



# Planning and Zoning Commission Regular Meeting Agenda

Wednesday, September 15, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

- [a.](#) Approval of August 18, 2021 Minutes

4. **Sign Review Commission**

- [a.](#) 402 Main - Morgan Geidel (Conrad's Signs) - Reface Freestanding Sign and Canopy

Action Required:

- a. Approval/Denial by Sign Review Commission

- [b.](#) 666 Main - Garth Ligtenberg (Conrad's Signs) - Install New Wall Sign

Action Required:

- a. Approval/Denial by Sign Review Commission

- [c.](#) 560 Main - Bart Ham (Mr. Wu's) - Install New Projecting Sign

Action Required:

- a. Approval/Denial by Sign Review Commission

5. **Planning and Zoning Commission**

- [a.](#) Final Plat - Development, Construction and Creating Property Lines - Stage Run - Deadwood Stage Run, LLC (William Pearson)  
PLAT OF LOTS 1, 2, AND 3, BLOCK 3A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:

- a. Approval/Denial by Planning and Zoning Commission

- [b.](#) Final Plat - Transfer of Land & Development - Located Near the Preacher Smith Monument - Randy Horner & Larry Cottier  
LOTS 1 & 2, BLOCK 1B OF PREACHER SMITH TRACT LOCATED IN GOVERNMENT LOTS 10 AND 12 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 3 EAST, BLACK HILLS MERIDIAN, CITY OF DEADWOOD, LAWRENCE COUNTY SOUTH DAKOTA.

Action Required:

- a. Approval/Denial 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 meetings are not available by Zoom unless requested.*



## Planning and Zoning Commission Regular Meeting Minutes

Wednesday, August 18, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

### 1. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Martinisko on Wednesday, August 18, 2021, at 5:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

### 2. Roll Call

Commissioner (Chair) John Martinisko

Commissioner (Secretary) Josh Keehn

Commissioner Dave Bruce

Commissioner Kevin Wagner

City Commissioner Charlie Struble Mook

STAFF PRESENT

Jeremy Russell, Planning and Zoning Administrator

Trent Mohr, Building Inspector

Bonny Anfinson, Program Coordinator

### 3. Election of Officers

#### a. Election of Officers

Chairman -- ***It was moved by Commissioner Keehn and seconded by Commissioner Bruce to nominate John Martinisko as Chairman. Voting Yea: Martinisko, Keehn, Bruce, Wagner***

Vice-Chairman -- ***It was moved by Commissioner Bruce and seconded by Commissioner Wagner to nominate Josh Keehn as Vice-Chairman. Voting Yea: Martinisko, Keehn, Bruce, Wagner***

Secretary -- ***It was moved by Commissioner Keehn and seconded by Commissioner Wagner to nominate David Bruce as Secretary. Voting Yea: Martinisko, Keehn, Bruce, Wagner***

Commissioner Bruce asked who signs the minutes when the Secretary is absent. Mr. Russell stated he will check with legal.

### 4. Approval of Minutes

#### a. Approval of August 4, 2021 Meeting Minutes

***It was moved by Commissioner Wagner and seconded by Commissioner Keehn to approve the August 4, 2021, minutes. Voting Yea: Martinisko, Keehn, Bruce, Wagner***

**5. Sign Review Commission**

- a. 658 Main Street - Midwest Motels of Deadwood/KHJ Hospitality - Install New Wall Sign - Continued from August 4, 2021 Meeting

Mr. Mohr stated this item was continued from the last meeting. The applicant has decided to repair the existing sign and therefore withdraws the application for a new sign.

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

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

**7. Items from Staff**

**8. Adjournment**

***It was moved by Commissioner Bruce and seconded by Commissioner Wagner to adjourn the regular meeting of the Planning and Zoning Commission.  
Voting Yea: Martinisko, Keehn, Bruce, Wagner***

There being no further business, the Planning and Zoning Commission adjourned at 5:10 p.m.

ATTEST:

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

\_\_\_\_\_  
Secretary, Planning & Zoning Commission

Bonny Anfinson, Planning & Zoning Office/Recording Secretary

OFFICE OF  
**Planning & Zoning**  
 108 Sherman Street  
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"The Historic City of the Black Hills"  
 Deadwood, South Dakota 57732

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 Building Inspector  
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## SIGN PERMIT STAFF REPORT

Sign Review Commission  
 September 15, 2021

**Applicant:** Morgan Geidel – Conrad’s Signs  
**Address:** 1740 E. North St, Rapid City, SD 57701  
**Site Address of Proposed Signage:** 402 Main Street (Big D)

### Computation of Sign Area

**Building Frontage:** 79 Feet  
**Total Available Signage:** 158 Square Feet  
**Existing Signage:** One wall sign “Big D” (6 Square Feet)  
 One wall sign “Papa John’s” (6.5 Square Feet)  
 One Wall sign “reader board” (32 Square Feet)  
 One freestanding sign – to be refaced (123.25 Square Feet)  
 One canopy – to be refaced (existing text is 32 Square Feet total)

**Remaining Available Signage Area:** 0 Square Feet  
**Proposed Sign Project:** Reface the freestanding sign and the canopy (sizes will not change)  
**Proposed Building Materials:** Vinyl wrapped metal (see attached rendering)  
**Proposed Lighting of the Signs:** External  
**Location of Proposed Sign:** The existing sign locations will not change

### Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and inside the national historic landmark district which is regulated by chapter 15.32.310 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 reface the two signs indicated above. This is for a rebranding of the Big D store from Mobil to Sinclair.

The proposed refacing of these signs is 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 to reface two signs at 402 Main Street

OR

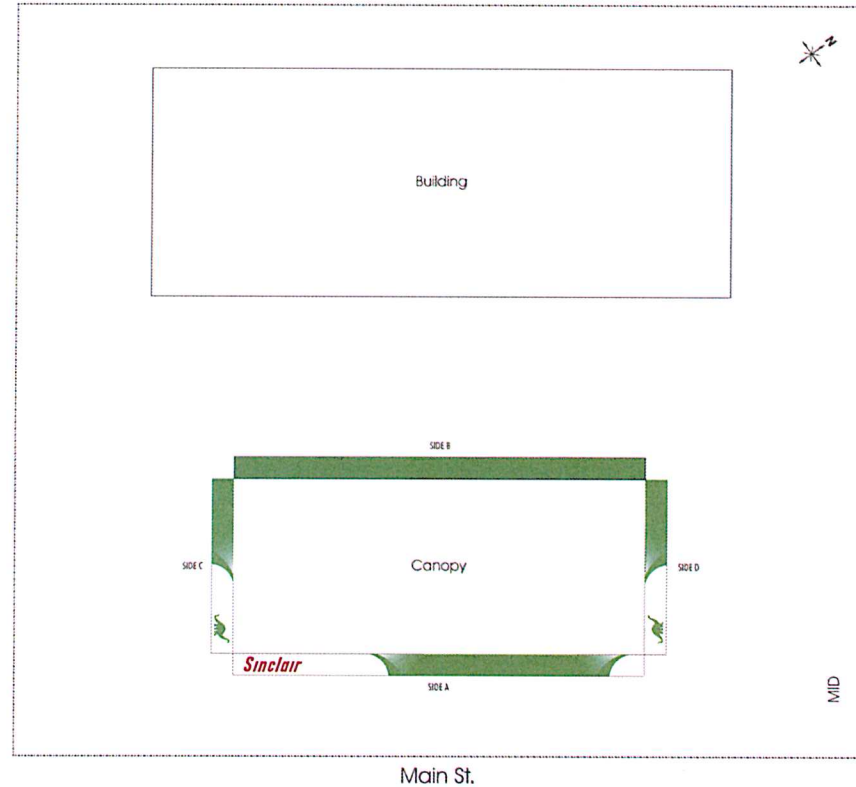
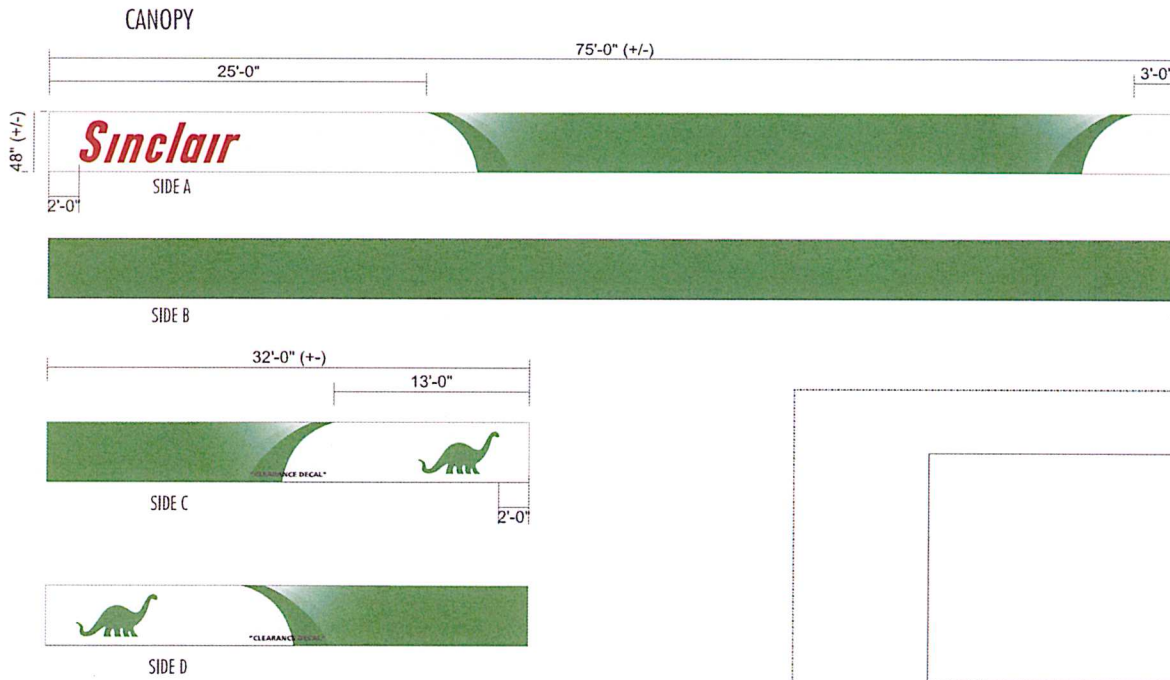
Motion to deny proposed sign permit application as submitted





402 Main St., Deadwood, SD





**CANOPY**  
 REMOVE EXISTING CANOPY FASCIA  
 MAINTAIN EXISTING BRACKETS  
 REPLACE WITH NEW ACM  
 33 3/4" CUSTOM LETTERS (SEE DETAIL PAGE)  
 34" CUSTOM DINO ICON (SEE DETAIL PAGE)  
 CLEARANCE DECAL (VERIFY ON SITE) 4" FROM BOTTOM OF CANOPY AND CENTERED ON DRIVE THRU SIDE

Unauthorised use, reproduction and/or display shall render the advertiser liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504).  
**THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATION AND DAYLIGHT COLORS WILL VARY**

<b>CLIENT:</b>	SINCLAIR
<b>ADDRESS:</b>	402 MAIN ST. DEADWOOD, SD
<b>DATE:</b>	07-08-2021
<b>SCALE:</b>	1/8"=1'
<b>ACCOUNT EXECUTIVE:</b>	MG
<b>DRAWN BY:</b>	RL
<b>FILENAME:</b>	SINCLAIR/SITESOUTH DAKOTA/DEADWOOD_402 MAIN ST CDR
<b>QUOTE #:</b>	
<b>REVISIONS:</b>	

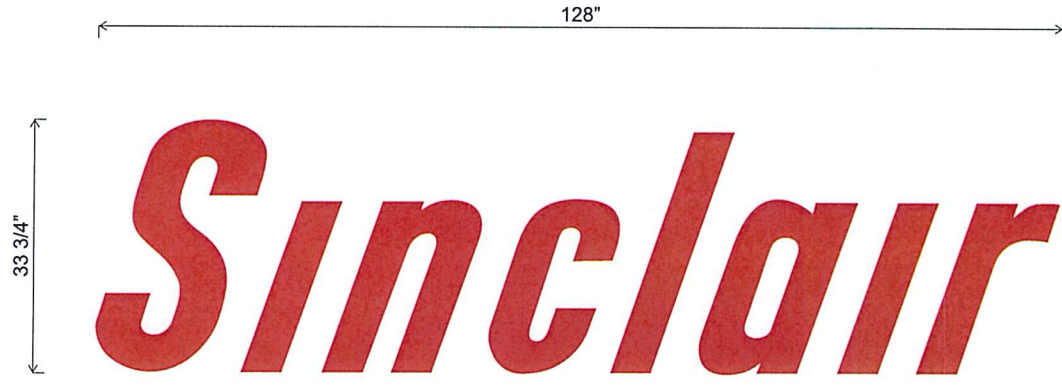
**PAGE 2 OF 6**  
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30 SQFT

CUSTOM RED SINCLAIR REVERSE PAN LETTERS  
 ALUMINUM FACES & RETURNS PAINTED RED (PMS 485)  
 WHITE L.E.D. HALO ILLUMINATION  
 MOUNTED TO CANOPY WITH 1 1/2" STAND OFFS



ILLUMINATION VIEW

CLIENT: SINCLAIR

ADDRESS: 402 MAIN ST DEADWOOD, SD

DATE: 07-08-2021

SCALE: 3/4"=1'

ACCOUNT EXECUTIVE: MG

DRAWN BY: RL

FILENAME: SINCLAIR SITE SOUTH DAKOTA DEADWOOD\_402 MAIN ST CDR

QUOTE #:

REVISIONS:

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**EXTERNALLY ILLUMINATED MONUMENT SIGN**  
NEW CUSTOM FACES

SINCLAIR - WHITE ACM PANELS  
GREEN (PMS 348) & RED (#33) VINYL GRAPHICS

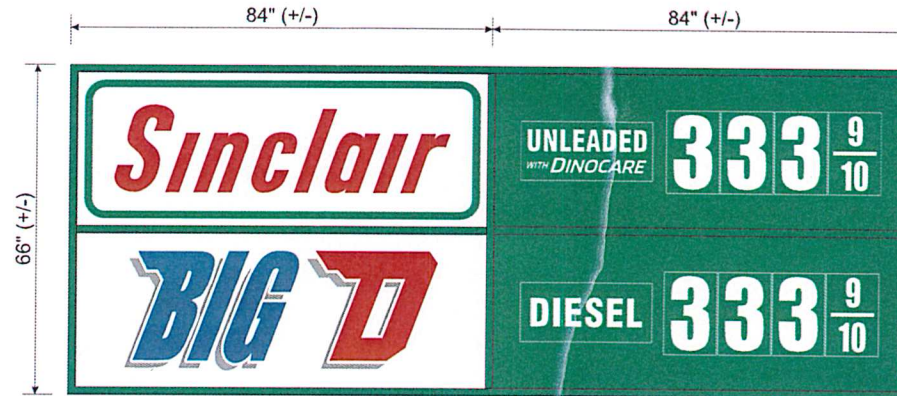
BIG D - WHITE ACM PANELS  
BLUE (#17), RED (#33) & GREY (#31) VINYL GRAPHICS

TWO PRODUCT PRICE - WHITE ACM PANELS PAINTED GREEN (PMS 348)  
WHITE WINDOWS AND TRACK FOR FUEL PRICE & PRODUCT PANELS  
16 5/8" X 10 1/2" MANUAL FUEL PRICE NUMBERS  
11 7/8" X 26" FUEL PRODUCT PANELS

INSTALLED WITH NEW 1 1/2" HORIZONTAL DIVIDERS

PAINT CABINET SINCLAIR GREEN (PMS 348)

*NOTE: INSTALL PRICE FACES CLOSEST TO ROAD ON BOTH SIDES OF SIGN*



EXISTING



PROPOSED

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ADDRESS:	402 MAIN ST. DEADWOOD, SD
DATE:	07-08-2021
SCALE:	1/2" = 1'
ACCOUNT EXECUTIVE:	MG
DRAWN BY:	RL
FILENAME:	SINCLAIR/SITES/SOUTH DAKOTA/DEADWOOD_402 MAIN ST.CDR
QUOTE #:	
REVISIONS:	

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## SIGN PERMIT STAFF REPORT

Sign Review Commission  
 September 15, 2021

**Applicant:** Garth Ligtenberg – Conrad’s Signs  
**Address:** 1740 E. North Street, Rapid City, SD 57701  
**Site Address of Proposed Signage:** 666 Main Street (Patch Stop)

### Computation of Sign Area

**Building Frontage:** 23 Feet  
**Total Available Signage:** 46 Square Feet  
**Existing Signage:** None  
**Remaining Available Signage Area:** 46 Square Feet  
**Proposed Sign Project:** Install new wall sign (22 Square Feet)  
**Proposed Building Materials:** Metal (see attached rendering)  
**Proposed Lighting of the Signs:** None indicated in application  
**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 wishes to install this wall sign to advertise the business at this address.

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 666 Main Street

OR

Motion to deny proposed sign permit application as submitted.





**PATCH STOP**

1/2" Deep Routed Aluminum Letters - painted tan/beige  
 Mounted on Black 3mm OmegaBond - provides flat surface for mounting letters  
 Attached to Existing Awning



1740 East North St.  
 Rapid City, SD 57701  
**605-348-8744**  
 Fax: 388-6199  
 Email: signs@hills.net

Date: 8/25/2021

G. Ligtenberg  
 Sales Consultant

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SCALE: 1:1

M. Miller  
 Graphics

This drawing was created to assist you in visualizing our proposal. Actual sign may vary (color design & size). The original ideas herein are the property of Conrad's Big "C" Signs. Permission to copy or revise this drawing can only be obtained through a written agreement with Conrad's Big "C" Signs.

The Patch Stop

File Name: TPS\_Bldg Ltrs\_L2

Approved by:

NAME DATE

Contact: Cem Iskender

Location: Deadwood

Phone: (386) 451-4489

E-mail/Fax: Cem@PatchStop.com

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## SIGN PERMIT STAFF REPORT

Sign Review Commission  
 September 15, 2021

**Applicant:** Bart Hamm

**Address:** 155 Sherman Street, Deadwood, SD 57732

**Site Address of Proposed Signage:** 560 Main Street (Mr. Wu's)

### Computation of Sign Area

**Building Frontage:** 137 Feet

**Total Available Signage:** 274 Square Feet

**Existing Signage:** One wall sign (28.7 Square Feet)

**Remaining Available Signage Area:** 245 Square Feet

**Proposed Sign Project:** Install new projecting sign (15 Square Feet)

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

**Proposed Lighting of the Signs:** None

**Location of Proposed Sign:** Above front entry (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 wishes to install this projecting sign to make the business name visible from the south. Currently there is only a wall sign on the north facing side of the building and a freestanding sign in the adjacent parking lot.



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The proposed sign does require a variance from the sign ordinance. While this sign doesn't project more than 6 feet from the face of the building it is closer to the face of the curb than the 4 feet required in the ordinance. Excerpt of ordinance 15.32.300 follows:

*2. Projecting Sign. One projecting sign per public entrance so long as such entrances are at least ten (10) feet apart. Such signs shall be attached at right angles to a building, shall have no more than two faces, shall be located on the same facade as the public entrance and within reasonable proximity to that entrance, and:*

*a. Shall project no more than six feet from the face of the building, or four feet back from the face of the curb, whichever is less;*

## **Variances**

The sign permit application in review as proposed requires a variance 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 proposed projecting sign at 560 Main Street granting a variance to allow the sign to be closer than 4 feet from the face of the curb

OR

Motion to deny proposed sign permit application as submitted

Mr. Wu's  
560 Main Street  
Deadwood, SD 57732

September 9, 2021

City of Deadwood  
Planning and Zoning Commission  
Sign Review Commission

Mr. Wu's is submitting an application for the addition of a business sign above the main entrance to the building. Mr. Wu's does not currently have signage that pedestrians or car traffic can see if they are traveling from Upper Main Street to Lower Main Street. The only opportunity to notice the business is if you directly look into the building as you are passing by.

The signage that is being proposed would be 5¼ feet from the front of the building extending over the sidewalk. The sidewalk in front of Mr. Wu's building extends 6 feet wide. Main Streets average sidewalk measurement is 10 feet wide. This has left our building with a shortage of sidewalk to comply with the rules and regulations.

The placement of a sign would provide pedestrian foot traffic and vehicle traffic the opportunity to notice Mr. Wu's. This is why we are requesting a Variance.

Thank you for your time and consideration of this request.

Regards,



Bart Hamm

Owner

# Final Pedestrian Sign



60"

63"

605-342-0481  
Fax: 605-342-9474  
1650 Samco Road  
Rapid City, SD 57702

**ROSENBAUM'S**  
**SIGNS**  
& Outdoor Advertising, Inc.

*Signing Rapid City  
With Pride  
Since 1928*  
UL listed

Customer:  
Mr. Wu's

Drawn By:  
Jonni  
Date: 8/17/2021

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_



OFFICE OF  
PLANNING, ZONING AND  
HISTORIC  
PRESERVATION  
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Telephone (605) 578-2082  
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**Jeremy Russell**  
Planning and Zoning  
Administrator  
Telephone (605) 578-2082

**STAFF REPORT  
PLANNING AND ZONING  
September 15, 2021**

---

**APPLICANT:** Deadwood Stage Run, LLC (William Pearson)

**PURPOSE:** Development, Construction and Creating Property Lines.

**GENERAL LOCATION:** Stage Run

**LEGAL DESCRIPTION:** PLAT OF LOTS 1, 2, AND 3, BLOCK 3A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** P.U.D. – Planned Unit Development

---

**STAFF FINDINGS:**

Surrounding Zoning:

North: PF – Park Forest  
South: P.U.D – Planned Unit Development  
East: P.U.D – Planned Unit Development  
West: Lawrence County Land

Surrounding Land Uses:

Lawrence County/Vacant  
Residential Homes  
Residential Homes  
Vacant

**SUMMARY OF REQUEST**

The purpose of this plat is to facilitate the creation of lots 1-3 in Block 3A. By platting these lots, the developer will establish property lines for construction purposes. The proposed lots meet the area and bulk requirements for square footage in the Planned Unit Development Zoning District.

**FACTUAL INFORMATION**

1. The property is currently zoned P.U.D. – Planned Unit Development
2. The proposed lots are comprised of the following acreage: *Lot 1* 0.881 Acres±, *Lot 2* 1.620 Acres±, *Lot 3* 1.211 Acres±
3. The subject property is located within a low-density residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.

### STAFF DISCUSSION

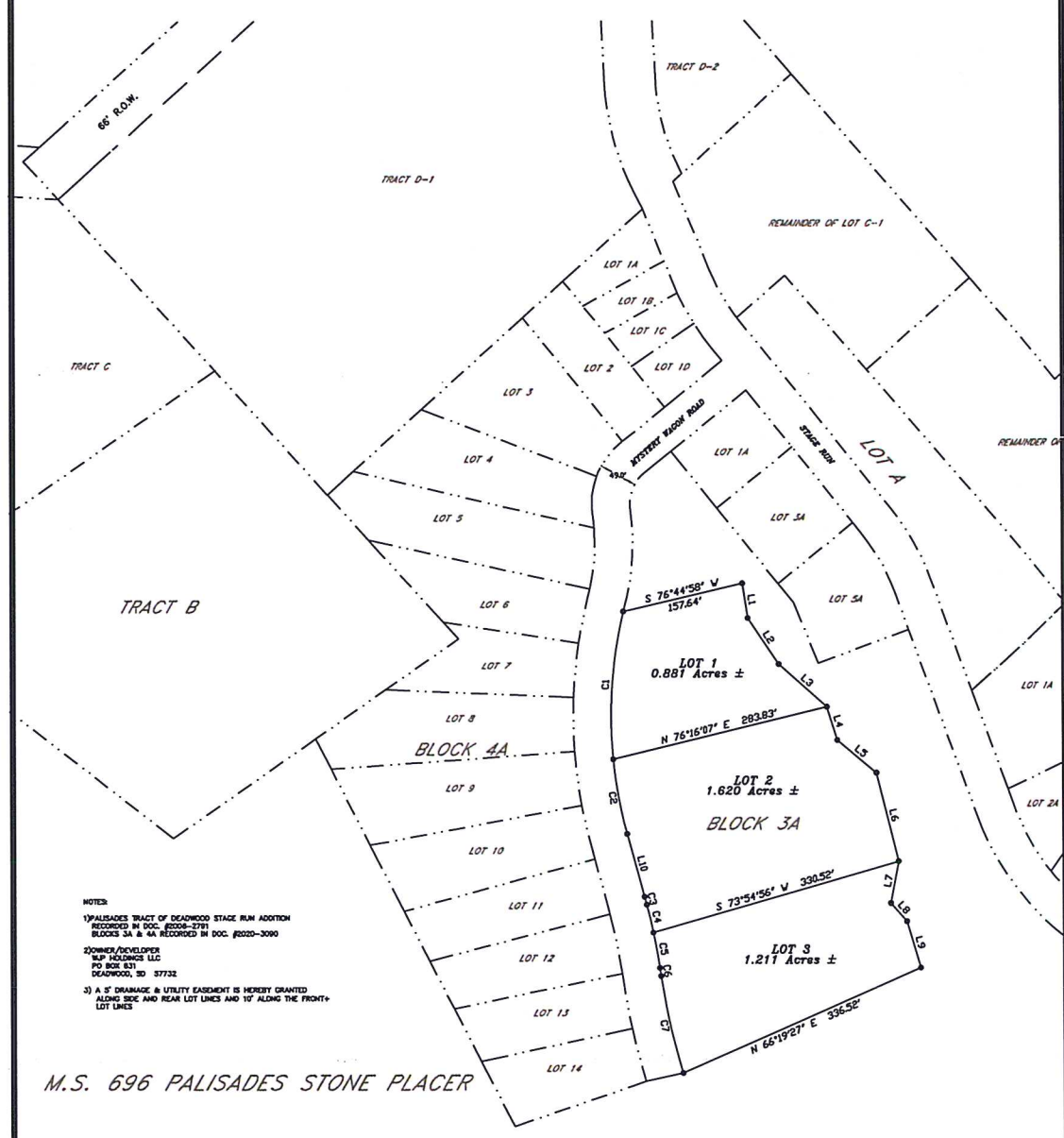
Phase 2 of Stage Run was laid out in the original master plan that Deadwood Stage Run, LLC presented to the City of Deadwood in 2007. At that time, it was approved by the Deadwood Planning and Zoning Commission as well as the City Commission.

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.

### ACTION REQUIRED:

1. Approval / Denial by Deadwood Planning and Zoning Commission.
2. Approval / Denial by Deadwood Board of Adjustment.

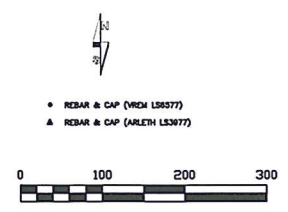
PLAT OF LOTS 1, 2, AND 3, BLOCK 3A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 14, THE SE<sup>1</sup>/<sub>4</sub> OF SECTION 15, THE NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> OF SECTION 22 AND THE N<sup>1</sup>/<sub>2</sub>NW<sup>1</sup>/<sub>4</sub> OF SECTION 23, T8N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



NOTES:  
 1) PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION RECORDED IN DOC. #2008-1741 BLOCKS 3A & 4A RECORDED IN DOC. #2020-3090  
 2) OWNER/DEVELOPER: NEW HORIZON LLC, PO BOX 831, DEADWOOD, SD 57732  
 3) A 5' DRAINAGE & UTILITY EASEMENT IS HEREBY GRANTED ALONG SIDE AND REAR LOT LINES AND 10' ALONG THE FRONT LOT LINES

M.S. 696 PALISADES STONE PLACER

PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION



LINE	BEARING	DISTANCE
1	S 88°16'33" E	125.25'
2	S 88°16'33" E	125.25'
3	S 88°16'33" E	125.25'
4	S 88°16'33" E	125.25'
5	S 88°16'33" E	125.25'
6	S 88°16'33" E	125.25'
7	S 88°16'33" E	125.25'
8	S 88°16'33" E	125.25'
9	S 88°16'33" E	125.25'
10	S 88°16'33" E	125.25'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	177.53'	127.81'	127.57'	N 12°42'46" V	19°26'43"
2	177.53'	127.81'	127.57'	N 12°42'46" V	19°26'43"
3	177.53'	127.81'	127.57'	N 12°42'46" V	19°26'43"
4	177.53'	127.81'	127.57'	N 12°42'46" V	19°26'43"
5	177.53'	127.81'	127.57'	N 12°42'46" V	19°26'43"
6	177.53'	127.81'	127.57'	N 12°42'46" V	19°26'43"
7	177.53'	127.81'	127.57'	N 12°42'46" V	19°26'43"

- REBAR & CAP (VREM L195377)
- ▲ REBAR & CAP (ARLETH L33077)



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

Date:	9/6/2021
Drawn By:	L. D. Vrem
Project No.:	21-527
Dwg. No.:	21-527.dwg



PLAT OF LOTS 1, 2, AND 3, BLOCK 3A OF PALISADES TRACT OF DEADWOOD STAGE  
RUN ADDITION TO THE CITY OF DEADWOOD  
LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼NE¼  
OF SECTION 22 AND THE N¼NW¼ OF SECTION 23, T5N, R3E, B.H.M.,  
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, LOREN D. VREM, 332A 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 OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT 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 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: \_\_\_\_\_



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

Date:	9/6/2021
Drawn By:	L. D. Vrem
Project No.:	21-527
Dwg. No.:	21-527.dwg

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



**Jeremy Russell**  
Planning and Zoning  
Administrator  
Telephone (605) 578-2082

**STAFF REPORT**  
**PLANNING AND ZONING**  
September 15, 2021 Meeting

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**APPLICANT:** Randy Horner & Larry Cottier

**PURPOSE:** Transfer of Land & Development

**GENERAL LOCATION:** Located near the Preacher Smith Monument

**LEGAL DESCRIPTION:** LOTS 1 & 2, BLOCK 1B OF PREACHER SMITH TRACT LOCATED IN GOVERNMENT LOTS 10 AND 12 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 3 EAST, BLACK HILLS MERIDIAN, CITY OF DEADWOOD, LAWRENCE COUNTY SOUTH DAKOTA.

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** Park Forest

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**STAFF FINDINGS:**

Surrounding Zoning:

North: Lawrence  
South: Park Forest  
East: Lawrence County  
West: Lawrence County

Surrounding Land Uses:

Vacant Land  
Tatanka/Vacant land  
Vacant Land  
Vacant Land

**SUMMARY OF REQUEST**

The purpose of platting lots 1 & 2 is to facilitate the transfer of land and development of Phase #1 of “The Ridge.” Once construction is completed, this portion of the development will consist of multifamily housing and townhomes. The proposed lots meet the area and bulk requirements for square footage in the Park Forest Zoning District.

## FACTUAL INFORMATION

1. The property is currently zoned Park Forest
2. Lot 1 is comprised of 8.741 Acres $\pm$  and Lot 2 is 4.525 Acres $\pm$
3. The subject property is located within a low-density park forest designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are not currently available to serve the property.

## STAFF DISCUSSION

When finished, The Ridge will consist of roughly 700 acres of multi-family homes, townhomes, single-family residential lots, and an opportunity for commercial lots as well. This community will also include a trail system that can be used year-round for hiking, biking, cross-country skiing, snowshoeing, and nature viewing.

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.

### ACTION REQUIRED:

1. Approval / Denial by Deadwood Planning and Zoning Commission.
2. Approval / Denial by Deadwood Board of Adjustment.

**COUNTY TREASURER'S CERTIFICATE**

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

**CERTIFICATE OF  
DIRECTOR OF EQUALIZATION**

I, Lawrence County Director of Equalization, do hereby certify that I have  
an record in my office a copy of the within described Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Lawrence County Director of Equalization

**CITY OF DEADWOOD  
PLANNING COMMISSION**

This plat approved by the City of Deadwood Planning Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
City Planner

\_\_\_\_\_  
Chairman

**APPROVAL OF HIGHWAY AUTHORITY**

The location of the proposed access to the Highway or Street as shown  
herein is hereby approved. Any change in the proposed access shall  
require additional approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Highway Authority

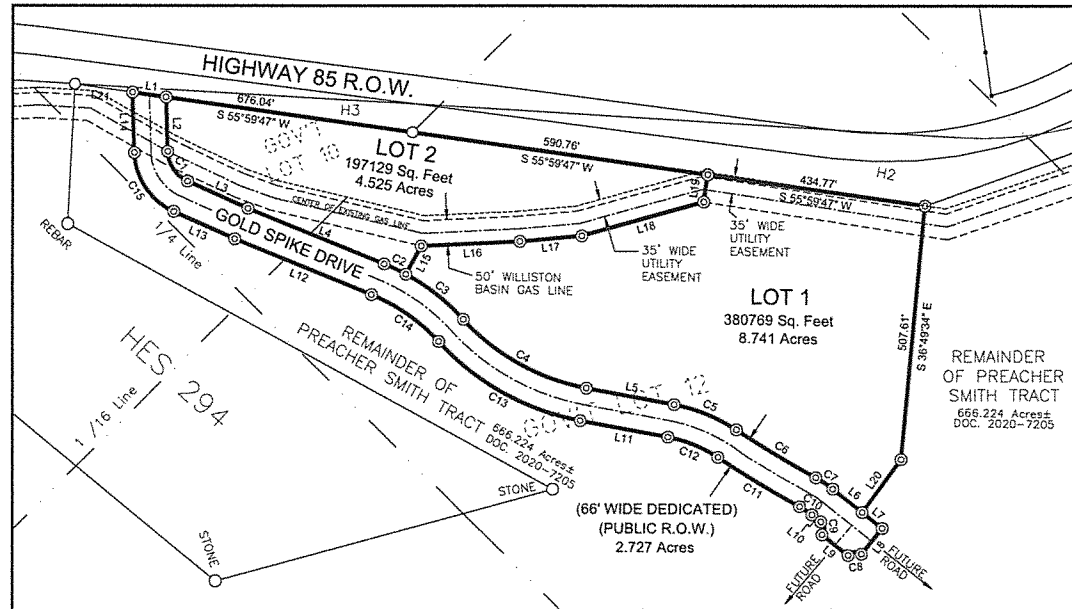
**APPROVAL OF THE CITY OF DEADWOOD  
BOARD OF COMMISSIONERS**

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, S.D.

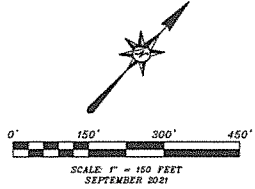
on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ that  
We did Approve this Plat.

Attest: \_\_\_\_\_  
Finance Officer Mayor

**Plat of  
Lots 1 & 2, Block 1B of Preacher Smith Tract  
Located in Government Lots 10 and 12 of Section 11, Township 5 North, Range 3 East, Black Hills  
Meridian, City of Deadwood, Lawrence County South Dakota.**



MARK	BEARING	1/4	1/4	1/4	1/4	1/4	1/4	1/4	1/4
B1	67.00'	74.64'	70.84'	77.50'	75.50'	75.50'	75.50'	75.50'	75.50'
B2	431.55'	145.73'	145.04'	145.04'	145.04'	145.04'	145.04'	145.04'	145.04'
B3	235.35'	285.41'	285.36'	285.36'	285.36'	285.36'	285.36'	285.36'	285.36'
B4	113.30'	113.30'	113.30'	113.30'	113.30'	113.30'	113.30'	113.30'	113.30'
B5	225.00'	183.90'	183.85'	183.85'	183.85'	183.85'	183.85'	183.85'	183.85'
B6	125.31'	165.24'	165.24'	165.24'	165.24'	165.24'	165.24'	165.24'	165.24'
B7	19.00'	25.40'	25.35'	25.35'	25.35'	25.35'	25.35'	25.35'	25.35'
B8	18.11'	25.30'	25.25'	25.25'	25.25'	25.25'	25.25'	25.25'	25.25'
B9	2316.85'	189.22'	189.24'	189.24'	189.24'	189.24'	189.24'	189.24'	189.24'
B10	20.00'	101.14'	105.24'	105.24'	105.24'	105.24'	105.24'	105.24'	105.24'
B11	504.31'	175.30'	172.61'	172.61'	172.61'	172.61'	172.61'	172.61'	172.61'
B12	305.25'	183.71'	182.24'	182.24'	182.24'	182.24'	182.24'	182.24'	182.24'
B13	113.50'	114.81'	114.82'	114.82'	114.82'	114.82'	114.82'	114.82'	114.82'



- LEGEND**
- ⊙ Found or Set 5/8" Rebar with Cap Marked "VASKNETZ RLS7719".
  - Found Limbo Cap unless otherwise noted.
  - (R) Denotes Measurements Previously Recorded.
  - (M) Denotes Measurements Per this Survey.

LINE	BEARING	DISTANCE	REMARKS
B1	S 45°59'47" W	157.00'	
B2	S 45°59'47" W	157.00'	
B3	S 75°01'25" W	130.24'	
B4	S 75°01'25" W	130.24'	
B5	S 89°28'13" W	177.23'	
B6	N 89°31'49" E	162.81'	
B7	N 89°31'49" E	162.81'	
B8	S 20°28'11" E	65.00'	
B9	N 89°31'49" E	162.81'	
B10	N 89°31'49" E	162.81'	
B11	N 89°31'49" E	162.81'	
B12	S 60°07'41" E	282.88'	
B13	S 77°18'19" E	175.41'	
B14	S 45°59'47" E	119.71'	
B15	S 15°45'35" E	63.83'	
B16	N 45°12'20" E	194.00'	
B17	S 44°22'00" W	123.70'	
B18	N 89°31'49" E	162.81'	
B19	N 89°31'49" E	162.81'	
B20	N 89°31'49" E	162.81'	
B21	N 89°31'49" E	162.81'	

**SURVEYOR'S CERTIFICATE** Page 1 of 2

I, Shannon E. Vasknetz, 2305 Junction Ave., being a Registered Land Surveyor  
in the State of South Dakota, do hereby state that at the request of the  
Owner listed hereon, I have surveyed and plotted the property shown and  
described hereon. I have marked upon the ground the boundaries in the  
manner shown, and that the plot is correct to the best of my knowledge,  
information and belief.

IN WITNESS WHEREOF  
I hereunto set my hand and seal

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_



Shannon E. Vasknetz  
Registered Land Surveyor No. 7719

**OFFICE OF 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 \$ \_\_\_\_\_

**Major Drainage Easement**

All major drainage easements shown hereon shall be kept free of  
all obstructions including, but not limited to, buildings, walls,  
fences, hedges, trees, and shrubs. These easements grant to all  
public authorities the right to construct, operate, maintain, inspect,  
and repair such improvements and structures as it deems  
necessary to facilitate drainage from any source.

**SURVEYOR'S NOTES**

- 1) Utility & Minor Drainage Easements:  
8' Wide on the interior side of all lot lines.
- 2) Building Setbacks: Per City of Deadwood Ordinance,  
Principal uses and Building Set back 20' from front lot lines,  
15' from side lot lines and 10' from rear lot lines.
- 3) Basis of Bearings using Geocentric North Determined from Global  
Positioning System (GPS).
- 4) Per Fema map panel 46081C0225F effective 4/17/2012. This  
property is located in an area of minimal flood hazard Zone X.

