



Planning and Zoning Commission Meeting Agenda

Wednesday, August 05, 2026 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 July 15, 2026, Planning and Zoning Commission Meeting.

4. **Sign Review Commission**

- [a.](#) Application for Portable Sign for 715 Main Street (Deadwood Tobacco Company).

Action Required:

Approve/Deny Portable Sign

- [b.](#) Application for Portable Sign for 709 Main Street (Silverado Franklin).

Action Required:

Approve/Deny Portable Sign

- [c.](#) Application for Portable Sign for 798 Main Street (Silverado Franklin).

Action Required:

Approve/Deny Portable Sign

- [d.](#) Application for Sign Permit - 616 Main Street (Sick Boy Motorcycles). Applicant Is requesting a new projecting sign be placed above existing business sign. This sign will replace a prior sign that fell from its location. The proposed location will require two (2) variances from the ordinance.

Actions:

1. Approve/deny request for Sign Permit

- [e.](#) Application for Sign Permit - 735 Main Street (Black Hills Real Estate). Applicant Is requesting a new wall sign be placed on the side of the building. This sign will be placed in a location where a previous sign once was. The proposed location will require a variance from the ordinance.

Actions:

1. Approve/deny request for Sign Permit

5. **Planning and Zoning Commission**

- [a.](#) Annual Review - Conditional Use Permit for Vacation Home Establishment – 64 Cliff Street – Owson Properties LLC, legally described as Lot X2 of Riverside Addition City

of Deadwood, Lawrence County, South Dakota, formerly Lot X of Riverside Addition located in the NE 1/4 of Section 27, T5N, R3E, B.H.M.

Action Required:

Approval/Denial of continued use by Planning and Zoning Commission

- [b.](#) Findings of Fact and Conclusion - 604 Main Street (Nugget Quarters) 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.

- 6. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)
- 7. **Items from Staff**
- 8. **Adjournment**



Planning and Zoning Commission Meeting Minutes

Wednesday, July 15, 2026 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, July 15, 2026, 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

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer
Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes of the July 1, 2026, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the minutes of the July 1, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

4. Sign Review Commission

- a. Application for Portable Sign for 688 Main Street (Maverick's Steak & Cocktails).

Action Required:

Approve/Deny Portable Sign

Mr. Kuchenbecker discussed Application for Portable Sign for 688 Main Street.

It was moved by Commissioner Owens and seconded by Commissioner Bruce to approve Application for Portable Sign for 688 Main Street. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- b. Application for Sign Permit - 78 Cliff Street (Northern Hills Federal Credit Union). Applicant has been contracted to provide all new signage at this location. Four (4)

signs requested including wall and freestanding signs. All signs and their proposed locations are compliant with ordinance.

Actions:

1. Approve/deny request for Sign Permit

Mr. Kuchenbecker introduced Application for Sign Permit - 78 Cliff Street (Northern Hills Federal Credit Union) and reviewed the Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Application for Sign Permit - 78 Cliff Street (Northern Hills Federal Credit Union). Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

5. Planning and Zoning Commission

- a. Approve issuance of a Temporary Vendors License to Opera House Tattoo Parlour. A request has been made to operate out of 658 Main Street during the Sturgis Rally.

Mr. Kuchenbecker discussed the Temporary Vendors License for Opera House Tattoo Parlour.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the Temporary Vendors License to Opera House Tattoo Parlour. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- b. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 7 Burlington Street – Burlington B&B, legally described as Lots 3 and 4 of Peck's Garden subdivision of part of Probate Lots 138 and 327, Deadwood City, Lawrence County, SD, according to the recorded plat thereof.

Action Required:

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

Mr. Kuchenbecker introduced Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 7 Burlington Street – Burlington B&B and reviewed the Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 7 Burlington Street – Burlington B&B with nine (9) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- c. Annual Review - Conditional Use Permit for Vacation Home Establishment – 596 Main Street – JVK-SD, LLC, legally described as Lot 34 in Block 15, being a part of Mineral Lot 38, and also known as Lot 4, in Block 7 of the City of Deadwood, also known as 596 Main Street, Deadwood, 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 Vacation Home Establishment – 596 Main Street – JVK-SD, LLC and reviewed the Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Williams to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 596 Main Street – JVK-SD, LLC with nine (9) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- d. Application for Plat - 27 Lincoln Avenue (D. Castanie) legally described as Lot 4A of Block 42, formerly Lots 4, 5, 6, 7, 8, 9, 10 & 11, Block 42 part of Lots H, I, J & K, Block 35, vacated Cemetery Street and vacated alley located in the NW 1/4 of Section 26 and the SW 1/4 Section 23, T5N, R3E, B.H.M., Original Townsite, City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing
2. Approval/Denial by Deadwood Planning and Zoning Commission

Mr. Kuchenbecker discussed Application for Plat - 27 Lincoln Avenue (D. Castanie) and reviewed the Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve Application for Plat - 27 Lincoln Avenue (D. Castanie). Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- e. Application for Plat - 225 Cliff Street (Deadwood Land Company BHCI LLC) legally described as Deadwood's Gulch's of Fun Lot 1B and Lot 1C, being a portion of Deadwood Gulch Addition II. Formerly Deadwood Gulch's of Fun Tract 1, Lot AB10 in the US Highway 85 right-of-way in M.S. 107, lying adjacent to Deadwood Gulch's of Fun Tract 1, being a portion of Deadwood Gulch Addition II, and "lying adjacent to Deadwood Gulch's of Fun Tract 1" (Plat Doc #2017-4517 Surveyor's Affidavit of Correction Doc #2019-840), Lot AB1 in the US Highway 85 right-of-way. All located in the E 1/2 and SE 1/4 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing
2. Approval/Denial by Deadwood Planning and Zoning Commission

Mr. Kuchenbecker reviewed Application for Plat - 225 Cliff Street (Deadwood Land Company BHCI LLC) and reviewed the Staff Report.

Discussion occurred about the future development of a car wash on Lot 1C.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve Application for Plat - 225 Cliff Street (Deadwood Land Company BHCI LLC). Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- f. Request for Variance - 199 Cliff Street (M. Reynolds) legally described as Lots 27, 28 and 30 and vacated McDonald Street of Pecks Gardens Subdivision, located in the NE

1/4 and the SE 1/4 Section 27, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing
2. Approval/Denial by Deadwood Planning and Zoning Commission

Mr. Kuchenbecker introduced Request for Variance - 199 Cliff Street (M. Reynolds) and reviewed the Staff Report. The applicant intends to create five (5) new lots at the location with the intention of developing the property with five (5) affordable single-family homes. A variance is needed to create lots smaller than the 5,000 square feet required by ordinance.

Ms. Ronda Feterl, Deadwood citizen and President of the Peck Gardens Neighborhood Block Club, introduced herself to the Commission. Ms. Feterl expressed concern about Ordinance 15.36, Flood Hazard Protection Regulations. She also expressed concern about Ordinance 17.52, Environmental Overlay Zone. Ms. Feterl would like to know if a Floodplain Development Permit Application has been submitted by the property owner.

Ms. Feterl is also concerned about the aesthetics of a future development in the area, and does not believe the hardship requirement for a variance has been met by the property owner.

Ms. Feterl continued by expressing concern that setback requirements will not be met when homes are built on the new lots, and additional variances will be requested. In addition, Ms. Feterl believes that site plans for the proposed homes should be required prior to new lots being created in addition to a traffic and parking analysis and that an affordability requirement should be met via deed restriction.

Commissioner Martinisko stated he has concerns that future variances could be requested in addition to the variances requested to the lot sizes. He is also curious about the construction that has already begun.

Ms. Amanda Reynolds, property owner, introduced herself to the Commission and explained that the homes currently under construction meet the square footage requirements of their lots and do not need a variance as they currently sit. Building permits have been issued for the current construction. The homes do meet the required setbacks, and there is no anticipated future variances to be requested.

Commissioner Eagleson requested clarification on the future homes intended to be constructed on the site, and where they would sit. Mr. Kuchenbecker responded that a home would sit in between the two currently under construction, while two more would sit on the side of the property facing Cliff Street. Mr. Kuchenbecker confirmed the homes would all meet setback requirements if placed in their intended locations and it is not anticipated that any further variances would be required.

Mr. Leo Diede, Deadwood citizen, introduced himself to the Commission and asked about the size of the homes. Ms. Reynolds responded the homes would be approximately 1,200 square feet. Mr. Diede inquired as to the affordable nature of

the homes. Ms. Reynolds stated they are seeking to build affordable housing for people that live and work in Deadwood.

Further discussion occurred about the floodplain.

Commissioner Keehn stated that it was his opinion the request for the variance fails to meet the definition of a hardship.

Commissioner Martinisko stated that three (3) homes could be built on the land while still meeting the ordinance requirements of 5,000 square feet per lot. A Floodplain Development Permit would not need to be completed for a plat, but it would need to be completed before a building permit could be issued on the lot that sits within the floodway.

Mr. Kuchenbecker recommended the Commission continue discussion of the variance request at the next meeting to allow for further review.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to deny Request for Variance - 199 Cliff Street (M. Reynolds). Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- g. Application for Plat - 199 Cliff Street (M. Reynolds) legally described as Lots 27, 28 and 30 and vacated McDonald Street of Pecks Gardens Subdivision, located in the NE 1/4 and the SE 1/4 Section 27, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing
2. Approval/Denial by Deadwood Planning and Zoning Commission

Mr. Kuchenbecker informed the Commission that since the Request for Variance for 199 Cliff Street was denied by the Commission, the Application for Plat - 199 Cliff Street (M. Reynolds) is null and void. The plat cannot be approved without the requested variance.

- h. Application for Plat - Charles Street (Optima LLC) legally described as Lots 9R, 13R and 17R in Block 71, Original Town of Deadwood, formerly Lots 9, 11, 13, 15, 17 & 107B in Block 71, Original Town of Deadwood according to the P.L. Rogers Map of the City of Deadwood (Lots 15 and 17 are also described historically as Lots 17 and 19 in Block 1 of Cleveland Addition to the City of Deadwood), Original Townsite, City of Deadwood, Lawrence County, South Dakota located in Section 26, T5N, R3E, BHM.

Action Required:

1. Public Hearing
2. Approval/Denial by Deadwood Planning and Zoning Commission

Mr. Kuchenbecker discussed Application for Plat - Charles Street (Optima LLC) and reviewed the Staff Report. The intention of the property owners is to create three (3) lots from a single lot to accommodate the placement of five (5) historic resources that will be moved from Main Street.

Commissioner Martinisko inquired as to any agreements the city may have with the property owners. Mr. Kuchenbecker explained that a Developers Agreement, along with conservation easements, will prohibit the properties from being utilized as Short-Term Rentals and seek to provide financial guarantees.

Commissioner Keehn asked about the structures to be relocated. Mr. Kuchenbecker explained three (3) homes and two (2) garages will be moved onto the site, as approved by Historic Preservation and subject to the Developers Agreement.

Commissioner Williams requested clarification that the new lots will meet ordinance requirements. Commissioner Martinisko responded in the affirmative.

It was moved by Commissioner Owens and seconded by Commissioner Bruce to approve Application for Plat - Charles Street (Optima LLC). Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- i. Request for Zoning Amendment - Charles Street (Optima LLC) legally described as Lots 9R, 13R and 17R in Block 71, Original Town of Deadwood, formerly Lots 9, 11, 13, 15, 17 & 107B in Block 71, Original Town of Deadwood according to the P.L. Rogers Map of the City of Deadwood (Lots 15 and 17 are also described historically as Lots 17 and 19 in Block 1 of Cleveland Addition to the City of Deadwood), Original Townsite, City of Deadwood, Lawrence County, South Dakota located in Section 26, T5N, R3E, BHM.

Action Required:

1. Public Hearing
2. Approval/Denial by Deadwood Planning and Zoning Commission

Mr. Kuchenbecker introduced Request for Zoning Amendment - Charles Street (Optima LLC) and reviewed the Staff Report. The property owner is interested in changing the zoning from C1 - Commercial to R1 - Residential.

Mr. Bobby Rock, Deadwood citizen, introduced himself to the Commission and expressed interest in having the entire stretch of Charles Street changed to an R1 - Residential zoning district. Mr. Kuchenbecker responded that a zoning amendment to the area can be considered upon petition of the property owners in the area.

Mr. Diede expressed his approval of the moving of the homes because it provides the opportunity to save them. Mr. Kuchenbecker agreed and stated the area of Main Street in question has lost its character and has only a few historic resources remaining. This project provides an opportunity to rebuild some of that character by relocating, and rezoning, what remains of these historic buildings, while also protecting them from future harm.

It was moved by Commissioner Williams and seconded by Commissioner Owens to approve Request for Zoning Amendment - Charles Street (Optima 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

Mr. Kuchenbecker informed the Commission that the City of Deadwood is hosting the National Secretaries of State this evening.

Five (5) retaining walls have been ordered in the last month.

The Crescent Street construction project continues.

Infrastructure for stage 3 of the Stage Run development should be completed and accepted by the city in September.

The water project on Railroad Avenue is nearly complete.

Progress is being made with the Mt. Moriah cemetery project.

The Chuckwagon Gathering and Cowboy Show will occur September 12. The Community Picnic will occur on September 11. Both will honor Deadwood's 150th anniversary.

Commissioner Eagleson reminded the Commission that the Farmers Market will occur on Friday.

8. Adjournment

It was moved by Commissioner Owens and seconded by Commissioner Keehn 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 4:59 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Vice-Chair, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator

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 PORTABLE SIGN PERMIT

Staff Report

Applicant: Deadwood Tobacco Company

Business Address: 715 Main St, Deadwood, SD 57732

Application Date: 07/24/2026

Permit Type: Portable Sign

Background and Application Summary

The Deadwood Tobacco Company has submitted an application for a portable sign permit at 715 Main St. The application includes all required documentation, including:

- Completed application form
- Application fee of \$25.00
- Proof of general liability insurance with a \$1,000,000 per occurrence limit, naming the City of Deadwood as an additional insured

Compliance Review

The application was reviewed for compliance with City of Deadwood Ordinance 15.32.130(T) and related requirements:

- **Location:** The proposed sign will be placed within 6 inches of the exterior wall of the business and at least 25 feet from the nearest permitted sign, as required.
- **Number of Signs:** Only one portable sign is requested for this storefront, in compliance with the maximum allowed.
- **Display Hours:** The applicant acknowledges the sign will be displayed only during business hours and removed at close of business each day.
- **Design Restrictions:** The sign will not include illumination, electronics, moving parts, balloons, streamers, pennants, or similar adornments.
- **Insurance:** The applicant has provided a valid certificate of insurance meeting the \$1,000,000 liability requirement and naming the City as additional insured.

Fees

- **Application Fee:** \$25.00 (paid)
- **Annual License Fee:** \$25.00 (due after approval)
- **Portable Sign Fee:** \$250.00 plus tax (due after approval)

Staff Recommendation

Based on the submitted documentation and compliance with all applicable requirements, staff recommends **approval** of the portable sign permit for Deadwood Tobacco Company at 715 Main St.

Return Completed Form To:
Planning and Zoning
108 Sherman Street
Deadwood, SD 57732



Questions Contact
Planning and Zoning Dept.
(605) 578-2082 or
leah@cityofdeadwood.com

Section 4 Item a.

Business License No _____

APPLICATION FOR PORTABLE SIGN

Application Fee: \$25.00

Annual License Fee: \$25.00 (due after approval of application)

Deadwood Portable Sign (due after approval of application): \$250.00 + tax

Applicants: Application shall be submitted to the Planning and Zoning Office. Allow up to ten (10) business days for processing. All licenses expire at the end of the calendar year and must be renewed annually. Portable signs shall be obtained from the City of Deadwood upon approval.

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

Applicant: _____ Telephone: _____

Name of Business: Deadwood Tobacco Co. Email: _____

Applicant's Mailing Address: _____
Street City State Zip

Physical Street Address of Portable Sign Location: _____

Contact Name, Phone Number and Email of Property Owner: _____

Please use the box below to indicate the intended location of the portable sign via written statement and/or drawing. Portable signs must be located at least twenty-five (25) feet from the nearest permitted sign per Ordinance 15.32.130(T)(5).

715 main St
Next to the Pilar outside
the front door.

Attach the following to the application: (incomplete applications will not be considered)

1. Application Fee - \$25.00. Make checks payable to City of Deadwood.
2. Copy of general liability insurance with limit of \$1,000,000 per occurrence naming the City of Deadwood as an additional insured.

NOTICE

I agree that any falsification, misstatements, or omissions, including those related to location, shall result in immediate revocation of this permit and removal of the portable sign. Permit holders agree to indemnify, defend and hold harmless the City of Deadwood, its employees and authorized representatives from and against any and all suits, claims, actions, legal and administrative proceedings, demands, liabilities, costs and expense including attorney's fees arising out of or in

connection with permit holder's placement of any signs issued pursuant to this section upon their property.

Applicant signature: _____

Date submitted: _____

7/24/26

REQUIREMENTS FOR PORTABLE SIGNS

- Portable Sign Applications need to be submitted to: City of Deadwood Zoning Office, 108 Sherman Street, Deadwood, South Dakota 57732, Phone: (605) 578-2082.
- Application must be accompanied by application fee and proof of general liability insurance. Fees must be paid by cash, cashier's check, money order or credit card.
- Portable signs shall be obtained from the City of Deadwood upon approval of a permit application.
- A permit application must be reviewed and approved by the Deadwood Sign Review Commission, per Ordinance 15.32.160.
- The permit fee shall be payable in advance for each sign. Sign permits run for a calendar year and expire on December 31 annually.
- Permit applicants shall provide a liability insurance certificate naming the City of Deadwood are additionally insured in an amount of not less than one million dollars (\$1,000,000).
- A maximum of one (1) portable sign is permitted per store front. Each portable sign must be located at least twenty-five (25) feet from the nearest permitted sign. If multiple businesses share a store front, only one portable sign may be issued.
- Portable signs shall be placed within 6" of the exterior wall of the building that obtained the sign and permit from the City of Deadwood.
- Portable signs may be displayed during business hours only and shall be removed at the close of business each day.
- No illumination, electronics, moving parts, balloons, streamers, pennants or similar adornments may be attached to a portable sign.
- Store front shall be defined as the façade or entryway on the ground floor or street level of a commercial building.
- Building shall be defined as a roofed independent free-standing structure usually enclosed within external walls or dividing walls that extend from the foundations to the roof and comprises on or more rooms or other space within which goods or services are being offered for sale.

NOTE:

A portable sign that does not comply with the requirements of Ordinance 15.32.130(T) shall be removed immediately by City personnel without notice.

OFFICE USE ONLY:

Date Received: _____

7/28/26

☒ Approved – Permit No: _____

☐ Denied – Reason: _____

Planning & Zoning Official Signature: _____

[Signature]



CERTIFICATE OF LIABILITY INSURANCE

Section 4 Item a.

07/27/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HUB INTERNATIONAL GREAT PLAINS LLC 2630 JACKSON BLVD STE 202 RAPID CITY SD 57702 Phone: 605.348.9800 Fax: 605.342.4579	CONTACT NAME: PHONE (A/C, No, Ext): Ext: FAX (A/C, No): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Acuity, A Mutual Insurance Company NAIC # 14184 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
--	--

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:			K70187	06/17/2026	06/17/2027	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			K70187	06/17/2026	06/17/2027	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Deadwood Tobacco company 715 Main st Deadwood, SD 57732	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

© 1988-2016 ACORD CORPORATION. All rights reserved.

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

PORTABLE SIGN PERMIT

Staff Report

Applicant: Silverado Franklin

Business Address: 709 Main St, Deadwood, SD 57732

Application Date: 8/4/2026

Permit Type: Portable Sign

Background and Application Summary

The application includes all required documentation, including:

- Completed application form
- Application fee of \$25.00
- Proof of general liability insurance with a \$1,000,000 per occurrence limit, naming the City of Deadwood as an additional insured

Compliance Review

The application was reviewed for compliance with City of Deadwood Ordinance 15.32.130(T) and related requirements:

- **Location:** The proposed sign will be placed within 6 inches of the exterior wall of the business and at least 25 feet from the nearest permitted sign, as required.
- **Number of Signs:** Only one portable sign is requested for this storefront, in compliance with the maximum allowed.
- **Display Hours:** The applicant acknowledges the sign will be displayed only during business hours and removed at close of business each day.
- **Design Restrictions:** The sign will not include illumination, electronics, moving parts, balloons, streamers, pennants, or similar adornments.
- **Insurance:** The applicant has provided a valid certificate of insurance meeting the \$1,000,000 liability requirement and naming the City as additional insured.

Fees

- **Application Fee:** \$25.00 (paid)
- **Annual License Fee:** \$25.00 (due after approval)
- **Portable Sign Fee:** \$250.00 plus tax (due after approval)

Staff Recommendation

Based on the submitted documentation and compliance with all applicable requirements, staff recommends **approval** of the portable sign permit.



Questions Contact:
Planning and Zoning Dept.
(605) 578-2082 or
leah@cityofdeadwood.com

Business License No _____

connection with permit holder's placement of any signs issued pursuant to this section upon their property.

Applicant signature: Danielle Osloond Date submitted: 8-3-26

REQUIREMENTS FOR PORTABLE SIGNS

- Portable Sign Applications need to be submitted to: City of Deadwood Zoning Office, 108 Sherman Street, Deadwood, South Dakota 57732, Phone: (605) 578-2082.
- Application must be accompanied by application fee and proof of general liability insurance. Fees must be paid by cash, cashier's check, money order or credit card.
- Portable signs shall be obtained from the City of Deadwood upon approval of a permit application.
- A permit application must be reviewed and approved by the Deadwood Sign Review Commission, per Ordinance 15.32.160.
- The permit fee shall be payable in advance for each sign. Sign permits run for a calendar year and expire on December 31 annually.
- Permit applicants shall provide a liability insurance certificate naming the City of Deadwood are additionally insured in an amount of not less than one million dollars (\$1,000,000).
- A maximum of one (1) portable sign is permitted per store front. Each portable sign must be located at least twenty-five (25) feet from the nearest permitted sign. If multiple businesses share a store front, only one portable sign may be issued.
- Portable signs shall be placed within 6" of the exterior wall of the building that obtained the sign and permit from the City of Deadwood.
- Portable signs may be displayed during business hours only and shall be removed at the close of business each day.
- No illumination, electronics, moving parts, balloons, streamers, pennants or similar adornments may be attached to a portable sign.
- Store front shall be defined as the façade or entryway on the ground floor or street level of a commercial building.
- Building shall be defined as a roofed independent free-standing structure usually enclosed within external walls or dividing walls that extend from the foundations to the roof and comprises on or more rooms or other space within which goods or services are being offered for sale.

NOTE:

A portable sign that does not comply with the requirements of Ordinance 15.32.130(T) shall be removed immediately by City personnel without notice.

OFFICE USE ONLY:
 Date Received: 8/4/26 ☒ Approved – Permit No: 2026-21 ☐ Denied – Reason: _____
 Planning & Zoning Official Signature: [Signature]



SGMSLLC-01

EBROWN

CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 7/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Black Hills Insurance Agency PO Box 3330 Rapid City, SD 57709-3330	CONTACT NAME: Elizabeth Brown PHONE (A/C, No, Ext): (605) 342-5555 FAX (A/C, No): (605) 342-7901 E-MAIL ADDRESS: elizabethbrown@blackhillsagency.com														
INSURED SGMSD, LLC 709 Main St. Deadwood, SD 57732	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Markel Insurance Company</td> <td>38970F</td> </tr> <tr> <td>INSURER B : Markel American Insurance Company</td> <td>28932</td> </tr> <tr> <td>INSURER C : First Dakota Indemnity Company</td> <td>10351</td> </tr> <tr> <td>INSURER D : Associated Industries Insurance Company, Inc.</td> <td>23140</td> </tr> <tr> <td>INSURER E : Upland Specialty Insurance Company</td> <td>16988</td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Markel Insurance Company	38970F	INSURER B : Markel American Insurance Company	28932	INSURER C : First Dakota Indemnity Company	10351	INSURER D : Associated Industries Insurance Company, Inc.	23140	INSURER E : Upland Specialty Insurance Company	16988	INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Markel Insurance Company	38970F														
INSURER B : Markel American Insurance Company	28932														
INSURER C : First Dakota Indemnity Company	10351														
INSURER D : Associated Industries Insurance Company, Inc.	23140														
INSURER E : Upland Specialty Insurance Company	16988														
INSURER F :															

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER: Liquor Liability			MKP0000501397102	5/5/2026	5/5/2027	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 5,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			MKA0000501397502	5/5/2026	5/5/2027	PRODUCTS - COMP/OP AGG \$ 2,000,000
							Agg/Occ \$ 1,000,000
							COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
B	☒ UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$			MKX0000501397902	5/5/2026	5/5/2027	PROPERTY DAMAGE (Per accident) \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC020-0068706-2026A	5/5/2026	5/5/2027	PER STATUTE OTH-ER
							E.L. EACH ACCIDENT \$ 500,000
							E.L. DISEASE - EA EMPLOYEE \$ 500,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000
D	Excess 1st Layer			XSA1248815 02	5/5/2026	5/5/2027	Agg/Occ 5,000,000
				USXSL0228926			Agg/Occ 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of Deadwood 102 Sherman Street Deadwood, SD 57732	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

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.K@cityofdeadwood.com

PLANNING AND ZONING COMMISSION PORTABLE SIGN PERMIT

Staff Report

Applicant: Silverado Franklin

Business Address: 798 Main St, Deadwood, SD 57732

Application Date: 8/4/2026

Permit Type: Portable Sign

Background and Application Summary

The application includes all required documentation, including:

- Completed application form
- Application fee of \$25.00
- Proof of general liability insurance with a \$1,000,000 per occurrence limit, naming the City of Deadwood as an additional insured

Compliance Review

The application was reviewed for compliance with City of Deadwood Ordinance 15.32.130(T) and related requirements:

- **Location:** The proposed sign will be placed within 6 inches of the exterior wall of the business and at least 25 feet from the nearest permitted sign, as required.
- **Number of Signs:** Only one portable sign is requested for this storefront, in compliance with the maximum allowed.
- **Display Hours:** The applicant acknowledges the sign will be displayed only during business hours and removed at close of business each day.
- **Design Restrictions:** The sign will not include illumination, electronics, moving parts, balloons, streamers, pennants, or similar adornments.
- **Insurance:** The applicant has provided a valid certificate of insurance meeting the \$1,000,000 liability requirement and naming the City as additional insured.

Fees

- **Application Fee:** \$25.00 (paid)
- **Annual License Fee:** \$25.00 (due after approval)
- **Portable Sign Fee:** \$250.00 plus tax (due after approval)

Staff Recommendation

Based on the submitted documentation and compliance with all applicable requirements, staff recommend **approval** of the portable sign permit.



Questions Contact:
Planning and Zoning Dept.
(605) 578-2082 or
leah@cityofdeadwood.com

Business License No _____

connection with permit holder's placement of any signs issued pursuant to this section upon their property.

Applicant signature: Danielle Osloond Date submitted: 8-3-26

REQUIREMENTS FOR PORTABLE SIGNS

- Portable Sign Applications need to be submitted to: City of Deadwood Zoning Office, 108 Sherman Street, Deadwood, South Dakota 57732, Phone: (605) 578-2082.
- Application must be accompanied by application fee and proof of general liability insurance. Fees must be paid by cash, cashier's check, money order or credit card.
- Portable signs shall be obtained from the City of Deadwood upon approval of a permit application.
- A permit application must be reviewed and approved by the Deadwood Sign Review Commission, per Ordinance 15.32.160.
- The permit fee shall be payable in advance for each sign. Sign permits run for a calendar year and expire on December 31 annually.
- Permit applicants shall provide a liability insurance certificate naming the City of Deadwood are additionally insured in an amount of not less than one million dollars (\$1,000,000).
- A maximum of one (1) portable sign is permitted per store front. Each portable sign must be located at least twenty-five (25) feet from the nearest permitted sign. If multiple businesses share a store front, only one portable sign may be issued.
- Portable signs shall be placed within 6" of the exterior wall of the building that obtained the sign and permit from the City of Deadwood.
- Portable signs may be displayed during business hours only and shall be removed at the close of business each day.
- No illumination, electronics, moving parts, balloons, streamers, pennants or similar adornments may be attached to a portable sign.
- Store front shall be defined as the façade or entryway on the ground floor or street level of a commercial building.
- Building shall be defined as a roofed independent free-standing structure usually enclosed within external walls or dividing walls that extend from the foundations to the roof and comprises on or more rooms or other space within which goods or services are being offered for sale.

NOTE:

A portable sign that does not comply with the requirements of Ordinance 15.32.130(T) shall be removed immediately by City personnel without notice.

OFFICE USE ONLY: 8/4/26 ☐ Approved – Permit No: 2076-22 ☐ Denied – Reason: _____
 Date Received: _____
 Planning & Zoning Official Signature: _____



SGMSLLC-01

EBROWN

CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 7/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Black Hills Insurance Agency PO Box 3330 Rapid City, SD 57709-3330	CONTACT NAME: Elizabeth Brown PHONE (A/C, No, Ext): (605) 342-5555 FAX (A/C, No): (605) 342-7901 E-MAIL ADDRESS: elizabethbrown@blackhillsagency.com														
INSURER(S) AFFORDING COVERAGE															
INSURED SGMSD, LLC 709 Main St. Deadwood, SD 57732	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A : Markel Insurance Company</td> <td>38970F</td> </tr> <tr> <td>INSURER B : Markel American Insurance Company</td> <td>28932</td> </tr> <tr> <td>INSURER C : First Dakota Indemnity Company</td> <td>10351</td> </tr> <tr> <td>INSURER D : Associated Industries Insurance Company, Inc.</td> <td>23140</td> </tr> <tr> <td>INSURER E : Upland Specialty Insurance Company</td> <td>16988</td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER	NAIC #	INSURER A : Markel Insurance Company	38970F	INSURER B : Markel American Insurance Company	28932	INSURER C : First Dakota Indemnity Company	10351	INSURER D : Associated Industries Insurance Company, Inc.	23140	INSURER E : Upland Specialty Insurance Company	16988	INSURER F :	
INSURER	NAIC #														
INSURER A : Markel Insurance Company	38970F														
INSURER B : Markel American Insurance Company	28932														
INSURER C : First Dakota Indemnity Company	10351														
INSURER D : Associated Industries Insurance Company, Inc.	23140														
INSURER E : Upland Specialty Insurance Company	16988														
INSURER F :															

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			MKP0000501397102	5/5/2026	5/5/2027	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 5,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER: Liquor Liability							PRODUCTS - COMP/OP AGG \$ 2,000,000
							Agg/Occ \$ 1,000,000
A	AUTOMOBILE LIABILITY			MKA0000501397502	5/5/2026	5/5/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per person) \$
	☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
B	☒ UMBRELLA LIAB ☒ OCCUR			MKX0000501397902	5/5/2026	5/5/2027	EACH OCCURRENCE \$ 5,000,000
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$ 5,000,000
	DED ☐ RETENTION \$						
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WC020-0068706-2026A	5/5/2026	5/5/2027	☒ PER STATUTE ☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N					E.L. EACH ACCIDENT \$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A				E.L. DISEASE - EA EMPLOYEE \$ 500,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000
D	Excess 1st Layer			XSA1248815 02	5/5/2026	5/5/2027	Agg/Occ \$ 5,000,000
E	Excess 2nd Layer			USXSL0228926	5/5/2026	5/5/2027	Agg/Occ \$ 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

City of Deadwood 102 Sherman Street Deadwood, SD 57732	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	---



SIGN PERMIT STAFF REPORT

Sign Review Commission
August 5, 2026

Applicant: Doug and Misty Asermely

Address: 616 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 616 Main Street (Sick Boy Motorcycles)

Computation of Sign Area

Building Frontage: 48 Feet

Total Available Signage: 96 Square Feet

Existing Signage: Sick Boy Motorcycles Projecting Sign at 23 square feet

Remaining Available Signage Area: 73 Square Feet

Proposed Sign Project: Install new: projecting sign (16.75 Square Feet)

Proposed Building Materials: Composite

Proposed Lighting of the Signs: N/A

Location of Proposed Sign: See attached rendering

Discussion

The sign permit application in review is proposed at a location within the locally designated historic district and within the national historic landmark 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, referenced 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 location of the proposed sign will require a variance from the sign ordinance.

Variances

The sign permit application in review as proposed requires a variance from sign ordinance 15.32.300(C)(2), which states "One projecting sign per public entrance so long as such entrances are at least ten (10) feet apart.", and from sign ordinance 15.32.300 (C) (b) which states "The top of any wall sign shall be no higher than the bottom of the sills of the first level of windows above the first story, except in the case of upper story business with exterior entrances".



The applicant is requesting the proposed sign for the Green Door Brothel be displayed above the existing sign for Sick Boy Motorcycles. Both signs were previously displayed together, as shown in the accompanying documentation and the applicant wishes to replicate that design.

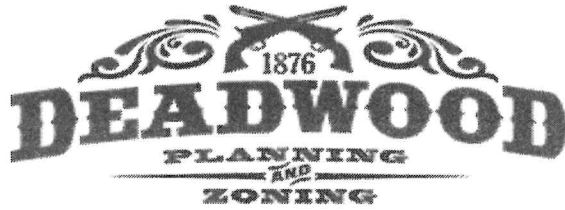
Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially 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 a new sign at 616 Main Street

OR

Motion to deny proposed sign permit application as submitted.

Received: 7/1/20

Section 4 Item d.

SIGN PERMIT APPLICATION

Property Owner: Doug/Misty Asermely

Mailing Address: 616 Main St Deadwood SD 57732
Street City State Zip

Telephone: (401) 9658866

Proposed Sign Location

Business Name & Address: Sick Boy MotorcyclesProposed Sign Location on Building: Above Sick Boy sign, in original location of sign that fell

Sign Contractor: TBD Telephone: ()
Business Name

Sign Ordinance Requirements

Please refer to Title 15 of the City of Deadwood Code of Ordinances. The following must be submitted prior to any action being taken on your request.

- 15.32.170 Application fee of **\$200.00 PER SIGN** payable to the City of Deadwood.
- 15.32.190 A Drawings of the sign at a scale of not less than one inch equals one foot scale when the longest dimension of the sign is ten (10) feet or less.
- 15.32.190 B Drawings of the sign at a scale of one-half inch equals one foot when the longest dimension is greater than ten (10) feet.
- 15.32.190 C The drawings shall show all dimensions, materials, and connections. In addition, the drawings shall illustrate the following: details of the construction of the sign; its placement on the building; elevational representations; location on the building; clearances to the building, electrical lines, required exit doors, vents and heights above grade; illuminating type; and signage copy including letter style wording, and any logos or representations (include artist rendering and/or photograph).
- 15.32.190 D The finished colors of the materials shall either be keyed to the elevations of the sign including samples of paint colors, or provided in a separate means of identification that indicates which elements of the sign are to be painted which color, and indicating and including samples of paint colors.
- 15.32.190 E Particular attention should be paid to the anchor and support systems for all signage, with details provided, and a description of the type of material to which it is being attached with particular attention to pull-out strength. (Care should be given to not damage historic building materials by attachment of signs.)
- 15.32.190 F Historic photographs for Landmark signs (where applicable).

- 15.32.190 G Fully complete the sign permit application form, which is available at the office of the city code official.
- 15.32.190 H All submittals shall be given to the city code official a minimum of **twelve (12) calendar days** in advance of the next scheduled sign commission meeting. This sign application will be reviewed on _____ by the Deadwood Sign Commission.

Description and Dimensions of the following MUST also be submitted with your Application:

- Length of Business Frontage: 50 (to be verified by the city code official).
- Existing Signage: Sick Boy City can verify sq.ft

(detail what classes of signs exist (see 15.32.110) and total square footage of all such signs – to be verified by the city code official).

Variances:

In the event that the rules and regulations provided in Chapter 15.32 are inadequate to address the type of signage a variance 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 particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area.” (See 15.32.080 B) **However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions. It is not the City’s responsibility to figure out reasons to vary from its own ordinances. Thus, if you want consideration for a variance, you must also include information that would support a variance being granted.**

Misty Asermely 7/23/20
Signature Date

MISTY Asermely
Printed Name of Person Signing on behalf of Property Owner

chopperchuck@gmail.com
Email for Notification of Approval

FINAL APPROVAL SIGNATURES (Shall Not be Signed and Dated until after Review by Sign Review Commission):

Zoning Administrator

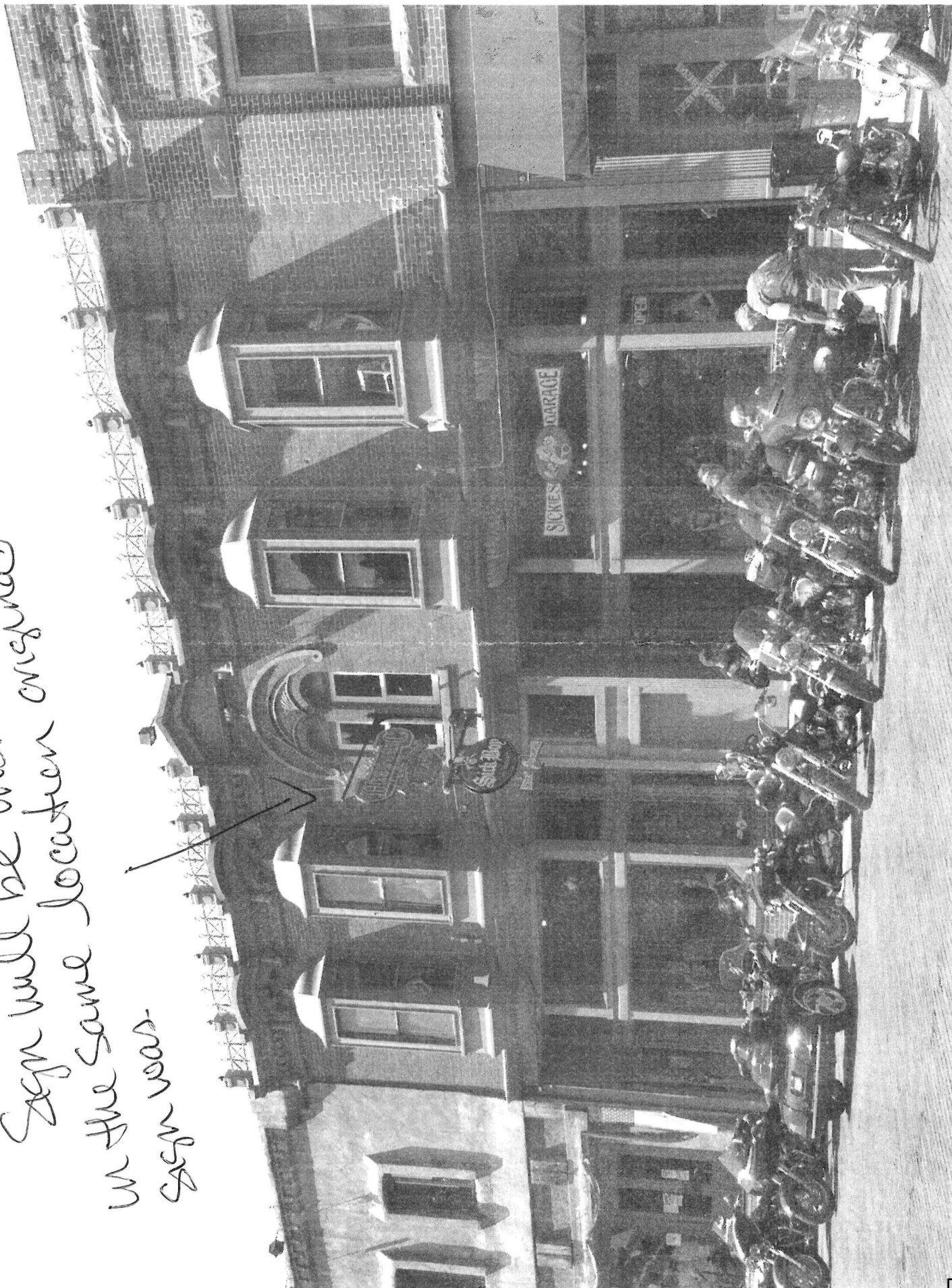
Date

City Code Official

Date

PLEASE NOTE: A signed application constitutes the issuance of a sign permit

Sign will be installed
in the same location original
sign was.







ORIGINAL LOCATION OF THE BELLA UNION THEATRE 1876

612 Main St
Deadwood, South Dakota





SIGN PERMIT STAFF REPORT

Sign Review Commission
August 5, 2026

Applicant: Deadwood Real Estate LLC

Address: 735 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 735 Main Street (Black Hills Real Estate)

Computation of Sign Area

Building Frontage: 24.5 Feet

Total Available Signage: 49 Square Feet

Existing Signage: Freestanding Sign at 15 square feet

Remaining Available Signage Area: 34 Square Feet

Proposed Sign Project: Install new: wall sign (16 Square Feet)

Proposed Building Materials: Metal

Proposed Lighting of the Signs: N/A

Location of Proposed Sign: See attached rendering

Discussion

The sign permit application in review is proposed at a location within the locally designated historic district and within the national historic landmark 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, referenced 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 location of the proposed sign is compliant with the sign ordinance.

Variances

The sign permit application in review as proposed requires a variance from sign ordinance 15.32.130(E), which states "*Off-premises advertising signs shall not be allowed...*".

The applicant is requesting the proposed sign for Deer Mountain Village be displayed on the side of the building. The sign is meant to advertise several lots at Deer Mountain Village that the property owner has listed.



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. Other than the application, no additional materials were submitted.

Sign Review Commission Action

Motion to approve permits for a new sign at 735 Main Street

OR

Motion to deny proposed sign permit application as submitted.



Received: _____

Section 4 Item e.

SIGN PERMIT APPLICATION

Property Owner: Deadwood Real Estate LLC

Mailing Address: 735 Main Street Deadwood SD 57732
Street City State Zip

Telephone: (605) 641-2870

Proposed Sign Location

Business Name & Address: Black Hills Real Estate

Proposed Sign Location on Building: Wells Fargo Side of building

Sign Contractor: _____ Telephone: (____) _____
Business Name

Sign Ordinance Requirements

Please refer to Title 15 of the City of Deadwood Code of Ordinances. The following must be submitted prior to any action being taken on your request.

- 15.32.170 Application fee of **\$200.00 PER SIGN** payable to the City of Deadwood.
- 15.32.190 A Drawings of the sign at a scale of not less than one inch equals one foot scale when the longest dimension of the sign is ten (10) feet or less.
- 15.32.190 B Drawings of the sign at a scale of one-half inch equals one foot when the longest dimension is greater than ten (10) feet.
- 15.32.190 C The drawings shall show all dimensions, materials, and connections. In addition, the drawings shall illustrate the following: details of the construction of the sign; its placement on the building; elevational representations; location on the building; clearances to the building, electrical lines, required exit doors, vents and heights above grade; illuminating type; and signage copy including letter style wording, and any logos or representations (include artist rendering and/or photograph).
- 15.32.190 D The finished colors of the materials shall either be keyed to the elevations of the sign including samples of paint colors, or provided in a separate means of identification that indicates which elements of the sign are to be painted which color, and indicating and including samples of paint colors.
- 15.32.190 E Particular attention should be paid to the anchor and support systems for all signage, with details provided, and a description of the type of material to which it is being attached with particular attention to pull-out strength. (Care should be given to not damage historic building materials by attachment of signs.)
- 15.32.190 F Historic photographs for Landmark signs (where applicable).

- 15.32.190 G Fully complete the sign permit application form, which is available at the office of the city code official.
- 15.32.190 H All submittals shall be given to the city code official a minimum of **twelve (12) calendar days** in advance of the next scheduled sign commission meeting. This sign application will be reviewed on _____ by the Deadwood Sign Commission.

Description and Dimensions of the following MUST also be submitted with your Application:

- Length of Business Frontage: Approx 1800 sq. ft. (to be verified by the city code official).
- Existing Signage: Yes 2' x 10'

(detail what classes of signs exist (see 15.32.110) and total square footage of all such signs – to be verified by the city code official).

Variances:

In the event that the rules and regulations provided in Chapter 15.32 are inadequate to address the type of signage a variance 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 particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area." (See 15.32.080 B) **However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions. It is not the City's responsibility to figure out reasons to vary from its own ordinances. Thus, if you want consideration for a variance, you must also include information that would support a variance being granted.**

Lee C. Thompson 7-31-2026
Signature Date

Lee C. Thompson
Printed Name of Person Signing on behalf of Property Owner

leecthompson@gmail.com
Email for Notification of Approval

FINAL APPROVAL SIGNATURES (Shall Not be Signed and Dated until after Review by Sign Review Commission):

Zoning Administrator

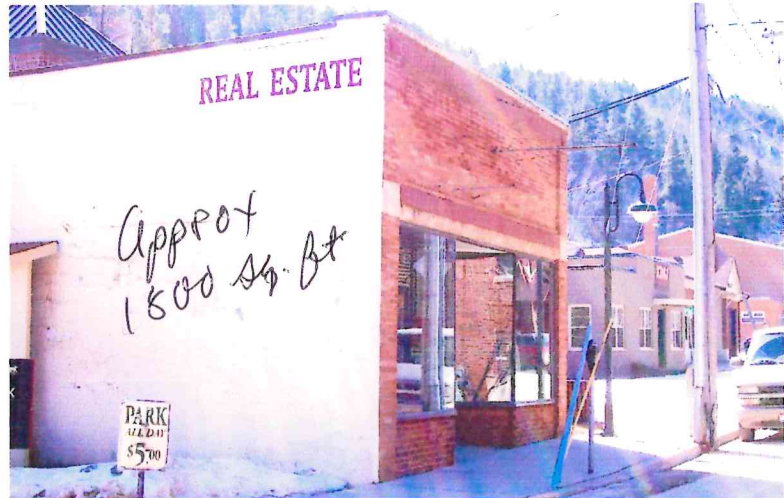
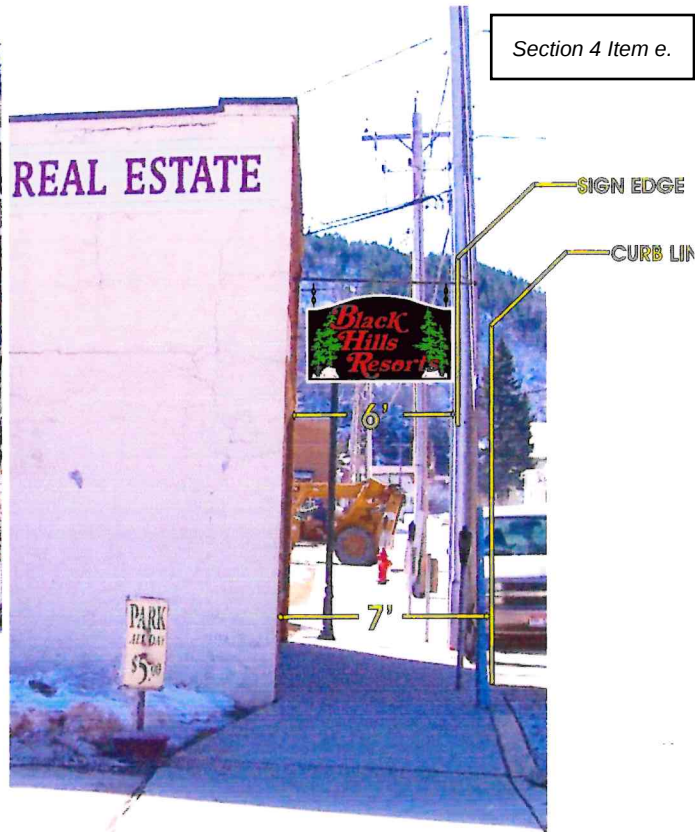
Date

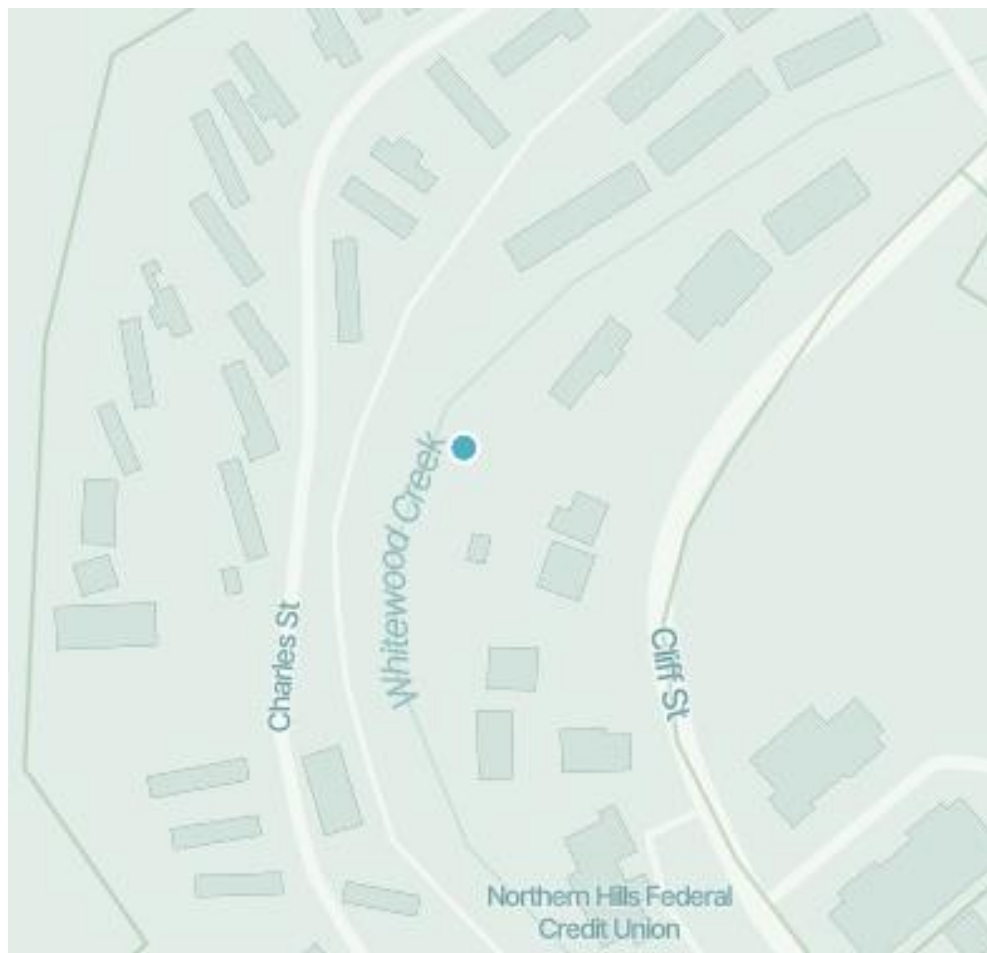
City Code Official

Date

PLEASE NOTE: A signed application constitutes the issuance of a sign permit







Map showing locations of nearby Short-Term Rentals to 64 Cliff Street.



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: August 5, 2026
From: Kevin Kuchenbecker
 Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Annual Review - Conditional Use Permit – Vacation Home Establishment

APPLICANT(S): Owson Properties, LLC (Mike Sneesby)
PURPOSE: Annual Review – Conditional Use Permit – Vacation Home Establishment
ADDRESS: 64 Cliff Street
 Deadwood, Lawrence County, South Dakota
LEGAL DESCRIPTION: Lot X2 of Riverside Addition City of Deadwood, Lawrence County, South Dakota, formerly Lot X of Riverside Addition located in the NE ¼ of Section 27, T5N, R3E, B.H.M.
FILE STATUS: Legal obligations are being met.
ZONE: CH – Commercial Highway
STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: CH – Commercial Highway	Business
South: CH – Commercial Highway	Residence
East: CH – Commercial Highway	Highway
West: CH – Commercial Highway	Business/Parking Lot

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 August 1, 2023, to operate a Vacation Home Establishment at 64 Cliff Street.

Conditional Use Permit Review – Vacation Home Establishment
64 Cliff Street
August 5, 2026

The subject property is located on Cliff Street and is surrounded by residences, businesses and bordered by a highway.

FACTUAL INFORMATION

1. The property is currently zoned CH - Commercial Highway.
2. The subject property has access from Cliff Street.
3. The subject property is located within a zone intended to provide locations for commercial use.
4. The property is in the floodplain.
5. Adequate public facilities are available to serve the property.
6. The area is characterized by a mixture of residences and businesses.

STAFF DISCUSSION

The applicant was granted a Conditional Use Permit for a Vacation Home Establishment and City regulations permit Vacation Home Establishments in CH - Commercial Highway Districts with an approved Conditional Use Permit. The subject property is a two (2) bedroom, one (1) bath home. Renters can park in three (3) parking spaces in the driveway.

“Vacation Home Establishment” means:

Any home, cabin, or similar building that is rented, leased or furnished in its entirety that is rented, leased, or furnished in its entirety to the public on a daily or weekly basis for more than fourteen (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 city ordinance.

COMPLIANCE:

This Vacation Home Establishment has been in continual use over the last 12 months.

According to Deckard – Rentalscape the property was booked 148 nights in the past 12 months and is listed as a guest favorite on AirBnB with excellent reviews.

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

Conditional Use Permit Review – Vacation Home Establishment
64 Cliff Street
August 5, 2026

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 has 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 CH– Commercial Highway District and is intended to provide locations for commercial uses, which require access to roads and highways, and substantial amounts of parking.

- C. The 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 not have additional Short-Term Rentals in the immediate area. The appearance of the structure has not

Conditional Use Permit Review – Vacation Home Establishment
64 Cliff Street
August 5, 2026

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.

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

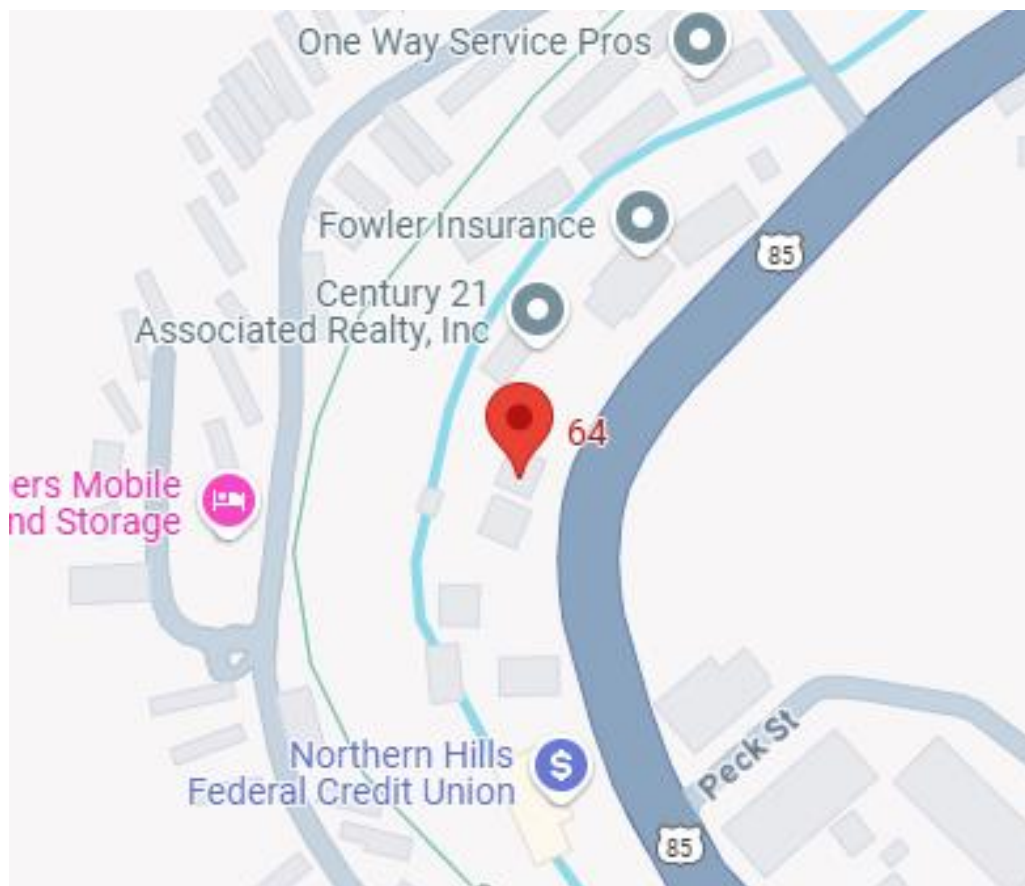
- 1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void.

Conditional Use Permit Review – Vacation Home Establishment
64 Cliff Street
August 5, 2026

2. A state sales tax number from the South Dakota Department of Labor has been provided to the Planning and Zoning Office for their files.
3. The Building Inspector has inspected the building, and it meets applicable building codes.
4. City water and sewer rates have changed from residential to commercial rates.
5. Proper paperwork has been filed with the City of Deadwood Finance Office for Business Improvement District (BID) taxes.
6. City of Deadwood Business and Short-Term Rental Licenses have been maintained and are active.
7. A Lodging License from the South Dakota Department of Health has been maintained and is active.
8. All parking shall remain off-street.
9. Burn permits will not be issued for this location.

ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



Map showing location of 64 Cliff Street, Deadwood, SD 57732



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 FINDINGS OF FACT AND CONCLUSION CONDITIONAL USE PERMIT

Date: August 5, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Findings of Fact and Conclusion

APPLICANT(S): Lee Harstad (Nugget Quarters)
PURPOSE: Conditional Use Permit – 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 obligations have been completed.

WHEREAS the above application for a Conditional Use Permit for a Vacation Home Establishment in the C1 – Commercial zoning district came on review before the Deadwood Planning and Zoning Commission on Wednesday, December 17, 2025. The application was recommended for approval by the Deadwood Planning and Zoning Commission. The Deadwood Board of Adjustment approved the request for a Vacation Home Establishment at 604 Main Street, as recommended by the Planning and Zoning Commission, on Monday, January 5, 2026.

WHEREAS, all present members of the Deadwood Planning and Zoning Commission and the Deadwood Board of Adjustment having reviewed the Conditional Use Permit request and having considered all comments offered and all the evidence and testimony presented for the application; and, after discussion and consideration of the application and being fully advised in the premises, the Deadwood Planning and Zoning Commission and Deadwood Board of Adjustment hereby enter their:

Findings of Fact and Conclusion – Conditional Use Permit
Nugget Quarters
August 5, 2026

FINDINGS OF FACT AND CONCLUSION

- Staff provided public notice identifying the applicant, describing the project and its location, and giving the scheduled date of the public hearing. Notice was placed in the designated newspaper of the City of Deadwood, ten (10) days in advance of the hearing as required by Section 17.76.060.J.
- An official sign was posted on the property for which the Conditional Use would occur.
- Property owners within three hundred (300) feet of the boundaries of the subject land were notified by first class mail as required by Section 17.76.060.D.
- The subject area is zoned C1- Commercial. The area near the subject property consists of commercial businesses.
- The use, as proposed, would not result 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 area.
- The granting of the Conditional Use Permit would not increase the proliferation of non-conforming uses. Use is expressly allowed in the C1 – Commercial District under certain conditions and the conditions were met.
- The use would not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation or other services. This type of use does not demand a high degree of services.

Based on these findings, the Deadwood Planning and Zoning Commission recommended approval of the request for a Conditional Use Permit for a Vacation Home Establishment. The Deadwood Board of Adjustment approved the request as recommended by the Planning and Zoning Commission with the following conditions:

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.

Findings of Fact and Conclusion – Conditional Use Permit
Nugget Quarters
August 5, 2026

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.
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.

ATTEST:

Jessicca McKeown, Finance Officer
City of Deadwood
August 17, 2026

Alea Struble, Mayor
City of Deadwood
August 17, 2026

John Martinisko, Chairman
Planning and Zoning Commission
August 5, 2026

David Bruce, Secretary
Planning and Zoning Commission
August 5, 2026