



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

## Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: [www.rcgov.org](http://www.rcgov.org)

TO: Public Works Committee

FROM: Karley Halsted, P.E., Project Engineer

DATE: April 15, 2011

RE: Appeal of Denial for an Exception to allow nonconforming service line for a fire hydrant  
The unplatted balance of the NW ¼ SW ¼ of Section 17, T1N, R8E

An application was submitted by Brian Wiedmeier requesting an exception to install a nonconforming service line for a fire hydrant.

The site is located on the south east corner of Minnesota Street and Biernbaum Lane. The applicant is proposing to build 4 additional storage buildings on the lot. In October of 2010 a footing and foundation permit was issued for the site. As part of the review it was indicated that an on-site fire hydrant was required for the additional buildings. As an addendum to the plan, the applicant submitted proposed plans to extend the water main on East Minnesota St and Biernbaum Lane to provide service to the lot. To date the fire hydrant has not been installed on the site.

The proposed expansion triggers the need for an on-site fire hydrant per the Fire Department comments. There is an existing hydrant that was installed on the lot to the west, across the Biernbaum Lane right of way. The applicant is proposing to tie onto the existing fire hydrant service line, extend it across the lot, across the right of way and on to the lot where the proposed storage buildings would be installed. There is no covenant or easement in place to protect the property owners should failure or harm of the service lines occur. Additionally, crossing the right of way, as proposed, with a private service line would create a nonconforming service.

The intent of the Standard Specifications is to provide clear construction guidelines to ensure that public infrastructure is installed uniformly. The requested exception will allow a private service line to be installed, crossing two lots and a right of way. The proposed service line would be fed from an existing Campbell Street service line that serves property to the east, across the Biernbaum Lane right of way rather than a water main.



EQUAL OPPORTUNITY EMPLOYER

April 15, 2011  
Page 2

The applicant has indicated additional cost to install the fire hydrant and that the extension of the main would not benefit any other properties as justification for granting the exception. Staff is concerned about the service lines becoming a maintenance issue as well as being an issue in the future should the lots be sold to different owners.

**Staff Recommendation:** Staff recommends denial of the exception to allow a nonconforming service line for a fire hydrant

**Halsted Karley**

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**From:** Brian Wiedmeier [Brian@KTLLP.com]  
**Sent:** Friday, April 15, 2011 8:12 AM  
**To:** Halsted Karley  
**Subject:** RE: Exception

Hello Karley,

I would like to appeal the exception. Could you please put me on the next Public Works Agenda?

Thanks,  
Brian Wiedmeier  
Anytime Enterprises  
605-391-6727

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**From:** Halsted Karley [mailto:Karley.Halsted@rcgov.org]  
**Sent:** Friday, April 15, 2011 8:06 AM  
**To:** Brian Wiedmeier  
**Subject:** Exception

Brian,

Your exception has been denied. I am attaching a PDF of the denial letter. Please send me an email requesting to appeal it and be placed on the next Public Works Agenda. I am on vacation next week so if you could respond today that would ensure that there is no hold up.

Thanks,

Karley Halsted, PE  
**City of Rapid City**  
Project Engineer | Public Works  
(605) 394-4157 | fax (605) 394-6636  
[karley.halsted@rcgov.org](mailto:karley.halsted@rcgov.org)



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

## Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: [www.rcgov.org](http://www.rcgov.org)

PW042611-17

April 15, 2011

Brian Wiedmeier  
4025 Biernbaum Lane  
Rapid City, SD 57701

Re: Exception File No. 11EX260

Dear Brian Wiedmeier:

Enclosed please find a copy of the original exception request that was filed with the assigned file number and the decision details.

In the event that an exception request is denied, the Director of Public Works or the Director of Growth Management will advise the applicant of such denial in writing. Any applicant that disputes the denial of an exception may appeal such denial. The appeal will be placed on the next Public Works Committee agenda. The City Council will have final approval of whether or not to grant an exception that has been appealed.

If you have any questions or need additional information, please contact our office at 605-394-4154.

Sincerely,

*Susan Donat*

Susan Donat  
Administrative Secretary

Enclosure



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Item #16



PW042611-17  
**CITY OF RAPID CITY**  
RAPID CITY, SOUTH DAKOTA 57701

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Public Works Department  
**Engineering Services Division**

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: [www.rcgov.org](http://www.rcgov.org)

April 13, 2011

Brian Weidmeier  
Anytime Storage  
4025 Biernbaum Lane  
Rapid City, South Dakota 5770

Re: Request for Exception  
Anytime Storage, 4024 Biernbaum Lane  
Pin #3817301007

Dear Mr. Wiedmeir.:

The Request for an Exception to the Standard Specifications to install a non-conforming service line to feed a fire hydrant is denied. The intent of the Standard Specifications is to provide clear construction guidelines to ensure that public infrastructure is installed uniformly. The requested exception will allow a private service line to be installed, crossing two lots and a right of way, that is fed from a service line rather than a water main. The proposed service line would be fed from an existing Campbell Street service line that serves property to the east, across the Biernbaum Lane right of way. There is no covenant or easement in place to protect the property owners should failure or harm of the service lines occur. Additionally, crossing the right of way, as proposed, with a private service line would create a non-conforming service.

The denial of this exception request may be appealed to the City Council by requesting it be placed on the next Public Works Committee agenda. Please contact the Public Works Department if you desire to appeal. The City Council has final approval of exception requests.

Sincerely,

Karley Halsted, PE  
Project Engineer



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Item #16

REQUEST FOR EXCEPTION TO  
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS

PROJECT Anytime Storage - Lot B (west Lot)  
 DATE: 4/11/2011 SUBMITTED BY: Brian Wiedmeier - Anytime Storage  
 PIN #: 3817301007  
 LEGAL DESCRIPTION: Lot 1 of South Yard Subdivision

EXCEPTION REQUESTED: SECTION \_\_\_\_\_ STD / CRITERIA / REG Select One

DESCRIPTION OF REQUEST: To Allow ~~nonconforming~~ Nonconforming Fire Hydrant

JUSTIFICATION: See Attached Docs

SUPPORTING DOCUMENTATION: ☒ Yes ☐ No

PROPERTY OWNER'S SIGNATURE\*\*: [Signature] DATE: 4/11/11

\*\*Or Agent, if previously designated by the Owner in writing.

\_\_\_\_\_  
 FOR STAFF ONLY

STAFF COMMENTS: See attached

STAFF RECOMMENDATION: Deny

REVIEWED BY: KH DATE: 4-13-11

AUTHORIZATION:

[Signature] ☐ APPROVED ☒ DENIED  
 GROWTH MANAGEMENT DIRECTOR 4/14/11

[Signature] ☐ APPROVED ☒ DENIED  
 PUBLIC WORKS DIRECTOR\* 4-13-11

Revised 11/06/07

FILE #: 11EX2000

ASSOCIATED FILE#: BP

\*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5232.

Item #16

Anytime Storage  
4025 Biernbaum Lane  
Rapid City, SD 57701  
605-391-6727

April 11, 2011

RE: Justification letter

To whom it may concern:

I would like to propose an exception to the Rapid City design standards for 1 fire hydrant requirement to the 4024 Biernbaum Lane address. The current design standards would require a new water main system from the corner of East Minnesota and S. Hwy 79. Anytime Storage has already installed a fire hydrant for the 4025 Biernbaum Lane that is 75ft from the entrance to the 4024 Biernbaum Lane address. I would like to propose to extend this water line under existing road (Biernbaum Lane) to service the 4024 address.

The 3 justifications for the exception are as follows:

- 1) Cost – The attached proposal from MainLine Contracting shows a \$75,000 difference between the standard design (Option 1) and boring under the road (Option 2). Please take in account that we are talking about a need for just 1 fire hydrant that will only service the Anytime Storage buildings.
- 2) No future benefit to the adjoining businesses. The current build out shows that all other businesses to the South have already built their fire hydrant systems. Any future build outs will most likely come from the existing water lines.
- 3) Future Expansion - If East Minnesota is extended to the east as proposed. The City will have the same "nonconforming" water line going under this extension.

# MAINLINE CONTRACTING



P.O. Box 3448  
Rapid City, SD 57709

Proposal (revised 4-11-11)

(605) 348-7068  
FAX (605) 348-8456

Attn: Brian Wiedmeier  
Anytime Storage

## Option No. 1

Item No.	Description Of Item	Qty	Unit	Unit Price	Extended Price
1	Mobilization	1	LS	\$6,500.00	\$6,500.00
2	Connect To Existing 6" Water Main	1	EACH	\$1,500.00	\$1,500.00
3	Connect To Existing 12" Water Main	1	EACH	\$2,800.00	\$2,800.00
4	Fire Hydrant With Auxiliary Valve & Box	1	EACH	\$5,500.00	\$5,500.00
5	6" PVC Water Main	13	LF	\$45.00	\$585.00
6	8" PVC Water Main	274	LF	\$38.00	\$10,412.00
7	16" PVC Water Main	304	LF	\$60.00	\$18,240.00
8	8"x6" Pipe Tee	1	EACH	\$950.00	\$950.00
9	12"x12" Pipe Tee	1	EACH	\$2,400.00	\$2,400.00
10	16"x6" Pipe Tee	1	EACH	\$2,500.00	\$2,500.00
11	16"x8" Pipe Tee	1	EACH	\$2,800.00	\$2,800.00
12	16" Pipe Plug	1	EACH	\$950.00	\$950.00
13	8" Gate Valve with Box	1	EACH	\$1,900.00	\$1,900.00
14	16" Gate Valve with Box	2	EACH	\$9,500.00	\$19,000.00
15	6" MJ Sleeve	1	EACH	\$300.00	\$300.00
16	12" MJ Sleeve	1	EACH	\$750.00	\$750.00
17	16" X 12" Reducer	1	EACH	\$1,200.00	\$1,200.00
18	8" Joint Restraint	4	EACH	\$175.00	\$700.00
19	16" Joint Restraint	8	EACH	\$500.00	\$4,000.00
20	Water Main Encasement	41	LF	\$35.00	\$1,435.00
21	Cathodic Protection	1	LS	\$6,000.00	\$6,000.00
22	Erosion Control	1	LS	\$4,000.00	\$4,000.00
23	Seeding, Fertilizing, Mulching	2,600	SY	\$3.00	\$7,800.00
24	Traffic Control	1	LS	\$3,800.00	\$3,800.00
25	Traffic Control Plan	1	LS	\$450.00	\$450.00
Total Option No. 1:					\$106,472.00

## Option No. 2

Item No.	Description Of Item	Qty	Unit	Unit Price	Extended Price
1	Mobilization	1	LS	\$3,600.00	\$3,600.00
2	12" Steel Casing Pipe	72	LF	\$200.00	\$14,400.00
3	Connect To Existing 6" Water Main	2	EACH	\$1,500.00	\$3,000.00
4	6" PVC Water Main (Restrained Joint)	85	LF	\$55.00	\$4,675.00
5	6" MJ Sleeve	2	EACH	\$300.00	\$600.00
6	Cathodic Protection	1	LS	\$1,000.00	\$1,000.00
7	Remove Asphalt Concrete Pavement	45	SY	\$6.00	\$270.00
8	AC Patching, Class G, Type 1, 5"	15	TON	\$200.00	\$3,000.00
9	Aggregate Base Course	15	TON	\$35.00	\$525.00
Total Option No. 2:					\$31,070.00

Note: Pricing & qty's are based off of preliminary design drawings. A revised quote will be made upon receipt of the final design drawings and qty's.

Proposal By: Jim Schamber, Estimator

1660 Deadwood Ave. • Rapid City, SD 57702

Item #16

THE UNPLATTED BALANCE OF THAT PORTION  
OF THE NW1/4 OF THE SW1/4 OF  
SECTION 17, T1N, R8E, B1M, RAPID CITY  
PENNINGTON COUNTY, SOUTH DAKOTA

SITE PLAN  
BRIAN WIEDMEIER

Project No: **08-02-824**  
 Survey By: **WWI**  
 Drawn By: **WWI**  
 Designed By: **WWI**  
 Checked By: **SOT**

Revisions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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