

Bulman Karen

From: Bob's Shoe Repair [bobsshoerepair@rushmore.com]
Sent: Friday, December 01, 2006 9:00 AM
To: karen.bulman@rcgov.org
Subject: Conditional Use Permit

Growth Management Department:

I just received a conditional use permit letter today to allow an on-sale liquor establishment at 819 Main Street (next door to my property). You have got to be kidding me. I currently have 4 bars surrounding my property at 813 Main - 817 Main.

They are:

1. Across the street to the north: Dublin Square at the Radisson and the new addition to be added in the rear.
2. Across the street to the northwest: Teddy's Sports Bar including the new addition.
3. To the west: Murphy's Sports Bar
4. Across the street to the east: Venue 8

There probably won't be much opposition to this, because the only people receiving notices are property owners within 250 ft. (That would almost all be bar owners.) Oh, by the way, I looked for the conditional liquor use sign and found it facing the wrong way on Main Street (west). How convenient being that the traffic flows to the west.

Good tenants are hard to find. I feel I need to speak for them and any future tenants moving in. I honestly don't think we need another bar in the 800 block of Main Street.

Do I think it will effect what little parking we have? Yes. Do I think it will hurt my tenants business? Yes. (both present and future)

We had no opposition against the recent expansion of Teddy's; it has been there for years.
We had no opposition against the recent notice of the future expansion of The Radisson; it has been there for years.

While my wife and I are reading your letter during lunch, we are looking out our front window looking at three separate piles of vomit on the sidewalk between 815 - 817 Main (tough to clean up in below freezing temps).

Within the last year and a half:

1. My front window has been kicked in
2. The Barber Shop window has been broken with a shot glass thrown through it
3. Our neon sign over our sidewalk has been broken several times

I don't expect these things to go away but I don't wish to aggravate the situation by adding another bar next door. I hope this doesn't sound like I'm a tea-toddler watching every corner in town (I'm not) but when do we say no? When is enough enough? What do you guys think of Bob's Boot and Bar?

Bob and Lori Wessel
Bob's Shoe Repair
342-8713

THE CONNECTION ARMY-NAVY STORE, INC.



817 MAIN STREET
RAPID CITY SD 57701

Phone (605) 341-3032 Fax (605) 341-4911

11-30-2006

Karen ,

I am contacting you in regards to a new liquor license petition for 819 Main Street downtown Rapid City . I operate The Connection a retail store at 817 Main Street (Located on lots 7, 8 and 11 of block 82 of the original township of Rapid City, Pennington County , South Dakota). We are next door to the newly proposed Liquor establishment . I am not fully sure of what Frank Morrison has planned , since he will not discuss his intentions with me or any surrounding business owners .

I feel it necessary to express concerns of having four bars in the eight hundred block of Rapid City . This concentration in a small area I feel causes adverse affects to the surrounding businesses . The Venue Eight is on the corner of Main and Eighth Streets, making five bars within a one block radius

Parking ; Although these businesses operate in the evening , on Fridays and Saturdays especially , the patrons start filling the streets early . This leaves no parking for customers and affects business . The following mornings there are always cars left behind and often not picked up till noon or one o'clock . This takes up employee and customer parking .

Liter; Frequently before I can open for business , I must clean up broken bottles, trash and vomit . This morning in single digit temperatures I cleaned up two plies of vomit from in front of my store . Believe me this is not the best way to start your day . An additional bar next door is not going to help .

I acknowledge that the owners of these establishments cannot always be responsible for there patrons behavior . The planning commission however can prevent excess hardship on local businesses by not allowing so many bars in a small section of town.

Thank you for your time and consideration

A handwritten signature in cursive script, appearing to read "Walter D. Misemer".

Walter D. Misemer.

06UR022

THE LAW FIRM OF
SCHMIDT, SCHROYER, MORENO, LEE & BACHAND, P.C.

A Professional Legal Corporation

RAPID CITY OFFICE

832 ST. JOSEPH STRBET

MAILING ADDRESS

P. O. BOX 860
RAPID CITY, SOUTH DAKOTA 57709-0860
TELEPHONE (605) 341-0112
FAX (605) 721-9818
E-MAIL rgschmidt@rushmore.com

PIERRE OFFICE

CHUCK P. SCHROYER

MARK A. MORENO

THOMAS E. LEE

PAUL BACHAND

RAPID CITY OFFICE

RONALD G. SCHMIDT

Home Phone (605) 348-3547
Cell Phone (605) 484-4084

ETHAN W. SCHMIDT

MYRNA MEYERS
Paralegal Assistant

Sent by E-mail and U.S. Mail
karen.bulman@rcgov.org

December 1, 2006

Karen Bulman, Planner
Growth Management Dept.
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

Re: File No. 06UR022 - - Application of Frank Morrison for On-Sale Liquor License
at 819 Main Street

Dear Ms. Bulman:

Please accept this as opposition of Schmidt Properties, LLC, 832 St. Joseph Street, and Ronald G. Schmidt and Priscilla M. Schmidt to the application (File No. 06UR022) of Frank Morrison for an on-sale liquor license at 819 Main Street.

Our property lies just behind Murphy's Bar which is adjacent to the proposed license establishment.

Presently, our property is plagued by vandalism and trash and unauthorized parking from Murphy's patrons. We know that the new license at the proposed establishment would merely exacerbate all of our current problems which are never addressed by Murphy's. In fact, you might consider this a complaint against Murphy's.

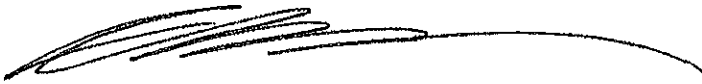
There are enough on-sale liquor licenses in downtown Rapid City (if not too many) at this time. We see no advantage to our community to add another problem establishment to our downtown area.

Please note this as our extreme opposition to this proposed liquor license. You stated you would pass this letter on to the Rapid City Planning Commission which meets on December 7, 2006 at 7 a.m. in the Council Chambers to consider this matter. We are out of town and not able to attend that hearing. Thank you for seeing that the members of the Rapid City Council get a copy of this letter.

Ms. Karen Bulman
Growth Management Dept.
City of Rapid City
December 1, 2006
Page 2

Thanking you for your consideration, I remain,

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald G. Schmidt". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Ronald G. Schmidt

RGS:mlm

cc: Mayor Jim Shaw
Members of the Rapid City Council