



Laramie County Public Works  
13797 Prairie Center Circle  
Cheyenne, WY 82009  
307-633-4302 Phone \* 307-633-4219 Fax

---

To: Laramie County Board of Commissioners

From: David S. Bumann, P.E., Public Works Director and Appointed Viewer

Date: June 9, 2020

RE: PZ-20-00045 - Petition to Establish a portion of Laramie St. as a Public R/W

Commissioners,

This petition requests the dedication of a portion of Laramie Street; commencing from Saratoga Street 1,425 feet more or less, and terminating at Whitney Road for the following location: NE1/4 SE1/4, Section 26 Township 14 North, Range 66 West of the 6<sup>th</sup> P.M. The said parcel of proposed dedication will contain 1.78 acres more or less.

According to the Petitioners, the request to establish Laramie Street as a "Laramie County Road," i.e., a public right of way (R/W), is to possibly "improve the road by adding water and sewer and resurface the road to make it safer."

County records confirm this section of Laramie Street is not under the jurisdiction of the County, nor is it maintained by the County. The residents have been accessing their properties through a variation of easements, either defined, recorded or by prescriptive use over the years.

The following County policies should be considered by the Board before voting on the petition:

- Laramie County does not provide public water or sewer services in this area will not be providing these services in the future, whether established or not.
- Resurfacing of, or improvements to the road will not be done by the County and will remain as the responsibility of the current owners, whether established or not.
- The road is not built to County standards not limited to but including: cross section, width and/or proper drainage considerations. As with any developer or petitioner in this case, all roads to be dedicated as public R/W shall be constructed to County standards. This provision is to ensure proper safety for the traveling public, whether by pedestrian, biking or driving on the road.

- It shall be clearly determined upfront on who is going pay appraised market value for the acquisition of the 1.78 acres of land from various property owners if ultimately established as a public R/W.
- This area is currently zoned AR. The formation of the proposed 60 ft. wide R/W may fall within the limits of the Public Domain, or if not, may render many of the properties as “legally nonconforming” with Laramie County Land Use Regulations related to zoning. In particular, nonconforming set back requirements from Public Roadways of fences, structures, dwellings and other personal property may be incidental to establishment. It would be prudent for the petitioner to survey and layout the actual R/W limits, so that any encroachments can be physically determined and viewed by all parties prior to establishment considerations.

This viewer’s report is not recommending for or against taking over the segment of Laramie Street, but rather is detailing some important considerations to the Board before ultimately making the decision to establish or not establish the road as a public R/W.



Hill Top Funding LLC  
6117 Laramie Street  
Cheyenne, WY 82001

August 19, 2020

Brad Emmons  
Director of Planning and Development  
Laramie County Wyoming

Brad,

Per your request, please consider this the official Hilltop Funding request for extension of the Dedication Hearing until your November 17 meeting.

This will give me time to arrange for the overview and survey of the proposed Laramie street boundaries for the residents.

I appreciate all of your (and your staff') assistance and patience.

All my best...Rick Redella  
Managing Partner, Wyoming  
Hilltop Funding

LARAMIE COUNTY CLERK  
CHEYENNE, WY

LARAMIE COUNTY ROAD PETITION

ESTABLISHMENT, ALTERATION OR VACATION OF COUNTY HIGHWAY  
BY PETITION, PUBLIC HEARING AND BOARD RESOLUTION  
W.S. 24-3-101

2020 MAR 24 P 2:00

" (b) (i) Any person desiring the establishment, vacation or alteration of a county highway shall file in the office of the county clerk of the proper county, a petition signed by five (5) or more electors of the county residing within twenty-five (25) miles of the road proposed to be established, altered, or vacated, in substance as follows: To the Board of County Commissioners of .... County. The undersigned ask that a county highway, commencing at .... and running thence .... and terminating at .... be established (altered or vacated as the case may be).

(ii) With said petition shall be filed a list containing the names and also the known post office address of each person owning or having an interest in any land over which the proposed establishment, vacation or alteration of a county highway is to be made."

TO THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY:

The undersigned ask that a public road, commencing at SEE ATTACHMENT "A" PER COTTON

JONES PLS. CEEDS

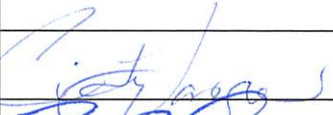

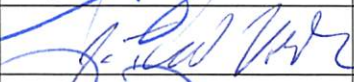
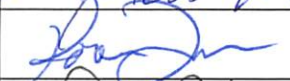

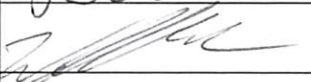
and running thence \_\_\_\_\_

and terminating at \_\_\_\_\_

be ESTABLISHED, ALTERED or VACATED (circle one), said right-of-way is 60 feet wide, named County Road  
\_\_\_\_\_ aka ALSO KNOWN AS LARAMIE STREET

Attached are signatures for at least five electors residing within 25 miles of said road and a list of landowners as described in 24-3-101(b) (i) and (ii).

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
Cindy Hancock		1220 E. 23 <sup>rd</sup> St 82001		307-630-3063
BEN RAYL		4602 E 10 <sup>th</sup> ST 82001		307-286-0594
J. Fred Volk		2308 Champion Dr 82004		307-421-0347
Robin Foreman		1937 Chesnut Dr 82001		307-630-0170
Laura Patterson		2701 Evans	82001	307-274-6240
Brett Shannon		612 E. 19 <sup>th</sup> St.	82003 P.O. Box 1673	307-369-3251

This page intentionally left blank

LARAMIE COUNTY ROAD PETITION  
East Laramie Street

Attachment A

LAND DESCRIPTION FOR  
A PROPOSED 60-FOOT ROAD PETITION

A PARCEL OF LAND FOR A 60 FOOT ROAD RIGHT-OF-WAY SITUATE IN THE NORTHEAST QUARTER (NE1/4) SOUTHEAST QUARTER (SE1/4) OF SECTION 26, T. 14 N., R. 66 W., 6<sup>TH</sup> P.M., LARAMIE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 30, BLOCK EIGHT, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.00°13'26" W. ALONG THE EAST LINE OF SAID DAKOTA CROSSING A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.89°53'20" E. ALONG A LINE WHICH IS 30.00 SOUTH, PARALLEL AND PERPENDICULAR TO THE EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE1/4) A DISTANCE OF 1289.56 FEET TO A POINT ON THE WEST LINE OF WHITNEY ROAD; THENCE N.00°19'19" E. ALONG THE SAID WEST LINE OF WHITNEY ROAD A DISTANCE OF 60.00 FEET TO A FOUND IRON PIPE; THENCE N.89°53'20" W. ALONG A LINE WHICH IS 30.00 NORTH, PARALLEL AND PERPENDICULAR TO THE SAID EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE1/4) A DISTANCE OF 1289.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.78 ACRES MORE OR LESS.

LARAMIE COUNTY ROAD PETITION

Laramie Street

Attachment B  
Project Narrative

Our objective is to dedicate East Laramie Street as a "Laramie County Road".

Currently, Laramie Street (East) is being used by the residents, but it is **undedicated**. These properties are on septic and have existing wells. The street is maintained by us as best we can.

By dedicating East Laramie Street as a "Laramie County Road" we hope to improve it by possibly adding sewer and water. And, by resurfacing in order to make the street safer. See pictures attached.



LARAMIE COUNTY ROAD PETITION  
Laramie Street

**Attachment B**  
**Project Narrative**

Our objective is to dedicate East Laramie Street as a "Laramie County Road".

Currently, Laramie Street (East) is being used by the residents, but it is *undedicated*. These properties are on septic and have existing wells. The street is maintained by us as best we can.

By dedicating East Laramie Street as a "Laramie County Road" we hope to improve it by possibly adding sewer and water. And, by resurfacing in order to make the street safer. See pictures attached.

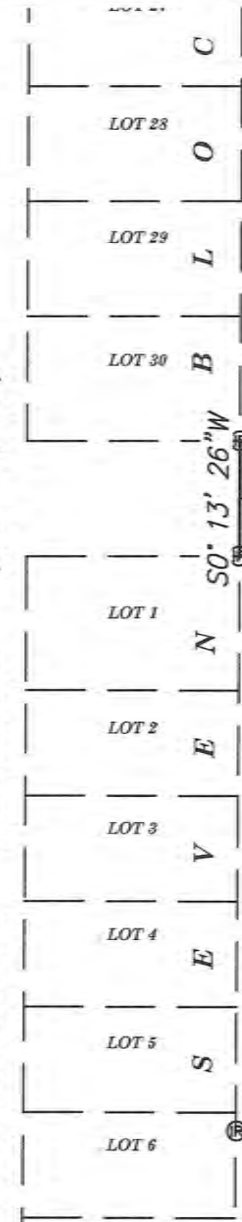








SARATOGA STREET (60' R/W)



UNPLATTED  
RICHARD D. BRUCKNER  
220 W. 27TH ST.  
CHEYENNE, WY 82001

UNPLATTED  
MESSENGER LIVING TRUST  
6110 E. LARAMIE ST  
CHEYENNE, WY 82001

UNPLATTED  
MARK T. MORRIS, ET UX  
6212 LARAMIE ST.  
CHEYENNE, WY 82001

UNPLATTED  
ADAM STUART WALKER, ET UX  
6108 E. LARAMIE ST.  
CHEYENNE, WY 82001

N89° 53' 20"W 1289.66'

LARAMIE STREET (NOT DEDICATED)

S89° 53' 20"E 1289.56'

60.00'  
N0° 19' 19"E

WHITNEY ROAD (80' R/W)

UNPLATTED  
JOHN WELCH, ET UX  
6001 E. LARAMIE ST.  
CHEYENNE, WY 82001

UNPLATTED  
HILLTOP FUNDING, INC.  
6117 E. LARAMIE ST.  
CHEYENNE, WY 82001

UNPLATTED  
MICHAEL D. CLARK, ET UX  
6212 LARAMIE ST.  
CHEYENNE, WY 82001

UNPLATTED  
TIMOTHY RAY GRINDER  
3524 WHITNEY RD.  
CHEYENNE, WY 82001

LAND DESCRIPTION

FOR A PROPOSED 60-FOOT ROAD PETITION

A PARCEL OF LAND FOR A 60 FOOT ROAD RIGHT-OF-WAY SITUATE IN THE NORTHEAST QUARTER (NE¼) SOUTHEAST QUARTER (SE¼) OF SECTION 26, T. 14 N., R. 66 W., 6<sup>TH</sup> P.M., LARAMIE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 30, BLOCK EIGHT, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.00°13'26" W. ALONG THE EAST LINE OF SAID DAKOTA CROSSING A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7, DAKOTA CROSSING A FOUND IRON PIPE; THENCE S.89°53'20" E. ALONG A LINE WHICH IS 30.00 SOUTH, PARALLEL AND PERPENDICULAR TO THE EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE¼) A DISTANCE OF 1289.56 FEET TO A POINT ON THE WEST LINE OF WHITNEY ROAD; THENCE N.00°19'19" E. ALONG THE SAID WEST LINE OF WHITNEY ROAD A DISTANCE OF 60.00 FEET TO A FOUND IRON PIPE; THENCE N.89°53'20" W. ALONG A LINE WHICH IS 30.00 NORTH, PARALLEL AND PERPENDICULAR TO THE SAID EAST-WEST CENTERLINE OF THE SAID NORTHEAST QUARTER (NE¼) A DISTANCE OF 1289.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.78 ACRES MORE OR LESS.

PRELIMINARY LAYOUT  
FOR  
PROPOSED LARAMIE STREET

CITY OF CHEYENNE,  
LARAMIE COUNTY, WYOMING.



SCALE: 1"=100'  
0 25 50 75 100

**JONES** LAND SURVEYING, INC.  
CERTIFIED FEDERAL SURVEYOR  
6750 Sey Kally Rd., Cheyenne, WY 82009  
Ph: 307-637-7107 Cell: 307-630-8550  
FAX: 307-778-3979  
www.joneslandsurvey.com

Licensed in: WY, CO, MT, SD, ND, ID, UT, NV

DATE: 12 FEBRUARY 2020

DRAWN BY: CDJ

## Public Comment – Adam Stuart-Walker

05/12/20



Dale Davis

Marissa Pomerleau

12:01 PM

**FW: ASW - Project number PZ-20-00045**

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022



**From:** Adam Stuart-Walker [<mailto:Adam.stuartwalker@SpeakLife.Family>]

**Sent:** Tuesday, May 12, 2020 10:52 AM

**To:** Linda Heath; Troy Thompson; Buck Holmes; Gunnar Malm

**Cc:** Mark Voss; Commissioners; David Bumann; Debra Lee; [jayneclark47@gmail.com](mailto:jayneclark47@gmail.com); [timmorris.ccc@gmail.com](mailto:timmorris.ccc@gmail.com); Speaklife

**Subject:** ASW - Project number PZ-20-00045

Dear Board of County Commissioners,

My name is Adam Stuart-Walker, and my family and I reside at 6108 E. Laramie St., Cheyenne, Wyoming, 82001.

I hope my correspondence finds you in good health and fine spirits! I am writing to you today regarding Rick Redella's Road Petition for approval of the dedication of Laramie Street (Project Number PZ-20-0004) as an official County Right of Way.

My wife and I have been visited repeatedly by Mr. Redella's representatives and have expressed to them in person and writing that we do not wish to see the portion of Laramie Street in front of our dwelling dedicated as a County Right of Way. Having met many times with the majority of my neighbors regarding Mr. Redella's Road Petition I know they are in agreement with me and do not wish to see the road dedicated either (these neighbors include Richard D. Bruckner, 220 W. 27<sup>th</sup> St., Cheyenne, Wyoming; Mark T. Morris, 6212 Laramie ST., Cheyenne, Wyoming; Michael D. Clark, 212 Laramie ST., Cheyenne, Wyoming; Timothy Ray Grinder, 3524 Whitney RD. Cheyenne, Wyoming).

There are many reasons we have objections and concerns (including addressing why developers, realtors, Habitat for Humanity etc. have signed off on the two submitted petitions) and would like to ask for thirty days after the May 19<sup>th</sup>, 2020 public hearing (was the Notice of Public Hearing correct? We only had until today May 12, 2020 to raise concerns, objections and ask for claims for damages? Chapter 3 in our State Statutes seem to indicate otherwise) to raise our objections and ask for potential damages (in case this is my only opportunity to do so I am asking for \$100,000 in claims for damages). Additionally, it is my hope that Mr. Redella will be transparent regarding his long term plans for his property at 6117 E. Laramie ST. (we have heard that there is a plan for HUD (Department of Housing and Urban Development) Housing or Habitat for Humanity projects?).

Thank-you in advance. Respectfully yours,

Adam Stuart-Walker MA, MA, LPC NCC  
6108 Laramie Street, Cheyenne, Wyoming, 82001  
Cell: 307.920.1636

**Public Comment – Anthony Schirer of the Dakota Crossing Homeowners Association**  
**05/07/20**



Office | Marissa Pomerleau

8:04

FW: Laramie Street Road Dedication between Saratoga St to Whitney Road.

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/8/2022

## Dakota Crossing HOA

Powered By  
TOPS  
[ONE]

### Laramie Street Road Dedication between Saratoga St to Whitney Road.

Dakota Crossing Homeowners -

The HOA received a notice that a group of individuals would like to have the Laramie Street road which includes our portion from Saratoga St and the dirt road east on Laramie Street ending at Whitney Road, dedicated to be a county road which, if approved, would be paved and opened up for people to have access to our subdivision. Meaning anyone could travel between Saratoga and Whitney on this new road. This will have an impact on our subdivision, such as increased traffic.

If you are interested in voicing your concerns please send an email to Debra Lee to [office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com). The deadline to do so is Noon on May 12, 2020.

There is a public meeting via live stream on May 19, 2020 at 330pm. If you wish to attend the virtual meeting, check out <https://www.laramiecounty.com/index.aspx> for information on how to virtually attend.

For more information regarding this project go to: <https://plan3.laramieserver.com/citizenaccess/>

The project/application number is PZ-20-00045

If you have any questions, please contact me.

Anthony Schirer  
Board President  
Dakota Crossing HOA  
307-316-2879

**Public Comment – Anthony Schirer**

05/08/20



Office | Marissa Pomerleau

**FW: Laramie County Project PZ-20-00045 - Concerns from Dakota Crossing HOA**

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022



Letter to Laramie County regarding Dedication of Laramie St 05082020.pdf  
79 KB



ATT00001.htm  
253 bytes



We sent you safe versions of your files

**Sent:** Monday, May 11, 2020 3:53 PM

**To:** Office <[office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)>

**Subject:** Fwd: Laramie County Project PZ-20-00045 - Concerns from Dakota Crossing HOA

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Please

Confirm receipt of this letter, attached. Thanks.

**Tony Schirer**

Phone: 307-316-2879

Email: [anthonyschirer@icloud.com](mailto:anthonyschirer@icloud.com)

Begin forwarded message:

**From:** ANTHONY SCHIRER <[anthonyschirer@me.com](mailto:anthonyschirer@me.com)>

**Date:** May 8, 2020 at 4:50:25 PM MDT

**To:** [office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)

**Subject:** Laramie County Project PZ-20-00045 - Concerns from Dakota Crossing HOA

Dear Ms. Lee,

Please see the attached letter regarding the concerns from the Dakota Crossing HOA regarding this project.

Thank you.

Anthony Schirer  
Board President





May 8, 2020

Debra Lee  
Laramie County Clerk  
309 West 20th Street  
Cheyenne, WY 82001  
[office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)

Re: Laramie County Project PZ-20-00045

Dear Ms. Lee,

Dakota Crossing Subdivision is made up of 166 homes. We currently have 2 entrances into the neighborhood, the main entrance from Hayes Ave. onto Dakota Dr. and a southern entrance from Charles St. onto Saratoga St. These entrances are mainly used for homeowners and their guests. I had the opportunity to speak to several of the homeowners regarding Laramie St. from Saratoga St. to Whitney Rd. on being dedicated as a county road. The homeowners of Dakota Crossing are against having the Laramie St. be open from Saratoga St. to Whitney Rd., thus creating a through street.

The homeowners of Dakota Crossing have enjoyed limited traffic in the neighborhood. We fear that opening Laramie St. to allow access from Whitney Rd. may cause unnecessary travel into the neighborhood. Some individuals may use the through street, through Dakota Crossing, as a shortcut out to Highway 30 or Pershing Blvd. The extra traffic would have a negative consequence to the quiet enjoyment that Dakota Crossing homeowners currently have. In addition, many children live in the neighborhood and use the streets within Dakota Crossing to ride their bicycles. Extra traffic may create a dangerous situation for these children.

We are not against Laramie St. east of Dakota Crossing property being a dedicated a county road, if the road ended in a cul-de-sac east of Dakota Crossing property lines. If the objective is to have this be a county road through to Saratoga St. to gain access to sewer and water, we feel that ending Laramie St. as a cul-de-sac, east of Dakota Crossing property, would still allow for future access to the sewer and water located in Dakota Crossing by way of an easement.

Thank you for taking the time to consider our concerns.

Sincerely,

A handwritten signature in black ink that reads "Anthony J. Schirer".

Anthony J Schirer  
HOA Board President

**Public Comment – Charles Blackburn**

**05/08/20**



Office | Marissa Pomerleau

10:5

**FW: Project PZ-20-0045 Dedication Petition**

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/8/2022

**From:** Charles Blackburn <[wyslide.cb@gmail.com](mailto:wyslide.cb@gmail.com)>

**Sent:** Friday, May 8, 2020 8:47 AM

**To:** Office <[office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)>

**Subject:** Project PZ-20-0045 Dedication Petition

To Whom It May Concern:

RE: Project PZ-20-0045 Dedication Petition

Concerns have been raised over the request to dedicate Laramie St as a county road. The Dakota Crossing community has a history of issues with traffic and residents of Laramie St outside the Dakota Crossing property line. There once was a right of way for foot traffic from Dakota Crossing through to Whitney Rd. This generated uncontrollable traffic parking in and around the homes of Dakota Crossing residents resulting in multiple noise complaints and confrontations. It is the wishes of many home owners to leave right of way from Laramie St out of Dakota Crossing closed at the boundary of the Dakota Crossing subdivision. Granting said right of way is a risk to our subdivision property values and the safety of our residents. If right of way through the subdivision is not necessary but a utility easement is acceptable for sewage and water access this would be considered. I think there are many questions that need to be answered in regards to the requested petition and believe that many residents intend on attending the May 19th meeting in hopes of seeking answers.

Respectfully,

Charles Blackburn  
Vice President Dakota Crossing HOA  
5911 Ottawa Dr  
Cheyenne, WY 82001  
307-631-5607

**Public Comment – David & Triana Burrill**

**05/11/20**



Office | Marissa Pomerleau

9:52

**FW: Through Access From Laramie St to Saratoga St**

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022

[www.laramiecountyclerk.com](http://www.laramiecountyclerk.com)

**From:** Dave Burrill <[dave\\_burrill@yahoo.com](mailto:dave_burrill@yahoo.com)>  
**Sent:** Monday, May 11, 2020 2:38 PM  
**To:** Office <[office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)>  
**Subject:** Through Access From Laramie St to Saratoga St

Debra Lee  
Office of Laramie County Clerk

To Whom it May Concern:

As residents of Dakota Crossing, my family and I totally oppose development that would increase traffic in and through our subdivision.

Developers of the area need to find access points that do not lead directly into a previously established, low traffic development.

Please add our names to the list of those totally opposed to making Laramie Street a through way onto Saratoga Street, causing traffic to pass through and lower quality of life in Dakota Crossing.

Sincerely,

David A. Burrill  
Triana A. Burrill  
3534 Saratoga Street  
Cheyenne, WY 82001

## **Public Comments – Dave & Triana Burrill #2**

**05/11/20**



Office | Marissa Pomerleau

9:53 AM

**FW: Access from Laramie Street Onto Sarataoga St.**

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022



**From:** Dave Burrill <[dave\\_burrill@yahoo.com](mailto:dave_burrill@yahoo.com)>  
**Sent:** Monday, May 11, 2020 2:24 PM  
**To:** Office <[office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)>  
**Cc:** [adamstuartwalker@gmail.com](mailto:adamstuartwalker@gmail.com); Triana Burrill <[triana@dtburrill.com](mailto:triana@dtburrill.com)>  
**Subject:** Re: Access from Laramie Street Onto Sarataoga St.

Debra Lee  
Office of Laramie County Clerk

Re: Laramie Street Right of Way

To Whom It May Concern:

Two years ago we bought a house in Dakota Crossing on the specific grounds that it was a quiet and peaceable neighborhood with highly limited through traffic.

## **Public Comment – Don & Sheryll Hubbard**

**05/12/20**



Office

Marissa Pomerleau

9:16 AM

**FW: Project/application number PZ-20-00045**

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022



**From:** Donald Hubbard <[jack3152@bresnan.net](mailto:jack3152@bresnan.net)>

**Sent:** Tuesday, May 12, 2020 7:36 AM

**To:** Office <[office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)>

**Subject:** Project/application number PZ-20-00045

Dear Ms. Debra Lee:

My husband and I are residents of the Dakota Crossing Subdivision. We are against the proposed official County Right-of-way of Laramie Street between Whitney Road and Saratoga Street. We want the fence to remain where it currently is - as a dead end to Laramie Street. There are several families with young children. We are concerned for the safety for all our families and children in the Dakota Crossing Subdivision. We do not want the increase traffic that will come with the proposed official County Right-of-way of Laramie Street. Thank you.

Don Hubbard and Sheryll Hubbard  
3533 Shawnee Street, Dakota Crossing

## **Public Comments – Jeffrey C. Long**

**05/08/20**



Office

Marissa Pomerleau

8:04 A

**FW: Laramie Street Road Dedication between Saratoga St to Whitney Road.**

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/8/2022

---

**From:** jeff long <[long7508@yahoo.com](mailto:long7508@yahoo.com)>  
**Sent:** Thursday, May 7, 2020 9:21 PM  
**To:** Office <[office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)>  
**Cc:** [anthonyschirer@icloud.com](mailto:anthonyschirer@icloud.com)  
**Subject:** Fw: Laramie Street Road Dedication between Saratoga St to Whitney Road.

Dear Ms. Lee,

We would like to voice our opposition to the proposed connector on Laramie St. between Dakota Crossing and Whitney Rd.

We are strongly opposed to opening Dakota Crossing to more traffic throughout our neighborhood. We believe the increased traffic will diminish the relatively low traffic count we currently enjoy and see that as an inherent benefit to Dakota Crossing. Further, we believe there is adequate access in and out of Dakota Crossing for it's residents and feel additional traffic would also negatively affect the safety of our residents.

Sincerely,

Jeffrey C. Long ET UX  
5832 Calumet Dr.  
Cheyenne, WY 82001  
[long7508@yahoo.com](mailto:long7508@yahoo.com)

## **Public Comment – John Welch**

**05/06/20**



Office | Brad Emmons; Marissa Pomerleau; David Bumann ▾

Wed 3:34 PM

**FW: pz-20-0045 in reference to dedicate laramie st. as an official county right of way. my name is John Welch I ow...**

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/6/2022

**i** You replied to this message on 5/7/2020 8:41 AM.



Please see the below email for the Laramie St Petition.

Thank you,

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

[www.laramiecountyclerk.com](http://www.laramiecountyclerk.com)

**From:** John Welch <[mustangjw2005@gmail.com](mailto:mustangjw2005@gmail.com)>

**Sent:** Wednesday, May 6, 2020 3:30 PM

**To:** Office <[office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)>

**Subject:** pz-20-0045 in reference to dedicate laramie st. as an official county right of way. my name is John Welch I own 2 acres at 6001 laramie st. Please accept this letter as my input on such

project. I prefer that this project is not approved! basically because account of the increased traffic it would cause. I have a building I store my antique autos in. and the increased traffic may cause attention to more criminal activity. and i would like you to send an answer that you have received this letter, and that it is addressed to the right department. thank you very much for your attention! John w. Welch 3539 Shawnee st. Cheyenne Wyoming 82001.

## **Public Comment – Laurie Campbell**

**05/11/20**



Office | Marissa Pomerleau

9:49

**FW: Laramie St**

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022

Please see the below email.

Thank you,

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

[www.laramiecountyclerk.com](http://www.laramiecountyclerk.com)

**From:** Laurie Campbell <[skoodar13@gmail.com](mailto:skoodar13@gmail.com)>

**Sent:** Monday, May 11, 2020 3:43 PM

**To:** Office <[office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)>

**Subject:** Laramie St

As a resident of Dakota Crossing I strongly disapprove of the county's plan to pave and attach Laramie St to the Dakota Crossing neighborhood. There is nothing to be gained by connecting our subdivision with properties on Laramie St. It only creates unnecessary traffic in both areas.

Laurie Campbell  
3628 Saratoga St.  
Cheyenne wy



## Public Comment – Lorenda Altenbern

05/12/20



Office

Marissa Pomerleau

9:17

**FW: Laramie Street Right of Way**

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022

---

**From:** Lorenda Altenbern <[laltenbern@yahoo.com](mailto:laltenbern@yahoo.com)>  
**Sent:** Tuesday, May 12, 2020 1:03 AM  
**To:** Office <[office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)>  
**Cc:** Tony Schirer <[anthonyvschirer@icloud.com](mailto:anthonyvschirer@icloud.com)>; Charles Blackburn <[wyslide.cb@gmail.com](mailto:wyslide.cb@gmail.com)>  
**Subject:** Laramie Street Right of Way

Debra: I am a resident of Dakota Crossing. I am very much against Laramie Street being opened up and into Dakota Crossing. I already write several posts to Dakota Crossing's web page, Next Door Neighborhood, etc. regarding the speed of the vehicles in our neighborhood. We have many families with many children. These children play outside! They are riding bikes, going for walks, walking their dogs, etc. etc. Our streets in Dakota Crossing are relatively short, therefore we have many corners and curves. Additionally, the Cheyenne Greenway is adjacent to and across Hayes Boulevard (with these walkers, runners, bike riders, etc. sometimes entering Dakota Crossing instead of continuing on the adjacent Greenway along Highway 30) and it is heavily used. This attributes to the hazard of the people that drive too fast. Last summer I witnessed two different times children that almost got hit by a car going too fast for our subdivision. Everyone goes under the assumption (which is a true assumption) that the speed limit is the 30 MPH City-wide unposted speed limit. I can tell you that 30 MPH is entirely too fast for this subdivision for the reasons I indicated above. I phoned the City about what it would take to lower the speed limit and we would have to get an expensive traffic study done by an Engineer (something that our residents would not want the Board to approve). They like the option of going 30 and over which is so ridiculous. I have tested it and the "safe speed" that I found is between 20-25 MPH. I am telling you right now that it will not be long before a child or someone is hit and hit hard by a car in our subdivision and either killed or hurt badly.

For these reasons, I absolutely DO NOT WANT ADDITIONAL TRAFFIC from Laramie Street using our subdivision as a thru-way (and inevitably speeding through). PLEASE DO NOT APPROVE THIS RIGHT-OF-WAY!!!

Sincerely,

Lorenda K. Altenbern  
3542 Shenandoah Street  
Cheyenne, WY 82001  
(307) 631-9740  
[laltenbern@yahoo.com](mailto:laltenbern@yahoo.com)

## Public Comment – Mark & Trisha Morris

05/08/20



Building

Marissa Pomerleau

10:5

FW: PZ-20-00045

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/8/2022

You forwarded this message on 5/8/2020 12:00 PM.

---

**From:** Tim <[morisbunch@bresnan.net](mailto:morrisbunch@bresnan.net)>  
**Sent:** Friday, May 08, 2020 10:47 AM  
**To:** Building <[building@laramiecounty.com](mailto:building@laramiecounty.com)>  
**Subject:** PZ-20-00045

Greetings Commissioners,

Several years ago developers wanted to bring our land into the city for their own personal gain without regard for the loss it would have caused us. This would have included curb and gutter down the entire south side of our property on Laramie St. approximately 800-900 feet, plus 500 feet on Whitney Rd. At that time we had an advocate in Dr. Cotton who was able to acquire the services of a lawyer. We're very grateful to her (God rest her soul, she has passed). Now we face similar circumstances with a landowner who does not even live here that wants to develop his piece of property and take our driveway to do it.

This section of Laramie St. is not county land, and has never been maintained by Laramie County. It is a private access road. We've invested in our own road base, grading and snow removal with no assistance from government of any kind. All the landowners aside from Messengers, (whose road front is not even 100 feet) do not want to give away their land for this road dedication. It was mentioned that the County and Rick Redella would claim the County needs access for safety reason. Our objection to that stands on the fact that we've been here 25 years, another landowner has been here 36 years, and another for 17 years. There have been accidents and ambulances that have NEVER had access issues, therefore the access claim for safety is invalid.

With the County so restricted on budget issues because of Covid-19, how can the expense of maintaining this road be a fiscally sound decision and how does it benefit taxpayers?

My 75 year old neighbor was so distraught about this that we had to spend hours consoling him to prevent him from falling into a state of severe depression and the possibility of having a stroke over this. We all moved out here when there was no city near. The reason we purchased land here was so that we could do the things we wanted. Our families have been heavily involved in 4-H. This benefits the community greatly because we and all of our children know how to raise food. They understand the food chain; how to supply people locally and contribute to the community. With food shortages looming in the future, our ability to provide local food could become essential.

If this road is approved, it will be an incremental step in losing our agricultural zoning. This is unacceptable to us.

In these days of constant chipping away at the Constituion of the United States and the Bill of Rights, this feels like another loss of rights. Article V...nor shall private property be taken for public use, without just compensation. If we chose to keep our land, and sell at a time that we deem most profitable for ourselves, this to us is what that amendment is about; not when a single landowner wants to develop his property for his personal gain while taking our personal freedom of choice away. If we chose to sell our properties it should be our decision at the time we chose, not the decision of our neighbor or the County.

Sincerely,

Mark & Trisha Morris  
6212 Laramie St.  
Cheyenne, WY 82001

**Public Comments – Matt & Amanda Swift**  
**05/08/20**



Office | Marissa Pomerleau

12:23

**FW: Laramie Street**

Retention Policy | 1 Year Delete Inbox (2 years)

Expires 5/8/2022

---

**From:** Amanda Swift <[ajswift80@gmail.com](mailto:ajswift80@gmail.com)>  
**Sent:** Friday, May 8, 2020 11:24 AM  
**To:** Office <[office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)>  
**Subject:** Laramie Street

Good Morning,


We residents of Dakota Crossing, specifically 3623 Saratoga Street. Our home is just four houses away from where the proposed road would come through to Saratoga Street. I am very opposed to opening up that road into the subdivision. There are several children that ride bikes including my own, on Saratoga Street. By opening up that road it will cause unwanted traffic and make it an unsafe street for children and residents to walk and ride bikes on. One of the benefits of living in Dakota Crossing, is having a small enclosed neighborhood with only two entrances. Because of this there is no drive through traffic. It is a safe place for our children to ride bikes, people to walk their pets and for residents to be free from drive through traffic. Thank you for your time and consideration.

--

Matt and Amanda Swift  
307-630-3002



**Public Comment – Michael & Jayne Clark**

**05/11/20**

 Office | Marissa Pomerleau 📎 2 | 9:55 AM

**FW: Laramie Street Proposal #PA-20-00045**

Retention Policy 2 Year Delete Inbox (2 years) Expires 5/12/2022 ▼

 We sent you safe versions of your files Outlook item	 letter to county clerk and commissioners.doc 22 KB
---	---

**From:** Jayne Clark <[jayneclark47@gmail.com](mailto:jayneclark47@gmail.com)>  
**Sent:** Monday, May 11, 2020 1:24 PM  
**To:** Office <[office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)>  
**Subject:** Re: Laramie Street Proposal #PA-20-00045

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

---

Attached is our objection letter regarding the above. A copy was hand-delivered this morning and handed to a County Commissioner and a copy was hand-delivered to the County Planning Office.

Michael & Jayne Clark

**LARAMIE  
COUNTY**

5-11-20

**PLANNING & DEVELOPMENT  
OFFICE**

May 9, 2020

To: Laramie County Clerk, Laramie County Planning Office, County Commissioners  
In response to Project #PA-20-00045

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 36 years and have had no maintenance on our road by city or county. For the past 3 years our road has been graded consistently by Pat Jenkins who owns the property on the corner of Laramie Street and Whitney. He also plowed Whitney last winter when we had a severe snow storm and allowed the residents of Saddle Ridge to have access to Pershing Road and Highway 30. No emergency vehicles have ever been denied access, and the only need for any emergency vehicles that came was 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 has 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 36 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. Within that time, 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 have not controlled 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 36 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 that the "oversight" of not notifying us in our landowners' letter of the May 12<sup>th</sup> deadline for an objection was a mistake that could have dire consequences and feel we should have additional time to respond. We also 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.

Thank you for your consideration.

Regards,

  
  
Michael and Jayne Clark  
6213 Laramie Street  
Cheyenne, WY 82001

To the Laramie County Planning Department,

The intention and purpose of this letter is to object the dedication of East Laramie Street. We don't want to dedicate East Laramie Street as a Laramie county road! Currently, East Laramie Street is being used and maintained by its existing residents and is not a dedicated county road. The properties of these families have septic systems and existing water wells. East Laramie Street is maintained by the residence as best they can and is fine.

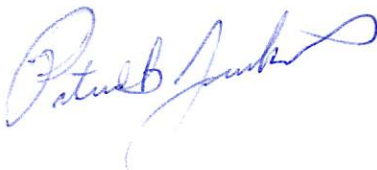
Dedicating East Laramie Street as a County Road will not improve these residents' lives. Development will only add more cost by making these families add sewer and water and resurfacing a street that is already maintained by the residents. The developers should pick city areas to develop in, not county. My neighbors are all family residents and we are doing the best we can with an undedicated road.

We do not need or want East Laramie Street to be a dedicated county road. The county should not even consider taking property from families for the purposes of this road, especially at a time like now. Every day, is a new struggle and a new way to try to have any kind of normality during this pandemic. Families are struggling, jobs are not what they used to be. People are not able to find different kinds of work to try and make their ends meet.

According to and summarized from (<https://parents-together.org/parent-survey-for-many-families-the-economic-crisis-is-already-here/>) parentstogether survey of 1,500 families 2/3 of families are struggling financially due to the coronavirus outbreak and have lost income or expect to lose their income soon. 80% of families are worried about having enough money to cover housing and food cost within the next three months; 46% are concerned if they'll run out within 2 weeks. The county doesn't need to add to the stress of these families that are already struggling by taking away their property and adding the cost of paving a road and then even more expenses of eventually be forced into hooking into water and sewer lines.

Daily increasing financial pressures and struggling between remotely working, while caring for children is creating extreme stress for families. The thought of the county adding to that mound of stress by taking property at an inconceivable time like this is ridiculous. Money whether in the hands of the families who use this road or contributed by the county could be better spent. Most of these families are concerned with how they will feed their children and keeping the foundation of a roof over their families' heads. Now the county is adding the trepidation of losing property to have an already maintained road turned into a dedicated county road seems so unfathomable, and inconsiderate.

Sincerely,  
Patrick Jenkins  
5/10/2020



2020 MAY 11 P 1:39  
LARAMIE COUNTY CLERK  
CHEYENNE, WY

**Public Comments – Rick Bruckner**

**05/08/20**



Office

Marissa Pomerleau

2:11

**FW: Project PZ-20-00045 please email back so i know you have recived thanks**

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/8/2022

**From:** jordan bruckner <[braaap411@gmail.com](mailto:braaap411@gmail.com)>

**Sent:** Friday, May 8, 2020 1:10 PM

**To:** Office <[office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)>

**Subject:** Project PZ-20-00045 please email back so i know you have recived thanks

IN REGARDS TO LARAMIE ST CHEYENNE WY

PROJECT # PZ-20-00045

To whom it may concern, we are the owners of the property at 6016 Laramie St. We are strongly against Rick Redella trying to build a new road down Laramie st. it hasn't been a concern to any one for decades and a road that we and our Neighbors have been paying taxes on for decades not only do you people want to build on a road that me and my Neighbors own you want to take 30Feet of our property witch would not only be taking our land but also weeks of construction tearing down our phone lines power lines and beating up our yards taking down fences destroying our trees that have been here since 1956. There is no way that we are standing with this act there have been many winters where we get snowed in and never relied on the county to plow us out we get ourselves out and the reason for saying that is to prove we don't want your road if this is to happen we are going to have a raceway going throw our neighborhood. We don't want and don't need your road we have done just fine with the way the road has been everyone on the street should have to agree with this new road and if one person says no well then that should be the answer and nothing left said!!!!!!!!!!

Thank you, Bruckner family from 6010 Laramie st

Contact info: Rick Bruckner 307-631-3288

Jordan Bruckner 307-631-8821



## **Public Comments – Sandra Rutherford**

**05/09/20**



Office

Marissa Pomerleau

9:57 AM

**FW: Laramie Street Right of Way - Dakota Crossing**

Retention Policy 2 Year Delete Inbox (2 years)

Expires 5/12/2022



**From:** Sandy <[ruthersl@bresnan.net](mailto:ruthersl@bresnan.net)>

**Sent:** Saturday, May 9, 2020 10:39 AM

**To:** Office <[office@laramiecountyclerk.com](mailto:office@laramiecountyclerk.com)>

**Subject:** Laramie Street Right of Way - Dakota Crossing

I am contacting you to voice my objection to a right of way through the Dakota Crossing subdivision. It is in the best interest of Dakota Crossing subdivision and it's residents that Laramie Street remain closed off. If Laramie Street were to be opened up to Dakota Crossing, traffic would increase significantly in this residential neighborhood as vehicles traveled through Dakota Crossing from Allison Road and Saddle Ridge Subdivision. I am opposed to the opening of Laramie Street through Dakota Crossing.

Sincerely,

Sandra Rutherford  
5851 Dakota Drive

## **Public Comment – Rachael Orrison Clark**

**06/26/20**



Rachael Clark <rachaelclark221@gmail.com>


Marissa Pomerleau

12:30

### **Laramie Street Project**

Retention Policy 2 Year Delete Inbox (2 years)

Expires 6/26/2022

 If there are problems with how this message is displayed, click here to view it in a web browser.

---

To whom it may concern;

My name is Rachael Orrison Clark. I live at 5941 Ottawa Drive in Dakota Crossing. I am emailing to object the progression of the Laramie Street project PZ-20-00045. I am concerned that this will increase traffic, not only through my neighborhood, where my children play, but also along Laramie Street. The amount of traffic incidents on Highway 30 and Whitney road are only now beginning to be addressed. It is not even being addressed properly. By adding another through street, I feel this will only perpetuate added danger for the children walking and riding bikes to Saddle Ridge and would further the need for added safety measures to ensure the well being of our community. I personally appreciate the fact that there are limited entrances to my neighborhood. In fact, it is one of the main reasons for purchasing here. It is my hope that the committee will take into consideration the voices and opinions of all the residents on Laramie Street and those of us in residing in Dakota Crossing, as we will all be effected equally.

I Appreciate your time,

Rachael Orrison Clark

**Public Comment – Jody Osban**

**06/26/20**



Jody Osban <wkappaloosas@yahoo.com>

Marissa Pomerleau; Planning ▾

9:48

**Dakota Crossing Laramie Street**

Retention Policy 2 Year Delete Inbox (2 years)

Expires 6/26/2022

---

Please leave Laramie Street the way it is! I don't see the benefit of doing this for anyone. Maybe what should be done is opening Hayes back up to go all the way through from U.S. 30 to Pershing. The way it used to be.

Thank you,  
Jody Osban