

The Laramie County Clerk received claims for damages by close of business, Wed, May 10, 2023, from the following claimants:

1. Rick Bruckner
2. Michael D and E Jayne Clark
3. Paul and Lynnette Erickson
4. Pat Jenkins
5. Lonnie Keyser
6. Mark T and Trisha Morris
7. Adam Stuart-Walker
8. John Welch

RE: P2-21-00242 (RP#505), LARAMIE Street, Road Petition
To all whom it may concern the County Clerk of
LARAMIE County.

My Name is Rick Bruckner. I'm
the owner of 6016 LARAMIE St. property.

I object to the LARAMIE St. Petition.

Because of the traffic, crime and the
way of life will change. We need Privacy Fence
for safety and new laws that we will have to
go by. What about the livestock whats going
to happen with them. The Damages to
me would be Land, Fence, Trees, Lawyers
and Time and wages, stress pain and suffering.
Plus to move telephone Poles, Buildings,
Fiber Optics, And to put a water drainage system in.

- Damages -

Land - the cost to be Determined

Fence - A-6 foot Cedar fence with gates would be about \$34,650.00

Trees - The cost to be Determined

Lawyer - The cost to be Determined

Water & Sewer - Hook up to house ^{cost} to be Determined

Time and wages, stress, pain and suffering - \$500,000 Thousand

Rick Bruckner

6016 LARAMIE St Cheyenne WY 82001

307-631-3288

Sincerely

Rick Bruckner

5/9/2023

Proposal



Corner to Corner Fence
 All your fencing needs covered from corner to corner
 PO Box 1852
 Cheyenne, WY 82003
 Sales Questions Call Jerry 307-274-5936

| | | | |
|---|---------------|--------------------------|------------------------|
| PROPOSAL SUBMITTED TO Rick Bruckner | | PHONE 631-3288 | DATE 4-20-23 |
| STREET 6016 Karamie St | | JOB LOCATION | |
| CITY, STATE and ZIP CODE | | EMAIL ADDRESS | |
| ARCHITECT | DATE OF PLANS | | |

We hereby submit specifications and estimates for:

336' 6" Cedar with steel posts 14,150.00

2- 20' Cant Liever GATES with cedar

2- SL 595 operators 20,500.00
Owner must supply power FOR

2023 MAY -9 A 10:44
 UPDATE QUOTE / LINK

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Cost \$ (Paying with a credit card - add 4%)

Payment to be made as follows:

50% down payment and balance to be paid upon completion (not responsible for sprinkler systems). Commercial jobs are to be paid IN FULL within 45 days. If a check is returned, you agree to pay Corner to Corner Fence the original amount owed plus a \$30 insufficient fund fee.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

September 9, 2023

LARAMIE COUNTY CLERK
CHEYENNE, WY

2023 MAY -9 P 1:39

RE: PZ-21-00242 (RP #505 Laramie Street, Road Petition)

We, Michael D. and E. Jayne Clark, residing at 6213 Laramie Street, Cheyenne, WY 82001/ owning property at 6213 Laramie Street, Cheyenne, WY 82001/ having interest in 6213 Laramie Street, Cheyenne, WY 82001, are submitting an objection and/or claim for damages and/or losses in relation to the Laramie Street Road Petition,

Losses and or Damages include loss of land, removal and relocation of fencing, loss of mature trees and shrubs and desecration of 39 year old pet cemetery plus anxiety and suffering over this road petition for the past 3-4 years and loss of work and time.

Estimate \$400,000

Michael D. Clark

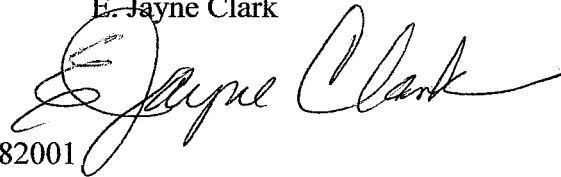


6213 Laramie Street, Cheyenne, WY 82001

Phone: 307 640-6140
307 634-65186

Email: jayneclark47@gmail.com

E. Jayne Clark



307 640-6134

Michael & Jayne Clark
6213 Laramie Street
Cheyenne, WY 82001

LARAMIE COUNTY CLERK
CHEYENNE, WY

2023 MAY -9 P 1:40

September 9, 2021

To: Laramie County Clerk, Laramie County Planning Office, County Commissioners
In response to Project #PZ-21-00242

Each year we are having to write our letter of disapproval to the proposal of Mr. Rick Redella to open up Laramie Street. We have not changed our view on why we object to the opening. We still have observed over the past year the traffic on Whitney which has been a race track and has not been patrolled. We're home almost all day every day of the week and have yet to see a patrol car even drive down Whitney. If they cannot patrol Whitney, they definitely would not bother Laramie Street. There have been some drive too fast on Laramie, but those few individuals live in the trailer park or are visiting someone in the park. At present, the majority of individuals living there are quiet and respectable.

We realize Mr. Redella wants the road open so he can get city water run to his court. Then he would be able to clear out the trailers and those living there would have to relocate, and he build either low income housing or duplex apartments. Things would only get worse on this street. Not from traffic from Dakota Ridge but only from the trailer park. This road also would not be monitored as is Whitney. We have observed over the past year that there have not been even one police or sheriff vehicle on Whitney much less stopping any of the vehicles using it as a raceway. There's the subject of snow removal which was non-existent till our neighbor, Pat Jenkins, started clearing snow each winter on Laramie. He also is the only one that has equipment that has been clearing paths during any snow and has also been maintaining Laramie Street. It used to be a washboard until Mr. Jenkins moved into the residence on the corner of Laramie and Whitney. Neither the county nor the city would come out to do anything on Laramie Street as they both said "we are not responsible for that road". We did find that this is a private road.

Please refer to our previous letters as we have not changed our feelings on this ongoing problem. Also, as of this date, we still have not met Mr. Redella contrary to his comments about meeting with all the families on this street. Also please refer to the letters of Pat Jenkins and Mark T. and Trisha Morris.

The following is our objection to the proposal of Mr. Rick Redella to open up Laramie Street, which has been a private road since the 1950's into a dedicated county road. All the landowners aside from the Messengers, whose property front is around 100 feet, do not want to give away their land for this road dedication to meet the needs of Mr. Redella. We have been a resident here for 39 years and have had no maintenance on our

road by city or county. For the past several years our road has been graded consistently by Pat Jenkins who owns the property on the corner of Laramie Street and Whitney. No emergency vehicles have ever been denied access, and the only need for any emergency vehicles that came for the mobile home park.

We moved to our current address so our children could have and raise their livestock as a part of their 4-H participation. Our family had been involved in the Laramie County Fair for over 50 years, including being a Chairman and member of the Laramie County Fair Board as well as an employee of the Laramie County Fair. We know the value of the agricultural community and have supported it for the past 50 years.

This is not only our home, but our children's home, our grandchildren's home, and now our great-grandchildren's home. Over the past 39 years that we have lived here, a large portion of the visits from emergency vehicles and law enforcement have been directed to the Evergreen Mobile Home Park. In the past, we have had to replace several windows that were shot out by previous residents whom resided in the trailer park, we have had their dogs come in our yard and kill our children's 4-H livestock. The Evergreen Mobile Home Park residents did not control their dogs from coming into our yard and chasing us into the house nor letting us out of our vehicles because they were so vicious. Within the 39 years of our residency we have had to replace our fencing multiple times, which was put up to protect our livestock and our own dogs. When all the trailers were occupied, at least 3-4 times a year we would have to clean the garbage that was thrown over our fence into our yard, not only along the West side of our fence but the North side as well. If this petition would pass, we would expect an increase in waste and trash tossed over our fences and an increase in vandalism. Opening Laramie Street from a private road to a county road will also promote an increase in traffic and facilitate a "race track" for some individuals, just like Whitney Road is now. As it is now we think it is safer on Laramie Street than it is on Whitney Road. This would then contradict Mr. Redella's statement of making Laramie Street a safe street.

Looking at the petition, several of those who have signed to dedicate Laramie Street as a county road are, not landowners on Laramie Street nor reside on Laramie Street. As a landowner on Laramie Street we think it should be of no concern to them whether this road should be dedicated a county road.

We feel this petition to dedicate Laramie Street is an initial step toward annexation of our property. We have resided at this property before Dakota Crossing and Saddle Ridge were developed. We will not accept being annexed into the city. We choose to own property on Laramie Street - in Laramie County - because it suits our lifestyle. If we wanted to live in the city we would have purchased property in the city.

I pray you will review our objections and see that this petition will not benefit the majority of current, or any landowners involved. This would only benefit one individual, not a majority of the landowners.

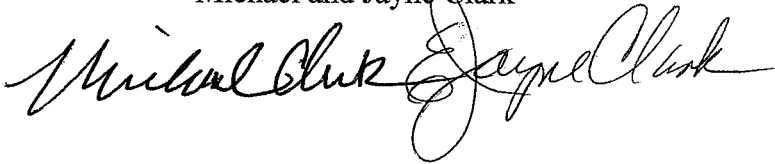
Page 3

We, along with the other landowners, would endure multiple hardships and damages as listed: removal of a fence that we just put in four years ago and pay to have a new fence installed (as we are of the age we cannot install another new fence ourselves); removal of pine trees we have been nurturing for the past ten years; removal of shrubs; time from work (since Mike works a part-time job); the pain and suffering of this constant submission of this road petition. We are submitting the amount of \$400,000.

Thank you for your consideration.

Regards,

Michael and Jayne Clark

A handwritten signature in cursive script, appearing to read "Michael Clark Jayne Clark", written in black ink.

Valerie Roybal

From: Office
Sent: Monday, May 8, 2023 7:59 AM
To: Valerie Roybal
Subject: FW: Laramie St Road Petition

Please print and time stamp. Thank you

Dale Davis, Chief Deputy, CERA
Laramie County Clerk's office
309 W 20th Street, Suite 1530
Cheyenne, WY 82001
(307) 633-4266

www.laramiecountyclerk.com

**New email address:* dale.davis@laramiecountywy.gov

From: Lynnette Erickson <lynnette.erickson@outlook.com>
Sent: Monday, May 8, 2023 7:48 AM
To: Office <Office@laramiecountywy.gov>
Subject: Laramie St Road Petition

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

To Whom It May Concern,

My husband and I have lived at 6117 Laramie St Lot 1 for the past 8 years. The mobile home park was owned by another gentleman at that time. Hilltop Funding LLC bought the park and told the residence they are going to clean the park up and move newer homes in and make it nice. We were all excited to hear that because we believe our little community has great potential to look as nice, if not, nicer than the larger parks in town. As the years passed by, the only thing we have seen happen is old homes stripped and no replacement homes brought in. Our little community has single parents, retired, disabled and blue collar workers. We take care of each other here.

I am concerned about the right of way project for several reasons, but I also see the positive for the future of the area as a whole. With that being said, at this time, I am opposing the right of way project. The main reason is out of the safety and security of the families who reside in Dakota Crossing. In the past year or so, there has been as sever increase in traffic in our park and most at a high rate of speed. I have almost been hit several times trying to leave my home. If the road is opened up, it will become a full drag strip. The families of Dakota Crossing do not need or deserve the added stress in their neighborhood. On a personal note, my husband and I live right next to the road, which means in order to put in the road, sidewalks and storm gutters, we would be forced to move. I have been working hard to grow a nice lawn and flowers on my lot and make it presentable. I would also lose that as well. My husband did sign the petition Rick brought around, but my husband feels he was not given all the information at the time he signed the petition.

2023 MAY -8 A 8:08
LARAMIE COUNTY CLERK
CHEYENNE, WY

I do feel the right of way is a good idea and something to pursue in the future. Right now is not the right time. There are several of us that are not in a position to move at this time and do not want the extra stress of safety and security for our families that will come with the right of way project.

Thank you for your time and consideration in this matter.

Sincerely,
Paul and Lynnette Erickson
6117 Laramie St Lot 1
Cheyenne, Wy 82001

Sent from Windows Mail

PAT JENKINS
3524 WHITNEY RD
CITY OF WY 82001

5-9-23

LARAMIE COUNTY Public
PZ-21-00242 (RP#505)

LARAMIE COUNTY CLERK
WORKS
2023 MAY -9 P 1:48

I MYSELF PAT JENKINS 3524 WHITNEY RD IS ON A FIXED INCOME
TO OPEN LARAMIE ST TO BUSY TRAFFIC THAT TAKES NO CONTROL OF SPEED
NOW ON WHITNEY RD. LET ALONE OPENING THIS ROAD UP TO DAKOTA CROSSING
THIS IS A MAJOR CONCERN OF MY PROPERTY TO HOOK UPS LIKE WATER & SEWER
WHICH I'M ON SOCIAL SECURITY TO THE HOOK UPS TO THE COSTS OF MONEY WHICH
I'll HAVE TO PUT A SUMP PUMP TO HOOK UP TO CITY SEWER WHICH IS 6 FEET IN
A BASEMENT AND RUN OUT TO LARAMIE ST WITH NEW LINES THAT WILL NOT
BE ENOUGH FALL TO GET TO THREE. COULD BE THOUSANDS OF DOLLARS.
MY CONCERN OF MOVING FENCES, SHRUB AND TREES BUILDINGS, ELECTRIC LINE
GAS LINES THE COST OF DOING THIS IS IN THE THOUSANDS. I DONT HAVE THAT
KIND OF INCOME NOR I NEED THIS
ALL MY HOOKUPS ARE IN THE WRONG DIRECTION WHICH SHOULD HAVE BEEN
DONE ON WHITNEY RD BUT NO HOOKUPS ON WHITNEY RD BUT THE PIPE LINE COST
TOO MUCH MONEY FOR THE COUNTY, AND TOO THE DRAINAGE OF LARAMIE ST
ITS ALL DOWN HILL TO DAKOTA CROSSING!

HERES SOM OF MY COSTS ATTACHED

FENCE \$12,000.00 AND \$300,000.00 PAINT & SUFFERING
BUILDING \$32,756.89
TREES & SHRUB \$14,000.00
SUMP PUMP INSTALLED AND SEWER LINES \$25,000.00
GAS LINE REPAIR ?

A TOTAL OF \$83,756.89 SO FAR AND MAINTENANCE

I VOTE NO! ON THIS

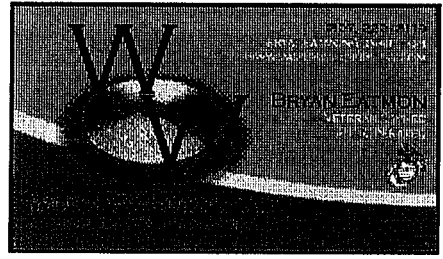
NO MAINTENANCE THIS ROAD FOR YEARS + SNOW PLOWED PLUS
FOR MONEY OUT OF POCKET 12,000.00

SO FAR \$3,095,756.89 THANKS Pat.
DOLLARS



WOOD WONDERS LLC
CREATING CHANGING SCENES ONE PROJECT AT A TIME

Proposal



CONTACT

OWNER
Bryan Eatmon

PHONE
(307) 220-8119

EMAIL
bryaneatmon@gmail.com

WEBSITE
www.woodwondersllc.com

facebook.com/woodwondersllc

linkedin.com/bryaneatmon

SUBMITTED TO: _____ **DATE:** 05/08/2023

Pat Jenkins
3524 Whitney Road
Cheyenne, WY
(307)630-8971
email: baster@156@gmail.com

FROM:

Bryan Eatmon
820 Cahill Dr
Cheyenne, WY 82001
(307)220-8119
bryaneatmon@gmail.com



| REMOVE AND REPLACE OUT BUILDINGS | QTY. | UNIT PRICE | AMOUNT |
|---|------|------------|--------------|
| REMOVE AND REPLACE OUT BUILDINGS - 30' x 50' | 1 | | \$ 32,756.89 |
| WOOD WONDERS TO SUPPLY ALL MATERIALS AND LABOR TO COMPLETE WORK | | | |
| | | | |
| | | | |
| | | | |

WE APPRECIATE YOUR BUSINESS

Total = Time and materials \$ 32,756.89

For questions concerning this invoice, please contact:

Bryan Eatmon - (307) 220-8119 - bryaneatmon@gmail.com

Proposal



Corner to Corner Fence
 All your fencing needs covered from corner to corner
 PO Box 1852
 Cheyenne, WY 82003
 Sales Questions Call Jerry 307-274-5936

| | | | |
|---|---------------|--------------------------|------------------------|
| PROPOSAL SUBMITTED TO <i>Pat Jenkins</i> | | PHONE <i>630-8971</i> | DATE <i>4-14-23</i> |
| STREET <i>3524 Whitney Rd</i> | | JOB LOCATION | |
| CITY, STATE and ZIP CODE | | EMAIL ADDRESS | |
| ARCHITECT | DATE OF PLANS | | |

We hereby submit specifications and estimates for:

265' 6" cedar with steel posts

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Cost \$ *(Paying with a credit card - add 4%)*

12,000.00

Payment to be made as follows:

50% down payment and balance to be paid upon completion (not responsible for sprinkler systems). Commercial jobs are to be paid IN FULL within 45 days.
If a check is returned, you agree to pay Corner to Corner Fence the original amount owed plus a \$30 insufficient fund fee.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

Dale Davis

From: lonniek@bresnan.net
Sent: Wednesday, May 10, 2023 2:24 PM
To: Office
Subject: Laramie Street Road Petition

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

I, Lonnie Keyser, residing/owning property at 3564 Saratoga St., would like to submit an objection in relation to the Laramie Street Road Petition.

I did attend the last open meeting and I did not hear anyone, except the developer, who wanted this project to go through.

Lonnie Keyser
3564 Saratoga St.
Cheyenne, WY 82001
307-365-9293

Dale Davis

From: Mark Morris <morrisbunch9@outlook.com>
Sent: Monday, May 1, 2023 11:23 AM
To: Office
Subject: Laramie St. Road Petition

LARAMIE COUNTY CLERK
CHEYENNE, WY
2023 MAY -1 A 11:30

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

County Clerk

Office Location
309 West 20th Street
Cheyenne, WY 82001

05/01/2023

Dear County Clerk Lee,

Our names are Mark T, & Trisha Morris. We own the property at 6212 Laramie St. Cheyenne, WY 82001.

I am writing in regards Project Number PZ-21-00242 a petition for an official county right of way.

The cost of adding curb, gutter, water, and sewer has in the past been levied upon the land owners in situations like this. Therefore; we are asking for a minimum \$400,000.00 or more in claims for damages including any cost for moving fencing, taking of our land for roadway purposes, the possibility that the road will be on top of our septic tank and leach field requiring a new leach field and septic to be installed and finally a well-established tree line and wind break. We own a significant portion of road front and are extremely concerned about these potential prohibitive costs. We are even more concerned because of historically high inflation rate.

As a landowner, I am concerned that there have been people trespassing on my private property in order to obtain this information.

We do not wish to see Laramie Street in front of our house as a County Right of Way.

I quote from the Project Narrative letter:

“The residents of Laramie Street utilize well water and septic systems. City Sewer and Water would be a significant improvement for the residents. Of note: the residents of Evergreen (some own their home) are almost unanimously in favor of City Services. Hilltop (the owner of Evergreen Mobile Home Park at 6117 Laramie Street) wishes to improve its' land and eventually develop this property. Doing so will significantly improve the livability of this area in addition to increasing the property values of those who reside here.”

1. The fact that Hilltop Funding has taken the very brazen position of deeming what they think I need is in the least offensive to my personal ability to make my own free choices about what I deem an improvement to my property. After all it is my property. Furthermore, it is morally wrong for a neighbor to attribute what benefits him automatically to me. The residents of Evergreen (a trailer park) being in favor of a road is an unfair assessment of property owners' rights and wishes. They do not own any property in this area. They do not maintain their property; the owner of Evergreen does. There would no improvement cost to the people who live in the trailer park; a get benefits with no cost to your welfare type situation that I refuse to finance. Most of them are back away from the traffic area, so will not be affected.

2. The development of the property owned by Evergreen improving the livability of this area is also a matter of opinion held by ONE land owner who stands to profit significantly by development. Multi-family housing (which is what Hilltop plans) does not increase property values, but decreases the value of the surrounding area.

I quote from the Project Narrative again:

“The addition of Laramie Street as a local road will provide an additional access into and out of Dakota Crossing- providing access to Whitney Road. Adding an additional access to a subdivision tends to reduce the amount of thru traffic on the streets within the subdivision because traffic will be dispersed among the accesses. The addition of Laramie Street will also provide a direct route from Dakota Crossing to Whitney Road; Whitney Road continues north to Dell Range Boulevard, more directly connecting Dakota Crossing to the City of Cheyenne road network”

Currently traffic on Whitney has become a veritable raceway. Our house doesn't set close to the road, so it is bearable. If Laramie Street becomes a direct route from Dakota Crossing to Whitney, the front of our house will then become another veritable raceway for traffic. This does not benefit any of the landowners on Laramie Street. Not only that, it is private property and has access granted for the purpose of gaining entrance to landowner's properties. There is absolutely no purpose in a public thoroughfare other than to financially benefit Hilltop. Hilltop knew this access was limited when they purchased Evergreen. If they wanted public access, they should have cleared that at the time of purchase. I ask you: Do you want your back yard to become a major roadway. Put yourselves in the other landowner's position, or just picture what this would look like in your yard. As the county lawyer stated at the last meeting for this petition, there is no legal precedent for forcing land owners to grant their land to another land owner. That is theft. **The only legal means is to deem it necessary for public use “...nor be deprived of life, liberty, or property, without the due process of law; nor shall private property be taken for public use, without just compensation.” The Constitution of the United States which is the supreme law of the land.**

We would like to address concern expressed for the safety of the road. Recently there was a fire in the pasture next to us. The Laramie County Fire Department had absolutely no problem accessing the property and swiftly brought the fire under control. An ambulance had to transport a Laramie Street resident and was able to arrive within 2 minutes of the 911 call. These are just two incidents that we know of personally. There have been emergency vehicles down the driveway multiple times. They never have problems accessing homes. The ambulance primarily goes to the trailer park. Other than the fire, I know of only one other time an ambulance was needed by a landowner.

The cost of adding curb, gutter, water, and sewer has in the past been levied upon the land owners in situations like this. Therefore; we are asking for a minimum \$400,000.00 or more in claims for damages. We own a significant portion of road front and are extremely concerned about these potential prohibitive costs. We are even more concerned because of historically high inflation rate.

Rick Redella has not ever approached us or tried to contact us in any way on this matter. The road cannot be established without the consent of the landowners.

Wyoming State Statutes indicates this is not legal.

WY State Statute 24-3-108 Roads established by consent of landowner.

This is our home. When the 25-mile radius law was written, the intent was to include land owners who would be affected by the drive way changes. There are people within 25 miles of these properties who will likely never come down this driveway, yet have signed off on a petition that does not personally affect them, unless it is for financial gain. The tenants of the trailer park stand to gain as they currently do not maintain the road at all; as a matter of fact, they are major contributors to its wear and tear as they often drive faster than necessary and spin out. If it does not cost them, why would they drive carefully?

In regards to the road maintenance agreement filed by Joe Jordon and Joe Harmen: Just because you make a statement, have a couple of people sign it and file it with the county does not make it law. This is bullying.

Perhaps Mr. Redella should take the time to discuss with his neighbors how these changes he proposes would affect them. If what has been said about low-income housing being built on Laramie Street is true; these changes will have a

negative effect on the property value of this and all the surrounding neighborhoods too. It is unfortunate for the owner of Evergreen Trailer Park that the water and sewer have now been condemned. This should have happened years ago as there have been times when the sewage was running in the street of the trailer park. He should have done more homework before purchasing the Trailer Park. I do not think I should have to pay for his mistakes. People leaving Dakota Crossing for Cheyenne will not go north to access Whitney. That is a completely backwards way to get to town. They will continue to the most direct route. These homeowners have also expressed their desire for that section of road at Saratoga remain closed.

If our driveway is turned into a dedicated road this will have a drastic negative effect on us. The front of our house will change from quiet and peaceful to a major thoroughfare. This would then be the only access to Whitney and Highway 30 for too much traffic. We are also aware that most of the home owners in Saddle Ridge and Dakota Crossing also want their roads to remain excluded from heavy traffic. These are neighborhoods with many small children and they want their neighborhoods to remain as they are. Consider the intent of road access filed with the county. It was for the purpose of granting the other land owners' access to their property, not for a public road.

When we originally purchased this land, it was because it was a quiet safe area in the county. We have raised our family to be heavily involved in 4-H, the Agricultural industry and improving our community. It is wrong for one land owner to be able to come in and take property rights away from six neighbors without their consent, or even their knowledge just for his/her own personal gain. The Fifth Amendment in the U.S. Constitution which is the supreme law of the land states: No person shall be...deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use without just compensation.

There is no legal precedence for what Hilltop Funding and Rick Redella are trying to do. What kind of property rights will this deprive future landowners in Wyoming? What kind of precedence does this set for the future of Wyoming. We have always been a state that values freedom. This is a communistic approach to financial gain.

Thank-you for your consideration,

Mark T. & Trisha Morris
6212 Laramie St.
Cheyenne, WY 82001
(307)214-5917

Sent from Mail for Windows

Dale Davis

From: Mark Morris <morrisbunch9@outlook.com>
Sent: Monday, May 1, 2023 11:31 AM
To: Office
Subject: Laramie St. road petition

LARAMIE COUNTY CLERK
CHEYENNE, WY
2023 MAY -1 A 11: 32

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

We, Mark T. Morris, and Trisha Morris owning property at 6212 & 6216 Laramie St. having interest in 6212 & 6216 Laramie St. would like to submit an objection and claim for damages in relation to the Laramie Street Road Petition as stated in our previous letter.

Mark Morris
307-287-0103
timmorris.ccc@gmail.com

Trish Morris
307-214-5917
kayawyo@gmail.com

Sent from [Mail](#) for Windows

Debra Lee
County Clerk

LARAMIE COUNTY CLERK
CHEYENNE, WY

Office Location
309 West 20th Street
Cheyenne, WY 82001

2023 MAY -4 A 10: 17

05/01/2023

Dear County Clerk Lee,

Our names are Mark T, & Trisha Morris. We own the property at 6212 Laramie St. Cheyenne, WY 82001.

I am writing in regards Project Number PZ-21-00242 a petition for an official county right of way. **The cost of adding curb, gutter, water, and sewer has in the past been levied upon the land owners in situations like this. Therefore; we are asking for a minimum \$400,000.00 or more in claims for damages including any cost for moving fencing, taking of our land for roadway purposes, the possibility that the road will be on top of our septic tank and leach field requiring a new leach field and septic to be installed and finally a well-established tree line and wind break. We own a significant portion of road front and are extremely concerned about these potential prohibitive costs. We are even more concerned because of historically high inflation rate.**

As a landowner, I am concerned that there have been people trespassing on my private property in order to obtain this information.

We do not wish to see Laramie Street in front of our house as a County Right of Way.

I quote from the Project Narrative letter:

“The residents of Laramie Street utilize well water and septic systems. City Sewer and Water would be a significant improvement for the residents. Of note: the residents of Evergreen (some own their home) are almost unanimously in favor of City Services. Hilltop (the owner of Evergreen Mobile Home Park at 6117 Laramie Street) wishes to improve its' land and eventually develop this property. Doing so will significantly improve the livability of this area in addition to increasing the property values of those who reside here.”

1. The fact that Hilltop Funding has taken the very brazen position of deeming what they think I need is in the least offensive to my personal ability to make my own free choices about what I deem an improvement to my property. After all it is my property. Furthermore, it is morally wrong for a neighbor to attribute what benefits him automatically to me. The residents of Evergreen (a trailer park) being in favor of a road is an unfair assessment of property owners' rights and wishes. They do not own any property in this area. They do not maintain their property; the owner of Evergreen does. There would no improvement cost to the people who live in the trailer park; a get benefits with no cost to your welfare type situation that I refuse to finance. Most of them are back away from the traffic area, so will not be affected.
2. The development of the property owned by Evergreen improving the livability of this area is also a matter of opinion held by ONE land owner who stands to profit significantly by development. Multi-family housing (which is what Hilltop plans) does not increase property values, but decreases the value of the surrounding area.

I quote from the Project Narrative again:

“The addition of Laramie Street as a local road will provide an additional access into and out of Dakota Crossing- providing access to Whitney Road. Adding an additional access to a subdivision tends to reduce the amount of thru traffic on the streets within the subdivision because traffic will be dispersed among the accesses. The addition of Laramie Street will also provide a direct route from Dakota Crossing to Whitney Road; Whitney Road continues north to Dell Range Boulevard, more directly connecting Dakota Crossing to the City of Cheyenne road network”

Currently traffic on Whitney has become a veritable raceway. Our house doesn't set close to the road, so it is bearable. If Laramie Street becomes a direct route from Dakota Crossing to Whitney, the front of our house will then become another veritable raceway for traffic. This does not benefit any of the landowners on Laramie Street. Not only that, it is private property and has access granted for the purpose of gaining entrance to landowner's properties. There is absolutely no purpose in a public thoroughfare other than to financially benefit Hilltop. Hilltop knew this access was limited when they purchased Evergreen. If they wanted public access, they should have cleared that at the time of purchase. I ask you: Do you want your back yard to become a major roadway. Put yourselves in the other landowner's position, or just picture what this would look like in your yard. As the county lawyer stated at the last meeting for this petition, there is no legal precedent for forcing land owners to grant their land to another land owner. That is theft. **The only legal means is to deem it necessary for public use “...nor be deprived of life, liberty, or property, without the due process of law; nor shall private property be taken for public use, without just compensation.” The Constitution of the United States which is the supreme law of the land.**

We would like to address concern expressed for the safety of the road. Recently there was a fire in the pasture next to us. The Laramie County Fire Department had absolutely no problem accessing the property and swiftly brought the fire under control. An ambulance had to transport a Laramie Street resident and was able to arrive within 2 minutes of the 911 call. These are just two incidents that we know of personally. There have been emergency vehicles down the driveway multiple times. They never have problems accessing homes. The ambulance primarily goes to the trailer park. Other than the fire, I know of only one other time an ambulance was needed by a landowner.

The cost of adding curb, gutter, water, and sewer has in the past been levied upon the land owners in situations like this. Therefore; we are asking for a minimum \$400,000.00 or more in claims for damages. We own a significant portion of road front and are extremely concerned about these potential prohibitive costs. We are even more concerned because of historically high inflation rate.

Rick Redella has not ever approached us or tried to contact us in any way on this matter. The road cannot be established without the consent of the landowners.

Wyoming State Statutes indicates this is not legal.

WY State Statute 24-3-108 Roads established by consent of landowner.

This is our home. When the 25-mile radius law was written, the intent was to include land owners who would be affected by the drive way changes. There are people within 25 miles of these properties who will likely never come down this driveway, yet have signed off on a petition that does not personally affect them, unless it is for financial gain. The tenants of the trailer park stand to gain as they currently do not maintain the road at all; as a matter of fact, they are major contributors to its wear and tear as they often drive faster than necessary and spin out. If it does not cost them, why would they drive carefully?

In regards to the road maintenance agreement filed by Joe Jordon and Joe Harmen: Just because you make a statement, have a couple of people sign it and file it with the county does not make it law. This is bullying.

Perhaps Mr. Redella should take the time to discuss with his neighbors how these changes he proposes would affect them. If what has been said about low-income housing being built on Laramie Street is true; these changes will have a negative effect on the property value of this and all the surrounding neighborhoods too. It is unfortunate for the owner of Evergreen Trailer Park that the water and sewer have now been condemned. This should have happened years ago as there have been times when the sewage was running in the street of the trailer park. He should have done more homework before purchasing the Trailer Park. I do not think I should have to pay for his mistakes. People leaving Dakota Crossing for Cheyenne will not go north to access Whitney. That is a completely backwards way to get to town. They will continue to the most direct route. These homeowners have also expressed their desire for that section of road at Saratoga remain closed.

If our driveway is turned into a dedicated road this will have a drastic negative effect on us. The front of our house will change from quiet and peaceful to a major thoroughfare. This would then be the only access to Whitney and Highway 30 for too much traffic. We are also aware that most of the homeowners in Saddle Ridge and Dakota Crossing also want their roads to remain excluded from heavy traffic. These are neighborhoods with many small children and they want their neighborhoods to remain as they are. Consider the intent of road access filed with the county. It was for the purpose of granting the other land owners' access to their property, not for a public road.

When we originally purchased this land, it was because it was a quiet safe area in the county. We have raised our family to be heavily involved in 4-H, the Agricultural industry and improving our community. It is wrong for one land owner to be able to come in and take property rights away from six neighbors without their consent, or even their knowledge just for his/her own personal gain. The Fifth Amendment in the U.S. Constitution which is the supreme law of the land states: No person shall be...deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use without just compensation.

There is no legal precedence for what Hilltop Funding and Rick Redella are trying to do. What kind of property rights will this deprive future landowners in Wyoming? What kind of precedence does this set for the future of Wyoming. We have always been a state that values freedom. This is a communistic approach to financial gain.

Thank-you for your consideration,

Mark T. & Trisha Morris
6212 Laramie St.
Cheyenne, WY 82001
(307)214-5917

BUDD-FALEN LAW OFFICES
L.L.C.
ATTORNEYS FOR THE WEST

Laramie County Clerk
Cheyenne, WY
2023 May 10 pm 4:17

KAREN BUDD-FALEN¹
FRANKLIN J. FALEN²
BRANDON L. JENSEN³

300 EAST 18TH STREET • POST OFFICE BOX 346
CHEYENNE, WYOMING 82003-0346
TELEPHONE: 307/632-5105
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WWW.BUDDFALEN.COM

TERESA L. SLATTERY⁴
CONNER G. NICKLAS⁵
RACHAEL L. BUZANOWSKI⁶

¹ ALSO LICENSED IN ID & NM
² ALSO LICENSED IN NE, SD & ND
³ ALSO LICENSED IN CO & NM

⁴ ALSO LICENSED IN IL & TX
⁵ ALSO LICENSED IN CO & MT
⁶ ALSO LICENSED IN NE & KS

Molly Bennet
Laramie County
Commissioner Office
13797 Prairie Center
Circle Cheyenne, Wy
82001
307-633-4260

May 10, 2023

RE: Laramie County Project PZ-21-00242

Dear Ms. Bennet,

This letter is on behalf of Adam Stuart-Walker in response to the letter mailed out on 04/20/2023 regarding the possible paving of the private road, Laramie Street. Mr. Stuart-Walker is Landowner along Laramie Street and owns a home at, 6108 Laramie St, Cheyenne, WY 82003. Mr. Stuart-Walker would like to submit an objection and a claim for damages in relation to the Laramie Street Road Petition. Mr. Stuart-Walker's contact information is as follows:

Adam Stuart-Walker
6108 Laramie St
Cheyenne, WY 82003
307-920-1636
Speaklife@SpeakLife.Family

Mr. Stuart-Walker adamantly opposes paving Laramie Street and making it a through street. The objections of Mr. Stuart-Walker are listed below:

1. Paving the road and creating a connection between Dakota Crossing and Whitney Road will significantly increase the traffic in the neighborhood. This will create several issues:
 - a) Increased traffic will endanger children and pets in the neighborhood.
 - b) Increased traffic will disturb the peace and quiet in the neighborhood.
 - c) Increased traffic will change the nature of the neighborhood and the appeal for why many moved onto Laramie Street.
2. Mr. Stuart-Walker is concerned that paving the street and removing the fence that was installed by the Dakota Crossing HOA will cause an influx in criminal activity. Prior to the installation of the fence, several residents experienced items being stolen from their front yards.
3. Concerns have been raised that if Laramie Street is paved, it will cause damage to existing septic tanks and potentially cause health and safety concerns for the residents in the area. In a letter from Jennifer Escobedo, Environmental Health Director, for Cheyenne Laramie County Public Health, dated January 20, 2023, states that there is a potential for septic tank failure. There are only two properties that have proper permits for septic tanks on Laramie Street. The two properties with recorded permits show the septic tanks sit Fifteen feet from Laramie Street on the fence line. It is safe to assume that the other septic tanks would sit in similar locations. The petition states that to pave 30ft from center line in each direction. The damage to the septic tanks is high possibility, but more importantly, the heavy machinery that is used in paving of roads would cause significant damage given the softer ground from a leeching septic system. There are also health and safety concerns if the septic tanks are destroyed by machinery required for paving Laramie Street.
4. Mr. Stuart-Walker has concerns about the location of the road once it has been paved. Mr. Stuart-Walker's fence line is fifteen feet off Laramie Street and has a small structure that sits directly on the fence line. Mr. Stuart-Walker's fence line and structure would need to be removed for the road to be paved 30 feet from the centerline.
5. Additional concern resides with the two-foot easements that Black Hills Energy owns for the purpose of a gas main that runs the length of Laramie Street between Whitney Road and Dakota Crossing. In an email from Black Hills on November 14, 2022, they expressed the opinion that due to the location of their gas facilities, the same location should not be used.
6. The last concern of Mr. Stuart-Walker is the amount of clutter and garbage that resides on the property owned by Hilltop Funding. The current state of the trailer park is unmaintained and disorderly. Mr. Stuart-Walker fears that once the road

is paved, that Hilltop Funding will expand the trailer park. Since the current trailer park is not maintained, he fears that eyesores will only escalate and could potentially affect resale value of the surrounding residences.

In addition, the petitioner has not provided a detailed plan for the construction of the road and the possible costs that would be passed on to the Landowners in the surrounding area. The concerns of the Landowner's are relevant and pertain to the damage the road would cause. The likelihood of damage to residents' septic systems and structures that line Laramie Street will be costly and an inconvenience.

We ask that an alternative route be considered for both the safety and welfare of the residents of Dakota Crossing and Laramie Street. The homes in this area were chosen by the residents for quiet inhabitation. A paved road connecting a large neighborhood to a major road in Cheyenne will disrupt this peacefulness as well as damage the residents' property values. If the paving of Laramie Street is constructed, Mr. Stuart-Walker will be claiming damages for damage done to his property and any affixed structures that must be removed or relocated because of the county road proposal. If an alternative route cannot be established, we would ask that the petition for Laramie County Project PZ-21-00242 be denied.

In submitting this objection letter and claim for damages, Mr. Stuart-Walker reserves the right to present additional testimony and claims for damages and objections.

Please feel free to contact me if you have any questions or concerns regarding this letter.

Sincerely,



Conner Nicklas
Budd-Falen Law Offices, LLC
300 E18th St
Cheyenne, WY 82003
Conner@buddfalen.com

x/c
Adam Stuart-Walker
6108 Laramie St
Cheyenne, WY 82003
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ATTORNEYS FOR THE WEST

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Commissioner Office
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Circle Cheyenne, Wy
82001
307-633-4260

LARAMIE COUNTY CLERK
CHEYENNE, WY
2023 MAY 10 PM 11:30

May 10, 2023

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Sincerely,



Conner Nicklas
Budd-Falen Law Offices, LLC
300 E18th St
Cheyenne, WY 82003
Conner@buddfalen.com

x/c
Adam Stuart-Walker
6108 Laramie St
Cheyenne, WY 82003
307-920-1636
Speaklife@SpeakLife.Family

Valerie Roybal

From: Office
Sent: Friday, May 5, 2023 9:45 AM
To: Valerie Roybal
Subject: FW: laramie st road petition

Please print and place the Received Stamp on the email.

Thank you,

Dale Davis, Chief Deputy, CERA
Laramie County Clerk's office
309 W 20th Street, Suite 1530
Cheyenne, WY 82001
(307) 633-4266

www.laramiecountyclerk.com

*New email address: dale.davis@laramiecountywy.gov

-----Original Message-----

From: John Welch <jswelch1973@yahoo.com>
Sent: Friday, May 5, 2023 9:14 AM
To: Office <Office@laramiecountywy.gov>
Subject: laramie st road petition

Attention: This email message is from an external(non-County) email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

i John Welch residing at 3539 Shawnee st. Cheyenne Wyoming 82001 . owning property at 6001 east Laramie st. having interest in property at 6001 east Laramie st. would like to submit an objection and/ or claim for damages in relation to the Laramie street road petition. cell phone #307-630-3237, email address jswelch1973@yahoo.com

LARAMIE COUNTY CLERK
CHEYENNE, WY
2023 MAY -5 A 10: 22