

Date April 4, 2011

APPLICATION FOR CONDITIONAL USE PERMIT

LETTER OF INTENT

THE BLACK HILLS WORKSHOP AND THE SUZIE CAPPART CENTER ARE REQUESTING A CONDITIONAL USE PERMIT FOR THE BUILDINGS LOCATED AT 514, 516 AND 518 MT RUSHMORE RD, AND 722, 724 AND 738 ST JOSEPH ST IN DOWN TOWN RAPID CITY.

THIS BUILDING, LOCATED AT THE CORNER OF MT RUSHMORE RD AND ST JOSEPH ST, IS A HIGHLY VISIBLE LOCATION THAT WILL PROVIDE THE SUZIE CAPPART CENTER WITH OUTSTANDING EXPOSURE AND AN EXTRAORDINARY OPPORTUNITY TO PROVIDE THE MANY HIGHLY SKILLED PARTICIPANTS IN THEIR PROGRAM, TO OFFER THEIR CREATIVE TALENTS AND CRAFTS TO THE CITIZENS AND VISITORS OF RAPID CITY.



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Rapid City Growth
 Management Department



A 21,000-square-foot building downtown that has been in the same family for more than 60 years is for sale.

Pia Wilkins of Rapid City is selling the one-story building that houses UBS, Fierce Modeling and Lakota Ink at the corner of Mount Rushmore Road and St. Joseph Street.

"It was something that was very difficult to decide to do," she said. But, at age 62, she doesn't want the work of managing the building, and her son and daughter aren't interested in taking over.

Wilkins grew up in Sturgis, one of seven children, and remembers coming to Rapid City to shop as a girl and the family going out to eat at the Westwood restaurant that was in the building then.

"When I was a kid in the '50s, it was a big thing to come down to Rapid to eat at the Westwood," Wilkins recalled. "You were really uptown if you ate there."

A brochure from the restaurant at the time advertised "Rapid City's newest and most modern restaurant and cocktail lounge." People who have lived in Rapid City for years still remember it as the nicest restaurant in town in the '50s and '60s, the place to go after work for a drink or for birthdays and celebrations.

The building was owned then by her future father-in-law, Mort Wilkins Sr., and his business partner, Milo Brekhus. Jim Brekhus, Milo Brekhus' son, lives in Rapid City and said the building replaced the original structure on the lot sometime in the '50s or early '60s. The original building was called the D&H garage, and when Wilkins and Brekhus bought it, they bought a Chrysler Plymouth franchise, which didn't operate during World War II but started selling cars again in 1945. Wilkins and Brekhus moved the dealership to what is today the Bradsky building at Main Street and West Boulevard, and put in the Westwood restaurant, Brekhus said.

Wilkins' late husband, Mort Wilkins Jr., an attorney and former state's attorney in Rapid City, owned the building after his father.

Over the years it has housed a variety of businesses, including a bowling alley, taxi company, the car dealership and more, Wilkins said. She said it has high visibility and has been well-maintained.

Realtor Gale Johnson is listing the building for \$1.4 million, including 16 parking spots in a lot across the street at 511 Mount Rushmore Road. The building is fully leased with six tenants; most recently, an empty spot was filled by a political candidate's campaign.

"It's one of the most visible corners in Rapid City," Johnson said. While the building itself doesn't stand out among the taller, more ornate downtown architecture, "everybody knows Mount Rushmore Road and St. Joe."