



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, May 21, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**

2. **Roll Call**

- a. Swear in and take Oath of Office - Planning and Zoning Commissioner, Jim Williams

3. **Approval of Minutes**

- a. Approve the minutes of the May 7, 2025 Planning and Zoning Commission Meeting.

4. **Sign Review Commission**

5. **Planning and Zoning Commission**

- a. Annual Review - Conditional Use Permit for Vacation Home Establishment – 140 Timm Lane – Hidden Gulch Cabin, legally described as Lot 6 of the Arnio Subdivision of M.S. 107, according to S.C. Berry plat recorded in Plat Book 2 Page 88D, City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

- b. Annual Review - Conditional Use Permit for Specialty Resort – 21 Lincoln Avenue – 1899 Inn, legally described as Lots 1, 2, 3 and adjoining vacated alley and the southeasterly 10 feet of Lots 12, 13 and 14, in Block 42, according to the P.L. Rogers map of the City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

- c. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 25 Lincoln Avenue – 1899 Inn Cottage, legally described as Lots 12, 13 and 14, Block 42 in the City of Deadwood, Lawrence County, South Dakota, except the southeasterly 10 feet of Lots 12, 13 and 14 and one-half of the vacated alley, Block 42, previously conveyed to Dennis L. McKay and Linda M. McKay. Also that portion of Lots E, F and G, Block 35 of Probate Lot 226 and sometimes referred to as Child's Addition to the City of Deadwood, quit claimed by Francis Caneva to Lawrence C. McKay, all according to the P.L. Rogers map of the City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing

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

- [d.](#) Annual Review - Conditional Use Permit for Vacation Home Establishment – 29 Lee Street – 47 North, LLC, legally described as Lot B in Block 18 of the City of Deadwood, Lawrence County, South Dakota, also known as 29 Lee Street, according to P.L. Rogers Map.

Action Required:

1. Public Hearing

2. Approval/Denial of continued use by 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 Regular Meeting Minutes

Wednesday, May 07, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The Planning and Zoning Commission Meeting was called to order by Chairman Martinisko on Wednesday, May 7, 2025, at 4:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

2. Roll Call

PRESENT

Commissioner (Chair) John Martinisko
 Commissioner (Vice-Chair) Josh Keehn
 Commissioner Charles Eagleson
 Commissioner Ken Owens

City Commissioner Blake Joseph

ABSENT

Commissioner (Secretary) Dave Bruce

STAFF PRESENT

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

STAFF ABSENT

Trent Mohr, Building Official

3. Approval of Minutes

- a. Approve the minutes from the April 16, 2025 Planning and Zoning Commission Meeting.

It was moved by Commissioner Owens and seconded by Commissioner Keehn to approve the minutes from the April 16, 2025 Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Eagleson.

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 771 Main Street – Tucker Inn, legally described as Lots 7 and 8, Block 24, Original Town, City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing

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

Mr. Kuchenbecker discussed Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 771 Main Street – Tucker Inn 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 – 771 Main Street – Tucker Inn with eight (8) conditions. Voting yea: Martinisko, Keehn, Owens, Eagleson.

- b. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 768 Main Street – The Jordans, legally described as Part of Lots 46 & 47, Block 23, Original Townsite, City of Deadwood, Lawrence County, South Dakota.

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 – 768 Main Street – The Jordans and discussed 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 – 768 Main Street – The Jordans with eight (8) conditions. Voting yea: Martinisko, Keehn, Owens, Eagleson.

- c. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 29 Van Buren Avenue – Victorian on Van Buren, legally described as The southerly 57 feet of Lots 21, 22, 23 and 24, Block 50, Original Townsite, City of Deadwood, Lawrence County, South Dakota.

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 – 29 Van Buren Avenue – Victorian on Van Buren and reviewed the Staff Report.

It was moved by Commissioner Eagleson and seconded by Commissioner Owens to approve Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 29 Van Buren Avenue – Victorian on Van Buren with eight (8) conditions. Voting yea: Martinisko, Keehn, Owens, Eagleson.

- d. Request for exemption to City Ordinance 17.53.030 by property owner at 299 Williams Street legally described as Probate Lot 52, City of Deadwood, Lawrence County, South Dakota, aka 299 Williams Street, Deadwood, South Dakota.

Actions:

1. Approve/Deny request for exemption or variance and allow application for Conditional Use Permit

This agenda item was requested by the property owner to be stricken from the agenda.

It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to strike the Request for exemption to City Ordinance 17.53.030 by property owner at 299 Williams Street from the agenda. Voting yea: Martinisko, Keehn, Owens, Eagleson.

6. Items from Citizens not on Agenda

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

Melody Hanson introduced herself to the Commission. Ms. Hanson expressed her interest in opening a business involving guided horse rides for children. The children could touch the horse and have their photo taken. The business would be located at 250 US Highway 14A. She believes this would be a Use By Right within the CH - Commercial Highway zoning district under Ordinance 17.40.020 (B).

Mr. Kuchenbecker explained guidance is needed from the Commission to determine if the requested use could be considered a Use By Right under 17.40.020.

Further discussion occurred about usage and zoning. The Commission concurred this business would be a Use By Right under 17.40.020 (B).

7. Items from Staff

Mr. Kuchenbecker shared the South Dakota State Historical Society annual History Conference is being held in Deadwood this week. This is a sold out event.

The TIF for the Lodge was dissolved and ownership of the property has been transferred to the Lodge from the City.

The Office of State Emergency Management toured the FEMA site and that project will soon be closed.

The Trailhead Parking project, located below the Lodge, will begin in June and is expected to be completed by October.

A bid was awarded for the Water Redundancy Line project. The water line will run from Lee Street to the City Shop.

Trent Mohr, along with Code Enforcement Officers, are at Code Enforcement training in Pierre this week.

The new Historic Preservation and Planning & Zoning Administrative Assistant, Cammie Schmidt, started on Friday, May 2.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 4:28 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, 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 CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: May 21, 2025
From: Kevin Kuchenbecker
 Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Annual Review - Conditional Use Permit – Vacation Home
 Establishment

APPLICANT(S): Hidden Gulch Cabin – Glen and Sherry Morovits
PURPOSE: Annual Review – Conditional Use Permit – Vacation
 Home Establishment
ADDRESS: 140 Timm Lane
 Deadwood, Lawrence County, South Dakota
LEGAL DESCRIPTION: Lot 6 of the Arnio Subdivision of M.S. 107, according
 to S.C. Berry plat recorded in Plat Book 2 Page 88D,
 City of Deadwood, Lawrence County, South Dakota.
FILE STATUS: Legal obligations are being met.
ZONE: CH – Commercial Highway
STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: PF – Park Forest	Open Space
South: CH – Commercial Highway	Mickelson Trail
East: CH – Commercial Highway	Residence
West: CH – Commercial Highway	Accessory Structures

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 May 20, 2024, to operate a Vacation Home Establishment at 140 Timm Lane.

Conditional Use Permit Review – Vacation Home Establishment
140 Timm Lane
May 21, 2025

The subject property is located on Timm Lane and is surrounded by a Commercial Highway zoning district on three (3) sides and Park Forest zoning behind the property.

FACTUAL INFORMATION

1. The property is currently zoned CH - Commercial Highway.
2. The subject property has access from Timm Lane.
3. The subject property is located within a zone intended to provide locations for commercial use.
4. The property is in the Regulatory Floodway.
5. Adequate public facilities are available to serve the property.
6. The area is characterized by a mixture of residences, industrial buildings and open space.

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 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 135 nights in the past 12 months and receives 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:

Conditional Use Permit Review – Vacation Home Establishment
140 Timm Lane
May 21, 2025

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

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

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

The subject area is zoned 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. There are four (4) Short-Term Rentals in the immediate area, including the subject property.

- 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.

Conditional Use Permit Review – Vacation Home Establishment
140 Timm Lane
May 21, 2025

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

The current use has not increased the proliferation of non-conforming uses. The subject residence is in an area that does have additional Short-Term Rentals in the immediate area. The appearance of the structure has not changed, except for a newly constructed garage; therefore, the character and use of the buildings and structures adjoining the subject property have 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 filed with the Zoning Administrator and may be initiated by the Planning and Zoning Commission OR any three (3) residents within three hundred (300) feet of the property lines of which the application has been filed. All such revocation hearings shall be conducted in the same manner as for the Conditional Use Permit Application hearings.
- C. The Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and/or on an annual basis and place additional stipulations to mitigate a problem.
- D. 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

Conditional Use Permit Review – Vacation Home Establishment
140 Timm Lane
May 21, 2025

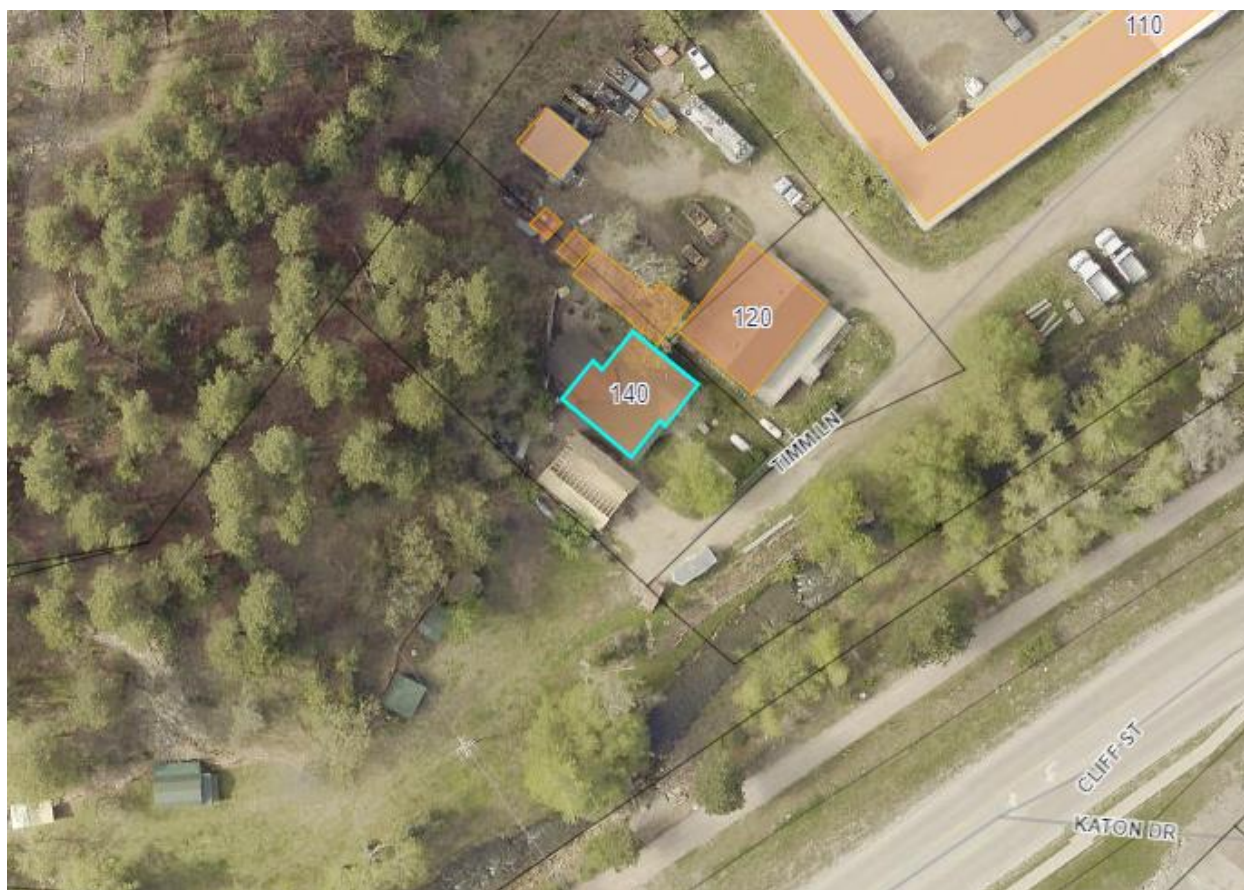
expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.

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

1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void.
2. 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 the 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 be off street
9. Any new construction or substantial improvements to this property must meet Chapter 15.36 – Flood Hazard Protection Regulations.

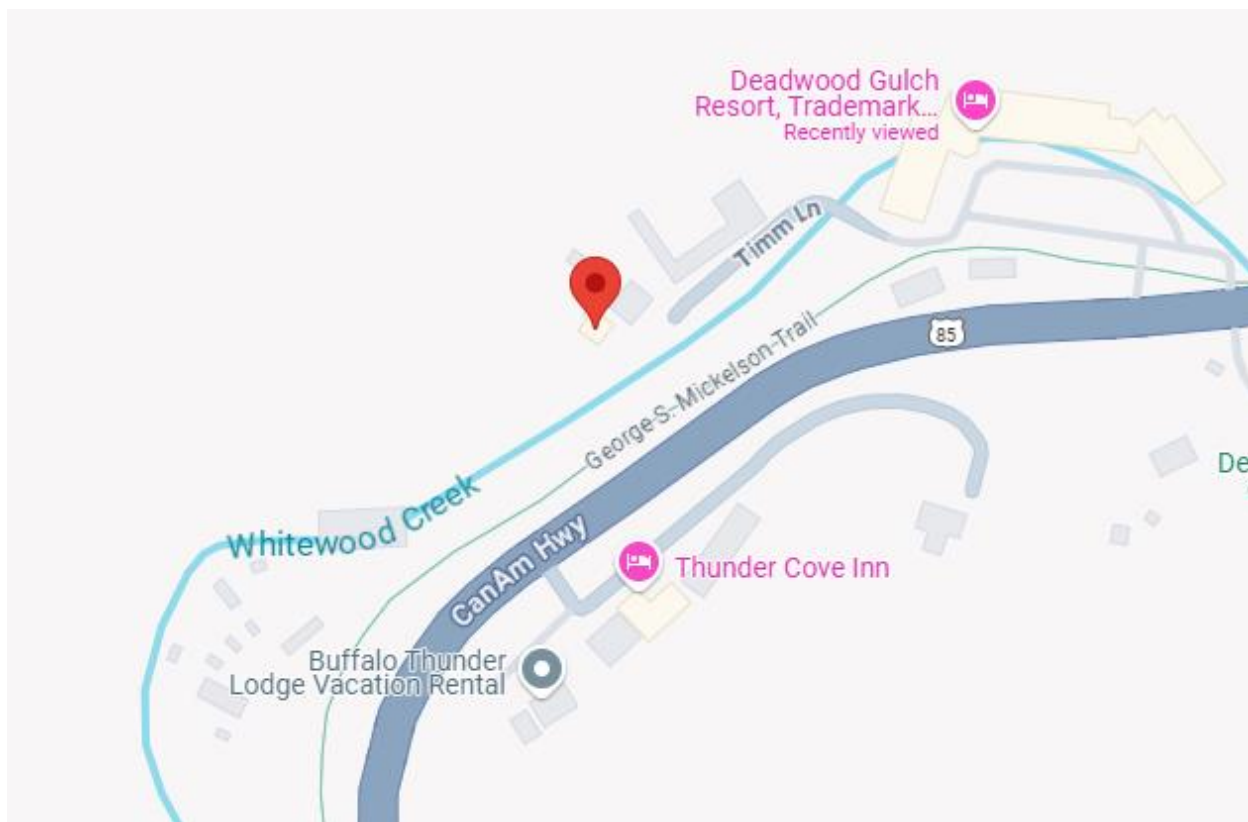
ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



Aerial photo of 140 Timm Lane, Deadwood, SD 57732.





Map showing location of 140 Timm Lane, Deadwood, SD 57732





Map showing locations of nearby Short-Term Rentals to 140 Timm Lane.

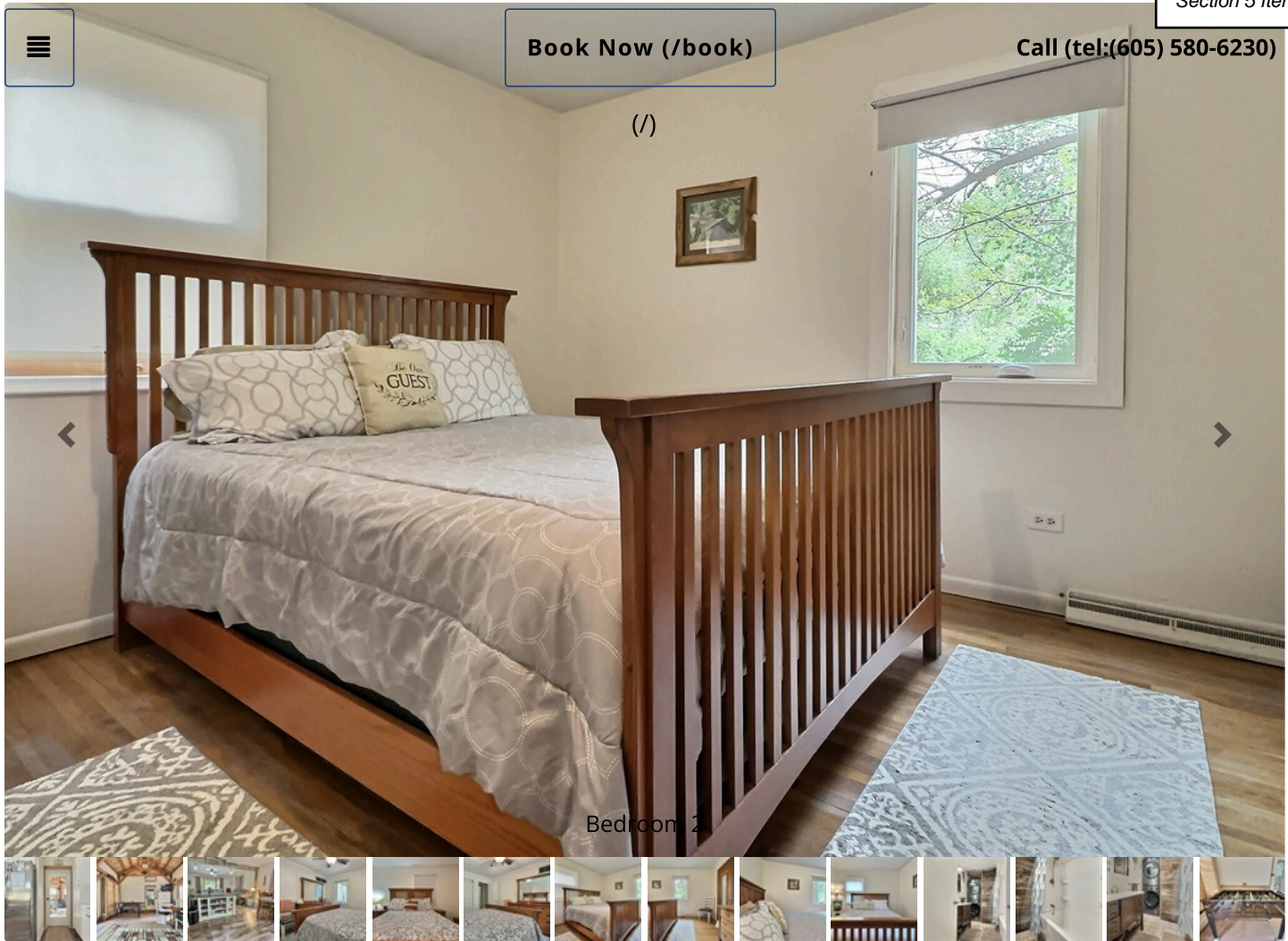




Zoning map showing 140 Timm Lane, Deadwood, SD 57732

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



\$75-761/night

2 Bedrooms • 1 Bath • Sleeps 2-4

📶 Internet 🔥 Wood Stove 🌊 River ⚓ Mountain (more...)

Welcome to Hidden Gulch Cabin, where serenity and convenience collide. Whitewood Creek flows through the tree-lined property, and the famous Mickelson Trail awaits less than 200 yards away. If you are ready to try your luck, the Deadwood Gulch Casino is also just 200 yards away, or hop in the trolley and get to numerous other locations throughout Deadwood.

This location is also conveniently located at the gateway to the Northern Black Hills. You are less than a mile from Highway 385, which heads south to Pactola Lake, Mount Rushmore and Crazy Horse Memorials, Custer State Park, and Wind Cave National Park. Travel to Lead, just 2.5 miles away, and catch Highway 14 that takes you to ski resorts, more ATV trails, and the Spearfish Canyon Scenic Byway, a jaw-dropping beautiful drive with stops for 3 waterfalls, more hiking trails, and even a Dance with Wolves film location.

Once back at the cabin, relax to the soothing sounds of the creek on the large front porch, or take in the serenity of the backyard that sidles up to the hillside and the expansive Ponderosa Pines. Inside provides a cozy living room which is open to the dining and kitchen area. The kitchen sports stainless steel appliances, tons of cabinet space filled with all of the cookware, dinnerware, and utensils you may need.

After dinner, relax in the living room and catch your favorite program via satellite, or log on and check in at home with the provided wi-fi. When it is time to call it a day, 2 bedrooms await with queen beds in each room, each just a few steps away to the full bathroom.

Book Now (/book)

Call (tel: (605) 580-6230)

The Deadwood Trolley stops just 200 yards away, plus there are 3 cab services in the area. It is a very easy area to drive as well. The convenience of the location is tough to beat, and the cozy size makes it ideal for a small family or 2 couples to be able to enjoy the fun in a vacation rental.

Book Hidden Gulch Cabin today and get in on the fun!

Update 8/2/2022 - Please note: Currently the water is a shallow-depth well. We recommend taking only showers as the bathtub is a deep tub and consumes quite a bit of water. A new well has been drilled and we are awaiting water line connection. Until that is completed, please conserve water as much as possible to ensure uninterrupted water service throughout your stay. Thank You.

- ~ This is the Black Hills of South Dakota, so be prepared to see wildlife outside. Make sure all doors or screens are kept shut to keep them outside.
- ~ This property is close to Cliff Street, which is also Highway 85. While the speed limit is only 25 MPH, some road noise is a possibility.
- ~ We will not override our cancellation policy due to weather, particularly lack of snow for skiing & snowmobiling, or too much rain causing muddy ATV/UTV trails. We have tried everything in our power to control the weather, but apparently there is not an app for that yet.

April 2025							May 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5					1 \$111	2 \$142	3 \$141
6	7	8	9	10	11	12	4 \$130	5	6	7	8	9	10 \$144
13	14	15	16	17 \$81	18	19	11 \$114	12 \$108	13 \$133	14 \$138	15 \$143	16	17
20	21 \$72	22 \$75	23 \$76	24 \$93	25 \$113	26 \$110	18	19	20 \$117	21 \$130	22 \$175	23	24
27 \$85	28	29	30				25	26	27 \$140	28 \$153	29 \$185	30 \$249	31 \$259
June 2025							July 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5 \$220	6 \$266	7 \$254			1	2	3	4	5
8 \$208	9 \$225	10 \$220	11 \$222	12 \$252	13 \$323	14 \$315	6 \$233	7 \$223	8 \$250	9 \$300	10 \$324	11 \$331	12
15	16	17	18	19	20	21	13 \$254	14 \$237	15 \$225	16 \$234	17	18	19
22 \$290	23 \$238	24 \$229	25 \$253	26	27	28	20	21	22	23	24 \$248	25	26
29 \$191	30 \$178						27	28	29	30	31		
August 2025							September 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2			1	2	3	4	5 \$271
3	4	5	6 \$546	7 \$499	8 \$420	9 \$379	7 \$217	8 \$199	9 \$200	10 \$195	11 \$204	12	13
10 \$276	11 \$220	12 \$217	13 \$219	14 \$252	15 \$244	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21 \$142	22	23	24	25	26	27 \$234
24 \$259	25 \$192	26 \$188	27 \$185	28 \$235	29	30	28 \$166	29 \$152	30 \$155				
31													

Cancellation Policy: One hundred percent (100.00%) of the total booking charges will be refunded if the cancellation is made more than 30 days prior to the arrival date of the reservation. Fifty percent (50.00%) of the total booking charges will be refunded if the cancellation is made more than 14 days prior to the arrival date of the reservation. For

Location

(/)



Deadwood, South Dakota

Amenities

Property Type	Cabin
Check-In	A keypad is available 24 hours a day to provide entry for guests
House Rules	Maximum occupancy: 4 Children welcome Infants welcome Smoking not allowed Wheelchair inaccessible Minimum age of primary renter: 21 Pets not allowed
Setting & View	Water View Mountain View River ⓘ Mountain Waterfront River View



General (Book Now)

- Internet ⓘ
- Wood Stove ⓘ
- Air Conditioning ⓘ
- Central Heating
- Linens Provided
- Towels Provided
- Washing Machine
- Clothes Dryer
- Hot Water ⓘ
- Private Living Room
- Hair Dryer
- Wifi ⓘ
- Ceiling Fans
- Paper Towels
- Toilet Paper
- Hangers
- Private Entrance
- Free Internet
- Portable Fans

Call (tel: (605) 580-6230)

Kitchen

- Kitchen ⓘ
- Refrigerator ⓘ
- Stove
- Oven
- Microwave
- Dishes & Utensils
- Spices/Pantry Items
- Coffee Maker
- Toaster
- Ice Maker
- Blender
- Pots & Pans
- Kitchen Island ⓘ
- Dining Table ⓘ
- Baking Sheet
- Barbeque/Grill Utensils
- Coffee ⓘ
- Wine Glasses

Bathrooms

- 1 Bath
- Bathroom 1 – Combination Tub/Shower, Toilet ⓘ

Sleeping Arrangements

- 2 Bedrooms, sleeps 2-4
- Bedroom 1 – 1 Queen bed
- Bedroom 2 – 1 Queen bed



Entertainment Book New (Book)

- Television
- Satellite/Cable
- Football
- Smart TV

Call (tel: (605) 580-6230)

- Outdoor**
- Outdoor Grill ⓘ
 - Deck/Patio (uncovered)
 - Private Yard
 - Fire Pit
 - Outdoor Seating

- Vehicles**
- Parking ⓘ
 - Free Parking On Premises

- Theme**
- Adventure
 - Family
 - Historic
 - Tourist Attractions

- Attractions**
- Health/Beauty Spa
 - Museums
 - Winery Tours

- Leisure**
- Antiquing
 - Bird Watching
 - Gambling/Casinos
 - Horseback Riding
 - Sledding
 - Shopping
 - Wildlife Viewing



Sports & Adventure Book Now (Book)

Call (tel: (605) 580-6230)

- Basketball Court
- Cycling
- Cross Country Skiing
- Fishing
- Fly Fishing
- Freshwater Fishing
- Golf
- Hiking
- Hunting
- Ice Skating
- Kayaking
- Mountain Biking
- Mountain Climbing
- Mountaineering
- Rock Climbing
- Skiing
- Snowboarding
- Snowmobiling
- Swimming

- Safety**
- Carbon Monoxide Detector
 - Fire Extinguisher
 - Smoke Detector
 - Enhanced Cleaning Practices

- Expectations**
- Potential Noise ⓘ
 - Cameras/Surveillance ⓘ
 - Near Lake, River, or Water Body ⓘ

- Check Out Tasks**
- Turn Things Off
 - Throw Away Trash ⓘ
 - Lock Up
 - Gather Towels ⓘ

- Accessibility**
- Single Level Home



★★★★☆
based on 99 reviews

Book Now (/book)

Call (tel:)(605) 580-6230)

Sort Most recent stay ▾

(/)

Filter All stars ▾

Keyword

Search

Showing 1 - 10 of 99 reviews

★★★★☆
By Teanna H – stayed Oct 2024
Was a perfect cabin for my friends and I for the weekend! Nice and cozy!

★★★★★ **Hidden gulch cabin Deadwood, SD**
By Martin C – stayed Oct 2024
2nd stay in the hidden gulch cabin. Met or exceeded or expectations again.

★★★★★
By Robert J – stayed Aug 2024
Mark was a Great host. House was kind of secluded which we liked nice and quiet and yet close to downtown Deadwood.

★★★★★ **Hidden Gem in Hidden Gulch**
By Mark J – stayed Aug 2024
We have stayed here twice and have booked again. we were fortunate enough to book again this yr due to a last min cancelation, it was perfect. Close to everything yet far enough out to enjoy the quiet. The host, the house and the property mgrs are wonderful to work with. Cant wait to stay next yr! Thank you!

★★★★☆ **Nice Home**
By Dave C – stayed Aug 2024
It is a lovely and spacious home! The beds were very comfortable!

★★★★★ **Rally get away and home base**
By Marc L – stayed Aug 2024
The property worked very well to take part in the sturgis rally activities but also hang out and rest. The property was very clean and comfortable. Location makes uou feel alittle secluded while still being within minutes of deadwood. Communication was excellent with management and

★★★★★ **Outstanding**
By Lana H – stayed Jul 2024
We loved the cabin! It met the needs of our family perfectly and communication was prompt. This was exactly what we were looking for, for our family vacation!

★★★★★ **Great trip**
By Deborah H – stayed Jul 2024
Had a great time enjoyed the cabin and the creek good location would definitely go back

★★★★★

Home > Vacation Rentals > United States of America > South Dakota > Lawrence County > Deadwood >

Deadwood Home Next to Creek and Mickelson Trail, Deadwood

Where to?
Deadwood, S...

Dates
Apr 18 - Apr 20

Travelers
2 travelers

Search

[See all properties](#)

Save

Entire home

Deadwood Home Next to Creek and Mickelson Trail



- Overview
- Amenities
- Policies
- Location
- Host

9.6

Exceptional

[See all 63 reviews](#) >

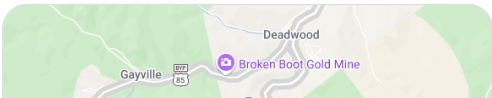
- 2 bedrooms
- 1 bathroom
- Sleeps 4
- 985 sq ft

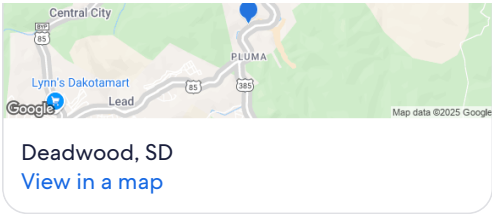
Popular amenities

- Parking available
- Washer
- Kitchen
- Dryer
- Barbecue grill
- Outdoor Space

[See all](#) >

Explore the area





- Deadwood Mountain Grand 2 min drive
- Silverado 3 min drive
- Cadillac Jacks Casino 3 min drive
- Spearfish, SD (SPF-Black Hills) 22 min drive

[See all about this area >](#)

Add dates for prices

Check-in
Select date

Check-out
Select date

Travelers
1 room, 2 travelers

Check availability

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: May 21, 2025
From: Kevin Kuchenbecker
 Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Annual Review - Conditional Use Permit – Specialty Resort

APPLICANT(S): 1899 Inn – Wardman Home, LLC
PURPOSE: Annual Review – Conditional Use Permit – Specialty Resort
ADDRESS: 21 Lincoln Avenue
 Deadwood, Lawrence County, South Dakota
LEGAL DESCRIPTION: Lots 1, 2, 3 and adjoining vacated alley and the southeasterly 10 feet of Lots 12, 13 and 14, in Block 42, according to the P.L. Rogers map of the City of Deadwood, Lawrence County, South Dakota.
FILE STATUS: Legal obligations remain in compliance.
ZONE: R1 - Residential
STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: R1 – Residential District	Residential
South: R1 – Residential District	Residential
East: R1 – Residential District	Residential
West: R1 – Residential District	Residential

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 May 20, 2024, to operate a Specialty Resort at 21 Lincoln Avenue.

Conditional Use Permit Review – Bed and Breakfast Establishment
21 Lincoln Avenue
May 21, 2025

The subject property is located within the Presidential Neighborhood and is surrounded by single and multi-family properties.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential District.
2. The subject property has access from Lincoln Avenue.
3. The subject property is located within a medium density land use classification on the adopted Zoning Map.
4. The property is not in a Flood Zone.
5. Adequate public facilities are available to serve the property.
6. The area is characterized by single-family and multi-family dwellings.

STAFF DISCUSSION

The applicant was granted a Conditional Use Permit for a Specialty Resort. The subject property is a seven (7) bedroom, five (5) bath house. Renters can park in a parking lot located behind the house.

“Bed and Breakfast Establishment” means:

Any building run by an operator that is used to provide accommodation for a charge to the public, with at most five (5) rental units for up to an average of ten (10) guests per night and in which family style meals are provided as defined and permitted by the State of South Dakota.

COMPLIANCE:

This Specialty Resort has been in continual use over the last 12 months.

According to Deckard – Rentalscape the property was booked 193 nights in the past 12 months and is listed as a guest favorite on AirBnB.

No complaints are on record for this establishment.

GENERAL USE STANDARDS FOR CONDITIONAL USE PERMITS:

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

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

Conditional Use Permit Review – Bed and Breakfast Establishment
21 Lincoln Avenue
May 21, 2025

The City Comprehensive Plan encourages a variety of uses and a mixture of housing types. Traffic and parking should not significantly affect the neighborhood if the applicant continues to abide 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 use: (a) the use in the current 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 use.

The subject area is zoned R1– Residential District and is intended to provide locations for medium density, residential development commensurate with an urban area. The use as a Specialty Resort has not resulted in an over-concentration of Short-Term Rentals in this area.

- 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 proposed use should 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 neighborhood.

- D. Whether or not the Conditional Use increases the proliferation of nonconforming uses as well as previously 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 types 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.

Conditional Use Permit Review – Bed and Breakfast Establishment
21 Lincoln Avenue
May 21, 2025

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

- E. Whether or not the Conditional Use in the proposed area has been adequately served by and has not imposed an undue burden on any of the improvements, facilities, utilities, and services specified in the 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. In the R-1 Residential District, Conditional Use Permits granted shall be temporary in nature, and shall be granted to a designated person who resides at the residential address. They are not transferable from person to person or from address to address.
- B. Following the issuance of a Conditional Use Permit, such permit may be amended, varied or altered only pursuant to the standards and procedures established by ordinance for its original approval.
- C. 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 a permit shall be filed with the Zoning Administrator and may be initiated by the Planning and Zoning Commission or any three (3) residents within three hundred (300) feet of the property lines of which the application has been filed. All such revocation hearings shall be conducted in the same manner as for the Conditional Use Permit application hearings.
- D. The Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and on an annual basis and place additional stipulations to mitigate a problem.
- E. 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 herewith.
- F. If the use permitted under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, the permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that

Conditional Use Permit Review – Bed and Breakfast Establishment
21 Lincoln Avenue
May 21, 2025

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

If continuation of the Conditional Use Permit is approved, staff will continue to recommend 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. Proof of a state sales tax number from the South Dakota Department of Revenue 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 are to remain at 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.

ACTION REQUIRED FOR CONTINUED USE OF CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



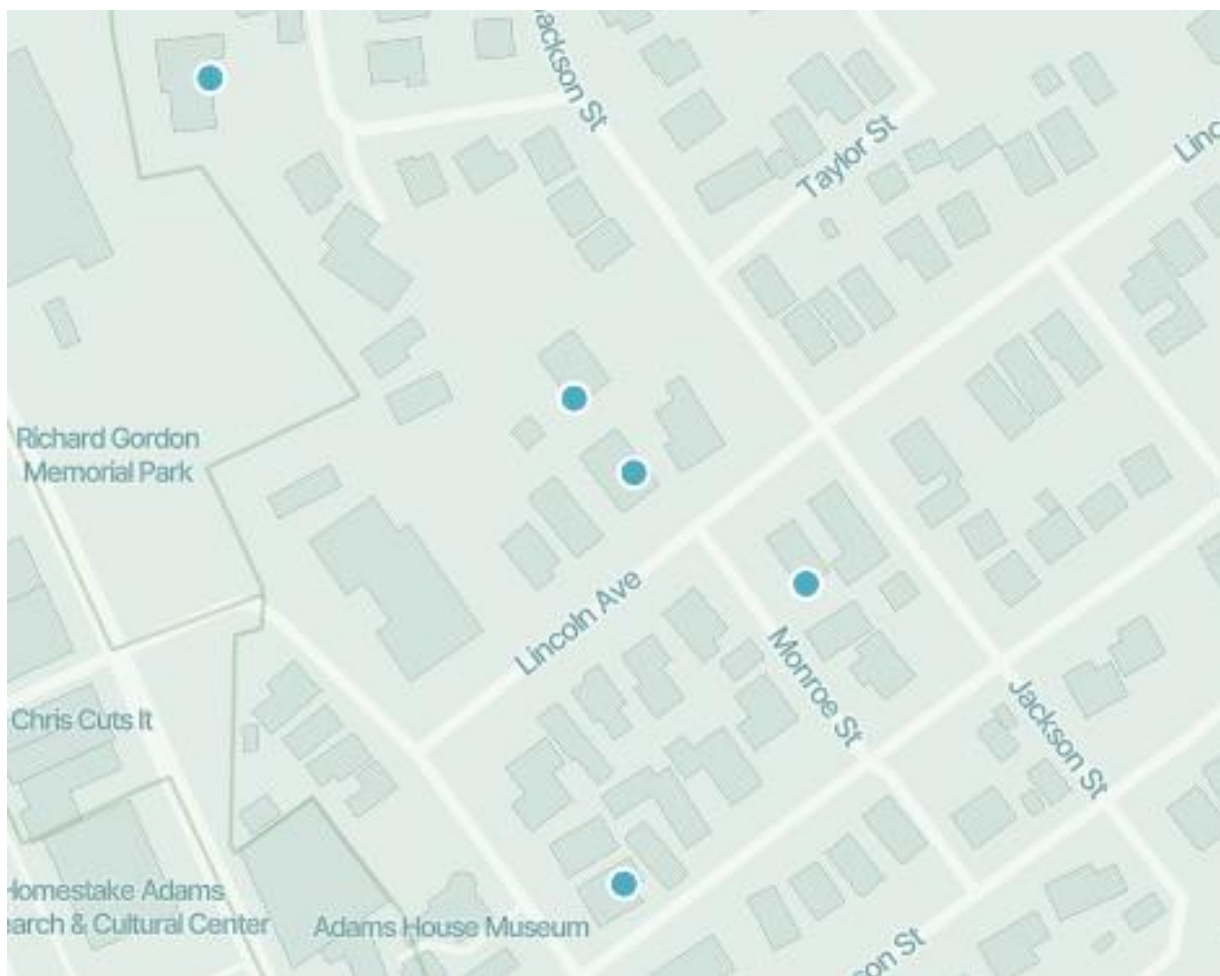
Aerial photo of 21 Lincoln Avenue, Deadwood, SD 57732.





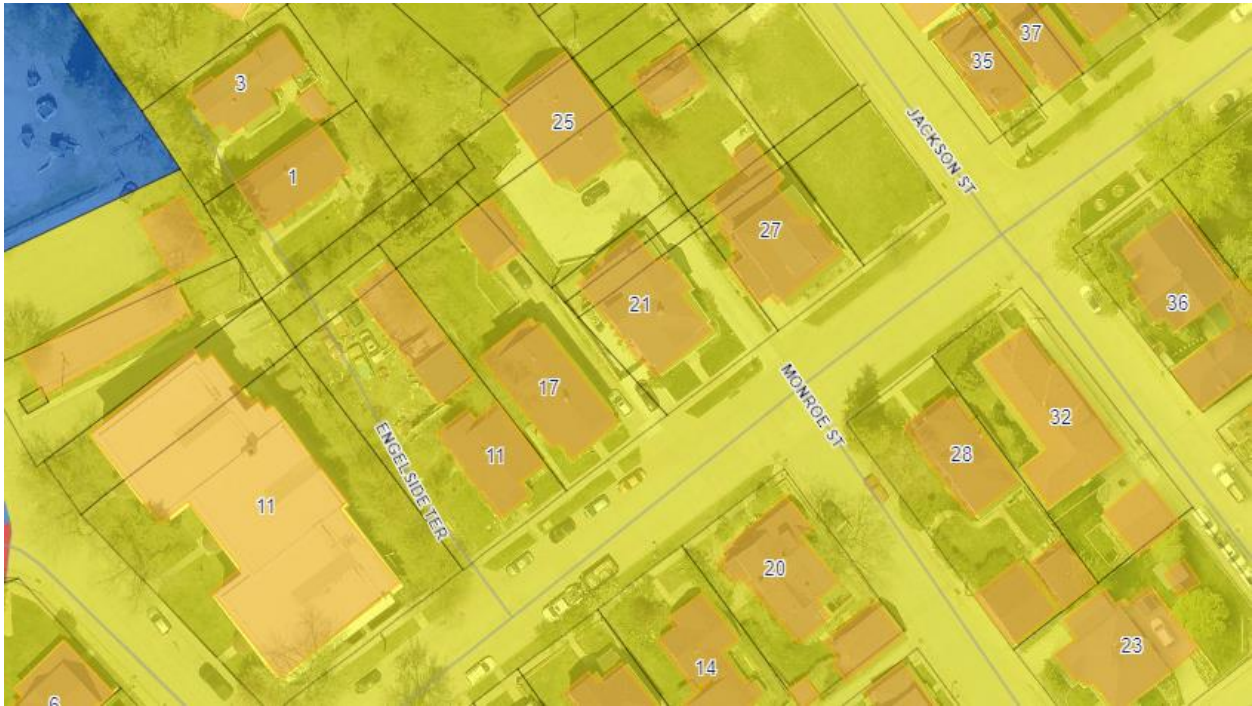
Map showing location of 21 Lincoln Avenue, Deadwood, SD 57732





Map showing locations of nearby Short-Term Rentals to 21 Lincoln Avenue.





Zoning map showing 21 Lincoln Avenue, Deadwood, SD 57732

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

Online Reservations for the 1899 Inn

Sadly, we can't accept reservations with children under the age of 12 in the Main Inn, or reservations with pets or emotional support animals. [See our policies page for more details.](#)

We can't wait to host you!

Availability Search

Check In

4/18/2025

Check Out

4/19/2025

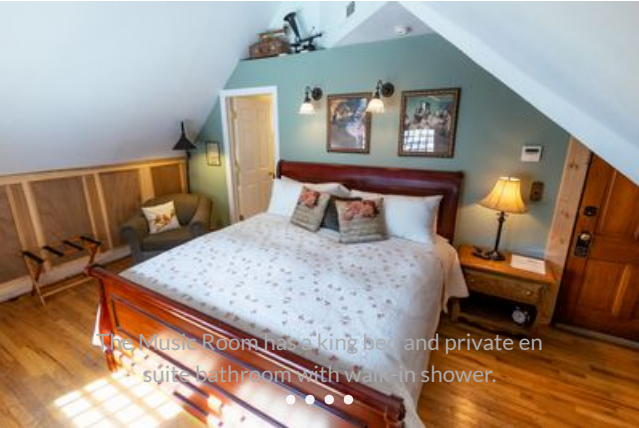
Search

[Switch to Calendar Search Mode](#)

1899 Inn

A historic bed and breakfast located in the heart of Deadwood.

Music Room



This third-floor bedroom once served as a conservatory and small studio, where residents of the home could practice music away from the rest of the family. It has a large sleigh-style king bed, individual climate control, drink refrigerator, and internet-connected cable television. Two large swing-in windows look out over Deadwood's Presidential District neighborhood. The tiled bathroom is private and en suite, with a walk-in shower and single sink vanity. (Note for taller guests: though the room has a 12-foot/3.6-meter vaulted ceiling, there is a low-lying ceiling beam near the entry.)

[More Details](#)

Adults

2

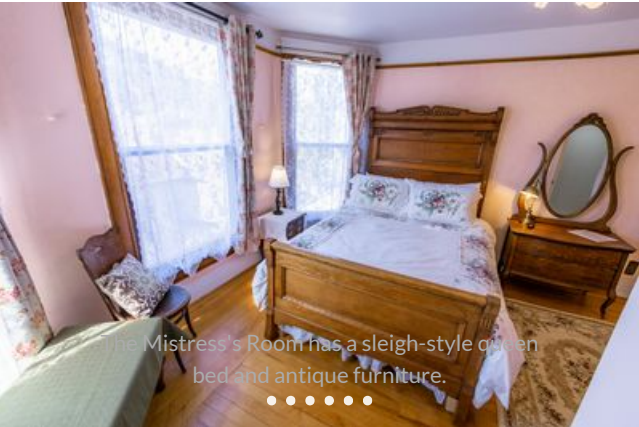
King Bed, Private Bathroom

\$135.00

Complete with full, delicious breakfast.

Reserve

Mistress's Chamber



This second-floor room was built as a private space for H.B. Wardman's second wife, Catherine. It may have been used as her private bedroom, a dressing room, or as a ladies' parlor. It has a queen sleigh-style bed, antique furniture, small closet, refrigerator, and internet-connected cable television, with three large west-facing windows. A newly-renovated private bathroom is attached, with a single-sink vanity and shower.

[More Details](#)

This room can be booked independently for up to two people, or it can be reserved along with the adjoining Master Suite to create a set of interconnecting rooms. The two suites have an optional connecting door that can be opened or closed as needed.

Adults

2

Queen Room with a Private Bathroom

\$115.00

Reserve

Complete with full, delicious breakfast

Maid's Room



The Maid's Room has a queen bed with antique Eastlake furnishings.

This second-floor room was originally built for a live-in maid or nanny, but it was occupied by H.B. Wardman's new mother-in-law when the house was built in 1899. It's a small corner room with a queen bed, antique furniture, and internet-connected cable television. The bathroom is located just next door, and is accessed through the hall. Use of the bathroom is shared with the nearby Writing Room.

[More Details](#)

Adults

2 ▼

Queen Bed, Shared Bathroom

\$115.00

Reserve

Complete with full, delicious breakfast. Bathroom shared with guests in one other room.

Writing Room



The Writing Room is a queen bedroom with large east-facing windows and a desk.

A bright, sunny room that would originally have been the playroom of the family's children. The room features a queen bed, waterfall furniture, and access to the large, original bathroom with heated tile and an extra-long clawfoot tub/shower. The bathroom is shared with one other set of guests, in the room across the hall.

[More Details](#)

Adults

2 ▼

Queen Bed, Shared Bathroom

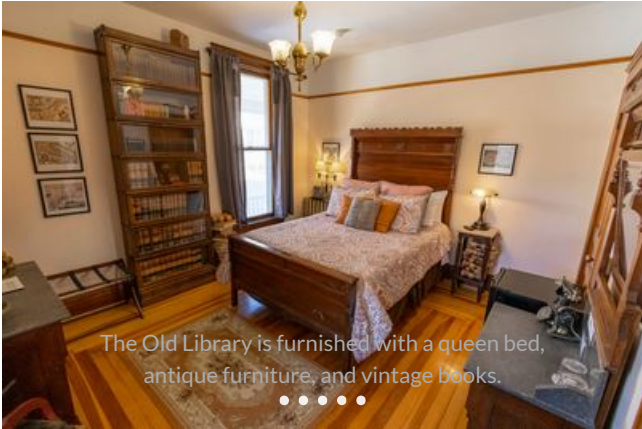
\$115.00

Reserve

Complete with full, delicious breakfast. Bathroom shared with guests in one other room.

Old Library

Originally used as the home's library, this corner room is the only guest bedroom on the first floor. It's furnished in walnut and marble furniture brought to Deadwood by a pioneer in the late 1870s. Hundreds of books from his personal collection decorate the room. It has high ceilings, a queen bed, two dressers, tall barrister bookcase, closet, refrigerator, and an internet-connected TV with cable. The bathroom is private and en suite, with a jetted tub/shower and two vanities with sinks. There's an adjacent water closet with a Victorian-style pull-chain toilet. The room's northwest windows get direct sunlight only at sunset.



Adults

2

Queen Bed, Private Bathroom

\$125.00

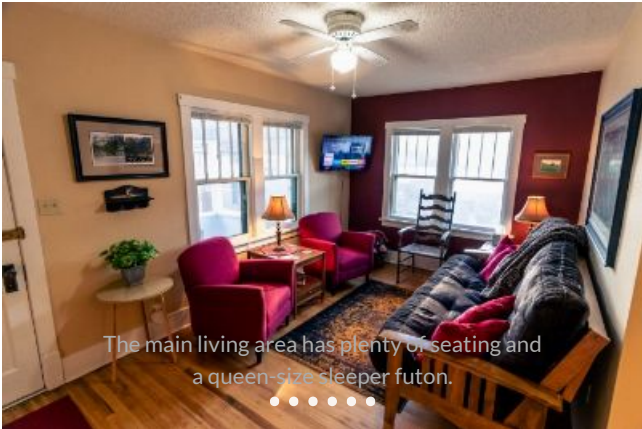
Reserve

Complete with full, delicious breakfast.

West Cottage

\$245.00

More Details



This newly-renovated private cottage has two queen bedrooms with comfy memory foam mattresses, a bathroom with a bathtub/shower, a full kitchen, dining area, and a living room with internet-connected TV and a futon that folds down into another queen-size bed. There's a covered front porch with views of the pine-covered hills that surround Deadwood.

Adults

4

Children

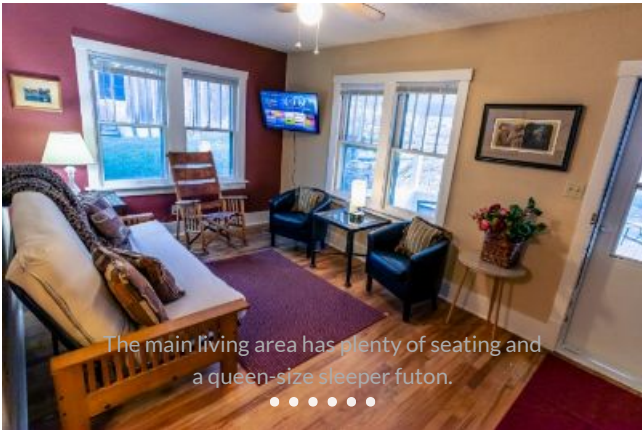
0

Reserve

East Cottage

\$245.00

More Details



This newly-renovated private cottage has two queen bedrooms with comfy memory foam mattresses, a bathroom with a bathtub/shower, a full kitchen, dining area, and a living room with internet-connected TV and a futon that folds down into another queen-size bed. There's a covered front porch with views of the pine-covered hills that surround Deadwood.

Adults

4

Children

0

Reserve

Fri, April 18, 2025 - Thu, May 1, 2025														« Back	Forward »
Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th		
18	19	20	21	22	23	24	25	26	27	28	29	30	1		

Attic Suite	X	X	X				X	X	X
Music Room		X	X	X	X				
Master Suite	X	X	X						
Mistress's Chamber		X	X			X	X	X	
Maid's Room		X	X						
Writing Room		X	X						
Old Library		X	X			X	X		
West Cottage		X	X						
East Cottage		X	X						

[Make Reservations Using Calendar View](#)

1899 Inn | 21 Lincoln Avenue | Deadwood, SD 57732 | 605-920-0626

Deadwood's 1899 Inn: Music Room

↑

Share

♡

Save



Room in bed and breakfast in Deadwood, South Dakota

2 guests · 1 bedroom · 1 bed · 1 private bath

Guest favorite

4.92

★★★★★

131

[Reviews](#)

A

Hosted by Aaron

10 months hosting

- Exceptional check-in experience

Recent guests gave the check-in process a 5-star rating.
- Beautiful and walkable

This area is scenic and easy to get around.
- Mountain view

Soak up the view during your stay.

Add dates for prices

CHECK-IN	CHECKOUT
Add date	Add date
GUESTS	
1 guest	

Check availability

King bedroom on the third floor with some antique furnishings, over-bed vintage lamps, private mini-fridge, and view of the Presidential District. The private en suite bathroom has a tiled walk-in shower and single-sink vanity.

The space...









Show more >



Sleeping arrangements



Bedroom
1 king bed

Amenities

-  Fast wifi – 72 Mbps
-  Free parking on premises
-  HDTV with Amazon Prime Video, Netflix, Roku, standard cable
-  Central air conditioning
-  Portable air conditioning
-  Shared patio or balcony
-  Shared backyard – Not fully fenced
-  Indoor fireplace: gas

-  Luggage dropoff allowed
-  Exterior security cameras on property

Show all 40 amenities

Select check-in date

Add your travel dates for exact pricing

<

April 2025

May 2025







Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th
		1	2	3	4	5					1
6	7	8	9	10	11	12	4	5	6	7	8
13	14	15	16	17	18	19	11	12	13	14	15
20	21	22	23	24	25	26	18	19	20	21	22
27	28	29	30				25	26	27	28	29



4.92

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.9	4.9	4.9	4.9	4.9	4.9
						

Christian

Castle Rock, Colorado

★★★★★ · October 2024 · Stayed a few nights

The best spot in Deadwood!!! If you can reserve do it asap!!!!

Kacie

Ismay, Montana

★★★★★ · October 2024 · Stayed a few nights

We really enjoyed our stay! Our room was clean and the bed was very comfortable. The breakfast was phenomenal!! Definitely recommend staying here!

Mary

Georgetown, Texas

★★★★★ · September 2024 · Stayed one night

This place is welcoming, clean and beautiful. We stayed in the Music Room and had 2 unique windows that opened and we had a spectacular view. Aaron is a great host. The bed, bath, and morning breakfast were awesome.

[Show more](#)

Pamela

4 years on Airbnb

★★★★★ · March 2024 · Stayed a few nights

My husband and I enjoyed our stay very much. Clean and comfortable. Nyla gave great recommendations for dining. Her breakfasts alone were worth the stay! We were on the 3rd floor and it was very quiet. Location is within walking distance to the main strip. Would definitely stay there again.

[Show more](#)

Ashley

Gillette, Wyoming

★★★★★ · October 2023 · Stayed a few nights

We had the most enjoyable time! We can't wait to return again! The place was beautiful!!!! Nyla and her husband were so kind and helpful. The breakfasts were beyond amazing!!!! The best French toast I have ever had! The house was majestic! So much history and it has been very well taken care of. You will not be disappointed staying her! Thank you!

[Show more](#)

Dana

Vernon, Texas

★★★★★ · October 2022 · Stayed one night

This being my first bed and breakfast Im now hooked since this place was such an amazing experience! Nyla was very friendly, helpful, and knowledgeable on the home plus the surrounding area. This historical home was beautiful and spotless along with the antique furnishings. Wine, coffee, water, ect was available and the breakfast that Nyla cooked was amazing (she even had ...

[Show more](#)

Show all 131 reviews

Where you'll be

Deadwood, South Dakota, United States

We verified that this listing's location is accurate. [Learn more](#)

Neighborhood highlights

Deadwood's Presidential District got its name because the streets in the neighborhood are named for every American president from Washington to Lincoln (with two exceptions - if you're traveling with a history buff, challenge them to figure out who they are). It was Deadwood's trendiest neighborhood from the 1890s through the 1920s, and most of the homes here dat...

[Show more](#) >

Hosted by Aaron
Joined in June 2024

 Identity verified

Co-hosts

Dustin

During your stay

We're a very low-key place. We love chatting with guests, but we also know that some guests really prefer their p rather be in your quiet space by yourself, no problem! If, on the other hand, you'd like to chat about Deadwood history and play some cards with us, we're usually on board with that, too.

Contact Host

Support

- Help Center
- Get help with a safety issue
- AirCover
- Anti-discrimination
- Disability support
- Cancellation options
- Report neighborhood concern

Hosting

- Airbnb your home
- AirCover for Hosts
- Hosting resources
- Community forum
- Hosting responsibly
- Airbnb-friendly apartments
- Join a free Hosting class
- Find a co-host

Airbnb

- Newsroom
- New features
- Careers
- Investors
- Gift cards
- Airbnb.org emergency stays

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
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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: May 21, 2025
From: Kevin Kuchenbecker
 Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Annual Review - Conditional Use Permit – Bed and Breakfast Establishment

APPLICANT(S): 1899 Inn Cottages – Wardman Home LLC

PURPOSE: Annual Review – Conditional Use Permit – Bed and Breakfast Establishment

ADDRESS: 25 Lincoln Avenue
 Deadwood, Lawrence County, South Dakota

LEGAL DESCRIPTION: Lots 12, 13 and 14, Block 42 in the City of Deadwood, Lawrence County, South Dakota, except the southeasterly 10 feet of Lots 12, 13 and 14 and one-half of the vacated alley, Block 42, previously conveyed to Dennis L. McKay and Linda M. McKay. Also that portion of Lots E, F and G, Block 35 of Probate Lot 226 and sometimes referred to as Child's Addition to the City of Deadwood, quit claimed by Francis Caneva to Lawrence C. McKay, all according to the P.L. Rogers Map of the City of Deadwood, Lawrence County, South Dakota.

FILE STATUS: Legal obligations remain in compliance.

ZONE: R1 - Residential

STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: R1 – Residential District	Residential
South: R1 – Residential District	Residential
East: R1 – Residential District	Residential
West: R1 – Residential District	Residential

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 February 5, 2020, to operate a Bed and Breakfast Establishment at 25 Lincoln Avenue.

The subject property is located within the Presidential Neighborhood and is surrounded by single and multi-family properties.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential District.
2. The subject property has access from Lincoln Avenue.
3. The subject property is located within a medium density land use classification on the adopted Zoning Map.
4. The property is not in a Flood Zone.
5. Adequate public facilities are available to serve the property.
6. The area is characterized by single-family and multi-family dwellings.

STAFF DISCUSSION

The applicant was granted a Conditional Use Permit for a Bed and Breakfast Establishment and City regulations permit Bed and Breakfast Establishments in R1 – Residential Districts with an approved Conditional Use Permit. The subject property is a duplex with two (2) bedrooms and one (1) bathroom on each side, for a total of four (4) bedrooms and two (2) baths. Renters can park in a parking lot located in front of the duplex.

“Bed and Breakfast Establishment” means:

Any building run by an operator that is used to provide accommodation for a charge to the public, with at most five (5) rental units for up to an average of ten (10) guests per night and in which family style meals are provided as defined and permitted by the State of South Dakota and this Title.

COMPLIANCE:

This Bed & Breakfast Establishment has been in continual use over the last 12 months.

According to Deckard – Rentalscape the property was booked 197 nights in the past 12 months and is listed as a guest favorite on AirBnB.

No complaints are on record for this establishment.

GENERAL USE STANDARDS FOR CONDITIONAL USE PERMITS:

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

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

The City Comprehensive Plan encourages a variety of uses and a mixture of housing types. Traffic and parking should not significantly affect the neighborhood if the applicant continues to abide 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 use: (a) the use in the current 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 use.

The subject area is zoned R1– Residential District and is intended to provide locations for medium density, residential development commensurate with an urban area. The use as a Bed and Breakfast Establishment has not resulted in an over-concentration of Short-Term Rentals in this area.

- 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 proposed use should 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 neighborhood.

- D. Whether or not the Conditional Use increases the proliferation of nonconforming uses as well as previously 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 types located in specific districts. The character and use of buildings and structures adjoining or near the property mentioned in the application shall be considered in their entirety.

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

- E. Whether or not the Conditional Use in the proposed area has been adequately served by and has not imposed an undue burden on any of the improvements, facilities, utilities, and services specified in the 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. In the R-1 Residential District, Conditional Use Permits granted shall be temporary in nature, and shall be granted to a designated person who resides at the residential address. They are not transferable from person to person or from address to address.
- B. Following the issuance of a Conditional Use Permit, such permit may be amended, varied or altered only pursuant to the standards and procedures established by ordinance for its original approval.
- C. 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 a permit shall be filed with the Zoning Administrator and may be initiated by the Planning and Zoning Commission or any three (3) residents within three hundred (300) feet of the property lines of which the application has been filed. All such revocation hearings shall be conducted in the same manner as for the Conditional Use Permit application hearings.

Conditional Use Permit Review – Bed and Breakfast Establishment
25 Lincoln Avenue
May 21, 2025

- D. The Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and on an annual basis and place additional stipulations to mitigate a problem.
- E. 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 herewith.
- F. If the use permitted under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, the 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 continuation of the Conditional Use Permit is approved, staff will continue to recommend 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. Proof of a state sales tax number from the South Dakota Department of Revenue 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 are to remain at 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.

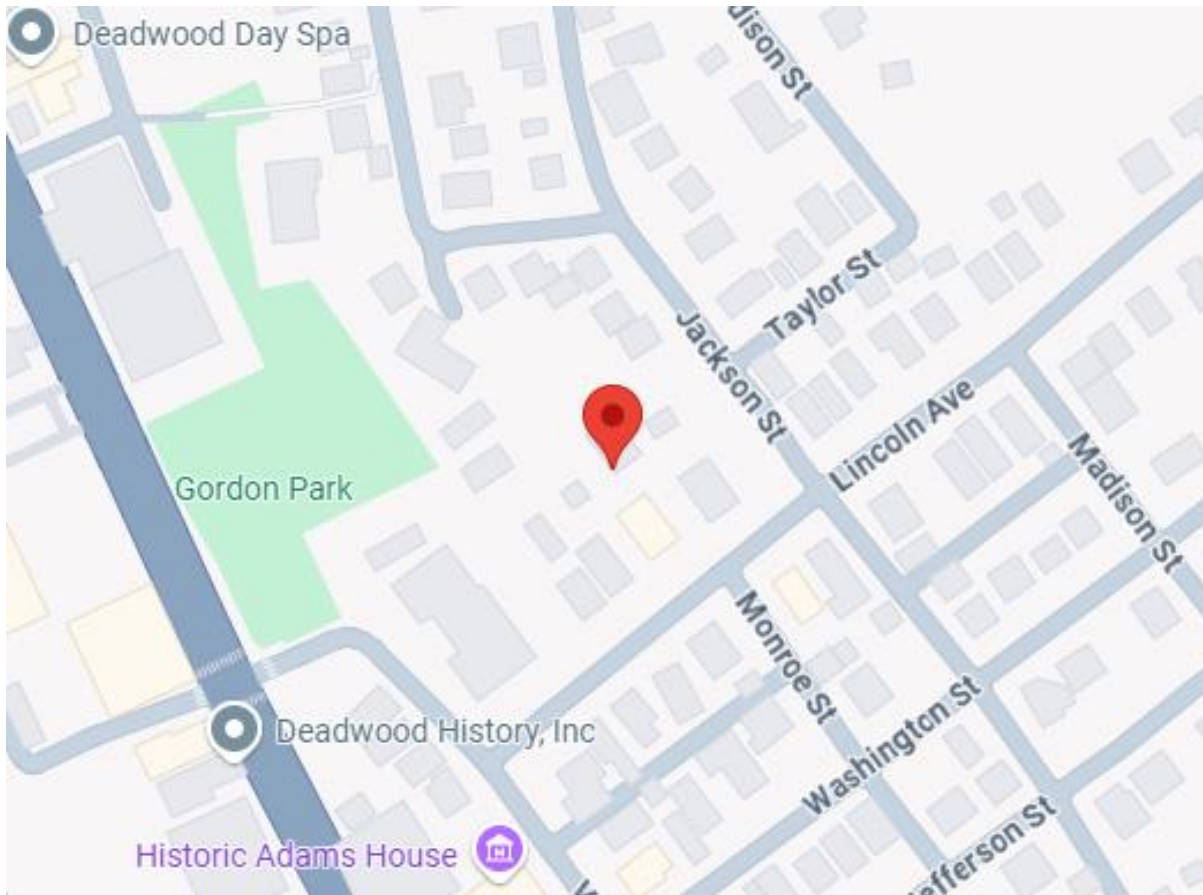
ACTION REQUIRED FOR CONTINUED USE OF CONDITIONAL USE PERMIT:

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



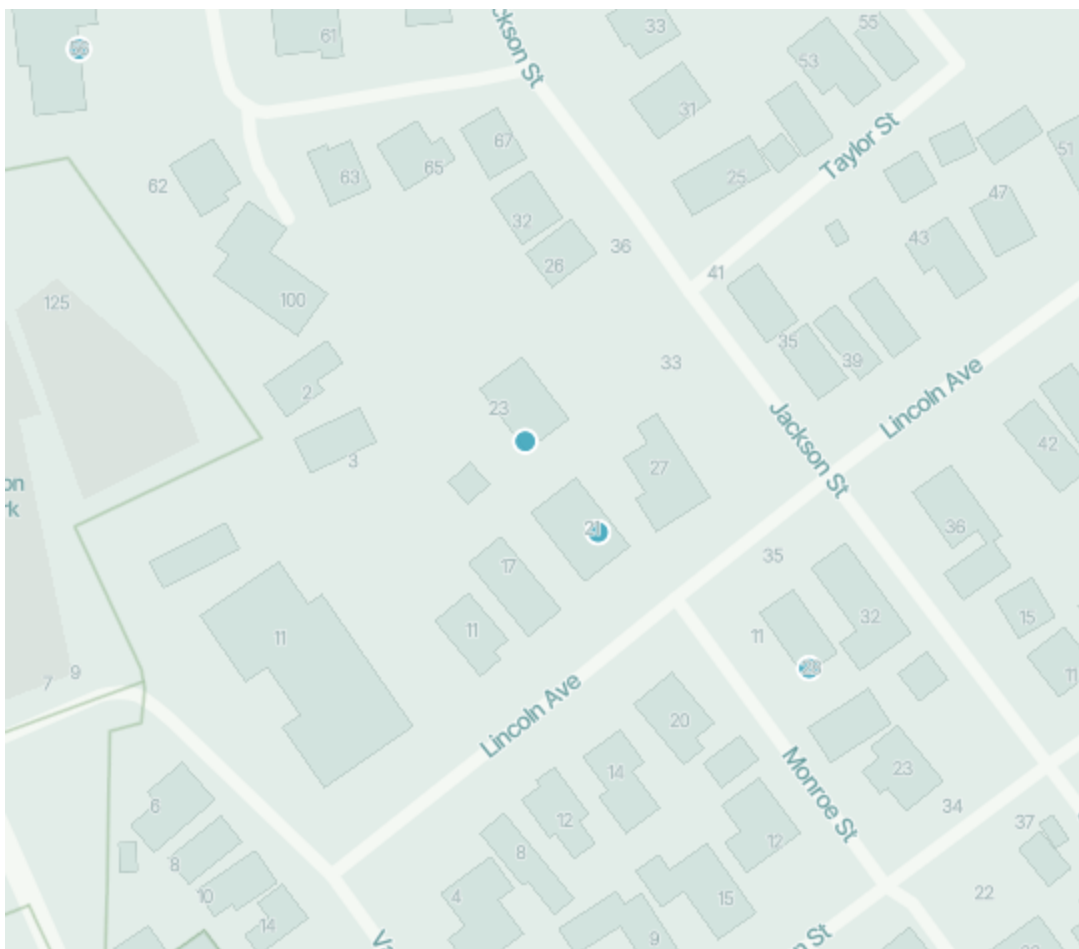
Aerial photo of 25 Lincoln Avenue, Deadwood, SD 57732.





Map showing location of 25 Lincoln Avenue, Deadwood, SD 57732





Map showing locations of nearby Short-Term Rentals to 25 Lincoln Avenue.





Zoning map showing 25 Lincoln Avenue, Deadwood, SD 57732

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

Online Reservations for the 1899 Inn

Sadly, we can't accept reservations with children under the age of 12 in the Main Inn, or reservations with pets or emotional support animals. [See our policies page for more details.](#)

We can't wait to host you!

Availability Search

Check In

4/18/2025

Check Out

4/19/2025

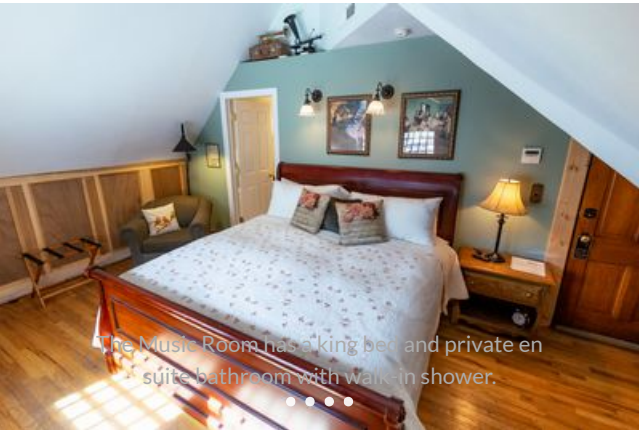
Search

[Switch to Calendar Search Mode](#)

1899 Inn

A historic bed and breakfast located in the heart of Deadwood.

Music Room



This third-floor bedroom once served as a conservatory and small studio, where residents of the home could practice music away from the rest of the family. It has a large sleigh-style king bed, individual climate control, drink refrigerator, and internet-connected cable television. Two large swing-in windows look out over Deadwood's Presidential District neighborhood. The tiled bathroom is private and en suite, with a walk-in shower and single sink vanity. (Note for taller guests: though the room has a 12-foot/3.6-meter vaulted ceiling, there is a low-lying ceiling beam near the entry.)

[More Details](#)

Adults

2

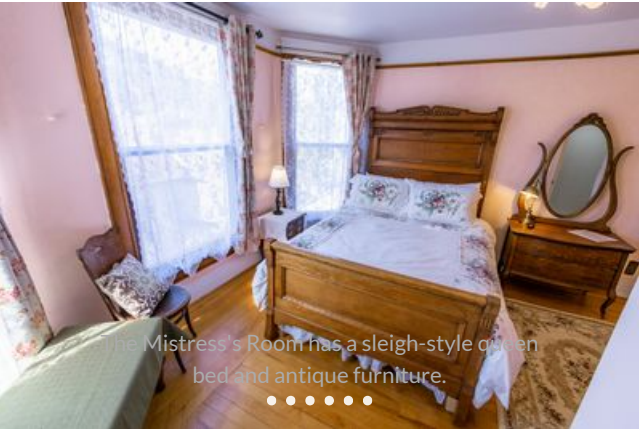
King Bed, Private Bathroom

\$135.00

Complete with full, delicious breakfast.

Reserve

Mistress's Chamber



This second-floor room was built as a private space for H.B. Wardman's second wife, Catherine. It may have been used as her private bedroom, a dressing room, or as a ladies' parlor. It has a queen sleigh-style bed, antique furniture, small closet, refrigerator, and internet-connected cable television, with three large west-facing windows. A newly-renovated private bathroom is attached, with a single-sink vanity and shower.

[More Details](#)

This room can be booked independently for up to two people, or it can be reserved along with the adjoining Master Suite to create a set of interconnecting rooms. The two suites have an optional connecting door that can be opened or closed as needed.

Adults

2

Queen Room with a Private Bathroom

\$115.00

Reserve

Complete with full, delicious breakfast

Maid's Room



The Maid's Room has a queen bed with antique Eastlake furnishings.

This second-floor room was originally built for a live-in maid or nanny, but it was occupied by H.B. Wardman's new mother-in-law when the house was built in 1899. It's a small corner room with a queen bed, antique furniture, and internet-connected cable television. The bathroom is located just next door, and is accessed through the hall. Use of the bathroom is shared with the nearby Writing Room.

[More Details](#)

Adults

2

Queen Bed, Shared Bathroom \$115.00

Reserve

Complete with full, delicious breakfast. Bathroom shared with guests in one other room.

Writing Room



The Writing Room is a queen bedroom with large east-facing windows and a desk.

A bright, sunny room that would originally have been the playroom of the family's children. The room features a queen bed, waterfall furniture, and access to the large, original bathroom with heated tile and an extra-long clawfoot tub/shower. The bathroom is shared with one other set of guests, in the room across the hall.

[More Details](#)

Adults

2

Queen Bed, Shared Bathroom \$115.00

Reserve

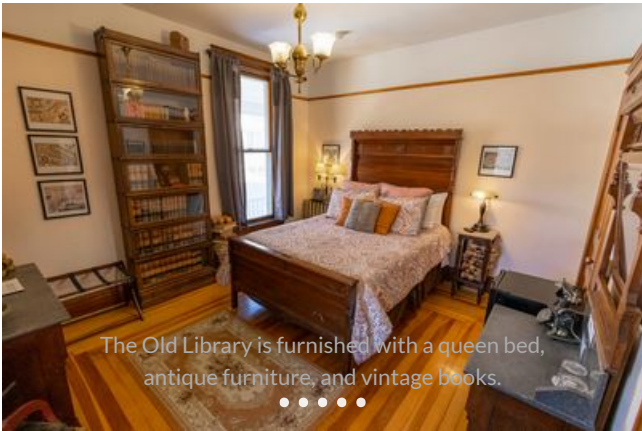
Complete with full, delicious breakfast. Bathroom shared with guests in one other room.

Old Library

Originally used as the home's library, this corner room is the only guest bedroom on the first floor. It's furnished in walnut and marble furniture brought to Deadwood by a pioneer in the late 1870s. Hundreds of books from his personal collection decorate the room. It has high ceilings, a queen bed, two dressers, tall barrister bookcase, closet, refrigerator, and an internet-connected TV with cable. The bathroom is private and en suite, with a jetted tub/shower and two vanities with sinks. There's an adjacent water closet with a Victorian-style pull-chain toilet. The room's northwest windows get direct sunlight only at sunset.

Adults

2 ▾



Queen Bed, Private Bathroom

\$125.00

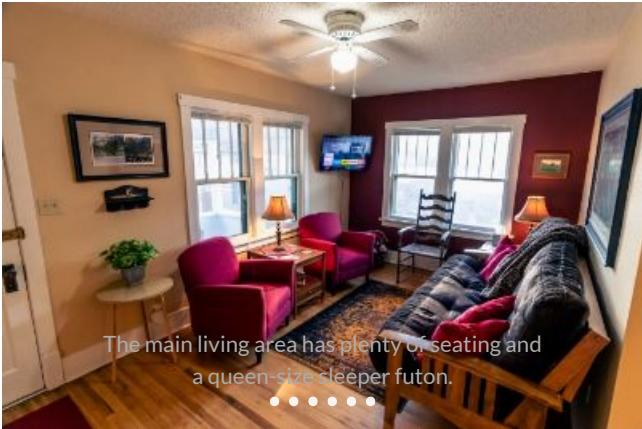
Reserve

Complete with full, delicious breakfast.

West Cottage

\$245.00

More Details



This newly-renovated private cottage has two queen bedrooms with comfy memory foam mattresses, a bathroom with a bathtub/shower, a full kitchen, dining area, and a living room with internet-connected TV and a futon that folds down into another queen-size bed. There's a covered front porch with views of the pine-covered hills that surround Deadwood.

Adults

4 ▾

Children

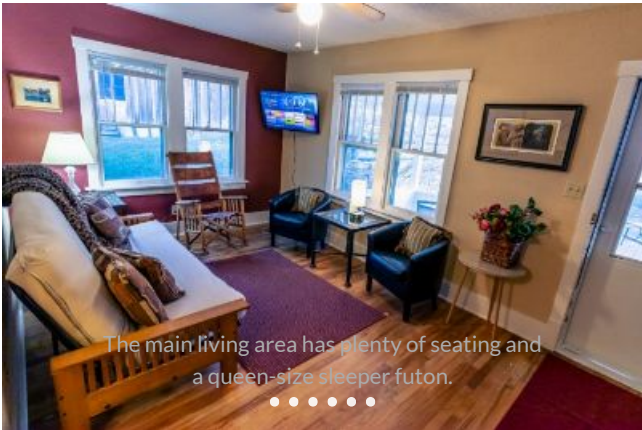
0 ▾

Reserve

East Cottage

\$245.00

More Details



This newly-renovated private cottage has two queen bedrooms with comfy memory foam mattresses, a bathroom with a bathtub/shower, a full kitchen, dining area, and a living room with internet-connected TV and a futon that folds down into another queen-size bed. There's a covered front porch with views of the pine-covered hills that surround Deadwood.

Adults

4 ▾

Children

0 ▾

Reserve

« Back														Fri, April 18, 2025 - Thu, May 1, 2025		Forward »	
Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th				
18	19	20	21	22	23	24	25	26	27	28	29	30	1				

Attic Suite	X	X	X				X	X	X
Music Room		X	X	X	X				
Master Suite	X	X	X						
Mistress's Chamber		X	X				X	X	X
Maid's Room		X	X						
Writing Room		X	X						
Old Library		X	X				X	X	
West Cottage		X	X						
East Cottage		X	X						

[Make Reservations Using Calendar View](#)

Deadwood's 1899 Inn: Cottage Suite East

Share

Save



Entire guesthouse in Deadwood, South Dakota

6 guests · 2 bedrooms · 3 beds · 1 bath

Guest favorite

5.0
★★★★★

41
[Reviews](#)

A

Hosted by Aaron
10 months hosting

- Beautiful and walkable**
This area is scenic and easy to get around.
- Garden view**
Soak up the view during your stay.
- Great for remote work**
Fast wifi at 81 Mbps, plus a dedicated workspace in a common area.

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

[Report this listing](#)

This newly-renovated private cottage at Deadwood's 1899 Inn has two queen bedrooms with comfy memory foam mattresses, a bathroom with a jetted bathtub, a full kitchen, dining area, and a living room with internet-connected TV. There's a covered front porch with views of the pine-covered hills that surround Deadwood. Bedrooms have A/C. A short 15 minute walk to downtown. A \$250 cleaning fee will be added for ...

Show more >

Where you'll sleep

1 / 2 < >













Bedroom 1
1 queen bed



Bedroom 2
1 queen bed

What this place offers

-  Garden view
-  Kitchen
-  Fast wifi – 81 Mbps
-  Dedicated workspace
-  Free parking on premises
-  HDTV with Amazon Prime Video, Netflix
-  Window AC unit
-  Bathtub
-  Shared patio or balcony
-  Exterior security cameras on property

Select check-in date

Add your travel dates for exact pricing

April 2025							May 2025				
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th
		1	2	3	4	5					1
6	7	8	9	10	11	12	4	5	6	7	8
13	14	15	16	17	18	19	11	12	13	14	15
20	21	22	23	24	25	26	18	19	20	21	22
27	28	29	30				25	26	27	28	29



5.0

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0 	5.0 	5.0 	5.0 	5.0 	4.9

Aaron McCurdy & Erin
Alexandria, Virginia

★★★★★ · July 2024 · Group trip

I know we rate everything five stars, but this place earned it! Walking distance to downtown, great breakfast included, and super easy check in/out, this should be your first choice for Deadwood!

[Show more](#)

Matthew
11 months on Airbnb

★★★★★ · June 2024 · Stayed with kids
All was great!

Bryan
1 year on Airbnb

★★★★★ · April 2024 · Stayed a few nights
The 1899 inn was everything advertised. it was quite and cute and just close enough to historic downtown you and enjoy it but far enough to not be disrupted by the riff raff. The cottage was clean and cute and the provided breakfasts were delicious.
[Show more](#)

Dontae
2 years on Airbnb

★★★★★ · March 2024 · Group trip
Easy and simple instructions for Weekend stay

Sharon
2 years on Airbnb

★★★★★ · February 2024 · Stayed one night
thank you so much! This was a great stay and wonderful host and the best breakfast in Deadwood on the most beautiful REAL china!!

Becky
Sioux Falls, South Dakota

★★★★★ · January 2024 · Stayed a few nights
Our stay was absolutely perfect! The beds and pillows are amazing. Very cozy and comfortable place.

Show all 41 reviews

[Learn how reviews work](#)

Where you'll be

Deadwood, South Dakota, United States

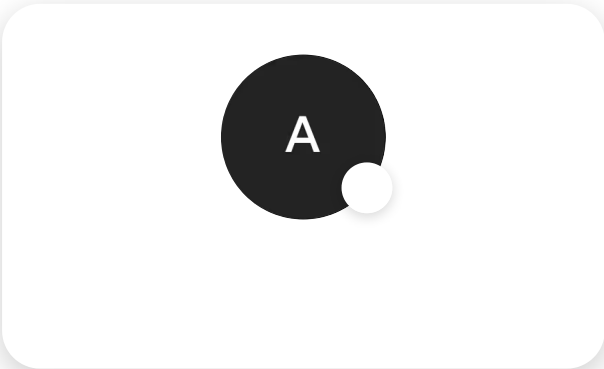
We verified that this listing’s location is accurate. [Learn more](#)

Neighborhood highlights

Deadwood's Presidential District got its name because the streets in the neighborhood are named for every American president from Washington to Lincoln (with two exceptions - if you're traveling with a history buff, challenge them to figure out who they are). It was Deadwood's trendiest neighborhood from the 1890s through the 1920s, and most of the homes here dat...

[Show more](#) >

Meet your host



Co-hosts

Dustin

Message host



To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

- Check-in: 2:00 PM - 6:00 PM
- Checkout before 11:00 AM
- 6 guests maximum

[Show more](#) >

Safety & property

- Exterior security cameras on property
- Carbon monoxide alarm
- Smoke alarm

[Show more](#) >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates](#) >

Support

- Help Center
- Get help with a safety issue
- AirCover
- Anti-discrimination
- Disability support
- Cancellation options
- Report neighborhood concern

Hosting

- Airbnb your home
- AirCover for Hosts
- Hosting resources
- Community forum

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: May 21, 2025
From: Kevin Kuchenbecker
 Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Annual Review - Conditional Use Permit – Vacation Home Establishment

APPLICANT(S): 47 North, LLC – Budi Kusser
PURPOSE: Annual Review – Conditional Use Permit – Vacation Home Establishment
ADDRESS: 29 Lee Street
 Deadwood, Lawrence County, South Dakota
LEGAL DESCRIPTION: Lot B in Block 18 of the City of Deadwood, Lawrence County, South Dakota, also known as 29 Lee Street, according to P.L. Rogers Map.
FILE STATUS: Legal obligations are being met.
ZONE: C1 - Commercial
STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: C1 – Commercial	Businesses
South: C1 – Commercial	Businesses
East: C1 – Commercial	Businesses
West: C1 - Commercial	Businesses

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 May 20, 2024, to operate a Vacation Home Establishment at 29 Lee Street.

Conditional Use Permit Review – Vacation Home Establishment
29 Lee Street
May 21, 2025

The subject property is located on Lee Street and is surrounded by Commercial zoned properties located within the Historic Downtown Core.

FACTUAL INFORMATION

1. The property is currently zoned C1 - Commercial District.
2. The subject property has access from Lee Street.
3. The subject property is located within a zone coinciding with the downtown core commercial district.
4. The property is in a 500-year flood zone.
5. Adequate public facilities are available to serve the property.
6. The area is characterized by a mixture of commercial businesses.

STAFF DISCUSSION

The applicant was granted a Conditional Use Permit for a Vacation Home Establishment and City regulations permit Vacation Home Establishments in C1 - Commercial Districts with an approved Conditional Use Permit. The subject property is a one (1) bedroom, two (2) bath apartment located on the upper floor of a commercial building. Renters can park nearby in the Broadway parking ramp.

“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 55 nights in the past 12 months and has good 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:

Conditional Use Permit Review – Vacation Home Establishment
29 Lee Street
May 21, 2025

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

The City Comprehensive Plan encourages a variety of uses and a mixture of housing types. Traffic and parking 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 C1– Commercial District and is intended to provide locations coinciding with the Downtown Core Commercial Zone where certain commercial uses and gaming are permitted.

- C. 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.

Conditional Use Permit Review – Vacation Home Establishment
29 Lee Street
May 21, 2025

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

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

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

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

CONDITIONS GOVERNING APPLICATIONS AND PROVISIONS:

- A. Following the review of a Conditional Use Permit pursuant to the provisions of this ordinance, such permit may be amended, varied, or altered only pursuant to the standards and procedures established by this Commission for its original approval.
- B. Conditional Use Permits, once granted, can be revoked by the Board of Adjustment for cause after a hearing is held before them. Complaints seeking the revocation of such permit shall be filed with the Zoning Administrator and may be initiated by the Planning and Zoning Commission OR any three (3) residents within three hundred (300) feet of the property lines of which the application has been filed. All such revocation hearings shall be conducted in the same manner as for the Conditional Use Permit Application hearings.
- C. The Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and/or on an annual basis and place additional stipulations to mitigate a problem.
- D. 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

Conditional Use Permit Review – Vacation Home Establishment
29 Lee Street
May 21, 2025

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 recommends the following conditions be met:

1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void.
2. 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 are being charged 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 be off street.
9. The Vacation Home Establishment shall be limited to only the second floor and the ground level used as retail space.

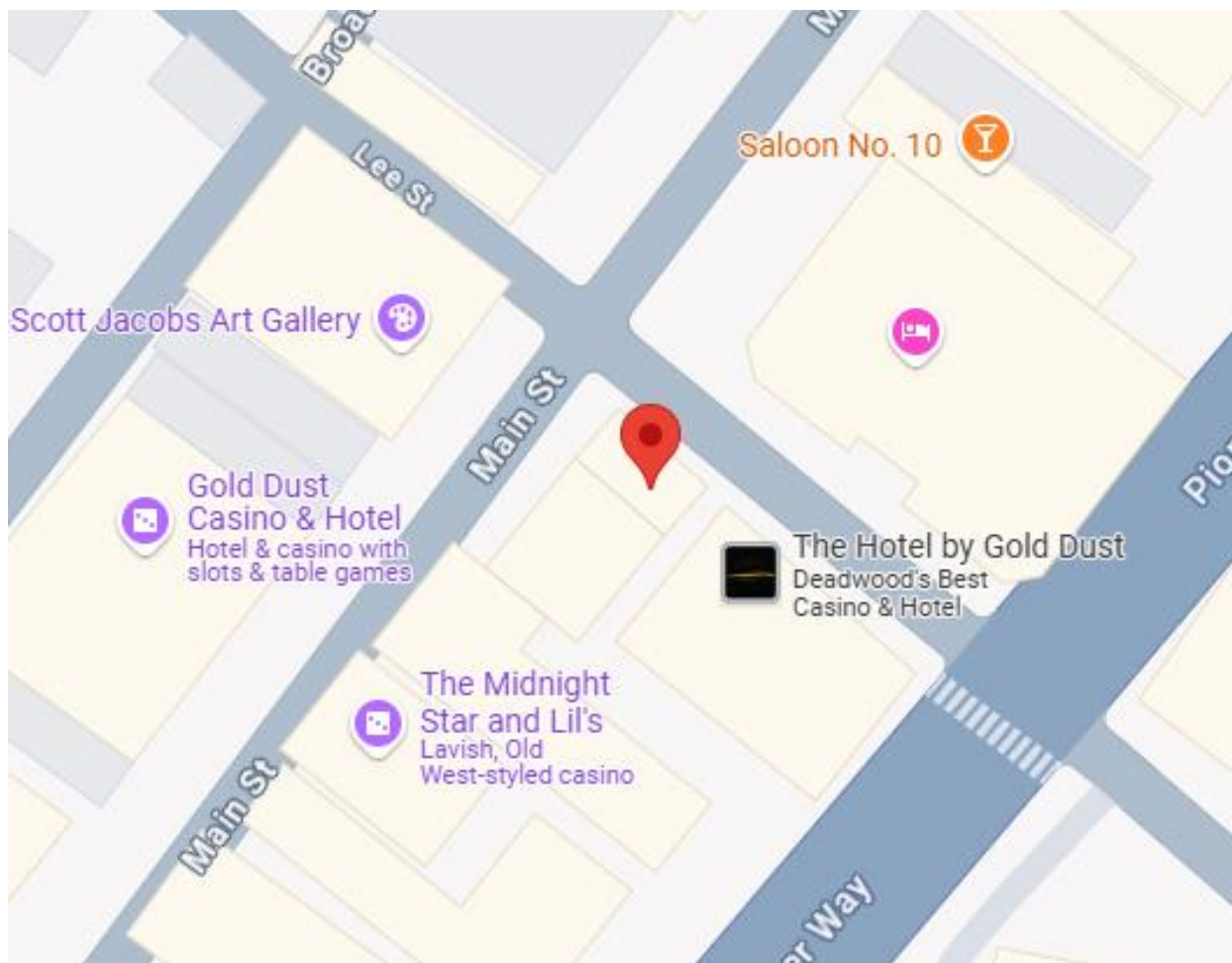
ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



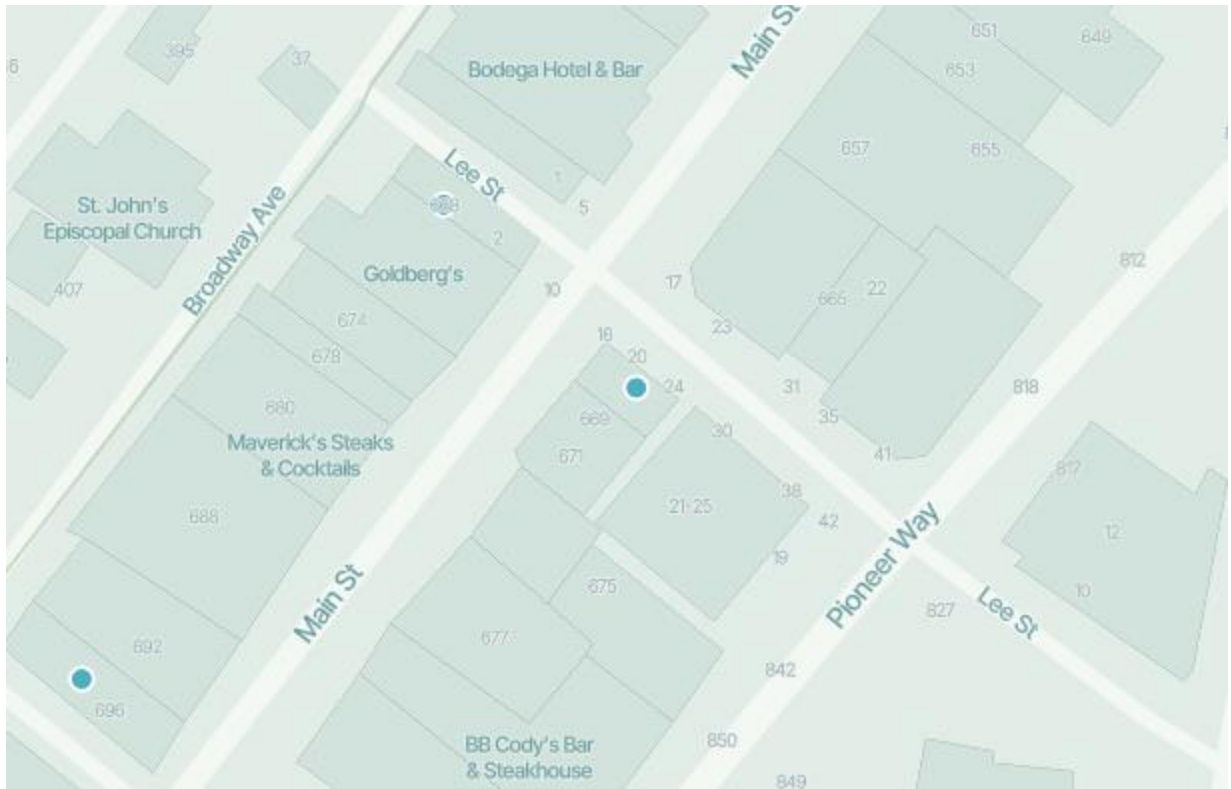
Aerial photo of 29 Lee Street, Deadwood, SD 57732.





Map showing location of 29 Lee Street, Deadwood, SD 57732





Map showing locations of nearby Short-Term Rentals to 29 Lee Street





Zoning map showing 29 Lee Street, Deadwood, SD 57732

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

By 4

↑

Share

♡

Save



Entire condo in Deadwood, South Dakota

4 guests · 1 bedroom · 2 beds · 1 bath

★ 4.33 · [6 reviews](#)

Hosted by Budi
Superhost · 7 years hosting

- Self check-in**
Check yourself in with the keypad.
- Beautiful and walkable**
This area is scenic and easy to get around.
- Budi is a Superhost**
Superhosts are experienced, highly rated Hosts.

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability


[Report this listing](#)

Some info has been automatically translated.
[Show original](#)

You won't find a place quite like this! Door 4 is a perfectly located loft in downtown Deadwood! Steps from Main Street Deadwood.The loft has a full kitchen, sleeping area and bathroom!








The space
You won't forget a property like this - Door 4 is one that can't be matched ...
[Show more](#) >

Where you'll sleep



Bedroom
1 king bed, 1 queen bed

What this place offers

-  Kitchen
-  Wifi
-  Free parking on premises
-  TV
-  Air conditioning
-  Refrigerator
-  Microwave

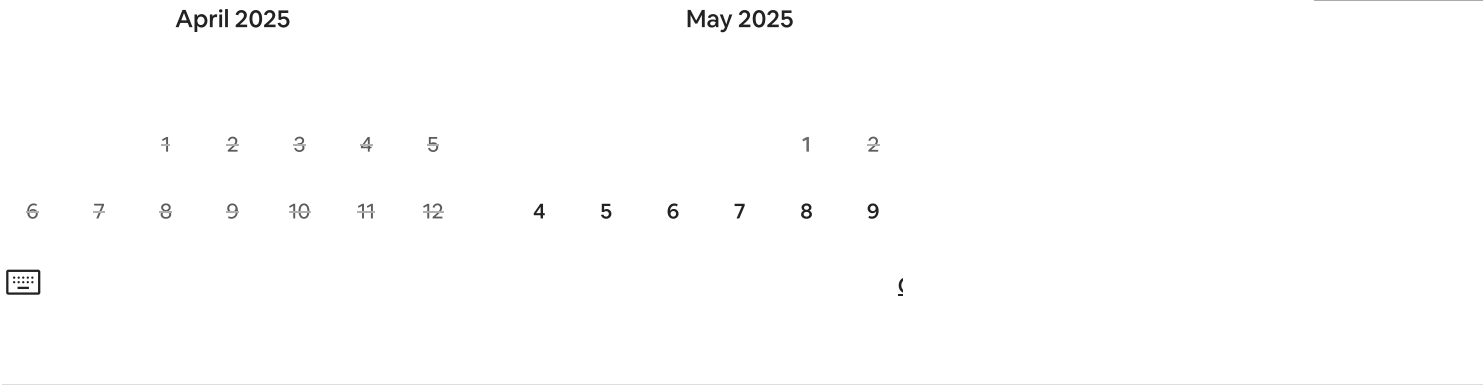
Show all 23 amenities

Select check-in date

Add your travel dates for exact pricing

<

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr
----	----	----	----	----	----	----	----	----	----	----	----	----



★ 4.33 · 6 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.8	4.3	4.5	4.3	5.0	4.3

Kali
Lander, Wyoming

★ ★ ★ ★ ★ · March 2025 · Stayed a few nights

We rented this place a year ago, it was both the upstairs and the downstairs for approximately \$1100 for two nights, and the same event weekend. This time around we rented it for three nights and it was approximately \$1800 which seemed reasonable for one more night added. To our COMPLETE surprise it was just the upstairs, one open room.. which we were told about five minutes befor...

Show more

Kole
Oklahoma City, Oklahoma

★ ★ ★ ★ ★ · February 2025 · Stayed a few nights

Perfect place for quick weekend trip! Very clean, and clear instructions made for a pain-free visit.

Brittany
Belgrade, Montana

★ ★ ★ ★ ★ · October 2024 · Stayed a few nights


Budi's Door 4 was the perfect location for our weekend in Deadwood. You simply can't beat the location of this property and it was so amazing to stay in a building with so much history. Budi was an amazing, kind, and responsive host. We'll hope to stay at Door 4 every time we visit from now on!

Show more

Kali
Lander, Wyoming

★ ★ ★ ★ ★ · March 2024 · Stayed a few nights

AMAZING place to stay. We will be doing it again. Great host!!!



David

Dickinson, North Dakota

★★★★★ · January 2024 · Group trip

Great stay downtown deadwood, will definitely book again.



Eric

8 years on Airbnb

★★★★★ · January 2023 · Stayed with kids

Awesome place. It was very clean. Great location. We had a great time. We'll be staying here again.

[Learn how reviews work](#)


Where you'll be

Deadwood, South Dakota, United States



We verified that this listing's location is accurate. [Learn more](#)

Meet your host



1554


Reviews

4.71★

Rating

7

Years hosting

 Speaks English

 Lives in Lead, South Dakota

We're your local team for the best quality vacation lodging and planning near Deadwood, Sturgis, Spearfish, Rapid City, Hill City, and all around the Black Hills. We have the most amazing properties in the area ranging from small, cozy cabins that...

[Show more >](#)

Budi is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

Message host



To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

- Check-in after 4:00 PM
- Checkout before 10:00 AM
- 4 guests maximum

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Safety & property

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