



Planning and Zoning Commission Meeting Agenda

Wednesday, May 20, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

- [a.](#) Approve the minutes of the April 15, 2026, Planning and Zoning Commission Meeting.

4. **Sign Review Commission**

- [a.](#) Application for Sign Permit - 300 Cliff St - Agora - Applicant is requesting permission to install a new valance sign. The applicant has completed a remodel of this building and it will now be a coffee and wine bar. The sign will display business name. Please Note: Rendering is not to scale and the proposed sign is 12 inches in height. The proposed sign and location are compliant with the sign ordinance.

Actions:

1. Approve/Deny Application for Sign Permit.

- [b.](#) Application for Sign Permit - 621 Main St - Maverick Souvenir Shack - Applicant is requesting permission to install a new wall sign. The sign will display business name and be a vinyl wrapped metal panel. Signs and locations are compliant with sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit.

- [c.](#) Application for Sign Permit - 692 Main St - First floor in the Elk's building. Applicant is requesting permission to replace an existing sign with a sign the same size with different graphics. The "Eatery" indicated on the existing sign is no longer at this location. The proposed sign and location are compliant with the sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit.

5. **Planning and Zoning Commission**

- [a.](#) 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. Approval/Denial of continued use by Planning and Zoning Commission

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

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

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

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

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

g. 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. 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 meetings are not available by Zoom unless requested.



Planning and Zoning Commission Meeting Minutes

Wednesday, April 15, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The Planning and Zoning Commission Meeting was called to order by Chairman Martinisko on Wednesday, April 15, 2026, at 4:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

2. Roll Call

PRESENT

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

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer
 Trent Mohr – Building Official
 Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

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

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

4. Sign Review Commission

- a. Accept/reject portable sign approvals and disbursements.

Ms. Blue-Jones discussed recent approvals for portable signs.

It was moved by Commissioner Owens and seconded by Commissioner Keehn to accept portable sign approvals and disbursements. Voting yea: Martinisko, Keehn, Owens, Williams.

5. Planning and Zoning Commission

- a. Accept/Reject Finding of Facts and Conclusion - Conditional Use Permit (Optima LLC) legally described as The North 1/2 of Lot 13 and all of Lot 14 in Block 3, Fountain City Addition to the City of Deadwood.

Mr. Kuchenbecker reviewed Finding of Facts and Conclusion - Conditional Use Permit (Optima LLC).

It was moved by Commissioner Keehn and seconded by Commissioner Williams to accept Finding of Facts and Conclusion - Conditional Use Permit (Optima LLC). Voting yea: Martinisko, Keehn, Owens, Williams.

- b. Accept/Reject Finding of Facts and Conclusion - Conditional Use Permit (New Cellular Wireless) legally described as Tract C in McGovern Hill Addition to the City of Deadwood.

Mr. Kuchenbecker reviewed Finding of Facts and Conclusion - Conditional Use Permit (New Cellular Wireless).

It was moved by Commissioner Williams and seconded by Commissioner Keehn to accept Finding of Facts and Conclusion - Conditional Use Permit (Optima LLC). Voting yea: Martinisko, Keehn, Owens, Williams.

- c. Accept/Reject Finding of Facts and Conclusion - Conditional Use Permit - 21 Spring Street legally described as Lots 1 and 2, Block 5, Howard's Addition to the City of Deadwood, Lawrence County, South Dakota.

Mr. Kuchenbecker reviewed Finding of Facts and Conclusion - Conditional Use Permit (21 Spring Street).

It was moved by Commissioner Keehn and seconded by Commissioner Owens to accept Finding of Facts and Conclusion - Conditional Use Permit (Optima LLC). Voting yea: Martinisko, Keehn, Owens, Williams.

- d. Accept/reject Finding of Facts and Conclusion - Conditional Use Permit (Gold Country Laundromat) legally described as Lot E of the Wagner Subdivision of a portion of M.S. 97, located in the City of Deadwood, Lawrence County, South Dakota.

Mr. Kuchenbecker reviewed Finding of Facts and Conclusion - Conditional Use Permit (Gold Country Laundromat).

It was moved by Commissioner Williams and seconded by Commissioner Keehn to accept Finding of Facts and Conclusion - Conditional Use Permit (Optima LLC). Voting yea: Martinisko, Keehn, Owens, Williams.

6. Items from Citizens not on Agenda

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

7. Items from Staff

- a. Informational: Consulting Party Letter published by New Cingular Wireless.

Mr. Kuchenbecker discussed Consulting Party Letter published by New Cingular Wireless.

- b. Discussion/recommendation to utilize encroachment easement or lease agreement with The Landmark on city owned property in Miller Street parking lot.

Mr. Kuchenbecker discussed pros and cons of an encroachment easement or lease agreement with The Landmark. Staff recommends a lease agreement be utilized. Discussion occurred about the purpose of the encroachment, aesthetics of the walk-in cooler that will result in the encroachment, cost of the lease, and the need for a public hearing prior to entering into a lease agreement.

Bids for the Crescent Street reconstruction project will occur tomorrow.

Work continues on 85 Charles Street.

A citizen complaint was received on a possible short-term rental operating illegally.

Businesses on Main Street in violation of the merchandise ordinance are being cited.

Real property recently declared surplus will soon be transferred to Economic Development for the purpose of being sold.

Discussion occurred about cell towers.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 4:26 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Vice-Chair, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator

OFFICE OF
Planning & Zoning
 108 Sherman Street
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 Fax (605) 578-2084



"The Historic City of the Black Hills"
 Deadwood, South Dakota 57732

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

SIGN PERMIT STAFF REPORT

Sign Review Commission

May 20, 2026

Applicant: Russ Harper

Address: 304 Cliff Street, Deadwood, SD 57732

Site Address of Proposed Signage: 300 Cliff Street (formerly Boston's Pizza)

Computation of Sign Area

Building Frontage: 100 Feet

Total Available Signage: 200 Square Feet

Existing Signage: None

Remaining Available Signage Area: 200 Square Feet

Proposed Sign Project: Install new valance sign (size does not count against total allowed)

Proposed Building Materials: Fabric (see attached rendering – please note – not to scale)

Proposed Lighting of the Signs: None

Location of Proposed Sign: See attached rendering and photograph

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and outside the national historic landmark district which is regulated by chapter 15.32.315 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant has completed a remodel of this building, and it will now be a coffee and wine bar. The proposed sign is to advertise this new business. PLEASE NOTE the rendering is not to scale. The proposed sign is 12 inches in height.

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 valance sign at 300 Cliff Street

OR

Motion to deny proposed sign permit application as submitted.



side (onwards on side)

123' front

Colors: Black
Valiance w
White & Gold
letter 9



05/13/2026



05/13/2026

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SIGN PERMIT STAFF REPORT

Sign Review Commission

May 20, 2026

Applicant: Nir Giist

Address: 1032 Main Street, Sturgis, SD 57785

Site Address of Proposed Signage: 621 Main Street (formerly Lucky Horse)

Computation of Sign Area

Building Frontage: 19 Feet

Total Available Signage: 38 Square Feet

Existing Signage: None

Remaining Available Signage Area: 38 Square Feet

Proposed Sign Project: Install new wall sign (12 Square Feet)

Proposed Building Materials: Vinyl wrapped metal (see attached rendering)

Proposed Lighting of the Signs: None

Location of Proposed Sign: See attached drawing

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 is leasing this building to operate a t-shirt shop. The proposed sign is to advertise this business.

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

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Variances

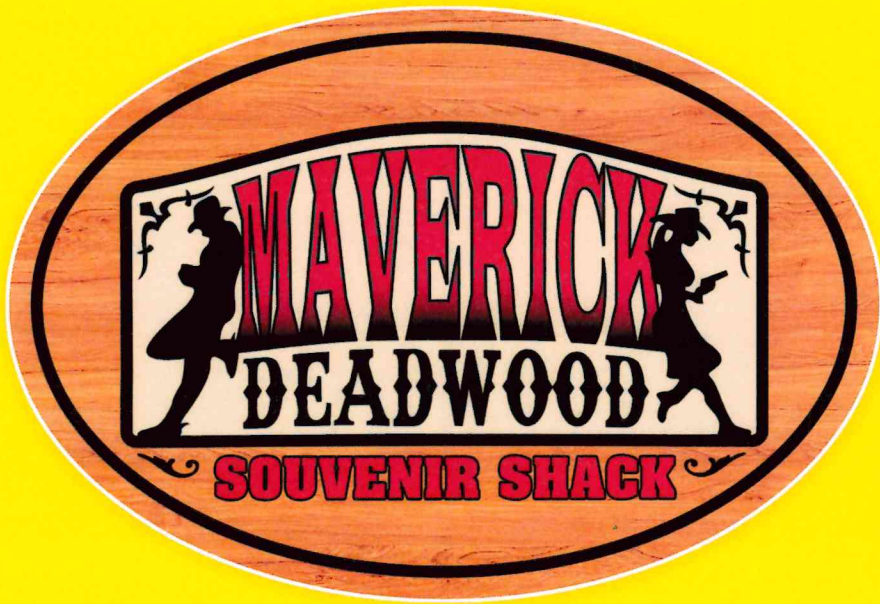
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

Sign Review Commission Action

Motion to approve permit for new wall sign 621 Main Street

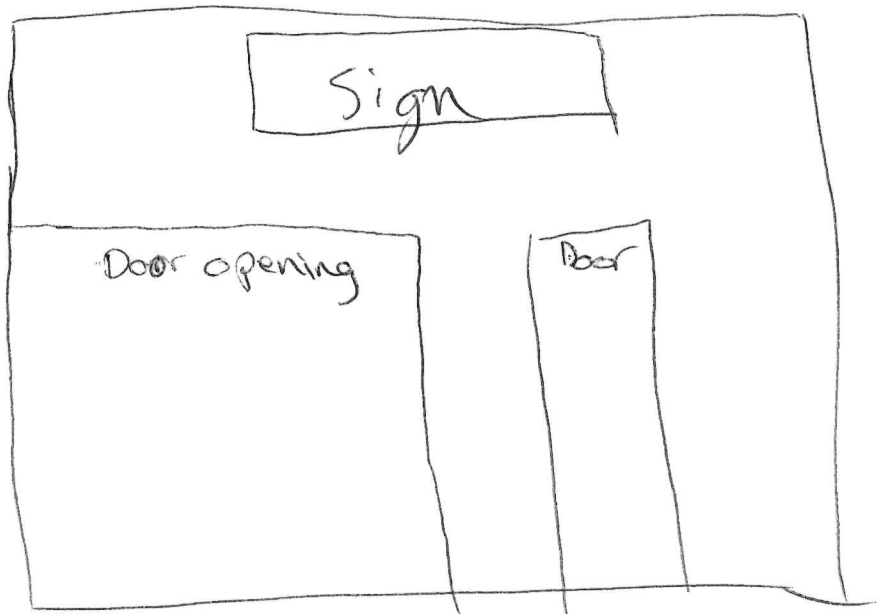
OR

Motion to deny proposed sign permit application as submitted.



**BEST
PRICE
GUARANTEED**

Sign is 2' x 6'



Front of building
facing main st

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SIGN PERMIT STAFF REPORT

Sign Review Commission

May 20, 2026

Applicant: Nir Giist

Address: 1032 Main Street, Sturgis, SD 57785

Site Address of Proposed Signage: 692 Main Street (first floor of Elk's Building)

Computation of Sign Area

Building Frontage: 45 Feet

Total Available Signage: 90 Square Feet

Existing Signage: replacing one existing sign, no other changes

Remaining Available Signage Area: N/A

Proposed Sign Project: Replacing one hanging sign with same size with different graphics

Proposed Building Materials: Vinyl wrapped metal (see attached rendering)

Proposed Lighting of the Signs: None

Location of Proposed Sign: Under the awning, see attached photograph

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 is requesting to replace an existing sign with a sign the same size with different graphics. The "Eatery" indicated on the existing sign is no longer at this location.

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

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Variances

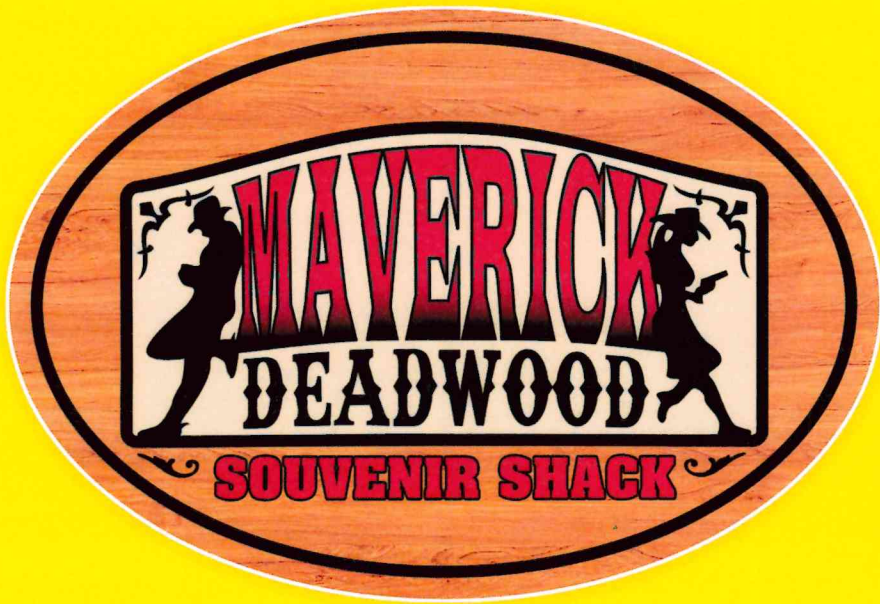
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance 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 to replace existing hanging sign at 692 Main Street

OR

Motion to deny proposed sign permit application as submitted.



**BEST
PRICE
GUARANTEED**



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

PLANNING AND ZONING COMMISSION CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: May 20, 2026
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 20, 2026

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 165 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

Conditional Use Permit Review – Bed and Breakfast Establishment
 21 Lincoln Avenue
 May 20, 2026

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.

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.

Conditional Use Permit Review – Bed and Breakfast Establishment
21 Lincoln Avenue
May 20, 2026

- 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 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.

Conditional Use Permit Review – Bed and Breakfast Establishment
21 Lincoln Avenue
May 20, 2026

2. 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.

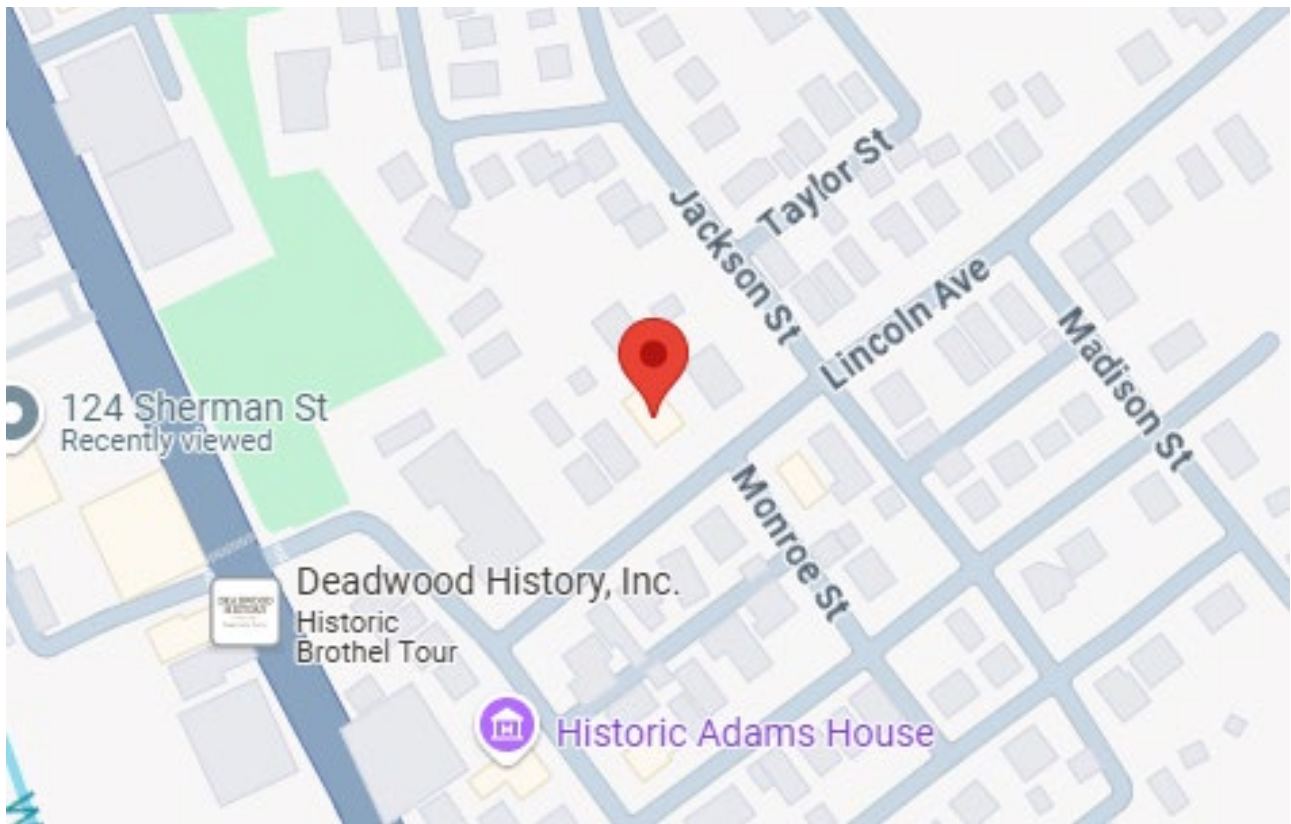
ACTION REQUIRED FOR CONTINUED USE OF CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



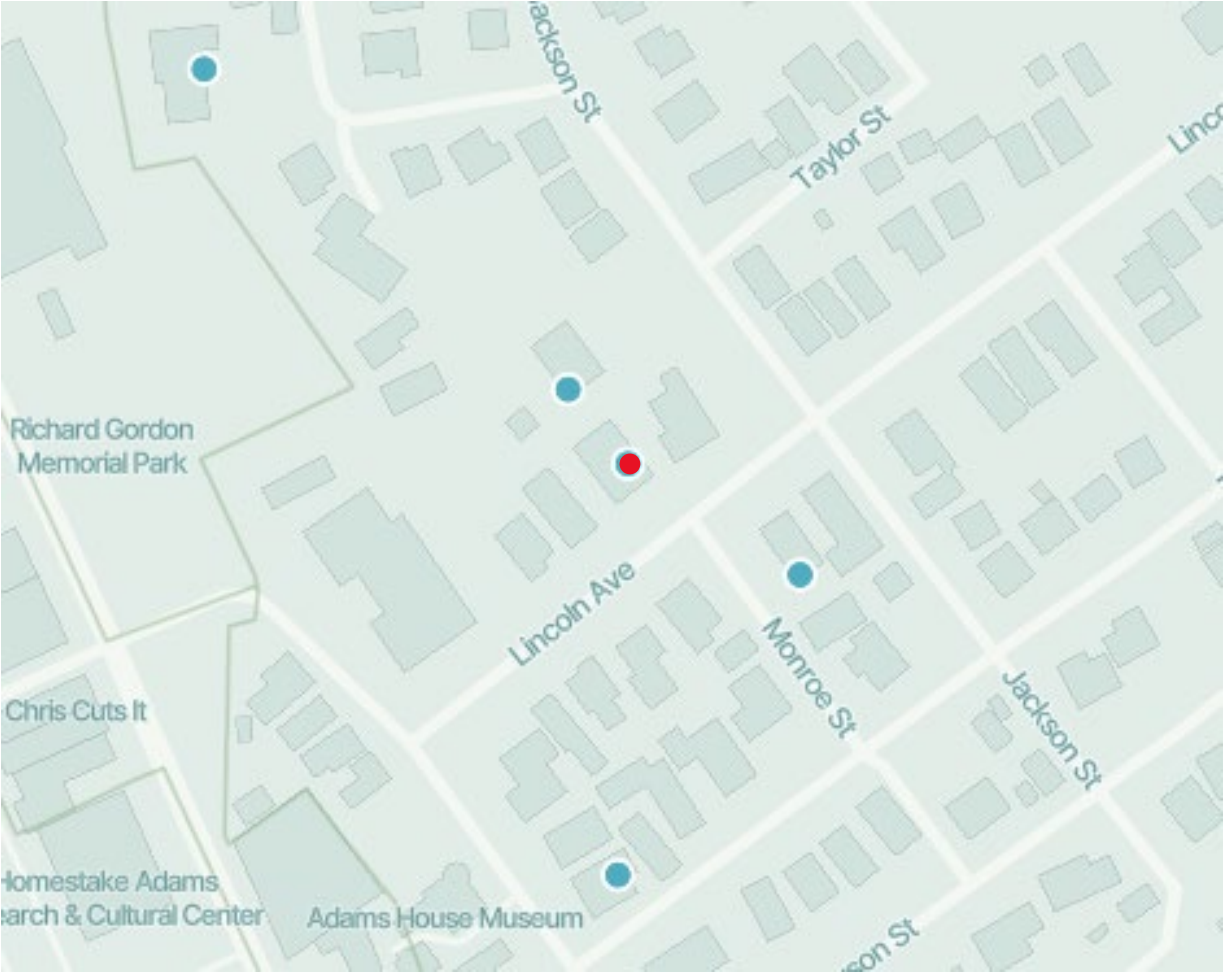
Aerial photo of 21 Lincoln Avenue, Deadwood, SD 57732.





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





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





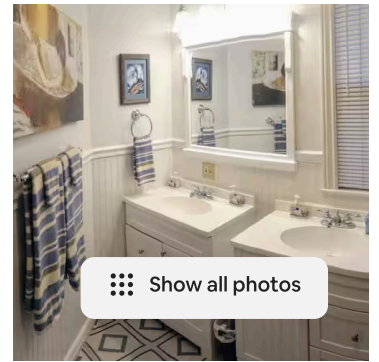
Zoning map showing 21 Lincoln Avenue, Deadwood, SD 57732

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

Deadwood's 1899 Inn: Old Library

[Share](#) [Save](#)



Show all photos

Room in bed and breakfast in Deadwood, South Dakota

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

Guest favorite

4.95
★★★★★

155
Reviews



Hosted by Aaron

2 years hosting



Top 5% of homes

This home is highly ranked based on ratings, reviews, and reliability.



Exceptional check-in experience

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



Beautiful and walkable

Guests say this area is scenic and it's easy to get around.

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](#)

The only guestroom on the first floor, our Old Library is furnished with a queen bed and antique walnut furniture. True to its name, it also features a large collection of antique books. The bathroom has a pull-chain toilet and jetted bathtub.

The space

The 1899 Inn is in the Presidential District (all the streets in the neighborhood are named after American presidents), which is one ...

Show more

Where you'll sleep




Bedroom

1 queen bed

What this place offers

 Courtyard view

 Mountain view

 Fast wifi – 87 Mbps

 Free parking on premises


 HDTV with Amazon Prime Video, Netflix, standard cable

 Central air conditioning

 Bathtub

 Shared patio or balcony

 Shared backyard – Not fully fenced

 Exterior security cameras on property



Show all 41 amenities

Select check-in date

Add your travel dates for exact pricing

April 2026							May 2026				
S	M	T	W	T	F	S	S	M	T	W	T
			1	2	3	4					
5	6	7	8	9	10	11	3	4	5	6	7
12	13	14	15	16	17	18	10	11	12	13	14
19	20	21	22	23	24	25	17	18	19	20	21
26	27	28	29	30			24	25	26	27	28
							31				



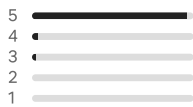
 **4.95** 

Guest favorite

This home is in the **top 5%** of eligible listings based on ratings, reviews, and reliability

[How reviews work](#)

Overall rating



Cleanliness

5.0



Accuracy

5.0



Check-in

5.0



Communication

5.0



Location

5.0



Value

4.9



Guest reviews mention

- Breakfast 47
- Hospitality 115
- Location 72
- Walkability 31
- Comfort 36
- Decor 15



Trent

Mandan, North Dakota

★★★★★ · November 2025 · Stayed one night

A beautiful stay with great atmosphere! Antique furnishings with modern amenities. Excellent breakfast with an elegant dining table and decor. It's clear the host's love for the craft of hospitality shines through. Would hands down stay again!

[Show more](#)



James

5 years on Airbnb

★★★★★ · November 2025 · Stayed with kids

The 1899 Inn is perfect for anyone looking for a quaint historic stay in Deadwood, SD. Close enough to downtown for easy walkability to restaurants and museums, but far enough to be private and secluded from the busyness and prolific gambling of main st. The attention to detail in the house is impressive, and the hosts make you feel very welcome. Breakfast was also delicious and served on ...

[Show more](#)



Teresa

United States

★★★★★ · November 2025 · Stayed one night

The 1899 Inn was beautiful. Our room was cozy with antiques and modern amenities. Aaron and J were responsive, friendly and shared some history of the home and town. The location was great. Walking distance to anywhere in Deadwood. Check-in and check-out were smooth and easy. The included breakfast was home-made and delicious. They accommodated my dietary needs with ease. ...

[Show more](#)



Angie

11 months on Airbnb

★★★★★ · November 2025 · Stayed a few nights

First time at a B&B, but be the last! The food was so good! I was pleasantly surprised that the house was as quite as is was old it is. We stayed in the library on the first floor and only once or twice heard noise from above! Look forward to staying again!

[Show more](#)



Julie

Gardendale, Alabama

★★★★★ · May 2025 · Stayed one night

We were very happy with the space. The hosts were responsive and flexible with our later arrival time. The house is really cool and the bed is the most comfortable one we slept in over the past seven days. Breakfast was delicious and we enjoyed meeting the other guests. I would definitely recommend this place to others.

[Show more](#)



Denise

Nevada City, California

★★★★★ · June 2025 · Stayed one night

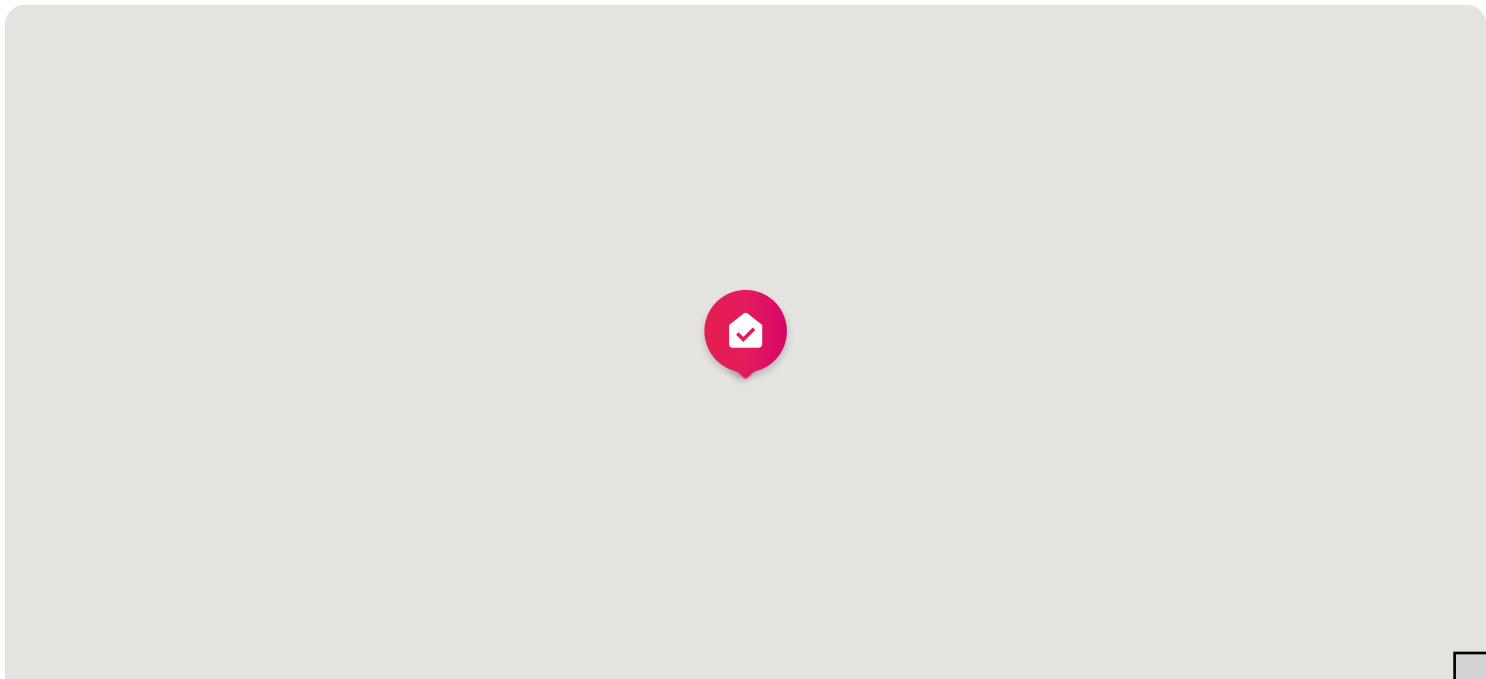
This was a lovely Victorian home. Aaron and his partner were very helpful with local recommendations and breakfast was great!! If we find ourselves in Deadwood again we would stay here again for sure!

[Show more](#)

Show all 155 reviews

Where you'll be

Deadwood, South Dakota, United States



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 20, 2026
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 239 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.

Conditional Use Permit Review – Bed and Breakfast Establishment
25 Lincoln Avenue
May 20, 2026

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.
- 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,

Conditional Use Permit Review – Bed and Breakfast Establishment
25 Lincoln Avenue
May 20, 2026

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. 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.

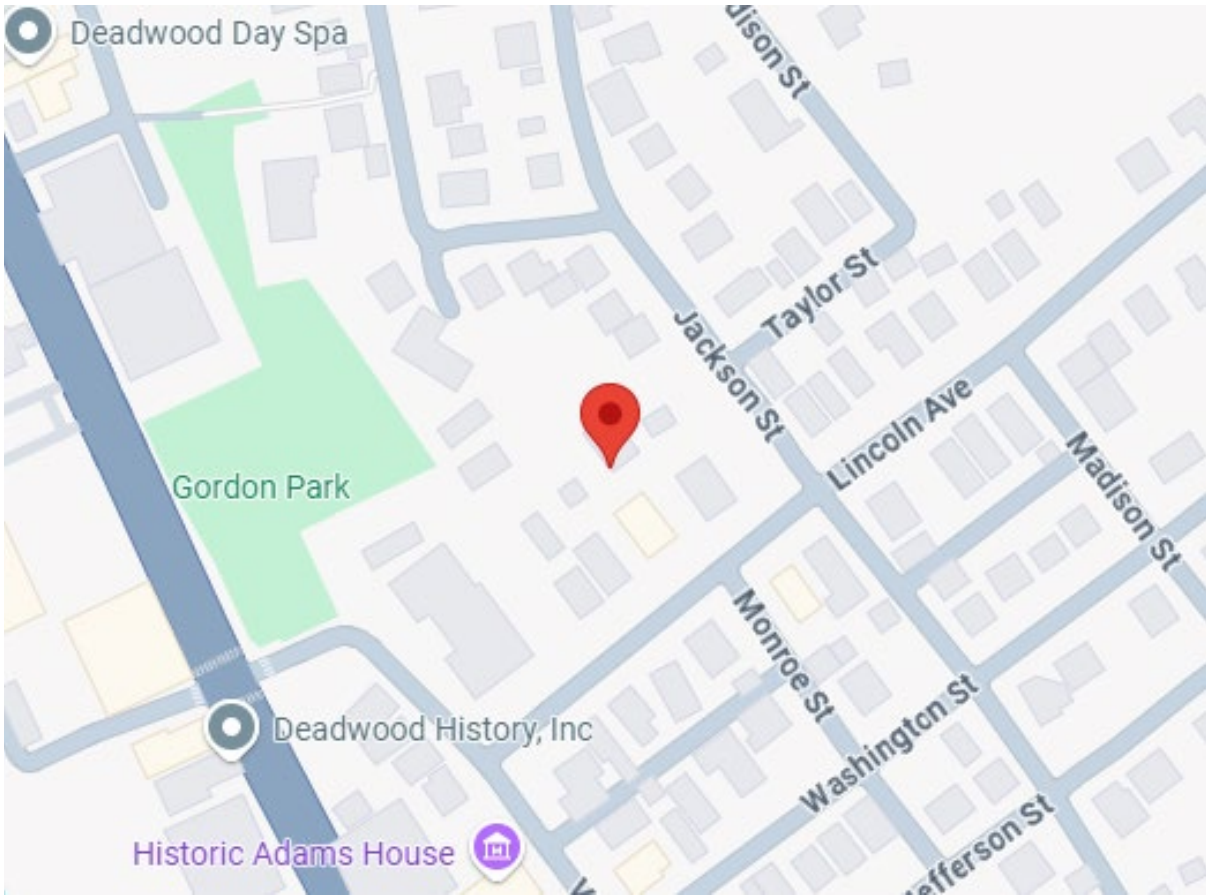
ACTION REQUIRED FOR CONTINUED USE OF CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



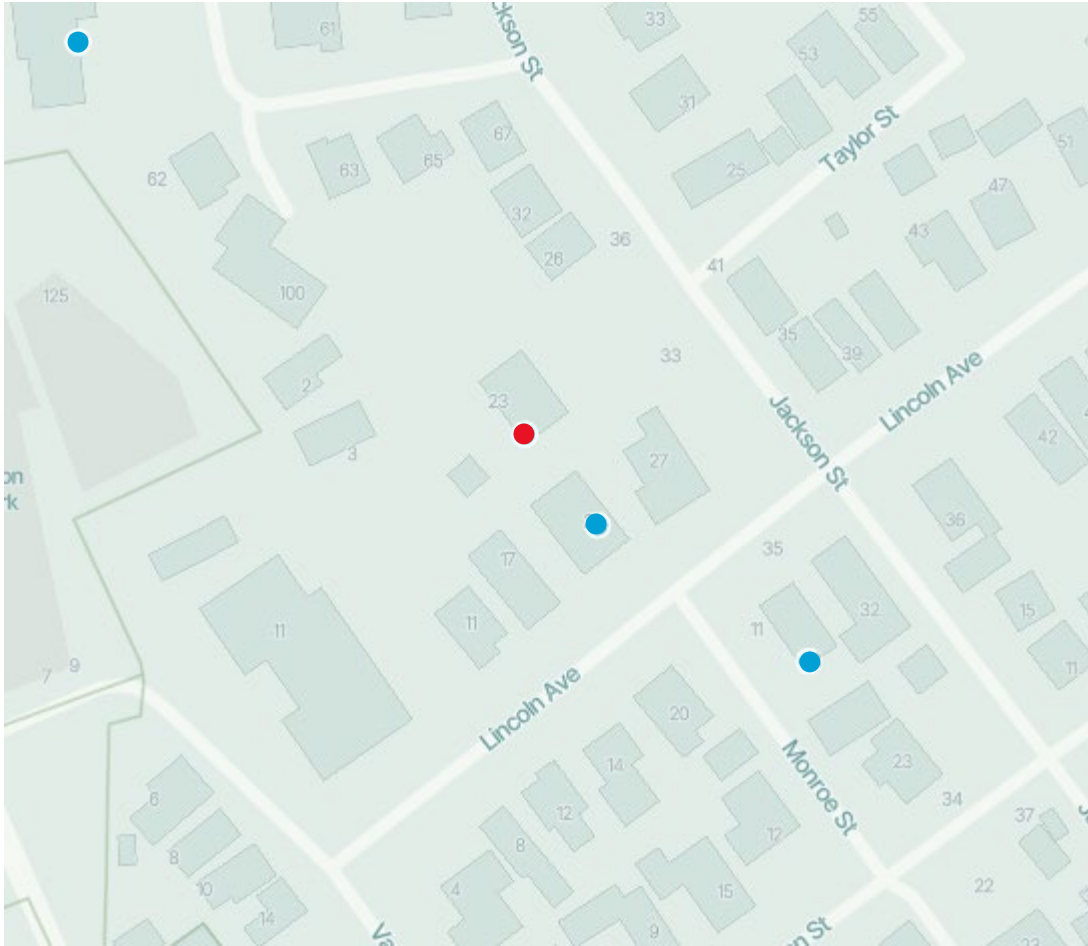
Aerial photo of 25 Lincoln Avenue, Deadwood, SD 57732.





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

Deadwood's 1899 Inn: Cottage Suite West

[Share](#) [Save](#)



Show all photos

Entire guesthouse in Deadwood, South Dakota

6 guests · 2 bedrooms · 3 beds · 1 bath

★ 4.92 · [24 reviews](#)

Hosted by Aaron
2 years hosting

Mountain and garden views
Soak up the views during your stay.

Great for remote work
Fast wifi at 87 Mbps, plus a dedicated workspace in a common area.

Wake up to breakfast and coffee
Included essentials make mornings extra easy.

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 bathtub/shower, 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.

The space

The 1899 Inn is in Deadwood's Presidential District (all the streets i...

Show more

Where you'll sleep

1 / 2



Bedroom 1








1 queen bed



Bedroom 2

1 queen bed

What this place offers

-  Garden view
-  Mountain view
-  Kitchen
-  Fast wifi – 87 Mbps
-  Dedicated workspace
-  Free parking on premises
-  HDTV with Amazon Prime Video, Netflix

 Window AC unit

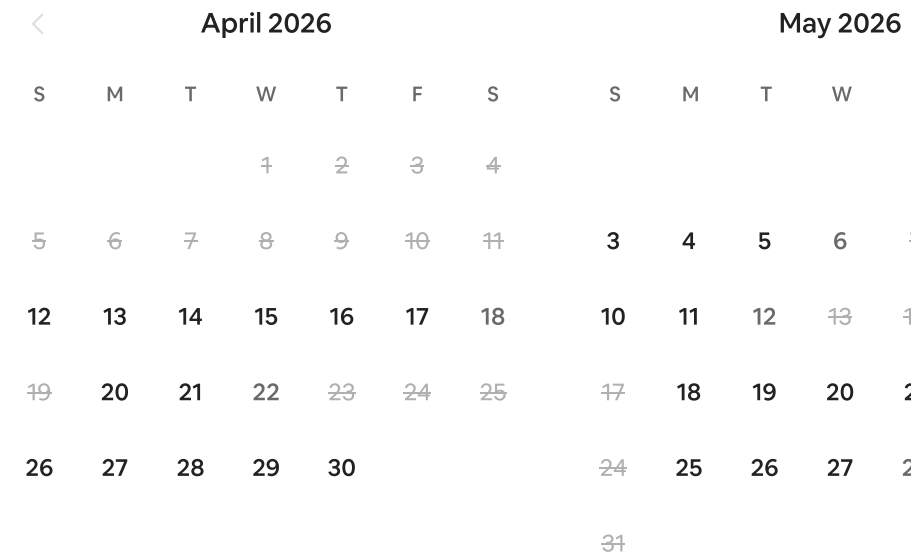
 Bathtub

 Exterior security cameras on property

Show all 53 amenities

Select check-in date

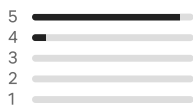
Add your travel dates for exact pricing



★ 4.92 · 24 reviews

[How reviews work](#)

Overall rating



Cleanliness

4.9



Accuracy

4.9



Check-in

4.9



Communication

5.0



Location

4.8



Value

4.7



Guest reviews mention

- Breakfast 12
- Hospitality 13
- Parking 3
- Walkability 5
- Location 3
- Cleanliness 3

Emilie
Bismarck, North Dakota

★★★★★ · February 2026 · Stayed a few nights

Had a great time and breakfast was amazing!! If you plan on staying here bring a smaller vehicle for their private parking lot. The hosts were very friendly and gave us great suggestions for what to do around town!

[Show more](#)

Morgan
3 years on Airbnb

★★★★★ · January 2026 · Stayed a few nights

The sourdough French toast casserole was the best thing I've ever had in my LIFE! It was just a little bit further than we were anticipating in terms of walking everywhere. It would have been perfect if it were nicer outside, but I would book again in the Summer for sure!

[Show more](#)

Jeryl
Laurel, Montana

★★★★☆ · November 2025 · Stayed a few nights

The cottage and B & B are very nice and within a good walking distance from Historic Main Street, the Cemetery and restaurants. The daily breakfast was fabulous. Parking is available but pretty tight...only a regular car will fit. We enjoyed learning about the house's history from the nice couple who own it. There were a few small issues with the cottage (one paper towel, no coffee, no hair dryer, ra...

[Show more](#)

Cletus
Oneida, Wisconsin

★★★★★ · June 2025 · Stayed one night

Love the classic architecture of the property. Which is fitting for Deadwood SD. Parking was organized but would be better suited for mid-sized vehicles. With that being said, it's an old world city and space was always limited. The housing was excellent. Love the classic feel of a B&B and the aroma of fresh baked goods coming from the kitchen at check in. The service was excellent. The area w...

[Show more](#)

Darian
Rochester, Minnesota

★★★★★ · June 2025 · Group trip

A great place for a girls trip! We all had an amazing time here. LOVED breakfast each morning. Hosts were very responsive and helpful.

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 20, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Annual Review - Conditional Use Permit – Vacation Home
Establishment

APPLICANT(S): 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 20, 2026

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 112 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:

- A. The Conditional Use shall be in harmony with the general purposes, goals, objectives, and standards to the city policy plan, the ordinance, the district

Conditional Use Permit Review – Vacation Home Establishment
 29 Lee Street
 May 20, 2026

in which it is located, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the City of Deadwood.

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

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

The subject area is zoned 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.

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 filled with the Zoning Administrator and may be initiated by the Planning and Zoning Commission OR any three (3) residents within three hundred (300) feet of the property lines of which the application has been filed. All such revocation hearings shall be conducted in the same manner as for the Conditional Use Permit Application hearings.
- C. The Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and/or on an annual basis and place additional stipulations to mitigate a problem.
- D. Any use permitted under the terms of any Conditional Use Permit shall be established and conducted in conformity with the terms of such a permit and of any conditions designated in connection therewith.
- E. If the permitted use under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, said permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.

If approved for continued use, staff 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.

Conditional Use Permit Review – Vacation Home Establishment
29 Lee Street
May 20, 2026

2. A state sales tax number from the South Dakota Department of Labor has been provided to the Planning and Zoning Office for their files.
3. The Building Inspector has inspected the building, and it meets applicable building codes.
4. City water and sewer rates 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.

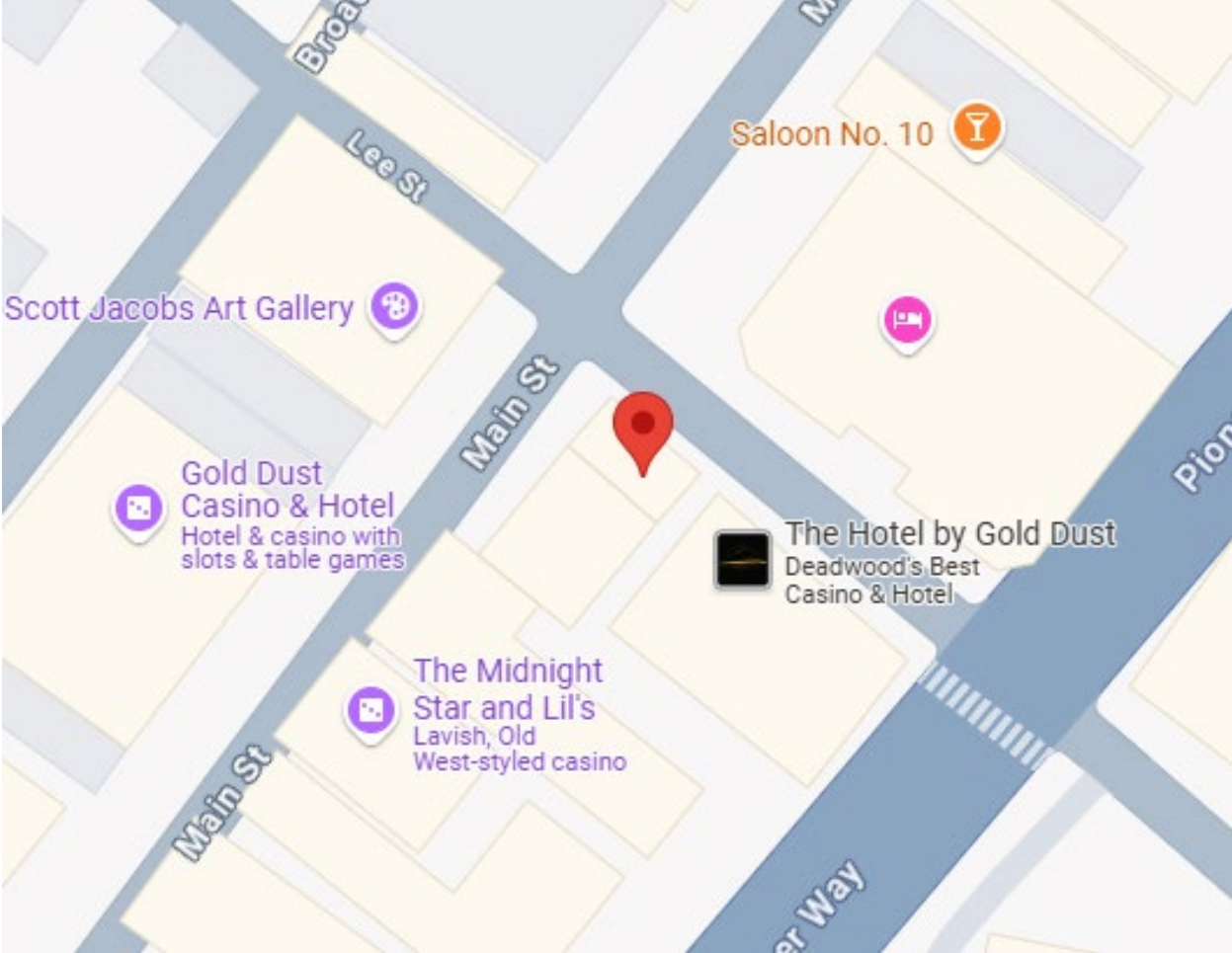
ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



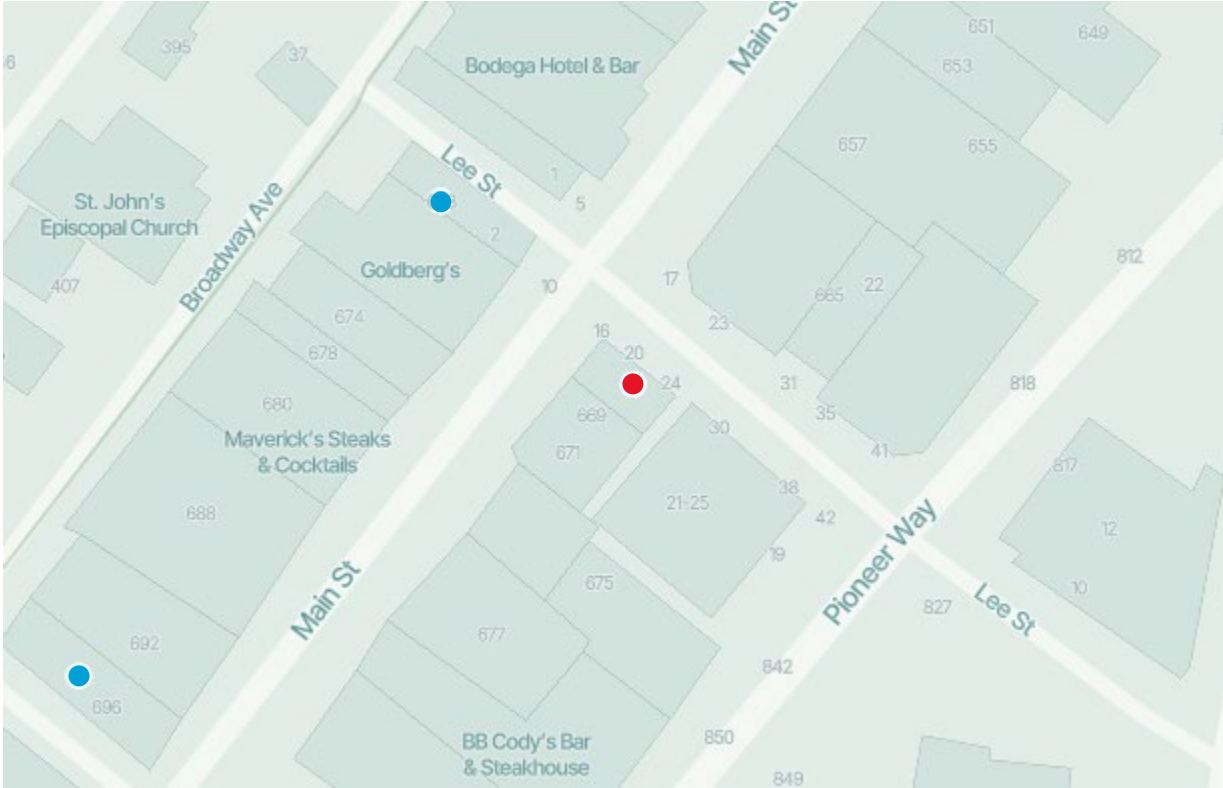
Aerial photo of 29 Lee Street, Deadwood, SD 57732.





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













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





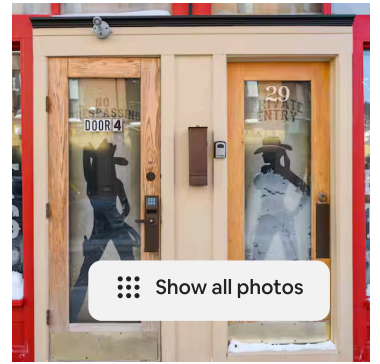
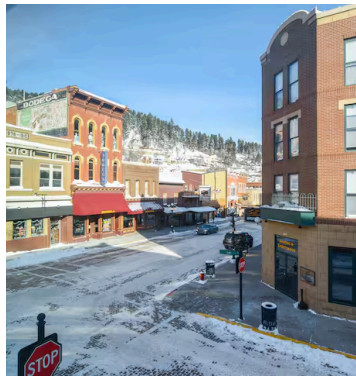
Zoning map showing 29 Lee Street, Deadwood, SD 57732

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

Door 4

[Share](#) [Save](#)



Entire condo in Deadwood, South Dakota

4 guests · 1 bedroom · 2 beds · 1 bath

★ 4.6 · [10 reviews](#)



Hosted by Budi
Superhost · 8 years hosting



Self check-in
Check yourself in with the keypad.



Lots to do nearby
This area has plenty to explore.



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! Parking in the city parking garage a block away!

The space



You won't forget a property like this - Door 4 is one that can't be matched right off the main street of Deadwood, SD!!! Just steps way...

Show more

Where you'll sleep


Bedroom
1 king bed, 1 queen bed

What this place offers

-  Kitchen
-  Wifi
-  TV
-  Air conditioning
-  Refrigerator
-  Microwave

Show all 22 amenities

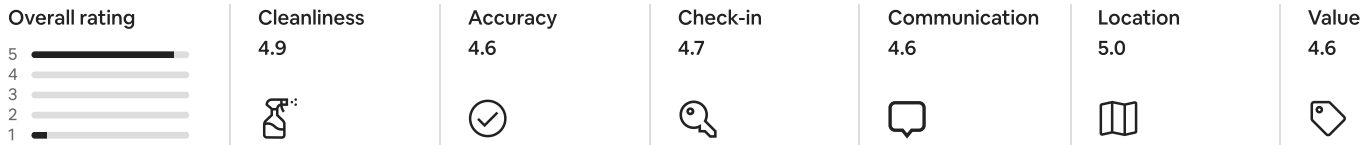
Select check-in date

Add your travel dates for exact pricing

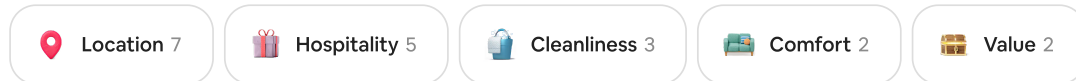


★ 4.6 · 10 reviews

[How reviews work](#)



Guest reviews mention



Courtney
2 years on Airbnb

★★★★★ · January 2026 · Stayed a few nights

Perfect location, comfortable stay, and very reasonable price! We enjoyed our stay and will definitely book here again!



Tiffany
Hill City, South Dakota

★★★★★ · January 2026 · Stayed a few nights

Outstanding location and host!



Carson
Somers, Montana

★★★★★ · June 2025 · Stayed a few nights

We couldn't have asked for a better location—this Airbnb is right in the middle of downtown Deadwood, just steps away from historic saloons, restaurants, shops, and casinos. Being able to walk everywhere made the trip so much more relaxing and fun. The place itself was clean, cozy, and had everything we needed. The bed was comfortable, the kitchen was well stocked, and we loved ...

[Show more](#)



Michelle
Sioux Falls, South Dakota

★★★★★ · November 2025 · Stayed a few nights

Great location on the main strip of Deadwood!



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 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 before arriving. Mind ...

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Show all 10 reviews

Where you'll be

Deadwood, South Dakota, United States

Q
↗
+

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 20, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Annual Review - Conditional Use Permit – Vacation Home
Establishment

APPLICANT(S): 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 20, 2026

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 101 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:

- A. The Conditional Use shall be in harmony with the general purposes, goals, objectives, and standards to the city policy plan, the ordinance, the district

Conditional Use Permit Review – Vacation Home Establishment
 140 Timm Lane
 May 20, 2026

in which it is located, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the City of Deadwood.

The City Comprehensive Plan encourages a variety of uses and a mixture of housing types. Traffic and parking 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.

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 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.

Conditional Use Permit Review – Vacation Home Establishment
140 Timm Lane
May 20, 2026

2. A state sales tax number from the South Dakota Department of Labor has been provided to the Planning and Zoning Office for their files.
3. The Building Inspector has inspected the building, and it meets applicable 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.

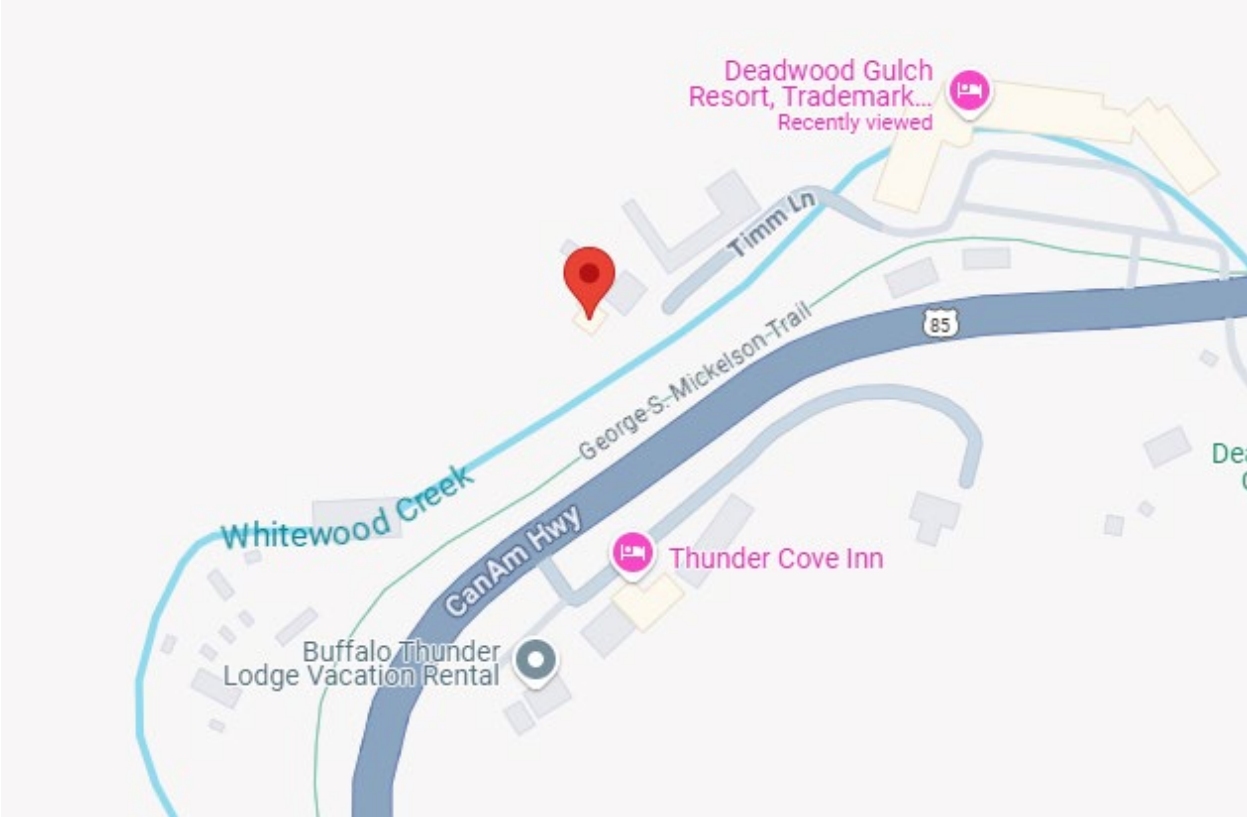
ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



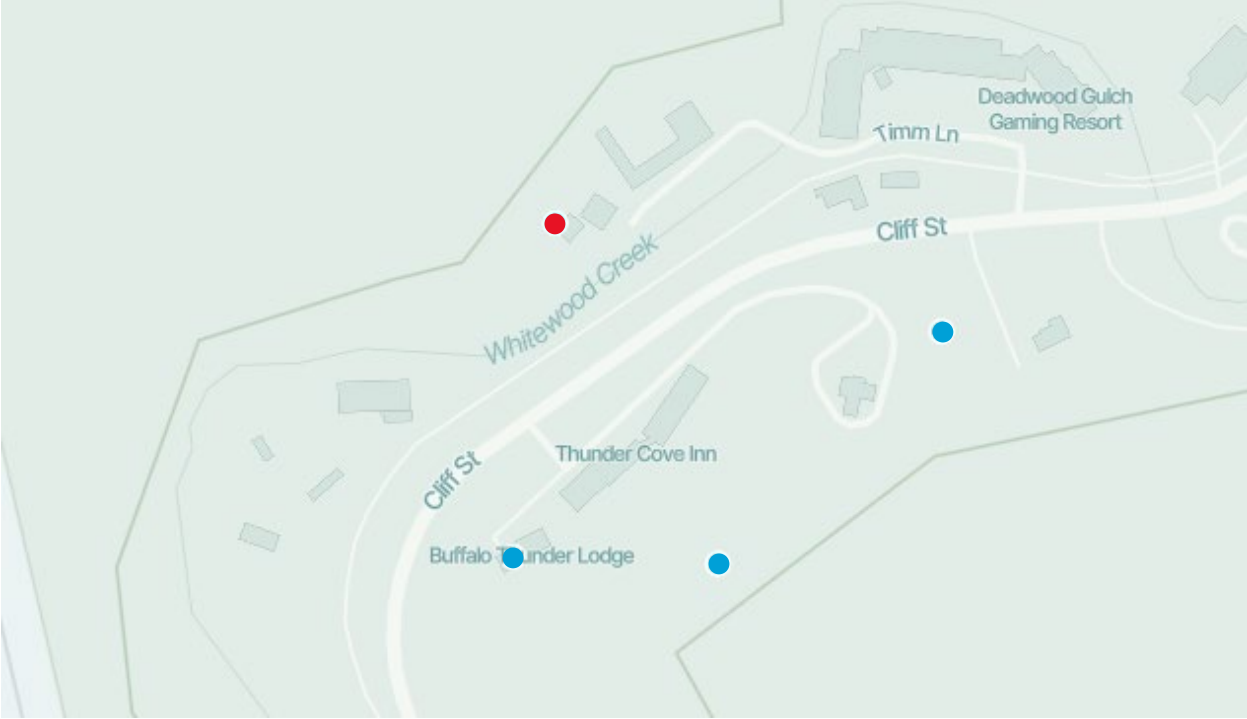
Aerial photo of 140 Timm Lane, Deadwood, SD 57732.





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





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





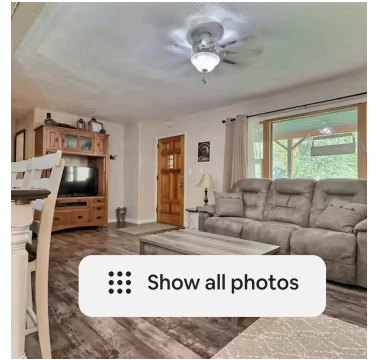
Zoning map showing 140 Timm Lane, Deadwood, SD 57732

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

Creekside-Deadwood- Mickelson Trail- Trolley

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Entire cabin in Deadwood, South Dakota

4 guests · 2 bedrooms · 2 beds · 1 bath

Guest favorite

4.85
★★★★★

41
Reviews



Hosted by Alecia

Superhost · 8 years hosting

Add dates for prices

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest



Check availability



Self check-in

Check yourself in with the keypad.



Mountain view

Soak up the view during your stay.



Alecia is a Superhost


Superhosts are experienced, highly rated Hosts.

[Report this listing](#)


Welcome to Hidden Gulch, a picturesque cabin tucked between Ponderosa pines, Whitewood Creek, and the famous Mickelson Trail. If you are ready to try your luck, the Deadwood Gulch Casino is a short walk away, or hop in the trolley & quickly get to the rest of Deadwood's nightlife. You are also less than a mile from Highway 385, which heads south to Pactola Lake, Mount Rushmore, Crazy Horse, Custer State Park, and Wind Cave National Park. Close to serenity. Close to Excitement. Close to perfect....

Show more

Where you'll sleep













Bedroom 1
1 queen bed



Bedroom 2
1 queen bed

What this place offers

-  Mountain view
-  River view
-  Waterfront
-  Kitchen
-  Wifi
-  Free driveway parking on premises – 4 spaces
-  TV
-  Free washer – In unit
-  Free dryer – In unit

 Exterior security cameras on property

Show all 47 amenities

Select check-in date

Add your travel dates for exact pricing

April 2026							May 2026						
S	M	T	W	T	F	S	S	M	T	W	TH	F	S
			1	2	3	4							
5	6	7	8	9	10	11	3	4	5	6	7	8	9
12	13	14	15	16	17	18	10	11	12	13	14	15	16
19	20	21	22	23	24	25	17	18	19	20	21	22	23
26	27	28	29	30			24	25	26	27	28	29	30
							31						



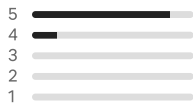
4.85

Guest favorite

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

[How reviews work](#)

Overall rating



Cleanliness

5.0



Accuracy

4.8



Check-in

5.0



Communication

5.0



Location

4.5



4.6



Guest reviews mention



Cleanliness 21



Location 20



Comfort 10



Family 7



Outdoor spaces 4



Getting around



Bridget

Fremont, Nebraska

★★★★★ · October 2025 · Stayed a few nights

Had a great time in Deadwood staying here! Trolley comes to the hotel right next door for easy access to downtown. The home was clean and super cozy. Will definitely be returning!



Mihai

Middleburg, Florida

★★★★★ · September 2025 · Stayed about a week

I loved the place. quiet, homey feel, nice yard and 2 fruit trees. you could walk to main street (paid parking or hard to find free parking). definitely is kind of in the middle of most of attractions of the area. I wish I'd had a bit of more time to actually enjoy the house too (the covered back, maybe a BBQ etc). maybe next time when I'll get in the area!

[Show more](#)



Ricky

Havana, Florida

★★★★★ · August 2025 · Stayed a few nights

The home is very nice and although the driveway going in makes you wonder where you are, we enjoyed the house very much. It is close to the Deadwood Gulch Hotel&Casino which has a trolley stop and makes it very convenient to get into town inexpensively too. The beds were comfortable, all the appliances worked well and the washer and dryer were very nice to have on a motorcycle trip wit...

[Show more](#)



Janet

4 years on Airbnb

★★★★★ · May 2025 · Stayed a few nights

Beautiful setting. We really enjoyed our stay. We enjoyed the enclosed patio with the pellet stove for the cool evenings.



Mark

Shiloh, Illinois

★★★★★ · July 2024 · Stayed a few nights

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 20, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Annual Review - Conditional Use Permit – Bed and Breakfast

APPLICANT(S): Tucker Inn (Shirlene Joseph)
PURPOSE: Annual Review – Conditional Use Permit – Bed and Breakfast Establishment
ADDRESS: 771 Main Street
Deadwood, Lawrence County, South Dakota
LEGAL DESCRIPTION: Lots 7 and 8, block 24, Original Town, City of Deadwood, Lawrence County, South Dakota.
FILE STATUS: Compliant with all legal requirements.
ZONE: R2 – Multi-Family Residential

STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: C1 – Commercial	Parking Lot
South: R2 – Multi-Family Residential	Residential
East: C1 – Commercial	Parking Lot
West: R2 – Multi-Family Residential	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 19, 2004, to operate a Bed and Breakfast Establishment at 771 Main Street.

The subject property is located on upper Main Street and is surrounded by several zoning classifications, including Residential, Commercial and Park

Conditional Use Permit Review – Bed and Breakfast Establishment
771 Main Street
May 20, 2026

Forest. The Bed and Breakfast is located within a duplex style home. The property owner resides on the lower floor and rents the second floor. There is a total of three (3) bedrooms for rent, with a single bathroom.

FACTUAL INFORMATION

1. The property is currently zoned R2 – Multi-Family Residential District.
2. The subject property has access from Main Street.
3. The subject property is located within a medium-density land use classification on the adopted Zoning Map.
4. The property is not located within the 500-year floodplain.
5. Adequate public facilities are available to serve the property.
6. The area is characterized by a mixture of single-family and multi-family dwellings, commercial and public use areas.

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 R2- Multi-Family Residential Districts with an approved Conditional Use Permit. The subject property is a three (3) bedroom, one (1) bath duplex. Renters can park tandemly in the driveway.

“Bed and Breakfast” 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 94 nights in the past 12 months and has received very 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 this chapter and as a further guide to its decision upon the facts of the case, the Commission(s) shall consider, among other things, the following facts:

- A. The conditional use shall be in harmony with the general purposes, goals, objectives, and standards to the City Policy Plan, the ordinance, the district

Conditional Use Permit Review – Bed and Breakfast Establishment
 771 Main Street
 May 20, 2026

in which it is located, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the City of Deadwood.

The City Comprehensive Plan encourages a variety of uses and a mixture of housing types. Traffic and parking have not significantly affected the neighborhood since the applicant continues to abide by the parking requirements associated with Short-Term Rentals. This area is of mixed use.

- B. Whether or not a community need exists for the conditional use at the subject 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 conditional use: (a) the conditional use in the subject location shall not result in either a detrimental over concentration of a particular use from previously permitted uses within the city or within the immediate area of the proposed use.

The subject area is zoned R2– Multi-Family Residential District and is intended to provide locations for medium density, multiple family units such as duplexes, townhouses, condominiums, and apartment developments. There are currently seven (7) total Short-Term Rentals within the immediate vicinity.

- C. The conditional use at this location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvement, public improvement, public sites, or rights-of-way.

The applicant only uses off street parking and lives onsite, preventing any public nuisance issues that are often associated with Short-Term Rentals. The use has not resulted in a substantial or undue adverse effect on adjacent property, or the character of the neighborhood, and the use has not altered the character of the neighborhood. There has been no change in the size of the dwelling.

- D. The previously approved Conditional Use Permit is still in use, and 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 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 property is in an area that does have additional Short-Term Rentals in

Conditional Use Permit Review – Bed and Breakfast Establishment
771 Main Street
May 20, 2026

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 have not been adversely affected.

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

The current 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 section for its original approval.
- B. The Board of Adjustments can revoke Conditional Use Permits, once granted, 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.
- 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. If the use permitted under the terms of a Conditional Use Permit has not been started within six (6) months of the date of issuance thereof, said permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.
- E. If the use permitted under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, said permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.

If approved, staff recommendations for stipulation(s):

Conditional Use Permit Review – Bed and Breakfast Establishment
771 Main Street
May 20, 2026

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 has been provided to the Planning and Zoning Office for their files.
3. The Building Inspector has inspected the building, and it meets applicable building codes.
4. City water and sewer rates have changed from residential to commercial.
5. Proper paperwork is filed with the City of Deadwood Finance Office for Business Improvement District (BID) taxes.
6. City of Deadwood Business and Short-Term Rental Licenses are in good standing.
7. A Lodging License from the South Dakota Department of Health and is in good standing.
8. All parking shall be off street.

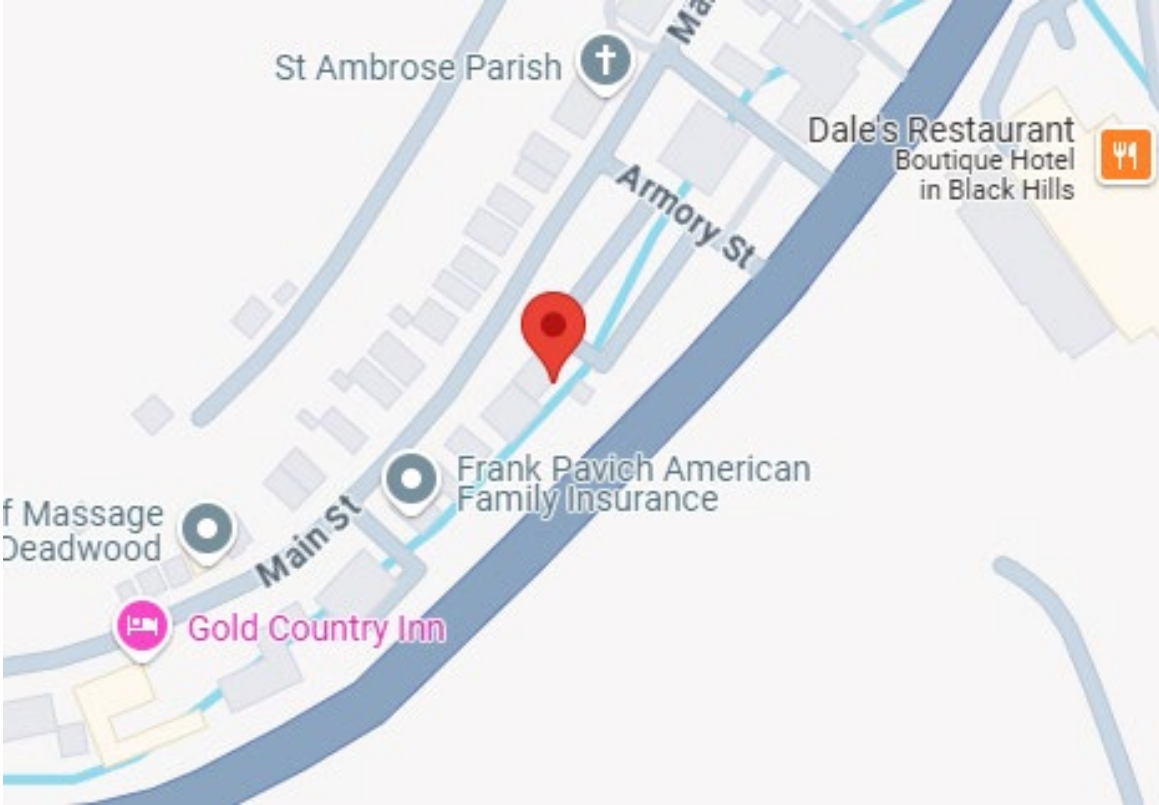
ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



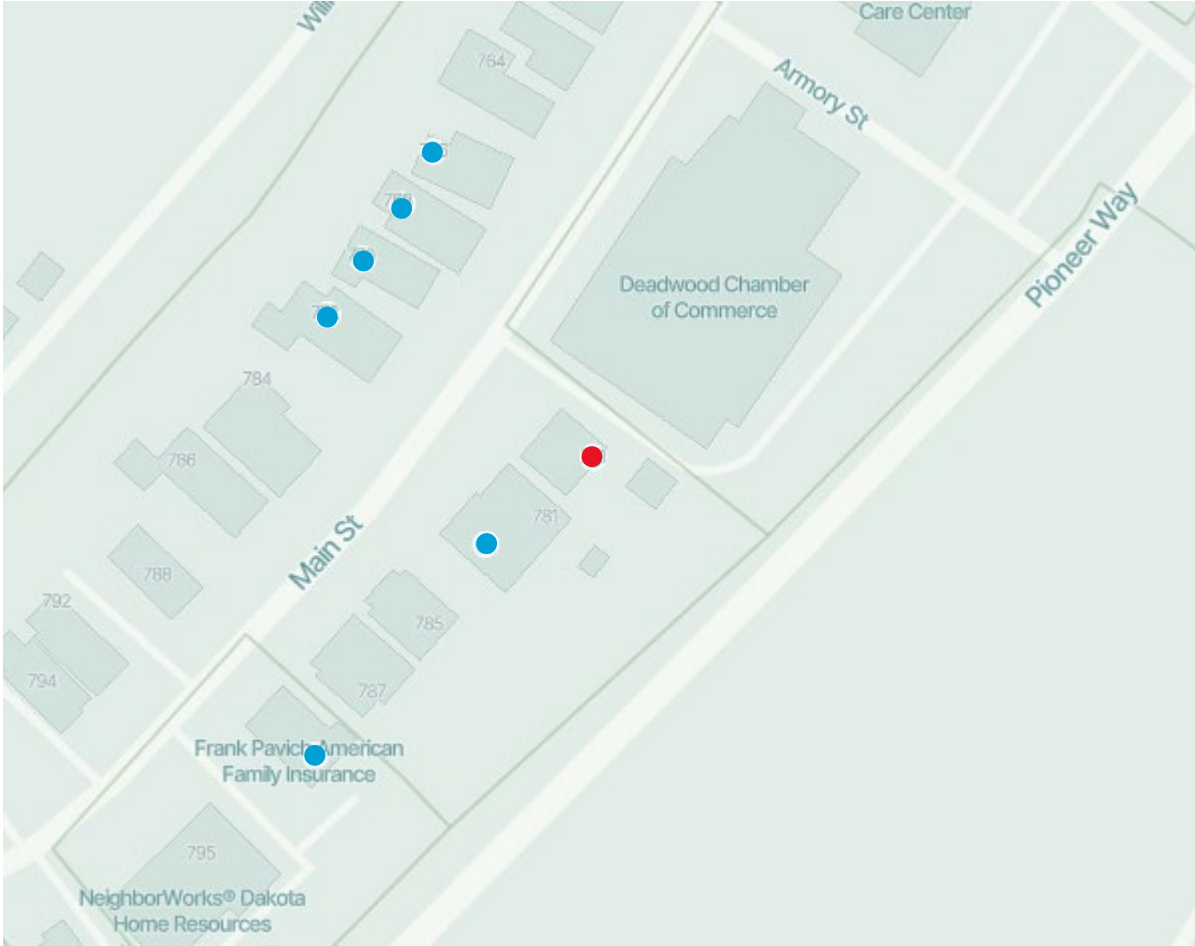
Aerial photo of 771 Main Street, Deadwood, SD 57732.





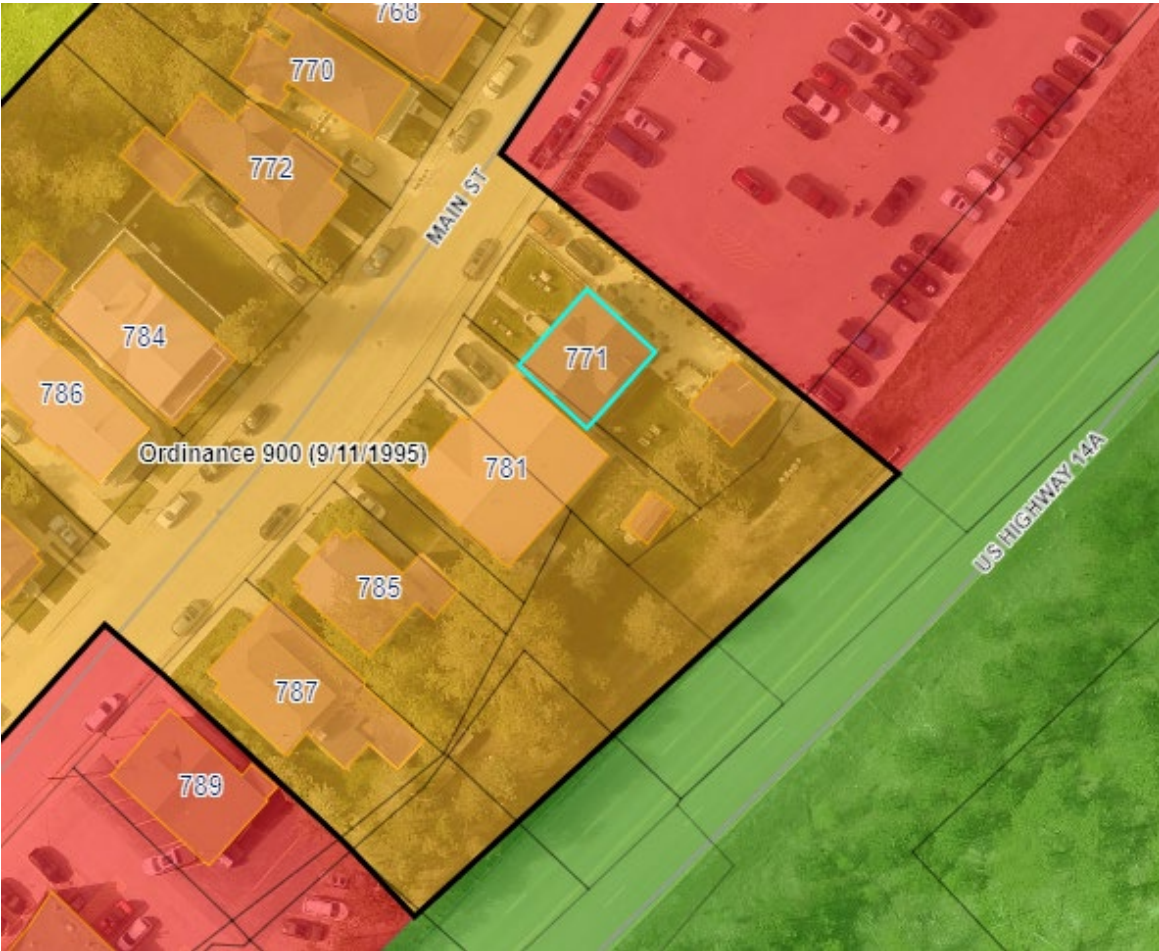
Map showing location of 771 Main Street, Deadwood, SD 57732





Map showing locations of nearby Short-Term Rentals to 771 Main Street





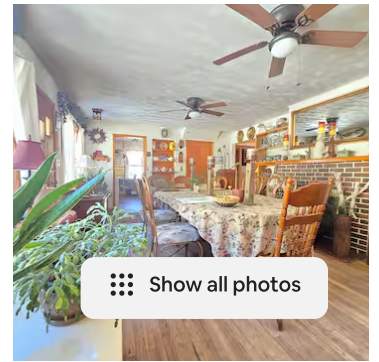
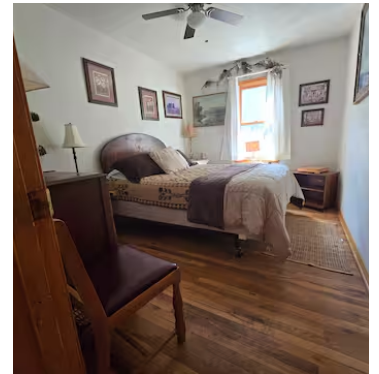
Zoning map showing 771 Main Street, Deadwood, SD 57732

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

Historic Deadwood Cottage | Walk to Main St

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Show all photos

Entire home in Deadwood, South Dakota

6 guests · 3 bedrooms · 3 beds · 1 bath

★ 4.62 · [253 reviews](#)



Hosted by Shirlene

Superhost · 13 years hosting



Great check-in experience

Recent guests loved the smooth start to this stay.



Walkable area

Guests say this area is easy to get around.



Shirlene 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](#)

Stay just steps from downtown Deadwood at The Tucker Inn, your historic retreat in the Black Hills. You will have 3 queen beds making it a great fit for families, couples, or small groups. Whether you are here for the casinos and nightlife, exploring Black Hills history or heading to the outdoors, everything is right outside your door. Relax in the backyard seating or unwind on your private patio surrounded by pines.

...

Show more

What this place offers

-  Kitchen
-  Wifi
-  Free street parking
-  Free washer – In unit
-  Free dryer – In unit
-  Bathtub
-  Shared backyard – Fully fenced
-  Refrigerator
-  Microwave

Show all 26 amenities

Select check-in date

Add your travel dates for exact pricing



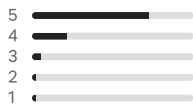
S	M	T	W	T	F	S	S	M	T	W
April 2026						May 2026				
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19	20	21	22	23	24	25	17	18	19	20
26	27	28	29	30			24	25	26	27



★ 4.62 · 253 reviews

[How reviews work](#)

Overall rating



Cleanliness

4.8



Accuracy

4.8



Check-in

4.8



Communication

4.8



Location

4.9



Value

4.6



Guest reviews mention



Walkability 81



Location 137



Hospitality 119



Comfort 48



Sleep quality 30



Decor 24



Tyson

Pierce, Nebraska

★★★★★ · December 2025 · Stayed a few nights

This is a cozy place to stay and the front bed is absolutely amazing. This is perfect for my spouse and I. Within walking distance of downtown which we really appreciate as we prefer not to be right downtown. We will be booking here again!

[Show more](#)



Matt

Lingle, Wyoming

★★★★★ · November 2025 · Stayed a few nights

This is the fourth time we have stayed with Shirlene and as always, she was a great host! Absolutely loved the house with all the decor! Beds were comfortable and very cozy!



Shandy
Miles City, Montana

★★★★★ · 2 weeks ago · Group trip

Great location for Deadwood because you can walk anywhere! Shirlene was very responsive and helpful in every message...thanks for the stay!



Charles
5 years on Airbnb

★★★★★ · October 2025 · Stayed a few nights

We've stayed at a couple of Shirlene's places. Never been disappointed. This one was very comfortable. The inside is a little busy with lots of knick knacks and things. Very nice! Not exactly the setting if you're looking for your group to play a board game at the table, but Definitely comfortable and very clean! Shirlene is always nice and responds to questions with lightning speed. We'll be sticking ...

[Show more](#)



Marci
9 years on Airbnb

★★★★★ · January 2026 · Stayed a few nights

This was our third time staying at one of Shirlene's properties and she is always a great host! Would return again!



Collette
Scottsdale, Arizona

★★★★★ · November 2025 · Stayed a few nights

Best thing about this home - walkability 10/10! The front door was wide open and the keys were on the credenza just like the host said they would be. I found that a little offputting from the start because of obvious safety reasons. After our stay I re-read the listing and descriptions, and looked again at all the photos. Yes, the place is (for the most part) the same as in the photos. However, the way the ...

[Show more](#)

Show all 253 reviews

Where you'll be

Deadwood, South Dakota, United States

Exact location will be provided after booking.

[Show more](#) >

Meet your host

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 20, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Annual Review - Conditional Use Permit – Bed and Breakfast

APPLICANT(S): The Jordans (Rick and Chris Jordan)
PURPOSE: Annual Review – Conditional Use Permit – Bed and Breakfast Establishment
ADDRESS: 768 Main Street
Deadwood, Lawrence County, South Dakota
LEGAL DESCRIPTION: Part of Lots 46 & 47, Block 23, Original Townsite, City of Deadwood, Lawrence County, South Dakota.
FILE STATUS: Compliant with legal obligations.
ZONE: R2 – Multi-Family Residential
STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses:
North: R2 – Multi-Family Residential	Short-Term Rental
South: R2 – Multi-Family Residential	Short-Term Rental
East: R2 – Multi-Family Residential	Short-Term Rental
West: C1 – Commercial	Parking Lot

SUMMARY OF REQUEST

The Deadwood City Commission has directed the Planning and Zoning Commission to conduct annual reviews of all Conditional Use Permits in accordance with City of Deadwood Municipal Code 17.76.060. The applicant was issued a Conditional Use Permit on May 19, 2021, to operate a Bed and Breakfast Establishment at 768 Main Street.

The subject property is located on upper Main Street and is surrounded by Multi-Family Residential zoning with a Commercially zoned parking lot across the

street.

FACTUAL INFORMATION

1. The property is currently zoned R2 – Multi-Family Residential District.
2. The subject property has access from Main Street.
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 a mixture of single-family and multi-family dwellings with commercial parking and buildings nearby.

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 R2- Multi-Family Residential Districts with an approved Conditional Use Permit. The subject property is a triplex, with two upstairs units being rented to guests. Each unit consists of one (1) bedroom and one (1) bathroom. Renters can park in two leased parking spaces near the establishment.

“Bed and Breakfast” 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 225 nights in the past 12 months and has received very 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 this chapter and as a further guide to its decision upon the facts of the case, the Commission(s) shall consider, among other things, the following facts:

- A. The continued use shall be in harmony with the general purposes, goals, objectives, and standards to the City Policy Plan, the ordinance, the district

Conditional Use Permit Review – Bed and Breakfast Establishment
768 Main Street
May 20, 2026

in which it is located, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the City of Deadwood.

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

- B. Whether or not a community need exists for the continued use at the existing 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 proposed use in the proposed location shall not result in either a detrimental over concentration of a particular use from previously permitted uses within the city or within the immediate area of the proposed use.

The subject area is zoned R2– Multi-Family Residential District and is intended to provide locations for medium density, multiple family units such as duplexes, townhouses, condominiums, and apartment developments. There are currently seven (7) total Short-Term Rentals within the immediate vicinity.

- C. The continued use at this location shall not result 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 leases two (2) parking spaces from a business across the street. If the tenant 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. There has been no change in the size of the dwelling.

- D. The previously approved Conditional Use Permit is still in use, and when influenced by matters pertaining to the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Policy Plan, this ordinance, or any other plan, program, map or ordinance adopted, or under consideration pursuant to official notice, by the city or other governmental agency having jurisdiction to guide growth and development.

For any conditional use, lot and performance standards shall be the same as similar type 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 existing location has been adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this section.

The proposed 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 section for its original approval.
- B. The Board of Adjustments can revoke Conditional Use Permits, once granted, 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.
- 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. If the use permitted under the terms of a Conditional Use Permit has not been started within six (6) months of the date of issuance thereof, said permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.
- E. If the use permitted under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, said permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.

If approved, staff recommendations for stipulation(s):

Conditional Use Permit Review – Bed and Breakfast Establishment
768 Main Street
May 20, 2026

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 has been provided to the Planning and Zoning Office for their files.
3. The Building Inspector has inspected the building, and it meets applicable building codes.
4. City water and sewer rates have been 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 are active.
7. Lodging License from the South Dakota Department of Health is active.
8. All parking shall be off street.

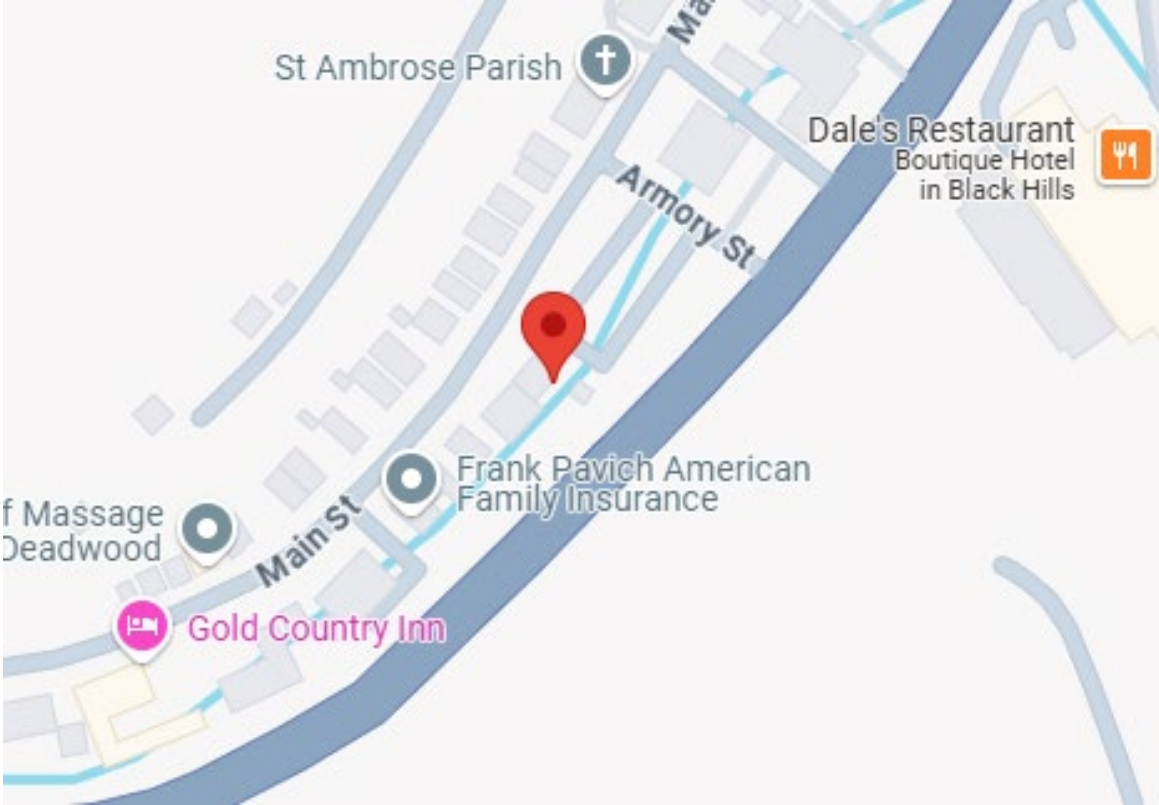
ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



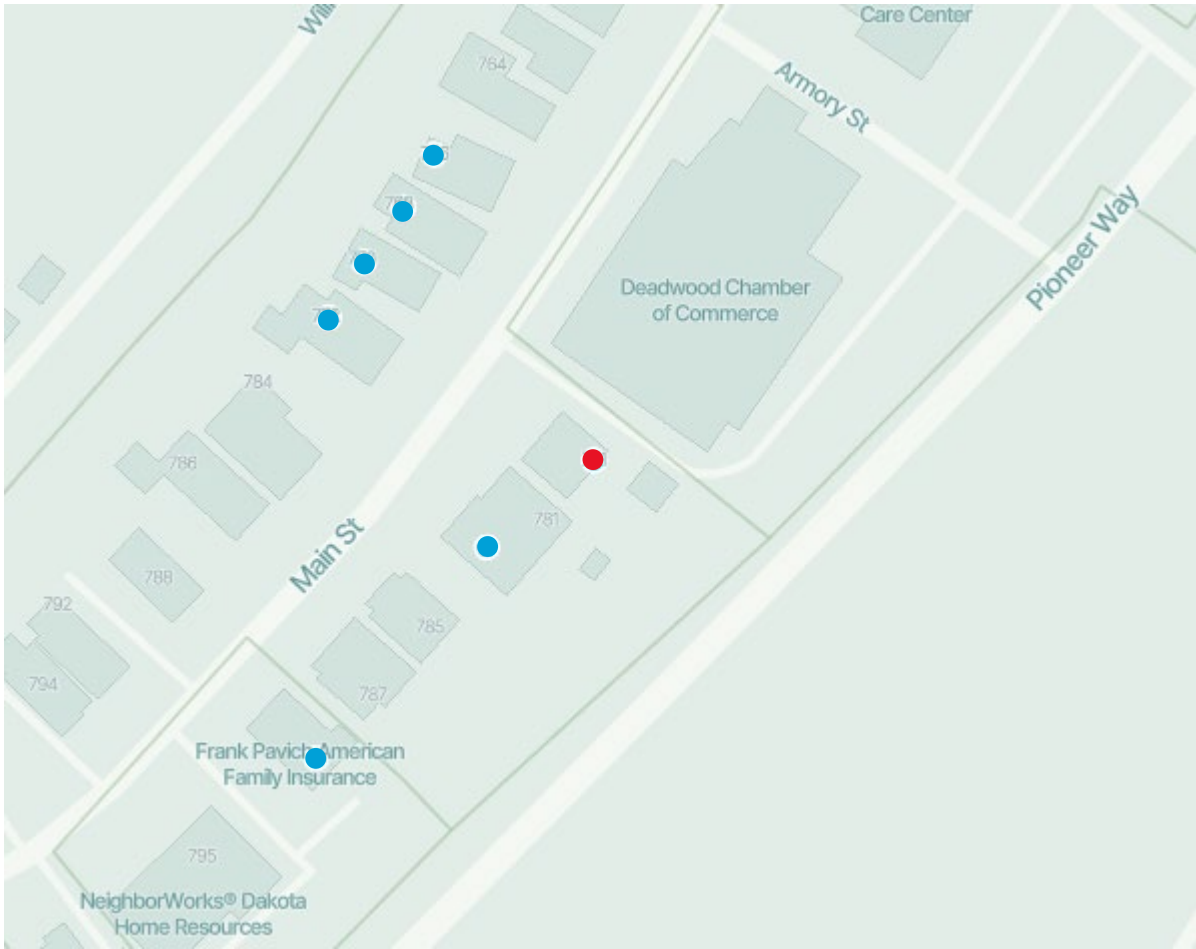
Aerial photo of 771 Main Street, Deadwood, SD 57732.





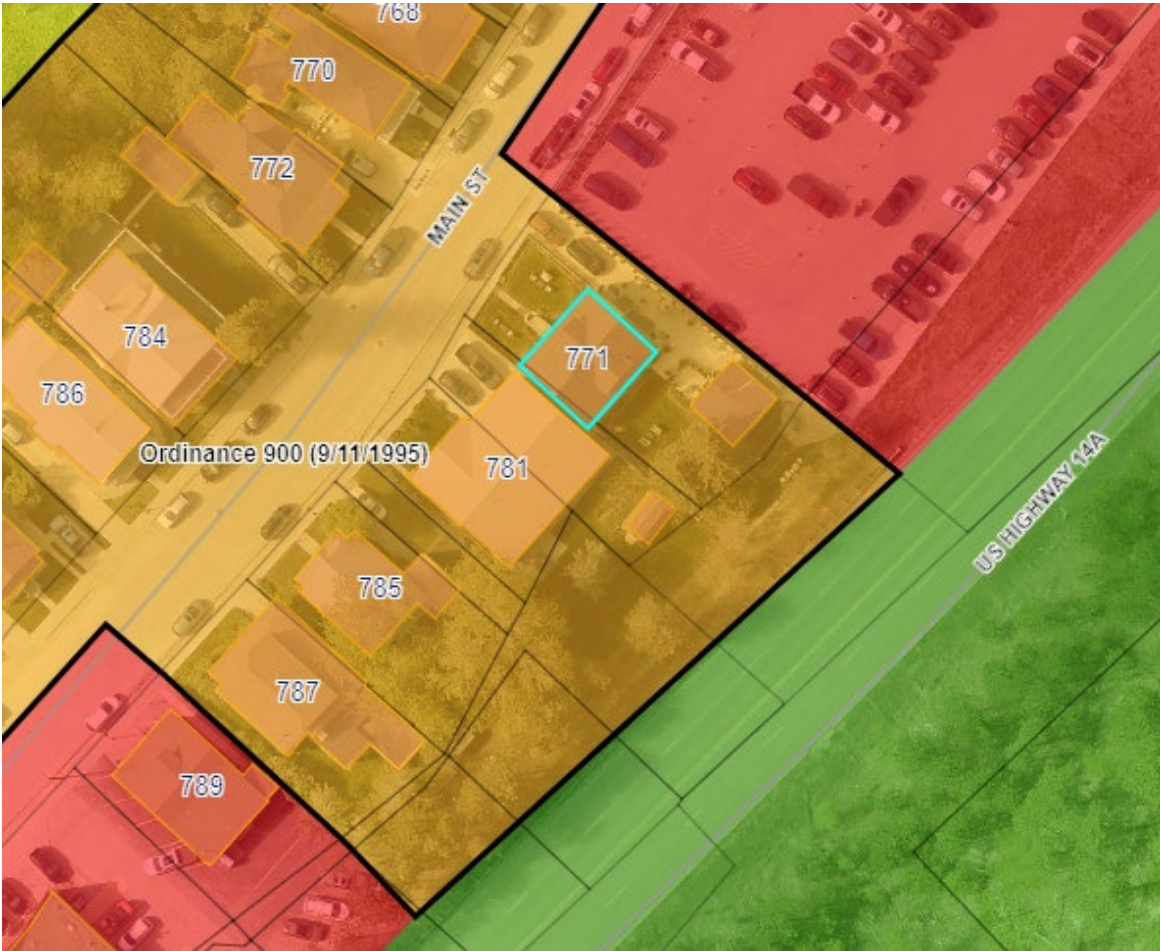
Map showing location of 771 Main Street, Deadwood, SD 57732





Map showing locations of nearby Short-Term Rentals to 771 Main Street





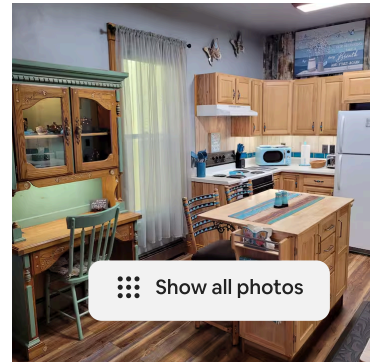
Zoning map showing 771 Main Street, Deadwood, SD 57732

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

Newly remodeled in the Heart of Deadwood

[Share](#) [Save](#)



Show all photos

Entire rental unit in Deadwood, South Dakota

2 guests · 1 bedroom · 1 bed · 1 bath

Guest favorite

5.0
★★★★★

130
Reviews



Hosted by Chris

Superhost · 5 years hosting

Add dates for prices

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest



Check availability



Top 1% of homes

This home is one of the highest ranked based on ratings, reviews, and reliability.



Self check-in

Check yourself in with the keypad.



Comfy bed for better sleep

The room-darkening shades and extra bedding are loved by guests.



Report this listing

This newly remodeled, comfortable apartment is right in the heart of Deadwood! This home, built in the early 1900's is on Deadwood's Historical Registry, and is located on famous Main Street just a couple blocks from the action. It is a one bedroom apartment with one bath and a full kitchen. Laundry facilities are available. You'll love coming back to this cozy space with all the comforts of home, after enjoying all Deadwood and the Black Hills has to offer!

...

Show more








Where you'll sleep



Bedroom

1 queen bed

What this place offers

-  Kitchen
-  Wifi
-  Dedicated workspace
-  Free driveway parking on premises
-  42 inch HDTV with Roku
-  Free washer – In building
-  Free dryer – In building

 AC - split type ductless system

 Shared patio or balcony

 Indoor fireplace: electric

Show all 50 amenities

Select check-in date

Add your travel dates for exact pricing

April 2026							May 2026				
S	M	T	W	T	F	S	S	M	T	W	T
			1	2	3	4					
5	6	7	8	9	10	11	3	4	5	6	7
12	13	14	15	16	17	18	10	11	12	13	14
19	20	21	22	23	24	25	17	18	19	20	21
26	27	28	29	30			24	25	26	27	28
							31				



Guest favorite

This home is in the **top 1%** of eligible listings based on ratings, reviews, and reliability

[How reviews work](#)

Overall rating

Cleanliness

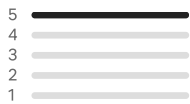
Accuracy

Check-in

Communication

Location

Value



5.0



5.0



5.0



5.0



5.0



5.0



Guest reviews mention

- Cleanliness 45
- Location 62
- Amenities 22
- Walkability 37
- Comfort 30
- Decor 24



Cassandra

5 years on Airbnb

★★★★★ · January 2026 · Stayed one night

This was by far worth the money. I've stayed all over Deadwood. You cannot beat the price!!! Not only do you get a great host with clear directions, but the actual space is in a fantastic location. The air bnb was clean, cute, and prepped for guests.

[Show more](#)



Rebecca

Pierre, South Dakota

★★★★★ · February 2026 · Stayed a few nights

Chris is a wonderful host always quick to respond. When you walk in it has a warm and homey vibe and the attention to detail is so beautiful. I loved how there is a spot set up in the bathroom of items that you may need because you forgot it at home. The location of the property is about 2 block from Main street which make it easy to walk and see all that is happening downtown....

[Show more](#)



Janis

Chatfield, Minnesota

★★★★★ · August 2025 · Stayed a few nights

This was our 2nd stay at Chris's property, and it was just as amazing as the 1st time we stayed! Very clean and lots of amenities. Chris is very responsive when messaging her. My favorite part of the stay is the front porch as it's a great place to sit and drink my coffee in the morning. Definitely recommend this property if staying in Deadwood!

[Show more](#)



Pamela

Ste. Genevieve, Missouri

★★★★★ · July 2025 · Stayed a few nights

Chris's place is absolute perfection. I am a clean freak, and this place met even my picky standards! Add in great communication, beautiful decor, comfortable bed, breakfast items provided, and walkable to downtown but still in a quiet area makes it easily one of the best Airbnbs we have ever stayed at.

[Show more](#)

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 6, 2026
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): Victorian on Van Buren – Thomas and Deanna Smith
PURPOSE: Annual Review – Conditional Use Permit – Bed and Breakfast Establishment
ADDRESS: 29 Van Buren Avenue
Deadwood, Lawrence County, South Dakota
LEGAL DESCRIPTION: The Southerly 57 feet of Lots 21, 22, 23 and 24, Block 50, Original Townsite, 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 4, 2022, to operate a Bed and Breakfast Establishment at 29 Van Buren Street.

Conditional Use Permit Review – Bed and Breakfast Establishment
29 Van Buren Avenue
May 6, 2026

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 Van Buren 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 four (4) bedroom, three (3) bathroom house. Renters can park up to four (4) vehicles in the detached garage/carport.

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

According to Deckard – Rentalscape the property was booked 67 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
 29 Van Buren Avenue
 May 6, 2026

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 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 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 a neighborhood that does have additional Short-Term Rentals, but none within the 200-foot buffer zone. 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, except for townhouses, condominiums and multi-family dwellings, 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 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:

Conditional Use Permit Review – Bed and Breakfast Establishment
29 Van Buren Avenue
May 6, 2026

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 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. A City of Deadwood Business License has been maintained.
7. A Lodging License from the South Dakota Department of Health has been maintained.
8. All parking shall remain off street.

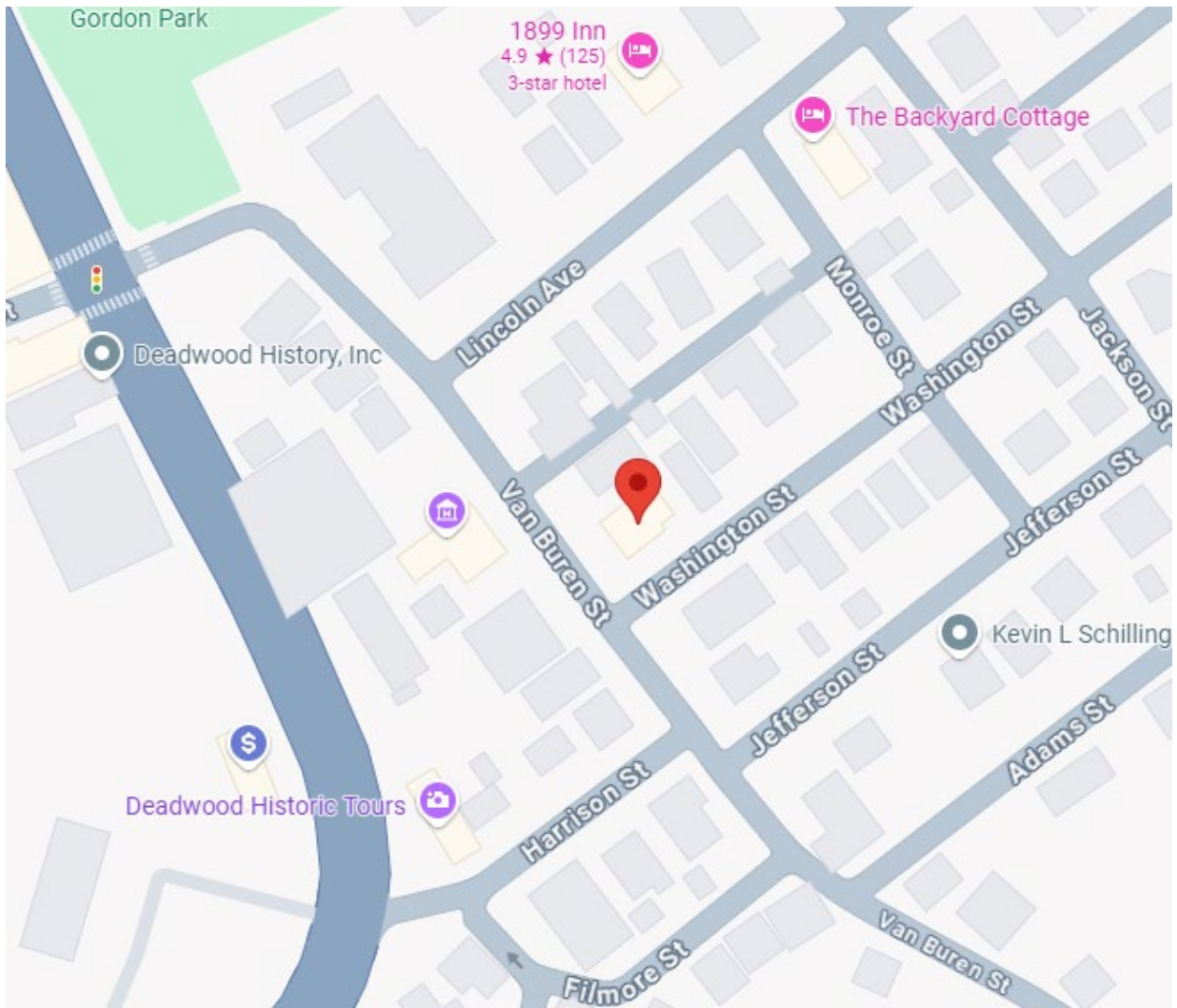
ACTION REQUIRED FOR CONTINUED USE OF CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Planning and Zoning Commission



Aerial photo of 29 Van Buren Avenue, Deadwood, SD 57732.





Map showing location of 29 Van Buren Avenue, Deadwood, SD 57732.





Map showing locations of nearby Short-Term Rentals to 29 Van Buren Avenue.





Zoning map showing 29 Van Buren 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

Deadwood Home Walk to Main St w/ Garage

[Share](#) [Save](#)




Entire home in Deadwood, South Dakota

8 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite	5.0 ★★★★★	52 Reviews
----------------	--------------	---------------

 **Hosted by Courtney**
Superhost · 5 years hosting

 **Top 5% of homes**
This home is highly ranked based on ratings, reviews, and reliability.

 **Self check-in**
Check yourself in with the keypad.

 **Extra spacious**
Guests love this home's spaciousness for a comfortable stay.

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest ▼	

[Check availability](#)

 [Report this listing](#)

Steps to Main St. DEADWOOD - PRIVATE LUXURIOUS Historic 4 large BDRMs, 3 BATH with walk-in showers. Located STEPS to Michelson Trail for biking and hiking and Deadwood Casinos & History. Spacious living spaces, a bar/game room, stocked kitchen, AIR COND., outdoor patio area. FREE Wi-Fi. HISTORY, CHARM & ALL of the amenities you are looking for in a B. Hills ADVENTURE. FREE off-street parking in detached GARAGE/CARPORT for 3-4 cars. Complimentary breakfast. Ask for Bachelorette Party specials.

...

Show more

Where you'll sleep

1 / 2 < >













Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

-  Mountain view
-  Kitchen
-  Wifi
-  Dedicated workspace
-  Free residential garage on premises – 4 spaces
-  HDTV with DVD player
-  Free washer – In building
-  Free dryer – In unit
-  Central air conditioning
-  Exterior security cameras on property

Show all 64 amenities

Accessibility features

This info was provided by the Host and reviewed by Airbnb.



Guest entrance and parking

Disabled parking spot

Show all feature details

Select check-in date

Add your travel dates for exact pricing

April 2026							May 2026						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4						1	2
5	6	7	8	9	10	11	3	4	5	6	7	8	9
12	13	14	15	16	17	18	10	11	12	13	14	15	16
19	20	21	22	23	24	25	17	18	19	20	21	22	23
26	27	28	29	30			24	25	26	27	28	29	30
							31						



Clear dates

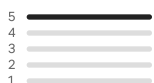


Guest favorite

This home is in the top 5% of eligible listings based on ratings, reviews, and reliability

[How reviews work](#)

Overall rating



Cleanliness

5.0



Accuracy

5.0



Check-in

5.0



Communication

5.0



Location

5.0




Value

4.8



Guest reviews mention


- Walkability 21
- Breakfast 19
- Hospitality 29
- Location 23
- Sleep quality 8
- Family 8
- Kitchen 6
- Indoor space >

 **Kaitlyn**
1 year on Airbnb

★★★★★ · 3 weeks ago · Group trip

This is a fantastic option in Deadwood. We were able to walk to downtown in under 10 minutes. Host was super flexible and was very quick to respond. The home is beautiful!!! Can't say that part enough. It's a historic home that really shows the charm of Deadwood. Garage parking is also a huge bonus. Look forward to staying here again.


[Show more](#)

 **Nena**
4 years on Airbnb

★★★★★ · July 2025 · Group trip

We came to Deadwood for my 40th birthday. Courtney gave plenty of directions and details before our stay. The little extras they throw in are so sweet. We lost a wallet and they even retired to help us locate it... it was found elsewhere later, but just proof of the above and beyond the do. This house is beautiful and can sleep a lot of people. If you want a more authentic Deadwood experience, then I would recommend staying here.

[Show more](#)

 **Ashley**
7 months on Airbnb

★★★★★ · September 2025 · Stayed a few nights

We had a blast in Deadwood, and we absolutely loved the house and its charm. It's a very beautiful house, within walking distance to most places and if you need to go further the trolley stops super close by as well. The host went above and beyond to make sure the house was fully stocked and even provided bfast foods. It's the first time I've ever had food left for us at an Airbnb and b. Totally plan to stay at this house again! We had a party of 4, but definitely has room for more people.

[Show more](#)

 **Rock**
Glasgow, Montana

★★★★★ · September 2025 · Group trip

We had a wonderful stay in this beautiful Victorian home. The furnishings and antiques were absolutely amazing. A lot of care and attention to detail has been put into this home. The beds were very comfortable, the kitchen was well stocked and the breakfast items that the host provided were definitely a plus! This home accomodated our group very well and the fact that it is within walking distance to the festivities on Main Street was great....

[Show more](#)

 **Brenda**
Denver, Colorado

★★★★★ · September 2025 · Group trip

Beautiful home and location. There was only four of us. The place could have easily held twice that many. Lots of room. Nice private outdoor space. I would recommend this home for large (or small) family gatherings.

[Show more](#)

 **Jacie**
Knoxville, Tennessee

★★★★★ · August 2025 · Stayed about a week

Thank you Courtney for a great stay in Deadwood & working with us during our stay. I really appreciate you having the crockpot available & stocking the breakfast foods. Your house is amazing - loved the historical beauty & the well weaved in modern updates. Our group had a great time looking at all the great finishing touches through out the house. We also really enjoyed having coffee on the back patio. Deadwood was amazing and loved the walk from the house to town everyday. Had so much fun - can't ...

[Show more](#)

Show all 52 reviews