

6320 Chokecherry Lane
 Rapid City, SD 57102
 February 5, 2012

Dear Mr. Laroco;

I am definitely opposed to any commercial business moving into the Steldwood residential area.

People in this area bought property to enjoy the peace and quiet. When my family moved here the east side of Sheridan Lake Road was still a lovely wooded area. Now that it is commercial, it still has many spaces available to rent to commercial businesses.

With all the available spaces available there is no reason to move lights and added traffic to a housing area.

- 2 -

It has been pointed out that one of the owners of 5504 Steldwood also owns the two properties directly across Steldwood Drive to the south. This makes it all the more possible that those properties will also go commercial.

Please let the property owners have peace of mind that no commercial development will spoil what should be kept completely residential.

All commercial development should be kept to the east of Sheridan Lake Road.

RECEIVED

FEB 08 2012

Rapid City Community Planning
 & Development Services

Sincerely,
 Joyce Swango
 (JOYCE SWANGO)

Karen Gundersen
OLSON

6241 Chokecherry Lane, Rapid City, SD 57702, Home 605-348-1511 Mobile 605-390-9440

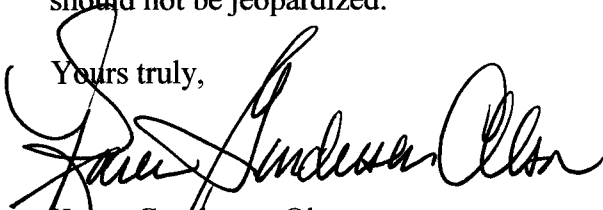
Robert Laroco, City Planner
300 6th Street
Rapid City, SD 57701

Wednesday, February 08, 2012

Dear Mr. Laroco,

I oppose the request to rezone 5504 Wildwood Drive from low density residential to Office Commercial. There is ample commercial property to the east of Sheridan Lake Road. Considerable time and study show that Sheridan Lake Road provides a logical buffer between commercial development to the east and residential development to the west. Maintaining low density residential zoning respects and recognizes the considerable home owner investment in this area. The forty year plus history of this residential community should not be jeopardized.

Yours truly,



Karen Gundersen Olson
6241 Chokecherry Lane
Rapid City, SD 57702
605-348-1511

RECEIVED

FEB 08 2012

Rapid City Community Planning
& Development Services

Attn: Robert Laroco Fax 605-394-6636

February 8, 2012

Dear Community Planning and Development Services,

I'm writing to you regarding the proposed change in zoning at 5504 Wildwood Drive. I am STRONGLY opposed to changing this area into commercial zoning. Please do not allow this proposed change to occur. Commercial development should remain on the east side of Sheridan Lake Road. There is plenty of room and opportunity for commercial development on the eastside of Sheridan Lake Road.

I have lived at my present residence of 5550 Una Del Drive now for 20 years. My property would be exposed to this commercial area, if this re-zoning is allowed. The Wildwood Neighborhood is a very beautiful and unique setting in Rapid City. Allowing commercial development in this pristine neighborhood would cause decline and eventually destroy this very desirable neighborhood. I believe it is important to preserve our residential neighborhood. I do not want commercial property impacting the value and beauty of my home and property.

I also believe traffic and congestion will become major issues in our neighborhood. Increased traffic in the neighborhood creates safety issues.

I again strongly urge you to deny this zoning request. Please help the Wildwood Neighborhood to maintain its beauty and integrity.

Thank-you for your time and attention.

Sincerely,

Leucilla Lee
(Leucilla)
5550 Una Del Drive

Attn: Robert Laroco

RECEIVED

FEB 08 2012

Rapid City Community Planning
& Development Services

February 6, 2012

Robert Laroco, City Planner

300 6th Street

Rapid City, SD 57701

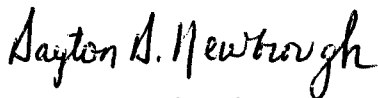
RE: Rossum & Neal Proposal to Rezone 5504 Wildwood Drive

Dear Mr. Laroco,

We are writing to notify you of our opposition to the request to rezone 5504 Wildwood Drive from residential to office commercial that is being proposed by the Rossum & Neal team. We currently reside at 5623 Finch Ct which is adjacent to two other rental properties owned by the Rossum & Neal team that are located directly across the street from the proposed site. We strongly feel that if this request is granted, this would set the precedence for them to propose the rezoning of these properties as well. Although we understand their reasoning for the request, we feel that they have been in the real estate business long enough to know the situation they were getting into when they purchased the property in question.

Thank you for your time and consideration in this request.

Sincerely,



Dayton D. Newbough

5623 Finch Ct

Rapid City, SD 57702



Esther J. Newbough

5623 Finch Ct

Rapid City, SD 57702

RECEIVED

FEB 08 2012

Rapid City Community Planning
& Development Services

Tuesday, February 7, 2012

Dear Members of the Planning Commission,

Dale and I generally support the growth of business enterprises. However, we feel strongly that putting a real estate office on the northwest corner of Catron Boulevard and Sheridan Lake Road would be a mistake.

Safety is one of our primary concerns. Wildwood is a quiet residential area, which is enhanced by the "natural look." Wildwood Drive is a horseshoe shaped street that is quite narrow, and there are no sidewalks. Children coming from school must pass the lot by walking on that street. Many people, in addition to the residents, like to hike around the horseshoe. Additional activity on that corner would affect their safety and the quality of life, which they enjoy.

Some years ago, Wildwood residents approved having sewer and paving on the north side of Wildwood Drive, which permitted the city to extend the sewer to develop Red Rock projects. As cement trucks and other machines used the South entrance to Wildwood, the fragile blacktop of that part of the road was damaged. For safety reasons, many of us on the South side now use the Catron entrance, which also has a light. That has become a busy corner, which at times is a bottleneck, caused by the addition of so many new area apartments, a church, and new businesses. A business on that corner would add more activity and congestion.

There are already new business strip malls on the East Side of Sheridan Lake Road. Let's fill those strips up with businesses, before we start to destroy the residential area on the West Side. There is also some land to be developed on the East Side.

The same realtor owns a house directly across the street from the one we're discussing. Both properties have been allowed to deteriorate under their ownership.

Because of the increased traffic on Sheridan Lake Road, it will probably need to be widened and improved in the near future. It could be done more easily by keeping the West side clear of businesses.

We urge you to consider denying the realtor's request for rezoning. Thank you.

Sincerely,
Barbara and Dale Clement
6015 Wildwood Drive
605-343-8178

RECEIVED

FEB 08 2012

Rapid City Community Planning
& Development Services

12CA001-12RZ001

From: Beverly Hecker [<mailto:bhecker1156@rap.midco.net>]
Sent: Wednesday, February 08, 2012 5:08 PM
To: Laroco Robert
Subject: Business at Sheridan Lake Road and Wildwood

Dear Sir,

We have received a request to change a residential lot to a business lot on the corner of Sheridan Lake Road and Wildwood Westside.

My husband and I strongly oppose this change. We have lived in our house since 1986 and we cherish the beautiful neighborhood that we live in. It is quiet, has a wonderful view and close to town which makes the developments of Wildwood and Una-Del Acres very desirable.

With approval of this change, we risk the chance of other businesses to follow.

There appears to be a number of vacant properties on the east side of Sheridan Lake Road that maybe could fit as an alternative site for this business.

We request that you deny this change.

Thank-you Sincerely,
Bev and Joe Hecker
6030 Una-Del Drive
Rapid City, SD 57702
605-348-9594

February 8, 2012

To Whom it May Concern,

I am writing as a resident of the Wildwood subdivision, in support of the planned re-zoning Of 5504 Wildwood Drive.

Daily I see this property as I drive by and have witnessed it's decline as its proximity to the busy intersection has made it less attractive as a residence. The proposed use of it as a small office with the improvements to the landscape and building seem a better use of the space.

In 2010 we submitted a request to use this space as a neighborhood park to the 2012 funds planning committee. We were not selected or funded. Southwest residents still need a neighborhood park as promised in future land use plans.

Thank you,

A handwritten signature in cursive script that reads "Russ Conti".

Russ Conti
5576 Wildwood Drive
Rapid City, SD 57702
605-391-6216

Feb.10, 2012

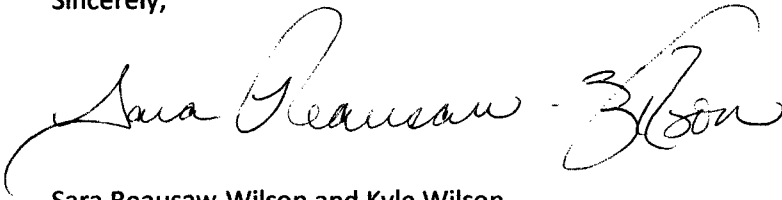
To Whom It May Concern,

This letter is in opposition to the request for the residential lot to be turned into a commercial lot in the Wildwood Development.

I believe that it is in the best interest for the community to keep the Westside as residential, and the Eastside as commercial. I believe that it is best to keep it as it stands.

Thanks for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Sara Reausaw-Wilson and Kyle Wilson". The signature is written in dark ink and is positioned above the printed names.

Sara Reausaw-Wilson and Kyle Wilson

5548 Sierra Ct.

Rapid City, SD 57702

RECEIVED

FEB 13 2012

Rapid City Community Planning
Development Services

12CA001-12RZ001

From: Inez Smith [mailto:inez60@hotmail.com]

Sent: Wednesday, February 15, 2012 11:13 AM

To: Kooiker Sam; Brown Gary; Davis Dave; Wright Jerry; Sasso Ron; Roberts John; Laurenti Steve; Mason Jordan; Doyle Charity; ritchie.nordstom@rcgov.org

Subject: 5504 Wildwood Drive

Request for rezoning should be denied. Keep commercial on the eastside of Sheridan Lake Road and residential on the westside of Sheridan Lake Road.

12CA001-12RZ001

From: quantum@rap.midco.net [mailto:quantum@rap.midco.net]

Sent: Wednesday, February 15, 2012 3:27 PM

To: Davis Dave; Brown Gary; Laurenti Steve; Mason Jordan; Bonny.peterson@rcgov.org; Kooiker Sam; Doyle Charity; Nordstrom Ritchie; Wright Jerry; Roberts John; Sasso Ron; info@sunbee.com

Subject: Sundby rezone request

I am a resident of Wildwood that is in favor of the rezoning of the Sundby property on the corner of Wildwood Dr and Sheridan Lake Road that is before the council for approval. My reasons for my support are thus:

The Sundby's are requesting rezoning on a piece of property that does not adjoin Wildwood nor does it require access through Wildwood

Traffic flow to an office commercial use would be minimal and non impacting to anyone in Wildwood. The traffic to and from the mega church adjoining the Sundby property is at least a magnitude greater than any anticipated flow to the Sundby property.

Improvements to the Sundby property would have a net positive affect on property in the nearby neighborhoods

Thank you

Peter Hendricksen
5827 Wildwood Dr
Rapid City, SD 57702

12CA001 – 12RZ001

February 15, 2012

Dear Mayor Kooiker & City Council Members,

As residents of the Una-Del area of the Wildwood Subdivision, we are writing to you to voice our opposition on request for rezoning of the 5504 Wildwood Drive property. I hope each and every one of you has taken the time to drive along Sheridan Lake Road, south of Jackson Blvd. to the city limits. Today, that drive is very pleasing to the eye. The way I would hope our city government would like all of our city streets to appear. Not only is it attractive to visitors, but also to interested homebuyers. We are proud to be a part of this community. Sheridan Lake Road is a natural barrier between commercial and residential development. The city has done a good job of designing attractive commercial sites on the east side of Sheridan Lake Road and only residential on the west. We truly feel that if you, our Honorable Mayor and City Council Members allow the rezoning of the property in review; 5504 Wildwood Drive from low density residential to office commercial, it will open an uncontrollable door for more spot rezoning and commercial signage. Thus, in the near future this attractive city street would have the potential to become another Mt. Rushmore Road or Jackson Blvd. Please, look at the big picture of this rezoning request. I think you would have to agree; converted homes do not make attractive businesses. This has been allowed in other areas of our city, and we are now spending many tax dollars on re- beautician projects to eliminate prior bad decisions.

The owners (local realtors) of the 5504 Wildwood Drive parcel have never lived in the home or in our neighborhood; this property has always been a part of their rental business. They also own two other rental parcels located directly across the street from the property in review. All of the properties were purchased by them after the intersection of Catron Blvd and Sheridan Lake Road was in place. They speak of the property in review as an unattractive property, stating they would fix it up when they are granted office commercial zoning. There is no guarantee the property appearance will change; the only guarantee is the increase of their property value. If they are successful in getting one property rezoned, you know additional request will follow. We truly feel this application for rezoning must be denied for the good of all the homeowners on the west side of Sheridan Lake Road, as well as the future development of our city. Thank you for your time.

Respectfully,

Clarence & Anna Mahlendorf
5534 Wildwood Drive

12CA001-12RZ001

From: Howard Michael
Sent: Wednesday, February 15, 2012 4:04 PM
To: Fisher Vicki
Subject: Commercial Development by the Sunbys at Wildwood

Vicki,

Mrs. Estes at 5504 Wildwood called to express her disapproval for the planned development by the Sundbys in the Wildwood area. Her number is 342-7918.

Thank you,
Michael Howard
Executive Assistant/Program Coordinator Mayor's Office
605-394-4110
michael.howard@rcgov.org

12CA001-12RZ001

From: John or Dawna Tsitrian [mailto:tsitrian@rap.midco.net]

Sent: Thursday, February 16, 2012 11:09 AM

To: Brown Gary; Laurenti Steve; Davis Dave; Mason Jordan; Petersen Bonny; Kooiker Sam; Doyle Charity; Nordstrom Ritchie; Wright Jerry; joh.roberts@rcgov.org; ron.sasso@rcgov.or

Subject: opposed to Wildwood Dr. rezoning

We are opposed to granting the rezoning request for 5504 Wildwood Drive. Feel free to contact us for more information or further comment. John and Dawna Tsitrian, 6144 Wildwood Drive, Rapid City, SD 57702 605-341-6411.

12CA001-12RZ001

From: Robert Bickett [mailto:robertbickett@gmail.com]
Sent: Wednesday, February 15, 2012 8:18 PM
To: Kooiker Sam
Subject: request to rezone 5504 Wildwood Dr

Dear Mayor,

We have lived at our current address (see below) for nearly 11 years and we are adamantly opposed to rezoning property on the west side of Sheridan Lake Road near Catron Blvd from residential to any commercial zoning. We hope that you will weigh heavily the desires of the residents of this area when considering this rezoning request. Please do not support or vote in favor of changing the current zoning if 5504 Wildwood Dr. from it current residential zoning.

Thank you.

Robert & Kelly Bickett
5528 Wildwood Dr
Rapid City, SD 57702

342-1848 home
391-1464 cell

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RWB

12CA001-12RZ001

From: Jerry Johnson [mailto:jkjohn777@hotmail.com]

Sent: Thursday, February 16, 2012 8:33 AM

To: Kooiker Sam; Brown Gary; Laurenti Steve; Davis Dave; Mason Jordan; Petersen Bonny; Doyle Charity; ritchie.nordstom@rcgov.org; Wright Jerry; Roberts John; Sasso Ron; Randa Johnson

Subject: Rezoning 5504 Wildwood

This email is in regards to the proposed rezoning of the property located at 5504 Wildwood.

We are requesting your support in opposing this action by voting to deny the rezoning request. Our property is less than a block from the stated rezoning request and would be negatively impacted both in value and living quality.

As I am sure you are aware, the Sundbys also own two parcels of property directly south of the intersection. These extend a half block into the residential area and only one house away from ours. If the zoning was to be changed at 5504 Wildwood, rezoning requests would certainly be forthcoming on the other two parcels.

The Sundbys have laid out fancy plans for an office remodel. If the zoning was approved, what would stop them from throwing the plans in the garbage and selling the property to the highest bidder. Along with the other two parcels, money would be made but the neighborhood would be ruined.

Also, the intersection there is busy enough without adding additional commercial traffic from the west.

Please vote to deny the rezoning.

Thank you,

Jerry & Randa Johnson
5527 Wildwood

12CA001-12RZ001

From: rick [mailto:rmeek@rushmore.com]
Sent: Thursday, February 16, 2012 12:43 PM
To: Kooiker Sam
Cc: Brown Gary; Doyle Charity; Laurenti Steve; Ritchie.nordstom@rcgov.org
<Ritchie.nordstom@rcgov.org>; Davis Dave; Wright Jerry; Jordon.mason@rcgov.org
<Jordon.mason@rcgov.org>; Roberts John; Petersen Bonny; Sasso Ron
Subject: rezoning request.

GALEN MEEK
5850 WILDWOOD DR.
RAPID CITY SD. 57702
605-342-6965

February 16, 2012

HONORABLE MAYOR SAM KOOIKER
3006TH STREET
RAPID CITY ,SD. 57701
DEAR HONORABLE MAYOR SAM KOOIKER,

I AM WRITING IN REGARDS TO THE PROPOSED REZONING CHANGE OF 5504 WILDWOOD DR. TO OFFICE
COMMERICAL.

I WOULD ASK THAT THE ZONING IN THIS RESIDENTIAL NEIGHBORHOOD REMAIN RESIDENTIAL AS WELL
AS ALL OF THE WEST SIDE OF SHERIDAN LAKE ROAD.

THE PROPOSED REZONING WOULD DEVALUE PROPERTY , ADD MORE TRAFFIC CONGESTION TO THE
INTERSECTION AS WELL AS THE WILDWOOD DEVELOPMENT.

ONCE REZONING IS PERMITTED IT IS ALMOST IMPOSSIBLE TO CONTROLL FUTURE COMMERICAL
DEVELOPMENT IN RESIDENTIAL AREAS.

AS A RESIDENT OF WILDWOOD, I'M ADAMANTLY OPPOSED TO THE PROPOSED CHANGE FOR THIS
RESIDENTIAL AREA.

PLEASE DENY SUNDBY'S REQUEST.

THANK YOU FOR YOUR ASSISTANCE.

SINCERELY

GALEN MEEK
MARGARET MEEK

*Doug and Jane Kading
5544 Wildwood Drive
Rapid City, SD 57702
348-1363 office 341-1852 home*

Dear Mr. Mayor and Council Members

We are writing this letter to voice our opposition to the rezoning of the property located at 5504 Wildwood Drive. There are many reasons for our opposition. This property was purchased with full knowledge of the current zoning and therefore the problem in renting it is not valid. We Wildwood and Una Del residents already have a major problem in making a turn onto Sheridan Lake Rd to the north, in the morning; maybe one car can make a legal left turn onto Sheridan Lake Rd. I have discussed this problem with members of the former Council and have seen no results, but that is another issue. We are sure that the access to this property, if rezoned, would have to be off Wildwood Drive because of the proximity to the intersection of Sheridan Lake Rd and Wildwood/Catron Blvd. This will only aggravate our traffic situation. If you permit this spot rezoning you will be dealing with the same issue all the way to Jackson Blvd. We think it is wise to retain Sheridan Lake Rd as a buffer between residential neighborhoods and commercial property.

We hereby request your support of the decision of the Statutory Planning Committee to deny this and future rezoning requests for this property and others on the west side of Sheridan Lake Rd.

Respectfully Submitted,

*Doug Kading
Jane Kading*

12CA001-12RZ001

GALEN MEEK
5850 WILDWOOD DR.
RAPID CITY SD. 57702
606-342-6965

February 16, 2012
HONORABLE MAYOR SAM KOOIKER
3006TH STREET
RAPID CITY ,SD. 57701

DEAR HONORABLE MAYOR SAM KOOIKER,

MARGARET MEEK

I AM WRITING IN REGARDS TO THE PROPOSED REZONING CHANGE OF 5504 WILDWOOD DR. TO OFFICE
COMMERICAL.

I WOULD ASK THAT THE ZONING IN THIS RESIDENTIAL NEIGHBORHOOD REMAIN RESIDENTIAL AS WELL AS ALL OF THE
WEST SIDE OF SHERIDAN LAKE ROAD.

THE PROPOSED REZONING WOULD DEVALUE PROPERTY , ADD MORE TRAFFIC CONGESTION TO THE INTERSECTION AS
WELL AS THE WILDWOOD DEVELOPMENT.

ONCE REZONING IS PERMITTED IT IS ALMOST IMPOSSIBLE TO CONTROLL FUTURE COMMERICAL DEVELOPMENT IN
RESIDENTIAL AREAS.

AS A RESIDENT OF WILDWOOD, I'M ADAMANTLY OPOSED TO THE PROPOSED CHANGE FOR THIS RESIDENTIAL AREA.
PLEASE DENY SUNDBY'S REQUEST.

THANK YOU FOR YOUR ASSISTANCE.

SINCERELY

GALEN MEEK

12CA001-12RZ001

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

Sent: Thursday, February 16, 2012 4:29 PM

To: Brown Gary; Laurenti Steve; Davis Dave; Mason Jordan; Petersen Bonny; Kooiker Sam; Doyle Charity; ritchie.nordstom@rcgov.org; Wright Jerry; Roberts John; Sasso Ron

Subject: Wildwood development

Dear mayor and councilmen:

Please vote in favor of not re-zoning the property on the corner of Sheridan lake road and Wildwood. It will greatly decrease the value of the homeowners houses in the development and may and will probably at some point in time lead to more zoning changes and more businesses moving in to the development and our house prices decreasing even more. It will also have a negative effect on the atmosphere here in the neighborhood and disrupt the peaceful, quiet life style that the people here enjoy so much. Please once again vote in favor of not re-zoning it. Thank you Ian Reuter Sent via BlackBerry by AT&T

12CA001-12RZ001

From: Deanne Farrar [mailto:deanefarrar@rap.midco.net]

Sent: Friday, February 17, 2012 3:13 PM

To: Kooiker Sam

Subject: 5504 Wildwood Drive rezone request PLEASE DENY REQUEST

Please deny the request to change the zoning for 5504 Wildwood Drive from residential to commercial.

First, 5504 Wildwood Drive property owners have never lived in the house as a residential house. They have always maintained it as a rental since the previous residential owners sold it through a bankruptcy sale. The sale to current owners occurred well after Catron Boulevard was built and the traffic level increased. Thus it seems disingenuous of the current owners to say their property value has decreased as a result of increased traffic flow.

Second, there are commercial spaces across the street to the east both north and south of Catron Boulevard, which are still available for lease and have been unleased for several years. The commercial area seems quite large and doesn't need to be increased now.

Third, many of the homes along Sheridan Lake Road were built after the expansion of Catron Boulevard and increased traffic flow. Many of these homes were built directly on the street. This certainly seems to indicate that the homeowner did not see the expansion of traffic flow as a major reason not to build and establish their residence in this area. In addition, the sales of homes along Sheridan Lake Road in this area are minimal and time on the market is minimal, indicating again that people are not adversely affected by the traffic flow.

Changing the zoning now will surely mean a change for the entire corner within a few years and yet the commercial area across the street is not fully utilized.

Those of us that live in the neighborhood want to keep the area suitable for residential use to keep it looking lovely and nice to live by.

Thank you,

Deanne Farrar

6260 Chokecherry Lane (off Wildwood Drive)

390.6805

12CA001-12RZ001

From: Daneen Jacquot [mailto:daneenjacquot@yahoo.com]

Sent: Friday, February 17, 2012 3:11 PM

To: Brown Gary; Laurenti Steve; Davis Dave; Mason Jordan; Petersen Bonny; Kooiker Sam; Doyle Charity; ritchie.nordstrom@rcgov.org; Nordstrom Ritchie; Wright Jerry; Roberts John; Sasso Ron

Subject: Letter of opposition to change a residential lot to commercial on Wildwood

Attention Common Council,

Please see attached letter

We are VERY opposed to this lot being changed from residential to commercial.

Their pictures of the potential office mean nothing to us because there is no one to monitor what gets built there if it were to get rezoned.

We were informed that if they did succeed in getting it rezoned, they could put any type of building or even change businesses if they chose to.

Not to mention, turn the westside of Sheridan Lk Rd into a strip mall since they own more homes next to this one

Thank you

Steve Kulmala and Daneen Jacquot-Kulmala

Daneen Jacquot
Owner/Broker
South Dakota Real Estate Company
1211 Mount Rushmore Rd
Rapid City SD 57701
Cell 605-484-7832
Office 605-342-1810
Toll free 1-888-836-1947
Fax 605-342-8036
daneenjacquot.net

12CA001-12RZ001

From: Bob & Debby Jensen [mailto:rvdjj@midco.net]

Sent: Friday, February 17, 2012 4:59 PM

To: Davis Dave; Wright Jerry

Cc: Brown Gary; Doyle Charity; Laurenti Steve; Ritchie.norstrom@rcgov.org; Mason Jordan; Roberts John; Bonny.peterson@rcgov.org; Sasso Ron; Kooiker Sam

Subject: Proposed Re-zoning of 5504 Wildwood Dr.

Dear Mr. Davis and Mr. Wright,

I'm writing to you regarding the proposed change in zoning at 5504 Wildwood Drive. I am **STRONGLY OPPOSED** to changing this area into commercial zoning. **PLEASE DO NOT** allow this proposed change to occur. Commercial development should remain on the east side of Sheridan Lake Road. There is plenty of room and opportunity for commercial development on the eastside of Sheridan Lake Road.

I have lived at my present residence of 5550 Una Del Drive now for 20 years. My property would be exposed to this proposed commercial development. I strongly believe this would have a negative impact on my property value. The Una Del Acres/Wildwood Neighborhood is a very beautiful and unique setting in Rapid City. Allowing commercial development in this pristine neighborhood would cause decline and eventually destroy this very desirable neighborhood. I believe it is important to preserve our residential neighborhood. I **DO NOT** want commercial property impacting the value and beauty of my home and property.

I also believe traffic and congestion will become major issues in my neighborhood. I will no longer feel safe walking in the neighborhood because of increased traffic. I'm also concerned about the signage, change in lighting and of course the trash issues that follow commercial properties.

I again strongly urge you to vote against the re-zoning request at 5504 Wildwood Drive. Please help to preserve the beauty and integrity of Una Del Acres/Wildwood Neighborhood.

Thank-you for your time and attention.

Sincerely,

Leuella Lee
5550 Una Del Drive
Rapid City, SD

12CA001-12RZ001

5850 Una Del Drive
Rapid City, SD 57702
February 17, 2012

Honorable Mayo Sam Kooiker,

I am writing in **SUPPORT of rezoning the property at 5504 Wildwood** to be office commercial.

A proposed real estate office on this property would **improve** the neighborhood and be an asset because:

1. One constant tenant instead of a number of renters for short periods of time
2. Tenants that will work with others in neighborhood.
3. No overnight parking of 4-5 vehicles in driveway and elsewhere on property
4. Less or the same amount of traffic in and out of that property
5. No loud parties and other troublesome activities on property
6. Proposed building renovation are improvements that look great
7. Changes (see above) could improve property values, not decrease them

I do **not** agree with the statements of the Wildwood Association. We are **not** part of this association and it does **not** speak for us. Our property on Una Del Drive (and most property on Una Del Drive & Sheridan Lake Rd east of Wildwood Development) is not part of the Wildwood Development, but is part of Una Del Acres which had a covenant that has since expired. Una Del Acres developed before Wildwood and includes older homes built in the late 1960s, 1970s. Una Del Acres property, not just the property on Sheridan Lake Road, is the 'buffer between Wildwood and the businesses on the east side of Sheridan Lake Road'. Putting businesses on the west side of Sheridan Lk Rd would **not** do away with all of this buffer.

The Wildwood Association wants to block this rezoning because they fear further rezoning will be requested for properties on Sheridan Lake Road. This is denying something based on what 'might' happen, **not on the merits of the current request.**

1. Current owners have indicated (and will do so in writing) they will not seek rezoning of other property at this time. If they do in the future, they would seek neighborhood input and go through the city process.
2. The house at 5504 Wildwood has **unique** problems being so close to streets & intersection because of the widening of Sheridan Lake Road and Wildwood Drive, and the relocation of Wildwood Drive north of where it had been constructed. Wildwood Drive was relocated in the area of this house and other houses west of it, when the street was widened to construct turn lane and put in curb/gutter & water/sewer lines. It was found that the street was not built in the correct place according to survey markers. This property appeared to lose land and several large trees in front of it did have to be removed. These street changes brought the house closer to both streets and intersection. This has contributed to the lights and noise which makes it difficult to rent. Other houses which these people own to the south of Wildwood, on Sheridan Lake Road, do not have this unique problem.

Thank you for your attention.
Mary E Repp

2/16/12

Mayor Sam Kooiker:
300 6th St
RC, SD 57701

RECEIVED

FEB 17 2012

MAYOR'S OFFICE

Dear Sam:

As a resident and homeowner in the Wildwood subdivision, I highly oppose the application to rezone a piece of residential property to office commercial located at 5504 Wildwood Drive, in Rapid City, and I also support the Statutory Planning Committees 7-2 vote denying the application on February 9th.

My opposition is based on the following:

1. Wildwood is a low-density residential community with restrictive covenants that are designed to protect the quiet, low density residential environment.
2. Sheridan Lake Rd is a natural barrier to significant commercial zoning along the east side
3. Spot zoning will lead to the destruction of the quality of life in the Wildwood subdivision. Once spot zoning is permitted, I am concerned the Sundby's or other investors will seek to rezone other pieces of property they already own just across the street from the property at 5504 Wildwood Dr.
4. Commercial development on the west side of Sheridan Lake Rd is not necessary.

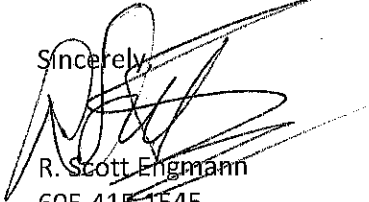
This application for rezoning was met with significant opposition when they attempted to rezone previously, for many of these same reasons.

I believe the Sundby's, et al are savvy investors, having been in Real Estate for decades, and they fully understand the zoning limits to a residential designation.

There are many other commercial office spaces available, some literally across Sheridan Lake Rd from their proposed office site. My recommendation is that they relocate their business to any of the existing commercial spaces for lease across Sheridan Lake Rd.

Please do not hesitate to contact me with any questions on this matter.

Sincerely,



R. Scott Engmann
605.415.1545
sengmann@gmail.com
5508 Sunburst Dr
Rapid City, SD 57702

RECEIVED
FEB 16 2012
LAW OFFICE

6080 Alpine Ct.
Rapid City, SD 57702

February 15, 2012

Mayor Sam Kooiker
300 6th Street
Rapid City, SD 57701


Dear Mr. Kooiker:


It has come to our attention that application has been made to rezone property at 5504 Wildwood Drive from Low Density Residential to Office Commercial. As home owners in Wildwood, we oppose rezoning the property in question because once one property is rezoned then it becomes much easier to rezone adjacent properties.

Home owners in Wildwood take pride in their homes and enjoy a quality of life with the wildlife and the beauty of the natural surroundings. Our concern is that rezoning property on the west side of Sheridan Lake Road to Commercial will ultimately impact on the unique neighborhood we now enjoy. To our knowledge, the only property besides residential on the west side of Sheridan Lake Road from Jackson Blvd. to the city limits is Arrowhead Country Club, Calvary Lutheran Church and Crossroads Wesleyan Church.

We respectfully request that you follow the recommendation of the Rapid City Statutory Planning Commission and deny the rezoning application.

Thank you for your thoughtful consideration.


Gary C. Stormo


Bonnie R. Stormo

12CA001-12RZ001

From: Janet Gundersen-Powers [mailto:jgp@rap.midco.net]

Sent: Monday, February 20, 2012 9:26 AM

To: Kooiker Sam

Subject: Oppose the rezoning of 5504 Wildwood Drive

I am Janet Gundersen-Powers. I have lived at 6260 Chokecherry Lane for 29 years. I strongly oppose the rezoning of the 5504 Wildwood Drive. It is essential that this property not be rezoned. It will be the starting point that will allow the loss of a lovely private residential community.

There is plenty of commercial property on the east side of Sheridan Lake Drive. It is important to remember that this property has been on a main road since its inception. There are many homes very close to the road including new properties that are being built (SMART Homes) even closer to the road just down the street. The Sunby's knew what they were purchasing at the time. They own land across the street, which they will want to rezone eventually. Allowing this property to be rezoned will allow eventual rezoning of other property so that eventually more businesses will be on the west side of Sheridan Lake Road. Allowing this change begins the encroachment on an old well established residential area. Many of us older residents can not afford and don't want to relocate. Please leave our quiet neighborhood the way it is and should be.

Please oppose this rezoning

Thank you

Janet Gundersen-Powers & Randy Powers

12CA001-12RZ001

From: Deanne Farrar [mailto:deanefarrar@rap.midco.net]

Sent: Friday, February 17, 2012 3:13 PM

To: Kooiker Sam

Subject: 5504 Wildwood Drive rezone request PLEASE DENY REQUEST

Please deny the request to change the zoning for 5504 Wildwood Drive from residential to commercial.

First, 5504 Wildwood Drive property owners have never lived in the house as a residential house. They have always maintained it as a rental since the previous residential owners sold it through a bankruptcy sale. The sale to current owners occurred well after Catron Boulevard was built and the traffic level increased. Thus it seems disingenuous of the current owners to say their property value has decreased as a result of increased traffic flow.

Second, there are commercial spaces across the street to the east both north and south of Catron Boulevard, which are still available for lease and have been unleased for several years. The commercial area seems quite large and doesn't need to be increased now.

Third, many of the homes along Sheridan Lake Road were built after the expansion of Catron Boulevard and increased traffic flow. Many of these homes were built directly on the street. This certainly seems to indicate that the homeowner did not see the expansion of traffic flow as a major reason not to build and establish their residence in this area. In addition, the sales of homes along Sheridan Lake Road in this area are minimal and time on the market is minimal, indicating again that people are not adversely affected by the traffic flow.

Changing the zoning now will surely mean a change for the entire corner within a few years and yet the commercial area across the street is not fully utilized.

Those of us that live in the neighborhood want to keep the area suitable for residential use to keep it looking lovely and nice to live by.

Thank you,

Deanne Farrar

6260 Chokecherry Lane (off Wildwood Drive)

390.6805

12CA001-12RZ001

From: Bob & Debby Jensen [mailto:rvdjj@midco.net]

Sent: Friday, February 17, 2012 4:59 PM

To: Davis Dave; Wright Jerry

Cc: Brown Gary; Doyle Charity; Laurenti Steve; Ritchie.norstrom@rcgov.org; Mason Jordan; Roberts John; Bonny.peterson@rcgov.org; Sasso Ron; Kooiker Sam

Subject: Proposed Re-zoning of 5504 Wildwood Dr.

Dear Mr. Davis and Mr. Wright,

I'm writing to you regarding the proposed change in zoning at 5504 Wildwood Drive. I am **STRONGLY OPPOSED** to changing this area into commercial zoning. **PLEASE DO NOT** allow this proposed change to occur. Commercial development should remain on the east side of Sheridan Lake Road. There is plenty of room and opportunity for commercial development on the eastside of Sheridan Lake Road.

I have lived at my present residence of 5550 Una Del Drive now for 20 years. My property would be exposed to this proposed commercial development. I strongly believe this would have a negative impact on my property value. The Una Del Acres/Wildwood Neighborhood is a very beautiful and unique setting in Rapid City. Allowing commercial development in this pristine neighborhood would cause decline and eventually destroy this very desirable neighborhood. I believe it is important to preserve our residential neighborhood. I **DO NOT** want commercial property impacting the value and beauty of my home and property.

I also believe traffic and congestion will become major issues in my neighborhood. I will no longer feel safe walking in the neighborhood because of increased traffic. I'm also concerned about the signage, change in lighting and of course the trash issues that follow commercial properties.

I again strongly urge you to vote against the re-zoning request at 5504 Wildwood Drive. Please help to preserve the beauty and integrity of Una Del Acres/Wildwood Neighborhood.

Thank-you for your time and attention.

Sincerely,

Leuella Lee
5550 Una Del Drive
Rapid City, SD

12CA001-12RZ001

From: Daneen Jacquot [mailto:daneenjacquot@yahoo.com]

Sent: Friday, February 17, 2012 3:11 PM

To: Brown Gary; Laurenti Steve; Davis Dave; Mason Jordan; Petersen Bonny; Kooiker Sam; Doyle Charity; ritchie.nordstom@rcgov.org; Nordstrom Ritchie; Wright Jerry; Roberts John; Sasso Ron

Subject: Letter of opposition to change a residential lot to commercial on Wildwood

Attention Common Council,

Please see attached letter

We are VERY opposed to this lot being changed from residential to commercial.

Their pictures of the potential office mean nothing to us because there is no one to monitor what gets built there if it were to get rezoned.

We were informed that if they did succeed in getting it rezoned, they could put any type of building or even change businesses if they chose to.

Not to mention, turn the westside of Sheridan Lk Rd into a strip mall since they own more homes next to this one

Thank you

Steve Kulmala and Daneen Jacquot-Kulmala

Daneen Jacquot
Owner/Broker
South Dakota Real Estate Company
1211 Mount Rushmore Rd
Rapid City SD 57701
Cell 605-484-7832
Office 605-342-1810
Toll free 1-888-836-1947
Fax 605-342-8036
daneenjacquot.net

12CA001-12RZ001

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

Sent: Monday, February 20, 2012 9:39 AM

To: Kooiker Sam

Cc: Davis Dave; Brown Gary; Laurenti Steve; Mason Jordan; Bonny.petersen@rcgov.ord; Doyle Charity; Nordstrom Ritchie; Wright Jerry; Roberts John; Sasso Ron

Subject: Re: Re-zoning at 5504 Wildwood Dr. from Residential to Office commercial-OBJECT

We, Phyllis & Jim Shields, are writing to you, Mayor Kooiker, Dave Davis and the Rapid City Common Council, to voice our total objection to a change to the zoning at 5504 Wildwood Drive. We have lived in Wildwood Sub-Division for over 27 years as have many of our neighbors. We should have the right to expect our neighbors and us to keep these areas RESIDENTIAL!

The Sundby's have tried this in the past and were DENIED. We are sure that is why they bought this property as well as 2 more lots to the South of Wildwood Dr. along Sheridan Lake Road.

Our oldest daughter graduated with Sundby's son and talked to him at the time when they were proposing to build a restaurant down along Sheridan Lake Road and said to her "your folk's would love to have a restaurant there, wouldn't they?" Of course we would not!!!!

I'm sure you can deduce from that conversation alone that commercial re-zoning was ALWAYS in their minds when they purchased those properties NOT just to own rentals.

There are NO commercial enterprises along Sheridan Lake Rd. on the WEST SIDE of that road from Jackson Blvd south to Catron Blvd and beyond and we want it to stay that way.

The Sundbys have owned those lots for years and we have seen many renters there over the years. As good business people and as successful as they have been, they do NOT need to infringe on the West Side of Sheridan Lake road nor Wildwood Drive.

We hope and pray that you will continue to leave this area and lots as low-density residential. PLEASE DO THE RIGHT THING!

Thank you for your time and attention to this matter.

Phyllis and Jim Shields
5975 Vanishing Trail Ct.
Rapid City, SD 57702

12CA001-12RZ001

From: [Mark Lemery](#)

Sent: Monday, February 20, 2012 6:38 AM

To: info@sunbee.com

Subject: 5504 Wildwood

To whom it my concern,

This email is in reference to the proposed office for the above referenced address. As a home owner (4961 Sheridan Lake Road) near this property I am not opposed to this property being rezoned as requested. Please contact me if you have any questions.

Sincerely,

Mark Lemery

12CA001-12RZ001

From: [Mark Lemery](#)

Sent: Monday, February 20, 2012 6:38 AM

To: info@sunbee.com

Subject: 5504 Wildwood

From: Gerald Grellet-Tinner [mailto:frumsen@gmail.com]

Sent: Monday, February 20, 2012 3:55 PM

To: Brown Gary; Laurenti Steve; Davis Dave; Mason Jordan; Petersen Bonny; Doyle Charity; ritchie.nordstom@rcgov.org; Wright Jerry; Roberts John; Sasso Ron; Kooiker Sam

Subject: Wildwood drive ezoning

Dear Council Members and Mayor,

As (6119) Wildwood drive residents, we received several mails from both the Wildwood Association and Conti's, regarding the putative rezoning of the property located at 5504 Wildwood drive.

As a researcher and my wife a professor, we are not knowledgeable in respect to rezoning processes and laws. Therefore, we offer our opinion as such:

My wife (A. Higa) and I (Dr. Grellet-Tinner) would have no objection to rezone the above-mentioned property if and only if it is for:

- 1) replacing the present dwelling by a real estate office
- 2) the latter as designed and 3) as proposed in the Conti's mails.

However, if the 3 above-mentioned restrictions/contingencies cannot be enforced with a putative rezoning resolution, I am afraid that my wife and I will vote against rezoning this property.

Regards

Gerald

--

G. Grellet-Tinner, PhD

Associate Researcher at The Field Museum, Chicago

Associate Researcher at the Journey Museum, Rapid City

Investigador Correspondiente of CONICET, Argentina

February 6, 2012

Robert Laroco, City Planner
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

Dear Mr. Laroco:

I am writing to voice my objections to the request for zoning change from low density residential to office commercial for the property located at 5504 Wildwood Drive in Rapid City. We live in the Wildwood Subdivision at 5725 Treeline Court. The zoning change would mean an unwanted and unnecessary encroachment of commercial development into this quiet neighborhood.

In January, the Sundbys sent a letter to many of the homeowners in Wildwood, seeking support for the requested zoning change. It is my understanding that some of the reasons for the request are that the traffic on Sheridan Lake Road makes it difficult to find renters for the house, and has thus devalued the property. However, when they bought the property, the owners must have known that the intersection was and would continue to be busy – particularly since the east side of Sheridan Lake Road was being zoned and developed as commercial property. It is my feeling that this residential property was originally purchased with the hope that it would be rezoned to commercial, but also with the risk that it would not.

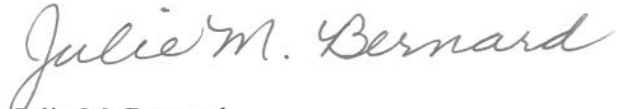
Adding commercial property to this already congested corner will only add to the congestion. I have personally witnessed occasions when the Lutheran Church hosts special events and the overflow cars park up and down both sides of Wildwood Drive. In addition to making Wildwood Drive much narrower for the through traffic, people walk in the street to and from the church because there are no sidewalks. Adding a commercial building on this corner would make such a situation more dangerous for both the pedestrians and the motorists, particularly because cars from the proposed commercial lot would be discharging very close to the intersection.

I also note that the east side of Sheridan Lake Road is not yet fully developed with commercial space. Currently there are vacant office spaces near this intersection. I assume that the east side will eventually be developed to its full density. When that happens, the intersection will be even more congested than it is now.

It appears that, except for two churches and the Country Club, the entire west side of Sheridan Lake Road from Jackson Boulevard to Red Rock is residential only. I request that the west side of Sheridan Lake Road in Wildwood also be preserved at its current low density residential use.

Thank you for your attention to this matter. Please feel free to call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Julie M. Bernard". The signature is written in black ink and is positioned above the typed name and address.

Julie M. Bernard
5725 Treeline Court
Rapid City, SD 57702
721-8833

cc: Planning Commission Members
via e-mail

Sam Kosiker
300 6th Street
RC, SD 57701

Dear Mayor Kosiker,

I am writing concerning the request made by John Sundby and Robert Sundby to rezone a property they own, Lot 1 of Una Del Acres No. 2, physical address is 5504 Wildwood Drive.

I am strongly opposed to the change in land use designation. To change this lot from low density Residential to office commercial would greatly reduce the value of every home in the Wildwood and Una Del area.

This would also open the door for other rezoning requests, not only from them but from others.

We need your help to see that this request is denied - Thank you!

Sincerely,
Elizabeth V. Humphreys
5512 Sunburst Drive
RC, SD 57702

341-0843

Kathy Sundby

From: "Darrell J./Tamela J.Rinehart" <dtjzhappy@yahoo.com>
Date: Tuesday, February 21, 2012 11:18 AM
To: "Kathy Sundby" <kathy@sunbee.com>
Subject: wildwood

To Whom It May Concern,

We own property at 5755 Sheridan Lake Road. We are not opposed to the re-zoning of property at 5504 Wildwood to commercial property. We feel it would help with property values in the neighborhood.

Darrell and Tamela Rinehart
5575 Sheridan Lake Road

From: cthaas1@netzero.net [mailto:cthaas1@netzero.net]
Sent: Tuesday, February 21, 2012 11:17 AM
To: Kooiker Sam
Subject: Objection to rezoning 5504 Wildwood Drive

Dear Mayor Sam Kooiker,

I am writing this letter on behalf of my wife Tara Haas and myself who live at 5715 Treeline Court in the Wildwood Subdivision of Rapid City. My wife and I oppose the application by John and Kathy Sundby, Bobby Sundby and Kibbie Conti (applicants) to rezone property located at 5504 Wildwood Drive, Rapid City, South Dakota, situated on the North West corner of Sheridan Lake Drive and Wildwood Drive from low density residential to office commercial.

It is our concern that allowing intrusion of business activity into the neighborhood would have an adverse and negative impact on the value of our home along with an adverse effect on the desirability and quality of living in the area.

Thank you for your consideration in this matter.

Sincerely,

Christopher and Tara Haas

From: Les Thiel [mailto:lesthiel@yahoo.com]

Sent: Tuesday, February 21, 2012 11:52 AM

To: Brown Gary; Doyle Charity; Laurenti Steve; Ritchie.nordston@rcgov.org; Davis Dave; Wright Jerry; Mason Jordan; Roberts John; Petersen Bonny; Sasso Ron; Kooiker Sam

Subject: Re-Zoning 5504 Wildwood Drive

Mr. Mayor/Common Council Members:

This e-mail is sent to express our opposition to the Re-zoning of the property located at 5504 Wildwood Drive which will be considered in tonight's meeting of the Common Council.

To us, this appears to be a thinly-veiled attempt by Professional Real Estate people to get their "foot in the door" by converting this one residential property on the west side of Sheridan Lake Road from residential to office commercial which could then lead to a wholesale conversion of the entire west side.

The justification given to support this application doesn't "hold water". In their planning committee presentation, the Sundby's quoted something like a 12% de-valuation of the property from 2002 to 2006, but that is when they purchased the property at the "de-valued" cost. They also stated it was difficult to rent the property but to our knowledge from passing by the exterior there were no improvements made to "de-valued" property to enhance it's "rent-tability" and from friends who looked at the property to try to rent it, it was over-priced for the market. The Sundbys also stated during the planning committee meeting Feb. 9th that "all" the adjacent properties agreed to their plan. There is only one adjacent property to their proposal, next door, and the properties across Wildwood Drive from their proposal are already owned by them.

Another consideration which should be made is the traffic flow along Sheridan Lake Road if the west side were to turn commercial. The street design is not set up with the turn lanes to handle turning west but is designed to accomodate flow into the developments on the east side.

On a more personal note, we are Rapid City people and in order to make a living and provide for our family, lived and worked overseas on and off for over 20 years. The Wildwood neighborhood has always been our goal, the area we wanted to be able to live in on our return to Rapid and we found our home here over 6 years ago after retirement. This is our neighborhood and we want it to remain the same as it is now, not office commercial.

We request you follow the Planning Commission's recommendation and deny this application for re-zoning.

Les & Lee Thiel

5669 Shadow Court (Wildwood Development)

Rapid City, SD, 57702

Phone: (605) 342-9264