



April 5, 2024

Dan Kools
City of Rapid City
300 6th Street
Rapid City, SD 57701

RE: **Sidewalk Variance**
 Proposed Expansion to Northern Truck
 3505 Edwards Street
 Rapid City, SD

Dear Mr. Kools:

On behalf of Wartenbee Family Limited Partnership this shall serve as a request for a Variance to the Requirements to construct sidewalk along Edwards Streets related to the referenced project.

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

The following information is provided per the City requirements for the request.

Name of Person Requesting Variance:

Jerry Foster, FMG Engineering, on behalf of:
Dean Wartenbee
General Partner of Wartenbee Family Limit Partnership (Property Owner)
605-543-5206
Email: dean@ntecorp.com

Type of Permit Requiring Sidewalk:

Commercial Building Permit for new cold storage building.

Adjacent Street Requiring Sidewalk:

Edwards Street

Justification:

Construction of the sidewalk is physically impossible as follows:

- There is no curb and gutter along Edwards Street.
- The street borrow ditch inslope begins immediately at the pavement edge. This slope prevents construction of the sidewalk along the pavement.
- The outside edge of the borrow ditch bottom is near the property line and the ditch backslope actually extends into the property. These issues prevent sidewalk construction anywhere between the pavement and property line.

Distance to Nearest Sidewalk:

The nearest sidewalk is on the south side of Eglin Street approximately 800 feet to the west of this property.

Attachments:

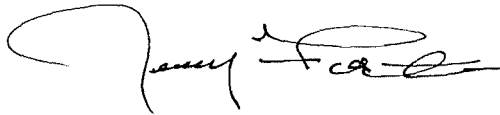
The following items are attached as additional information for this request.

1. Variance Request Letter from Property Owner.
2. Vicinity Map
3. GIS Parcel Report
4. Preliminary Engineering Drawing showing existing site topography and proposed new cold storage building.

Please give me a call if you have any questions.

Sincerely,

FMG Engineering

A handwritten signature in black ink, appearing to read "Jerry D. Foster". The signature is fluid and cursive, with a large initial "J" and a distinct "F".

Jerry D. Foster P.E.

Enclosures

CC: Wartenbee Family Limited Partnership

April 3, 2024

Dan Kools
City of Rapid City
300 6th Street
Rapid City, SD 57701

RE: **Sidewalk Variance**
 Proposed Expansion to Northern Truck
 3505 Edwards Street
 Rapid City, SD

Dear Mr. Kools:

This shall serve as a request for a Variance to Not Construct Public Sidewalk at our referenced facility. The proposed project consists of construction of a Cold Storage Building at the rear of our existing facility. A preliminary Layout Plan as prepared by FMG is attached. A vicinity map and a parcel map from the City GIS system are also attached for location reference.

It is our opinion that construction of the sidewalk is physically impossible with current roadway conditions as follows.

- There is no curb and gutter along Edwards Street.
- The borrow ditch inslope begins immediately at the pavement edge. This prevents construction of the sidewalk along the pavement.
- The outside edge of the ditch bottom is near the property line and the ditch backslope extends into the property. Both of these issues prevent sidewalk construction anywhere between the pavement and property line.

It is noted that a sidewalk variance was granted by the City Council at this same location for our main building expansion project in September 2017.

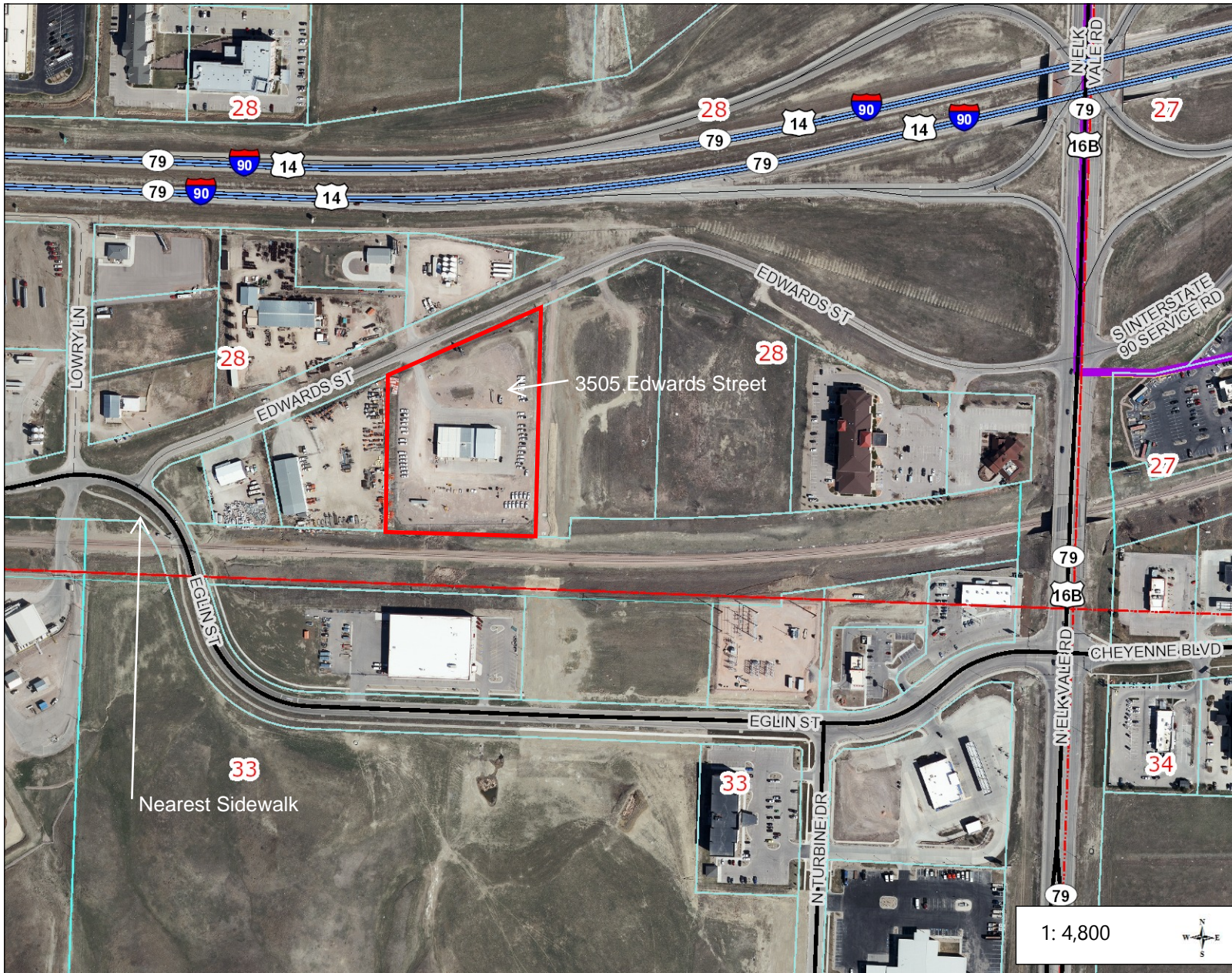
Please give me a call if you have any questions.

Sincerely,

Wartenbee Family Limited Partnership



Dean Wartenbee *GENERAL PARTNER*



Legend

Roads

- Interstate
- US highway
- SD highway
- County highway
- Main road
- Minor arterial
- Collector
- Ramp
- Paved road
- Unpaved road
- Unimproved road
- Trail
- Airport Runway
- Not yet coded

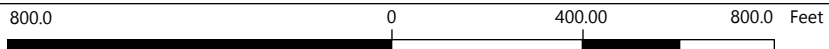
Section Lines 0-25k

Tax Parcels

Lot Lines

- <Null>
- Lot Line
- Parcel Line

1: 4,800



Map Notes:

VICINITY MAP

Rapid City-Pennington County Parcel Report

Parcel ID: 2128452002

Report generated 3/19/2024 9:03:29 AM



Parcel location within Pennington County



Parcel highlighted in blue

Parcel Information

PIN: 2128452002

Tax ID: 3796

Owner Last Name: WARTENBEE FAMILY
LTD

Owner First Name:

Mailing Address: PO BOX 563

Mailing City/State: SIOUX FALLS

SD

Zip Code: 57101-0563

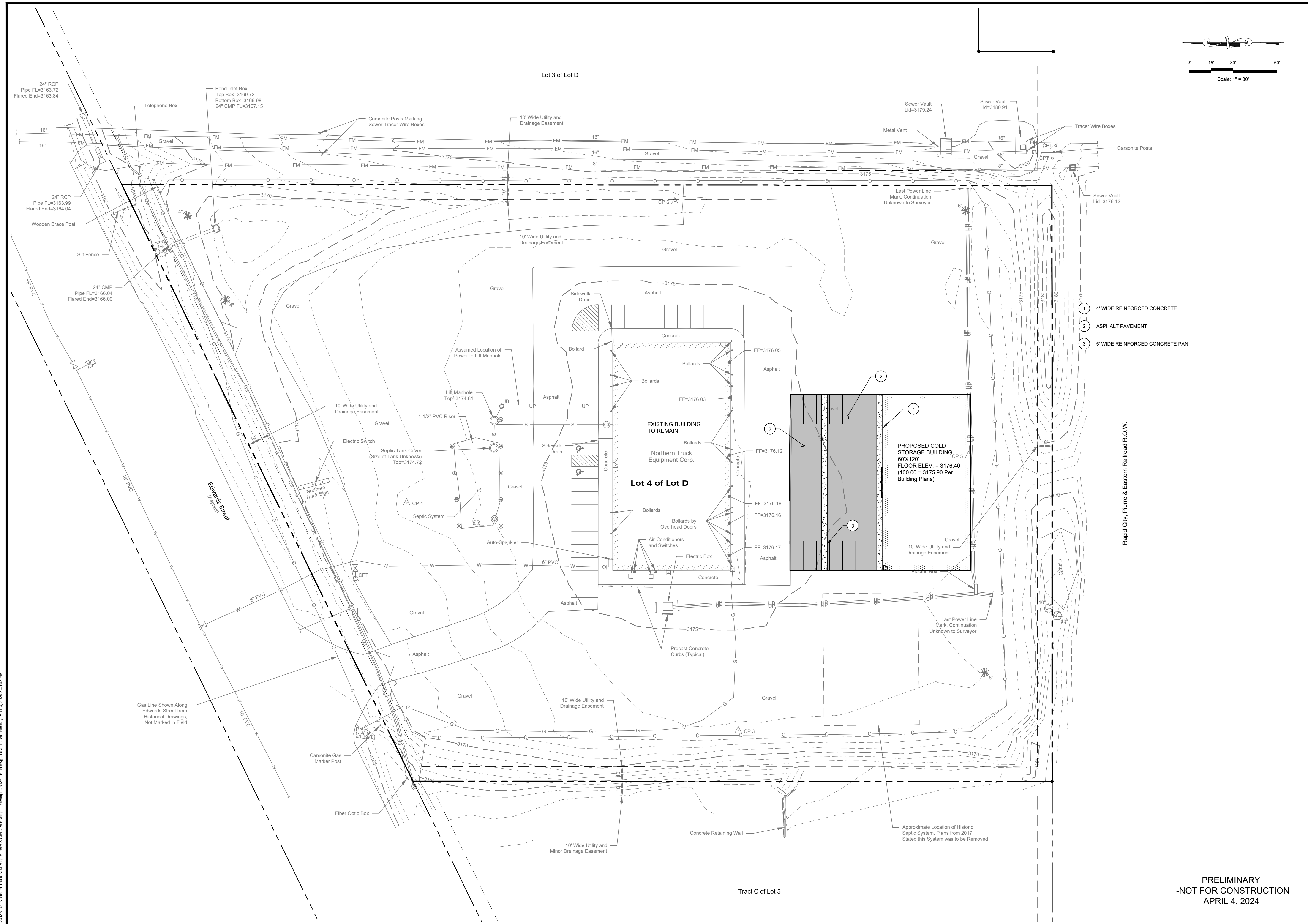
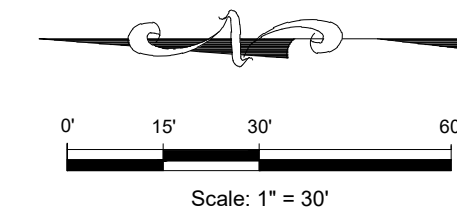
Acres: 5

Land Value: 653400

Non-ag Structure Value: 795500

Legal: LOT 4 OF LOT D

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



File Number:	231361
Location:	SE1/4 Section 28 T2N, R8E, BHM
Surveyed By:	JD
Date:	November 2023
Designed By:	KJS
Drawn By:	KJS
Checked By:	JDF

Proposed Cold Storage Building
 Northern Truck Equipment Corporation
 3505 Edwards Street
 Rapid City, SD

Revision / Date	
Sheet Name:	Layout
Sheet Number:	C1

PRELIMINARY
 -NOT FOR CONSTRUCTION
 APRIL 4, 2024

2:23:18:00 Northern Truck New Bldg Survey & Civil/CAD/Design Drawings/231361 Plan.dwg - Layout - Wednesday, April 3, 2024, 3:48:48 PM