

January 18, 2019

Mayor Allender and Members of the Common Council  
City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

RE: Variance From The Requirement to Install Sidewalks

Project Location: 2507 East St. Patrick Street  
Lot A of Blocks 3 and 4 of Rapid Valley Subdivision  
Owner: Highland Properties LLC  
Chad Enger (Member) [Chad@BHExteriors.com](mailto:Chad@BHExteriors.com) (p) 605-430-3809  
Trevor Schmidt (Member) [Trevor@BHExteriors.com](mailto:Trevor@BHExteriors.com) (p) 605-593-3358

Mayor Allender and Council Members:

We are Chad Enger and Trevor Schmidt (Highland Properties LLC) and together we own and operate Black Hills Exteriors. We recently purchased the property located at 2507 East St. Patrick Street and as allowed for by Section 12.08.060 C of the Rapid City Municipal Code, we are submitting this Variance request to waive the requirement to install sidewalks on the adjoining East St. Patrick Street and Sedivy Lane as required for a building permit and Planned Development Amendment.

This property currently consists of existing commercial office and cold storage buildings located on a 3.14 acre parcel at the southeast corner of the intersection of East St. Patrick Street and Sedivy Lane.

This property was originally platted and developed (residentially) in 1952 and was located outside the municipal limits of Rapid City. With subsequent development and annexation along the St. Patrick Street corridor, this property and the adjoining properties to the north and west have developed commercially and industrially. This particular property has re-developed several times in the past 15 years and has been vacant for periods of that time as well. No public sidewalk was constructed during any of the previous occupations and uses on this property and there is no connecting sidewalk to the north or east.

We have purchased this property to relocate our business to an accessible location that will accommodate our growing needs. Part of our business plans for re-development of this property include removal of portions of the existing building and replacing it with a new structure that will provide better office and cold storage areas. The permits required for construction as well as the Amendment to the Planned Development will trigger the requirement for installation of 758 feet of sidewalk at an estimated cost of \$30,000. Our budget for the building addition and renovations does not cover this additional significant expense.

We respectfully ask for your support our re-development of this property and our request to waive sidewalk installation at 2507 East St. Patrick Street.

Sincerely,  
HIGHLAND PROPERTIES, LLC and  
BLACK HILLS EXTERIORS

Chad Enger



Trevor Schmidt

