



Amber Vogt <avogt@lawrence.sd.us>

HSC Review of Ordinances

DENNIS YUNGWIRTH <yungwirth8@msn.com>

Fri, Apr 1, 2022 at 1:54 PM

To: Amber Vogt <avogt@lawrence.sd.us>

Proposal for owners residence and seasonal workers.

I Dennis Yungwirth am proposing this residence and housing quarters for seasonal j-1 workers. The desperation to fill many open positions is dire, as we cannot fill because of the housing cost locally has become unattainable for the beginning worker.

The cost of apartments, homes, and any rental units are completely out of scale for service workers in the area. I see many problems and issues now and in the future unless employers and the city steps in with affordable housing on a large scale. There is no availability and prices on purchasing homes and turning them into more rentals will only hurt the economy long term, as local people will not be able to compete with investors pocketbooks.

I have looked at a few places for sale in a 20 to 30 minute drive to Cheyenne Crossing, it's not good and the vans and transportation of j-1 workers become another expense.

We see as a last effort and expensive undertaking to build our own housing and combine it with an owners quarters and the ease of our workers to be able to just walk to work will be a huge plus and therefore no additional parking stall will be needed. The owners quarters has an oversized 2 stall garage which won't take up precious parking of the lot.

The 30x50 housing unit will be built on old fill area and requires to take up no parking lot area. The structure is 1500 main floor including the garage. 675 sq. Ft of main floor is living area. And 1500 2nd floor is living area combined of 2175 sq. Ft of living area. Covenants that run with the land state we can have a separate building owners residence of 2000 on the main and 2000 on second floor 4,000 sq ft total we are far below this almost by 1/2.

In closing I say it's vital to maintaining summer (normal) business hours this is a key element. We are making the structure totally fit our theme or period correctness architectural pleasing to the crossing.

Respectfully submitted Dennis Yungwirth, president.

Owners background:

Black Hills State University alumni

Builder / developer 30 years in South Dakota.

Rental housing owner / builder

Sent from my Verizon, Samsung Galaxy smartphone
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From: Amber Vogt <avogt@lawrence.sd.us>

Sent: Friday, April 1, 2022 1:31:20 PM

To: DENNIS YUNGWIRTH <yungwirth8@msn.com>

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