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June 12, 2008

City of Rapid City  
Mayor & City Council  
&  
Planning Commission  
300 Sixth St.  
Rapid City, SD 57701

**RE: Sam's Club adjacent to Cabela's**

To Whom It May Concern:

I have recently had the opportunity to review the proposed Sam's Club and am quite amazed at the concessions being made to the "Cabela's" development.

The original PUD submitted by Cabela's shows 3 driveways along Disc Dr., one for each of the 3 big box users. This new proposal shows only 2, one for Cabela's and another for the other two big boxes to share - WHY? The traffic problems will be horrendous and the stacking lanes near the gas station are not sufficient in length to accommodate the vehicle traffic and semi traffic.  
**The City should require the original 3 access locations!**

Other questions are:

- Is the access for semi's on the east side of the Cabela's property appropriate, and does Sam's Club have an easement?
- Is it appropriate to have semi traffic along side a corral that will be lodging horses? Remember the semi traffic arrives early in the morning.
- Do you really want the visitors coming into Rapid to see the back side of the building with all of the empty semi's parked there as now occurs at the existing Sam's Club. There are usually 2 - 6 empty semi-trailers parked along Lacrosse St. Is this really what you want?????
- Are you really satisfied that visitors coming from the east along I-90 will be seeing the back side of another big box building?

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- Do you want the visitors to see all of the mechanical equipment on top of the building, because it sits lower than I-90?
  - And then again why are you allowing a "typical" Sam's Club building, which is unattractive at best? At least Cabela's puts up a decorative façade to hide the typical big box.
- Hopefully the Planning Commission and City Council will give a little more thought to another 'plain Jane' building. You must remember that there is more to life than tax dollars!

Sincerely,

Fred W. Weishaupl