

Wayne and Mary Adsero
730 1st Ave SW
Dickinson ND 58601

Since receiving the zoning change letter dated Sept. 22nd 2025 I (Mary) have contacted the city (Natalie Birchak) and the proposed buyer (Billie Winn from Winn Construction) and have received what I feel are two different stories. The city relayed 4-4 plexes with garages while Billie said 2-4 plexes on 7th St. SW and cold storage facility to the south of the 4 plexes. Billie also told me they would put in their own access road on west side of lot running north and south to the quonsets and when I looked at the city zoning map the designation for our access to our back lot had been changed from 2nd Ave SW to "private com". I asked Natalie about rumor of our dirt road (which should be 2nd Ave SW) being closed off to use and she replied we would still have access thru our front lot. This is not true as we have overhead powerlines, many trees and underground sprinkler system making access impossible thru our front lot. Also the other issue I have with no access to our back lot is a decrease in property value and marketability for future sale. The property being considered for zoning change is already on a busy street (7th St SW) not only for vehicles but also heavy pedestrian traffic flow. The front of Heart River Elementary School, which is located 5 blocks to the west, has students from kindergarten thru fifth grade in attendance. The back of Heart River Elementary School lies on an equally busy street (6th St SW) with the schools parking lot entrance being located half way between 6th St. SW and 7th St. SW. We need to think about the safety of our children traveling to and from the neighborhood elementary school and not increasing traffic flow on already busy streets. Gress Softball Complex, located north of Heart River Elementary School and the adjacent dog park and playground area attracts many people by car, on foot and on bicycles adding to traffic flow also. We also have the Dickinson Rural Fire Department located off of Highway 22 and 7th St. SW which holds trainings and meetings for local volunteer fire departments as well as responding to emergency calls adding even more traffic to the area. We have always had a problem with trash blowing into our yard from the already existing apartment buildings and feel this would only increase with more apartments being built. As a property owner for 35 years we would request that the zoning stay the same and ask the city to stay with the original R-1 designation until such time as it can be developed. Please keep in mind that your decision affects me and all of my tax paying neighbors. Thank you,

Wayne and Mary Adsero