



Planning and Zoning Commission Meeting Agenda

Wednesday, August 19, 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 August 5, 2026, Planning and Zoning Commission Meeting.

4. **Sign Review Commission**

- [a.](#) Application for Sign Permit - 641 Main Street (Happy Times). Applicant Is requesting a new projecting sign. The proposed sign and its location are compliant with the sign ordinance.

Actions:

1. Approve/deny request for Sign Permit

- [b.](#) Application for Sign Permit - 138 Sherman Street (Deadwood Laundry Co). Applicant Is requesting a new wall sign. The proposed sign and its location are compliant with the sign ordinance.

Actions:

1. Approve/deny request for Sign Permit

- [c.](#) Application for Sign Permit - 305 Cliff Street (The Red Lodge). Applicant Is requesting to replace an existing freestanding sign. The proposed sign and its location are compliant with the sign ordinance.

Actions:

1. Approve/deny request for Sign Permit

5. **Planning and Zoning Commission**

- [a.](#) Application for Plat - 25 and 29 Terrace Street legally described as Lot 11AR, Block 64 and Lot 1AR, Block 65 formerly Lot 11A, Block 64 and Lot 1A, Block 65 and a portion of Lot 9, Block 64 Original Townsite, City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Approval/Denial by Deadwood Planning and Zoning Commission

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, August 05, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The Planning and Zoning Meeting was called to order by Chairman Martinisko on Wednesday, August 5, 2026, at 4:00 p.m. in the Deadwood Century Room located at 108 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
 Trent Mohr – Building Official
 Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes of the July 15, 2026, Planning and Zoning Commission Meeting.
 It was moved by Commissioner Keehn and seconded by Commissioner Williams to 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

Ms. Blue-Jones discussed Application for Portable Sign for 715 Main Street.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Application for Portable Sign for 715 Main Street. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

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

Action Required:

Approve/Deny Portable Sign

Ms. Blue-Jones discussed Application for Portable Sign for 709 Main Street.

It was moved by Commissioner Owens and seconded by Commissioner Williams to approve Application for Portable Sign for 709 Main Street. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

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

Action Required:

Approve/Deny Portable Sign

Ms. Blue-Jones discussed Application for Portable Sign for 798 Main Street.

It was moved by Commissioner Williams and seconded by Commissioner Bruce to approve Application for Portable Sign for 709 Main Street. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- 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

Ms. Blue-Jones discussed Sign Permit - 616 Main Street (Sick Boy Motorcycles) and reviewed the Staff Report. Two (2) variances will be required to accommodate the location of the sign.

Mr. Mohr explained the original sign for the Green Door Brothel received landmark status, however, the bricks that the sign were attached to failed and the sign fell. Because this replacement sign is not the original, a Sign Permit is required.

Discussion occurred about the history of the brothels that were once located at 616 Main Street and neighboring buildings.

It was moved by Commissioner Williams and seconded by Commissioner Owens to approve Sign Permit - 616 Main Street (Sick Boy Motorcycles). Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- 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

Ms. Blue-Jones introduced Application for Sign Permit - 735 Main Street (Black Hills Real Estate) and reviewed the Staff Report. The sign requires a variance due to the sign promoting off premises business.

Mr. Lee Thompson, business owner, introduced himself to the Commission. Mr. Thompson explained that much of his business is received from foot traffic and the

sign would assist with that. In addition, it would help him sell lots in Deer Mountain Village, which is the development being promoted on the sign.

Mr. Mohr stated an additional variance would be needed due to the fact the proposed sign would not be displayed on the front facade of the building.

Commissioner Martinisko explained that to grant a variance, a hardship or special circumstance is required. Mr. Thompson stated that the slow real estate market is a hardship.

Mr. Mohr reviewed the definition of a special circumstance which includes conditions such as topography, vegetation or other conditions that would effectively diminish the effectiveness of a sign and must apply to the particular type of business being promoted and do not apply to general business. Commissioner Martinisko stated he failed to see how a special circumstance applied in this instance.

Commissioner Keehn asked if advertising for Deer Mountain Village could be done in the windows of the building so a variance would not be required. Mr. Thompson stated he did not believe a window display would have the same effect.

Commissioner Williams expressed concern that making an exception to something prohibited by ordinance, such as off premise advertising, could set a precedent with other businesses expecting the same.

Commissioner Martinisko suggested a portable outdoor sign could be utilized to promote the off premise lots. Mr. Kuchenbecker confirmed such a use of a portable sign would be permitted.

It was moved by Commissioner Bruce and seconded by Commissioner Keehn to deny Application for Sign Permit - 735 Main Street (Black Hills Real Estate). Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

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:

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

Ms. Blue-Jones discussed Annual Review - Conditional Use Permit for Vacation Home Establishment – 64 Cliff Street – Owson Properties LLC and reviewed the Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 64 Cliff Street – Owson Properties LLC with nine (9) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- 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.

Mr. Kuchenbecker reviewed Findings of Fact and Conclusion - 604 Main Street (Nugget Quarters).

It was moved by Commissioner Williams and seconded by Commissioner Owens to accept Findings of Fact and Conclusion - 604 Main Street (Nugget Quarters). 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 discussed foundations and retaining walls being created and/or repaired around town.

The Days of 76 Rodeo was a success.

The request to replat the lots along Peck Street has been withdrawn.

8. Adjournment

It was moved by Commissioner Owens and seconded by Commissioner Bruce 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 4:35 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Vice-Chair, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator

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

SIGN PERMIT STAFF REPORT

Sign Review Commission

August 19, 2026

Applicant: Lisa Jorgenson

Address: 641 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 622 Main Street (Happy Times)

Computation of Sign Area

Building Frontage: 24.5 Feet

Total Available Signage: 49 Square Feet

Existing Signage: none

Remaining Available Signage Area: 49 Square Feet

Proposed Sign Project: Install new projecting sign (23.6 Square Feet)

Proposed Building Materials: High density urethane and aluminum composite

Proposed Lighting of the Signs: external

Location of Proposed Sign: See attached rendering

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 has remodeled this building and is operating a retail business. The proposed sign is to advertise this business.

The proposed sign and its location are compliant with the sign ordinance.

Variances

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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

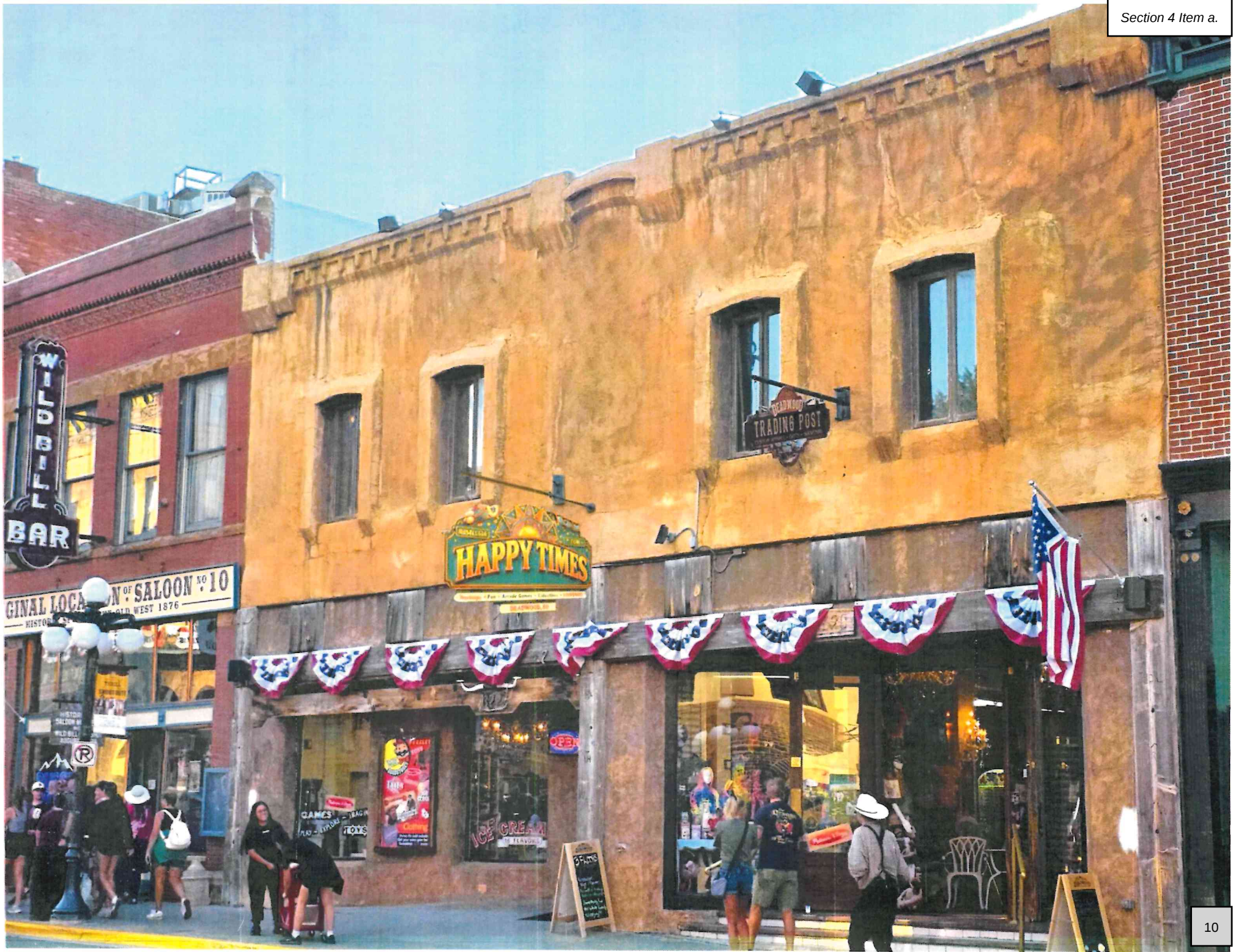
Motion to approve permit for new projecting sign at 622 Main Street

OR

Motion to deny proposed sign permit application as submitted.







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SIGN PERMIT STAFF REPORT

Sign Review Commission

August 19, 2026

Applicant: Trinity Conrad

Address: PO BOX 665, Deadwood, SD 57732

Site Address of Proposed Signage: 138 Sherman Street (formerly Chris Cuts It)

Computation of Sign Area

Building Frontage: 60 Feet

Total Available Signage: 120 Square Feet

Existing Signage: One wall sign (5 Square Feet)

Remaining Available Signage Area: 115 Square Feet

Proposed Sign Project: Install new wall sign (20 Square Feet)

Proposed Building Materials: Poly-Metal

Proposed Lighting of the Signs: External

Location of Proposed Sign: Please see attached rendering

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 has recently remodeled this building into a laundromat. The proposed sign is to advertise this new business.

The proposed sign and its location are compliant with the sign ordinance.

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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 permit for new wall sign at 138 Sherman Street

OR

Motion to deny proposed sign permit application as submitted.



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 108 Sherman Street
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SIGN PERMIT STAFF REPORT

Sign Review Commission

August 19, 2026

Applicant: Terry Bahr

Address: 307 Cliff Street, Deadwood, SD 57732

Site Address of Proposed Signage: 305 Cliff Street (The Red Lodge)

Computation of Sign Area

Building Frontage: 60 Feet

Total Available Signage: 120 Square Feet

Existing Signage: One Freestanding (to be replaced)

Remaining Available Signage Area: 120 Square Feet

Proposed Sign Project: Replace existing freestanding sign (12 Square Feet)

Proposed Building Materials: Wood and Metal (see attached rendering)

Proposed Lighting of the Signs: None

Location of Proposed Sign: Attached is a photograph showing the current sign. New sign would be in this same location.

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and outside the national historic landmark district which is regulated by chapter 15.32.315 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 replace the existing freestanding sign because it has been damaged and take the opportunity to also change the design.

The proposed sign and its location are compliant with the sign ordinance.

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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 permit for new freestanding sign at 305 Cliff Street

OR

Motion to deny proposed sign permit application as submitted.



sign that is being replaced



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Planning, Zoning and
Historic Preservation Officer
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kevin@cityofdeadwood.com

PLANNING AND ZONING COMMISSION STAFF REPORT APPLICATION FOR PLAT

Date: August 19, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Application for Plat

APPLICANT: Bret Wilkins and Aaron Marxen

PROPERTY OWNERS: Jon and Kimberly O'Shaughnessy

PURPOSE: Revise lot lines

ADDRESS: 25 and 29 Terrace Street

LEGAL DESCRIPTION: Plat of Lot 11AR, Block 64 and Lot 1AR, Block 65 formerly Lot 11A, Block 64 and Lot 1A, Block 65 and a portion of Lot 9, Block 64 Original Townsite, City of Deadwood, Lawrence County, South Dakota.

STAFF FINDINGS:

Surrounding Zoning:

North: R1 - Residential

South: R1 - Residential

East: R1 - Residential

West: R1 - Residential

Surrounding Land Uses:

Residential

Residential

Open Space

Residential

SUMMARY OF REQUEST

The applicant is under contract to purchase 29 Terrace Street in addition to Lots 9, 10 and 11 of Block 67, which is a vacant lot that sits at the corner of Terrace and Stewart Streets.

The current owners of the property have offered to include a portion of land in the sale that currently belongs to 25 Terrace Street. The reason for including this piece of land is so, in the future, both 29 Terrace Street and the vacant lot on Block 67 can be combined into one lot.

The future combination of these two (2) lots into a single lot can only take place after a vacation of a portion of Terrace Street, which was originally platted on the P.L. Rogers map in 1891, but was never actually developed. This undeveloped portion of Terrace Street runs behind the vacant lot that sits on Block 67. It is the intention of the applicant to petition the city to vacate that portion of Terrace Street once they own the adjacent properties.

In addition to the above, the proposed lot line adjustment will result in the lot of 25 Terrace Street to measure smaller than the 5,000 square feet required by city ordinance. The newly named Lot 11AR shows an extension of the lot past the current lot line (marked as "former lot line" on the plat) to maintain compliance with city ordinance.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential.
2. Lot 11AR will be comprised of 5,050 square feet $\pm$ which equates to 0.12 acres $\pm$.
2. Lot 1AR will be comprised of 12,062.37 square feet $\pm$ which equates to 0.28 acres $\pm$.
3. The property is not located within a floodplain.
4. Public facilities are available to serve the property.
5. The area is currently characterized by residential dwellings and open space in the hills above.

STAFF DISCUSSION

The subject property is owned by Jon and Kimberly O'Shaughnessy.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.

7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
9. Area taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

1. Approval by Planning and Zoning Commission

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



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

Application No. _____

APPLICATION FOR PLAT

Application/Filing Fee: \$200.00 per lot

The application fee needs to be paid when plat is submitted to the Planning and Zoning Office.

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review. Applications must be received no later than fifteen (15) days prior to the P&Z Commission meeting. Mylar(s) must be received by the Planning and Zoning office no later than the Wednesday before the scheduled meeting. The Planning and Zoning Commission meets the first and third Wednesday of each month.

Applicant: _____

Address: _____
Street City State Zip

Phone Number: _____ Email Address: _____

Property Address: 29 Terrace Ave

Property Owner: _____

Property Owner Phone Number: _____

Full Legal Description of Property: LOT 11AR, BLOCK 64 AND LOT 1AR, BLOCK 65, FORMERLY
LOT 11A, BLOCK 65 AND LOT 1A, BLOCK 64 AND A PORTION OF LOT 9, BLOCK 64
AND A PORTION OF PROBATE LOT 103, ORIGINAL TOWNSITE, CITY OF DEADWOOD

Purpose of this Plat: LOT LINE REVISION

Summary of this Plat: _____

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 copy of the full legal description from the Lawrence County Register of Deeds Office.

Check the box to confirm the following information is included on the plat and is accurate:

- ☒ The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
- ☒ Land is identified with a new legal description for the transfer of the land.
- ☒ Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
- ☒ A date is shown on the plat and serves to "fix in time" the data represented on the plat.
- ☒ The street bounding the lot is shown and named.
- ☒ All certifications are indicated and correct on the plat.
- ☒ Dimensions, angles, and bearings are shown along the lot lines.
- ☒ Scale of the plat is shown and accompanied with a bar scale.
- ☒ Area's taken out of the mineral survey and remaining acreage is indicated on the plat.
- ☒ I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

Signature of Owner/Applicant: _____

Date: _____

Staff Use Only

Fee: \$ 400.-

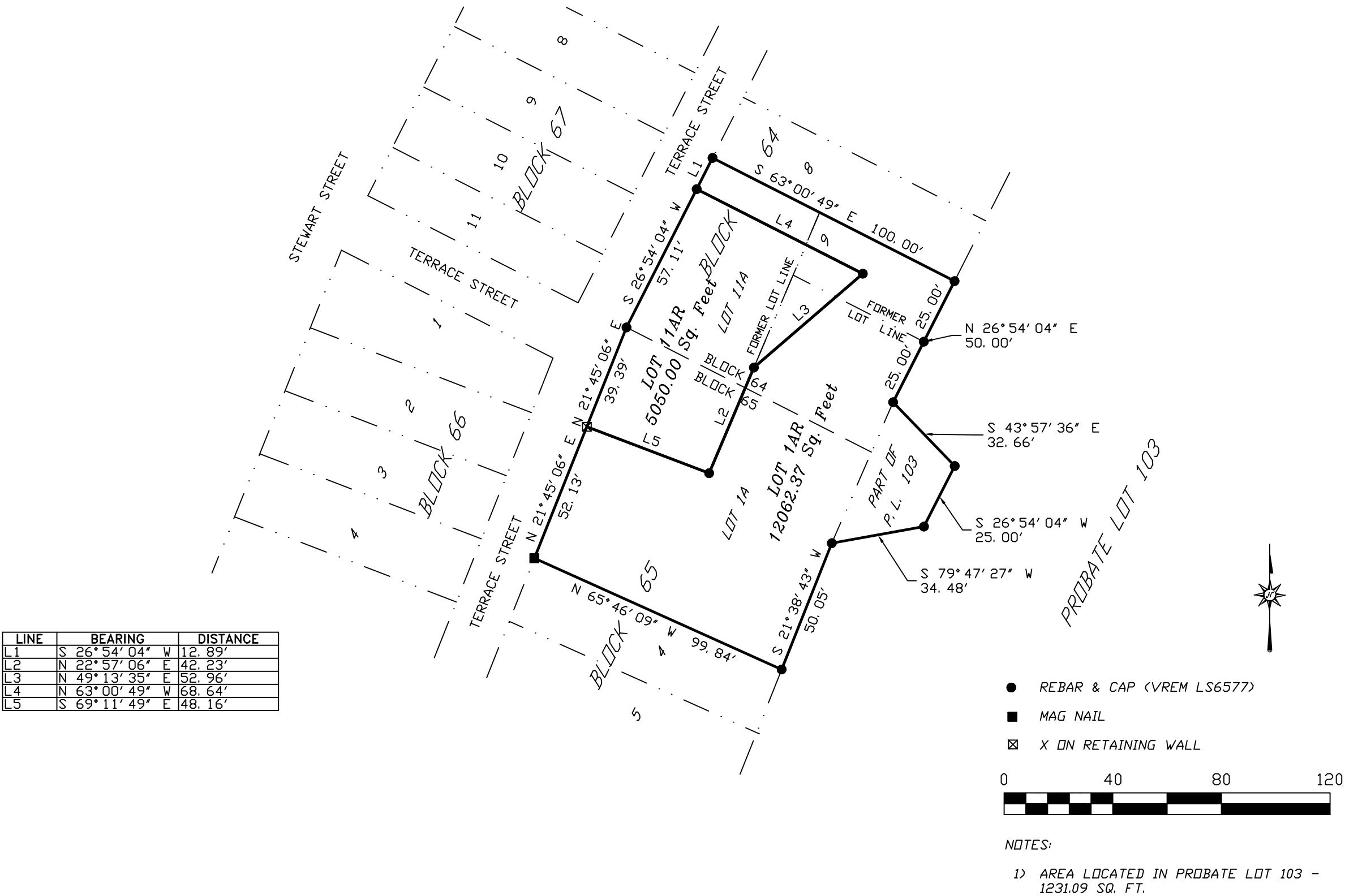
Paid On 7/24/20

Receipt Number 209817

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/Board of Adjustment:	Yes	No	Date: _____

Reason for Denial (if necessary): _____

PLAT OF LOT 11AR, BLOCK 64 AND LOT 1AR, BLOCK 65
FORMERLY LOT 11A, BLOCK 64 AND LOT 1A, BLOCK 65 AND A PORTION OF LOT 9, BLOCK 64
ORIGINAL TOWNSITE, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



SURVEYOR'S CERTIFICATE

I, LOREN D. VREM, 332B WEST MAIN STREET, LEAD, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA. THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND DESCRIBED HEREON. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH THE LAWS OF THE STATE OF SOUTH DAKOTA AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING. DATED THIS ____ DAY OF _____, 20____.

LOREN D. VREM, R.L.S. 6577

OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

_____, DO HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT I/WE DO APPROVE THIS PLAT AS HEREDON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER: _____ ADDRESS: _____

OWNER: _____ ADDRESS: _____

ACKNOWLEDGMENT OF OWNER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

CERTIFICATE OF COUNTY TREASURER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, _____, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY THAT _____ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID. DATED THIS ____ DAY OF _____, 20____.

LAWRENCE COUNTY TREASURER: _____

APPROVAL OF HIGHWAY AUTHORITY
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY: _____

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS ____ DAY OF _____, 20____.

CHAIRMAN _____ ATTEST: _____ CITY PLANNER

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, LAWRENCE COUNTY, SOUTH DAKOTA, DATED THIS ____ DAY OF _____, 20____.

ATTEST: _____ FINANCE OFFICER _____ MAYOR

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT. DATED THIS ____ DAY OF _____, 20____.

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION: _____

OFFICE OF THE REGISTER OF DEEDS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

FILED FOR RECORD THIS ____ DAY OF _____, 20____, AT ____ O'CLOCK, ____ M., AND RECORDED IN DOC. _____.

LAWRENCE COUNTY REGISTER OF DEEDS: _____ FEE: _____

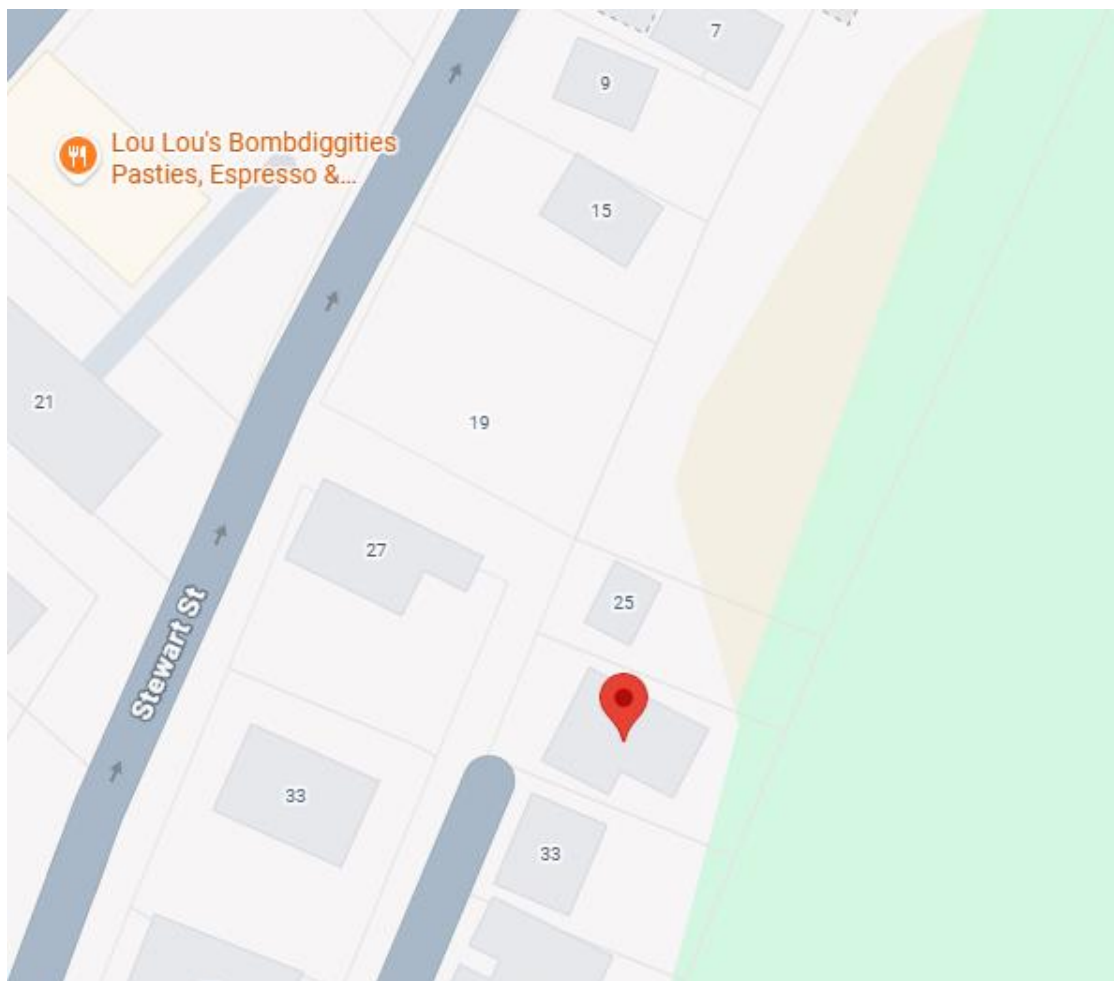


Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
332B WEST MAIN STREET
LEAD, SD 57754
(605) 722-3840

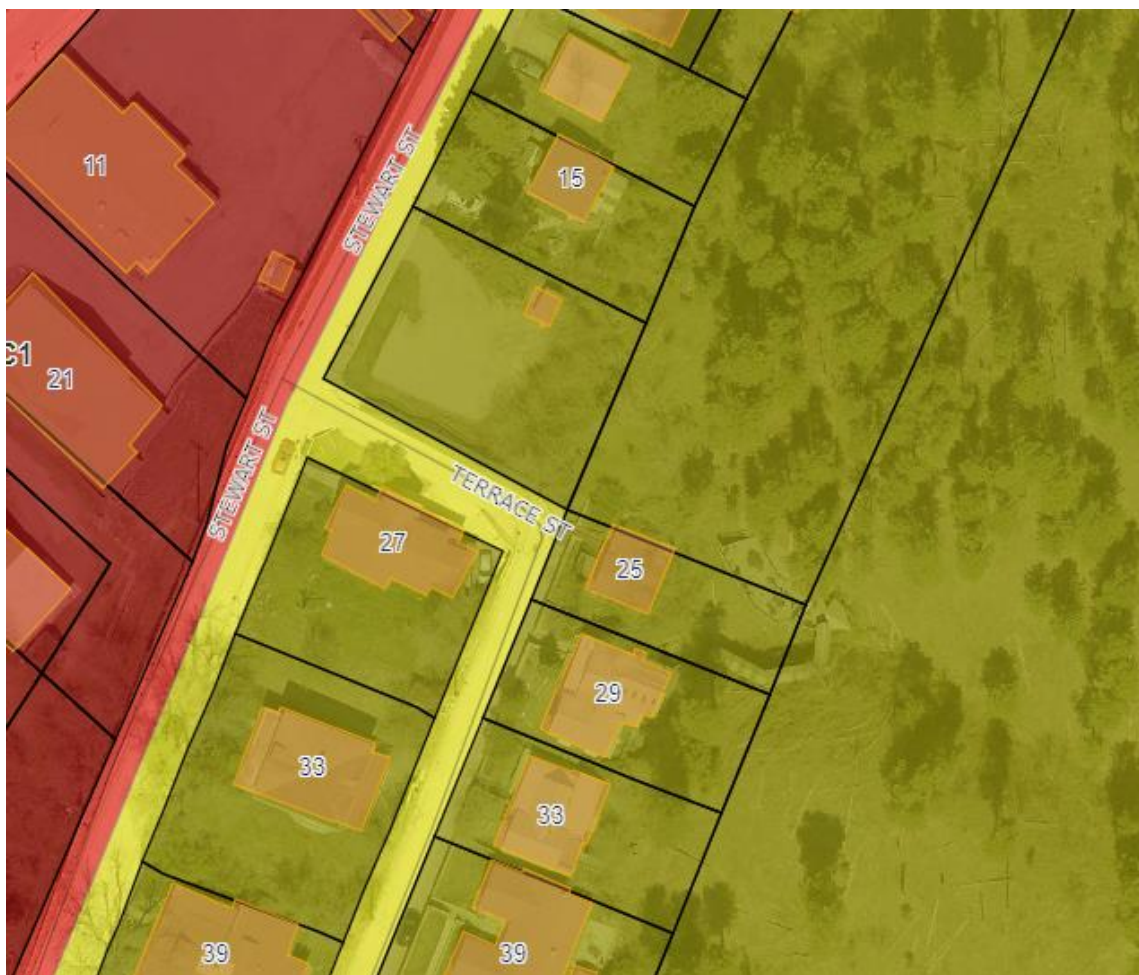
Date:	8/1/2026
Drawn By:	L. D. Vrem
Project No.:	26-323
Dwg. No.:	26-323.dwg



Aerial photo of 25 and 29 Terrace Street



Location map of 25 and 29 Terrace Street



Zoning map showing 21 Spring 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