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 oppostion 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 reelectory 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
bohhcas@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 5th 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.

Thank You!

J & Dick Linke
1470 Edinborough Dr

10PD011-10PL007-10RZ016-10RZ017-10RZ018-10RZ019-10CA005-10CA006-10CA007-10CA008

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 contributing 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 responsibilities 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.

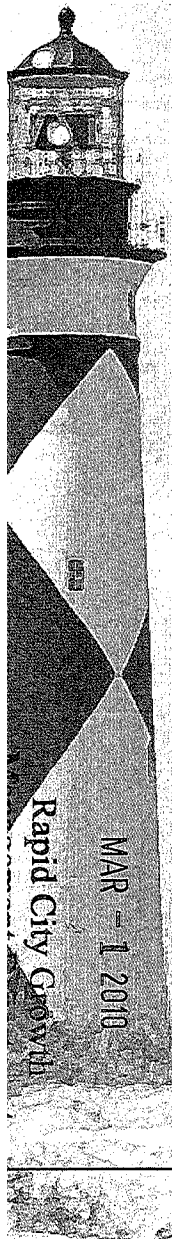
4) Landscaping with 2 directives: 1) natural, native, low water plantings to replicate what has been raped of the virgin soil--buffalo, gramma, blue-stem, yucca & such which form a carpet against water & dust erosion (the Contractor can get a Masters' Degree in grasses for our zone, weather precipitation, 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,

Toni Martin

10PD011-10PL007-10RZ016-10RZ017-10RZ018-10RZ019-10CA005-10CA006-10CA007-10CA008



A Special Note...

"To Whom it may concern"

We are opposed to a Wallmart 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.

From: GLENJA@aol.com [mailto:GLENJA@aol.com]
Sent: Tuesday, March 02, 2010 12:47 PM
To: Planning Commission
Subject: Wal-mart

Planning Commission Members,

We are very much opposed to the current plan for Wal-mart. It is not about Wal-mart but where it will be built! I think we need one on this side of town, but with all the vacant land, why here?
We lived in Motor homes for 8 years and finally decided to buy a town home in a quiet neighborhood. A good part of our savings was used as a down payment for our retirement home. Now we have a home that will lose value and a motor home we have been unable to sell because of the economy.

We were well aware that the area was zoned Commercial, but were informed that a nursing home or similar type of office facilities were in the future planning for the sites. In our wildest dreams (or nightmares) We could not have imagined a "big box" store being built directly adjacent to a residential neighborhood in a planned Community development area. A huge, 24 hour business establishment located in a "planned" neighborhood is an abomination and obscene.

Have we not learned anything from lack of proper planning and siting of businesses from other cities? With all the open land located on or near Catron, Hwys 16 and 79 and even along an extended 5th Street, it makes no sense to impact an already established residential area.

Please consider the impact this would have on your own home, its value, and your own neighborhood environment! Would you want this in your back yard?

Respectfully,

Glenn and Jane Pate
233 Enchantment Rd

Fred W. Weishaupl, Jr
2602 Springbrook Rd.
Rapid City, SD 57702-7067
(605) 342-1928
fredandkaryl@rap.midco.net

February 28, 2010

City of Rapid City
Planning Commission &
City Council
300 Sixth Street
Rapid City, SD 57701

RE: WAL-MART ON FIFTH STREET.

To Whom it May Concern:

I spent 30 years in the land development industry and 6 years with 2 Cities in the Engineering department and was surprised to see that Wal-Mart acquiesced, so easily, to the City and located their 2nd store where the City wanted it all along. I thought Wal-Mart was more attuned to the market place & demands than the City was. However I am sure that Wal-Mart got an extra special deal from the property owner so that they can capitalize on the location of Wal-Mart.

There are a number of reasons that the site is not really suited to a big box user, the main one for the City is a constant headache with the traffic and traffic patterns. Everyone that lives north of St. Joseph St. will have to use 5th street for access to the new store; and there will need to be more traffic signals along 5th street and of course the speed limit will be a real problem. Also everyone in Robbinsdale area will have to go up Fairmont to 5th street and by doing that they will be increasing the traffic by the Hospital and the Catholic School, yes I know that the Catholic School will be moving within the next five years. The traffic will also be passing by a retirement community and their life style will be adversely affected. And then again the School District has a site near the intersection of 5th and Minnesota so the traffic will be a detriment and hazard to school children that will have to cross 5th street. I'm not sure if it will be an elementary or middle school, but whichever the traffic will have an adverse affect on the children and traffic generated by the school.

I'm sure that the city is anxious to get the sales taxes, but they will not receive any increase in property taxes because the area has a Tax Increment Financing district, so the City will only get the taxes on the property at Agriculture rates, and it will be 5 to 10 years before the City receives any property taxes. So once again the citizens are paying for businesses to locate within the city. The total TIF on the area was for $9,000,000 which as always included the interest of about $4,000,000 which comes out of our taxpayers pocket.

Fifth street was developing nicely with offices and medical facilities, now it will be a hodge-podge of various and sundry uses, which could include restaurants, bars and even Motels. Is this really what the City wants? I know that Wal-Mart will be required to prepare a traffic report, however, you must consider that 'figures don't lie, it's just that the liars do all of the figuring'. Traffic engineers are very adept at 'adjusting' the figures to get the answer that their client or the city wants. No traffic engineer can guess the traffic patterns that people will establish, and since there are a number of residential streets around the site, there will be many diverse routes that people will take to avoid a traffic signal and in the process go speeding through the residential areas. Enchantment Rd. is pretty much a straight shot off of Hwy 16 and does not or will not have any traffic signals to slow down the traffic so many short-cutters will be using this and causing headaches for the residences in Enchantment Hills. Whoever considered using Black Hills Blvd. as a second access must have done so in their sleep. The access road dead-ends at the west property line of the site which will frustrate some drivers and could cause many accidents, so a traffic signal will have to be installed. Another traffic signal will have to be installed at the main entrance to the site on Stumer Rd. This will also be a problem because that stacking lane from the site onto Stumer Rd. is not long enough, but then again Wal-Mart is not concerned about cars leaving the site. And Stumer Rd. is not wide enough to handle all of the traffic situations when the properties to the South are developed and there will be as many seven additional driveways to contend with.

The traffic pattern for the semi's is going to cause nothing but grief to the adjacent property owners when the noisy diesels come in at 5:00AM to unload their wares, to say nothing of the constant beeping that is required by OSHA when they are backing up. Also the glare from the headlights and building lights will make their neighborhood look like the bright lights of Broadway. The Wal-Mart building is taller that the residences to the northwest according to the sight line plans that were submitted by Wal-Mart. The big ugly blue box is 27 feet high, and it is 53 feet higher than 5th street again according to Wal-Mart plans. Why on earth is the building so high above the 5th street and the residential housing? The building is also 30 feet above the drainage that is on the west side of the building, it is reminiscent of the failed 2nd location that was on Hwy 16. To me the amount of grading needed tells me that this site was forced upon them. Wal-Mart said in the past that they wanted to get the traffic going out of town on Hwy 16, this site will not do that, so why did Wal-Mart acquiesce to the City? That my friends is the $64,000 question.

There is a much better site on Hwy 16 that would allow them to get the traffic on Hwy 16 and off of Catron Blvd. That site is directly across from the medical bldg. south of Catron Blvd on Hwy 16.

The access is far enough south of Catron Blvd. for traffic signals. And with the right planning another access to the site can be established off of Catron at the existing service road entrance just east of Hwy 16. There is water available that was constructed to serve the Game & Fish bldg. and there is sanitary sewer available on Catron at Golden Eagle Dr. Ironically, in Saturday's (Feb. 27th) newspaper there is a big article about how the City is installing a new sewer line to serve the area around Hwy 16 & Catron, so now this proposed site would have two ways to serve it sewer.

The 5th street site will not handle the traffic that will be generated when all of the other properties are developed, and you are aware of the old cliché 'when you fail to plan you are planning to fail'. Fifth street will end up like Lacrosse and be nothing but a vehicle zoo.

So I would encourage you to act accordingly and deny this application until a better site is chosen.

Sincerely,

Fred W. Weishaupl, Jr.

Cc: THF Stoneridge Development, LLC
2127 Innerbelt Business Center Dr.
Suite 200
St. Louis, MO 63114

From: ejwalla [mailto:ejkjwalla@hotmail.com]
Sent: Wednesday, March 03, 2010 7:44 PM
To: Planning Commission
Subject: Wal-Mart development

I live on Savoy Circle in Rapid city, and would like to express my opinion on the proposed Wal-Mart. Since the Wal-Mart property will be 100 yards from our neighborhood, and open 24 hours, the traffic in the area, including large delivery trucks, will create constant noise in the subdivision. The lights from the parking lot and the loading docks (which will face our homes) will bring light pollution. There will be continual traffic on the side streets and in the residential area, which will cause safety concerns. The privacy, peace and security of our homes will be gone, not to mention the property values.
It seems to me that the Wal-Mart is not needed in this area, as it is only a 10+ minute drive to the existing location. Also, the Anamosa Landings development has room for the other proposed retail and restaurant establishments, which keep all of them in a concentrated area and away from residential areas.
If, however, this development is approved, fences, berms and many trees will be necessary to buffer our homes from the commercial properties.

Thank you for listening,
E.J. Walla
149 Savoy Circle, Rapid City, SD 57701

From: Dawn Hansen [mailto:dawnhansen@rap.midco.net]
Sent: Thu 3/4/2010 1:03 PM
To: Kooiker Sam
Subject: proposed Walmart

Dear Sam,

We live on Stumer just up from the proposed Walmart location. Our home is one of those valued at over half a million dollars and we pay taxes on that amount.. We bought here because we enjoy the view of the city and the lovely ravines behind our home and felt assured that the homes in adjoining Enchanted Pines were of the same value. When we built our home in Eastridge 2 years ago there were a list of covenants we had to adhere to according to the developer of Eastridge who was Pat Hall and they were designed so that the homes would be large homes on these large lots of over an acre with a certain percentage of stone and stucco as well as many other covenants so to have value of 3-5 hundred thousand dollars. Now the developers and Mr. Hall are wanting to put in a 24 hour big box store and low income housing in our back yards. Would we have bought here knowing that? Not on a bet. They are devaluing our property by putting in a Walmart and low income housing. I should think with all of the infrastructure they are putting in on Catron that it could be over there or somewhere else on 16. We are not against Walmart but are not for the current location plan. Traffic on Enchantment and Stumer will be a mess not to mention the crime that will likely increase. We already have had kids throw rocks at our truck going down Stumer. Folks who live directly behind the Eagle Ridge apartments have told us other stories too. There are lots of kids over there with unattended parents and nowhere to hang out and they will be hanging out at Walmart. It is not a pretty picture.

Thank you for listening to our concerns.

Dawn Hansen
406 Stumer Rd.
Rapid City, SD
Ward 1

From: Carla Barrett [mailto:carbarrett@hotmail.com]
Sent: Wednesday, March 03, 2010 7:59 PM
To: Fisher Vicki
Subject: Proposed Wal-Mart Location Concerns

My husband and I were not contacted prior to any of the meetings and got your e-mail from a neighbor to voice our concerns.

My largest concern is the fact that there are 2 bus stop locations on Stumer Rd. One of which or son uses. There are at least 4 children with him that get picked up and dropped off on the corner of Stumer Rd and Enchantment Rd. The second stop is at Stumer Rd and Bald Eagle Lane which is even closer to the proposed Wal-Mart location. There are several children waiting at this stop due to the fact that it is right in front of the Eagle Ridge apartment complex. I worry that the in and out traffic for Wal-Mart could cause a safety concern for our neighborhood children.

Being a health care worker I feel the increased traffic could be an issue for ambulance access to and from Catron Boulevard, not to mention all of the other medical facilities located on 5th street. Do we really want to be drawing in summertime traffic from highway 16 onto our largest medical accessible street?

Since we are located on the back corner of Savoy circle the noise and lights will interfere with the quietness of our lifestyle, which is one of the reasons we chose to purchase here. The realtor selling the house we purchased did not mention that the area was commercially zoned, which we do not have a problem with. But, do they have to bring in such a large commercial structure in so close to the last residential area off of 5th street? Purchasing here we just expected the medical trend of 5th street to continue which brings in much nicer property designs.

We would definitely love to have a Wal-Mart closer to home, but not this close.

Thank you for taking our concerns into consideration.

Carla & Tyler Barrettt
145 Savoy Circle
RC, SD 57701

March 1, 2010

RE: Proposed Wal-Mart Site

As a resident in the neighborhood, I have a lot of concerns regarding the proposed future site of Wal-Mart. The first item that I want to make clear is that the proposed site is not on the corner of 5th and Catron but almost right in the middle of residential housing. My house at 304 Enchantment Rd is only one house removed from Stumer Rd and the proposed Wal-Mart site would be less than a half mile from my house. Currently, the softball complex on Parkview, which is over one mile from my house, can be heard and seen from my house during the summer. The softball complex is far from the size that the proposed Wal-Mart would bring and the new light and sounds that would be produced from Wal-Mart would dwarf the noise and light from the softball complex. Considering that Wal-Mart is a 24 hour operation, the warehouse activity would be most active at night and the constant noise from the huge semi-trailers coming in and out from the site would be horrible. The once peaceful neighborhood that drew me to this location will be lost forever. With this type of activity from the Wal-Mart store so close to our house, we would not be able to live in our house and would end up losing most, if not, all of our home equity that we worked so hard to build up.

The other main concern we have is the traffic that would end up going through the neighborhood. It would be hard to image the number of vehicles that would come from Catron down through Enchantment Rd over to Stumer to get to the new Wal-Mart site. With all the additional traffic on Enchantment Rd, the safety of ours and other children will be at risk.

The last concern we have is the increased crime and overall sanitation of our neighborhood. As has been documented by the Rapid City Police, the crime around Wal-Mart is a by-product of the number of people that will be shopping there. Just due to the shear number of people, the increase in crime will be inevitable and the probability of it spilling into our neighborhoods is almost certain. Would we still be able to take a walk at night and still feel safe? Based on everything we know now, I don't believe this to be the case. The other by-product of Wal-Mart is the increase garbage and the smell of it. With the size of Wal-Mart, the amount of garbage will be staggering and the amount of garbage will have a smell of it's own that will, no doubt, travel to our neighborhood.

I want to make it clear that I believe there should be a second Wal-Mart site on the South side of Rapid City but I don't believe it should be in the residential neighborhood. It only makes sense that the location should be on the South side of Catron or on Highway 16 up by the other large businesses.

Thanks for your time,
Chris and Sue Kilpatrick
304 Enchantment Rd
721-4492

From: Lorraine Maxey [mailto:lorraine627@webtv.net]
Sent: Tuesday, March 02, 2010 7:03 PM
To: Fisher Vicki
Cc: Martinson Patti; ron.wiefenbach@rcgov.org
Subject: re:wal mart store location

Vicki,
Please convey to members of the Planning Commission my comments re: proposed site for Wal-Mart store.
My oppoisition to the chosen location is partially due to my fear of the anticipated and expected increase in crime. I am a widow, elderly, and live alone along 5th street.
Another major concern is the additional traffic. To access downtown, medical facilities, including the hospital, we have to make a left turn onto 5th street. There is no traffic signal and it often takes 5-10 minutes waiting. This is extremely dangerous and would be near impossible with "big box" traffic.
There surely are several sites available east on the bypass which would certainly be much more suitable for the residents and Wal Mart.
Thank you for the consideration. Please apply your common sense!
Resident on Sonora Dr. Lorraine Maxey

Louise Kelley
1919 Highwood Road
Rapid City, South Dakota 57701

RECEIVED

March 15, 2010

MAR 3 0 2010

Rapid City Council
Management Department

Marcia Elkins:
City Growth Manager, Council, etc.
City Hall
Rapid City, SD 57701

Re: Proposed site for Walmart Store

In order to bring reconciliation with property owners who are opposed to the current site being considered on east Fifth St., why not consider a completely new site at the SW corner of Catron Blvd. and Highway 16.

The land was formerly operated as a campground and has been for sale for a long time. That location isn't surrounded by any residential dwellings and won't be due to zoning and the fact that it isn't suitable for residential.

It would also serve a greather portion of shoppers from the west and southwest parts of the city.

In addition, it would be located in the path of the main tourist traffic which would have a significant impact on City Sales Tax revenue.

I urge you to give serious cinsideration to this proposal.

Louise Kelley

From: Maren [mailto:mward@rap.midco.net]
Sent: Mon 3/15/2010 8:30 PM
To: Martinson Patti; Weifenbach Ron; Hanks Alan
Cc: Brown Gary (Home); Olson Karen Gundersen (home); Elkins Marcia; Kooiker Sam
Subject: Monday, March 15, 2010

Mayor. Hanks,

I strongly encourage a prompt decision on a site meeting date for the proposed Wal Mart. Again, the public has been misinformed during the Council meeting this evening. The proposed site is NOT 5th and Catron. Please, check the proposed plan as the site is Black Hills Blvd and Stumer Rd.

I believe the numerous publications of this incorrect information has greatly influenced many. As a resident of this neighborhood I feel strongly that the public realizes Stumer is a residential street.

Maren Ward
Resident for Well-Managed Growth

From: R.L. WOLD <rlwold2@hotmail.com>
To: Planning Commission
Sent: Tue Mar 16 22:02:39 2010
Subject: WAL-MART CLARIFICATION

WAL-MART CLARIFICATION

Many think the proposed Wal-Mart site is located at the corner of 5th and Catron. Not true. Wal-mart would actually be situated along Stumer Road, snugged up against twin-homes on the west and single-family homes on the north. Parking lot access to Wal-Mart would be from Stumer only, and even if this narrow street were widened, traffic would still be congested at the two access points to the parking lot.

In addition, in order to handle increased traffic, this site would require traffic lights at 5th and Stumer; these new lights would be very close to the existing lights at 5th and Catron. In fact, a variance changing the distance between traffic lights from 1200 feet to 600 feet would be needed. This reduction in distance would likely cause choke points at the intersections of Stumer and 5th, Catron and 5th, and Parkview and 5th. The ensuing congestion would not only frustrate the general public but would also impede emergency traffic, especially ambulances using 5th as a main route to the hospital.

Traffic problems like these should be reason enough to stop plans for placement of any mega-retailer like Wal-Mart in this South Robbinsdale neighborhood.

Kathleen R. Wold
320 Stumer Rd.
Rapid City, SD 57701
716-7682

DEAR VICKI,
I UNDERSTAND THAT BOB AKERS IS WILLING TO SELL TO WAL MART WITH 20 ACRES OF LEVELED LAND AND READY FOR BUILDING. SO WHY IS WAL MART NOT DOING THAT IN STEAD OF TRYING TO BUILD IN A RESIDENTIAL AREA. I LIVE AT 255 ENCHANTMENT ROAD THE CORNER OF STUMER. THAT MEANS THAT WAL MART WOULD BE BUILT ABOUT 850 FT FROM MY HOME. I PAID BIG BUCKS FOR MY HOME AND I CAN NOT AFORD TO HAVE THE VALUE OF MY PROPERTY GO DOWN. I AM RETIRED AND LIVE ON A SMALL INCOME. I DONT NEED THE NOISE POLLUTION, LIGHT POLLUTION TRAFFIC. ALSO IT WOULD NOT BE GOOD FOR THE HOSPITAL OR MEDICAL BUILDS TO HAVE THAT TRAFFIC ON 5TH ST. THE HOSPITAL JUST PUT A CROSS WALK ACROSS 5TH STREET. SO PEOPLE COULD GET TO HOSPITAL IN SAFTY. ALSO NOT EXCLUDING VANDALISM. SO I HOPE MY CONCERNS WILL A BIG CONSIDERATION WITH THE PLANNING COMMISSION.
SINCERELY,
ARBIDELLA SCHMIDT

From: Maren <mward@rap.midco.net>
To: Planning Commission
Sent: Sun Mar 21 22:25:46 2010
Subject: Enchantment Rd. traffic

Sunday, March 21, 2010

Dear Planning Commission members,

As another beautiful day in Rapid City draws to a close and we ready for our work week I'd like to bring to your attention an incident I witnessed today...

Around 5:30 PM, as I sat on my porch I watched three very young children, approximately 4 or 5 years old, playing in the lot behind our home. There is a small population of prairie dogs there that often draws the attention of passersby and these youngsters were "investigating". I don't know who was having more fun...them playing, the dogs teasing them or me watching the whole adventure unwind!

Suddenly, the little ones lost interest and darted across Enchantment Road! My heart stopped as a SUV came to a screeching stop just short of these children. The vehicle, well within the speed limit, was fortunately paying attention and going slow.

As my husband and I discussed the incident, we wondered would these children be so lucky if there was a WalMart just around the corner? I think not.

I drive past our LaCrosse WalMart every day, twice a day on my way to work at Knollwood Elementary. The thought of that much traffic so very, very close to our single family homes is a really scarry thought.

I beg you to consider other locations than our neighborhood when deliberating the proposed WalMart. There seems to be so many other available locatioins with no residences around them.

Our children are too young to die in WalMart traffic.

Respectfully yours,
Maren Ward
Residents for Well-Managed Growth
10RZ019

MARCIA ELKINS -Growth Management Dep.

Planning Commission

LOCATION, LOCATION, LOCATION!!!

Isn't this what realtors tout when they are counseling commercial or residential investors? This advice seems to have been ignored (if it was ever offered) in the mad rush to place another Walmart Super-Center.

The proposed super-center, with it's admittedly inadequate parking, is not located at Fifth and Catron Boulevard. It is west of Fifth Street on STUMER ROAD, a narrow lane accessed from Fifth St. at an intersection 600 feet north of Catron Boulevard.

Look at the traffic on LaCrosse - north of East North Street. Fifth Street will be much worse from downtown to Catron Boulevard. Every intersection on this route will need a traffic signal, or at the very least a turning lane or Robbinsdale resident will have long waits to enter Fifth Street. Emergency traffic to the hospital can expect delays. Catron Boulevard will need to be rebuilt to four or six lanes from Hiway 79 to Hiway 16, with turn lanes at every intersection.

Come look at this proposed site - Fifth and Stumer Road. There is a Walmart on the North-east side of Rapid City - How about one on the West Side??

A concerned resident of Robbinsdale.

Ella Fisher
204Enchantment Rd.,
Rapid City, S.D. 57701
Phone: 342-5876 no e-mail

P.S. Thank you for scheduling your visit to the site and the next commission meeting at times when working people will be more available.

Hope to see you at one of the two meetings!

From: Maren [mailto:mward@rap.midco.net]
Sent: Saturday, March 27, 2010 1:01 PM
To: Fisher Vicki; Heller Monica
Subject: BHC Traffic study

Good Morning,

Please read the attached article and ask yourself if the BHC Impact Study is using incomplete statistics and methodology to report on the exceptional traffic that a 24 hour super store, such as WalMart will generate. I believe that the statistics used to compile this study are inadequate as WM is not your typical comercial big box store. It is more an exception to other big box stores. This is proven in their success over other big box stores.

The intersection of Stumer Rd. and Enchantment Rd. should be a priority in this study. It is not specifically addressed as are other intersections. (see pages 10 & 11 of BHC study) This intersection is closer to the proposed WM site than is the intersection at Stumer Rd. and 5th St.

Enchantment Rd. is already a feeder street to Eagle Ridge Phase I residents wishing to avoid the additional distance to the Stumer Rd. access from 5th St With the addition of Eagle Ridge Phase II **and** BHC. I heartfully ask that this plan receive additional consideration before the proposed development proceeds. The safety of Eagle Ridge residents, including children, adults, pets, and our entertaining prairie dogs is seriously at risk should the infrastructure plan pass as proposed.

Vicki, please forward this to Planning Commision and City Council members. Thank you!

Respectfully,
Maren Ward
Resident for Well-Managed Growth
Planning for the future

From: R.L. WOLD [mailto:rlwold2@hotmail.com]
Sent: Sunday, March 28, 2010 10:10 PM
To: Planning Commission
Subject: Rapid City Growth Management Plan and Wal-Mart

Please give the following ideas your serious consideration. The quality of life in South Robbinsdale is at stake.

Rapid City Growth Management Plan and Wal-Mart

In decision-making regarding development of commerce in South Robbinsdale, city officials, including the mayor, should adhere to the Objective/Policy statements in Rapid City's Growth Management Plan. First, they should "encourage retail establishments and businesses that are convenient to, and serve neighborhood residents, yet are compatible with but not intrusive upon residential neighborhoods." Further, officials should "protect stable neighborhoods to prevent encroachment by incompatible commercial and industrial uses."

Measuring by these standards, officials could not in good conscience approve the proposed Wal-Mart on Stumer Road. There, developers plan a 154,700 square foot structure, along with related hardscape. Such a large facility, no matter how modern its façade, would still be incompatible with existing residences. Similarly, the round-the-clock lighting, noise, and traffic associated with a Supercenter would intrude on the established neighborhood. In addition, the size and invasiveness of Wal-Mart would also be incongruent with the medical-office-religious-educational corridor all along 5th Street.

If Rapid City officials base their judgments on the standards set by the Growth Management Plan, they simply must determine that the current Wal-Mart proposal is not in the best interest of development in South Robbinsdale. Even common sense would dictate the same conclusion.

Thank you for your attention in this matter.

Kathleen Wold
320 Stumer Rd.
Rapid City, SD 57701

716-7682

From: Jesso [mailto:rjesso@rap.midco.net]
Sent: Sunday, March 28, 2010 5:04 PM
To: Fisher Vicki
Subject: New Walmart site - Comment

Ms Fisher,

I wish to comment on the proposed access into the likely South-side Walmart site.

While growth and expansion is a fact of life, I encourage your department to limit access from Catron Blvd. to future commercial development. Having recently relocated to Rapid City from the Kansas City, MO metro area, I am aware that allowing commerical properties to develop to the curb is an ugly long-term growth policy. KCMO is paying the price for this planning error. Traffic flow will never be as it should be. Lack of adequate long-range planning and developer influence produces sub-par results.

I think limiting access along Catron and limiting additional control (stop) lights on Catron is critical to maintaining the integrity of smooth traffic flow on a designated by-pass/truck route.

Regardless of future Rapid City development, at any location, please require future large developers to construct frontage roads adjacent to their properties. This will help traffic flow by limiting access and eliminating the expansion of unnecessary traffic lights on main traffic routes.

Thank for taking the time to consider these opiunions.

Respectfully,

Bob

Robert J. Jesso
5549 Doubletree Road
Rapid City, SD 57702-8997
Ph: 605-791-2931
Cell: 605-877-1007
rjesso@rap.midco.net

Fred W. Weishaupl, Jr.
2602 Springbrook Rd.
Rapid City, SD 57702-7067
fredandkaryl@rap.midco.net

March 30, 2009

City of Rapid City
Planning Commission &
City Council
300 Sixth Street
Rapid City, SD 57701

RE: WAL-MART ON FIFTH STREET.

To Whom it May Concern:

The location of a second Wal-Mart in the south end of Rapid City does not and will not have an affect on me personally or where I live. However, I do believe that the proposed site will have an adverse affect on the property owners in the Enchanted Hills Subdivision and all of the residences along Fifth Street. Fifth Street/Haines Ave. will become the major arterial for the citizens of Rapid City. Highway 16/Eighth Street will be used mainly by the tourist and the City and State has recently approved a plan to spend $16,000,000 to improve and clean up the hodge-podge of signs and accesses, which is probably a good thing. However, during that reconstruction, the residents of Rapid City will see that they can make better time going North to South and South to North by using Fifth Street which will then become a traffic nightmare.
I have read the traffic report and have some general comments as follows:

- **The traffic study ignored the traffic on Enchantment Rd. from Highway 16. As I pointed out in my previous comments Enchantment Rd, is a relatively straight shot to Stumer Rd. with no traffic impediments.**

- **South bound Fifth Street will be able to take Enchanted Pines to Enchantment Rd. and then either continue on Enchantment Rd. or turn on to Dan Christy Dr. thereby by-passing the log jam of traffic into Wal-Mart off of Fifth Street. And by doing so the traffic would be endangering the residential properties. Also some drivers will use that same route to Stumer Rd. and come into the very west access to Wal-Mart which incidentally is the access directly in front of Wal-Mart. Other drivers that use Stumer Rd. off of Fifth Street will also by-pass the "main" easterly access to the parking lot in favor of the westerly access to get to the 'front door' and cause traffic problems that now exist at the Wal-Mart on Lacrosse.**

- **This report does not address any increased traffic by the Hospital and future School site, and it ignores the situation by West Hills Village where a traffic signal at Texas & Fifth Street is needed now. However, as Cities usually do they will wait until someone gets killed before installing a traffic signal.**

- **Fifth Street will end up just like Lacrosse around the existing Wal-Mart with a hodge-podge of miscellaneous uses that will have various businesses coming and going. As I said in my previous letter Fifth Street was developing with an office park atmosphere of medical and dental offices. Now "Katie bar the door" anything and everything will be permitted and the City will have another Lacrosse Street nightmare. According to my previous letter and the traffic report there will be Hotels, Motels and gas stations and whatever else is allowed in the Commercial Zone. However, the City Council will be happy because they will have more of our tax dollars to waste, such as trips for lame duck council members.**

- **You can use all of the formulas and figures that you want to but no one will ever be able to guess the traffic patterns that people will choose. The residential area around the hodge-podge of uses will have constant problems and possibility deaths from cut-through traffic. One possible solution would be to dead-end Stumer Rd. into a cul-de-sac at the driveway in the Apartments.**

- **The designed "main access" into the parking lot will become the secondary access because people will soon find out that the westerly access driveway goes directly in front of the store and then this will become the main access point.**

- **The proposed sharing of accesses for the seven lots cannot be guaranteed so it possible and/or probable to have seven individual access points onto Stumer Rd.**

- **The City should plan for and build a traffic signal at Black Hills & Stumer Rd., and it will be needed. The possibility of a traffic circle is merely a way for the developer to get out of paying $100,000± for a traffic signal. The traffic circles are archaic and those that existed in the 1950's & 1960's were found to be non-workable when the traffic volume increased. And with a large Senior population in Rapid City there will be many fender benders and possible fatalities because Senior's tend to be overly cautious when dealing with an anomaly such as a traffic circle.**

- **The posted speed was noted as 60mph on Catron, this will have to be reduced in order for people to negotiate the turns and traffic congestion.**

- **Stumer Rd. intersection with Fifth Street is too close to Catron. The recommendation of a 290 foot storage lane is ludicrous because that allows for only 14 cars. It will be almost mandatory to have a double left turn from Northbound Fifth Street to Stumer Rd.**

- **One of the adverse affects on all of the residents along Fifth Street is that Fifth Street/Haines Ave. will become the major arterial for the North-South traffic for the residents of Rapid City. And Fifth Street is not designed for that kind of traffic. Highway 16 will be mainly used by tourists, Is this really what the City wants?**

- **Another question is who builds and maintains the detention pond adjacent to Fifth Street? And will it be properly fenced to keep anyone especially small children from falling in? I noticed that the side slopes are to be 1:1 which is steep. Will there be adequate landscaping and I don't mean the spindly trees that the City usually lets developers get by with? You must remember that this will be the main North-South arterial through Rapid City.**

Due to prior commitments I will not be able to attend either the April 6th or April 8th Planning Commission meetings.
Just a side note there was almost a near fatality on Fifth Street at the existing School crossing a couple of years ago. Does the City Council really want to endanger the lives of our children by making Fifth Street the main arterial for the North-South traffic through Rapid City?

Sincerely,

Fred Weishaupl

April 2, 2010

Chairperson
Rapid City Planning Commission
300 Sixth Street
Rapid City, SD 57701

Dear Sir or Madam;

I am in receipt of a certified letter entitled NOTICE OF PLANNING COMMISSION INSPECTION OF SITE , although it is not dated, the postmark indicates it was mailed on March 28, 2010.

In part the letter states, "As an owner of property located within 250 feet, you are notified by this letter that the Rapid City Planning Commission will inspect the proposed development site for the Black Hills Center Development on April 6, 2010 at 5:00 p.m. at Stumer Road and Black Hills Boulevard"

My concern is this, I have heard many complaints from residents in this area that are opposed to a Walmart at this location. Voices of reason are not heard because the negative voices drown them out.

Let it be known that my wife Susan and I are firmly in favor of the new Walmart store at this location. In discussing this with my immediate neighbors, Scott and Abby Peterson to the North and Dan Olson to the South, I find that they too, are in favor of this project. These locations are 3 of the 4 closest lots to the proposed site, all within 250 feet.

My reasons for favoring this site for the new Walmart are these:

1. This location is zoned commercial, which to me means that something is going to be built there, if not now, certainly in the future. Since something is going to be built there, lets make it a Walmart, at least we know what to expect. I would hate to find that the Walmart project was rejected, and then wind up with an auto salvage yard, an auto dealership or perhaps a line of storage buildings. The possibilities for something less favorable than a Walmart are endless.

2. Although I have no concrete evidence of this, I feel that once a Wal Mart is established, several other retail business will begin to build in this area. Perhaps a restaurant, a drug store, a gas station or a car wash. The positive possibilities are also endless.

3. Currently, the retail outlets in this area are non-existent. If you draw a circle with a one-mile radius from this location you will find there are no retail outlets. Consequently it requires a four mile round trip to get groceries, the closest of which is Safeway on Mt. Rushmore Road. To get a bolt or a box of nails, the closest hardware store is a six mile round trip to Ace Hardware Eastside. This is fine and I am not complaining about that, because we chose to live at the location. However, now with the opportunity to have a Walmart built here, I hope the opportunity is not lost.

I trust your decision will be one that reflects the positive views of the entire city rather than the negative views of a few.

Sincerely,

Duke Doering

From: Sean Fahey [mailto:sfahey@w3pipe.com]
Sent: Monday, March 29, 2010 11:10 AM
To: Planning Commission; Elkins Marcia
Subject: 5th Street/Catron, Walmart expansion,and bicycles

Please do not forget about bicycle access while considering the new Walmart development on 5th Street and Catron. Getting around on a bike in Rapid City is already a dangerous proposition. Safe access to and from the city limits seems to be shrinking as growth continues.
Expansion at 5th Street and Catron should include bicycle friendly provisions, especially since they are popular routes for cyclists heading into and out of the city for a ride in the Hills or commuting to and from work. Neglecting to plan for cyclists will simply add to the traffic congestion as people are forced to drive to and from the outskirts of the city simply to ride.

Thank you for working to keep Rapid City a wonderful place to work and play. We count on you now and in the future.

Respectfully,

Sean Fahey
2803 Hoefer Ave.
Rapid City, SD 57701