

From: Maren [mailto:mward@rap.midco.net]
Sent: Monday, February 15, 2010 9:38 PM
To: Planning Commission
Cc: Maren (home)
Subject: Proposed Wal-Mart

RE: Proposed Wal-Mart site
February 15, 2010

As a resident in the neighborhood we have many concerns and fears regarding the future use of section 24(?) as another Wal-Mart. This site is located on Stumer Road. This is NOT 5th and Catron as the RC Journal has lead the public to believe. This site will NOT have frontage on Fifth St. or Catron Blvd. Access will be from Stumer Rd.

These lots are zoned commercial and we do not deny the need for another Wal-Mart; just **not next to an established neighborhood**. Why not on Catron further east or west, away from family residences?

My argument lays in the affect a business the magnitude of Wal-Mart will have on our neighborhood. When looking to the future we had hoped for high- end retail stores, small business strip malls, medical facilities, offices, restaurants and possibly a senior care facility. A movie theater was even mentioned once. All of which would be required to meet structure standards comparable to those of the nearby residences as based on our property values and taxes. The single family homes in this neighborhood have appraised values of \$300,000 -\$500,000+ and townhouses in the \$250,000+ range. We have strict covenants monitoring what we are able to do with our property. It is my opinion that this proposed plan is an inappropriate site for a Wal-Mart and will **significantly reduce** our property value and resale appeal.

A **24 hour** "Big Box" type store such as Wal-Mart will entail extreme lighting, signage, and a **huge increase in traffic** (merchandise delivery trucks, trash collection and store customers), additional noise (think truck back up alarms), litter and probable vandalism. The crime rate in the neighborhood surrounding the existing Wal-Mart and the police log of calls directly to the Wal-Mart store address is not something we wish for in our neighborhood!

Consider the safety and security of our children and seniors in the neighborhood. The SE corner of Stumer and Enchantment Rd. is a school bus stop for our children. Many of the townhouses backed up to this site are occupied by retired persons. The single family homes are a lifetime investment we had hoped would appreciate, not depreciate in value.

It is very scary. I don't think there is a resident of Rapid City who wants Wal-Mart in their back yard. Would you?

Having visited with neighborhood residents, there are many disgruntled parties. We feel we were misinformed and lead to believe this would be a high end commercial area similar to that at the Catron Blvd. and Sheridan Lake Rd intersection. We were told the site of the Eagle Ridge Apartments would be similar to those at Stoney Creek. Eagle Ridge is a low income residence, which by the way has yet to comply with the erosion control or landscaping requirements as directed.

If you would please advise us as to possible steps to stop the proposed building of Wal-mart so very close to our homes it would be greatly appreciated. HELP! Put yourself in our shoes or should I say homes. :-)

Sincerely,
Maren & John Ward
306 Stumer Rd.
mward@rap.midco.net

From: charity@rap.midco.net [mailto:charity@rap.midco.net]
Sent: Thu 2/11/2010 1:17 PM
To: Martinson Patti; Weifenbach Ron
Subject: Resident of South Pointe in opposition to Wal-Mart proposal

Dear Aldermen Martinson and Weifenbach:

[Please verify receipt of this letter. Thank you.]

I am writing in opposition to the proposed Wal-Mart at the intersection of 5th Street and Stumer Rd. My family and I relocated here from Minnesota and I have seen, first hand, the disastrous effects of having a high commercial establishment such as Wal-Mart directly next to a residential area.

My background as a civil engineer allowed me the opportunity to do a traffic study on the effects of Wal-Mart butting up against a residential neighborhood in Rochester, Minnesota. The neighborhood was upper middle class at the time. What started as an infrastructure study quickly showed many other problem areas that I was not initially on the lookout for. It started out as Wal-Mart only. Then came the subsidized housing, easy to establish near Wal-Mart property because no one else wanted to live there. Then came the crime. Then came the drastic lowering of property values for existing homeowners; for a home-ownership base comprised of mostly doctors and engineers, it wasn't a pretty picture. To this day, what was once a beautiful upscale neighborhood has turned into a place where it is not safe to walk at night. This happened in around five years' time. The more original homeowners moved out of the area, the more renters moved in and further degradation of the neighborhood ensued. I could go on and on. I saw it happen in many cities around Minneapolis: Wal-Mart moves in and problems follow.

I am a native Rapid Citian, married to a Rapid City police officer, raising two school-aged children. I speak for both of us when I say that Rapid City does not need, nor can it afford to police, another "north side". And while it wouldn't happen overnight, I am confident that it would happen. As I am sure you are aware, many people are building brand new homes on the south side of Rapid City and no one did so under the knowledge that their property would diminish in value due to a high density commercial establishment encroaching upon our neighborhood. It is quiet down here and we would like it to remain so. We hope the City shows due consideration to the residents who live in this area of town. It would be an entirely different matter if Wal-Mart preexisted at this location and we moved in around it.

We purchased a new home in South Pointe two years ago. Already, with an overly-large church going up on the next block, multiple home owners are trying to sell. We all know that high turnover rates for home ownership typically degrade the quality of a neighborhood and we, for one, do not want to see the value of our home diminish more than it already has in this economy.

While we are not against development in general, it makes more sense to us, and is infinitely more considerate on the part of the City, to approve only low density commercial development (medical offices, etc.) that will not degrade the quality of the neighborhood and drive property values down.

The City speaks of increased tax revenue and yet we wonder if the City has considered the fact that for the most part, a new Wal-Mart will only serve to split business between the existing Wal-Mart on the north side and the new one. Also look to the recent past: Cabela's was touted as a sure-win plan to increase tax revenue and all it has done is predominately given locals a new place to shop, taking business away from retailers that existed prior to Cabela's. I would hope the City learned its lesson, current economy condition aside.

It makes more sense to build a new Wal-Mart in an area that is not predominately residential. South on HWY 16, or HWY 79 could be ideal locations. We could still build up and offer amenities on the south side, which would be nice, without compromising home owners' investments and overall neighborhood quality. Then, if builders want to move in around the new Wal-Mart with proposed housing developments, at least home buyers would know what they were buying. Everyone would win.

Thank you for your consideration of the points brought up in this letter. I can guarantee that either one of you supporting this would lose a reelection vote from us.

If you have questions or would like to discuss any of these issues further, please phone or email.

Charity Doyle
4744 Mandalay Lane
343.1843

From: SchmidtArbie@aol.com [mailto:SchmidtArbie@aol.com]

Sent: Tuesday, February 23, 2010 12:09 PM

To: Fisher Vicki

Subject: WAL MART CONCERN

DEAR MISS FISHER, MY NAME IS ARBIDELLA SCHMIDT AND I LIVE AT 255 ENCHANTMENT ROAD. I AM VERY UP SET WITH THE WAL MART PLANS BEING BUILDT SO CLOSE TO MY HOME. I WAS TOLD WHEN BOUGHT MY TOWN HOUSE THIS IS A RESIDENTIAL AREA ONLY. I PAID A LOT OF MONEY FOR MY HOME AND NOW WITH THE PROPOSED SITE PLAN IS AN INAPPROPRIATE SITE FOR A WAL MART AS IT WILL SIGNIFICANTLY REDUCE MY PROPRTY VALUE AND RESALE APPEAL. ALSO I THINK OF MY SAFETY AND THE CHILDREN IN THE NEIGHBORHOOD WITH THE INCREASE IN TRAFFIC ALSO ADDITIONAL NOISE AND PROBABLE VANDALISM. SO I HOPE MY CONCERNS WILL BE DEEP CONSIDERATION WITH THE PLANNING COMMISSION . SINCERELY, ARBIDELLA SCHMIDT.

From: ROBBBI@aol.com [mailto:ROBBBI@aol.com]

Sent: Wed 2/24/2010 3:49 PM

To: Martinson Patti; Weifenbach Ron; Kooiker Sam; Olson Karen Gundersen; LaCroix Lloyd; Chapman Malcom; Hadcock Deb; Waugh Bill; Kroeger Ron; Costello Aaron; Hanks Alan

Subject: (no subject)

Re: Wal-Mart II store

Mr. Mayor and Rapid City Council members,

I write to you today in favor of the second Wal-Mart store to be located in South Rapid.

I live in the area to be serviced by this entity and will consider it an asset to our community and my side of town. We, this community, need this economic development, in the form of layout, construction, and servicing of this venue and all of the offshoot venues to be associated with it. We, my (our) families need the employment opportunities offered by such development, now and in the future!

Enough already about the "ideal" location, it's not there! But that is progress. I have lived here long enough to remember when I hunted in the proposed area of this entity, as there was NOTHING there. I'm sure the people who now live in this once pristine "pasture" wouldn't be happy with me doing that today – as I quite frankly am not happy that they live "in my hunting grounds", but that is progress. I know the neighboring rancher is not happy that I bought a once working ranch to build my home on, thereby taking it out of production, to all but the deer, elk and turkeys that continue to live there. I know this because he himself has told me personally several times, but that is progress.

I have lived in this town long enough to see the Safeway's of the world force out the Hermanson's and Rempher's markets. The Gibson's stores force out the small Coast to Coast's, and Gambel's and eventually the K-Mart's force out the Gibson's. I have seen big box stores all but close every mom & pop liquor store in this community. But that's progress.

Ladies and gentleman Wal-Mart is today's "progress" like it or not and the sooner we all – get over it – the better we will all be. I have seen these people (Wal-Mart developers) jump through several hoops, and yes this is what there accustomed to and supposed to do. But this, the south side, is where the growth of the town is going, we need the service in this side of town, and it is the most proper location so far. It is equal distance from service highways 79 and 16 and on a major tourist thoroughfare to all of our destinations whether they are Southern Hills, Badlands, Mt. Rushmore or the Northern Hills.

It's always "not in my back yard" but guess what, it is always going to be "somebody's back yard". Only this time, for the most part the back yard will develop around the entity!

I thank you for your time today.

Regards,

Brett Sutton

14030 Birdie Lane

Rapid City, SD 57702

605-341-1277

bohcas@aol.com

Feb 23, 10

Zoning & Planning Commission
Rapid City, S.D.

Dear Commission Members,

My husband & I are retired & shop at the north Wal-Mart plus many other stores.

We are so pleased to hear that Wal-Mart has found another good site here on the south side. We understand that all of 54th from Catron to the hospital is zoned commercial & has been for many years so we don't understand how people can be upset when development begins.

In Lincoln, NE a 2nd Wal-Mart was built on the SE side, near some of the most expensive neighborhoods in Lincoln. The store has an 'upscale' look & has not brought crime, noise, & pollution to the area.

Please, please approve this development; shopping on the south side is sorely needed.

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FEB 25 2010

Rapid City Growth
Management Department

Thank You!
J & Dick Linke
1450 Edinborough Dr

Toni Martin
4141 Villa Ridge Ct. #122
Rapid City, SD 57701-2396
605-342-6497

February 21, 2010

R. C. Planning & Zoning Commission; R.C. oversight
Engineers
ATTN: Marcia Elkins

Re: THF Realty, Developer (WAL-MART, etc. Fifth St. & Catron Blvd.)

Disclaimer: These comments are thoughtfully set out by only me, a 65-yr.
R. C. resident, incited by NO commercial entity. I ask you respectfully
consider them.

Regarding the location on the NORTH side of Catron Blvd., surrounded on three
sides by in-place residential development, on what was 'advertised' as a
"truck route" -- this area in close proximity to Retirement HOME for some
600 residents (retired! some restricted, but not retarded), active and con-
tributing in our community, in an area where traffic already can be a challenge.

YOU, in place now, hold a multitude of heavy and grave opportunities and respon-
sibilities for decisions affecting our lives as well as those who follow us.
PLEASE don't be hasty and reckless so future residents curse your decisions
as you are in the grave. DO NOT exchange temporal, greedy consumerism for
responsible stewardship of this God-given land.

Please put in place laws and guidelines to avoid the many forms of pollution:

- 1) No, NONE truck and multiple-axle traffic on 5th Street--as well as no,
NONE builder, materials, contractor & subs equipment on 5th Street
during construction.
- 2) Light pollution: we love the spiritual solace (& teaching our G'children)
of our beautiful starry night skies with the Milky Way, Venus, Mars &
friends (yes, this DOES contribute to quality of life)---we do not need
an illuminated Southern Cross in our Northern Hemisphere in South R. C.!
Efficient lighting is aimed downward where it is needed.
- 3) Restricted roof profiles, with natural/earth-color/prairie-grass colors
for roofs and building exteriors.
- 4) Landscaping with 2 directives: 1) natural, native, low water plantings
to replicate what has been raped of the virgin soil--buffalo, gramma,
blue-stem, yucca & such which form a carpet against water & dust erosion
(the Contractor can get a Masters' Degree in grasses for our zone, weather
precipitation, etc. at the great Grasses, hedges, sedges, bird-and-animal
invitating wild shrubs at the great Grasses Museum in Wall.

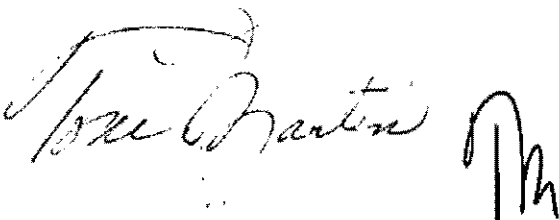
THIS LAND IS MY LAND AS WELL AS YOURS. Please care for it responsibly. THINK!

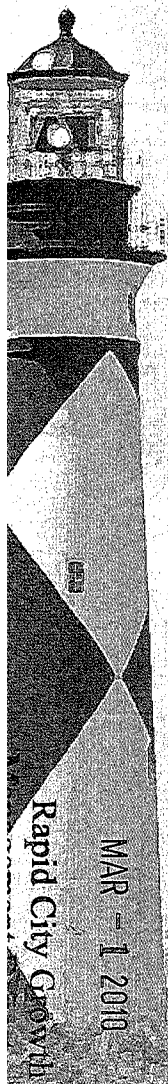
Heartfully expressed on behalf of many,

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FEB 25 2010

Rapid City Growth
Management Department





" A Special Note...
" To Whom it may concern "

We are opposed to a
Walmart in our area as
we feel it would cause
more traffic, noise and
other problems.

Why do they feel it
has to go in a housing
area when there are
more suitable areas for
their type of business.
Our vote is no.

Sincerely,
George & Mary Owens
203 Enchantment Rd.

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