

6320 Chokecherry Lane  
 Rapid City, SD 57102  
 February 5, 2012

Dear Mr. Laroco;

I am definitely opposed to any commercial business moving into the Steldwood residential area.

People in this area bought property to enjoy the peace and quiet. When my family moved here the east side of Sheridan Lake Road was still a lovely wooded area. Now that it is commercial, it still has many spaces available to rent to commercial businesses.

With all the available spaces available there is no reason to move lights and added traffic to a housing area.

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It has been pointed out that one of the owners of 5504 Steldwood also owns the two properties directly across Steldwood Drive to the south. This makes it all the more possible that those properties will also go commercial.

Please let the property owners have peace of mind that no commercial development will spoil what should be kept completely residential.

All commercial development should be kept to the east of Sheridan Lake Road.

RECEIVED

FEB 08 2012

Rapid City Community Planning  
 & Development Services

Sincerely,  
 Joyce Swango  
 (JOYCE SWANGO)

Karen Gundersen  
**OLSON**

6241 Chokecherry Lane, Rapid City, SD 57702, Home 605-348-1511 Mobile 605-390-9440

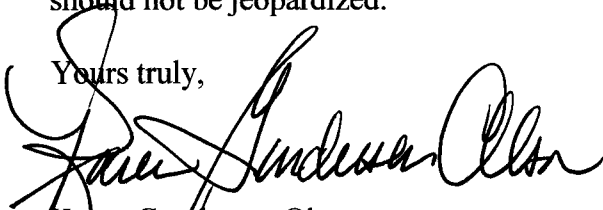
Robert Laroco, City Planner  
300 6th Street  
Rapid City, SD 57701

Wednesday, February 08, 2012

Dear Mr. Laroco,

I oppose the request to rezone 5504 Wildwood Drive from low density residential to Office Commercial. There is ample commercial property to the east of Sheridan Lake Road. Considerable time and study show that Sheridan Lake Road provides a logical buffer between commercial development to the east and residential development to the west. Maintaining low density residential zoning respects and recognizes the considerable home owner investment in this area. The forty year plus history of this residential community should not be jeopardized.

Yours truly,



Karen Gundersen Olson  
6241 Chokecherry Lane  
Rapid City, SD 57702  
605-348-1511

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FEB 08 2012

Rapid City Community Planning  
& Development Services

Attn: Robert Laroco Fax 605-394-6636

February 8, 2012

Dear Community Planning and Development Services,

I'm writing to you regarding the proposed change in zoning at 5504 Wildwood Drive. I am STRONGLY opposed to changing this area into commercial zoning. Please do not allow this proposed change to occur. Commercial development should remain on the east side of Sheridan Lake Road. There is plenty of room and opportunity for commercial development on the eastside of Sheridan Lake Road.

I have lived at my present residence of 5550 Una Del Drive now for 20 years. My property would be exposed to this commercial area, if this re-zoning is allowed. The Wildwood Neighborhood is a very beautiful and unique setting in Rapid City. Allowing commercial development in this pristine neighborhood would cause decline and eventually destroy this very desirable neighborhood. I believe it is important to preserve our residential neighborhood. I do not want commercial property impacting the value and beauty of my home and property.

I also believe traffic and congestion will become major issues in our neighborhood. Increased traffic in the neighborhood creates safety issues.

I again strongly urge you to deny this zoning request. Please help the Wildwood Neighborhood to maintain its beauty and integrity.

Thank-you for your time and attention.

Sincerely,

Leucilla Lee  
(Leucilla)  
5550 Una Del Drive

Attn: Robert Laroco

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Rapid City Community Planning  
& Development Services

February 6, 2012

Robert Laroco, City Planner

300 6<sup>th</sup> Street

Rapid City, SD 57701

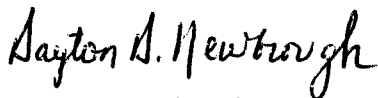
RE: Rossum & Neal Proposal to Rezone 5504 Wildwood Drive

Dear Mr. Laroco,

We are writing to notify you of our opposition to the request to rezone 5504 Wildwood Drive from residential to office commercial that is being proposed by the Rossum & Neal team. We currently reside at 5623 Finch Ct which is adjacent to two other rental properties owned by the Rossum & Neal team that are located directly across the street from the proposed site. We strongly feel that if this request is granted, this would set the precedence for them to propose the rezoning of these properties as well. Although we understand their reasoning for the request, we feel that they have been in the real estate business long enough to know the situation they were getting into when they purchased the property in question.

Thank you for your time and consideration in this request.

Sincerely,



Dayton D. Newbough

5623 Finch Ct

Rapid City, SD 57702



Esther J. Newbough

5623 Finch Ct

Rapid City, SD 57702

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FEB 08 2012

Rapid City Community Planning  
& Development Services