response was, "Oh yea they do that, maybe this time they will have to be held accountable." The feelings we ended up with is that the developer wants to cram as much into the land as possible, regardless of the approved plans. This is truly unacceptable.

A two story 4 plex townhome has never been approved or even considered in the original presentations that we as a neighborhood were given for approval. We can not imagine opening our door every morning to this. We can only imagine the effect it will have on our property value. What other rules, dimensions, set backs, right of way , ect, have been or will be ignored or manipulated to complete the goals of Paula Lewis and the Yellow Jersey Construction Company?

We would like to ask that you as our city leaders change the course of this building project. It is not to late for this to be torn down and done the way it has been approved! We are also urging each of you to please drive by our home to see this development for yourselves. Is this something you would like across the street from your home? We take pride in our home, yard and neighborhood. Please just sit in our driveway and try to imagine how the traffic will flow with the addition of one more unit. We were not sure it would flow well with three units and now there are four.

Thank you for your prompt consideration on this matter. We would greatly appreciate it if you would do the right thing and have this project started over. Started over so it will become a single level 3 plex that had been approved!

Sincerely,
August and Nancy Bakeberg
5261 Winterset Dr.
Rapid City SD
57702

Tegethoff Travis

From: T A Carr [ta_carr@yahoo.com]
Sent: Thursday, August 03, 2006 10:42 AM
To: travis.tegethoff@rcgov.org; Barbara Carr
Subject: 06PD056 major amendment application

Travis,

I just wanted to follow up with a note regarding our phone conversation. Thank you again for taking the time to discuss this matter.

I would like to ask that you count our conversation and this e-mail in your report and recommendation that you have received comments regarding this major amendment application. To reiterate, I am opposed to the two story structures being build (on Winterset) and proposed (next to Princeton Ct.). These were not contemplated on the January 26th approved Final Development Plan. Moving the two story structures (which are going to look awfully small) directly across the street is not in agreement with this final plan nor is it something I want to see directly across from me on Princeton Ct. I was hoping to see the single story townhomes promised in the development plan that was approved as final in January.

Again, thank you for your time and consideration of my thoughts. I hope that you can help find a recommendation that strikes a balance between the builders and existing neighbors. As such, I wouldn't be opposed to locating the two proposed two story structures on the far west end of the property away from the existing residential neighborhood.

Sincerely,

Aaron Carr
2940 Princeton Ct.
Rapid City, SD 57702
721-5789

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Tegethoff Travis

From: kwarrick@blackhillscorp.com
Sent: Thursday, August 03, 2006 11:47 AM
To: travis.tegethoff@rcgov.org; Barbara Carr
Subject: Fw: Neighborhood Issue----Fw: 06PD056 major amendment application

Travis,

I would like to ask that you count this e-mail in your report and recommendation that you have received comments regarding this major amendment application. I am opposed the the two story structures being build (on Winterset) and proposed (next to Princeton Ct.). These were not contemplated on the January 26th approved Final Development Plan. Moving the two story structures (which are going to look awfully small) directly across the street is not in agreement with this final plan nor is it something I want to see directly across from me on Princeton Ct. I was hoping to see the single story townhomes promised in the development plan that was approved as final in January.

Again, thank you for your time and consideration of my thoughts. I hope that you can help find a recomendation that strikes a balance between the builders and existing neighbors. As such, I wouldn't be opposed to locating the two proposed two story structures on the far west end of the property away from the existing residential neighborhood.

Sincerely,

Kreg Warrick

5252 Winterset Dr

Rapid City, SD 57702

06PD056
06PD056

Tegethoff Travis

From: MARK COAD [MARK.COAD@WSFP.US]
Sent: Thursday, August 03, 2006 2:52 PM
To: travis.tegethoff@rcgov.org
Subject: new construction on Winterset Dr., near Princeton Ct. Rapid City.

City of Rapid City planning and Zoning.

Attn: Travis,

We have not meet yet, I am a home owner near the new construction on Winterset Drive in Rapid City. My home address is 2941 Princeton Ct. I am writing to you to express my opposition to the two story four-plex being built near my home. This project was not approved in the January 26th public meeting and should not be proceeding without approval. Why does the City hold public meetings to approve construction projects of this nature and then arbitrarily change what is discussed and agreed to after the public meeting? Please answer this question in an email or in person. I will be happy to meet with you in your office at your convince.

I would further like to point out that the use of this property was the subject of a law suit, settled last year, and subsequently bound by a court order and agreement accepted by the land owners and the city. Please consider carefully the implications for violating the courts direction regarding the use of this land.

This project should not be under construction until all provisions of our neighborhood covenants are meet and city approval is obtained.

Please feel free to call or email back anytime.

I look forward to meeting you,

Mark Coad, &
Sheila Coad
2941 princeton Ct.
Rapid City, SD

H: 605-716-881
W:605-787-6755
C: 605-391-0177

CC: George Nelson, Attorney at law

8/3/2006

Sent: Sunday, August 06, 2006 2:04 PM
Subject: Rezoning of Stoney Creek Subdivision

06PD056

We have recently been informed of the plan to change the zoning for the Stoney Creek Subdivision for the plot of land that is very near our home. We are outraged to hear that this is even being considered. When we purchased our home, it was with the understanding that this space would not have structures such as is now being proposed.

Our neighborhood is filled with single-family dwellings and is one of the nicest neighborhoods in all of Rapid. To allow them to put in structures that are two-story four-plexes does not fit with the “feel” of the neighborhood. We are very worried that they are turning this into something commercial which should remain residential. The original plan does not allow anything bigger than single-level three-plexes.

These developers are thumbing their noses at the City by already erecting a structure that has not been approved to reside on this lot. They are assuming that this is going to go through without even having the approval. Again, this is outrageous. They should be made to start over and build what was approved.

We implore you to teach these people a lesson by denying their request to change the zoning. Do not let these developers dictate what is being put there. Stop them now. Do what is best for the people who already reside in the neighborhood. There is a meeting at 7:00 am with the Planning Commission on August 10, 2006 where the petition to change the zoning will be decided. **Please make sure this does not get approved.** Every person in our neighborhood that we spoke with is vehemently against this.

John and Dawn Huntley
2921 Princeton Ct.
Rapid City, SD 57702
Single-family dwelling
Stoney Creek Subdivision, Lot 10, Block 3