



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, December 07, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. Approval of November 16, 2022 Minutes
4. **Sign Review Commission**
 - a. 68 Main Street Suite B - Haley Goethals - Install Repainted Wall Sign Near Previous Location of Sign from Previous Business
Action Required:
 - a. Approval/Denial by Sign Review Commission
5. **Planning and Zoning Commission**
 - a. Final Plat - Transfer of Land & Creating Property Lines - 117 Mystery Wagon Road - DMD Construction

LOTS 10A AND 10B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 10, BLOCK 4A LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:
 - a. Approval/Denial by Planning and Zoning Commission
 - b. Final Plat - Transfer of Land & Creating Property Lines - Deadwood Stage Run Park - WJP Holdings, LLC

PLAT OF DEADWOOD STAGE RUN PARK OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:
 - a. Approval/Denial by Planning and Zoning Commission
6. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)
7. **Items from Staff**
8. **Adjournment**

Planning and Zoning Commission meetings are not available by Zoom unless requested.



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, November 16, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Martinisko on Wednesday, November 16, 2022 at 5:00 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 (Secretary) Dave Bruce
 Commissioner Kevin Wagner
 Commissioner Charles Eagleson

Charlie Struble, City Commissioner

STAFF PRESENT

Jeremy Russell, Planning and Zoning Administrator
 Trent Mohr, Building Inspector
 Cindy Schneringer, Administrative Assistant
 Kevin Kuchenbecker, Historic Preservation Officer and Interim Public Works Director

3. Approval of Minutes

a. Approval of October 19, 2022 Minutes

It was moved by Commissioner Wagner and seconded by Commissioner Keehn to approve the October 19, 2022 minutes. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Eagleson

4. Sign Review Commission

a. 68 Main Street - Cathy Volk - Install New Wall Sign Relocated From 250 US Hwy 14A

Mr. Mohr stated for your consideration tonight is one application for a sign permit. The proposed address for this sign is 68 Main Street, commonly known as the Deadwood Station. The applicant is Cathy Volk. She previously had a business at the Amish Furniture Store located at 250 US Hwy 14A. That building has sold and the new owner is no longer offering her a retail space there. She intends to move her business to 68 Main Street. This permit is to relocate the sign she had at 250 US Hwy 14A to 68 Main Street. The proposed sign and its location are compliant with the ordinances and requires no variances.

It was moved by Commissioner Bruce and seconded by Commissioner Wagner to approve the sign permit for 68 Main Street to install new wall sign relocated from 250 US Hwy 14A. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Eagleson

5. Planning and Zoning Commission

- a. Change of Zoning - Planned Unit Development - The Ridge Development - Preacher Smith, LLC and TRD, LLC (Randy & Cheri Horner) - Continued (Short-Term Rentals)
- PREACHER SMITH TRACT; LOT A OF GOV'T LOTS 13 AND 19 IN SECTION 11; LOT B OF GOV'T LOTS 19 IN SECTION 11 AND GOV'T LOT 12 OF SECTION 14 AND LOTS 1 AND 2 IN BLOCK 1B OF THE RIDGE DEVELOPMENT, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. LESS LOT A OF THE RIDGE DEVELOPMENT. All requests were approved on October 19, 2022 except the use of Short-Term Rentals which was continued.

Mr. Russell stated this is a continuation from the last meeting. Our applicant today is Preacher Smith, LLC and TRD, LLC (Randy and Cheri Horner). The purpose of this request was to rezone from Park Forest to a Planned Unit Development. It is located near the Preacher Smith monument and is legally described as PREACHER SMITH TRACT; LOT A OF GOV'T LOTS 13 AND 19 IN SECTION 11; LOT B OF GOV'T LOTS 19 IN SECTION 11 AND GOV'T LOT 12 OF SECTION 14 AND LOTS 1 AND 2 IN BLOCK 1B OF THE RIDGE DEVELOPMENT, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. LESS LOT A OF THE RIDGE DEVELOPMENT. At the last meeting you guys approved the boundary for the Planned Unit Development as well as the parking reduction and the setback requirements to be reduced. We continued the portion on the short-term rentals. The concern was the questions for our city attorney Quentin Riggins, who is here with us today.

After some discussion it was moved by Commissioner Wagner and seconded by Commissioner Bruce to defer the short-term rental request to the City Commission without a recommendation for or against the request. Voting Year: Martinisko, Bruce, Wagner, Eagleson. Voting Nay: Keehn

- b. Final Plat - 113 & 115 Mystery Wagon Road - WJP Holdings, LLC (William Pearson)
- LOTS 8A, 8B, 9A and 9B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8 AND 9, BLOCK 4A LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Mr. Russell stated our applicant today is WJP Holdings, LLC also known as William Pearson, who is in the audience today should you have any questions. The purpose of this is creating property lines and transferring land. The general location is 113 & 115 Mystery Wagon Road in Stage Run Phase II legally described as LOTS 8A, 8B, 9A and 9B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8 AND 9, BLOCK 4A

LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. We've done quite a few of these recently. The purpose of this plat is to put a property line down the center of Lots 8A and 9A. Everything here meets our ordinances from a zoning perspective.

It was moved by Commissioner Wagner and seconded by Commissioner Keehn to approve the final plat for creating property lines and transferring land legally described as LOTS 8A, 8B, 9A AND 9B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8 and 9, BLOCK 4A LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Eagleson

- c. Findings of Fact and Conclusion - Conditional Use Permit - Condominiums - 51, 53, 55 Sherman Street - Keating Resources

THE NORTHERN ONE FOOT SIX INCHES (1'6") OF LOT 17, ALL OF LOTS 19, 21, 23, 25 AND VACATED ALLEY BETWEEN LOT 23 AND LOT 25, AND ALL OF LOT 26, AND LOT 27, ALL IN BLOCK 30 OF THE CITY OF DEADWOOD ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD. LESS AND EXCEPT TRACT 1 OF MILLER STREET SUBDIVISION ACCORDING TO PLAT DOCUMENT #2012-05646, AND LESS AND EXCEPT WILD BILL LOT ACCORDING TO PLAT DOCUMENT #2012-03484, ALL LOCATED IN THE SW1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 EAST OF THE BLACK HILLS MERIDIAN, CITY OF DEADWOOD, SOUTH DAKOTA. Finding of Facts and Conclusions was approved by City Commission on October 17, 2022.

Mr. Russell stated this is the final process for our applicant, Keating Resources, request for a Conditional Use Permit for the condos at 51, 53, 55 Sherman Street legally described as THE NORTHERN ONE FOOT SIX INCHES (1'6") OF LOT 17, ALL OF LOTS 19, 21, 23, 25 AND VACATED ALLEY BETWEEN LOT 23 AND LOT 25, AND ALL OF LOT 26, AND LOT 27, ALL IN BLOCK 30 OF THE CITY OF DEADWOOD ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD. LESS AND EXCEPT TRACT 1 OF MILLER STREET SUBDIVISION ACCORDING TO PLAT DOCUMENT #2012-05646, AND LESS AND EXCEPT WILD BILL LOT ACCORDING TO PLAT DOCUMENT #2012-03484, ALL LOCATED IN THE SW1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 EAST OF THE BLACK HILLS MERIDIAN, CITY OF DEADWOOD, SOUTH DAKOTA. As I stated, this is the final process for them for approval. This went through this Commission for approval. Then it went through City Commission for approval. Then back to the City Commission for approval of the Findings of Fact. Now here we are for you to approve the Findings of Fact. This allows us to close the file and allows the applicant to move forward with their project.

It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the Findings of Fact and Conclusion for Conditional Use

Permit for condos at 51, 53, 55 Sherman Street legally described as THE NORTHERN ONE FOOT SIX INCHES (1'6") OF LOT 17, ALL OF LOTS 19, 21, 23, 25 AND VACATED ALLEY BETWEEN LOT 23 AND LOT 25, AND ALL OF LOT 26, AND LOT 27, ALL IN BLOCK 30 OF THE CITY OF DEADWOOD ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD. LESS AND EXCEPT TRACT 1 OF MILLER STREET SUBDIVISION ACCORDING TO PLAT DOCUMENT #2012-05646, AND LESS AND EXCEPT WILD BILL LOT ACCORDING TO PLAT DOCUMENT #2012-03484, ALL LOCATED IN THE SW1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 EAST OF THE BLACK HILLS MERIDIAN, CITY OF DEADWOOD, SOUTH DAKOTA. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Eagleson

- d. Findings of Fact and Conclusion - Request for Variance - Street Grades - The Summit at Deadwood Stage Run

PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION, FORMERLY TRACTS E, F, G, H, I, J, K AND L AND THE REMAINING PORTION OF MS 696 PALISADES STONE PLACER, ALL LOCATED IN THE SW1/4, SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, BHM, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Findings of Fact and Conclusion was approved by City Commission on October 17, 2022.

Mr. Russell stated our applicant today is the Summit at Deadwood Stage Run. Bill Pearson is here as a representative for this group. This is located at the Deadwood Stage Run development legally described as PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION, FORMERLY TRACTS E, F, G, H, I, J, K AND L AND THE REMAINING PORTION OF MS 696 PALISADES STONE PLACER, ALL LOCATED IN THE SW1/4, SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, BHM, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. As you recall, this is for the street grades for the next phases of Stage Run that is going to be coming through. Staff, the developer, and their engineer worked really hard on this. I appreciate their efforts to meet our needs. This did come through this Commission for approval, the City Commission for approval, and now here we are to close this file.

It was moved by Commissioner Bruce and seconded by Commissioner Wagner to approve the Findings of Fact and Conclusion for the Request for Variance for street grades at The Summit at Deadwood Stage Run legally described as PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION, FORMERLY TRACTS E, F, G, H, I, J, K AND L AND THE REMAINING PORTION OF MS 696 PALISADES STONE PLACER, ALL LOCATED IN THE SW1/4, SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, BHM, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Eagleson

6. Items from Citizens not on Agenda

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

7. Items from Staff

Mr. Russell informed the Commission that his last day with the city is December 23, 2022 as he will be transitioning to the private sector.

Mr. Kuchenbecker provided an update on the reorganization/restructure of the department heads. He asked the Commission, because of the transition, would they consider moving the meeting time to 4:00 p.m. instead of 5:00 p.m. starting in January. The consensus agreed to the change in meeting time to 4:00 p.m.

Commissioner Wager reported that he would be resigning his position effective January 1, 2023 as he doesn't live in Deadwood anymore.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 5:32 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

OFFICE OF
Planning & Zoning
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 578-2084



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

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

SIGN PERMIT STAFF REPORT

Sign Review Commission

December 7, 2022

Applicant: Haley Goethals

Address: 68 Main Street Suite B, Deadwood, SD 57732

Site Address of Proposed Signage: 68 Main Street (Deadwood Station)

Computation of Sign Area

Building Frontage: 24 Feet

Total Available Signage: 48 Square Feet

Existing Signage: none

Remaining Available Signage Area: 48 Square Feet

Proposed Sign Project: Install repainted wall sign (46.5 Square Feet) near previous location of sign from previous business

Proposed Building Materials: Wood (see attached photographs)

Proposed Lighting of the Signs: External illumination

Location of Proposed Sign: Please see attached photograph

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and inside the national historic landmark district which is regulated by chapter 15.32.310 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

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

The applicant wishes to install a sign to advertise her business at this location. The proposed sign is repurposed from a sign for the previous business in this building. The sign has been removed, repainted and will be reinstalled in nearly the same location on the building.

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

OFFICE OF
Planning & Zoning
108 Sherman Street
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Variances

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

Sign Review Commission Action

Motion to approve permit for new wall sign at 68 Main Street

OR

Motion to deny proposed sign permit application as submitted



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



Jeremy Russell
Planning and Zoning Administrator
Telephone (605) 578-2082
jeramyr@cityofdeadwood.com

STAFF REPORT
PLANNING AND ZONING
December 7, 2022 MEETING

APPLICANT: WJP Holdings, LLC (William Pearson)

PURPOSE: Transfer of land & Creating Property Lines.

GENERAL LOCATION: 117 Mystery Wagon Road (Stage Run Phase 2)

LEGAL DESCRIPTION: LOTS 10A AND 10B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 10, BLOCK 4A LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

FILE STATUS: All legal obligations have been completed.

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

STAFF FINDINGS:

Surrounding Zoning:

North: P.U.D. – Planned Unit Development
South: P.U.D. – Planned Unit Development
East: P.U.D. – Planned Unit Development
West: P.U.D. – Planned Unit Development

Surrounding Land Uses:

Residential Homes
Residential Homes
Vacant Land
Vacant Land

SUMMARY OF REQUEST

The purpose of this plat is to facilitate the transfer of property and establish property lines. This plat describes the area located at 117 Mystery Wagon Road. A duplex has been constructed on this lot which now needs to be separated by a property line down the center of the structure prior to any transfer of property. This plat will create lots 10A and 10B, formerly lot 10.

FACTUAL INFORMATION

1. The property is currently zoned P.U.D. – Planned Unit Development.
2. The proposed lots are comprised of the following acreage: *Lot 10A* 0.271 Acres±, *Lot 10B* 0.228 Acres±.
3. The subject property is located within a low-density residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.

STAFF DISCUSSION

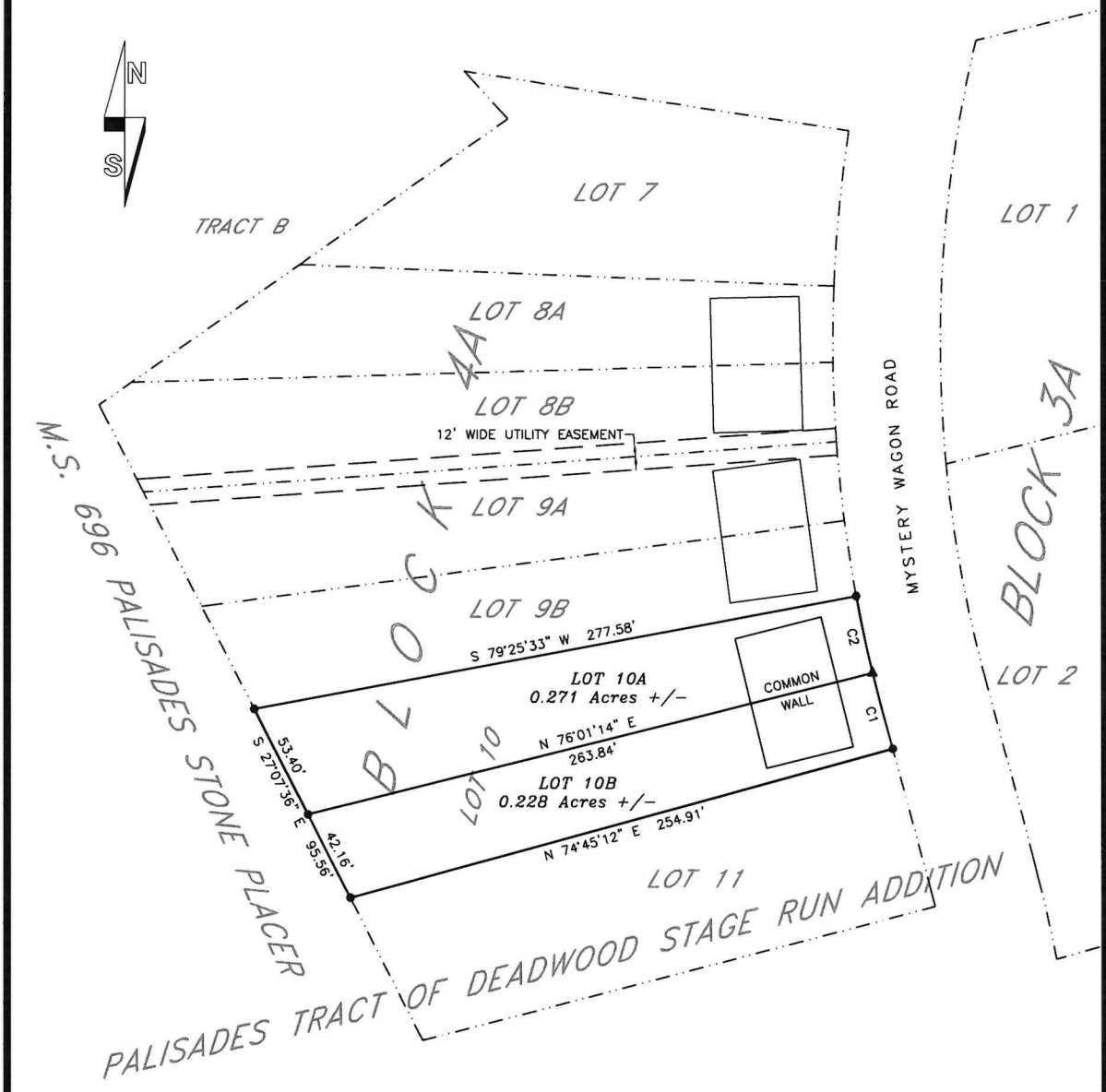
Phase 2 of Stage Run was laid out in the original master plan that Deadwood Stage Run LLC presented to the City of Deadwood in 2007. At that time, it was approved by the Deadwood Planning and Zoning Commission as well as the City Commission.

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

ACTION REQUIRED:

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

PLAT OF LOTS 10A AND 10B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD
 STAGE RUN ADDITION TO THE CITY OF DEADWOOD
 FORMERLY LOT 10, BLOCK 4A
 LOCATED IN THE SW¹/₄ OF SECTION 14, THE SE¹/₄ OF SECTION 15, THE NE¹/₄NE¹/₄
 OF SECTION 22 AND THE N¹/₂NW¹/₄ OF SECTION 23, T5N, R3E, B.H.M.,
 CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA




- REBAR & CAP (VREM LS6577)
- ▲ MAG NAIL



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1450.31'	35.43'	35.43'	N 14°56'23" W	1°23'58"
C2	627.68'	35.53'	35.53'	S 12°12'07" E	3°14'37"

- NOTES:
- 1) PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION
 RECORDED IN DOC. #2008-2791
 BLOCKS 3A & 4A RECORDED IN DOC. #2020-3090
 - 2) OWNER/DEVELOPER
 DMD CONSTRUCTION INC.
 PO BOX 1281
 SPEARFISH, SD 57783
 - 3) A 5' DRAINAGE & UTILITY EASEMENT IS HEREBY GRANTED
 ALONG SIDE AND REAR LOT LINES AND 10' ALONG THE FRONT
 LOT LINES UNLESS OTHERWISE AS SHOWN

 <p>Prepared By: PONDEROSA LAND SURVEYS, L.L.C. 332A WEST MAIN ST. LEAD, SOUTH DAKOTA 57754 (605) 722-3840</p>	Date:	11/17/2022
	Drawn By:	L. D. Vrem
	Project No.:	22-495
	Dwg. No.:	22-495.dwg

PLAT OF LOTS 10A AND 10B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD
STAGE RUN ADDITION TO THE CITY OF DEADWOOD
FORMERLY LOT 10, BLOCK 4A
LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼NE¼
OF SECTION 22 AND THE N¼NW¼ OF SECTION 23, T5N, R3E, B.H.M.,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

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

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

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

OWNER: _____ ADDRESS: _____

OWNER: _____ ADDRESS: _____

ACKNOWLEDGMENT OF OWNER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY

APPEARED _____, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

CERTIFICATE OF COUNTY TREASURER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

LAWRENCE COUNTY TREASURER: _____

APPROVAL OF HIGHWAY AUTHORITY
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

HIGHWAY AUTHORITY: _____

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

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

CHAIRMAN _____ ATTEST: _____ CITY PLANNER

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

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

DATED THIS _____ DAY OF _____, 20_____.

ATTEST: _____ FINANCE OFFICER _____ MAYOR

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


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

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION: _____

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

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

LAWRENCE COUNTY REGISTER OF DEEDS: _____ FEE: _____

	Prepared By:	Date:	11/17/2022
	PONDEROSA LAND SURVEYS, L.L.C.	Drawn By:	L. D. Vrem
	332A WEST MAIN ST.	Project No.:	22-495
	LEAD, SOUTH DAKOTA 57754 (605) 722-3840	Dwg. No.:	22-495.dwg

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



Jeremy Russell
Planning and Zoning Administrator
Telephone (605) 578-2082
jeramyr@cityofdeadwood.com

STAFF REPORT
PLANNING AND ZONING
December 7, 2022 MEETING

APPLICANT: WJP Holdings, LLC (William Pearson)

PURPOSE: Transfer of land & Creating Property Lines.

GENERAL LOCATION: Mystery Wagon Road and Stage Run

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

FILE STATUS: All legal obligations have been completed.

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

STAFF FINDINGS:

Surrounding Zoning:

North: P.U.D. – Planned Unit Development
South: P.U.D. – Planned Unit Development
East: P.U.D. – Planned Unit Development
West: P.U.D. – Planned Unit Development

Surrounding Land Uses:

Residential Homes
Residential Homes
Residential Homes
Residential Homes

SUMMARY OF REQUEST

Developer intends to donate this land to the City of Deadwood to incorporate in lot 5A for a City Park in the Stage Run Development. After this plat is approved, a deed will need to be developed to transfer this land to the City.

FACTUAL INFORMATION

1. The property is currently zoned P.U.D. – Planned Unit Development.
2. The proposed lots are comprised of the following acreage: *DSRP 1.475 Acres*±.
3. The subject property is located within a low-density residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.

STAFF DISCUSSION

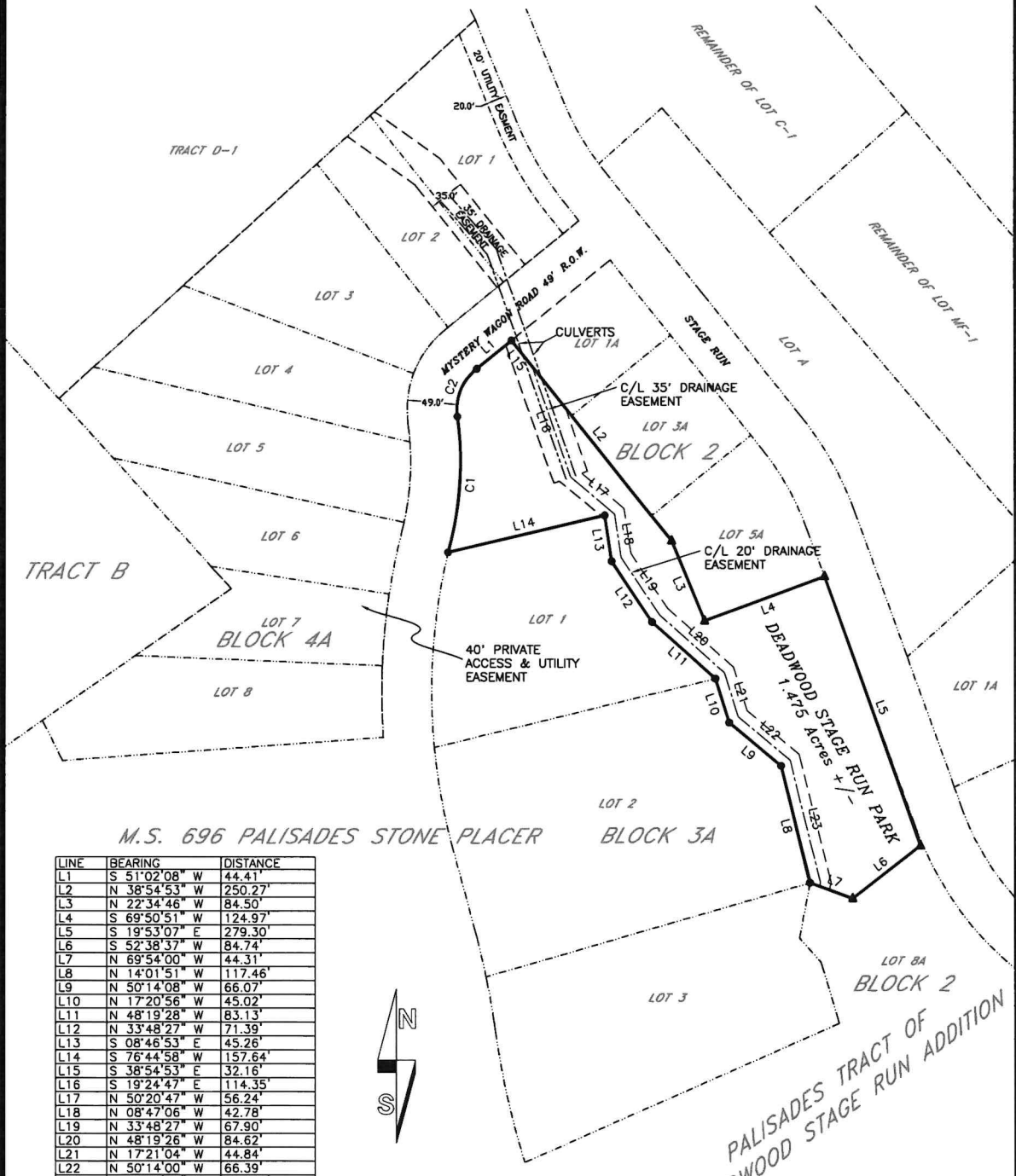
Phase 2 of Stage Run was laid out in the original master plan that Deadwood Stage Run LLC presented to the City of Deadwood in 2007. At that time, it was approved by the Deadwood Planning and Zoning Commission as well as the City Commission.

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

ACTION REQUIRED:

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

PLAT OF DEADWOOD STAGE RUN PARK OF PALISADES TRACT OF DEADWOOD
 STAGE RUN ADDITION TO THE CITY OF DEADWOOD
 ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE
 NE¼NE¼ OF SECTION 22 AND THE N½NW¼ OF SECTION 23, T5N, R3E, B.H.M.,
 CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



M.S. 696 PALISADES STONE PLACER

LINE	BEARING	DISTANCE
L1	S 51°02'08" W	44.41'
L2	N 38°54'53" W	250.27'
L3	N 22°34'46" W	84.50'
L4	S 69°50'51" W	124.97'
L5	S 19°53'07" E	279.30'
L6	S 52°38'37" W	84.74'
L7	N 69°54'00" W	44.31'
L8	N 14°01'51" W	117.46'
L9	N 50°14'08" W	66.07'
L10	N 17°20'56" W	45.02'
L11	N 48°19'28" W	83.13'
L12	N 33°48'27" W	71.39'
L13	S 08°46'53" E	45.26'
L14	S 76°44'58" W	157.64'
L15	S 38°54'53" E	32.16'
L16	S 19°24'47" E	114.35'
L17	N 50°20'47" W	56.24'
L18	N 08°47'06" W	42.78'
L19	N 33°48'27" W	67.90'
L20	N 48°19'26" W	84.62'
L21	N 17°21'04" W	44.84'
L22	N 50°14'00" W	66.39'
L23	N 14°01'57" W	122.91'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.40'	133.39'	132.46'	N 03°55'40" E	23°29'16"
C2	50.45'	51.82'	49.57'	N 21°36'28" E	58°51'11"



- REBAR & CAP (VREM LS6577)
- ▲ REBAR & CAP (ARLETH LS3977)

- NOTES:
- 1) PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION RECORDED IN DOC. #2008-2791 BLOCKS 3A & 4A RECORDED IN DOC. #2020-3090
 - 2) OWNER/DEVELOPER W/P HOLDINGS LLC PO BOX 631 DEADWOOD, SD 57732
 - 3) A 5' DRAINAGE & UTILITY EASEMENT IS HEREBY GRANTED ALONG SIDE AND REAR LOT LINES AND 10' ALONG THE FRONT UNLESS OTHERWISE NOTED



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
 332A WEST MAIN ST.
 LEAD, SOUTH DAKOTA 57754
 (605) 722-3840

Date:	8/31/2022
Drawn By:	L. D. Vrem
Project No.:	22-367
Dwg. No.:	22-367.dwg

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

SURVEYOR'S CERTIFICATE

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

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

OWNER'S CERTIFICATE STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

OWNER: _____ ADDRESS: _____

OWNER: _____ ADDRESS: _____

ACKNOWLEDGMENT OF OWNER STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY

APPEARED _____ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

CERTIFICATE OF COUNTY TREASURER STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

LAWRENCE COUNTY TREASURER: _____

APPROVAL OF HIGHWAY AUTHORITY STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

HIGHWAY AUTHORITY: _____

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

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

CHAIRMAN _____ ATTEST: _____ CITY PLANNER

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

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

DATED THIS ____ DAY OF _____, 20____.

ATTEST: _____ FINANCE OFFICER _____ MAYOR

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

I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE

RECEIVED A COPY OF THIS PLAT OF EQUALIZATION _____ DAY OF _____, 20____.

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

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

LAWRENCE COUNTY REGISTER OF DEEDS: _____

Prepared By: PONDEROSA LAND SURVEYS, L.L.C. 332A WEST MAIN ST. LEAD, SOUTH DAKOTA 57754 (605) 722-3840 Date: 8/31/2022 Drawn By: L. D. Vrem Project No.: 22-367 Dwg. No.: 22-367.dwg