

## Public Input

On July 30, 2020, several members of the public attended a presentation and open house to learn more about the development. The developer, Dream Design International, provided a presentation about the conceptual plan and answered questions from those in attendance.



On September 21, 2020, the City Council deemed the property as surplus. This formal action is required to allow the property to be sold to the developer. Once sold, the City would work with the developer to complete the Development Plan.

## Most Recently -

Following the City Council's decision to surplus the property, a group of citizens gathered petitions to stop the development.

## The Election

The referendum on the surplus and sale of this property to a developer will go to a public vote on February 2, 2021.

Everyone who is a Sturgis City resident and who is a registered voter will have the opportunity to vote.

**A vote YES** means that the property remains as is for 5-years. Maintained by the City and off the tax roles.

**A vote NO** means no limits on the property and planned improvements can proceed.

# Marcotte Development

Public Meeting & Open House  
December 9, 2020  
Sturgis Community Center Theater

## Recreational Comparison by City

City	Residents per Park	Residents per Mile of Trail	Residents per Ball Field	Residents per Soccer Field
Rapid City	2427	4351	4854	5663
Hot Springs	619	1856	1237	1237
Lead	521	1041	N/A	N/A
Sturgis	602	619	510	1657

Data based upon a 2018 survey by the Black Hills Council of Local Governments



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## About the Marcotte Property

In December of 2012, the City entered into a three-year contract for deed agreement with the South Dakota Game Fish and Parks Department to purchase 60.81 acres of land known as the Marcotte Tract for \$608,100.00. The City completed the sale in 2015 with no deed restrictions. This purchase was a substantial and necessary investment for the City to ensure future growth. Had the City not purchased the property, it would have been declared surplus by the state and sold at auction. Special legislation was required to allow the State to sell the property directly to the City by-passing the surplus/auction requirement.

### Why Purchase the Property?

In 2011, the Sturgis City Council formally adopted the *Sturgis Comprehensive Plan*. The plan was prepared in accordance with State Statute 11-4-3 that requires the adoption of a comprehensive plan as a prerequisite for implementing development regulations. The plan was developed by KLJ Engineering along with support from all local government agencies, Future Sturgis focus groups, and information gathered from many public comment meetings. The Marcotte property was identified in this plan as a key district and was identified at that time as the Game, Fish, and Parks Site (see page 112 of the plan). The plan suggested the site be developed as a major resort including a conference center. This suggestion was made due to the nearby trailhead leading into the National Forest.

## The Development Process

In November of 2013, the City hired KLJ Engineering to conduct a Comprehensive Land Use Plan for City-owned properties. The Study included four properties owned by the City. They included a 5-acre Pine View Lot, the Marcotte, the Fairgrounds, and the potential High School property. The purpose of the study was to learn what type of developments would be feasible at each site. The process included several public meetings and open houses held throughout the duration of the project. All the meetings were well attended and participants were encouraged to provide input as the plan developed. Additional interviews took place with critical stakeholders including SD State Parks, Meade School District Superintendent, SD DOT, the National Guard, Sturgis Chamber, SEDC, special interest groups (Rodeo Club) and utility providers. The final recommendations from this study was to develop the property with single-family and twin-homes while maintaining areas of open space and preserving the wetland drainage areas. The study also suggested connectivity to trails and other city amenities.

### Moving Forward

In December of 2019, the City requested proposals for the possible residential development of the Marcotte property. The purpose of the request was to gain ideas for a single-family residential housing development on the property along with open space for recreational use. Several proposals were received from developers and Dream Design International was

eventually chosen as the best fit for this community development.

### The Conceptual Plan -

- 102 new single-family homes
- 30 acres of new park land and open space including a new public pavilion and playground with structures similar to those in other areas of the city.
- Funding for reconstruction of Otter Road.
- Construction of new trails.
- Improvements to the existing trailhead parking area.



*Walking and biking trails will offer connectivity to the existing Sturgis Trail System. Improvements at the trailhead parking area will provide a larger parking area for ATV trailers and vehicles.*

Other benefits from the sale of the property include \$1M in funds for an outdoor aquatics facility at the Community Center and \$100K match funding for an indoor batting facility.