



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, December 17, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

- [a.](#) Approve the minutes of the December 3, 2025, Planning and Zoning Commission Meeting.

4. **Sign Review Commission**

- [a.](#) Application for Sign Permit - 79 Sherman Street - Sharon Jacobs. Applicant is requesting permission to install two (2) new wall signs. Proposed signs and their locations are compliant with ordinance.

Actions:

1. Approve/deny request for Sign Permit

5. **Planning and Zoning Commission**

- [a.](#) Annual Review - Conditional Use Permit for Specialty Resort – 57 Sherman Street (Sportsbook Deadwood LLC) legally described as Landmark Tract of the City of Deadwood, formerly Lot 13, Lot 15, Lot 17, Lot 19, Lot 21, Lot 23, Lot 25, Lot 26, Lot 27 and the vacated alley between Lot 23 and Lot 25 all in Block 30 of the City of Deadwood according to the P.L. Rogers Map of the City of Deadwood; less and except Tract 1 of Miller Street Subdivision according to Plat Document #2012-05646, and less and except Wild Bill Lot according to Plat Document #2012-03484, all located in the SW 1/4 of Section 23, Township 5 North, Range 3 East of the Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing
2. Approval/Denial of continued use by Planning and Zoning Commission

- [b.](#) Annual Review - Conditional Use Permit for Specialty Resort – 65 Sherman Street (Sportsbook Deadwood LLC) legally described as Lots 9 and 11 and the northeast twenty-four (24) feet of Lot 7, Block 30, Original Town of the City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing
2. Approval/Denial of continued use by Planning and Zoning Commission

- c. Application for Conditional Use Permit - 604 Main Street - Vacation Home Establishment (Nugget Saloon LLC) legally described as Lots 26 and 26A being a portion of Block 15, O.T., City of Deadwood, located in the SW 1/4 of Section 23, T5N R3E, B.H.M., Lawrence County, South Dakota.

Actions:

1. Public Hearing
2. Approve/Deny Application for Conditional Use Permit

6. **Items from Citizens not on Agenda**

(Items considered but no action will be taken at this time.)

7. **Items from Staff**

- a. Tentative Schedule of Activities for Deadwood's Sesquicentennial Celebration and America 250
- b. 2026-2030 Capital Improvement Plan for the City of Deadwood adopted by City Commission. (Adopted 12-01-2025)

8. **Adjournment**



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, December 03, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The Planning and Zoning Commission Meeting was called to order by Chairman Martinisko on Wednesday, December 3, 2025, at 4:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

2. Roll Call

PRESENT

Commissioner (Chair) John Martinisko

Commissioner (Vice-Chair) Josh Keehn

Commissioner (Secretary) Dave Bruce

Commissioner Ken Owens

Commissioner Jim Williams

STAFF PRESENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer

Trent Mohr – Building Official

Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes of the November 19, 2025, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the minutes of the November 19, 2025, Planning and Zoning Commission meeting. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 54 Taylor Avenue (Debra Kahler) legally described as Lot A, Lot D and Lot E of the subdivision of Lots 67 and 68, the southerly part of Lot 66 Block 35, and parts of Lots 28 through 36, Block 35, of the City of Deadwood, South Dakota, according to Plat Book 3 page 79-90, Lawrence County, South Dakota.

Action Required:

1. Public Hearing
2. Approval/Denial of continued use by Planning and Zoning Commission

Mr. Kuchenbecker discussed Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 54 Taylor Avenue (Debra Kahler) and reviewed the Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 54 Taylor Avenue (Debra Kahler) with nine (9) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- b. Annual Review - Conditional Use Permit for Vacation Home Establishment – 606.5 Main Street (The Nugget) legally described as Lot 24, in Block 15 of the Original Townsite of the City of Deadwood, Lawrence County, south Dakota, according to P.L. Rogers Map except a portion of land along the southerly side of Lot 24, Block 15 being 8 inches in width fronting on Main and back of even width of 100' as set forth in deed and recorded in Book 162 Page 243.

Action Required:

1. Public Hearing
2. Approval/Denial of continued use by Planning and Zoning Commission

Mr. Kuchenbecker reviewed Annual Review - Conditional Use Permit for Vacation Home Establishment – 606.5 Main Street (The Nugget) and discussed the Staff Report.

Commissioner Martinisko inquired about parking for the establishment. Mr. Lee Harstad, Property Manager, introduced himself to the Commission and explained most guests park in the Broadway Ramp and receive validated parking.

It was moved by Commissioner Williams and seconded by Commissioner Keehn to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 606.5 Main Street (The Nugget) with seven (7) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- c. Application for Plat - Booster Station Lot - Stage Run Addition (PSF LLC) legally described as Booster Station Lot, Block 4 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood all located in the SW 1/4 of Section 14, the SE 1/4 of Section 15, the NE 1/4 NE 1/4 of Section 22 and the N 1/2 NW 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Approval/Denial by the Deadwood Planning and Zoning Commission

Mr. Kuchenbecker reviewed Application for Plat - Booster Station Lot - Stage Run Addition (PSF LLC) and discussed the Staff Report.

Commissioner Martinisko inquired as to the future intentions of the lot. Bill Pearson, representative of PSF LLC, introduced himself to the Commission and explained the intention is for ownership of the lot to eventually be transferred to the city.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Application for Plat - Booster Station Lot - Stage Run Addition (PSF LLC). Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

6. Items from Citizens not on Agenda

(Items considered but no action will be taken at this time.)

7. Items from Staff

- a. Motion to acknowledge the Planning & Zoning Commission has reviewed the "Conducting the Public's Business in Public - A guide to South Dakota's Open Meetings Laws" brochure (Per SB 14. SDCL 1-25-13.)

Mr. Kuchenbecker discussed "Conducting the Public's Business in Public - A guide to South Dakota's Open Meetings Laws" brochure.

It was moved by Commissioner Keehn and seconded by Commissioner Owens that the Planning and Zoning Commission has reviewed South Dakota's Open Meeting Laws. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

Mr. Kuchenbecker discussed a potential development for 57 Lincoln Avenue. The new owner of the property would like to divide the property into three (3) separate lots to allow for two (2) new homes in addition to the existing home. A variance to lot sizes for the lots would be required to accomplish this goal. No other variances would be required for the project. Further discussion about the potential project occurred.

It is anticipated that 1.5 miles of trails will be built in 2026. The trail will begin at the new parking lot south of the Lodge and end at the Bunkhouse.

Plans for Deadwood's 150th birthday are underway. Included will be a chuckwagon cookoff in Gordon Park.

The Community Christmas lighting will occur this Friday, December 5 at 5:00 p.m. The chimes from the Adams Museum will ring at 5:00 and 6:00 p.m. Following the celebration, the chimes will ring daily at noon and 5:00 p.m.

The dedication of phase three (3) of Mystery Wagon Road was approved by the City Commission on Monday, December 1 subject to completion of a punch list. Palisades Stone Street will be completed during the next phase of the development.

The Ridge Apartments are hooking up to city infrastructure and are close to being completed.

8. Adjournment

It was moved by Commissioner Bruce and seconded by Commissioner Owens to adjourn the Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

There being no further business, the Planning and Zoning Commission adjourned at 4:22 p.m.

ATTEST:

Chairman, Planning & Zoning Commission
Commission

Secretary, Planning & Zoning

Minutes by Leah Blue-Jones, Zoning Coordinator

OFFICE OF
Planning & Zoning
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 578-2084



TRENT MOHR
 Building Inspector
 Dept. of Planning & Zoning
 Telephone: (605) 578-2082
 Fax: (605) 578-2084

SIGN PERMIT STAFF REPORT

Sign Review Commission

December 17, 2025

Applicant: Sharon Jacobs

Address: 670 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 79 Sherman Steet (Jacobs Brewhouse)

Computation of Sign Area

Building Frontage: 120 Feet

Total Available Signage: 240 Square Feet

Existing Signage: One projecting (18 Square Feet)

Remaining Available Signage Area: 222 Square Feet

Proposed Sign Project: Install two new wall signs (12 Square Feet each)

Proposed Building Materials: Metal (see attached rendering)

Proposed Lighting of the Signs: Indirect

Location of Proposed Sign: Attached are photographs showing the proposed locations

Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant wishes to place the proposed signs to direct people from the Miller Street parking lot to the entrances at the front of the buildings.

The proposed signs and their locations are compliant with the sign ordinance.

OFFICE OF
Planning & Zoning
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

TRENT MOHR
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Dept. of Planning & Zoning
Telephone: (605) 578-2082
Fax: (605) 578-2084

Variances

The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

Sign Review Commission Action

Motion to approve permits for two new wall signs at 79 Sherman Street

OR

Motion to deny proposed sign permit application as submitted.

24"x72" Metal Sign

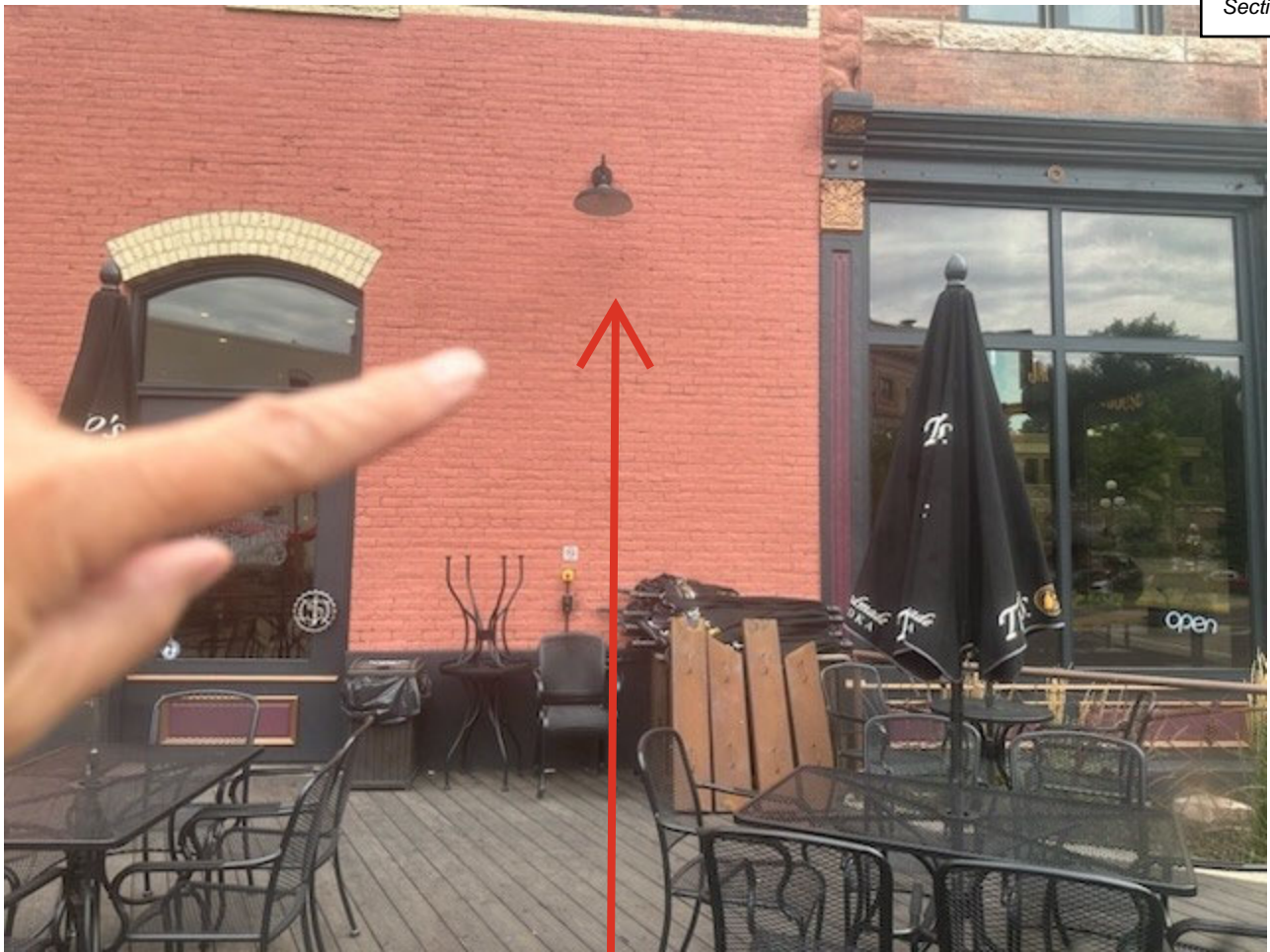
sign A



24"x72" Metal Sign

sign B





sign B

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786



Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

PLANNING AND ZONING COMMISSION

CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: December 17, 2025
From: Kevin Kuchenbecker
 Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Annual Review - Conditional Use Permit – Specialty Resort

APPLICANT(S): Sportsbook Deadwood LLC

PURPOSE: Annual Review – Conditional Use Permit – Specialty Resort

ADDRESS: 57 Sherman Street
 Deadwood, Lawrence County, South Dakota

LEGAL DESCRIPTION: Landmark Tract of the City of Deadwood, formerly Lot 13, Lot 15, Lot 17, Lot 19, Lot 21, Lot 23, Lot 25, Lot 26, Lot 27 and the vacated alley between Lot 23 and Lot 25 all in Block 30 of the City of Deadwood according to the P.L. Rogers Map of the City of Deadwood; less and except Tract 1 of Miller Street Subdivision according to Plat Document #2012-05646, and less and except Wild Bill Lot according to Plat Document #2012-03484, all located in the SW ¼ of Section 23, Township 5 North, Range 3 East of the Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota.

FILE STATUS: Legal obligations are being met.

ZONE: C1 – Commercial

STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: C1 – Commercial	Businesses
South: C1 – Commercial	Businesses
East: PU – Public Use	Parking Lot
West: PU – Public Use	Government Building

SUMMARY OF REQUEST

The Deadwood City Commission has directed the Planning and Zoning Commission to conduct annual reviews of all Conditional Use Permits in accordance with City of Deadwood Municipal Code 17.76.060. The applicant was issued a Conditional Use Permit on December 28, 2024, to operate a Specialty Resort at 57 Sherman Street.

The subject property is located on Sherman Street and is surrounded by Commercially zoned properties on two (2) sides and properties zoned PU – Public Use on two (2) sides.

FACTUAL INFORMATION

1. The property is currently zoned C1 - Commercial District.
2. The subject property has access from Miller Street Parking Lot.
3. The subject property is located within a zone where certain commercial uses and gaming are permitted.
4. The property is in a 500-year flood zone.
5. Adequate public facilities are available to serve the property.
6. The area is characterized by a mixture of business, government buildings and museums.

STAFF DISCUSSION

The applicant was granted a Conditional Use Permit for a Specialty Resort and City regulations permit Specialty Resorts in C1 - Commercial Districts with an approved Conditional Use Permit. The subject property is a one (1) bedroom, one (1) bath unit. Renters can park in Miller Street Parking Lot.

“Specialty Resort” means:

Any Bed and Breakfast Establishment, lodge, dude ranch, resort, building or buildings used to provide accommodations or recreation for a charge to the public, with no more than ten (10) rental units for up to an average of twenty (20) guests per night and in which meals are provided to only guests staying at the Specialty Resort as defined and permitted by the State of South Dakota.

COMPLIANCE:

Ordinance requires that a Specialty Resort be in continual use over the last 12 months.

No data is available on Deckard – Rentalscape for this property; however, based on BID data the rooms are part of the 30-room inventory of the hotel which is running around 42% occupancy for the year.

No complaints are on record for this establishment.

GENERAL USE STANDARDS FOR CONDITIONAL USE PERMITS:

In reviewing any application under the authority of Chapter 17.76.040 and as a further guide to its decision upon the facts of the case, the Commission(s) shall consider, among other things, the following facts:

- A. The Conditional Use shall be in harmony with the general purposes, goals, objectives, and standards to the city policy plan, the ordinance, the district in which it is located, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the City of Deadwood.

The City Comprehensive Plan encourages a variety of uses and a mixture of housing types. Traffic and parking have not significantly affected the neighborhood since the applicant abides by the parking requirements associated with Short-Term Rentals.

- B. Whether or not a community need exists for the Conditional Use at the location in light of existing and proposed uses of a similar nature in the area and of the need to provide or maintain a proper mix of uses both within the city and also within the immediate area of the proposed use: (a) the Conditional Use in the location has not resulted in either a detrimental over concentration of a particular use from previously permitted uses within the city or within the immediate area of the Conditional Use.

The subject area is zoned C1– Commercial District and is intended to provide locations coinciding with the Downtown Core Commercial Zone where certain commercial uses and gaming are permitted.

- C. Conditional Use at this location has not resulted in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvement, public sites, or rights-of-way.

The applicant only uses off-street parking and prevents any public nuisance issues that are often associated with Short-Term Rentals, the Conditional Use has not resulted in a substantial or undue adverse effect on adjacent property,

or the character of the neighborhood and the use would not alter the character of the neighborhood.

- D. Whether or not the proposed use increases the proliferation of nonconforming uses as well as previously approved Conditional Use Permits which are still in use, when influenced by matters pertaining to the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Policy Plan, this ordinance, or any other plan, program, map or ordinance adopted, or under consideration pursuant to official notice, by the city or other governmental agency having jurisdiction to guide growth and development.

For any Conditional Use, lot and performance standards shall be the same as similar type of uses located in specific districts. The character and use of buildings and structures adjoining or near the property mentioned in the application shall be considered in their entirety.

The current use has not increased the proliferation of non-conforming uses. The subject residence is in an area that does have additional Short-Term Rentals in the immediate area. The appearance of the structure has not changed; therefore, the character and use of the buildings and structures adjoining the subject property has not been adversely affected.

- E. Whether or not the current use in the area has been adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in city ordinance.

The Conditional Use has not caused significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or other services. Existing services are available onsite. All utilities have been assigned commercial rates.

CONDITIONS GOVERNING APPLICATIONS AND PROVISIONS:

- A. Following the review of a Conditional Use Permit pursuant to the provisions of this ordinance, such permit may be amended, varied, or altered only pursuant to the standards and procedures established by this Commission for its original approval.
- B. Conditional Use Permits, once granted, can be revoked by the Board of Adjustment for cause after a hearing is held before them. Complaints seeking the revocation of such permit shall be filled with the Zoning Administrator and may be initiated by the Planning and Zoning Commission OR any three (3) residents within three hundred (300) feet of the property lines of which the application has been filed. All such

Conditional Use Permit Review – Specialty Resort
57 Sherman Street
December 17, 2025

revocation hearings shall be conducted in the same manner as for the Conditional Use Permit Application hearings.

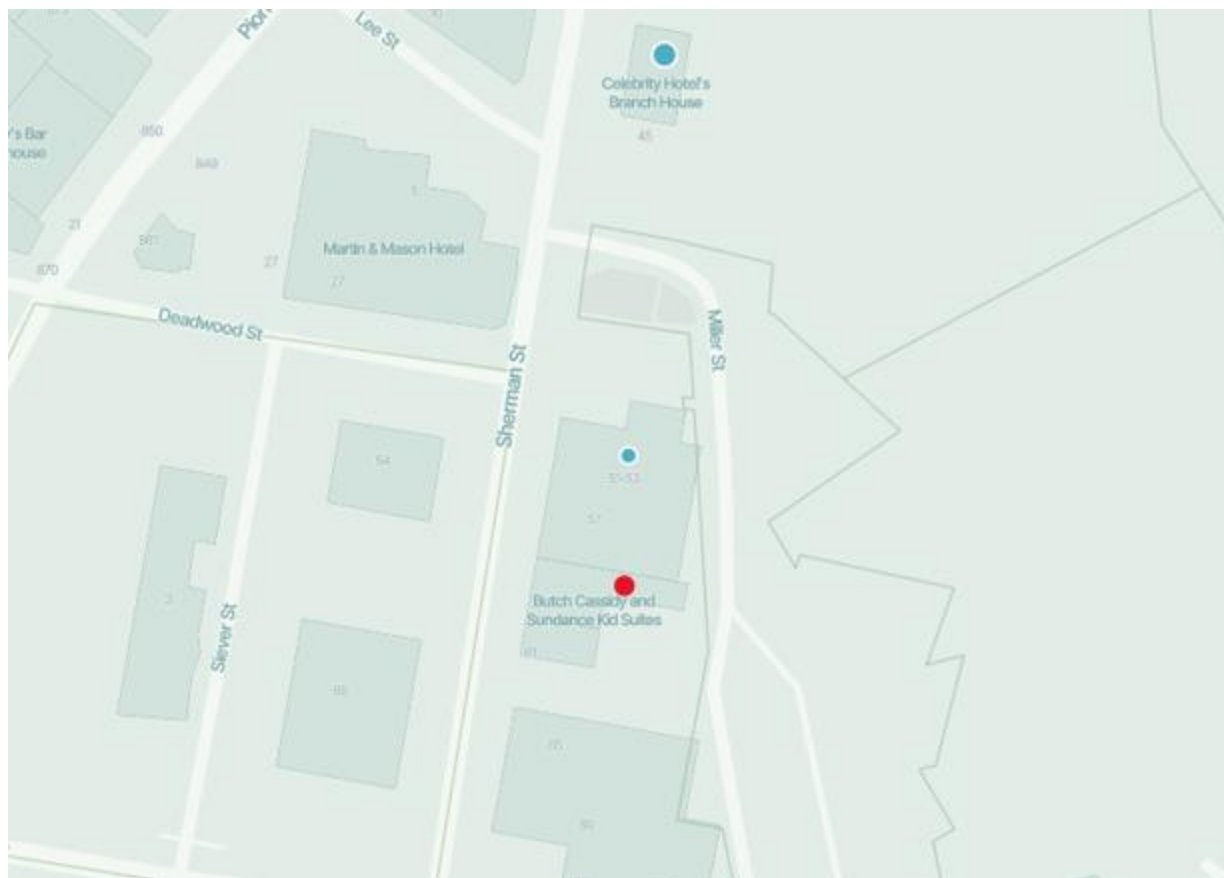
- C. The Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and/or on an annual basis and place additional stipulations to mitigate a problem.
- D. Any use permitted under the terms of any Conditional Use Permit shall be established and conducted in conformity with the terms of such a permit and of any conditions designated in connection therewith.
- E. If the permitted use under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, said permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.

If approved for continued use, staff recommend the following conditions be met:

- 1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void.
- 2. The front half of the structure shall be used as retail.
- 3. A state sales tax number from the South Dakota Department of Labor has been provided to the Planning and Zoning Office for their files.
- 4. The Building Inspector has inspected the building, and it meets applicable building codes.
- 5. Proper paperwork has been filed with the City of Deadwood Finance Office for Business Improvement District (BID) taxes.
- 6. A City of Deadwood Business License has been maintained.
- 7. A Short-Term Rental License from the City of Deadwood has been maintained.
- 8. A Lodging License from the South Dakota Department of Health has been maintained.
- 9. A Parking Management Plan is on file with the City of Deadwood Parking and Transportation Department.

ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

- 1. Approval/Denial by Deadwood Planning and Zoning Commission



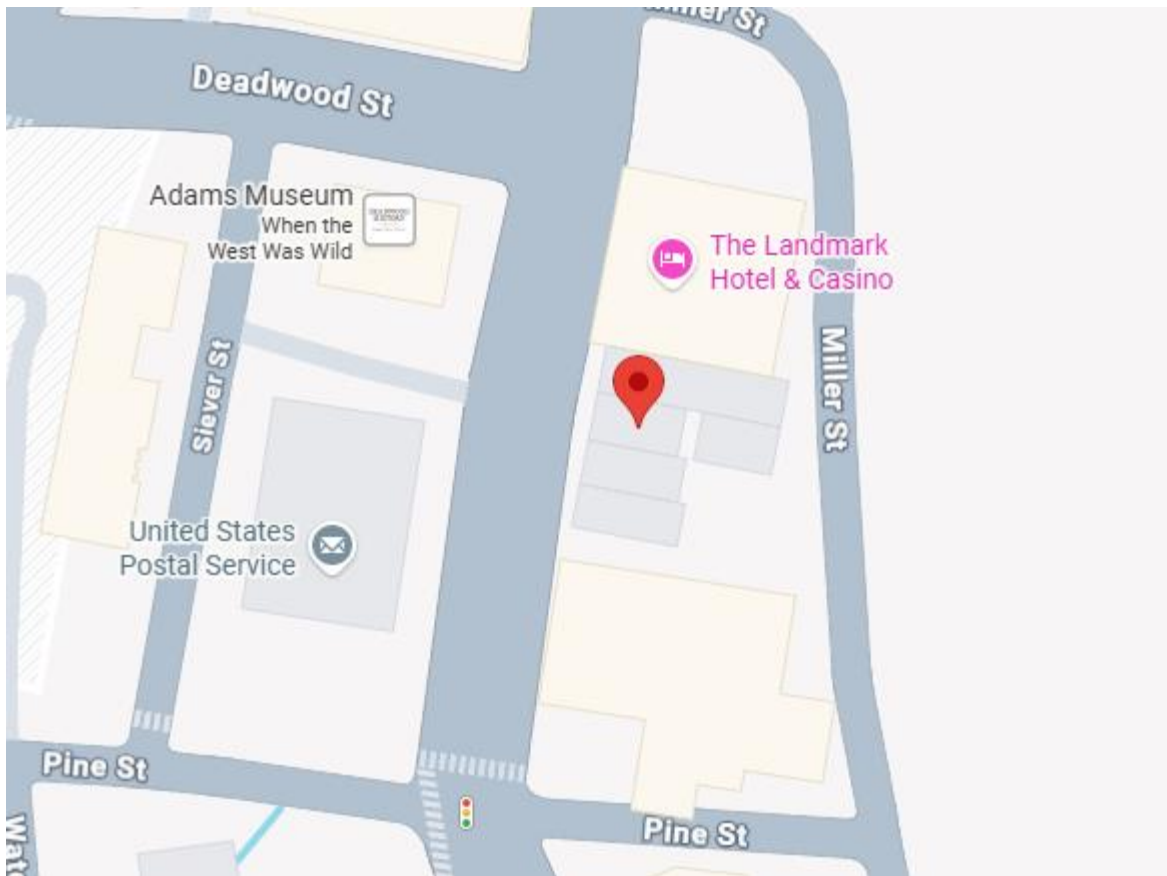
Map showing locations of nearby Short-Term Rentals to 57 Sherman Street





Aerial photo of 57 Sherman Street





Map showing location of 57 Sherman Street





Zoning map showing 57 Sherman Street

Zoning Legend

- C1 - COMMERCIAL
- CE - COMMERCIAL ENTERPRISE DISTRICT
- CH - COMMERCIAL HIGHWAY
- PF - PARK FOREST
- PU - PUBLIC USE
- PUD - PLANNED UNIT DEVELOPMENT
- R1 - RESIDENTIAL
- R2 - MULTI-FAMILY RESIDENTIAL

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PLANNING AND ZONING COMMISSION

CONDITIONAL USE PERMIT – ANNUAL REVIEW

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FILE STATUS: Legal obligations are being met.
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Commercially zoned properties on two (2) sides and properties zoned PU – Public Use on two (2) sides.

FACTUAL INFORMATION

1. The property is currently zoned C1 - Commercial District.
2. The subject property has access from Miller Street Parking Lot.
3. The subject property is located within a zone where certain commercial uses and gaming are permitted.
4. The property is in a 500-year flood zone.
5. Adequate public facilities are available to serve the property.
6. The area is characterized by a mixture of business, government buildings and museums.

STAFF DISCUSSION

The applicant was granted a Conditional Use Permit for a Specialty Resort and City regulations permit Specialty Resorts in C1 - Commercial Districts with an approved Conditional Use Permit. The subject property is a six (6) bedroom unit. Renters can park in Miller Street Parking Lot.

“Specialty Resort” means:

Any Bed and Breakfast Establishment, lodge, dude ranch, resort, building or buildings used to provide accommodations or recreation for a charge to the public, with no more than ten (10) rental units for up to an average of twenty (20) guests per night and in which meals are provided to only guests staying at the Specialty Resort as defined and permitted by the State of South Dakota.

COMPLIANCE:

Ordinance requires that a Specialty Resort be in continual use over the last 12 months.

No data is available on Deckard – Rentalscape for this property.

No complaints are on record for this establishment.

GENERAL USE STANDARDS FOR CONDITIONAL USE PERMITS:

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- A. The Conditional Use shall be in harmony with the general purposes, goals, objectives, and standards to the city policy plan, the ordinance, the district

in which it is located, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the City of Deadwood.

The City Comprehensive Plan encourages a variety of uses and a mixture of housing types. Traffic and parking have not significantly affected the neighborhood since the applicant abides by the parking requirements associated with Short-Term Rentals.

- B. Whether or not a community need exists for the Conditional Use at the location in light of existing and proposed uses of a similar nature in the area and of the need to provide or maintain a proper mix of uses both within the city and also within the immediate area of the proposed use: (a) the Conditional Use in the location has not resulted in either a detrimental over concentration of a particular use from previously permitted uses within the city or within the immediate area of the Conditional Use.

The subject area is zoned C1– Commercial District and is intended to provide locations coinciding with the Downtown Core Commercial Zone where certain commercial uses and gaming are permitted.

- C. Conditional Use at this location has not resulted in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvement, public sites, or rights-of-way.

The applicant only uses off-street parking and prevents any public nuisance issues that are often associated with Short-Term Rentals, the Conditional Use has not resulted in a substantial or undue adverse effect on adjacent property, or the character of the neighborhood and the use would not alter the character of the neighborhood.

- D. Whether or not the proposed use increases the proliferation of nonconforming uses as well as previously approved Conditional Use Permits which are still in use, when influenced by matters pertaining to the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Policy Plan, this ordinance, or any other plan, program, map or ordinance adopted, or under consideration pursuant to official notice, by the city or other governmental agency having jurisdiction to guide growth and development.

For any Conditional Use, lot and performance standards shall be the same as similar type of uses located in specific districts. The character and use of buildings and structures adjoining or near the property mentioned in the application shall be considered in their entirety.

The current use has not increased the proliferation of non-conforming uses. The subject residence is in an area that does have additional Short-Term Rentals in the immediate area. The appearance of the structure has not changed; therefore, the character and use of the buildings and structures adjoining the subject property has not been adversely affected.

- E. Whether or not the current use in the area has been adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in city ordinance.

The Conditional Use has not caused significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or other services. Existing services are available onsite. All utilities have been assigned commercial rates.

CONDITIONS GOVERNING APPLICATIONS AND PROVISIONS:

- A. Following the review of a Conditional Use Permit pursuant to the provisions of this ordinance, such permit may be amended, varied, or altered only pursuant to the standards and procedures established by this Commission for its original approval.
- B. Conditional Use Permits, once granted, can be revoked by the Board of Adjustment for cause after a hearing is held before them. Complaints seeking the revocation of such permit shall be filled with the Zoning Administrator and may be initiated by the Planning and Zoning Commission OR any three (3) residents within three hundred (300) feet of the property lines of which the application has been filed. All such revocation hearings shall be conducted in the same manner as for the Conditional Use Permit Application hearings.
- C. The Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and/or on an annual basis and place additional stipulations to mitigate a problem.
- D. Any use permitted under the terms of any Conditional Use Permit shall be established and conducted in conformity with the terms of such a permit and of any conditions designated in connection therewith.
- E. If the permitted use under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, said permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.

Conditional Use Permit Review – Specialty Resort
65 Sherman Street
December 17, 2025

If approved for continued use, staff recommend the following conditions be met:

1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void.
2. The front half of the structure shall be maintained available for retail.
3. A state sales tax number from the South Dakota Department of Labor has been provided to the Planning and Zoning Office for their files.
4. The Building Inspector has inspected the building, and it meets applicable building codes.
5. Proper paperwork has been filed with the City of Deadwood Finance Office for Business Improvement District (BID) taxes.
6. A City of Deadwood Business License has been maintained.
7. A Short-Term Rental License from the City of Deadwood has been maintained.
8. A Lodging License from the South Dakota Department of Health has been maintained.
9. A Parking Management Plan is on file with the City of Deadwood Parking and Transportation Department.
10. Signage from the previous owner/operator was removed from the building.

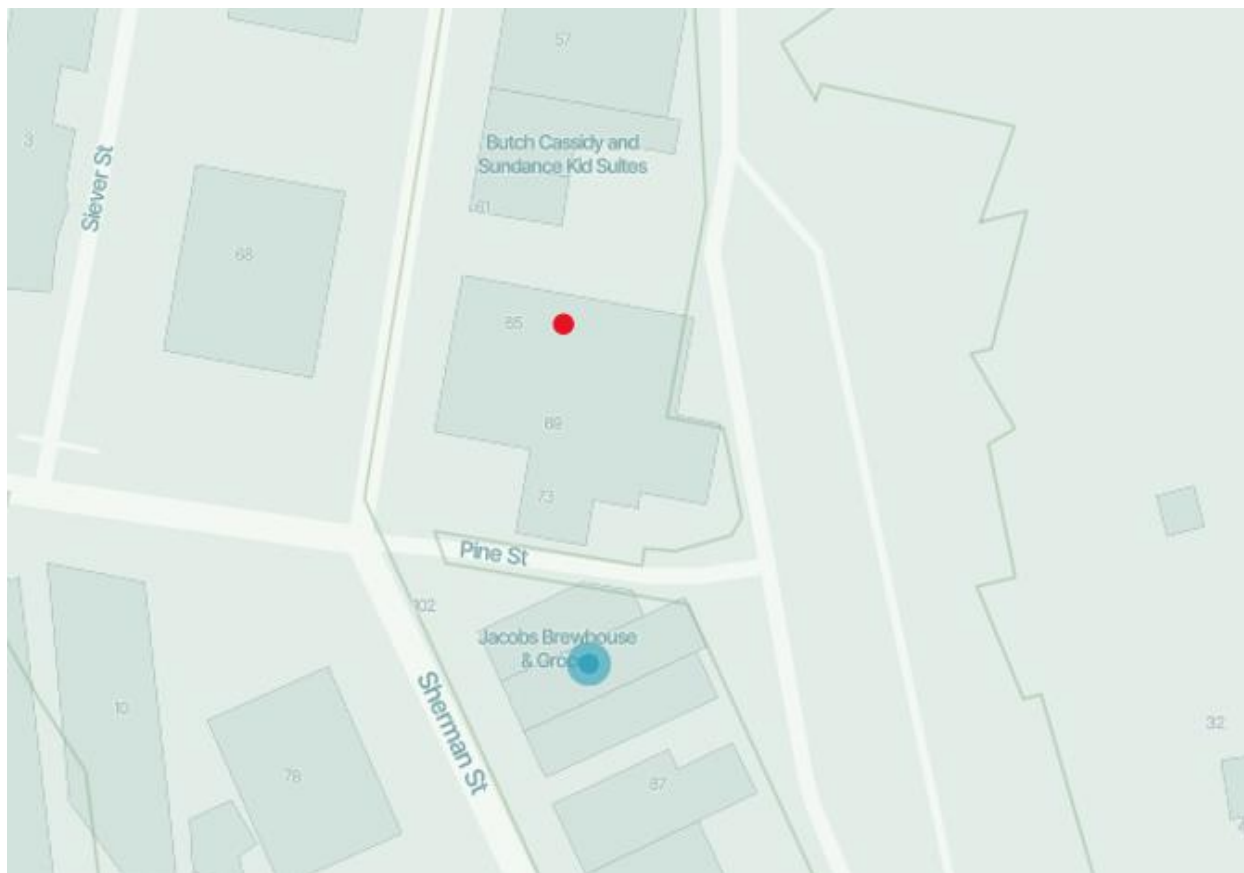
ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



Map showing location of 65 Sherman Street





Map showing locations of nearby Short-Term Rentals to 65 Sherman Street





Aerial photo of 65 Sherman Street





Zoning map showing 65 Sherman Street

Zoning Legend

- C1 - COMMERCIAL
- CE - COMMERCIAL ENTERPRISE DISTRICT
- CH - COMMERCIAL HIGHWAY
- PF - PARK FOREST
- PU - PUBLIC USE
- PUD - PLANNED UNIT DEVELOPMENT
- R1 - RESIDENTIAL
- R2 - MULTI-FAMILY RESIDENTIAL

OFFICE OF
PLANNING, ZONING AND
HISTORIC
PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

PLANNING AND ZONING COMMISSION STAFF REPORT CONDITIONAL USE PERMIT

Date: December 17, 2025
To: Planning and Zoning Commission
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
RE: Conditional Use Permit – Vacation Home Establishment

APPLICANT(S): Nugget Saloon LLC

PURPOSE: Application for CUP – Vacation Home Establishment

ADDRESS: 604 Main Street

LEGAL DESCRIPTION: Lots 26 and 26A being a portion of Block 15, O.T., City of Deadwood, located in the SW ¼ of Section 23, T5N R3E, B.H.M. Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed.

ZONE: C1 - Commercial

STAFF FINDINGS:

Surrounding Zoning:

North: R1 – Residential
South: C1 – Commercial
East: C1 – Commercial
West: C1 – Commercial

Surrounding Land Uses:

Residences
Businesses
Businesses
Businesses

SUMMARY OF REQUEST

The applicants have submitted a request for a Conditional Use Permit to operate a Vacation Home Establishment located at 604 Main Street. The building has a

three-bedroom apartment on the third floor. The property will be rented to long- and short-term renters alike.

FACTUAL INFORMATION

1. The property is currently zoned C1 – Commercial.
2. The subject property will have access located behind the building. Validated parking will be available for the Broadway Parking Ramp.
3. The subject property is located within a C1 - Commercial zoning location on 3 sides, and R1 – Residential zoning on the north side, on the hill behind the property.
4. The property is located within the 500-year floodplain.
5. Adequate public facilities are available to serve the property.
6. The area is characterized by businesses located within the historic downtown core commercial district.

STAFF DISCUSSION

The applicants have submitted a request for a Conditional Use Permit for a Vacation Home Establishment and City regulations permit Vacation Home Establishments in C1 - Commercial zoning districts with an approved Conditional Use Permit. According to their application, they will provide validated parking in the nearby Broadway Parking Ramp.

The Deadwood Zoning Code 17.08 and South Dakota Codified Law defines a Vacation Home Establishment as the following:

“Vacation Home Establishment” means:

Any home, cabin, or similar building that is rented, leased, or furnished in its entirety to the public on a daily or weekly basis for more than 14 days in a calendar year and is not occupied by an owner or manager during the time of rental as defined and permitted by the State of South Dakota and this Title. This term does not include a Bed and Breakfast establishment as defined in this Title.

1. Vacation Home Establishments are strictly prohibited in R1 and R2 zoning districts with the exceptions under 17.53.040.

Conditional Use Permit – Vacation Home Establishment
604 Main Street
December 17, 2025

In this instance the property is in a C1 – Commercial zoning district and Vacation Home Establishments are permitted in this zone.

2. Vacation Home Establishments shall be located in upper floors of commercial structures only within the local historic district.

This property is located in a commercial structure within the local historic district. Therefore, the Vacation Home Establishment must operate solely from the upper floor(s). The applicant intends to operate out of the third floor of the building, keeping in compliance with ordinance.

COMPLIANCE:

1. The Zoning Office provided notice identifying the applicant, describing the project and its location, and giving the scheduled date of the public hearing in accordance with Section 11-4.
2. A sign was posted on the property for which the requests were filed.
3. Notice of the time and place was published in the designated newspaper of the City of Deadwood.

GENERAL USE STANDARDS FOR CONDITIONAL USE PERMITS:

In reviewing any application under the authority of this chapter and as a further guide to its decision upon the facts of the case, the Commission(s) shall consider, among other things, the following facts:

- A. The proposed use shall be in harmony with the general purposes, goals, objectives, and standards to the City Policy Plan, the ordinance, the district in which it is located, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the City of Deadwood.

The City Comprehensive Plan encourages a variety of uses and a mixture of housing types. Preserve the existing stock of historic structures by working with the individuals and guiding the uses is an acceptable means. Traffic and parking have not significantly affected the neighborhood. This area has a mixture of businesses.

- B. Whether or not a community need exists for the proposed use at the proposed location in light of existing and proposed uses of a similar nature in the area and of the need to provide or maintain a proper mix of uses both within the city and also within the immediate area of the proposed use: (a) the proposed use in the proposed location shall not result in either a detrimental over

Conditional Use Permit – Vacation Home Establishment

604 Main Street

December 17, 2025

concentration of a particular use from previously permitted uses within the city or within the immediate area of the proposed use.

The subject area is zoned C1 – Commercial and is intended to provide locations for commercial uses, which require access to roads and highways, and substantial amounts of parking. This area is of commercial use.

- C. The proposed use at this location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvement, public sites, or rights-of-way.

If the applicant only uses off street parking and prevents any public nuisance issues that are often associated with Vacation Home Establishments, the proposed use may not result in a substantial or undue adverse effect on adjacent properties, or the character of the property and the use would not alter the character of the district. There will be no change in the size of the dwelling. To support the denial of a Conditional Use Permit on the grounds that it will cause increased traffic problems, there must be a high degree of probability that the increase would pose a substantial threat to the health and safety of the community.

- D. Whether or not the proposed use increases the proliferation of non-conforming uses as well as previously approved Conditional Use Permits which are still in use, when influenced by matters pertaining to the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Policy Plan, this ordinance, or any other plan, program, map or ordinance adopted, or under consideration pursuant to official notice, by the city or other governmental agency having jurisdiction to guide growth and development.

For any conditional use, lot and performance standards shall be the same as similar type uses located in specific districts. The character and use of buildings and structures adjoining or near the property mentioned in the application shall be considered in their entirety.

The proposed use would not increase the proliferation of non-conforming uses. The appearance of the structure will not change; therefore, the character and use of the buildings and structures adjoining the subject property will not be adversely affected.

- E. Whether or not the proposed use in the proposed area will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in city ordinance. Where any such improvements, facilities, utilities or services are not available or adequate to service the proposed use in the proposed location, the applicant, as part of

Conditional Use Permit – Vacation Home Establishment

604 Main Street

December 17, 2025

the application and as a condition to approval of the proposed Conditional Use Permit, is responsible for establishing ability, willingness and binding commitment to provide such improvements, facilities, utilities and services in sufficient time and in a manner consistent with the policy plan, this title, and other plans, programs, maps and ordinances adopted by the city to guide its growth and development. The approval of the Conditional Use Permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant as described in Section 17.04.110.

The proposed use will not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or other services. Existing services are available onsite.

CONDITIONS GOVERNING APPLICATIONS AND PROVISIONS:

- A. Following the issuance of a Conditional Use Permit pursuant to the provisions of this ordinance, such permit may be amended, varied, or altered only pursuant to the standards and procedures established by this section for its original approval.
- B. Conditional Use Permits, once granted, can be revoked by the Board of Adjustment for cause after a hearing is held before them. Complaints seeking the revocation of such permit shall be filed with the Zoning Administrator and may be initiated by the Planning and Zoning Commission OR any three (3) residents within three hundred (300) feet of the property lines of which the application has been filed. All such revocation hearings shall be conducted in the same manner as for the Conditional Use Permit application hearings.
- C. The Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and/or on an annual basis and place additional stipulations to mitigate a problem.
- D. To defray the administration costs of processing requests for Conditional Use Permits, a fee has been set by resolution of the City Commission and such information is available at the Planning and Zoning Office.
- E. Any use permitted under the terms of any Conditional Use Permit shall be established and conducted in conformity with the terms of such permit and of any conditions designated therewith.
- F. If the use permitted under the terms of a Conditional Use Permit has not been started within six (6) months of the date of issuance thereof, said permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that

Conditional Use Permit – Vacation Home Establishment

604 Main Street

December 17, 2025

further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.

- G. If the use permitted under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, said permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.
- H. Upon receipt in proper form of the application and other requested material, the Board of Adjustment shall hold at least one (1) public hearing in a location to be prescribed by the Board of Adjustment and shall make a decision upon the proposal to grant or deny the Conditional Use Permit. At least ten (10) days in advance of each hearing, notice of the time and place of such hearing shall be published in the official newspaper of the city. Notice shall be posted on the property for which the Application for Conditional Use Permit has been filed.

If approved for a Conditional Use Permit, staff recommend the following stipulation(s):

1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void.
2. State of South Dakota Sales Tax number shall be provided to the Planning and Zoning Office for their files.
3. The Building Official will inspect the building to ensure it meets applicable building codes.
4. Proper paperwork to be filed with the City of Deadwood Finance Office for Business Improvement District (BID) taxes.
5. A City of Deadwood Business License will be obtained.
6. A City of Deadwood Short-Term Rental License will be obtained.
7. Obtain Lodging License from the South Dakota Department of Health.
8. All parking shall be off street.
9. Compliance with all city ordinances shall be met.

Conditional Use Permit – Vacation Home Establishment
604 Main Street
December 17, 2025

10. Conditional Use Permits are reviewed on an annual basis. You are encouraged to participate in the annual review process.

11. If use permitted under the terms of the Conditional Use Permit has not been started within six (6) months of the date of issuance, the permit shall expire and be cancelled by the City Planning Department.

12. Burn permits will not be issued for this location.

ACTION REQUIRED:

1. Approval/Denial by Deadwood Planning and Zoning Commission



Questions Contact:
Kevin Kuchenbecker
(605) 578-2082 or
kevin@cityofdeadwood.com

Application No. _____

APPLICATION FOR CONDITIONAL USE PERMIT

Application Fee: \$200.00

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Name of Proposed Development: Nugget Quarters

Street Location of Property: 604 Main Street

Legal Description of Property: Original Town Deadwood Lots 26 & 26A Blk 15 Plat 1993-05058 (upper floor)

Zoning Classification of Property: Historic District/Commercial

Name of Property Owner: Nugget Saloon LLC Telephone: (605) 920-0537

Address: 604 Main Street Deadwood SD 57732
Street City State Zip

Name of Applicant: Lee Harstad Telephone: (605) 920-0537

Address: 604 Main Street Deadwood SD 57732
Street City State Zip

1. The following documents shall be submitted:

- a. An improvement survey, including all easements,
- b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
- c. A written statement addressing the criteria for approval.

Uses of Building or Land: Vacation Home Establishment

Signature of Applicant: [Signature] Date: 1/25/25

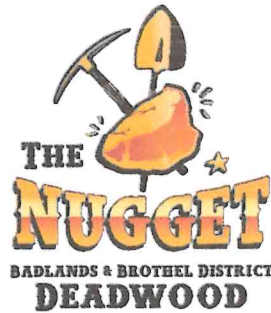
Signature of Property Owner: [Signature] for Nugget Salvage LLC Date: 11/25/25

Fee: \$ 500.- Paid On 12/1/25 Receipt Number 205118

Legal Notice Published **Date:** _____ **Hearing Date:** _____

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): _____



Conditional Use Permit Application

Existing Apartment at 604 Main Street to be used as a Vacation Home Establishment

As part of the Nugget Saloon LLC's property on Main Street in Deadwood, there are various apartments on the upper floors of the buildings. Some of these apartments are currently used as month-to-month rentals. The building is zoned commercial.

The LLC is requesting a conditional use permit to allow shorter term rentals in the Nugget Quarters, a three-bedroom, one-bath unit which is on the third floor of 604 Main Street. This property will also be marketed to long-term renters. Renters to this unit are offered validated parking in the Broadway Parking Ramp.

The current members of the LLC, including Wayne Morris, is a member of the business community in Deadwood and a strong supporter of Historic Preservation and other community programs. Wayne was an integral part of developing the second floor of the building to house Deadwood History Inc's Brothel museum.

Operating as an upper-floor rental in the past, no complaints regarding this usage have been received. Signage exists on the property and refuse pick-up is established along with all utility services.

With any questions, please contact:
Lee Harstad, (605) 920-0537

Thank you,

Lee Harstad
Nugget Saloon LLC

11/25/25

11/3/23, 9:55 AM

Lawrence County MapNet

Lawrence County, SD



Parcel ID	30025-01500-240-00	Taxing Unit	40-1_DE-L-DW
Plat	Not available	School District	40-1
Owner	NUGGET SALOON LLC	Fire District	DE
Additional Owners	0	Road District	0
Mailing Address	PO BOX 385 DEADWOOD, SD 57732	SAN	L
Legal	ORIGINAL TOWN DEADWOOD LOT 24 BLK 15	Land Use	NA
Property Address	606 MAIN ST, DEADWOOD, SD 57732	Class	DC
Legal Acres	0	Ward	05
S-T-R	--	City Ward	0
Neighborhood	50040	Extent	3474.2779777



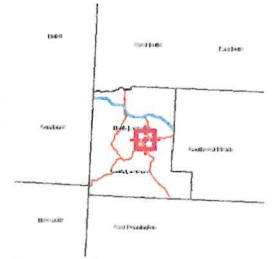
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 35 feet
11/3/2023

Beacon™ Lawrence County, SD



Overview



Legend

Parcel Legal

- Parcels
- Roads
- Railroads
- Lakes
- City Limits

Date created: 11/25/2025
Last Data Uploaded: 11/24/2025 9:08:43 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

**NOTICE OF PUBLIC HEARING
BEFORE THE PLANNING AND ZONING COMMISSION**

City of Deadwood
Planning and Zoning Commission
Deadwood, South Dakota 57732

NOTICE IS HEREBY GIVEN, that the following person(s) has applied to the City of Deadwood Planning and Zoning Office for a Conditional Use Permit for the operations for a Vacation Home Establishment as allowed under Section 17.32.030 Conditional Uses.

APPLICANTS: Nugget Saloon LLC

LEGAL DESCRIPTION: Lots 26 and 26A being a portion of Block 15, O.T., City of Deadwood, located in the SW ¼ of Section 23, T5N R3E, B.H.M. Lawrence County, South Dakota

ADDRESS: 604 Main Street

ZONE: C1 - Commercial

NOTICE IS FURTHER GIVEN that said application will be heard by the Planning and Zoning Commission within and for the City of Deadwood, State of South Dakota, at a regular meeting to be held Wednesday, December 17, 2025, in the Commission Room at 102 Sherman Street, Deadwood, South Dakota, at 4:00 p.m. or soon thereafter as the matter at which time and place any such person interested may appear and show cause if there be any, why such special exception should not be granted.

NOTICE IS FURTHER GIVEN, that the proposed request for a Vacation Home Establishment is on file and available for public examination at the Deadwood Zoning Office located at 108 Sherman Street, Deadwood, South Dakota.

ANY interested person or his/her agent is invited to submit oral or written comments or suggestions regarding the request to the Commissions or their agent prior to or at the public hearing.

Dated this 2nd day of December 2025.

City of Deadwood, Lawrence County, South Dakota



Kevin Kuchenbecker
Planning, Zoning and Historic Preservation Officer

PUBLISH: Black Hills Pioneer: Date

Published once at the total approximate cost of \$ _____

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786



Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

Public Notification

Date: December 3, 2025
To: Deadwood Property Owner / Resident
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
RE: Request for Conditional Use Permit for Vacation Home
Establishment

NOTICE IS HEREBY GIVEN, that the following person(s) has applied to the City of Deadwood Planning and Zoning Office for a Conditional Use Permit for the operations of a Vacation Home Establishment as allowed under Section 17.32.030 Conditional Uses.

APPLICANT(S): Nugget Saloon LLC

LEGAL DESCRIPTION: Lots 26 and 26A being a portion of Block 15, O.T., City of Deadwood, located in the SW ¼ of Section 23, T5N R3E, B.H.M. Lawrence County, South Dakota

ADDRESS: 604 Main Street

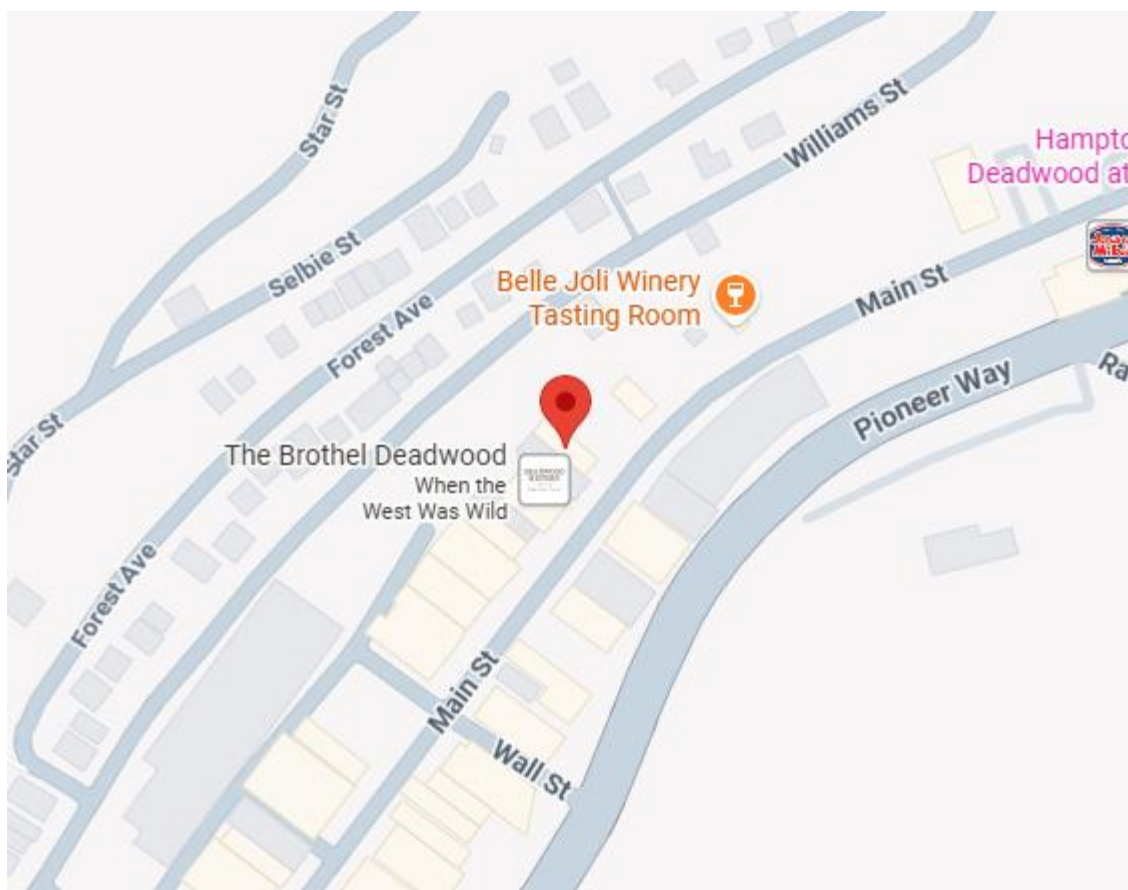
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NOTICE IS FURTHER GIVEN, that the proposed request for a Vacation Home Establishment is on file and available for public examination at the Deadwood Planning and Zoning Office located at 108 Sherman Street, Deadwood, South Dakota.

ANY interested person or his/her agent is invited to submit oral or written comments or suggestions regarding the request to the Commissions or their agent prior to or at the public hearing.

The purpose of this mailed notice is to reasonably inform the surrounding property owners of the applications for a Conditional Use Permit and to inform you of the type of use being requested.

If you have any questions, please feel free to contact our office at 605-578-2082.



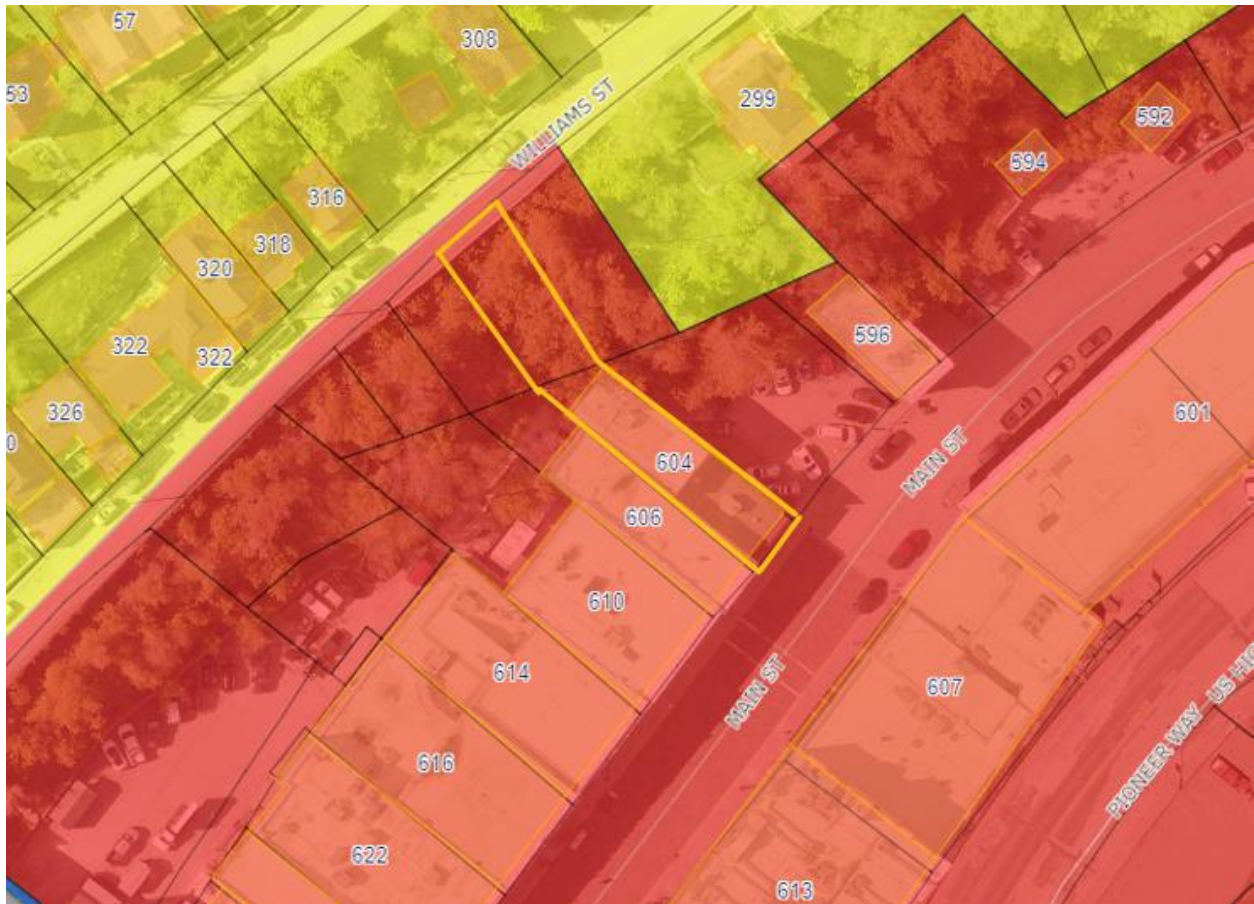
Map showing location of 604 Main Street





Aerial photo of 604 Main Street

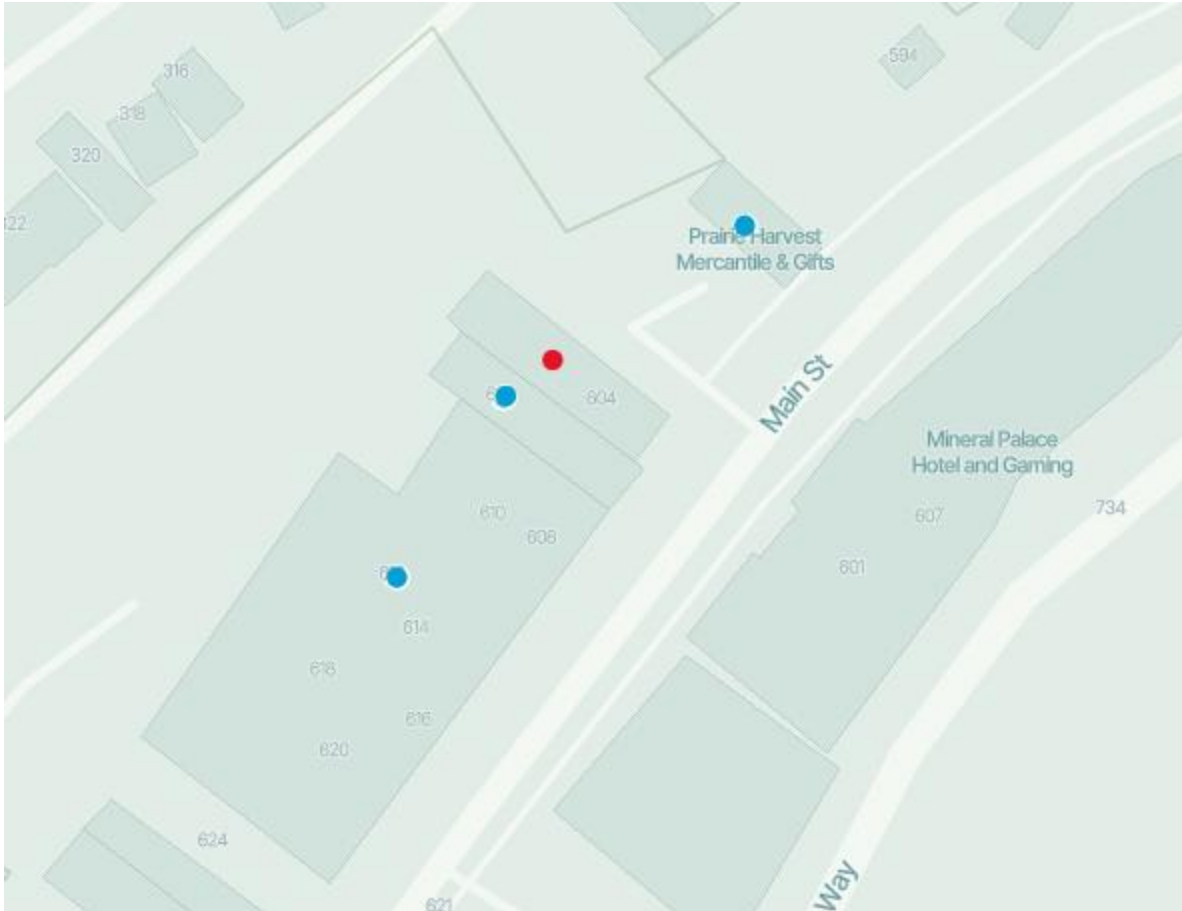




Zoning map showing 604 Main Street

Zoning Legend

- C1 - COMMERCIAL
- CE - COMMERCIAL ENTERPRISE DISTRICT
- CH - COMMERCIAL HIGHWAY
- PF - PARK FOREST
- PU - PUBLIC USE
- PUD - PLANNED UNIT DEVELOPMENT
- R1 - RESIDENTIAL
- R2 - MULTI-FAMILY RESIDENTIAL



Map showing locations of nearby Short-Term Rentals to 604 Main Street



Deadwood's Sesquicentennial 1876-2026

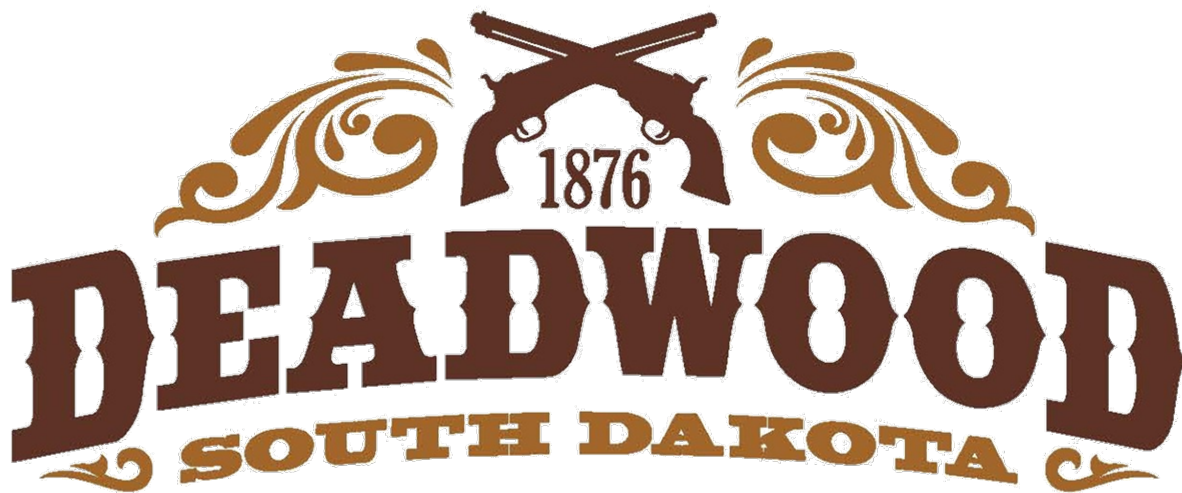
A Year of Celebration

Deadwood is commemorating its 150th anniversary with a full year of exciting events and activities. Below is the schedule of activities planned throughout 2026, honoring the city's rich history and vibrant community.



Schedule of Activities*

- **January 20–23: South Dakota Tourism Conference – Deadwood Day at the Capital.** This gathering will spotlight Deadwood's significance within South Dakota's tourism industry.
- **March 14: St. Patrick's Day – Bill Walsh Day** and a performance by the Singing Nuns. Celebrate Irish heritage and local traditions.
- **April 24: Arbor Day** – The community will plant 150 trees and dedicate a Liberty Tree, symbolizing our history, community unity, and freedom.
- **May 22: Save Our Tail Parade** followed by the dedication of the Dora DuFran statue, honoring an important figure in Deadwood's history.
- **June 8: Opening of the First Newspaper(s) Exhibit**, showcasing the early press that documented Deadwood's past.
- **June 14: Flag Day Activities at Outlaw Square and a Vintage Baseball Game** at Ferguson Field, featuring a traditional matchup between Deadwood and Lead.
- **July 2–5: Gold Camp Jubilee for the 150th Celebration in Lead**, including another Vintage Baseball Game at Mountain Top between Deadwood and Lead.
- **August 3: Recreation of the funeral of James Butler "Wild Bill" Hickok**, reenacting a significant event from Deadwood's history.
- **September 11–12: Volksmarch from Lead to Deadwood** and dedication of the trail system, along with a **Chuck Wagon Cook-off and Community Picnic** for participants and residents.
- **September 24: Commemoration of the day Seth Bullock died**, reflecting on his legacy.
- **October 1: Dedication of the 150th Time Capsule** at the Adams Museum, preserving today's memories for future generations.
- **October 31: Trunk or Treat – Kidwied**, a festive Halloween event for children and families.
- **November 1: The 37th Anniversary of Legalized Gaming** in Deadwood, celebrating an important milestone in the city's modern history.
- **December 4: Community Christmas Gathering**, including a telegraph message from the Governor to mark the holiday season and the conclusion of the anniversary celebrations.



City of Deadwood

Capital Improvement Plan

A Vision for Sustainable Growth and Community Enhancement

2026 – 2030

City of Deadwood
108 Sherman Street
Deadwood, SD 57732
605-578-2082

This Capital Improvement Plan serves as the city's blueprint for strategic investment, infrastructure renewal, and the preservation of Deadwood's historic legacy.

Deadwood Capital Improvement Plan

A Vision for Sustainable Growth and Community Enhancement

Deadwood City Commission

Charlie Struble-Mook, Mayor

Sharon Martinisko, President

Father Michael Johnson

Charles Eagleson

Blake Joseph

Deadwood Planning & Zoning Commission

John Martinisko, Chair

Josh Keene

Dave Bruce

Ken Owens

Jim Williams

Deadwood Historic Preservation Commission

Leo Diede, Chair

Bev Posey

Diane Williams

Trevor Santochi

Anita Knipper

Molly Brown

Jesse Allen

City Department Heads

Kevin Kuchenbecker, Planning, Zoning & Historic Preservation Officer

Randy Adler, Parks, Recreation & Events Director

Justin Lux, Parking & Transportation Director

Lornie Stalder, Public Works Director

Jessicca McKeown, Finance Officer

Kennedy Penk, Library Director

Cory Shafer, Police Chief

Joel Ellis, Fire Chief

Deadwood Capital Improvement Plan

A Vision for Sustainable Growth and Community Enhancement

Introduction

A thriving community is built on the pillars of strategic investment, infrastructure renewal, and visionary planning. For the City of Deadwood – A place steeped in historic charm and nestled amidst the Black Hills – charting a course for the future requires balancing preservation with progress. The Capital Improvement Plan (CIP) serves as Deadwood’s blueprint for sustainable growth, outlining the city’s major infrastructure projects, facility improvements, and long-term investments over a multi-year period. By articulating priorities, allocating resources, and engaging the public, the CIP ensures Historic Deadwood continues to offer a high quality of life for residents and visitors alike.



Purpose and Scope

The purpose of the Capital Improvement Plan is to provide a structured, transparent, and strategic approach to the city’s capital investments. The CIP typically spans a five- to ten-year horizon, identifying and prioritizing community needs based on factors such as safety, economic development, environmental stewardship, and historic preservation. Projects included in the CIP are generally those that require significant expenditure, have lasting value, and contribute to the public good, such as:

- Upgrades and maintenance of public infrastructure (roads, bridges, water and sewer systems)
- Enhancement of public spaces, parks, and recreational facilities
- Restoration and adaptive reuse of historic landmarks
- Improvements in public safety facilities and equipment
- Investment in sustainable, energy-efficient city operations
- Support for tourism and economic development initiatives

Community Engagement and Needs Assessment

A successful Capital Improvement Plan (CIP) is grounded in comprehensive community engagement. The City of Deadwood utilizes a participatory planning framework that actively solicits input from residents, business owners, and various stakeholders. Through structured partner meetings, targeted surveys, and direct resident feedback, the city collects valuable information regarding current conditions and future aspirations. This collaborative methodology ensures the CIP aligns with the shared vision and evolving requirements of Deadwood's diverse community, accommodating the interests of both residents and visitors.

A key component of developing the CIP is community engagement. The city seeks input from residents, business owners, and local organizations through surveys, meetings, and public hearings, ensuring that the plan reflects shared values and real-world needs. This collaborative approach enables city leaders to identify pressing challenges, uncover opportunities for innovation, and foster a sense of collective ownership over Deadwood's future as well as its historic past.

The needs assessment process involves analyzing current conditions, projecting future demands, and evaluating the capacity of existing infrastructure to meet those demands. By integrating community feedback with technical data, the city can identify gaps and inefficiencies, as well as areas where strategic investment will yield the greatest benefit. This comprehensive assessment lays the groundwork for selecting projects that are both feasible and transformative.

Project Identification and Prioritization

Capital projects are identified through a combination of technical assessments, regulatory requirements, and community aspirations. Each proposed project is evaluated based on its urgency, impact, cost, and alignment with the city's strategic goals and comprehensive plan. Projects are then prioritized according to a set of criteria, such as:

- Protecting public health and safety
- Addressing urgent infrastructure deficiencies
- Promoting sustainable economic growth
- Preserving historical and cultural assets
- Enhancing environmental quality
- Leveraging funding opportunities and partnerships

Major Focus Areas

1. Transportation Infrastructure (PARKING & TRANSPORTATION)



Deadwood's roads and historic streets not only facilitate movement but also define the city's unique character. The CIP encompasses a coordinated initiative to rehabilitate road infrastructure, enhance pedestrian connectivity, address parking requirements, and improve public transportation systems. Key initiatives may include:

- Resurfacing and reconstructing major city arterials and bridges
- Upgrading sidewalks, crosswalks, and ADA-accessible routes
- Improving signage, lighting, and traffic calming measures
- Enhancing trolley services for tourists and residents
- Augmenting parking management, operations and facilities

2. Utilities and Public Works (PUBLIC WORKS)

Reliable water, sewer, and stormwater systems are vital to Deadwood's health, safety, and economic prosperity. The CIP addresses aging infrastructure through:

- Updating water and sewer mains
- Stormwater management and flood mitigation projects
- Implementation of smart water metering and leak detection systems
- Expansion of recycling, composting, and waste management programs

3. Parks, Recreation, and Open Space (PARKS, REC & EVENTS)

Deadwood's parks and open spaces are essential to the city's livability, offering residents and visitors a respite from urban life. CIP investments in this area include:

- Upgrading and development of parks, playgrounds, and trail systems
- Enhancing and creating green spaces and public gathering places
- Strengthening and expanding recreational opportunities and facilities
- Improving and augmenting special events and community activities
- Restoration of riparian habitats and creation of creek access points

4. Historic Preservation and Cultural Resources (HP & LIBRARY)

As a city renowned for its Old West legacy, Deadwood's historic buildings and sites are both an asset and a responsibility. The CIP dedicates resources to:

- Preserving and protecting structures and resources within the historic districts
- Adaptive reuse of underutilized historic buildings
- Upgrading museum and interpretive center facilities
- Promoting arts, culture, and heritage tourism
- Enhancing and promoting Deadwood's historic Carnegie Public Library

5. Public Safety and Emergency Services (POLICE & FIRE)

Protecting citizens is a core municipal duty. The CIP supports:

- Modernization of police, fire, and emergency response equipment and facilities
- Acquisition of advanced vehicles and life-saving equipment as needed
- Expansion of community alert, surveillance, and warning systems
- Protection of Historic Deadwood through Firewise and Fire Prevention programs
- Training programs and facilities for first responders

6. Economic Development (PLANNING & ZONING)

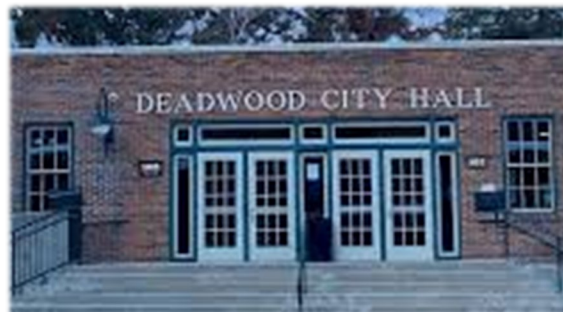
Investment in infrastructure is a catalyst for economic vitality. The CIP positions Deadwood for continued prosperity by:

- Upgrading downtown streetscapes and business district
- Diversifying and strengthening the business mix to serve both residents and tourists
- Supporting tourism infrastructure, including event venues and wayfinding
- Partnering with local businesses and nonprofits for smart and strategic growth



Financial Planning and Funding Sources (FINANCE)

The Capital Improvement Plan is grounded in fiscal responsibility and feasibility. Each proposed project is accompanied by cost estimates, funding sources, and timelines. Funding may come from a combination of:



- State and federal grants
- Special assessments and user fees
- Municipal bonds and city budget allocations
- Private donations and public-private partnerships
- Tourism and gaming revenues, as appropriate to Deadwood's unique economy

Long-term financial forecasting allows the city to phase in projects in accordance with available resources, without overburdening taxpayers or sacrificing essential services.

Implementation and Monitoring

A robust CIP is dynamic and responsive, adapting to changing conditions and new opportunities. The City of Deadwood establishes clear timelines, assigns project managers, and sets measurable milestones for every project. Progress is tracked through reports, website and social media platforms, and periodic plan updates. Community input remains integral, ensuring transparency and accountability throughout.

Challenges and Opportunities

Like any city, Deadwood faces challenges in implementing its CIP. Limited funding, competing priorities, regulatory hurdles, and unforeseen events (such as natural disasters) require adaptive strategies and strong leadership. At the same time, Deadwood's unique history, dedicated citizenry, and vibrant tourism sector offer opportunities for innovation, partnership, and lasting impact.

Conclusion

The Capital Improvement Plan for the City of Deadwood is more than a list of projects—it is a testament to the city's commitment to its residents, its heritage, and its future. By investing wisely today, Deadwood lays the foundation for resilient infrastructure, enriched community life, and sustainable prosperity for generations to come.

Capital Improvement Projects: A Framework for Planning and Execution

A Vision for Sustainable Growth and Community Enhancement

This portion of the document outlines a strategic approach to the Capital Improvement Plan and the projects identified, focusing on principles of prioritization, stakeholder engagement, fiscal responsibility, and sustainable development.

Core Components of the Framework

1. Assessment of Community Needs

Every successful CIP begins with a thorough assessment of community needs. In Deadwood, this involves:

- Collecting data on the condition of existing infrastructure
- Engaging with residents, business owners, and local organizations through surveys, community input, and public meetings
- Reviewing citywide plans, demographic trends, and tourism forecasts
- Identifying regulatory mandates, safety concerns, and service gaps

This foundational step ensures that projects are responsive to both present challenges and future opportunities.

2. Project Identification and Prioritization

Once needs are assessed, potential projects are identified and ranked based on objective criteria, such as:

- Impact on public health and safety
- Effect on economic development and tourism
- Cost, funding availability, and long-term operational expenses
- Degree of urgency
- Compatibility with existing plans, such as the city's comprehensive plan or historic preservation guidelines

A transparent prioritization process ensures that limited resources are allocated where they will yield the greatest public benefit.

3. Financial Planning and Budgeting

Capital projects are, by their nature, significant investments. Deadwood's framework emphasizes:

- Multi-year financial planning to anticipate the life-cycle costs of projects
- Identifying diverse funding sources, including municipal bonds, grants, tourism taxes, gaming revenues and partnerships
- Ensuring fiscal responsibility and long-term affordability
- Establishing and maintaining reserve funds for emergencies or unexpected expenses

Careful budgeting helps the community avoid overextension and supports the timely completion of projects.

4. Stakeholder Engagement and Communication

Public involvement is central to Deadwood's approach. The framework incorporates:

- Regular updates to the community on project progress and milestones
- Opportunities for public feedback at all stages of planning and implementation
- Collaborative partnerships with local businesses, partner organizations, and regional agencies



This open process builds public trust, fosters civic pride, and ensures that projects reflect the community's values.

5. Design, Engineering, and Environmental Review

After prioritization and funding, projects advance to the design and engineering phase, if required. Deadwood's framework requires:

- Compliance with city, state, and federal regulations
- Attention to historic preservation, given Deadwood's designation as a National Historic Landmark
- Incorporation of sustainable and resilient design principles
- Thorough environmental review and public consultation

This phase ensures that projects are feasible, sustainable, and aligned with Deadwood's unique identity.

6. Project Management and Implementation

Successful execution depends on strong project management. The framework includes:

- Detailed project schedules and milestones
- Clear assignment of roles and responsibilities
- Regular monitoring of progress, budget, and quality standards
- Prompt resolution of issues and transparent reporting

The city leverages experienced personnel, digital tools, and best practices to support efficient and effective delivery.

7. Evaluation, Reporting, and Continuous Improvement

After project completion, Deadwood's CIP framework calls for:

- Evaluation of project outcomes against original goals and benchmarks
- Public reporting on costs, timelines, and lessons learned
- Adjustment of future planning based on feedback and performance

This cycle of evaluation ensures ongoing accountability and improvement.

Types of Capital Improvement Projects in Deadwood

While each project is unique, Capital Improvement Projects commonly focus on:

- **Transportation Infrastructure:** Roadway improvements, pedestrian and bicycle infrastructure, parking facilities, and public transit upgrades
- **Utilities and Public Works:** Replacement of aging water lines, sewer system upgrades, stormwater management for flood prevention
- **Parks, Recreation and Open Space:** Park expansions, trail development, playground installations, recreational facility upgrades and event management
- **Historic Preservation and Cultural Resources:** Restoration of historic buildings, interpretive signage, adaptive reuse projects, museum, arts and cultural enhancements, library programs and activities
- **Public Safety and Emergency Services:** Fire station improvements, emergency operations centers, and public safety enhancements
- **Economic Development:** streetscape, wayfinding, Main Street and storefront improvements

Challenges and Opportunities

Implementing Capital Improvement Projects in Deadwood poses challenges, such as:

- Balancing modern infrastructure needs with historic integrity
- Managing project expenses in the face of inflation, construction costs and an archaic legislative formula involving gaming revenues
- Dealing with the logistical complexities of construction in a compact, mountainous environment
- Responding to environmental risks, such as flooding and wildfire

However, these challenges are also opportunities for innovation, collaboration, and community engagement.

Conclusion: Building the Future Together

Capital Improvement Projects are the backbone of Deadwood’s evolution from a storied frontier town to a vibrant, forward-looking community. By following a deliberate, transparent, and community-centered framework, the city can preserve its unique character, boost economic vitality, and ensure a high quality of life for generations to come.

Through ongoing planning, public engagement, and responsible investment, Deadwood sets a powerful example of how historic communities can embrace change without losing sight of their past. The framework outlined here provides a roadmap for success—a testament to the city’s enduring spirit and vision.

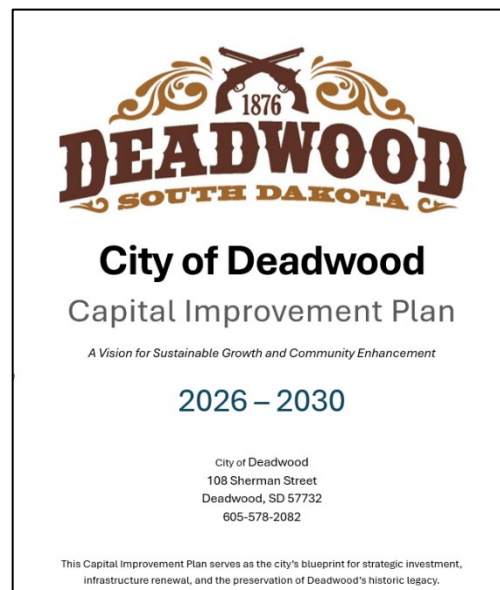


Capital Improvement Projects Overview

A Vision for Sustainable Growth and Community Enhancement

Introduction

Deadwood, South Dakota, a city recognized for its rich history and vibrant tourism industry, requires ongoing investments to maintain its infrastructure, support sustainable growth, and enhance quality of life for residents and visitors alike. Capital Improvement Projects (CIPs) are essential for modernizing public assets, supporting economic development, and preserving the city's unique cultural heritage. The following Capital Improvement Projects have been identified for planning and execution as part of the overall Capital Improvement Plan for Deadwood, SD.



Objectives

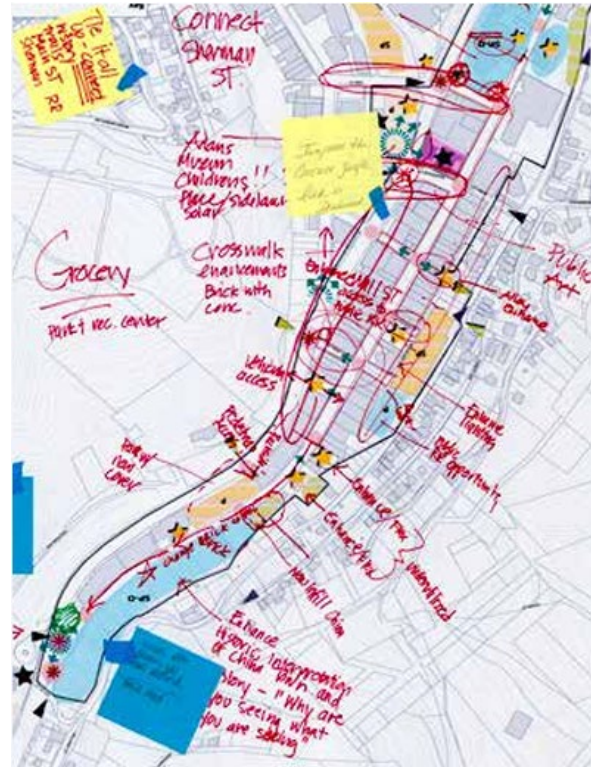
- Upgrade and maintain essential infrastructure to meet current and future demands
- Enhance community livability and safety for residents and visitors
- Support economic vitality through targeted investments in public spaces, utilities, and transportation
- Preserve and promote the historic character of Deadwood
- Align capital projects with the city's comprehensive plan and strategic goals

Project Selection Criteria

- Urgency and Necessity: Addressing issues critical to public health, safety, and welfare
- Regulatory Compliance: Meeting federal, state, and local mandates or standards
- Community Impact: Enhancing quality of life, accessibility, and public engagement
- Economic Benefit: Supporting commercial growth, tourism, and job creation
- Feasibility and Cost-effectiveness: Selecting projects with sustainable funding and manageable long-term maintenance costs

Stakeholder Engagement

- Engage city officials, community members, local businesses, and tribal representatives in the planning process
- Host public forums, surveys, and information sessions to collect feedback and refine project priorities
- Coordinate with state and federal agencies for compliance and funding opportunities



Repairs vs Capital Improvements

Repairs refer to work done to maintain or restore an asset to its original condition.

Repairs are usually routine and necessary to keep property or equipment in efficient operating condition. These costs are typically considered regular expenses and are often included in the operating budget of the respective department.

Capital Improvements, on the other hand, are expenditures that are brand new projects, enhance the value, extend the life, or adapt an asset to a new use. Capital improvements usually involve significant upgrades. These costs are capitalized within the City's financial statements and depreciated over the useful life of the asset.

In summary, repairs are for maintenance and restoration, while capital improvements are new projects, increase value or extend the life of the property. The main difference lies in the nature, scope, and accounting treatment of the expenditure.

It is important to regularly evaluate whether a proposed expenditure qualifies as a repair or a capital improvement, as this affects the budgeting, funding sources, and reporting for each project. Careful distinction ensures compliance with accounting standards and helps the city allocate resources efficiently to maintain existing assets while investing in long-term growth.

2026 – 2030 CIP Projects Identified

A Vision for Sustainable Growth and Community Enhancement

Parking and Transportation Infrastructure

PARKING and PARKING FACILITY PROJECTS

Deadwood Trailhead Parking Lot

- Project Scope: Remove material, surface the area with asphalt, curb and gutter, install lighting
- Objectives: Create satellite parking for trailers and oversize vehicles to efficiently utilize parking inventory (2022 Parking Management Study)
- Key tasks: Engineering, property acquisition from SDDOT, project bidding, grading of property, parking lot surfacing, striping, lighting, landscaping, trolley stop addition, wayfinding
- Estimated Timeline: Construction began summer of 2025, substantial completion by October 31, 2025
- **Estimated Cost: \$1,025,000**
- Funding Sources: Parking & Transportation Enterprise Funds, SD Game Fish & Parks (2025 Project)



Miller Street Parking Lot

- Project Scope: Mill, overlay, and stripe the Miller Street Parking Lot
- Objectives: Replace cracked and worn parking lot surface to improve driving and drainage conditions
- Key Tasks: Solicit quotes, award proposal, develop parking lot layout, hire striping separately if necessary
- Estimated Timeline: 2026
- **Estimated Cost: \$75,000**
- Funding Sources: Parking and Transportation Enterprise Funds (Repairs budget)

Highway 85 & 385 Satellite Parking Lot

- Project Scope: Surface and landscaping improvements, create a new trolley stop, complete landscaping consistent with other areas of Deadwood
- Objectives: Create satellite parking area for trailers, vehicles with trailers, and oversize vehicles so they do not inefficiently reduce parking inventory in the core areas of town as identified in the 2022 Parking Management Study
- Key Tasks: Landscaping design, installation of wood rail “Deadwood” fence at property boundaries, landscaping, mill/overlay or resurface, trolley stop addition, wayfinding
- Estimated Timeline: 2026
- **Estimated Cost: \$125,000**
- Funding Sources: Parking & Transportation Enterprise Funds, state grants

Ferguson Field Parking Lot

- Project Scope: Mill and overlay parking area or implement previous design plan
- Objectives: improve drainage and the driving surface of the area surrounding the football field
- Key Tasks: Identify whether to conduct a mill/overlay or design implementation
- Estimated Timeline: 2027
- **Estimated Cost: \$200,000-\$500,000**
- Funding Sources: Parking and Transportation, Historic Preservation, Streets Department

Field of Dreams Parking Lot/Lay Down Area

- Project Scope: Add additional parking on the south side of the football field near the laydown area
- Objectives: Increase parking inventory for events at the complex and increase the footprint of the laydown area
- Key Tasks: Request proposals from engineering firms, BID project, work with Historic Preservation to ensure appropriateness of project, award and construct new area
- Estimated Timeline: 2030
- **Estimated Cost: \$1,500,000**
- Funding Sources: Parking & Transportation, Historic Preservation, Streets

PARKING GARAGE PROJECTS

Parking Garage Elevator Project

- Project Scope: Replace the elevator car and update all necessary components
- Objectives: Replace the existing elevator which no longer functions properly due to age and weather exposure to ensure safe and effective accessibility access to the Broadway Parking Structure
- Key Tasks: Bid project, evaluate bids, award project, move all accessible spaces to the first floor during installation
- Estimated Timeline: 2025
- **Estimated Cost: \$550,000**
- Funding Sources: Parking & Transportation Enterprise Funds (2025 Project)

Broadway Parking Structure Drain Replacement

- Project Scope: Replacement of drainage system throughout the garage
- Objectives: Install a long-term drainage system to reduce leaks and more effectively drain the garage with poly or similar material
- Key Tasks: Solicit quotes, remove existing drain structure, replace them with new materials
- Estimated Timeline: 2026
- **Estimated Cost: \$80,000**
- Funding Sources: Parking & Transportation Enterprise Funds



Parking Garage Façade Repairs

- Project Scope: Tuckpointing and repair of capstones
- Objectives: Tuckpoint cracked areas of façade and replace damaged capstones
- Key Tasks: Solicit quotes or bid project, work with staff on project timeline
- Estimated Timeline: 2027
- **Estimated Cost: \$80,000**
- Funding Sources: Parking & Transportation Enterprise Funds

Top Floor Broadway Elevator Foyer

- Project Scope: Install foyer on the top floor of the parking garage
- Objectives: Protect the elevator from the elements to increase its lifespan and decrease maintenance costs
- Key Tasks: Request design proposals, bid project, install with little interruption to the elevator
- Estimated Timeline: 2028
- **Estimated Cost: \$250,000**
- Funding Sources: Parking and Transportation Enterprise Funds

Replacement of stairs in Parking Garage

- Project Scope: Replace the metal staircase on the south end that leads from the first floor to the second floor, and replace the metal staircase that leads from the fourth floor to Williams Street
- Objectives: Replace the existing metal staircases with new steel or stainless steel staircases. Apply appropriate treatment to prevent premature deterioration of the new ones
- Key Tasks: Identify the staircases that need to be replaced, either request bids or proposals for the removal, construction, and installation of the replacement staircases, work with contractors to apply appropriate finish
- Estimated Timeline: 2029
- **Estimated Cost: \$325,000**
- Funding Sources: Parking & Transportation Enterprise Funds

Broadway Parking Structure Water Project

- Project Scope: Tap into existing water line to add water access to the garage
- Objectives: Add water access to assist staff with cleaning the structure
- Key Tasks: Locate water line, tap and install a spigot
- Estimated Timeline: 2029
- **Estimated Cost: \$15,000**
- Funding Sources: Parking and Transportation Enterprise Funds

PARKING ENHANCEMENT PROJECTS

Kiosk updates

- Project Scope: Replace existing kiosk faces which contain the screens, card and coin readers, and cellular connection interfaces.
- Objectives: Update our parking payment kiosks to keep them up-to-date, user friendly, and more efficient
- Key Tasks: Solicit quotes, evaluate locations, deploy and install
- Estimated Timeline: 2026
- **Estimated Cost: \$60,000**
- Funding Sources: Parking & Transportation Enterprise Funds

Creation of Trolley Stop shelters

- Project Scope: Enhance the public transportation system by providing safe and comfortable shelters at trolley stops while increasing the historic appeal through shelter design and placement
- Objectives: Provide protection from weather conditions, seating and clear signage for trolley schedules and routes
- Key Tasks: Identify locations, develop conceptual designs, oversee construction
- Estimated Timeline: 2026-2030
- **Estimated Cost: Annually \$35,000**
- Funding Sources: Parking & Transportation Enterprise Funds



New traffic and parking signage throughout town

- Project Scope: Design, procure, and install new traffic and parking signage to improve public safety, enhance traffic flow, and provide clear guidance for residents and visitors regarding parking regulations and road usage
- Objectives: Enhance the visitor experience by providing intuitive navigation for all public streets, municipal lots, and major entry/exit points within Deadwood.
- Key Tasks: Inventory existing signage and assess conditions, identify high-priority areas for signage upgrades or new installations and develop standardized designs for traffic and parking signs
- Estimated Timeline: 2026-2030
- **Estimated Cost: Annually \$25,000 - \$45,000**
- Funding Sources: Parking & Transportation Enterprise Funds

Utilities and Public Works

WATER & SEWER PROJECTS

Water Redundancy Project

- Project Scope: An infrastructure initiative aimed at enhancing the reliability and resilience of the water supply system
- Objectives: The redundancy project seeks to minimize service interruptions, ensure consistent water quality, and support future growth and emergency preparedness
- Key Tasks: Bid project, evaluate bids, award project, construction management
- Estimated Timeline: 2025
- **Estimated Cost: \$1,425,000**
- Funding Sources: Water and Sewer Enterprise Funds (2025 Project)

Water Storage Facilities

- Project Scope: To provide a water source for the northeast section of town
- Objectives: Decrease the number of pump cycles per day, relieve head loss in water system
- Key Tasks: Bid project, evaluate bids, award project, construction management
- Estimated Timeline: 2028
- **Estimated Cost: \$2,500,000**
- Funding Sources: Water Enterprise Funds



STREETS PROJECTS

Crescent Street Reconstruction

- Project Scope: Upgrade roadways, improve transit options, and enhance pedestrian and bicycle networks
- Objectives: Foster safe and efficient vehicular and pedestrian mobility for residents and visitors
- Key Tasks: Porter property acquisition, road resurfacing, intersection upgrades, wayfinding signage, bikeway extensions, and creation of trolley stop
- Estimated Timeline: Phase project 2026, 2027, 2028, depending on funding
- **Estimated Cost: \$1,725,000**
- Funding Sources: Department of Transportation (DOT) grants, City General Funds

Solar streetlights on Stage Run

- Project Scope: Install solar lights in Phase I of Stage Run Development
- Objectives: Improve safety for residence and street department operators
- Key Tasks: System design, secure competitive bids, construction management
- Estimated Timeline: 2027
- **Estimated Cost: \$175,000**
- Funding Sources: City General Funds

Secondary access for Stage Run development

- Project Scope: Build a new secondary access to Stage Run Development.
- Objectives: Improve emergency service access and residential access
- Key Tasks: Auer land acquisition, bid project, evaluate bids, award project, construction management
- Estimated Timeline: 2030
- **Estimated Cost: \$8,500,000**
- Funding Sources: City General Funds, possible state or federal grants

Box Culvert

- Project Scope: Work with SD Department of Transportation to evaluate options for the replacement of the structure and roadway corridor
- Objectives: Replace the aging structure while accommodating the traveling public and protecting the City of Deadwood's rich history
- Key Tasks: Stakeholder engagement, identification of key infrastructure improvements, traffic and construction management, timeline control
- Estimated Timeline: 2030
- **Estimated Cost: \$3,500,000**
- Funding Sources: Federal Highway Administration, SD Department of Transportation, City General Funds, Water & Sewer Department Funds



Pedestrian Sidewalk Projects

- Project Scope: Promote a higher quality of life for the residence and a better experience for visitors by providing safe, efficient, and desirable pedestrian travel
- Objectives: Develop an implementation strategy that will assess existing and future pedestrian demand and needs
- Key Tasks: Review 2008 DOT Pedestrian Study, coordinate pedestrian investments, and implement recommended pedestrian improvements
- Estimated Timeline: 2026-2030
- **Estimated Cost: Annually \$175,000**
- Funding Sources: Parking & Transportation Enterprise Funds, SD Department of Transportation, SD Game Fish & Parks



PUBLIC BUILDING PROJECTS

Exterior renovations of Park Shop

- Project Scope: Rehabilitation of the Parks building with new metal, doors, windows and heating, ventilation, and air conditioning system
- Objectives: Provide a safe environment for City employees
- Key Tasks: Bid project, evaluate bids, award bids, construction management
- Estimated Timeline: 2027
- **Estimated Cost: \$220,000**
- Funding Sources: Public Buildings / City General Funds

Exterior renovations of Streets Shop

- Project Scope: Rehabilitation of the building with new metal, doors and windows
- Objectives: Provide a safe environment for City employees
- Key Tasks: Bid project, evaluate bids, award bids, construction management
- Estimated Timeline: 2025-2028
- **Estimated Cost: \$425,000**
- Funding Sources: Streets Budget / City General Funds



Construct Salt Shed

- Project Scope: provide weather protection and a storage facility for City's salt supply
- Objectives: keep salt dry, prevent it from leaching into the environment, and facilitate efficient loading and unloading for road maintenance
- Key Tasks: Design, bid project, evaluate and award bids, construction management
- Estimated Timeline: 2028
- **Estimated Cost: \$150,000**
- Funding Sources: Streets Budget / City General Funds

Elevator for City Hall

- Project Scope: Install a new elevator in City Hall to service the basement
- Objectives: Provide an ADA accessible elevator to the Archives at City Hall
- Key Tasks: Bid project, evaluate bids, award bids, construction management
- Estimated Timeline: 2030
- **Estimated Cost: \$375,000**
- Funding Sources: HP Capital Assets Budget

HVAC for City Hall Archives and Archaeological Laboratories

- Project Scope: Update and replace heating, ventilation, and air conditioning (HVAC) system at City Hall
- Objectives: Improve the efficiency and controls of the City Hall HVAC system
- Key Tasks: Bid project, evaluate bids, award bids, construction management
- Estimated Timeline: 2027
- **Estimated Cost: \$375,000**
- Funding Sources: HP Capital Assets Budget

Homestake-Adams Research and Cultural Center

- Project Scope: Encompasses the assessment, refurbishment, or complete replacement of the existing fire alarm and control system at the Homestake-Adams Research and Cultural Center
- Objectives: Ensure full compliance with current fire safety codes and regulations, improve the reliability and functionality of the fire alarm and control system, and protect the safety of occupants and the integrity of cultural and research assets
- Key Tasks: Bid project, evaluate bids, award bids, construction management
- Estimated Timeline: 2026
- **Estimated Cost: \$30,000**
- Funding Sources: City General Funds



Parks, Recreation and Open Spaces

CEMETERIES

Mt. Moriah Cemetery Projects

- Project Scope: Monument restoration, retaining wall repairs, tree trimming, asphalt resurfacing
- Objectives: Maintain and repair historic cemetery for future generations
- Key Tasks: Identify issues, design, bidding, construction management
- Estimated Timeline: 2026 Monument & wall restoration
2027 Road repair, mill & overlay
- **Estimated Cost: \$225,000 Monument**
 \$125,000 asphalt
- Funding Sources: Historic Cemeteries Enterprise Funds

Oakridge Cemetery Projects

- Project Scope: Mill and overlay of main artery through cemetery, add columbarium to hold the cremated remains of the deceased
- Objectives: Keep the vehicular corridor through cemetery in good condition, provide additional opportunities for cremations saving valuable real estate in cemetery
- Key Tasks: Obtain quotes, mill and overlay
- Estimated Timeline: 2026 Road Resurface
2030 Columbarium
- **Estimated Cost: \$85,000 Road Resurface**
 \$475,000 Columbarium
- Funding Sources: Oakridge Cemetery Enterprise Funds



DEADWOOD EVENT COMPLEX

Lighting replacement at Deadwood Event Complex

- Project Scope: Total replacement of lighting for baseball/softball fields, football field and rodeo arena
- Objectives: Replace obsolete lighting poles and fixtures with highly efficient LED lighting system for lower energy costs and greater lighting needs
- Key Tasks: Engineering review, develop phased project, bid, installation
- Estimated Timeline: 2026 and 2027
- **Estimated Cost: \$690,000**
- Funding Sources: City General Funds, HP Capital Assets budget



Pylon signage at Event Complex

- Project Scope: Add entrance sign at 76 Drive and Crescent Street
- Objectives: Provide consistent professional public service messaging for activities and events at the complex
- Key Tasks: Design (complete), obtain quotes, construction management
- Estimated Timeline: 2026
- **Estimated Cost: \$35,000**
- Funding Sources: HP Capital Assets Budget

Restrooms at Event Complex

- Project Scope: Create additional restroom opportunities for events and activities at the Deadwood Event Center
- Objectives: Provide convenient, easily accessible facilities for VIP and Rough Stock Deck guests and ticket holders
- Key Tasks: Design, bid, construction management
- Estimated Timeline: 2027
- **Estimated Cost: \$375,000**
- Funding Sources: HP Capital Assets

North Ramp on Main Grandstands

- Project Scope: Add ADA ramp and access point to Crescent Street
- Objectives: Provide additional ADA compliance and access to reconstructed street
- Key Tasks: Design, bid, construction management
- Estimated Timeline: 2028
- **Estimated Cost: \$125,000**
- Funding Sources: HP Capital Assets

Second Big Screen/scoreboard at 76 Arena

- Project Scope: Provide permanent location for a second big screen / scoreboard for events and activities held in the Days of 76 arena
- Objectives: Enhance the visitor experience and create a professionally designed, permanent location for big screen and replace temporary telehandler currently used
- Key Tasks: Design (complete), obtain quotes, construction management
- Estimated Timeline: 2029
- **Estimated Cost: \$60,000**
- Funding Sources: HP Capital Assets, BID 8 funding

PARKS AND PLAYGROUNDS

Martha Bullock Tennis Court resurface

- Project Scope: Resurface tennis courts with new surface and striping to include pickle ball options
- Objectives: Provide park users' quality experience
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: 2026
- **Estimated Cost: \$40,000**
- Funding Sources: City General Funds

New Playground Equipment at Keene Field

- Project Scope: Replace outdated playground equipment
- Objectives: Provide community youth safe playground equipment
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: 2028
- **Estimated Cost: \$85,000**
- Funding Sources: City General Funds / State and Local Grants

Playground surface at Stage Run

- Project Scope: Install rubber surface in and around playground equipment
- Objectives: Provide community youth safe playground surface and limit parks department maintenance needs
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: 2030
- **Estimated Cost: \$75,000**
- Funding Sources: City General Funds

TRAIL SYSTEM DEVELOPMENT

Mickelson Trail Overlay

- Project Scope: Mill and overlay of surface from trailhead to Walnut Street
- Objectives: Provide safe surface for pedestrians
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: 2026
- **Estimated Cost: \$45,000**
- Funding Sources: City General Funds

Trail System Expansions

- Project Scope: Implement portions of the Deadwood Trail System Master Plan
- Objectives: Enhance and create additional recreational opportunities in Deadwood for hiking and biking
- Key Tasks: Develop scope of work, gather easements, NEPA studies, obtain bids, construction management
- Estimated Timeline: Annual expansion
- **Estimated Cost: \$50,000 - \$100,000 annually**
- Funding Sources: City General Funds, BID 8 Funding, SD Game Fish & Parks Grants



Mickelson Trailhead Restroom

- Project Scope: Replace vault toilet at Mickelson Trailhead with year-round facility
- Objectives: Provide residents, visitors and trail users with better sanitary facilities
- Key Tasks: Design, bid, construction management
- Estimated Timeline: 2030
- **Estimated Cost: \$275,000**
- Funding Sources: City General Funds

GENERAL PARKS AND RECREATION PROJECTS

Fencing and Landscape improvements

- Project Scope: Upgrade landscaping and add Deadwood style ranch fence at key locations on public property owned by the City and partner with private property
- Objectives: Create a cohesive professional sense of place for Historic Deadwood
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: Annual enhancements
- **Estimated Cost: \$35,000 annually**
- Funding Sources: City General Funds

Whitewood Creek Access Points and Vegetation Management

- Project Scope: Continue to enhance and manage Whitewood Creek in Deadwood
- Objectives: Create and maintain public access points and an improved fish habitat
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: Annual
- **Estimated Cost: \$50,000 to \$75,000 annually**
- Funding Sources: City General Funds, BID 8 Funding, SD Game Fish & Parks Grants

Shooting Range

- Project Scope: Shooting berms, fencing, gates, shooting benches, target stands
- Objectives: Create and upgrade a designated public shooting facility designed for recreational and training purposes
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: Annual enhancements
- **Estimated Cost: \$10,000 annually**
- Funding Sources: City General Funds, Friends of NRA Grants, Bureau of Land Management funding, SD Game Fish & Parks Grants

Irrigation system along Lower Main

- Project Scope: Install irrigation system along Lower Main from Dunlap to 76 Drive
- Objectives: Create a well-maintained park-like entrance into the core area of Deadwood
- Key Tasks: Design, install and maintain irrigation system
- Estimated Timeline: 2028
- **Estimated Cost: \$75,000**
- Funding Sources: City General Funds

DEADWOOD RECREATION AND AQUATIC CENTER

Replace Concrete Surface under Water Slide

- Project Scope: Replace concrete surface under water slide feature
- Objectives: Provide safe surfaces in and around public indoor aquatic center
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: 2026
- **Estimated Cost: \$15,000**
- Funding Sources: Bed & Booze Funds



Pump Room & UV Light project

- Project Scope: Add safety features and sump in pool equipment room and UV light
- Objectives: Ensure employee safety in pool equipment room and support pool hygiene and cleanliness for the public
- Key Tasks: Develop scope of work, obtain quotes, construction management
- Estimated Timeline: 2026
- **Estimated Cost: \$45,000**
- Funding Sources: Bed & Booze Funds

New recreation and exercise equipment

- Project Scope: Add new and upgraded exercise equipment
- Objectives: Provide inclusive, accessible recreation options for all ages and abilities.
- Key Tasks: Facility retrofit as needed, purchase new amenities
- Estimated Timeline: Ongoing, with annual review and prioritization
- **Estimated Cost: \$50,000** bi-annually
- Funding Sources: Bed & Booze Funds, Parks and Recreation Grants, local fundraising, sponsorships

Historic Preservation and Cultural Resources

85 Charles Street Rehabilitation Project

- Project Scope: Rehabilitate and preserve abandoned and derelict historic structure
- Objectives: Protect Deadwood's historic integrity and boost family housing opportunities
- Key Tasks: Structural assessments, foundation repair and exterior rehabilitation
- Estimated Timeline: 2025-2026
- **Estimated Cost: \$125,000**
- Funding Sources: local historic preservation budget and eligible grant program

Senior/Community Center Project

- Project Scope: Adaptive reuse of a historic structure while creating a place for senior center and community activities with a state-of-the-art facility
- Objectives: Provide Deadwood and surrounding area a facility for social gatherings
- Key Tasks: Structural assessments, Architectural and Engineering plans, Construction Administration, projected operational budget and management plan
- Estimated Timeline: 2025-2026
- **Estimated Cost: \$775,000**
- Funding Sources: State and federal historic preservation grants, local historic preservation budget, private partnerships

Public and Private Retaining Walls

- Project Scope: Reconstruct and preserve key elements of historic retaining wall systems throughout the community
- Objectives: Protect Deadwood's historic resources, infrastructure and safety of its residents
- Key Tasks: Identification of retaining walls, structural assessments, engineering plans and construction administration
- Estimated Timeline: Ongoing, with annual review and prioritization
- **Estimated Cost: \$1,000,000 - \$1,200,000 annually**
- Funding Sources: Historic Preservation Funds, private-sector partnerships



Façade Easement Program

- **Project Scope:** Protect, restore, and enhance the historic character of building façades within the Deadwood Historic District by preserving the architectural integrity and encouraging economic revitalization by providing financial and technical support for façade improvements under easement agreements with property owners
- **Objectives:** Preserve the unique architectural features and historical significance of Deadwood's buildings, support property owners in restoring and maintaining building façades to their original or historically appropriate condition, and formulate legal easements ensuring the ongoing preservation and maintenance of façades
- **Key Tasks:** Conduct informational sessions and outreach to property owners and stakeholders, identify restoration needs, review proposed plans for historical accuracy and compliance with preservation standards
- **Estimated Timeline:** 2026-2030
- **Estimated Cost: \$300,000 - \$500,000 per year**
- **Funding Sources:** Historic Preservation Revolving Loan Program

Interpretation of Historic Deadwood

- **Project Scope:** Ongoing interpretation of Historic Deadwood, aiming to educate, engage, and inspire visitors and citizens about the town's rich history, cultural heritage, and significance by encompassing historical events, notable figures, architecture, and the impact of Deadwood on regional and national narratives
- **Objectives:** Provide engaging and accurate information about Historic Deadwood's history, culture, and legacy. Involve local residents, organizations, and descendants in the interpretation process to foster ownership and pride. Develop experiences to attract tourists and encourage longer stays.
- **Key Tasks:** Historical research, content development, implement comprehensive interpretive plan with themes, stories and a variety of delivery methods
- **Estimated Timeline:** 2026-2030
- **Estimated Cost: \$200,000 - \$300,000 per year**
- **Funding Sources:** Historic Preservation Funds



Deadwood Alive Theatre

- **Project Scope:** Identify and renovate a historic building to serve as the future theater for Deadwood Alive while updating its infrastructure to accommodate modern theatrical performances, audiences, and operational needs
- **Objectives:** Adapt re-use of a historic space for live performances, including stage, backstage, audience seating, technical needs, ensuring accessibility and safety with modern comfort and amenities while preserving a unique, historic ambiance
- **Key Tasks:** Structural assessments, design exterior restoration and interior rehabilitation plans, bid, build, and construction management
- **Estimated Timeline:** 2028
- **Estimated Cost: \$1,225,000**
- **Funding Sources:** State and federal historic preservation grants, local preservation funds, private partnerships

Pedestrian wayfinding system

- **Project Scope:** Implement a comprehensive pedestrian wayfinding system throughout Historic Deadwood which compliments the existing vehicular signage
- **Objectives:** Enable pedestrians to easily locate historic sites, attractions, public facilities, and parking areas; increased foot traffic to local businesses and attractions by clearly identifying points of interest and commercial areas
- **Key Tasks:** Finalize design documents, solicit quotes for fabrication and installation
- **Estimated Timeline:** 2026-2028
- **Estimated Cost: Annually \$75,000**
- **Funding Sources:** HP Capital Assets



Public Safety and Emergency Services

Camera Project

- Project Scope: Replace, upgrade and install high tech camera system in City owned facilities and public spaces such as City Hall, Adams House Museum, History and Information Center, Mount Moriah Cemetery and our Event Center
- Objectives: Implement all City buildings and security products on a single cloud-managed platform, accessible from anywhere on any device
- Key Tasks: Prioritize existing system replacement, analyze new location, obtain pricing, permissions, and installation contractor
- Estimated Timeline: 2026-2030
- **Estimated Cost: \$30,000 Annually**
- Funding Sources: City General Funds, HP Capital Assets and Enterprise Funds

Firetruck replacement of Tender 9 and Engine 2

- Project Scope: Replacing two aging apparatuses and combining their capabilities
- Objectives: Enhance fire department response with one apparatus that combines pumping, and water ferrying into one unit
- Key Tasks: Identifying space requirements, valuation of apparatus to surplus, obtaining quotes on new unit, stakeholder consultations, order, build
- Estimated Timeline: 2-3 years from identification to delivery budget
- **Estimated Cost: \$600,000 to \$1,000,000**
- Funding Sources: Sale of units being replaced, Truck Reserve Funds, Grants

Establish Substation

- Project Scope: Establish a new 2-3 bay substation in an identified needed area
- Objectives: Enhance Fire Department response times by establishing a substation in an identified area within the City of Deadwood to better serve the citizens of Deadwood by placing identified apparatus in a newly identified, strategic location, to improve response times.
- Key Tasks: Identify available real estate within the City of Deadwood, obtain quotes for construction, identify types of apparatus to place at substation. Stakeholder consultations.
- Estimated Timeline: 2030+
- **Estimated Cost: \$3,000,000 to \$5,000,000**
- Funding Sources: Fire Department budget, grants, county resources, private donations.

Emergency notice system for Stage Run area

- Project Scope: Renovation or replacement of fire stations, police headquarters, and emergency operations centers
- Objectives: Enhance emergency response capacity, ensure compliance with modern safety standards, and improve operational efficiency
- Key Tasks: Facility assessments, space planning, stakeholder consultations, phased construction
- Estimated Timeline: 2027
- **Estimated Cost: \$225,000**
- Funding Sources: Homeland Security grants, state and federal public safety funds, municipal bonds

Upgrade Radio Communications

- Project Scope: Upgraded radio communications
- Objectives: Upgrade radio communications by identifying areas where radio communications are lacking, and install equipment to enable more efficient radio communication
- Key Tasks: Identify areas where radio communications are hindered. Assess current capabilities, stakeholder meeting, consultations and quotes from vendors
- Estimated Timeline: 2-3 Years
- **Estimated Cost: \$100,000 to \$200,000**
- Funding Sources: Federal grants, state grants, partnership with Lawrence County dispatch.



Economic Development

Main Street Master Plan

- Project Scope: Enhance streets, sidewalks, lighting, and landscaping on Main Street and adjacent corridors.
- Objectives: Improve walkability, public safety, and downtown aesthetics to attract visitors and new businesses.
- Key Tasks: Sidewalk renovations, ADA upgrades, decorative lighting, street furniture, and green infrastructure.
- Estimated Timeline: 2-3 years from design to completion.
- **Estimated Costs: \$22,350,000**
- Funding Sources: HP Bonded Project, local tourism funds, private sponsorships.



Citywide Computer Server and IT upgrades

- Project Scope: Replace outdated computer servers and upgrade its IT infrastructure while enhancing system reliability, security, and performance for city operations
- Objectives: Deploy robust, up-to-date servers and IT systems with advanced security protocols and software to safeguard sensitive city data and comply with regulatory standards
- Key Tasks: Define requirements for new servers and IT upgrades based on departmental needs, develop a detailed project plan with timelines, budget estimates, and risk assessments, install new servers and configure them for city use
- Estimated Timeline: 2026
- **Estimated Costs: \$125,000**
- Funding Sources: Various City department budgets, City General Funds

Annual Project Planning and Implementation Process

- Annual update on Needs Assessment: Conduct comprehensive evaluations of existing infrastructure and services.
- Annual Prioritization: Rank proposed projects based on criteria such as urgency, community impact, and available funding.
- Budgeting: Prepare multi-year capital improvement budgets outlining estimated costs, funding sources, and timelines.
- Design and Engineering: Develop detailed plans and specifications, conduct necessary permitting, and engage technical consultants.
- Procurement: Issue requests for proposals (RFPs) and select qualified contractors for project delivery.
- Construction: Oversee project execution, ensuring compliance with budget, schedule, and quality standards.
- Monitoring and Evaluation: Track progress, manage project risks, and adjust plans as needed to achieve desired outcomes.

Community Benefit and Legacy

The execution of well-planned Capital Improvement Project Plan will help safeguard the city's historical treasures while building the foundation for future prosperity. Improved infrastructure attracts new businesses and residents, enhances tourism, and ensures health, safety, and resilience for generations to come. By aligning projects with community values and strategic goals, Deadwood can continue to thrive as a vibrant, welcoming city that honors its past while embracing the promise of tomorrow.

Historic Deadwood will commemorate and celebrate an extraordinary milestone in 2026 – its 150th anniversary. Established in 1876 during the Black Hills Gold Rush, Deadwood has played a significant role on American history. The city has captured the imagination of generations with its legendary stories, dynamic culture, and unwavering spirit. This document helps guide its future for the next 150 years.



Deadwood Capital Improvement Plan

A Vision for Sustainable Growth and Community Enhancement

Conclusion and Formal Adoption

A comprehensive approach to capital improvements is vital for Deadwood's sustained success. By establishing clear priorities, engaging stakeholders, and pursuing diverse funding opportunities, the city can effectively implement projects that enrich the community, preserve its heritage, and create enduring value. This Capital Improvement Plan is tailored to address the local needs and aspirations, ensuring Deadwood remains a gem of the Black Hills for years to come.

In summary, a thoughtful approach to capital improvement not only preserves what makes Deadwood unique but also paves the way for enduring progress. By fostering collaboration among stakeholders, maintaining financial stewardship, and prioritizing projects with the greatest community impact, the city positions itself for sustainable growth. Commitment to both heritage and innovation will ensure that each completed project becomes a testament to Deadwood's vision and determination – contributing to the city's history and built environment for current and future residents.

The Deadwood City Commission adopted this Capital Improvement Plan on DECEMBER 1, 2025. The plan is subject to an annual review to assess its continued relevance.

Dated this 4th day of December 2025.

CITY OF DEADWOOD

Charlie Struble-Mook, Mayor

ATTEST:

Jessicca McKeown, Finance Officer

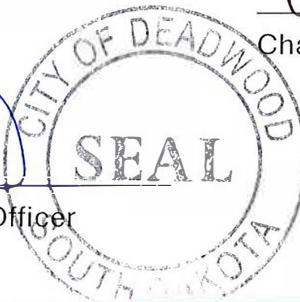


Exhibit A – Summary Spreadsheet

2026 – 2030 CIP Projects Identified								Summary Page				
A Vision for Sustainable Growth and Community Enhancement												
								2026	2027	2028	2029	2030
Parking and Transportation Infrastructure								\$ 325,000	\$ 675,000	\$ 330,000	\$ 405,000	\$ 1,535,000
Utilities and Public Works								\$ 2,155,000	\$ 1,045,000	\$ 2,925,000	\$ 3,675,000	\$ 9,050,000
Parks, Recreation and Open Spaces								\$ 1,125,000	\$ 1,020,000	\$ 480,000	\$ 305,000	\$ 1,045,000
Historic Preservation and Cultural Resources								\$ 2,175,000	\$ 1,450,000	\$ 2,925,000	\$ 1,650,000	\$ 1,675,000
Public Safety and Emergency Services								\$ 30,000	\$ 1,055,000	\$ 305,000	\$ 30,000	\$ 5,030,000
Economic Development								\$ 125,000				\$ 22,350,000
Total Capital Improvement Budget								\$ 5,935,000	\$ 5,245,000	\$ 6,965,000	\$ 6,065,000	\$ 40,685,000