



# Planning and Zoning Commission Regular Meeting Agenda

Wednesday, March 18, 2026 at 4:00 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. Approve the minutes of the March 4, 2026, Planning and Zoning Commission Meeting.

4. **Sign Review Commission**

5. **Planning and Zoning Commission**

- a. Application for Plat - 57 Lincoln Avenue - (Reynolds) legally described as Lots 4A, 4B & 4C, Block 46 formerly Lot 4, Lot A and a portion of Lots 23, 24, 25 & 26, Block 46 Original Townsite City of Deadwood, Lawrence County, South Dakota located in the SW 1/4 of Section 23, T5N, R3E, B.H.M.

Action Required:

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

- b. Application for Plat - 25 & 29 Terrace Street - (O'Shaughnessy) legally described as Lot 11A, Block 64 and Lot 1A, Block 65 formerly Lots 1, 2, & 3, Block 65, a portion of Lot 9, all of Lots 10 & 11, Block 64 and a portion of Probate Lot 103, City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

- c. Application for Plat - Stage Run Lot 63 Block 4 - (PSF LLC) legally described as Lot 63, Block 4 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood all located in the SW 1/4 of Section 14, the SE 1/4 of Section 15, the NE 1/4 NE 1/4 of Section 22 and the N 1/2 NW 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

- d. Approve/Deny Finding of Facts and Conclusion - Conditional Use Permit (HACA LLC) legally described as Lots 1, 2, 3, 4, 5, 6, and 7, Block 1 of Highland Park Addition to the City of Deadwood, Lawrence County, South Dakota, according to the Plat recorded in Book 1 Page 135.

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, March 04, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

### 1. Call to Order

The Planning and Zoning Commission Meeting was called to order by Chairman Martinisko on Wednesday, March 4, 2026, at 4:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

### 2. Roll Call

PRESENT

Commissioner (Chair) John Martinisko  
 Commissioner (Vice-Chair) Josh Keehn  
 Commissioner Jim Williams

City Commissioner Charles Eagleson

STAFF PRESENT

Trent Mohr – Building Official  
 Leah Blue-Jones – Zoning Coordinator

### 3. Approval of Minutes

- a. Approve the minutes of the February 18, 2026, Planning and Zoning Commission Meeting.

***It was moved by Commissioner Keehn and seconded by Commissioner Martinisko to approve the minutes of the February 18, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Williams.***

### 4. Sign Review Commission

### 5. Planning and Zoning Commission

- a. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 28 Lincoln Avenue – Backyard Cottage B&B, legally described as Lots 1 and 2, Block 49, Original Town of Deadwood, located in the NW 1/4, Section 26, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

Ms. Blue-Jones introduced Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 28 Lincoln Avenue – Backyard Cottage B&B and reviewed the Staff Report.

***It was moved by Commissioner Williams and seconded by Commissioner Keehn to approve Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 28 Lincoln Avenue – Backyard Cottage B&B with eight (8) conditions. Voting yea: Martinisko, Keehn, Williams.***

- b. Application for Conditional Use Permit - Wireless Communications Facility – New Cingular Wireless PCS, LLC (AT&T), legally described as Tract A; Tract B; Tract B-1; Tract C; Tract D and Lot H1 all in McGovern Hill Addition of the City of Deadwood.

Action Required:

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

Ms. Blue-Jones reviewed Application for Conditional Use Permit - Wireless Communications Facility – New Cingular Wireless PCS, LLC (AT&T) and reviewed the Staff Report.

Commissioner Keehn inquired as to the height of the monopole in relation to the water towers. Hugh Bealka, representative of Terra Consulting Group, introduced himself to the Commission and responded that the water towers are 50' in height, while the pole would reach 90' in height. The pole will be painted forest green to blend with the landscape.

Commissioner Williams asked if precautions would need to be taken to protect the tower from nearby trail users. Mr. Bealka stated if the city were to require additional fencing, doing so could be taken into consideration.

Commissioner Keehn inquired if a lease is in place between the City and the owners of the tower. Mr. Bealka stated the lease is in negotiations.

Further discussion occurred about processes of obtaining approval and lease arrangements.

***It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve Application for Conditional Use Permit - Wireless Communications Facility – New Cingular Wireless PCS, LLC (AT&T). Voting yea: Martinisko, Keehn, Williams.***

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

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

## **7. Items from Staff**

Ms. Blue-Jones discussed recent decisions by the City Commission in relation to recent Planning and Zoning issues. Further discussion occurred about upcoming items expected to be heard by the Planning and Zoning Commission.

## **8. Adjournment**

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

There being no further business, the Planning and Zoning Commission adjourned at 4:16 p.m.

ATTEST:

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

\_\_\_\_\_  
Vice-Chair, Planning & Zoning Commission

***Minutes by Leah Blue-Jones, Zoning Coordinator***

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



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

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**PLANNING AND ZONING COMMISSION  
STAFF REPORT  
APPLICATION FOR PLAT**

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**Date:** March 18, 2026  
**From:** Kevin Kuchenbecker  
Planning, Zoning & Historic Preservation Officer  
**To:** Planning and Zoning Commission  
**RE:** Change of Zoning

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**APPLICANT:** Marty Reynolds

**PURPOSE:** Re-plat existing six lots into three lots in anticipation of new development.

**ADDRESS:** 57 Lincoln Avenue

**LEGAL DESCRIPTION:** Plat of Lots 4A, 4B & 4C, Block 46 formerly Lot 4, Lot A and a portion of Lots 23, 24, 25 & 26, Block 46 Original Townsite City of Deadwood, Lawrence County, South Dakota located in the SW ¼ of Section 23, T5N, R3E, B.H.M.

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**STAFF FINDINGS:**

Surrounding Zoning:

North: R1 - Residential  
South: R1 - Residential  
East: R1 - Residential  
West: R1 - Residential

Surrounding Land Uses:

Residences  
Residences  
Residences  
Residences

**SUMMARY OF REQUEST**

*The purpose of this request is to re-plat six (6) existing lots into three (3) lots. Lot 4A has an existing single family dwelling unit on it, with an address of 57 Lincoln Avenue. Lots 4B and 4C will each have a single-family dwelling unit built on them.*

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### **FACTUAL INFORMATION**

1. The property is currently zoned R1 – Residential.
2. Combined lot will be comprised of 9060 square feet  $\pm$  which equates to 0.208 acres  $\pm$ .
3. The property is not located within a floodplain.
4. Public facilities are available to serve the property.
5. The area is currently characterized by single-family homes.

### **STAFF DISCUSSION**

The subject property is owned by Martin Reynolds.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
9. Areas taken out of the mineral survey and remaining acreage is indicated on the plat.

### **ACTION REQUIRED:**

1. Approval/denial by Planning and Zoning Commission



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

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

Signature of Owner/Applicant: [Signature] Date: FEB 7 2024

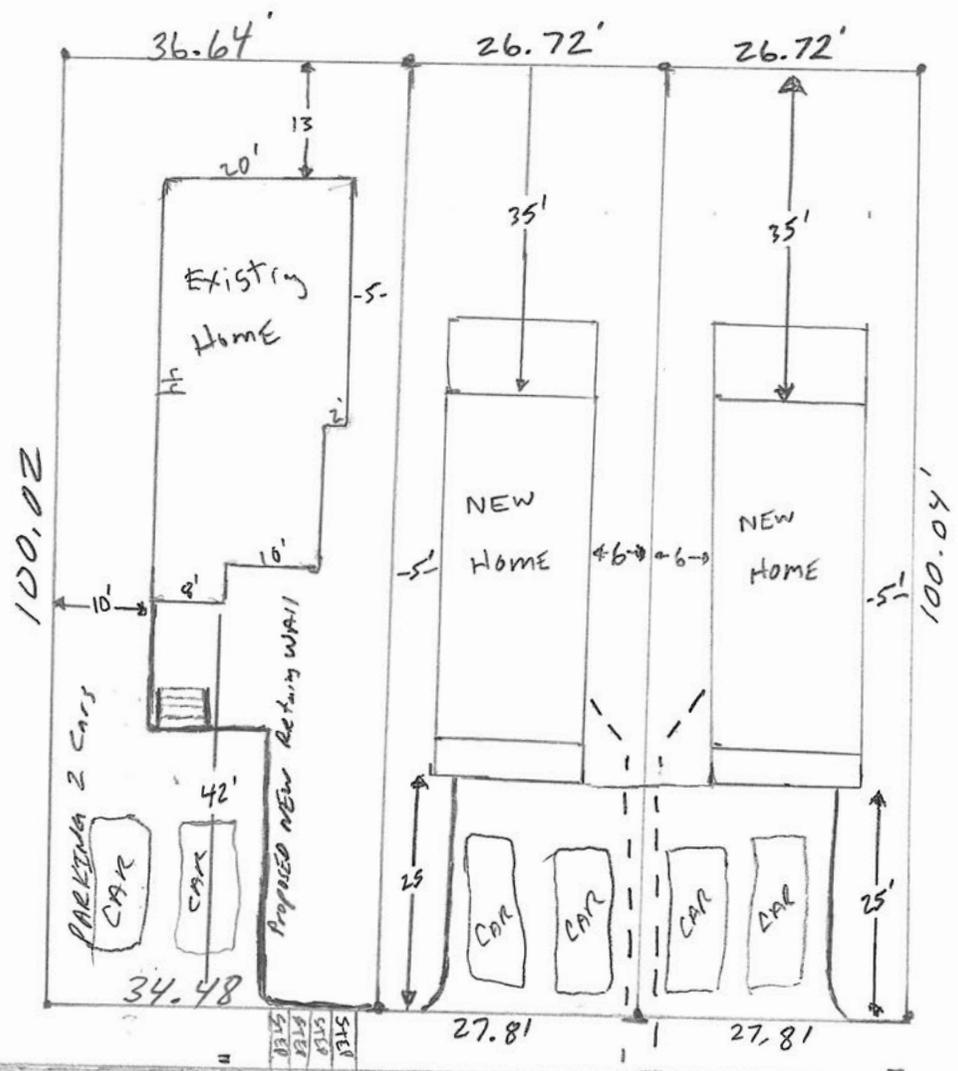
**Staff Use Only**

Fee: \$ 600.- Paid On 2/18/25 Receipt Number 206740

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

Reason for Denial (if necessary): \_\_\_\_\_

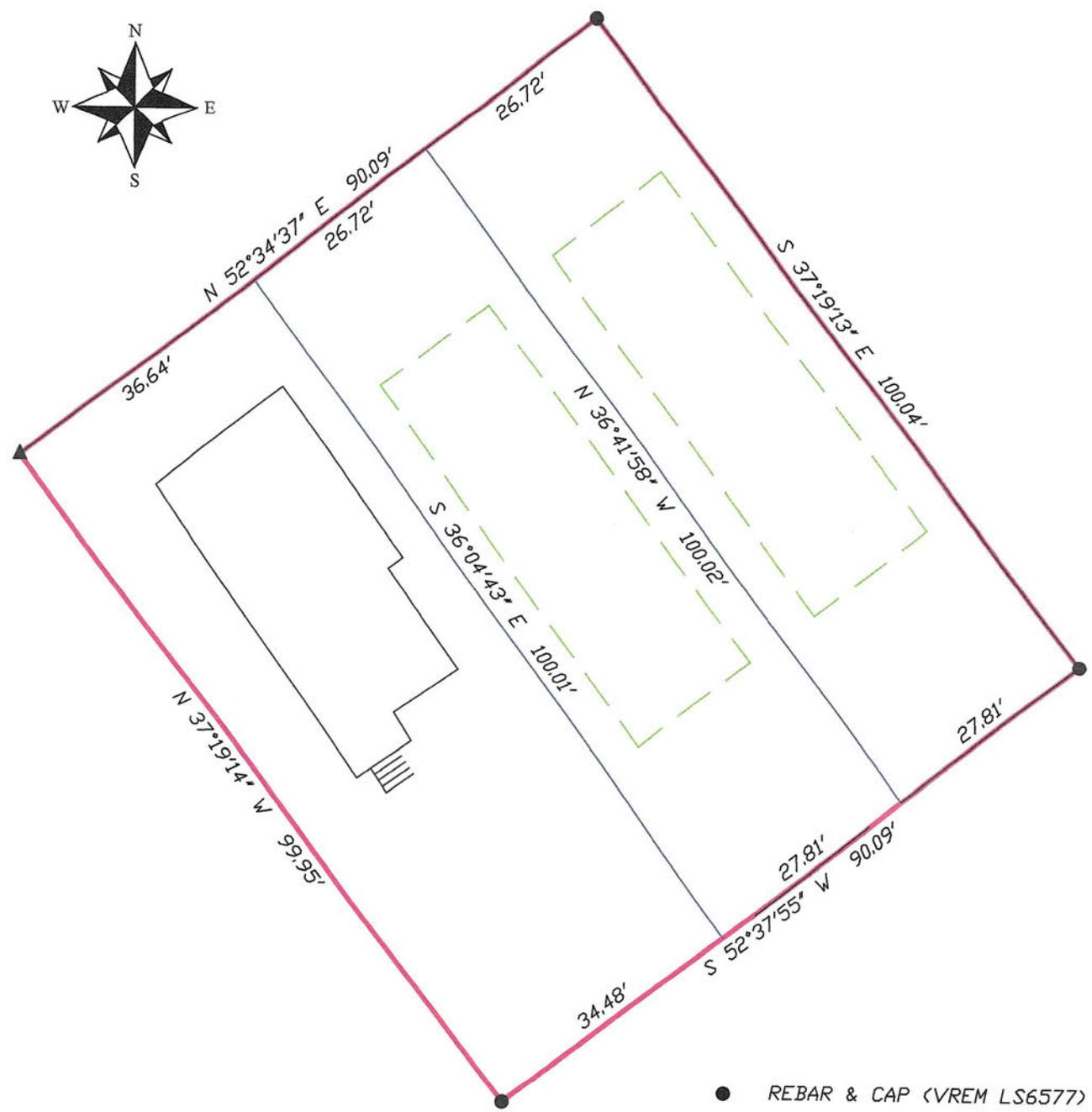




Lincoln Ave

DEADWOOD

SITE SURVEY  
LOT 4, LOT A AND THE WESTERLY 25 FEET OF LOTS 23, 24, 25 & 26, BLOCK 46,  
ORIGINAL TOWNSITE, CITY OF DEADWOOD  
LAWRENCE COUNTY, SOUTH DAKOTA



- REBAR & CAP (VREM LS6577)
- ▲ REBAR



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

Date:	11/24/2025
Drawn By:	L. D. Vrem
Project No.:	25-481
Dwg. No.:	25-481.dwg

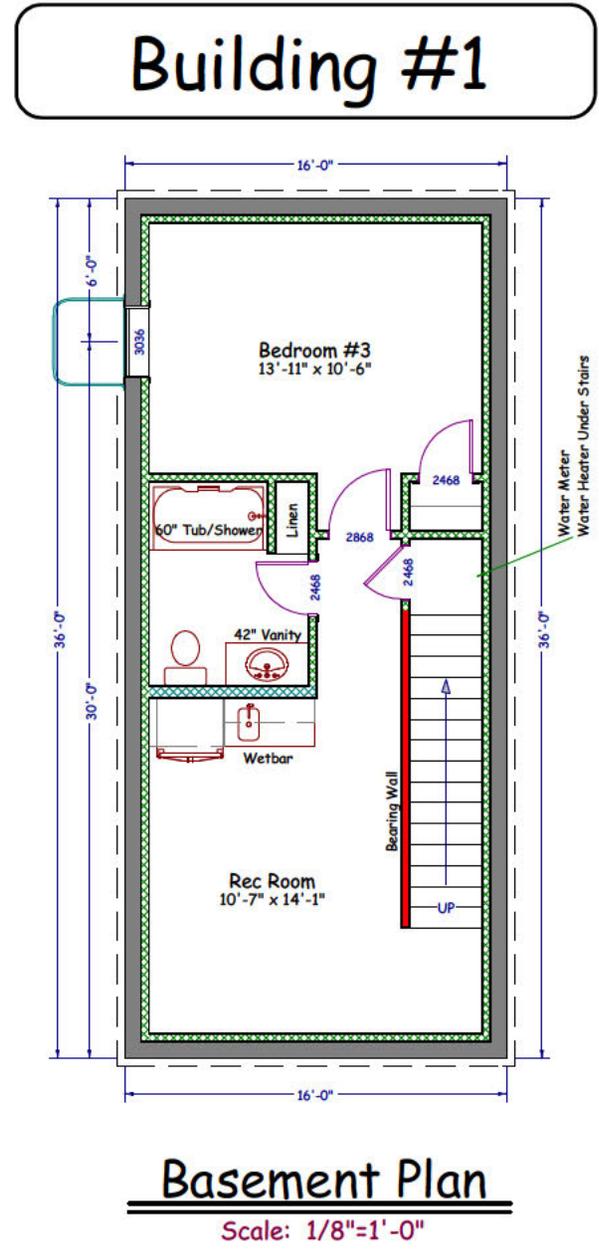
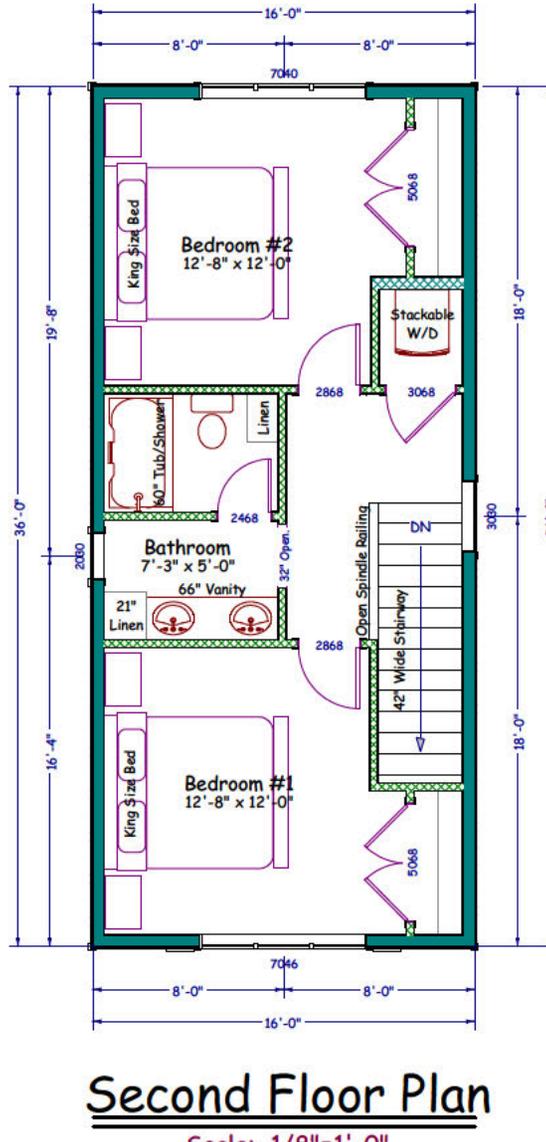
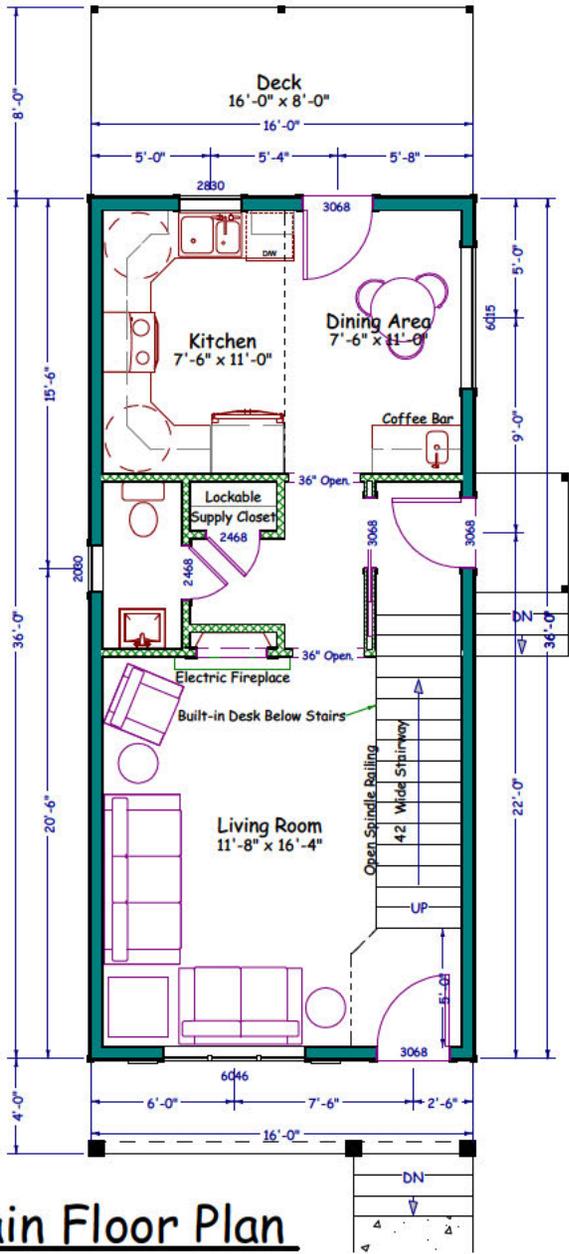
**Dimensioning Explanation/Door & Window Sizing Description:**

All Exterior Dimensions Are From Outside Of Framing To Outside Of Framing/All Interior Dimensions Are From Edge Of Framing To Edge Of Framing/All Exterior Foundation Walls Dimensioned From Outside Of Foundation Wall To Outside Of Foundation Wall/All Interior Dimensions Are From The Inside Edge Of The Concrete Foundation Wall To Edge Of Interior Edge Of Framing/Interior Bearing Walls Are Represented By Solid Walls. Door Labels Are Specified By 3068 Which Translates To 3' 0" x 6' 8". Window Labels Are Specified By 2040 Which Translates To 2' 0" x 4' 0". Foundation Walls Include a 2" Air-Gap Between Foundation & Stud Per Code.

Section 5 Item a.

**Preliminary - Not For Construction**

These Plans Are Not Complete And Are Not To Be Used For Construction On Drawings. Estimating From These Plans Can Be Done, But A. Details May Not Be As Good As For Accounts Numbers.



Plans To Scale on 8.5" x 11" Paper

Inline Designs, Inc  
Shawn Whitney - Owner  
Bismarck, North Dakota  
(email) inlinedesign@msn.com  
(cell) 701-214-3311

Client Name & Address:  
Deadwood Cabin - 2026  
Plans Drawn For:  
FTH General

**Inline Designs Inc.**  
701-214-3311

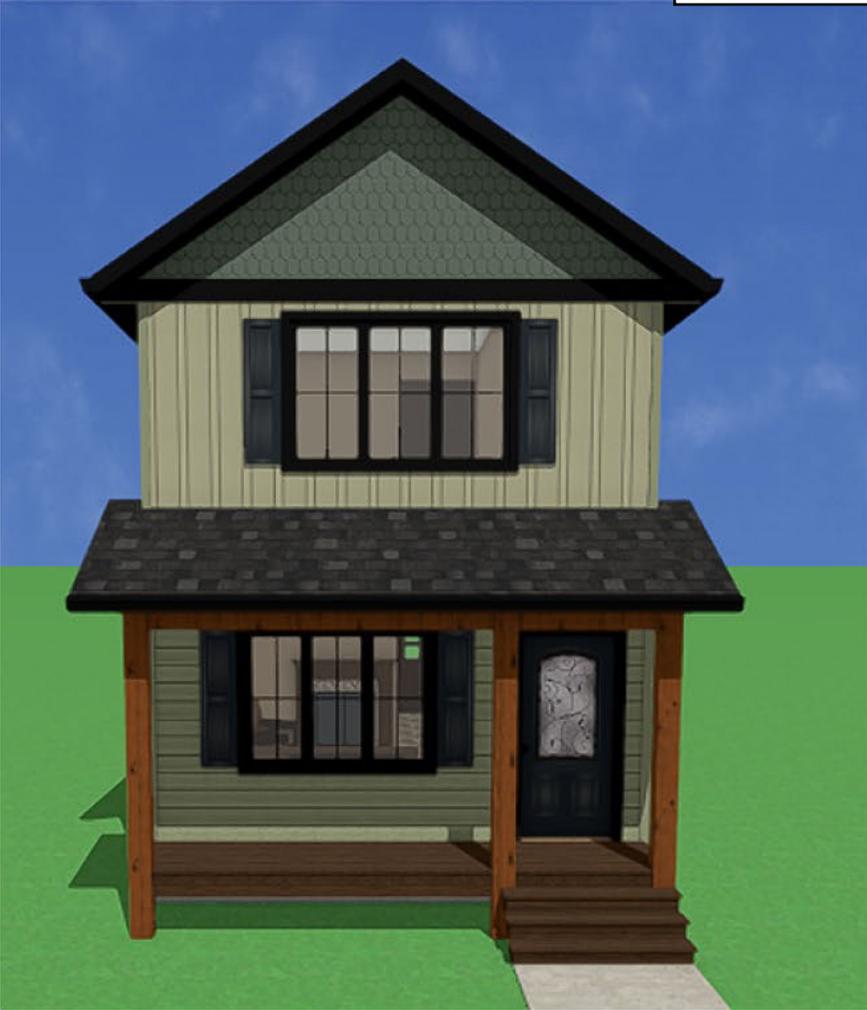
Date Published  
2/25/2026

**Disclaimer For Plans Designed:**  
The plans and elevations are only conceptual and give the client an example of what is to be built. A contractor or an Architect is responsible for verifying the dimensions and other information on these plans. Verify all local building codes. All plot plans to be verified by an engineer for setbacks and easements. Property contours and stepped foundation walls may be different from that shown on plans. Stone, siding types, and exterior materials have been verified by the contractor and may "NOT" be included in the estimate of the house. Inline Designs cannot be responsible for inaccurate information that may lead to additional cost for the owner or a delay in the project.

# Preliminary - Not For Construction

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## Building #1



### Front Views

Not To Scale

Inline Designs, Inc  
Shawn Whitney - Owner  
Bismarck, North Dakota  
(email) inlinedesign@msn.com  
(cell) 701-214-3311

Client Name & Address:  
Deadwood Cabin - 2026  
Plans Drawn For:  
FTH General

**Inline  
Designs Inc.**  
701-214-3311

Date Published  
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## Building #1



### Rear Views

Not To Scale

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Client Name & Address:  
Deadwood Cabin - 2026  
Plans Drawn For:  
FTH General

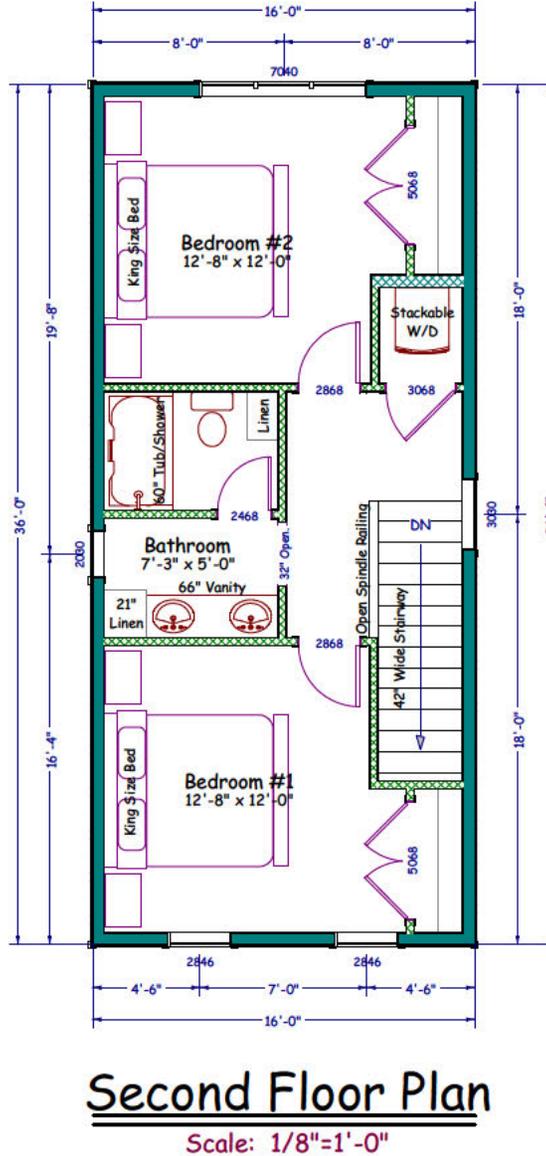
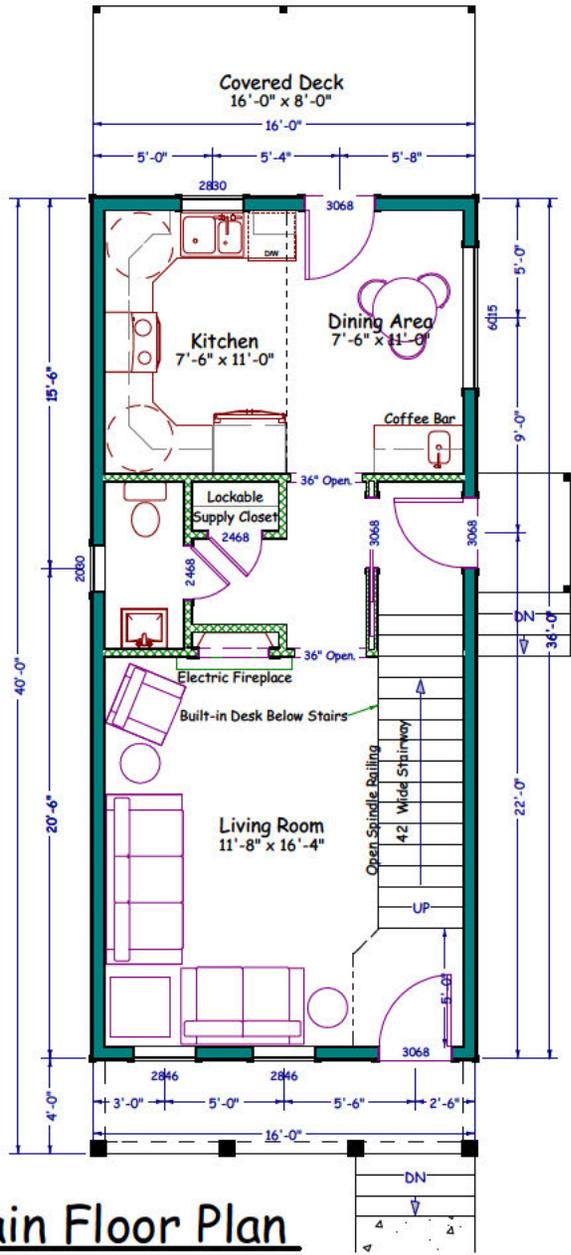
 **Inline Designs Inc.**  
701-214-3311

Date Published  
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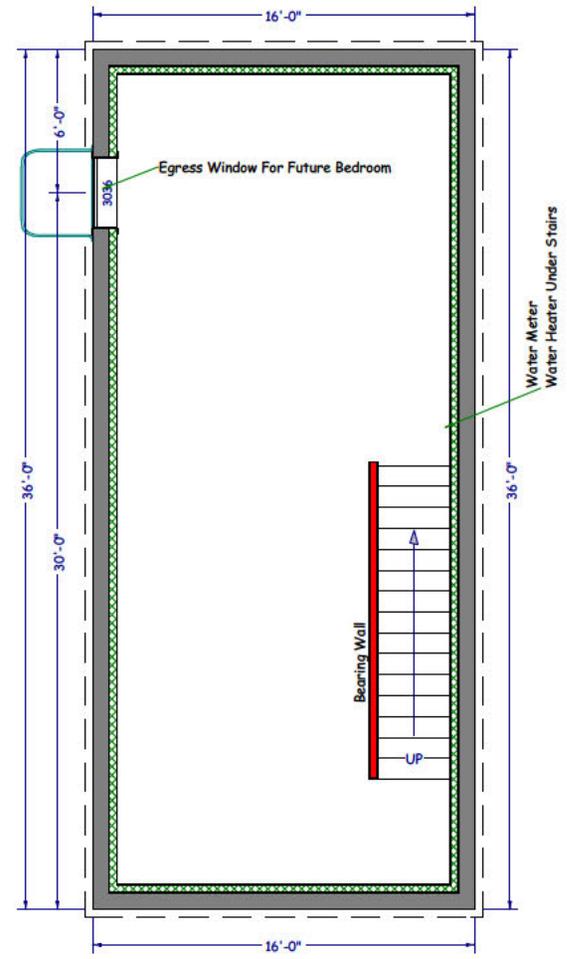
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# Building #2



Plans To Scale on 8.5" x 11" Paper

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Shawn Whitney - Owner  
Bismarck, North Dakota  
(email) inlinedesign@msn.com  
(cell) 701-214-3311

Client Name & Address:  
Deadwood Cabin - 2026  
Plans Drawn For:  
FTH General

**Inline Designs Inc.**  
701-214-3311

Date Published  
2/25/2026

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# Building #2

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Front Views

Not To Scale

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Shawn Whitney - Owner  
Bismarck, North Dakota  
(email) inlinedesign@msn.com  
(cell) 701-214-3311

Client Name & Address:  
Deadwood Cabin - 2026  
Plans Drawn For:  
FTH General

**Inline  
Designs Inc.**  
**701-214-3311**

Date Published  
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# Building #2

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## Rear Views

Not To Scale

Inline Designs, Inc  
Shawn Whitney - Owner  
Bismarck, North Dakota  
(email) inlinedesign@msn.com  
(cell) 701-214-3311

Client Name & Address:  
Deadwood Cabin - 2026  
Plans Drawn For:  
FTH General

 **Inline  
Designs Inc.**  
701-214-3311

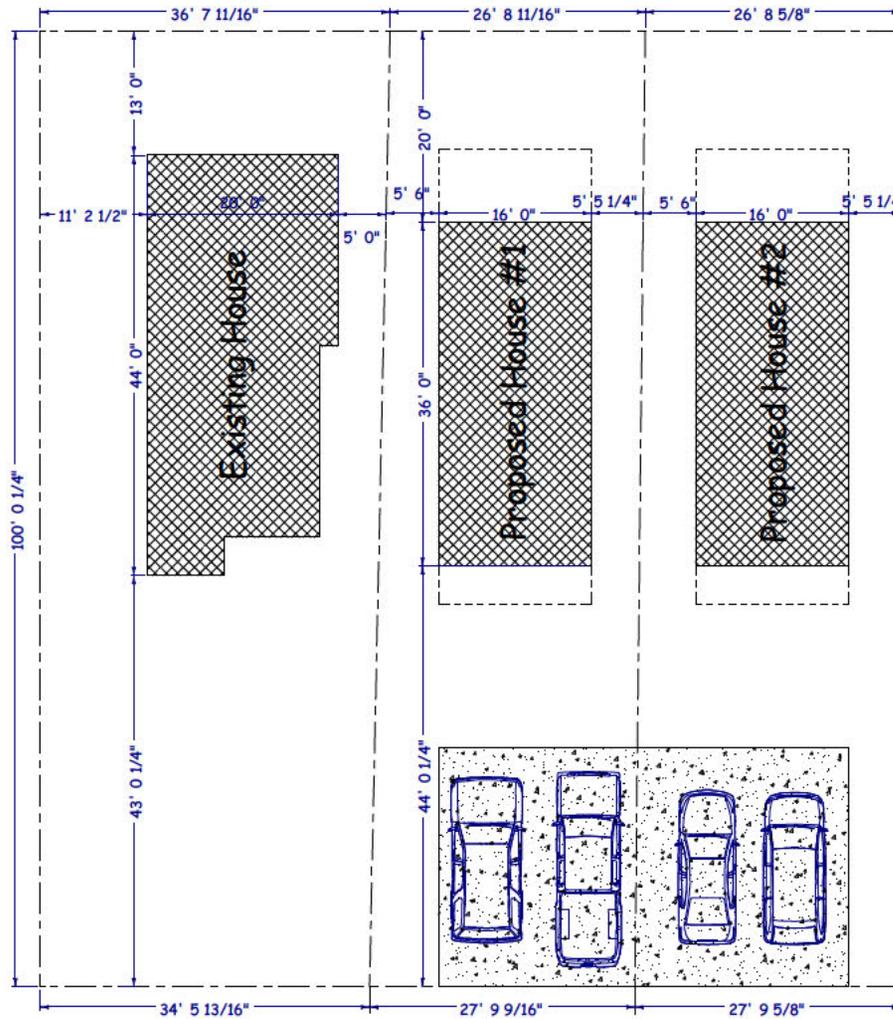
Date Published  
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**Dimensioning Explanation/Door & Window Sizing Description:**

All Exterior Dimensions Are From Outside Of Framing To Outside Of Framing/All Interior Dimensions Are From Edge Of Framing To Edge Of Framing/All Exterior Foundation Walls Dimensioned From Outside Of Foundation Wall To Outside Of Foundation Wall/All Interior Dimensions Are From The Inside Edge Of The Concrete Foundation Wall To Edge Of Interior Framing/Edge Of Framing To Edge Of Framing/Interior Bearing Walls Are Represented By Solid Walls Door Labels Are Specified By 3068 Which Translates To 3' 0" x 6' 8" Window Labels Are Specified By 2040 Which Translates To 2' 0" x 4' 0" Foundation Walls Include a 2" Air-Gap Between Foundation & Stud Per Code

Section 5 Item a.



**Plot Plan**  
Scale: 1"=20'-0"

Lincoln Avenue

**Preliminary - Not For Construction**

These Plans Are Not Complete And are Not To Be Used For Construct on Drawings. Estimating From These Plans Can Be Done, But A Designer May Not Be Available For Accurate Numbers.

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Bismarck, North Dakota  
(email) inlinedesign@msn.com  
(cell) 701-214-3311

Client Name & Address:  
Deadwood Cabin - 2026  
Plans Drawn For:  
FTH General

**Inline  
Designs Inc.**  
701-214-3311

Date Published  
2/25/2026

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Aerial photo of 57 Lincoln Avenue



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



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

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**PLANNING AND ZONING COMMISSION  
STAFF REPORT  
APPLICATION FOR PLAT**

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**Date:** March 18, 2026  
**From:** Kevin Kuchenbecker  
Planning, Zoning & Historic Preservation Officer  
**To:** Planning and Zoning Commission  
**RE:** Application for Plat

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**APPLICANT:** Jon and Kim O’Shaughnessy

**PURPOSE:** Replat lots to accommodate include deck on 29 Terrace Street as part of property and provide a side yard to 25 Terrace Street.

**ADDRESS:** 25 and 29 Terrace Street

**LEGAL DESCRIPTION:** Plat of Lot 11A, Block 64 and Lot 1A, Block 65 formerly Lots 1, 2, and 3, Block 65, a portion of Lot 9, all of Lots 10 and 11, Block 64 and a portion of Probate Lot 103 City of Deadwood, Lawrence County, South Dakota.

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

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**STAFF FINDINGS:**

Surrounding Zoning:

North: R1 - Residential  
South: R1 - Residential  
East: R1 - Residential  
West: R1 - Residential

Surrounding Land Uses:

Open Space  
Residences  
Open Space  
Residences

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**SUMMARY OF REQUEST**

*The purpose of this plat is to clean up lot lines at 29 Terrace Street. This will place the entirety of the deck in the backyard. Currently, the deck sits between three (3)*

*different parcels. Replatting 29 Terrace Street necessitates a replat of 25 Terrace to create a 5,000 square foot lot at that address.*

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### **FACTUAL INFORMATION**

1. The property is currently zoned R1 – Residential.
2. Combined lots will be comprised of 15,740.05 square feet  $\pm$  which equates to 0.36 acres  $\pm$ .
3. The property is not located within a floodplain.
4. Public facilities are available to serve the property.
5. The area is currently characterized by a single-family dwelling units.

### **STAFF DISCUSSION**

The subject property is owned by Jon and Kim O’Shaughnessy.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor’s Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to “fix in time” the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
9. Area’s taken out of the mineral survey and remaining acreage is indicated on the plat.

### **ACTION REQUIRED:**

1. Approval/Denial by Planning and Zoning Commission

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



Questions Contact Section 5 Item b.  
**Kevin Kuchenbecker**  
(605) 578-2082 or  
kevin@cityofdeadwood.com

Application No. \_\_\_\_\_

## APPLICATION FOR PLAT

**Application/Filing Fee: \$200.00 per lot**

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

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

Applicant: \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Property Address: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Property Owner Phone Number: \_\_\_\_\_

Full Legal Description of Property: PLAT OF LOT 11A, BLOCK 64 AND LOT 1A, BLOCK 65

Purpose of this Plat: separating residences

Summary of this Plat: Subdividing for the purpose of selling Lot 1A, Block 65

**1. The following documents shall be submitted:**

- a. An improvement survey, including all easements,
- b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
- c. A copy of the full legal description from the Lawrence County Register of Deeds Office.

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

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

Signature of Owner/Applicant: [Signature] Date: 2/16/26

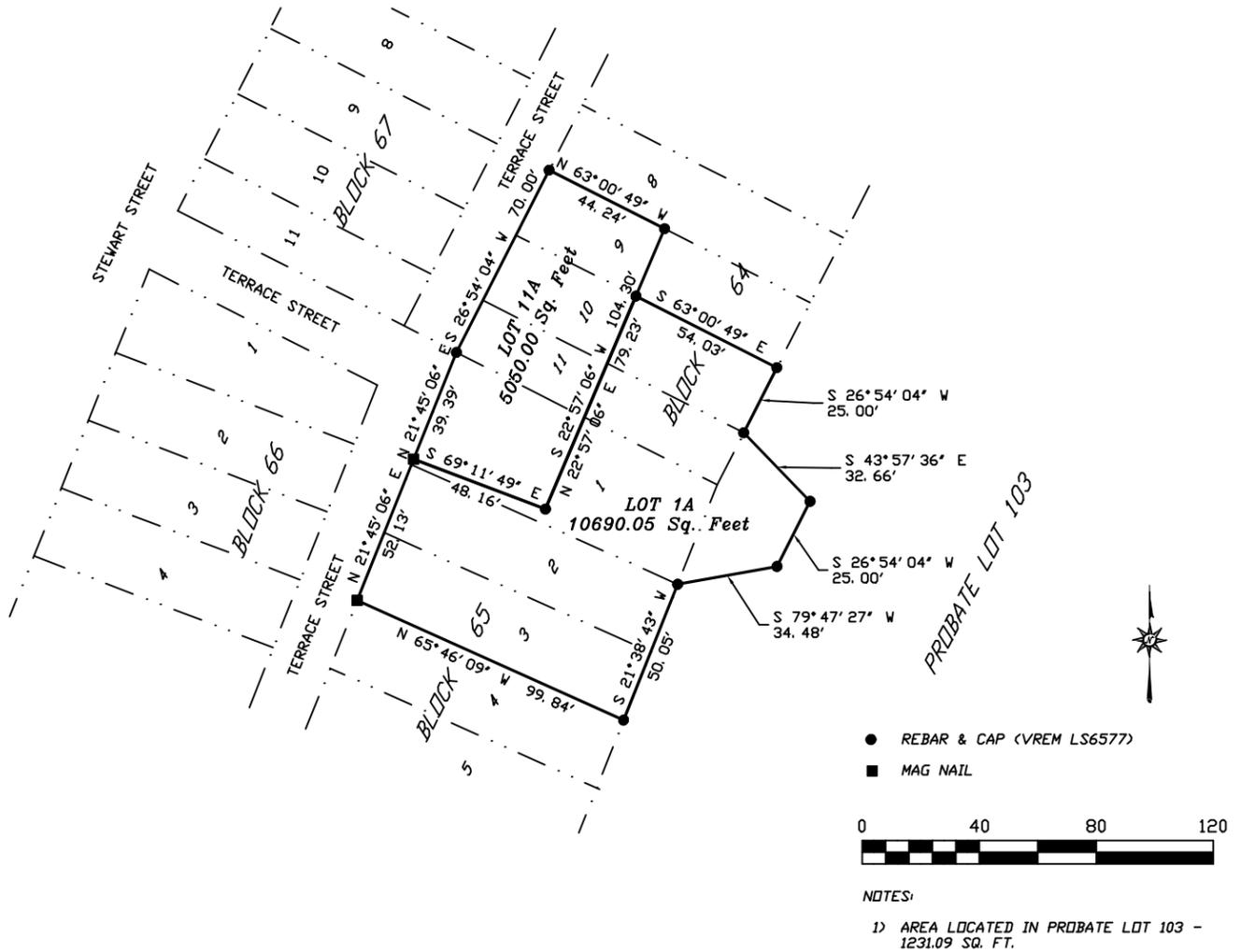
**Staff Use Only**

Fee: \$ _____	Paid On _____	Receipt Number _____
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PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/Board of Adjustment:	Yes	No	Date: _____

Reason for Denial (if necessary): \_\_\_\_\_

PLAT OF LOT 11A, BLOCK 64 AND LOT 1A, BLOCK 65  
 FORMERLY LOTS 1, 2 & 3, BLOCK 65, A PORTION OF LOT 9, ALL OF LOTS 10 &  
 11, BLOCK 64 AND A PORTION OF PROBATE LOT 103  
 CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



- REBAR & CAP (VREM LS6577)
- MAG NAIL



NOTES:

- 1) AREA LOCATED IN PROBATE LOT 103 - 1231.09 SQ. FT.

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

OWNER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

ACKNOWLEDGMENT OF OWNER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

CERTIFICATE OF COUNTY TREASURER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

LAWRENCE COUNTY TREASURER: \_\_\_\_\_

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

HIGHWAY AUTHORITY: \_\_\_\_\_

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_ ATTEST: \_\_\_\_\_ CITY PLANNER

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

ATTEST: \_\_\_\_\_ FINANCE OFFICER \_\_\_\_\_ MAYOR

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION: \_\_\_\_\_

OFFICE OF THE REGISTER OF DEEDS

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

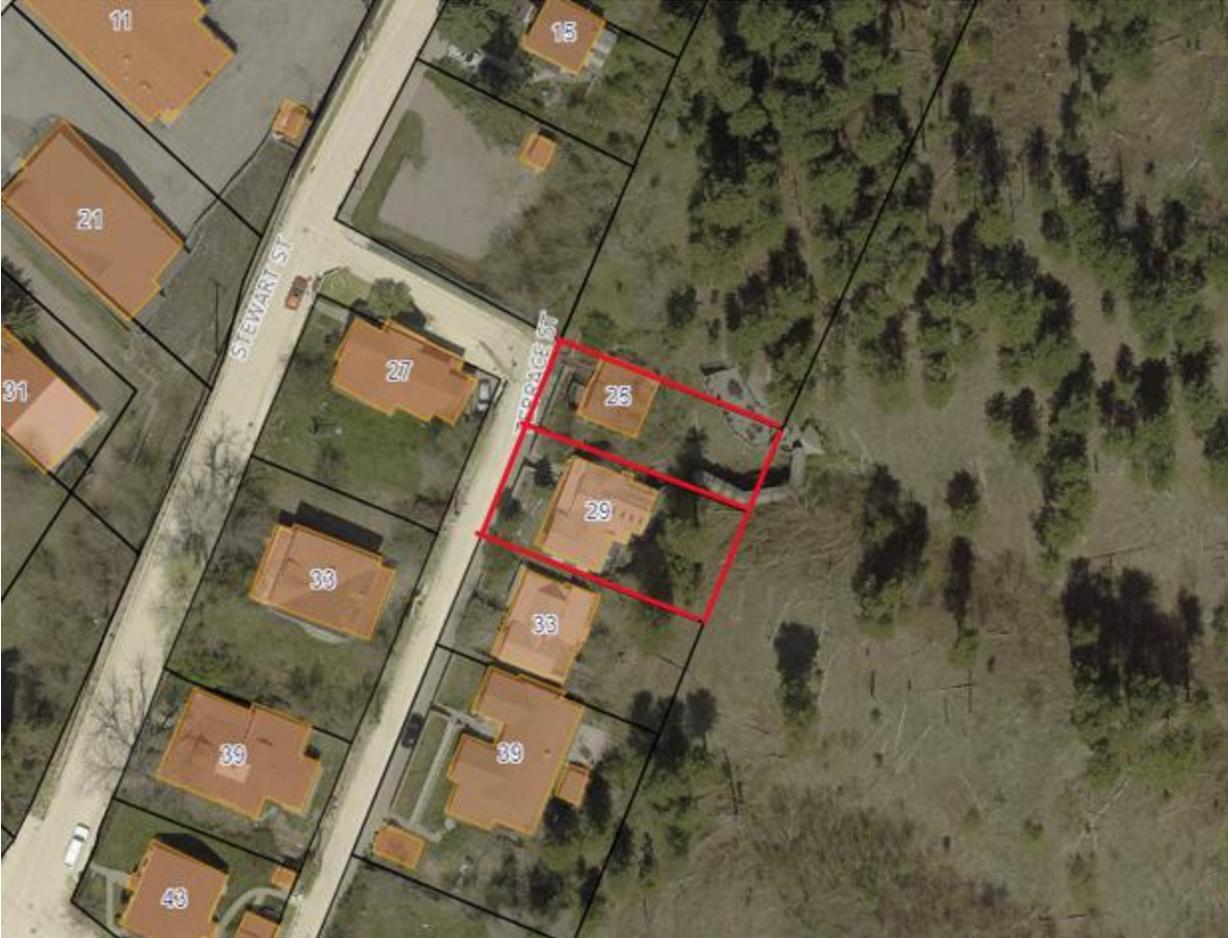
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., AND RECORDED IN DOC. \_\_\_\_\_.

LAWRENCE COUNTY REGISTER OF DEEDS: \_\_\_\_\_ FEE: \_\_\_\_\_



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

Date:	2/16/2026
Drawn By:	L. D. Vrem
Project No.:	26-13
Dwg. No.:	26-13.dwg



Aerial photo of 25 & 29 Terrace Street



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



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

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**PLANNING AND ZONING COMMISSION  
STAFF REPORT  
APPLICATION FOR PLAT**

---

**Date:** March 18, 2026  
**From:** Kevin Kuchenbecker  
Planning, Zoning & Historic Preservation Officer  
**To:** Planning and Zoning Commission  
**RE:** Application for Plat

---

**APPLICANT:** Bill Pearson

**PURPOSE:** Create new lot within the Stage Run development.

**LEGAL DESCRIPTION:** Lot 63, Block 4 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood all located in the SW ¼ of Section 14, the SE ¼ of Section 15, the NE ¼ NE ¼ of Section 22 and the N ½ NW ¼ of Section 23, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota.

**FILE STATUS:** Preliminary plat approved by City and Lawrence County staff.

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**STAFF FINDINGS:**

Surrounding Zoning:

North: R2 – Multi-Family Residential  
South: R2 – Multi-Family Residential  
East: R1 - Residential  
West: R1 - Residential

Surrounding Land Uses:

Multi-Family Residential  
Open Space  
Open Space  
Open Space

**SUMMARY OF REQUEST**

*The purpose of this plat is to create a new lot in anticipation of future development. Development of this lot will result in the construction of a duplex.*

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### **FACTUAL INFORMATION**

1. The property is currently zoned R2 – Multi-Family Residential.
2. Combined lot will be comprised of 15,986 square feet  $\pm$  which equates to 0.367 acres  $\pm$ .
3. The property is not located within a floodplain.
4. Public facilities are available to serve the property.
5. The area is currently characterized by multi-family residential units with future development of the surrounding area planned.

### **STAFF DISCUSSION**

The subject property is owned by PSF LLC..

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
9. Area taken out of the mineral survey and remaining acreage is indicated on the plat.

### **ACTION REQUIRED:**

1. Approval/Denial by Planning and Zoning Commission



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

- The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
  - Land is identified with a new legal description for the transfer of the land.
  - Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
  - A date is shown on the plat and serves to "fix in time" the data represented on the plat.
  - The street bounding the lot is shown and named.
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- I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

Signature of Owner/Applicant: Bill Pearson delivered Date: 3/11/20

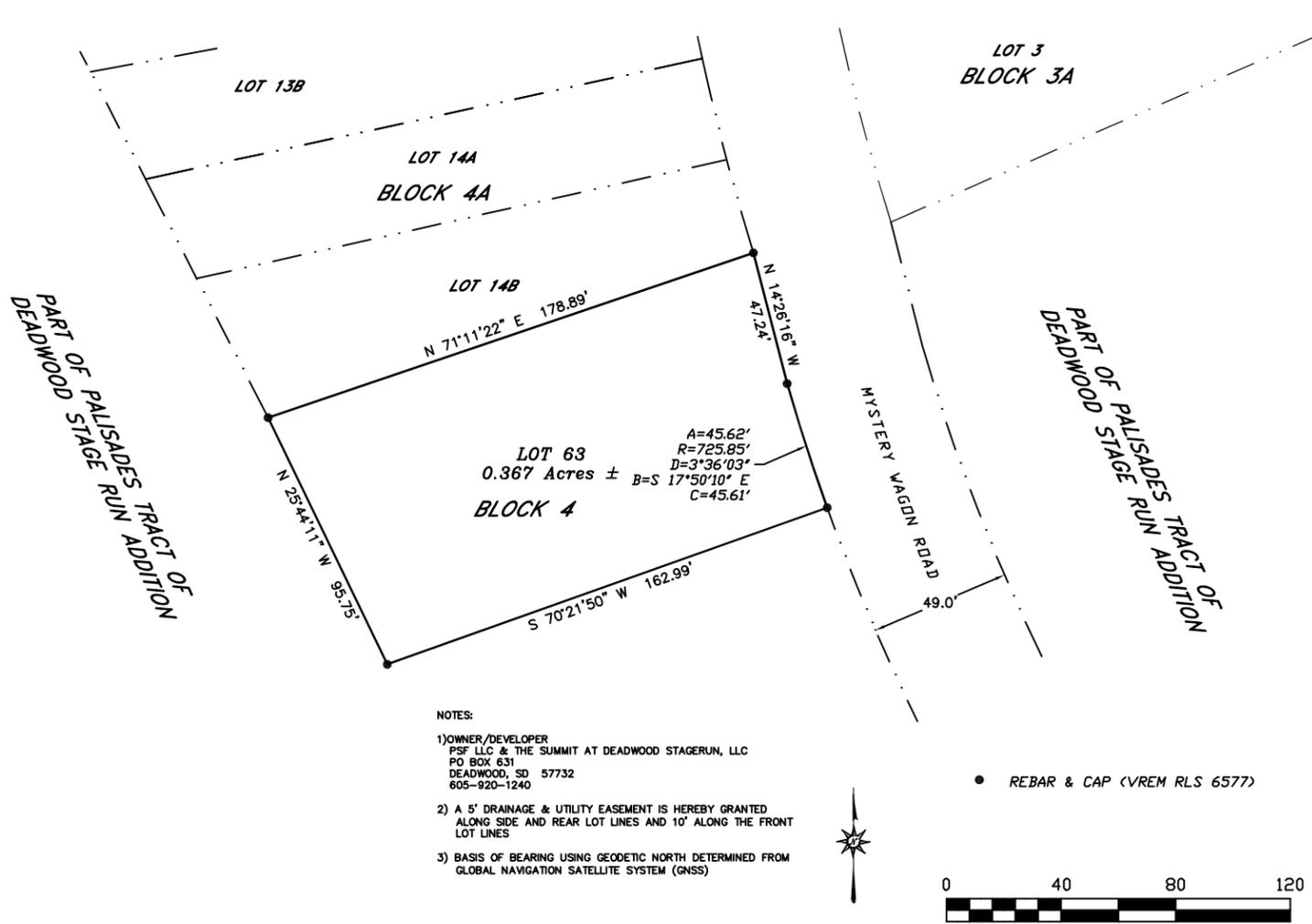
**Staff Use Only**

Fee: \$ 200.- Paid On 3/11/20 Receipt Number 207137

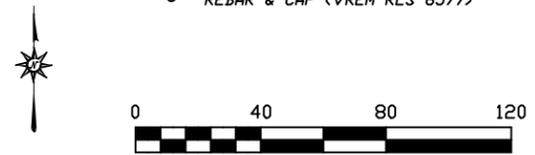
PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/Board of Adjustment:	Yes	No	Date: _____

Reason for Denial (if necessary): \_\_\_\_\_

PLAT OF LOT 63, BLOCK 4 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD  
 ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼/NE¼ OF SECTION 22 AND THE N½NW¼  
 OF SECTION 23, T5N, R3E, B.H.M.,  
 CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



NOTES:  
 1) OWNER/DEVELOPER  
 PSF LLC & THE SUMMIT AT DEADWOOD STAGERUN, LLC  
 PO BOX 631  
 DEADWOOD, SD 57732  
 605-920-1240  
 2) A 5' DRAINAGE & UTILITY EASEMENT IS HEREBY GRANTED  
 ALONG SIDE AND REAR LOT LINES AND 10' ALONG THE FRONT  
 LOT LINES  
 3) BASIS OF BEARING USING GEODETIC NORTH DETERMINED FROM  
 GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)



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

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OWNER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

ACKNOWLEDGMENT OF OWNER  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

CERTIFICATE OF COUNTY TREASURER  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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LAWRENCE COUNTY TREASURER: \_\_\_\_\_

APPROVAL OF HIGHWAY AUTHORITY  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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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

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ATTEST: \_\_\_\_\_  
 FINANCE OFFICER MAYOR

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

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

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION: \_\_\_\_\_

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

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK, \_\_\_\_ M., AND RECORDED IN DOC. \_\_\_\_\_  
 LAWRENCE COUNTY REGISTER OF DEEDS: \_\_\_\_\_ FEE: \_\_\_\_\_



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

Date:	3/12/2026
Drawn By:	L. D. Vrem
Project No.:	26-64
Dwg. No.:	26-64.dwg



**Aerial photo of Lot 63, Block 4 of the Stage Run Development**



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**PLANNING AND ZONING COMMISSION  
FINDINGS OF FACT AND CONCLUSION  
CONDITIONAL USE PERMIT**

---

**Date:** March 18, 2026  
**From:** Kevin Kuchenbecker  
Planning, Zoning & Historic Preservation Officer  
**To:** Board of Adjustment  
Planning and Zoning Commission  
**RE:** Findings of Fact and Conclusion

---

**APPLICANT(S):** HACA, LLC  
**PURPOSE:** Conditional Use Permit – Multi-Family Dwelling Unit  
**ADDRESS:** Burnham Avenue  
Deadwood, Lawrence County, South Dakota  
**LEGAL DESCRIPTION:** Lots 1, 2, 3, 4, 5, 6, and 7, Block 1 of Highland Park Addition, to the City of Deadwood, Lawrence County, South Dakota, according to the Plat recorded in Book 1 Page 135.  
**FILE STATUS:** Denial of Conditional Use Permit

WHEREAS the above application for a Conditional Use Permit for a Multi-Family Dwelling Unit in the R1 – Residential zoning district came on review before the Deadwood Planning and Zoning Commission on Wednesday, February 4, 2026. The application was recommended for approval by the Deadwood Planning and Zoning Commission. The Deadwood Board of Adjustment denied the request for a Multi-Family Dwelling Unit on Burnham Avenue on Monday, March 2, 2026.

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

**FINDINGS OF FACT AND CONCLUSION**

- Staff provided public notice identifying the applicant, describing the project and its location, and giving the scheduled date of the public hearing. Notice was placed in the designated newspaper of the City of Deadwood, ten (10) days in advance of the hearing as required by Section 17.76.060.J.
- An official sign was posted on the property for which the Conditional Use would occur.
- Property owners within three hundred (300) feet of the boundaries of the subject land were notified by first class mail as required by Section 17.76.060.D.
- The subject area is zoned R1 - Residential. The area near the subject property consists of single-family dwelling units.
- It was determined the use, as proposed, would result in a substantial or undue adverse effect on adjacent property or the character of the neighborhood and the use would alter the character of the area.
- The granting of the Conditional Use Permit would increase the proliferation of non-conforming uses.
- Based on these findings, the Deadwood Board of Adjustment denied the request.

**ATTEST:**

\_\_\_\_\_  
 Jessica McKeown, Finance Officer  
 City of Deadwood  
 March 16, 2026

\_\_\_\_\_  
 Alea Struble, Mayor  
 City of Deadwood  
 March 16, 2026

\_\_\_\_\_  
 John Martinisko, Chairman  
 Planning and Zoning Commission  
 March 18, 2026

\_\_\_\_\_  
 Josh Keehn, Vice Chair  
 Planning and Zoning Commission  
 March 18, 2026