



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
1022 Main Street • P.O. Box 8154 • Rapid City, SD 57709
Phone (605) 348-1538 • Fax (605) 341-1112 • E-mail: info@fisklandsurveying.com
www.fisklandsurveying.com

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**ENGINEERING
SERVICES**

September 4, 2015

Rapid City Common Council
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Sidewalk Variance Request

Members of the Common Council:

This variance request is submitted as allowed for by Section 12.08.060C of the Rapid City Municipal Code and is submitted by:

Owner:
Paul J. Bradsky – Managing Member
Atlantis, LLC
927 Main Street
Rapid City, SD 57701
(p) 605-431-3160
pbradsky@aol.com

Developer:
Mark Clarey – Vice President Design and Construction
Northcott Hospitality
250 Lake Drive East
Chanhassen, MN 55317
(p) 952-294-5256
mclarey@northcotthospitality.com

This request is associated with commercial building permit # CIBP 15-1349 for a Perkins restaurant located at 1300 N Elk Vale Road (intersection of N Elk Vale Road and I-90).

This request is to waive sidewalk installation on the S I-90 Service Road and on N Elk Vale Road.

This request is based on the following:


1. The portion of the sidewalk along the South I-90 Service Road is actually located in the City of Box Elder. The bright yellow line running east-west through the aerial and topographic photos (attached) represents the jurisdictional (City) limits of Box Elder (on the north) and Rapid City (on the south). We do not believe that it is appropriate for Rapid City to require improvements within another City jurisdiction.
2. The N Elk Vale interchange is relatively recent DOT construction and it is apparent from the resulting project grades that sidewalk was not anticipated along either Elk Vale Road or the Service Road. There are portions of sidewalk within the I-90

intersection itself (to the north) and a bench or level area was created for that installation. No such bench or level area was created south of the interchange or on the service road.

3. The nearest segments of sidewalk are on the interchange itself (to the north) and on Cheyenne Boulevard (to the south).
4. The Dakota Steakhouse property on the west side of Elk Vale Road opposite our site has more favorable grades along and within the right-of-way but no sidewalks were provided on Elk Vale Road or Edwards Street (frontage road) by either the DOT or the developer.
5. Sidewalk was not required or provided by either the DOT or the developer on Elk Vale Road at the time of completion of Cheyenne Boulevard (west of Arby's) so there is no connecting sidewalk in place to the south of our site.
6. Sidewalk is not provided, nor would we imagine that it is desired, south along the truck by-pass (Elk Vale Road). Again the road and ditch segments were not constructed to accommodate sidewalks and pedestrian traffic is generally not encouraged on state highways.
7. The grades of this particular site are not well suited to support installation of sidewalk. In general there is roughly 25' of elevation difference between the restaurant site and the driving lanes of Elk Vale Road. The contour map and attached photographs show the significant change in elevation, most notably adjoining the roadside.
8. Possibly the most significant consideration is that there is no pedestrian way across the railroad underpass (bridge) just to the south of the site. Any pedestrian traffic would be forced to walk on the roadway across the bridge to get to the next available sidewalk on Cheyenne Boulevard. Again it appears that the DOT did not contemplate nor plan for pedestrian traffic at this location or the bridge would have been widened to provide a pedestrian corridor.

We believe that the addition of sidewalks in this location is not practical to construct, does not provide connection to other pedestrian uses, and would place/encourage pedestrian traffic in an unsafe area. On behalf of the owner and developer we respectfully request your support and waiver of this requirement.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.


Janelle L. Finck
President

jlf
encl



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Legend

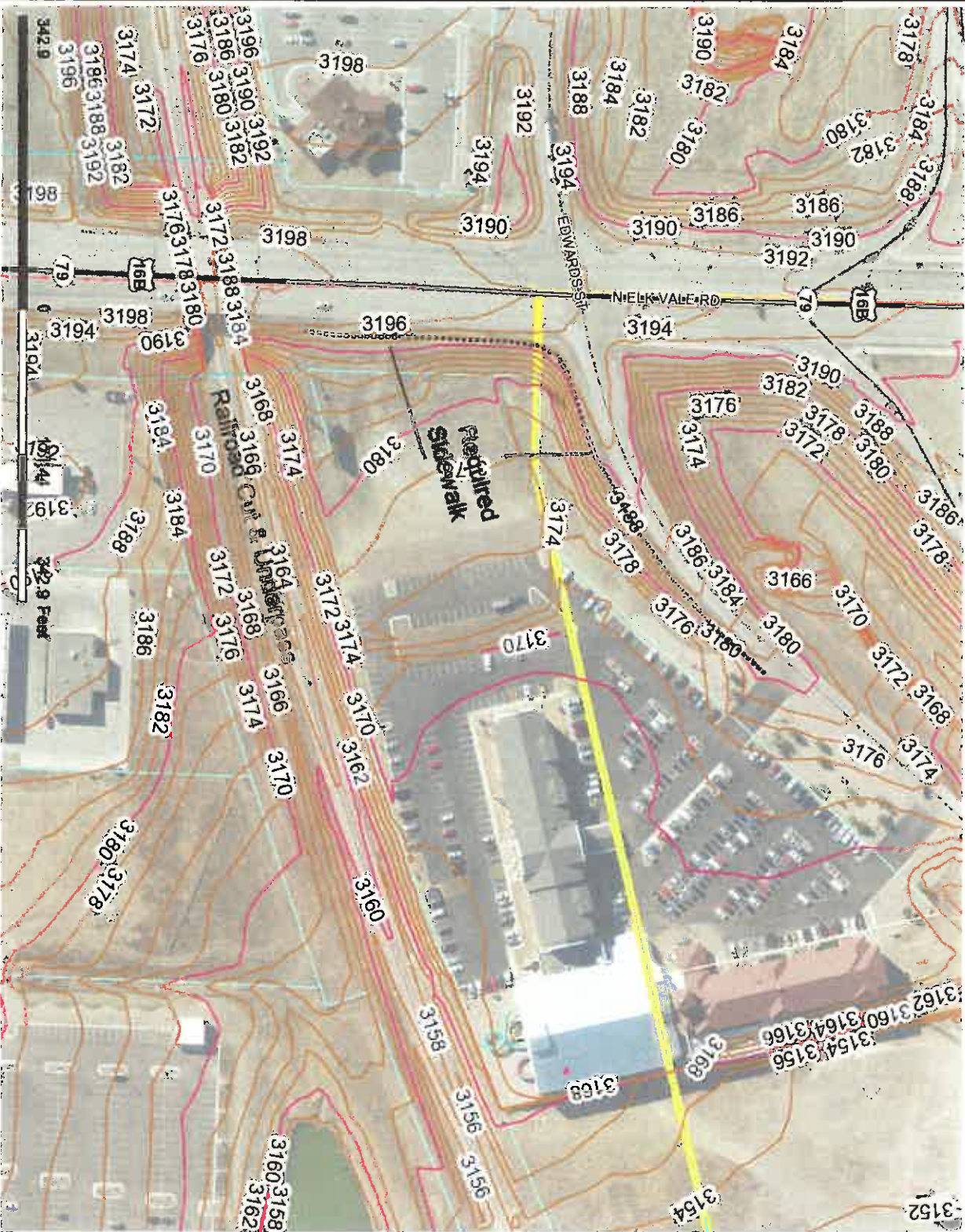
- Roads
 - Interstate
 - US Highway
 - SD Highway
 - County Highway
 - Main Road
 - Minor Arterial
 - Collector
 - Ramp
 - Paved road
 - Unpaved road
 - Unimproved road
 - Trail
 - FS Highway
 - Airport Runway
 - Not yet coded
- Lot Lines
 - Lot Line
 - Parcel Line
- Township/Section Lines
 - 7
 - 9
- County Line
 - County Line



Scale: 1 : 3,828

Map Notes:

Rapid City-Pennington County GIS



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Legend

- Roads
 - Interstate
 - US Highway
 - SD Highway
 - County Highway
 - Main road
 - Minor arterial
 - Collector
 - Ramp
 - Paved road
 - Unpaved road
 - Trail
 - FS Highway
 - Airport Runway
 - Not yet coded
 - City Contour Lines
 - Index
 - Intermittent
 - Lat Lines
 - Lat Lines
 - Lat Line
 - Parcel Line
 - Township/Section Lines
 - County Line



Scale: 1: 2,057

Map Notes:





