



City Commission Regular Meeting Agenda

Monday, June 01, 2026 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

Public comments are welcomed, but no action can be taken by the Commission on comments received at this meeting. Anyone wishing to have the Commission vote on an item should call the Finance Office at 578-2600 by 5:00 p.m. on the Wednesday preceding the next scheduled meeting to be placed on the agenda.

1. **Call to Order and Pledge of Allegiance**

2. **Roll Call**

3. **Approve Minutes**

[a.](#) Approval of May 18, 2026 City Commission Minutes.

4. **Approve Bills**

[a.](#) Approval of Bill List for June 1, 2026.

5. **Items from Citizens on Agenda**

a. Years of Service Employee Recognition for the first half of 2026

Trent Rachetto- 30 years (May 6th, 1996)

Kevin Kuchenbecker- 20 years (May 8th, 2006)

Tom Riley- 5 years (May 5th, 2021)

b. Department of Agricultural and Natural Resources (DANR) Secretary's Award for Drinking Water Excellence (25 consecutive years) and recognition of Deadwood's system operators - Cory Percy, Steven Murphy, Troy Jassman and Olivia Weiler.

6. **Consent Agenda**

Matters appearing on Consent Agenda are expected to be non-controversial and will be acted upon by the Commission at one time, without discussion, unless a member of the Commission requests an opportunity to address any given item. Items removed from the Consent Agenda will be discussed at the beginning of New Business.

a. Permission to hire Dan Matthias as a part-time trolley driver at \$17.65 an hour effective June 10, 2026 pending pre-employment screening.

[b.](#) Permission to hire Archives intern, Daniel Schilling, beginning June 8, 2026 to August 31, 2026 at \$17.00 per hour pending pre-employment screening.

c. Permission to allow Deputy Finance Officer Janice Peppmeier to work temporary hours, as needed, at same rate of pay with no benefits.

- d. Permission to accept retirement letter from Preservation Coordinator, Bonny Anfinson, effective September 18, 2026. (Over 11 years of service with the City of Deadwood.)
- e. Permission for Mayor to sign Oakridge Cemetery Certificate of Purchase and Warranty Deed for Raymond Metzger, Jodi Kae Rohrer and Kipton and Nichole Kalamaha.
- f. Permission to renew Form E to Deadwood Growhouse dba Trails Head Cannabis Co for medical cannabis dispensary license at 32 Charles Street.
- g. Acknowledge receipt of 2025 City of Deadwood Annual Report and authorize Finance Officer to submit to SD Legislative Audit.
- h. Permission to allow Joel Ellis and Charles Fetter to use Truck 4 and Brush 6 to travel to Piedmont and Black Hills National Cemetery for Ray Bubb's funeral procession on June 9, 2026.
- i. Permission to waive banner fees and requirements for 2026 raffle fundraiser for DHI on Gold Street during the 2026 season.
- j. Allow use of public property at Gordon Park for Farmers Market on Fridays from 1:00 p.m. to 8:00 p.m. from June 12 through September 4, 2026.
- k. Rescind Resolution 2026-06 Bridget Reinspection Program for SDDOT Retainer Contracts
- l. Resolution 2026-18 to Participate in South Dakota Dept. of Transportation Bridge Inspection Program.
- m. Permission for Mayor to sign work order contract with Brosz Engineering to perform four mandatory bridge inspections (in partnership with SD DOT) in the amount of \$8,000.00. (To be paid by Streets Professional Services line item.)
- n. Permission to pay Straight Line Striping for striping of Main Street in the amount of \$6,962.28. (To be paid by Streets Professional Services line item.)
- o. Permission to enter into five-year (\$199.64 per month) lease with Marco for the Police Department copier. (To be paid from Police Professional Services.)

7. **Bid Items**

8. **Public Hearings**

- a. Set public hearing on June 15 for Farmers Market: open container in Gordon Park only from 3:00 p.m. to 7:00 p.m. and waiver of banner and vending fees on public property on Fridays beginning June 12 through September 4, 2026.
- b. Set public hearing on June 15 for Harley Davidson Demo Rides: Use of Welcome Center Lot at 9:00 a.m. on Tuesday, August 4 through 10:00 p.m. on Friday, August 14, 2026, will be set up on Pioneer Way side of lot.
- c. Set public hearing on June 15 for Harley Davidson Rally Outlaw Square Activation: open container in Zone 4, Outlaw Square only from 10:00 a.m. to 7:00 p.m. on the following days: Saturday, August 8, Sunday, August 9, Tuesday, August 11, Wednesday, August 12, Thursday, August 13 and Saturday, August 14; open

container in Zone 4, Outlaw Square only from 3:00 p.m. to 7:00 p.m. on Monday, August 10 and open container in Zone 3 from 10:00 a.m. to 7:00 p.m. on Friday, August 14, 2026.

- d. Set public hearing on June 15 for Medicine Wheel Riders: street closure on Deadwood Street from Main Street to Pioneer Way from 10:30 a.m. to 5:00 p.m. and use of Interpretive Lot from 8:00 a.m. to 5:00 p.m. on Sunday, August 9, 2026.
- e. Set public hearing on June 15 for Chuckwagon Gathering: open container in Gordon Park only on Friday, September 11 from 5:00 p.m. to 8:00 p.m. and Saturday, September 12, 2026 from 11:00 a.m. to 8:00 p.m.
- f. Set public hearing on June 15 for Black Hills Veterans March: waiver of user fees on Friday, September 18 and Saturday, September 19 and open container Saturday, September 19, 2026 from noon to 8:00 p.m. at the Event Complex.
- g. Set public hearing on June 15 for Deadwood Jam Event: street closure on Deadwood Street from Main Street to Pioneer Way from 8:00 a.m. on Thursday, September 17 to 3:00 a.m. on Sunday, September 20; street closure on Shine Street from Main Street to Williams Street from 4:00 p.m. to 11:00 p.m. on Friday, September 18 and from 10:00 a.m. to 11:00 p.m. on Saturday, September 19; street closure on Siever Street from 6:00 a.m. on Friday, September 18 to 11:00 p.m. on Saturday, September 19; street closure on Main Street from Wall to Pine Street from 4:00 p.m. on Friday, September 18 to 11:00 p.m. on Saturday, September 19 for public safety and crowd control. Lee Street will exit onto Main Street (right turn only); open container in Zones 1 and 2 on Friday, September 18 from 5:00 p.m. to 10:00 p.m. and Saturday, September 19 from noon to 10:00 p.m.; special temporary beer and wine license for Deadwood Jam at Outlaw Square on Friday September 18 from 5:00 p.m. to 10:00 p.m. and Saturday, September 19 from noon to 10:00 p.m. and waiver of banner and vending fees on Friday, September 18 and Saturday, September 19, 2026.

9. **Old Business**

10. **New Business**

- a. First Reading of Ordinance #1446 Budget Supplement 1 for 2026.
- b. Permission to hire Johner Paving to mill and overlay Miller Street Parking Lot in an amount not to exceed \$91,894.00, low quote received. (To be paid by P&T repair line item.)
- c. Permission to hire Sacrison Paving to repair asphalt from waterline break on SD DOT Highway 85 (by NHFCU) in amount not to exceed \$54,002.50. (To be paid by Water Repair line item.)
- d. Act as Board of Adjustment and approve/deny Application for Conditional Use Permit – 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, with eight (8) conditions. (Approved by Planning and Zoning Commission May 20, 2026.)

- e. Act as Board of Adjustment and approve/deny Application for Conditional Use Permit – 25 Lincoln Avenue – Bed and Breakfast Establishment, 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, with eight (8) conditions. (Approved by Planning and Zoning Commission May 20, 2026.)
- f. Act as Board of Adjustment and approve/deny Application for Conditional Use Permit – 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, with nine (9) conditions. (Approved by Planning and Zoning Commission May 20, 2026.)
- g. Act as Board of Adjustment and approve/deny Application for Conditional Use Permit – 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, with nine (9) conditions. (Approved by Planning and Zoning Commission May 20, 2026.)
- h. Act as Board of Adjustment and approve/deny Application for Conditional Use Permit – 771 Main Street – Bed and Breakfast Establishment, Tucker Inn, legally described as Lots 7 and 8, Block 24, Original Town, City of Deadwood, Lawrence County, South Dakota, with eight (8) conditions. (Approved by Planning and Zoning Commission May 20, 2026.)
- i. Act as Board of Adjustment and approve/deny Application for Conditional Use Permit – 768 Main Street – Bed and Breakfast Establishment, The Jordans, legally described as Part of Lots 46 & 47, Block 23, Original Townsite, City of Deadwood, Lawrence County, South Dakota, with eight (8) conditions. (Approved by Planning and Zoning Commission May 20, 2026.)
- j. Act as Board of Adjustment and approve/deny Application for Conditional Use Permit – 29 Van Buren Avenue – Bed and Breakfast Establishment, 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, with eight (8). (Approved by Planning and Zoning Commission May 20, 2026.)

11. **Informational Items and Items from Citizens**

- a. Raffle permit received from C.O.R.E. Freshman Impact. Drawing will be held October 10, 2026.

12. **Executive Session**

- a. Executive Session for Personnel Matters per SDCL1-25-2(1) w/possible action.
Executive Session for Legal Matters per SDCL1-25-2(3) w/possible action.

Executive Session for Contractual negotiations per SDCL 1-25-2(4) w/possible action.

13. **Adjournment**

This will be a public meeting but also available through Zoom. To participate, join Zoom Meeting and identify your name when joining.

URL: <https://us02web.zoom.us/j/6055782082?pwd=Z1QrRXhXaXp4eStPSjg2YjVTNUtZQT09>
Meeting ID: 605 578 2082
Password: 1876
One tap mobile: 669-900-9128

Please be considerate of others and if you no longer have business activities during the meeting, do not feel obligated to remain.

REGULAR MEETING, MAY 18, 2026

The Regular Session of the Deadwood City Commission convened on Monday, May 18, 2026 at 5:00 p.m. in the Deadwood City Commission Chambers, 102 Sherman Street, Deadwood, South Dakota. Mayor Charlie Struble-Mook called the meeting to order with the following members present: Department Heads, City Attorney Quentin Riggins, and Commissioners Charles Eagleson, Michael Johnson, Mark Speirs and Sharon Martinisko. All motions passed unanimously unless otherwise stated.

APPROVAL OF MINUTES

Martinisko moved, Johnson seconded to approve the minutes of May 4, 2026. Roll Call: Aye-All. Motion carried.

APPROVAL OF DISBURSEMENTS

Martinisko moved, Johnson seconded to approve the May 18, 2026 disbursements plus additional bill. Roll Call: Aye-All. Motion carried.

A TO Z SHREDDING	SERVICE	50.00
ACE HARDWARE	SUPPLIES	242.09
ALBERTSON ENGINEERING	SERVICE	6,650.00
ALTEC CAPITAL	FINAL PYMT	32,696.20
AMAZON CAPITAL	SUPPLIES	2,155.80
AVID4 ENGINEERING	SERVICE	870.00
BADGER METER	SERVICE	204.00
BH CHEMICAL	SUPPLIES	712.17
BH DOORS	SERVICE	198.00
BH ENERGY	SERVICE	30,238.44
BH PIONEER	SERVICE	1,167.07
BH SPECIAL SERVICES	CLEANING	1,250.00
BRANDON INDUSTRIES	SUPPLIES	2,483.20
CANVA US	SUBSCRIPTION	250.00
CAPFIRST EQUIPMENT FINANCE	PAYMENT	134,560.30
CED SPEARFISH	SUPPLIES	299.51
CENTURY BUSINESS PRODUCTS	CONTRACT	338.07
CHAINSAW CENTER	SERVICE	345.00
CONVERGINT TECHNOLOGIES	SERVICE	204.08
CULLIGAN	SUPPLIES	50.75
DANR - FISCAL OFFICE	SERVICE	100.00
DEADWOOD CHAMBER	BILL LIST	90,033.55
DEADWOOD CHAMBER - OUTLAW	BID #9	30,000.00
DEADWOOD GULCH LODGE	BID #8	30,000.00
DEADWOOD HISTORY	SERVICE	47.79
DEFENSE TECHNOLOGY	CLASS	375.00
ECOLAB	SERVICE	425.36
EKLUND, GARRETT	REIMBURSEMENT	100.00
FIB CREDIT CARDS	SUPPLIES	4,918.46
FULLER CONSTRUCTION	PAY APP #1	19,009.39
GALLS	UNIFORMS	19.75
GORCE, FATIH	REIMBURSEMENT	54.00
GOLDEN WEST	SERVICE	10,379.37
GUNDERSON, PALMER, NELSON	SERVICE	5,252.58
HGH CONSTRUCTION	PROJECT	93,319.97
HI-VIZ SAFETY WEAR	SUPPLIES	717.43
HILLS SEPTIC SERVICE	SERVICE	587.50
INTERSTATE BATTERY	SUPPLIES	249.00
IPS GROUP	SERVICE	5,961.93
J.P. TOWING	SERVICE	175.00
KNOX COMPANY	SUPPLIES	1,880.00
KONE CHICAGO	SERVICE	621.85
LANDSCAPE FORMS	SUPPLIES	2,050.00
LAWRENCE CO. ROD	SERVICE	150.00
LEAD-DEADWOOD SANITARY	SERVICE	21,535.94
LOOKOUT PLAN + CODE CONSUL	SERVICE	2,165.40
LYNN'S	SUPPLIES	52.69
MCKILLIP, KATHY	REIMBURSEMENT	14.00
MEAD LUMBER	SUPPLIES	915.97
MENARD'S	SUPPLIES	169.83
MID-AMERICAN RESEARCH CHEM	SUPPLIES	1,144.26
MIDWEST TAPE	SUPPLIES	425.37
MOHR, TRENT	REIMBURSEMENT	89.79
MS MAIL	SERVICE	2,111.03
NASH, PAM	REIMBURSEMENT	165.60
NEPPER, MONICA	REIMBURSEMENT	14.00
NHS OF THE BLACK HILLS	CONTRACT	3,850.00
NORTHWEST PIPE FITTINGS	SUPPLIES	349.59
ONE WAY SERVICE PROS	SERVICE	3,568.13
ONSITE FIRST AID	SUPPLIES	417.83
PANNIER	SERVICE	1,005.00
PHOENIX UNIFORMS & TACTICA	UNIFORMS	5.00
POSITIVE PROMOTIONS	SUPPLIES	791.25
PRINCIPAL LIFE INSURANCE	INSURANCE	297.96
PSF	REIMBURSEMENT	200.00
QUICK SIGNS	SERVICE	541.67
RASMUSSEN MECHANICAL	SERVICE	6,077.00
REISER, JOHN	REIMBURSEMENT	292.00
SD BUILDING OFFICIALS	MEMBERSHIP	5.00
SD COMMISSION ON GAMING	CITY SLOTS	32,386.36
SD DEPT. OF PUBLIC SAFETY	SERVICE	1,545.00
SD POLICE CHIEFS' ASSOCIA	REGISTRATION	100.00
SD REDBOOK FUND	SERVICE	511.00

REGULAR MEETING, MAY 18, 2026

SD STATE HISTORIC PRESERVA	GRANT	5,000.00
SDN COMMUNICATIONS	SERVICE	2,646.00
SERVALL	SUPPLIES	2,074.05
SKYLINE ENGINEERING	PROJECT	2,500.00
SOUTHSIDE SERVICE	SERVICE	40.00
STRETCH'S	SERVICE	25.70
TALLGRASS LANDSCAPE ARCHIT	PROJECT	2,525.00
TEAM LABORATORY CHEMICAL	SUPPLIES	3,740.00
THE EMBLEM AUTHORITY	UNIFORMS	286.00
THE JUNK DRAWER	SERVICE	697.98
THOM FLAMBOE	SERVICE	1,200.00
TIMECLOCK PLUS	RENEWAL	6,884.80
TOLAR, JESSICA	REIMBURSEMENT	14.00
TOMS, DON	PROJECT	600.00
TRIBON, ANTHONY	REIMBURSEMENT	100.00
VANWAY TROPHY	SUPPLIES	474.14
VERIZON CONNECT	SERVICE	219.75
VIEHAUSER ENTERPRISES	SERVICE	3,154.93
VIGILANT BUSINESS SOLUTION	TESTING	282.50
WATERS HARDWARE	SUPPLIES	139.94
WATERS HARDWARE	GRANTS	174.23
WELLMARK	INSURANCE	52,036.67
WEST RIVER SOLID WASTE	SERVICE	14,326.39
WHITE'S CANYON MOTORS	SUPPLIES	291.73
WYSS ASSOCIATES	PROJECT	4,500.00

Total \$696,747.09

ITEMS FROM CITIZENS ON AGENDA**Tent**

Wayne Morris addressed concerns about setting up Kool Deadwood Nites tent structure during motorcycle rally in the Interpretive Lot. Jesse Allen, Deadwood Chamber, stated that Wayne Morris is trying to set up his tent (structure only) on Friday August 14 for Kool Deadwood Nites merchandise since Kool Deadwood Nites Event is right after the Rally due to staff shortage. Discussion was held concerning safety and motorcycle parking. Mayor Struble-Mook reminded Morris that no action could be taken but the commission will review. Commissioner Speirs asked about the denial. Finance Officer McKeown stated for an action item on the agenda, it was passed the deadline. Parking and Transportation Director Lux spoke about the denial from Parking and Transportation on February 26. He stated set-up on public property prior to the event that the tent was intended for, already approved to set up three days earlier to lot closure and safety for motorcycles. Commissioner Martinisko is concerned about safety and overlapping events.

CONSENT

Martinisko moved, Eagleson seconded to approve the following consent items. Roll Call: Aye-All. Motion carried.

- A. Permission to hire Anthony McKeown as full time (non-certified) police officer at \$25.50 per hour effective May 25, 2026 pending pre-employment screening.
- B. Permission to hire Stephanie Jauer-Morran as Deputy Finance Officer at \$25.00 (D15 rank) per hour effective June 3, 2026 pending pre-employment screening.
- C. Permission to hire Thomas Griffith and Marnie Baker as seasonal ticket booth attendant for Mt Moriah at \$17.00 per hour effective May 22, 2026 pending pre-employment screening.
- D. Permission to hire Aiden Russell as seasonal lifeguard at \$17.00 per hour effective May 20th, 2026, pending pre-employment screening.
- E. Permission to accept resignation of police officer Sonya Papousek effective May 22, 2026
- F. Confirm Mayor's reappointment of Michael Johnson, David Bruce and Trevor Santochi to the Property Maintenance Board of Appeals with term expiring June 1, 2028.
- G. Approve recommendation from Mayor Mook to appoint Lexi Lux and Wade (Bobby Rock) Morris to the Deadwood Historic Preservation Commission for a three-year term beginning June 1, 2026 and ending on May 31, 2029.
- H. Permission to allow Joel Ellis, Charles Fetter, JT Gifford and Anita Knipper to travel in city vehicle on May 28, 2026 to attend the hazmat class in Lead.
- I. Permission to allow Fire Department to apply for grant from South Dakota Department of Public Safety for the purchase of firefighter personal protective equipment (PPE.)

REGULAR MEETING, MAY 18, 2026

- J. Permission to allow Public Works Director and Finance Officer to be authorized agents for FEMA Grant for Denver Street Pump Station generator with assistance from Black Hills Council of Local Governments.
- K. Resolution 2016-17 appointment of application agent for the Building Resilient Infrastructure and Communities (BRIC.)
- L. Permission for Mayor to sign lease agreement with KR Deadwood Sherman Street 2020 LLC, DBA The Landmark Casino, 53 Sherman Street, Deadwood, SD 57732 for use of 48.2 square feet +/- of public space along Miller Street parking lot in the amount of \$96.00 for 1 year.
- M. Resolution 2026-16 In Support of Application to Occupy SD Department of Transportation Highway Right of Way for Days of '76 Parade July 24 and 25, 2026.
- N. Permission to approve transfer of Northern Hills Taxi license from Jessie Carsten to Ryan Mills. (Recommendation from May 14, 2026 Parking & Transportation Committee.)
- O. Permission to purchase up to 5002 gallons of regular fuel from Southside Service for \$4.24 per gallon. (To be paid by the Streets supplies budget.)
- P. Permission to pay On Scene Dynamics in the remaining amount of \$16,081.30 for equipment installation on new 2025 Police Interceptor. (In conjunction with approval on Jan 20, 2026. To be paid by Police Equipment line item.)
- Q. Permission to purchase a Microfilm Scanner/Reader from Edge One at a cost not to exceed \$6,800.00. (To be paid by HP Archives line item.)
- R. Permission to hire Airshow Mastering for digitization (Phase I of III) of the oral history cassettes in the amount not to exceed \$7,300.00. (To be paid by HP Archives (\$5,300) and Library (\$2,000) technology line items.)
- S. Permission to hire Movette Film Transfer Co. to digitize the 8mm Film Collection 2025.11 Houlette Family Film Archive in an amount not to exceed \$4,800.00. (To be paid by HP Archives line item.)
- T. Acknowledge early installation of banner for Days of '76 Rodeo at the Event Complex due to Crescent Street Improvement Project.
- U. Permission to approve Special Alcohol License for Sawyer Brewing Company to serve beer and wine at Event Complex from 3:00 p.m. to 7:00 p.m. on Sunday, June 14, 2026 for Vintage Baseball Game. No public hearing necessary since license is on publicly owned property.
- V. Permission to approve request for free parking in paid areas excluding the Broadway Parking Garage for the Outlaw Square Monday Movie Night series on Monday nights from 6:00 pm - 10:00 pm from May 25, 2026 to September 6, 2026. (Recommendation from May 14, 2026 Parking & Transportation Committee.)

BID ITEMS**Set**

Planning, Zoning and Historic Preservation Officer Kuchenbecker spoke about the following retaining walls.

Johnson moved, Martinisko seconded to advertise for the HP Retaining Wall Project at 56 Lincoln Avenue and set bid opening at 2:00 p.m. on June 11, 2026 with results to the City Commission on June 15, 2026. Roll Call: Aye-All. Motion carried.

Johnson moved, Eagleson seconded to advertise for the HP Retaining Wall Project at 31 Centennial Avenue and set bid opening at 2:00 p.m. on June 11, 2026 with results to the City Commission on June 15, 2026. Roll Call: Aye-All. Motion carried.

Johnson moved, Martinisko seconded to advertise for the HP Retaining Wall Project at 10 Centennial Avenue / 10 Denver Street and set bid opening at 2:00 p.m. on June 11, 2026 with results to the City Commission on June 15, 2026. Roll Call: Aye-All. Motion carried.

REGULAR MEETING, MAY 18, 2026**PUBLIC HEARINGS****Double Shot Concert**

Public hearing was opened at 5:14 p.m. by Mayor Struble-Mook. No one spoke in favor or against, hearing closed. Martinisko moved, Johnson seconded to approve open container in zone 1 and 2 from noon to 10:00 p.m. on Friday, May 29; and street closure on Deadwood Street from Main Street to Pioneer Way from 7:00 a.m. on Friday, May 29 to 2:00 a.m. on Saturday, May 30, 2026. Roll Call: Aye-All. Motion carried.

Vintage Baseball

Public hearing was opened at 5:15 p.m. by Mayor Struble-Mook. No one spoke in favor or against, hearing closed. Martinisko moved, Eagleson seconded to approve open container on Sunday, June 14, 2026 from 3:00 p.m. to 7:00 p.m. at the Event Complex. Roll Call: Aye-All. Motion carried.

Days of '76

Public hearing was opened at 5:16 p.m. by Mayor Struble-Mook. Jesse Allen, Deadwood Chamber, was available, hearing closed. Martinisko moved, Eagleson seconded to approve street closure on Main Street from Lower Main Street at Pioneer Way to Pine Street and a portion of 14A from Lower Main Street to Event Complex from 1:00 p.m. until parade ends on Friday, July 24 and Saturday, July 25; open container Thursday, July 16 through Sunday, July 26 from 10:00 a.m. to 2:00 a.m. daily and ending at 2:00 a.m. on Monday July 27 at Event Complex; special full temporary liquor license on Sunday, July 19 through Saturday, July 25 from 10:00 a.m. to 11:00 p.m. daily and waiver of user fees Wednesday, July 15 through Sunday, July 26, 2026 at the Event Complex. Roll Call: Aye-All. Motion carried.

Outlaw Shootout AAU Wrestling

Public hearing was opened at 5:18 p.m. by Mayor Struble-Mook. Bobby Rock, Outlaw Square, was available, hearing closed. Martinisko moved, Eagleson seconded to approve street closure on Deadwood Street from Main Street to Pioneer Way from 6:00 a.m. on Saturday, July 18 to 1:00 a.m. on Sunday, July 19, 2026. Roll Call: Aye-All. Motion carried.

Brule'

Public hearing was opened at 5:19 p.m. by Mayor Struble-Mook. Bobby Rock, Outlaw Square, was available, hearing closed. Martinisko moved, Eagleson seconded to approve street closure on Deadwood Street from Main Street to Pioneer Way from 8:00 a.m. on Monday, July 20 to 1:00 a.m. on Tuesday, July 21, 2026. Deadwood Street will reopen at 2:00 p.m. to 2:30 p.m. for the Deadwood Alive Reenactment. Roll Call: Aye-All. Motion carried.

Snocross

Public hearing was opened at 5:20 p.m. by Mayor Struble-Mook. Jesse Allen, Deadwood Chamber, spoke about the event, hearing closed. Martinisko moved, Johnson seconded to approve open container at the Event Complex from 11:00 a.m. on Friday, January 22 to 2:00 a.m. on Saturday, January 23, and from 8:00 a.m. on Saturday, January 23 to 2:00 a.m. on Sunday, January 24; Special temporary full liquor license for Deadwood Chamber on Friday, January 22 from noon to 10:00 p.m. and Saturday, January 23 from 11:00 a.m. to 10:00 p.m. at the Event Complex; and waiver of user fees and additional set-up/tear down fees at Event Complex on Monday, January 18 through Sunday, January 24, 2027 due to surcharge collection. Roll Call: Aye-All. Motion carried.

NEW BUSINESS**Service**

Kuchenbecker spoke about the project. Martinisko moved, Johnson seconded to accept proposal for geotechnical engineering services from American Engineering Testing for Fremont Ave retaining wall project in the amount not to exceed \$5,575.00 (To be paid from HP Capital Assets. Roll Call: Aye-All. Motion carried.

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Change Order

Parks, Recreation & Events Director Adler spoke about the project. Martinisko moved, Eagleson seconded to accept Change Order #1 from 21 Electric in the amount of \$20,631.60 to over excavate and replace foundation of light pole B1 due to unforeseen conditions bringing total contract to \$551,226.60. Roll Call: Aye-All. Motion carried.

Change Order

Adler spoke about the project. Martinisko moved, Speirs seconded to accept Change Order #1 from Fuller Construction Company in the amount of \$7,302.50 for additional work at Mt. Moriah Cemetery not included in the original bid bringing total contract to \$140,552.50. (To be paid from Historic Cemeteries line item.) Roll Call: Aye-All. Motion carried.

Service

Kuchenbecker spoke about the project. Martinisko moved, Speirs seconded to engage Towey Design Group (TDG) in an amount not to exceed \$33,000.00 to provide civil design services for the LOMR documentation relating to Whitewood Creek Restoration Project. (FEMA project related expense.) Roll Call: Aye-All. Motion carried.

Hire

Public Works Director spoke about the project. Martinisko moved, Speirs seconded to hire Johner Paving to mill and overlay Washington, Madison and Adams Streets in an amount not to exceed \$60,926.00, low quote received. (To be paid by Streets repair line item.) Roll Call: Aye-All. Motion carried.

Quote

Finance Officer McKeown spoke about the quote. Martinisko moved, Johnson seconded to allow Finance Officer to sign quotes with CivicPlus for a website CMS (\$2,341.50/year plus \$4,341.50 one-time migration/training fee) and agenda/meeting management system (\$5,300.00/year), each with a 5% annual increase starting in year two. (To be paid by IT Budget line item.) Roll Call: Aye-All. Motion carried.

INFORMATIONAL ITEMS AND ITEMS FROM CITIZENS

- A. Raffle permit received from Northern Hills Republican Women, Drawing will be held October 10, 2026.

Resident, Bill Glover addressed concern about the streetlights on Crescent street not working due to the Improvement project. Discussion was held concerning safety. Kuchenbecker stated a progress meeting will be held on Thursday and he will address the issue at that time.

Attorney Riggins requested Executive Session for legal matters per SDCL 1-25-2(3) with possible action.

ADJOURNMENT

Martinisko moved, Speirs seconded to adjourn the regular session at 5:44 p.m. and convene into Executive Session for legal matters per SDCL 1-25-2(3) with possible action. The next regular meeting will be Monday, June 1, 2026 at 5:00 p.m.

After coming out of executive session at 6:13 p.m. Martinisko moved, Johnson seconded to adjourn.

ATTEST: _____ DATE: _____

Jessica McKeown, Finance Officer Charlie Struble-Mook, Mayor

Published once at the total approximate cost of _____

01/29/2026 10:28 AM
 PACKET: 07512 COMBINED - 6/2/26
 VENDOR SET: 01
 FUND : 101 GENERAL FUND
 DEPARTMENT: 111 COMMISSION
 BUDGET TO USE: CB-CURRENT BUDGET

Section 4 Item a.

BANK: FNBAP

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-0545	LYNN'S DAKOTA MART					
		I-0002-05/21/26	101-4111-426	SUPPLIES MEETING	000000	47.77
				DEPARTMENT 111 COMMISSION	TOTAL:	47.77
		I-0002-05/21/26	101-4142-426	SUPPLIES MEETING	000000	47.77
01-1652	BLOOMERS FLOWERS & GIFT					
		I-41284	101-4142-426	SUPPLIES ARRANGEMENT FOR JAN - FIN.	000000	62.00
01-4711	AMAZON CAPITAL SERVICES					
		I-1D34-7KGW-L11Y	101-4142-426	SUPPLIES STAPLER,KITCHEN SUPPLIES - FIN	000000	61.29
		I-1WNK-RFPP-F1CC	101-4142-426	SUPPLIES FILE JACKETS,COLORED PAPER-FIN	000000	44.66
				DEPARTMENT 142 FINANCE	TOTAL:	215.72
01-0553	MONTANA DAKOTA UTILITIE					
		I-NAT GAS 05/21/26	101-4192-428-01	UTILITIES - A ADAMS HOUSE	000000	263.70
		I-NAT GAS 05/21/26	101-4192-428-02	UTILITIES - A ADAMS MUSEUM	000000	228.44
		I-NAT GAS 05/21/26	101-4192-428-04	UTILITIES - C CITY HALL	000000	570.54
		I-NAT GAS 05/21/26	101-4192-428-07	UTILITIES - F FIRE HALL	000000	436.52
		I-NAT GAS 05/21/26	101-4192-428-08	UTILITIES - H HISTORY CENTER	000000	144.99
		I-NAT GAS 05/21/26	101-4192-428-09	UTILITIES - H HARCC	000000	200.92
		I-NAT GAS 05/21/26	101-4192-428-10	UTILITIES - L LIBRARY	000000	226.29
		I-NAT GAS 05/21/26	101-4192-428-11	UTILITIES - P CITY PARKS DEPT	000000	124.33
		I-NAT GAS 05/21/26	101-4192-428-13	UTILITIES - R RECREATION CENTER	000000	4,889.71
		I-NAT GAS 05/21/26	101-4192-428-14	UTILITIES - S CITY SHOP PUBLIC WORKS STRTS	000000	125.15
		I-NAT GAS 05/21/26	101-4192-428-15	UTILITIES - T TROLLEY BARN	000000	76.58
		I-NAT GAS 05/21/26	101-4192-428-19	UTILITIES - G PLUMA PARK 418 CLIFF ST	000000	44.32
		I-NAT GAS 05/21/26	101-4192-428-21	UTILITIES - W WELCOME CENTER	000000	585.36
		I-NAT GAS 05/21/26	101-4192-428-24	UTILITIES - O 703 MAIN OUTLAW SQUARE	000000	234.78
01-1003	VERIZON WIRELESS					
		I-6143257030	101-4192-422	PROFESSIONAL ON CALL PHONE/PUB BLDGS	000000	39.72
01-1502	BLACK HILLS CHEMICAL					
		I-314565	101-4192-426	SUPPLIES SPRY-CLNR-DEOD-SOAP-TP/PB	000000	1,439.67
		I-315352	101-4192-426	SUPPLIES FLOOR CLEANER-TOILET PAPER/PB	000000	408.64
01-1653	AUTO VALUE CENTRAL CITY					
		I-832069894	101-4192-426	SUPPLIES FRONT LEFT-RIGHT WIPERS/PB	000000	29.98
		I-832069919	101-4192-426-14	SUPPLIES - ST CLEANER-SEALER-RESEAL/STRTS	000000	38.98
01-3032	OTIS ELEVATOR COMPANY					
		I-100402335613	101-4192-422-02	PROFESSIONAL ELEV MAINT 06/01-08/31/26/ADMU	000000	463.08
		I-100402335613	101-4192-422-09	PROFESSIONAL ELEV MAINT 06/01-08/31/26/HARC	000000	463.08
		I-F10000276289	101-4192-422-10	PROFESSIONAL FUEL-LOGISTICS SURCHARGE/LIBR	000000	175.00

2/29/2026 10:28 AM
 PACKET: 07512 COMBINED - 6/2/26
 VENDOR SET: 01
 FUND : 101 GENERAL FUND
 DEPARTMENT: 192 PUBLIC BUILDINGS
 BUDGET TO USE: CB-CURRENT BUDGET

Section 4 Item a.

BANK: FNBAP

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-3094	BOMGAARS	I-05/16/26 STATEMENT	101-4192-426	SUPPLIES RATCHETT-SAW/PUB BLDGS	000000	184.98
01-3314	CENTURY BUSINESS PRODUC	I-854664	101-4192-422-04	PROFESSIONAL COPIER CONT/FIN-4/9-5/8/26	000000	227.43
01-3421	S AND C CLEANERS	I-05/27/26 INV 137	101-4192-422-24	PROFESSIONAL OSQ BATHROOMS	000000	465.00
		I-05/27/26 INV 137	101-4192-422-19	PROFESSIONAL GATEWAY AND TRAILS	000000	465.00
		I-05/27/26 INV 137	101-4192-422-08	PROFESSIONAL- HISTORY BATHROOMS	000000	189.00
		I-05/27/26 INV 137	101-4192-422-22	PROFESSIONAL- MT MORIAH	000000	432.00
		I-05/27/26 INV 137	101-4192-422	PROFESSIONAL ELEVATOR	000000	0.00
		I-05/27/26 INV 137	101-4192-422-11	PROFESSIONAL GORDON PARK	000000	396.00
		I-05/27/26 INV 137	101-4192-422-03	PROFESSIONAL BALLPARK	000000	270.00
		I-05/27/26 INV 137	101-4192-422-06	PROFESSIONAL- RODEO-BACK WHEN THEY BUCKED	000000	171.00
		I-05/27/26 INV 168	101-4192-422-04	PROFESSIONAL CITY HALL	000000	998.00
		I-05/27/26 INV 168	101-4192-422-04	PROFESSIONAL POLICE DEPT	000000	1,165.00
		I-05/27/26 INV 168	101-4192-422-07	PROFESSIONAL FIRE DEPT	000000	535.00
		I-05/27/26 INV 168	101-4192-422-10	PROFESSIONAL LIBRARY	000000	768.00
		I-05/27/26 INV 168	101-4192-422-21	PROFESSIONAL WELCOME CENTER	000000	1,954.00
01-3977	ACE HARDWARE OF LEAD	I-046260	101-4192-426-14	SUPPLIES - ST UNIV TOILET REPAIR-WD SCREW/ST	000000	35.08
01-4711	AMAZON CAPITAL SERVICES	I-11YQ-PWK9-VT1F	101-4192-425	REPAIRS (7) KOHLER FLUSHING BATT/PB	000000	825.16
		I-141Q-W4X6-VGCR	101-4192-425-10	REPAIRS - LIB TRANE MOTOR SPLIT CAPAC/LIBR	000000	318.49
		I-19QH-9LXM-7F1V	101-4192-425-06	REPAIRS - DAY THERMISTOR-SENSOR-CONTROLS/CON	000000	570.57
		I-1K77-RLF6-HCMV	101-4192-425-07	REPAIRS - FIR FURNACE IGNITOR REPLACE/FIRE	000000	18.75
		I-1K77-RLF6-HCMV	101-4192-426	SUPPLIES FURNACE IGNITOR REPLACE/PB	000000	56.25
		I-1K77-RLF6-HCMV	101-4192-425-06	REPAIRS - DAY SPRING ACTION HINGE/RODEO	000000	150.07
		I-1Q4P-JTRH-GTPW	101-4192-425-21	REPAIRS - WEL FAUCET CARTRIDGE HOT-COLD/WELC	000000	44.98
		I-1RT6-TC3J-1PWN	101-4192-425-21	REPAIRS - WEL UNRINAL STRAINERS/WELCOME	000000	83.20
		I-1V33-WQ3F-FMH3	101-4192-426	SUPPLIES SANDER PADS REPLACEMENT/PB	000000	12.34
01-4833	JASSMAN, TROY	I-#237379 - 5/12/26	101-4192-422	PROFESSIONAL REIMBS.CDL RENEWAL	000000	100.00
01-4944	QUADIENT FINANCE USA, I	I-05/20/26	101-4192-426	SUPPLIES REFILL POSTAGE METER	000000	500.00
01-4945	QUADIENT LEASING USA, I	I-Q2361634	101-4192-422	PROFESSIONAL LEASE PYMT - 6/10 - 9/9/26	000000	245.46
01-4957	ONSITE FIRST AID, LLC	I-7235	101-4192-422-24	PROFESSIONAL FIRST AID SUPPLIES/OSQ	000000	140.30
DEPARTMENT 192 PUBLIC BUILDINGS					TOTAL:	22,530.84

PACKET: 07512 COMBINED - 6/2/26
 VENDOR SET: 01
 FUND : 101 GENERAL FUND
 DEPARTMENT: 210 POLICE
 BUDGET TO USE: CB-CURRENT BUDGET

Section 4 Item a.

BANK: FNBAP

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-0508	GALLS, LLC					
		I-034954753	101-4210-426	SUPPLIES UNIFORM SHIRTS & BELTS - PD	000000	217.97
		I-034967288	101-4210-426	SUPPLIES POCKET KEY - PD	000000	10.91
01-1653	AUTO VALUE CENTRAL CITY					
		I-832069620	101-4210-425	REPAIRS STUD-WHEEL NUT-THREADLOCKER/PD	000000	83.28
		I-832070206	101-4210-425	REPAIRS OIL FILTERS-5W20 SYNTHETIC/PD	000000	57.38
		I-832070208	101-4210-425	REPAIRS HALLOGEN CAPSULE/PD	000000	8.49
		I-832070269	101-4210-425	REPAIRS REAR WIPER BLADE/PD	000000	12.20
01-1826	FIRST NET					
		I-287304791844X0526	101-4210-422	PROFESSIONAL MDT POLICE CARS - MAY	000000	283.78
01-2464	HOLIDAY INN EXPRESS					
		I-AR2600-42933363	101-4210-427	TRAVEL LODGING FOR TRAINING - REA/ PD	000000	560.00
01-4183	OMG NATIONAL					
		I-N1104422	101-4210-426	SUPPLIES STICKERS	000000	432.22
01-4195	MARCO					
		I-42019871	101-4210-422	PROFESSIONAL COPIER CONTRACT - POLICE	000000	385.18
01-4317	VIGILANT BUSINESS SOLUT					
		I-4785	101-4210-422	PROFESSIONAL SCREENING	000000	61.50
01-4711	AMAZON CAPITAL SERVICES					
		I-1T6F-QTHT-C7HC	101-4210-430	HONOR GUARD E FLAG POLE KITS, FLAGS-HONOR GD	000000	548.53
01-5515	THOM FLAMBOE, PH.D.					
		I-#20-4486612	101-4210-422	PROFESSIONAL PYSCH EVALUATIONS	000000	600.00
01-5525	ONSCENE DYNAMICS					
		I-1108	101-4210-434	MACHINERY/EQU KENWOOD RADIO - POLICE	000000	2,468.22
		I-1122	101-4210-434	MACHINERY/EQU EQUIP INSTALLATION FOR 25 INTE	000000	16,081.30
		I-1124	101-4210-425	REPAIRS WINDSHIELD REPLACEMENT	000000	617.97
01-5570	FIRST INTERSTATE BANK					
		I-5/13/2026	101-4210-422	PROFESSIONAL DOCUMENTS - PD	000000	43.75
01-5572	GLO BEST WESTERN DAWLEY					
		I-000238	101-4210-427	TRAVEL LODGING - REISER, HOLZAPFEL/PD	000000	220.00
01-5573	REA, JENNY					
		I-05/10/2026	101-4210-427	TRAVEL REIMBURSEMENT TRAINING	000000	400.60
DEPARTMENT 210 POLICE					TOTAL:	23,093.28

01-1653 AUTO VALUE CENTRAL CITY

PACKET: 07512 COMBINED - 6/2/26

VENDOR SET: 01

Section 4 Item a.

FUND : 101 GENERAL FUND

DEPARTMENT: 221 FIRE DEPARTMENT ADMINISTR

BANK: FNBAP

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-1653	AUTO VALUE CENTRAL CITY	continued				
		I-832069490	101-4221-425	REPAIRS BATTERY-CORE RETURN/FIRE	000000	327.98
		I-832069598	101-4221-425	REPAIRS BATTERY/FIRE	000000	327.98
		I-832070577	101-4221-426	SUPPLIES CARTRIDGE FUEL-OIL-AIR FILT/FI	000000	144.46
		I-832070578	101-4221-426	SUPPLIES OIL FLEET-AIR FLEET/FIRE	000000	158.03
		I-832070579	101-4221-426	SUPPLIES HD OIL-AIR FLEET/FIRE	000000	68.21
		I-832070580	101-4221-426	SUPPLIES (6) GL COMMAND RED 50/50/FIRE	000000	83.94
DEPARTMENT 221 FIRE DEPARTMENT ADMINISTR						TOTAL: 1,110.60
01-1003	VERIZON WIRELESS					
		I-6143257030	101-4232-422	PROFESSIONAL BLDG INSPECTOR TABLET	000000	26.97
01-3223	QUICKTROPHY, LLC					
		I-INV PO20260505	101-4232-426	SUPPLIES NAME PLATES BD OF APPEALS/BI	000000	98.62
01-5066	LOOKOUT PLAN + CODE CON					
		I-26045	101-4232-422	PROFESSIONAL PLAN REVIEW IAN MUNSICK ASI/BI	000000	1,415.40
		I-26046	101-4232-422	PROFESSIONAL PLAN REVIEW 801 MAIN ST/BI	000000	55.60
DEPARTMENT 232 BUILDING INSPECTION						TOTAL: 1,596.59
01-0545	LYNN'S DAKOTA MART					
		I-05/16/26 STATEMENT	101-4310-426	SUPPLIES RADENSLEBEN RETIREMENT/STRTS	000000	71.97
01-0551	MENARD'S					
		I-5795	101-4310-426	SUPPLIES (7) BULLCRETE POTHOLE PATCH/ST	000000	134.93
01-0677	LAWSON PRODUCTS, INC.					
		I-9313492230	101-4310-425	REPAIRS HEX NUTS-HEX CAP SCREW/STRTS	000000	26.01
01-1003	VERIZON WIRELESS					
		I-6143257030	101-4310-422	PROFESSIONAL ON CALL PHONE/STREETS	000000	35.59
01-1653	AUTO VALUE CENTRAL CITY					
		I-832069505	101-4310-426	SUPPLIES (2) 1/4 HD CHEVRON/STREETS	000000	43.16
		I-832069628	101-4310-425	REPAIRS (3) CRC BRAKLEEN BRAKE/STRTS	000000	14.37
		I-832069687	101-4310-426	SUPPLIES 5 GL HYDRAU-WELDING WIRE/STRTS	000000	170.98
		I-832069771	101-4310-426	SUPPLIES (2) BATTERY/STRTS	000000	299.98
		I-832069989	101-4310-426	SUPPLIES 6MP 6 HOSE SWIVEL/STRTS	000000	25.95
		I-832070068	101-4310-426	SUPPLIES 5 QT PM 10W30 SYNTHETIC/STRTS	000000	24.99
		I-832070161	101-4310-426	SUPPLIES ENGINE OIL 5W20-OIL FILTER/STR	000000	32.39
		I-832070207	101-4310-426	SUPPLIES MYSTERY OIL-PRIME DEXCOOL/STRT	000000	77.96
		I-832070252	101-4310-425	REPAIRS INGINE WATER PUMP-SERP BELT/ST	000000	91.11
		I-832070366	101-4310-425	REPAIRS CABIN AIR FILTER/STRTS	000000	18.46
		I-832070666	101-4310-425	REPAIRS (2) ALIGNMENT SHIM/STRTS	000000	54.82
		I-832070724	101-4310-426	SUPPLIES CRIMPRO 4 IN 1 WIRE/STRTS	000000	34.95

PACKET: 07512 COMBINED - 6/2/26

VENDOR SET: 01

Section 4 Item a.

FUND : 101 GENERAL FUND

DEPARTMENT: 310 STREETS

BANK: FNBAP

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-2715	SPEARFISH BUILDING & SU	I-12938	101-4310-426	SUPPLIES (3) ACRYLIC LTX TRAFFIC RED/ST	000000	106.50
01-3974	HI-VIZ SAFETY WEAR, LLC	I-101978	101-4310-426	SUPPLIES LONG SLEEVE T-SHIRTS COTTON/ST	000000	105.93
01-4711	AMAZON CAPITAL SERVICES	I-17HN-3XPX-GWWP	101-4310-426	SUPPLIES (2) ERGO STAND FLOOR MAT/STRTS	000000	171.46
		I-1V33-WQ3F-FMH3	101-4310-426	SUPPLIES SAFETY LIGHTED ANTENNAE BASE/S	000000	75.99
01-5076	IIA LIFTING SERVICES, I	I-INDI113686	101-4310-422	PROFESSIONAL ANNUAL SAFETY INSP ALTEC/STRTS	000000	646.80
DEPARTMENT 310 STREETS						TOTAL: 2,264.30
01-0545	LYNN'S DAKOTA MART	I-05/16/26 STATEMENT	101-4520-426	SUPPLIES HUMBUGER-HOT DOGS/FLAG GRP	000000	123.01
01-0677	LAWSON PRODUCTS, INC.	I-9313496156	101-4520-426	SUPPLIES CUT OFF WHEEL-LUBE-GLOVES/PARK	000000	241.83
01-1653	AUTO VALUE CENTRAL CITY	I-832070450	101-4520-426	SUPPLIES BATTERY-CORE RETURN-BIT SET/PA	000000	196.98
01-1798	CHAINSAW CENTER/DAKOTA	I-1-2034677	101-4520-426	SUPPLIES (21) TRIMMER LINE/PARKS	000000	137.98
01-3974	HI-VIZ SAFETY WEAR, LLC	I-101977	101-4520-426	SUPPLIES HI VIZ SAFETY WEAR/PARKS	000000	854.68
01-3977	ACE HARDWARE OF LEAD	I-046270	101-4520-426	SUPPLIES ATMC 2K DR IMPACT-MAXFIT SET/P	000000	265.04
		I-046376	101-4520-426	SUPPLIES MENDRHOSE 5/8X3/4/PARKS	000000	8.99
01-4317	VIGILANT BUSINESS SOLUT	I-4785	101-4520-422	PROFESSIONAL SCREENING	000000	73.25
01-4711	AMAZON CAPITAL SERVICES	I-1XHC-GKF4-FDVF	101-4520-426	SUPPLIES (2) HI VIX RAIN SUITS/PARKS	000000	69.98
DEPARTMENT 520 PARKS						TOTAL: 1,971.74
FUND 101 GENERAL FUND						TOTAL: 52,830.84

PACKET: 07512 COMBINED - 6/2/26

VENDOR SET: 01

Section 4 Item a.

FUND : 206 LIBRARY FUND

DEPARTMENT: 550 LIBRARY

BANK: FNBAP

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT	
01-0973	PETTY CASH- LIBRARY						
		I-04/22/2026	206-4550-422	PROFESSIONAL REIMBS.PETTY CASH- LIBRARY	000000	4.96	
		I-04/22/2026	206-4550-424	PROGRAMMING REIMBS.PETTY CASH- LIBRARY	000000	10.00	
01-3887	BLACK HILLS LIBRARY CON						
		I-05212026-CC-1	206-4550-422	PROFESSIONAL CONTENT CAFE SUBSCRIPTION	000000	7.98	
01-4711	AMAZON CAPITAL SERVICES						
		I-1CNQ-4C66-G4PR	206-4550-434	COLLECTION DE BOOKS-DVDS	000000	78.99	
		I-1L39-TQKX-GVCT	206-4550-424	PROGRAMMING SUMMER READING SUPPLIES	000000	147.70	
		I-1NFP-PVDT-KT4J	206-4550-424	PROGRAMMING SUMMER READING SUPPLIES	000000	179.22	
01-5571	QUINN, JEFF						
		I-052626	206-4550-424	PROGRAMMING SUMMER READING MAGIC SHOW	000000	400.00	
					DEPARTMENT 550 LIBRARY	TOTAL:	828.85
					FUND 206 LIBRARY FUND	TOTAL:	828.85

PACKET: 07512 COMBINED - 6/2/26

VENDOR SET: 01

Section 4 Item a.

FUND : 209 BED & BOOZE FUND

DEPARTMENT: 510 REC CENTER

BANK: FNBAP

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-2645	HAWKINS INC	I-7428865	209-4510-426	SUPPLIES POOL CHEMICALS/REC	000000	909.06
01-3060	QUIK SIGNS	I-54346	209-4510-426	SUPPLIES (3) COROPLAST18X24-STAKES/REC	000000	45.00
01-4345	ULINE	I-208275186	209-4510-426	SUPPLIES SHOWER DISPENSER-WASH/REC	000000	491.57
01-4711	AMAZON CAPITAL SERVICES	I-1LDH-6GJM-9QK7	209-4510-426	SUPPLIES (5) FITBELL 6 LB DUMBELLS/REC	000000	350.00
		I-1PWM-CRQC-N6D1	209-4510-426	SUPPLIES CUP DISP-W/O BAR-CUPS/REC	000000	317.55
					DEPARTMENT 510 REC CENTER	TOTAL: 2,113.18
					FUND 209 BED & BOOZE FUND	TOTAL: 2,113.18

PACKET: 07512 COMBINED - 6/2/26

VENDOR SET: 01

Section 4 Item a.

FUND : 211 BID #9

DEPARTMENT: 630 BID #9

BANK: FNBAP

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-4576	DEADWOOD CHAMBER - OUTL	I-05/26/2026	211-4630-423	MARKETING BID #9 FUNDING	000000	28,000.00
					DEPARTMENT 630 BID #9	TOTAL: 28,000.00
					FUND 211 BID #9	TOTAL: 28,000.00

PACKET: 07512 COMBINED - 6/2/26

VENDOR SET: 01

Section 4 Item a.

FUND : 212 BID #8

DEPARTMENT: 630 BID 8

BANK: FNBAP

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-0475	DEADWOOD CHAMBER & VISI					
		I-05-12-2026-A	212-4630-423	MARKETING	BID 8 EVENTS-GROUP SALES	000000 2,918.99
01-2942	FIRST GOLD HOTEL					
		I-042726	212-4630-423	MARKETING	BID #8 -SPONSOR-3WHEELER RALLY	000000 50,000.00
					DEPARTMENT 630 BID 8	TOTAL: 52,918.99
					FUND 212 BID #8	TOTAL: 52,918.99

PACKET: 07512 COMBINED - 6/2/26

VENDOR SET: 01

Section 4 Item a.

FUND : 215 HISTORIC PRESERVATION

DEPARTMENT: 572 HP VISITOR MGMT AND INFOR

BANK: FNBAP

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT	
01-3060	QUIK SIGNS						
		I-53669	215-4572-235	VISITOR MGMT TROLLEY BASEBALL SIGNAGE	000000	522.77	
		I-54300	215-4572-235	VISITOR MGMT CITY POLE BANNER	000000	152.54	
DEPARTMENT 572 HP VISITOR MGMT AND INFOR						TOTAL:	675.31
01-0039	SD STATE HISTORICAL SOC						
		I-52226	215-4573-325	HIST. INTERP. 2026 BRONZE MEMBERSHIP	000000	125.00	
01-2390	THE ARCHAEOLOGICAL CONS						
		I-51926	215-4573-320	HIST. INTERP. ANNUAL MEMBERSHIP	000000	30.00	
01-2728	WEST RIVER HISTORY CONF						
		I-52026	215-4573-325	HIST. INTERP. 2026 SPONSORSHIP	000000	500.00	
DEPARTMENT 573 HP HISTORIC INTERPRETATIO						TOTAL:	655.00
01-0553	MONTANA DAKOTA UTILITIE						
		I-NAT GAS 05/21/26	215-4575-505-05	142 SHERMAN S SENIOR CENTER 142 SHERMAN	000000	38.50	
01-3023	LAWRENCE CO. HISTORICAL						
		I-52226	215-4575-520	GRANT/LOAN PR 2025 RD2 OUTS DWD GRANT	000000	1,950.00	
01-4174	FOUNDANT TECHNOLOGIES I						
		I-10009701	215-4575-505	GRANT/LOAN RE 2026 ANNUAL LICENSE	000000	5,940.00	
01-4739	WATERS HARDWARE-HP PAIN						
		I-17884 /S	215-4575-525	GRANT/LOAN PA 45 TAYLOR	000000	281.91	
01-5565	ST. LUKE'S CHURCH						
		I-52226	215-4575-520	GRANT/LOAN PR 2025 RD2 OUTS DWD GRANT	000000	3,850.00	
DEPARTMENT 575 HP DEADWOOD GRANT AND LOA						TOTAL:	12,060.41
01-1584	FETERL, RONDA						
		I-51426	215-4576-630	PROFES. SERV. FLOWERS FOR NEIGHBORHOOD	000000	20.84	
		I-51426-1	215-4576-630	PROFES. SERV. FLOWERS FOR NEIGHBORHOOD	000000	155.58	
DEPARTMENT 576 HP PROFESSIONAL SERVICES						TOTAL:	176.42
01-1731	WHEELER LUMBER OPERATIO						
		I-1340-040782	215-4577-775	CAPITAL ASSET FENCING FOR CITY	000000	3,456.00	
01-5396	STERNHAGEN SERVICES						
		I-1178	215-4577-775	CAPITAL ASSET MAYORS SIGN	000000	500.00	

PACKET: 07512 COMBINED - 6/2/26

VENDOR SET: 01

Section 4 Item a.

FUND : 215 HISTORIC PRESERVATION

DEPARTMENT: 577 HP FIXED CAPITAL ASSETS O

BANK: FNBAP

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-5512	MEAD LUMBER	I-13469048	215-4577-705	CAPITAL ASSET LIBRARY PICNIC PROJECT	000000	5,148.00
DEPARTMENT 577 HP FIXED CAPITAL ASSETS OTOTAL:						9,104.00
01-1003	VERIZON WIRELESS	I-6143257030	215-4641-428	UTILITIES CITY ARCHIVIST/HP	000000	40.01
01-4247	SD HISTORICAL SOCIETY F	I-52226	215-4641-427	TRAVEL REG ANNUAL HISTORY CONF	000000	150.00
		I-52226-1	215-4641-427	TRAVEL REG ANNUAL HISTORIC CONF	000000	150.00
01-4711	AMAZON CAPITAL SERVICES	I-1RM3-11T3-7T9T	215-4641-426	SUPPLIES COMMISSION APPROVAL STAMP	000000	20.85
DEPARTMENT 641 OFFICE HIST. PRES. TOTAL:						360.86
FUND 215 HISTORIC PRESERVATION TOTAL:						23,032.00

PACKET: 07512 COMBINED - 6/2/26

VENDOR SET: 01

Section 4 Item a.

FUND : 216 REVOLVING LOAN

DEPARTMENT: 653 REVOLVING LOAN

BANK: FNBAP

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-1496	LAWRENCE CO. REGISTER O	I-051826	216-4653-960	CLOSING CO REC FEE 26 WASHINGTON WIESE	000000	30.00
01-5567	FRANKLIN, FREDRICK	I-VC-0001	216-4653-962-08	FOUNDATION GR 61 MADISON - WIERINGA	000000	7,000.00
					DEPARTMENT 653 REVOLVING LOAN	TOTAL: 7,030.00
					FUND 216 REVOLVING LOAN	TOTAL: 7,030.00

PACKET: 07512 COMBINED - 6/2/26

VENDOR SET: 01

FUND : 602 WATER FUND

DEPARTMENT: 330 WATER

BUDGET TO USE: CB-CURRENT BUDGET

Section 4 Item a.

BANK: FNBAP

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-0407	SHERWIN WILLIAMS CO	I-60057218160526	602-4330-426	SUPPLIES (3) PRO PARK WB RED/WATER	000000	115.35
01-0553	MONTANA DAKOTA UTILITIE	I-NAT GAS 05/21/26	602-4330-428	UTILITIES PERMANENT METER LOCATION	000000	272.17
		I-NAT GAS 05/21/26	602-4330-428	UTILITIES CITY SHOP PUBLIC WORKS WATER	000000	125.15
01-0684	NORTHWEST PIPE FITTINGS	I-1631074-2	602-4330-426	SUPPLIES (10) CURB BOX PLUG/WATER	000000	39.80
01-1003	VERIZON WIRELESS	I-6143257030	602-4330-422	PROFESSIONAL PLUMA TANKS/WATER	000000	40.01
		I-6143257030	602-4330-422	PROFESSIONAL MCGOVERN DENVER DWD HILL/WTR	000000	120.03
		I-6143257030	602-4330-422	PROFESSIONAL LEE OFFICE PLUMA E MAIN/WATER	000000	160.04
		I-6143257030	602-4330-422	PROFESSIONAL ON CALL PHONE/WATER	000000	39.72
		I-6143257030	602-4330-422	PROFESSIONAL ON CALL PHONE/PARKS	000000	39.72
01-1365	SD PUBLIC HEALTH LAB	I-10626945	602-4330-422	PROFESSIONAL COLIFORM TESTING/WATER	000000	40.00
01-1467	SD ASSN. OF RURAL WATER	I-25199	602-4330-422	PROFESSIONAL HYDRANT FLOW TESTING/WATER	000000	250.00
01-1653	AUTO VALUE CENTRAL CITY	I-832070548	602-4330-426	SUPPLIES (3) 5W30 SYN BL 5Q/WATER	000000	91.11
01-1827	MS MAIL	I-15835	602-4330-426	SUPPLIES UTIL.BILL MAILING/MAY FOR APR	000000	528.93
01-3977	ACE HARDWARE OF LEAD	I-046318	602-4330-426	SUPPLIES ACE BEST RLR 4X3-6X3/WATER	000000	32.36
01-4057	VIEHAUSER ENTERPRISES,	I-64441	602-4330-426	SUPPLIES (5) PADLOCKS-ASSA KEYS/WATER	000000	594.80
01-4721	TOWEY DESIGN GROUP INC.	I-26-1735	602-4330-437	CAPITAL OUTLA 24-010 HWY 85 DRINK WATER EXP	000000	559.00
01-5512	MEAD LUMBER	I-13502205	602-4330-433	IMPROVEMENTS 8' ROOF TRUSS PKG/WATER	000000	407.50
01-5568	ROCKY MOUNTAIN LEAK DET	I-391	602-4330-422	PROFESSIONAL LEAK DETECTION SERVICES/WATER	000000	5,225.00
					DEPARTMENT 330 WATER	TOTAL: 8,680.69
					FUND 602 WATER FUND	TOTAL: 8,680.69

PACKET: 07512 COMBINED - 6/2/26
 VENDOR SET: 01
 FUND : 607 HISTORIC CEMETERIES
 DEPARTMENT: 580 HISTORIC CEMETERIES
 BUDGET TO USE: CB-CURRENT BUDGET

Section 4 Item a.

BANK: FNBAP

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-3558	DEADWOOD HISTORY, INC.	I-32903	607-4580-426	SUPPLIES	COOP AD DEST DWD & OUR TOWN/MM 000000	668.00
DEPARTMENT 580 HISTORIC CEMETERIES						TOTAL: 668.00
FUND 607 HISTORIC CEMETERIES						TOTAL: 668.00

PACKET: 07512 COMBINED - 6/2/26
VENDOR SET: 01
FUND : 610 PARKING/TRANSPORTATION
DEPARTMENT: 360 PARKING/TRANSPORTATION
BUDGET TO USE: CB-CURRENT BUDGET

Section 4 Item a.

BANK: FNBAP

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-0508	GALLS, LLC					
		I-035016173	610-4360-426	SUPPLIES CUSTOM BADGE/P&T	000000	116.20
01-0545	LYNN'S DAKOTA MART					
		I-05/16/26 STATEMENT	610-4360-426	SUPPLIES DONUTS/P&T	000000	27.98
01-1003	VERIZON WIRELESS					
		I-6143257030	610-4360-422	PROFESSIONAL PD ORDINANCE VEHICLE/P&T	000000	40.01
		I-6143257030	610-4360-422	PROFESSIONAL (3) PARKING ENFORCEMENT SYS/P&T	000000	119.16
DEPARTMENT 360 PARKING/TRANSPORTATION TOTAL:						303.35
01-1354	INLAND TRUCK PARTS & SE					
		I-IN-1994417	610-4361-425	REPAIRS INSPECTION-ADD OIL/TROLLEY	000000	924.45
01-1653	AUTO VALUE CENTRAL CITY					
		I-832069675	610-4361-425	REPAIRS SWAY BAR-FREIGHT/TROLLEY	000000	43.30
		I-832070075	610-4361-426	SUPPLIES OIL FILTER-5 QT PM 5W20 SYN/TR	000000	33.07
		I-832070806	610-4361-426	SUPPLIES (2) PRIME DEXCOOL/TROLLEY	000000	31.98
01-5295	WAREING STURGIS					
		I-5047867	610-4361-426	SUPPLIES ROTOR ASSY-BRAKE LINING/TROLLE	000000	682.83
DEPARTMENT 361 TROLLEY DEPARTMENT TOTAL:						1,715.63
01-0617	WALKER CONSULTANTS					
		I-210055960002	610-4362-422	PROFESSIONAL PARKING RAMP ASSESSMENT/RAMP	000000	6,747.00
DEPARTMENT 362 BROADWAY GARAGE TOTAL:						6,747.00
FUND 610 PARKING/TRANSPORTATION TOTAL:						8,765.98

PACKET: 07512 COMBINED - 6/2/26

VENDOR SET: 01

FUND : 721 TIF #9 OPTIMA

DEPARTMENT: 000 NON-DEPARTMENTAL

BUDGET TO USE: CB-CURRENT BUDGET

Section 4 Item a.

BANK: FNBAP

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-3673	LIBERTY NATIONAL BANK					
		I-#60004256 - 5/1/26	721-4000-429	OTHER #600004256 - TIF #9	000000	617.88
				DEPARTMENT 000 NON-DEPARTMENTAL	TOTAL:	617.88
				FUND 721 TIF #9 OPTIMA	TOTAL:	617.88

PACKET: 07512 COMBINED - 6/2/26

VENDOR SET: 01

Section 4 Item a.

FUND : 722 SALES TAX AGENCY

DEPARTMENT: N/A NON-DEPARTMENTAL

BANK: FNBAP

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-0585	SD DEPT. OF REVENUE					
		I-APRIL-052226	722-2190	AMOUNTS HELD SALES TAX DUE FOR APRIL 26	000000	3,456.85
				DEPARTMENT	NON-DEPARTMENTAL	TOTAL: 3,456.85
				FUND	722 SALES TAX AGENCY	TOTAL: 3,456.85

PACKET: 07512 COMBINED - 6/2/26
 VENDOR SET: 01
 FUND : 726 TIF #11 DEADWOOD HOTELS
 DEPARTMENT: 000 NONDEPARTMENTAL
 BUDGET TO USE: CB-CURRENT BUDGET

Section 4 Item a.

BANK: FNBAP

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-5569	DEADWOOD HOTELS LLC	I-05/01/2026	726-4000-429	OTHER TIF #11	000000	61,078.78
					DEPARTMENT 000 NONDEPARTMENTAL	TOTAL: 61,078.78
					FUND 726 TIF #11 DEADWOOD HOTELS	TOTAL: 61,078.78

PACKET: 07512 COMBINED - 6/2/26

VENDOR SET: 01

Section 4 Item a.

FUND : 727 TIF #12 - SECOND STAGE

DEPARTMENT: 000 NON-DEPARTMENTAL

BANK: FNBAP

BUDGET TO USE: CB-CURRENT BUDGET

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-3362	FIRST INTERSTATE BANK					
		I-#170003335-5/1/26	727-4000-429	OTHER #170003335 - TIF #12	000000	36,949.52
					DEPARTMENT 000 NON-DEPARTMENTAL	TOTAL: 36,949.52
					FUND 727 TIF #12 - SECOND STAGE	TOTAL: 36,949.52

PACKET: 07512 COMBINED - 6/2/26
 VENDOR SET: 01
 FUND : 728 TIF # 13 - WJP HOLDINGS
 DEPARTMENT: 000 NON-DEPARTMENTAL
 BUDGET TO USE: CB-CURRENT BUDGET

Section 4 Item a.

BANK: FNBAP

VENDOR	NAME	ITEM #	G/L ACCOUNT NAME	DESCRIPTION	CHECK#	AMOUNT
01-5357	SD HOUSING DEVELOPMENT					
		I-#CHDP201075-5/1/26	728-4000-429	OTHER #CHDP201075 - TIF #13	000000	51,169.60
				DEPARTMENT 000 NON-DEPARTMENTAL	TOTAL:	51,169.60
				FUND 728 TIF # 13 - WJP HOLDINGS	TOTAL:	51,169.60
					REPORT GRAND TOTAL:	338,141.16

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



Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: May 26, 2026
To: Historic Preservation and Deadwood City Commissions
From: City of Deadwood Archives
Re: 2026 Summer Internship, Daniel Schilling

The City of Deadwood Archives is requesting permission to hire Daniel Schilling as a summer intern beginning the week of June 8, 2026 pending pre-employment screening in Spearfish, South Dakota. The City Archives internship program provides high school and college students a “hands on” experience working in the field of archives and collections management.

RECOMMENDATION

Hire Daniel Schilling as the Archives summer intern at \$17.00 to begin the week June 8, 2026 to August 31, 2026 pending pre-employment screening in Spearfish, South Dakota.



South Dakota Medical Cannabis Program
LOCAL GOVERNMENT COMPLIANCE CERTIFICATION

The purpose of this form is to collect the necessary information from applicants who seek a medical cannabis establishment registration certificate pursuant to ARSD 44:90:03:10 and ARSD 44:90:03:11

SECTION I. Establishment Information

Please provide the following information for the prospective medical cannabis establishment. For each establishment you are certifying within your jurisdiction, please provide a separate local government compliance certification form.

DBA Trails Head Cannabis CO.

Form with fields: Legal Business Name (Deadwood Growhouse), Type of Establishment (Dispensary checked), Establishment Physical Address (32 Charles St.), Apartment or Suite #, City (Deadwood), County (Lawrence), State (SD), ZIP Code (57732)

SECTION II. Ordinance Compliance

- 1. Are there Ordinances limiting the number of medical cannabis establishments within the jurisdiction? No (checked)
2. How many of each establishment type are allowed by ordinance in the jurisdiction?
3. When was the effective date for this ordinance?
4. Are there Zoning ordinances in effect relating to medical cannabis establishments? Yes (checked)
5. Is the proposed location in compliance with zoning ordinances pertaining to medical cannabis? Yes (checked)
6. Does the jurisdiction require the applicant to obtain any local permits, licenses, or registrations pertaining to medical cannabis? Yes (checked)
7. Has the applicant obtained the required local permits, licenses, or registrations pertaining to medical cannabis? Yes (checked)

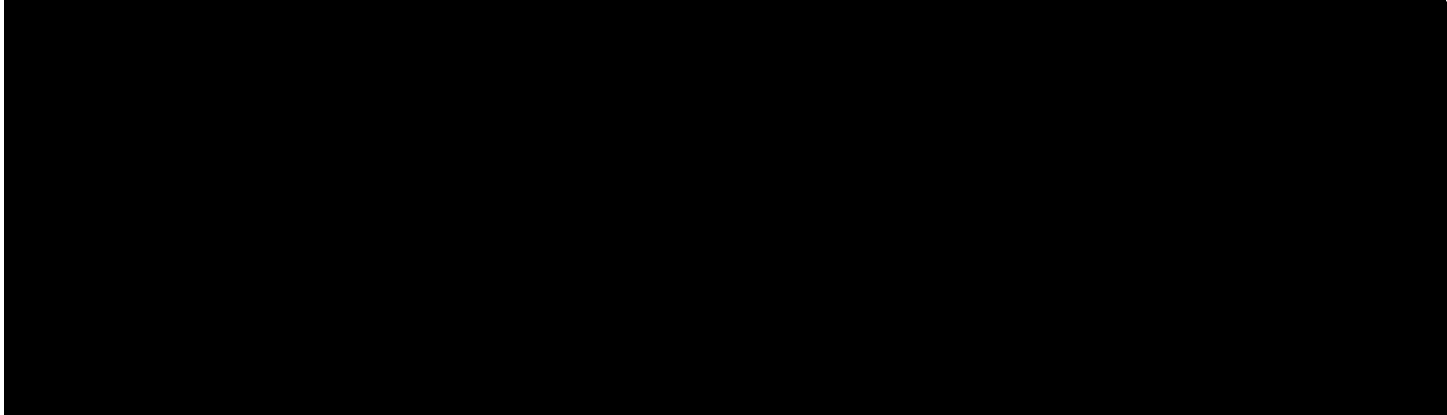
SECTION III. Attachments

Please attach all ordinances related to medical cannabis with this form. If submitting multiple local government compliance certification forms, only attach local ordinances once.

SECTION IV. Certification

I certify that the above-mentioned medical cannabis establishment meets all applicable jurisdiction requirements.

Full Name (Printed)	Title	Jurisdiction
Jessica McKeown	Finance Officer	City of Deadwood



CITY OF DEADWOOD

ANNUAL REPORT
DECEMBER 31, 2025

DRAFT

CITY OF DEADWOOD

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DRAFT



810 Quincy Street
P.O. Box 3140, Rapid City, South Dakota 57709
Telephone (605) 342-5630 • e-mail: info@ktllp.com

ACCOUNTANT'S DISCLAIMER REPORT

City Commission
City of Deadwood
Deadwood, South Dakota

The accompanying annual report of the City of Deadwood (the City) as of and for the year ended December 31, 2025, omits substantially all disclosures and was not subjected to an audit, review, or compilation engagement and we do not express an opinion, a conclusion, nor provide any assurance on them.

KETEL THORSTENSON, LLP
Certified Public Accountants

_____, 2026

DRAFT

CITY OF DEADWOOD

BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General Fund	Historic Restoration and Preservation Fund
Assets		
101 Cash and Cash Equivalents	\$ 15,204,834	\$ 14,717,653
105 Investments	1,988,344	-
108 Property Taxes Receivable	9,638	-
110 Sales Taxes Receivable	376,201	-
115 Accounts Receivable	107,697	13,670
131 Notes Receivable, Net	-	-
132 Due from Other Governments	6,930,898	328,089
135 Interest Receivable	-	-
Total Assets	\$ 24,617,612	\$ 15,059,412
Liabilities, Deferred Inflows of Resources and Fund Balances		
<i>Liabilities</i>		
202 Accounts Payable	\$ 449,266	\$ 59,624
216 Accrued Wages Payable	88,596	9,200
209 Due to Other Governments	-	29,829
220 Customer Deposits	12,030	-
Total Liabilities	549,892	98,653
<i>Deferred Inflows of Resources</i>		
244 Unavailable Revenue - Gaming Revenue	-	294,495
245 Unavailable Revenue - Property Taxes	22,477	-
246 Unavailable Revenue - Sales Taxes	198,204	-
247 Unavailable Revenue - Grant Revenue	6,701,156	-
Total Deferred Inflows of Resources	6,921,837	294,495
<i>Fund Balances</i>		
<i>263 Nonspendable:</i>		
263.51 Perpetual Care Cemetery	-	-
<i>264 Restricted:</i>		
264.01 Debt Service	-	-
264.02 Rubble Site Purposes	-	-
264.03 Cemetery Perpetual Care Purposes	-	-
264.04 Recreational and Promotional Purposes	-	-
264.05 Library	-	-
264.06 Historic Preservation	-	14,666,264
264.07 Revolving Loan and Grant Purposes	-	-
264.08 Fuller Trail Project	29,525	-
264.09 Business Improvement Purposes	-	-
<i>266 Assigned:</i>		
266.01 Subsequent Year's Budget	1,347,576	-
266.02 Capital Outlay Accumulation	379,447	-
267 Unassigned	15,389,335	-
Total Fund Balances	17,145,883	14,666,264
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 24,617,612	\$ 15,059,412

Disclosures are omitted and no assurance is provided on this financial statement.

The financial statements are prepared in accordance with annual report guidelines as required by the South Dakota Department of Legislative Audit.

Other Governmental Funds	Total Governmental Funds
\$ 5,141,270	\$ 35,063,757
1,190,858	3,179,202
4,113	13,751
78,239	454,440
13,172	134,539
2,099,574	2,099,574
42,242	7,301,229
1,536	1,536
<u>\$ 8,571,004</u>	<u>\$ 48,248,028</u>

\$ 104,759	\$ 613,649
14,225	112,021
-	29,829
-	12,030
<u>118,984</u>	<u>767,529</u>

-	294,495
-	22,477
42,242	240,446
-	6,701,156
<u>42,242</u>	<u>7,258,574</u>

50,000	50,000
350,428	350,428
99,781	99,781
46,144	46,144
3,333,736	3,333,736
146,311	146,311
-	14,666,264
3,319,596	3,319,596
-	29,525
625,000	625,000
-	1,347,576
438,782	818,229
-	15,389,335
<u>8,409,778</u>	<u>40,221,925</u>

<u>\$ 8,571,004</u>	<u>\$ 48,248,028</u>
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CITY OF DEADWOOD

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2025

Revenue	General Fund	Historic Restoration and Preservation Fund
<i>Taxes:</i>		
311 General Property Taxes	\$ 1,468,264	\$ -
313 General Sales and Use Taxes	4,486,161	-
314 Business Occupation Taxes	-	-
319 Penalties and Interest on Delinquent Taxes	4,827	-
320 Licenses and Permits	248,978	-
<i>Intergovernmental Revenue:</i>		
334 State Grants	11,787	-
<i>State Shared Revenue:</i>		
335.01 Bank Franchise Tax	8,343	-
335.03 Liquor Tax Reversion	7,720	-
335.04 Motor Vehicle Licenses (5%)	28,021	-
335.08 Local Government Highway and Bridge Fund	37,171	-
338.99 Gaming Proceeds	-	7,172,341
<i>County Shared Revenue:</i>		
339 Other Intergovernmental Revenue	5,599	-
<i>Charges for Goods and Services:</i>		
341 General Government	10,495	-
342 Public Safety	4,110	-
344 Sanitation	169,168	-
346 Culture and Recreation	62,904	503,974
348 Cemeteries	9,600	-
350 Fines and Forfeits	320	-
<i>Miscellaneous Revenue:</i>		
361 Earnings on Deposits and Investments	316,085	179,868
362 Rentals	145,228	-
367 Contributions and Donations	14,445	69,790
369 Other	85,912	715
Total Revenue	7,125,138	7,926,688

Disclosures are omitted and no assurance is provided on this financial statement.

The financial statements are prepared in accordance with annual report guidelines as required by the South Dakota Department of Legislative Audit.

Other Governmental Funds	Total Governmental Funds
\$ 659,753	\$ 2,128,017
1,105,775	5,591,936
2,477,644	2,477,644
-	4,827
-	248,978
-	11,787
-	8,343
-	7,720
-	28,021
-	37,171
-	7,172,341
90,883	96,482
-	10,495
-	4,110
-	169,168
168,848	735,726
9,600	19,200
310	630
175,399	671,352
-	145,228
3,432	87,667
104,270	190,897
<u>4,795,914</u>	<u>19,847,740</u>

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CITY OF DEADWOOD

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED DECEMBER 31, 2025

	General Fund	Historic Restoration and Preservation Fund
Expenditures		
<i>General Government:</i>		
411 Legislative	411,151	-
413 Elections	2,438	-
414 Financial Administration	581,826	-
419 Other	1,307,776	475,000
<i>Public Safety:</i>		
421 Police	1,650,766	-
422 Fire	249,641	-
423 Protective Inspection	98,219	-
<i>Public Works:</i>		
431 Highways and Streets	725,756	-
432 Sanitation	165,779	-
437 Cemeteries	8,901	-
<i>Health and Welfare:</i>		
441 Health	5,371	-
<i>Culture and Recreation:</i>		
452 Parks	724,191	-
455 Libraries	-	-
457 Historical Preservation	-	1,935,121
<i>Conservation and Development:</i>		
465 Economic Development and Assistance	162,842	-
470 Debt Service	387,177	-
485 Capital Outlay	1,916,802	672,467
Total Expenditures	8,398,636	3,082,588
Excess of Revenue Over (Under) Expenditures	(1,273,498)	4,844,100
Other Financing Sources (Uses)		
391 Lease Proceeds	382,736	-
391 Compensation for Loss or Damage to Capital Assets	29,680	-
391 Transfers In	2,449,493	-
391 Sale of Muncial Property	3,222,124	-
511 Transfers Out	-	(1,483,170)
Total Other Financing Sources (Uses)	6,084,033	(1,483,170)
Net Change in Fund Balances	4,810,535	3,360,930
Fund Balances - December 31, 2024	12,335,348	11,305,334
Fund Balances - December 31, 2025	\$ 17,145,883	\$ 14,666,264

Disclosures are omitted and no assurance is provided on this financial statement.

The financial statements are prepared in accordance with annual report guidelines as required by the South Dakota Department of Legislative Audit.

Other Governmental Funds	Total Governmental Funds
-	411,151
-	2,438
-	581,826
645,016	2,427,792
-	1,650,766
-	249,641
-	98,219
-	725,756
-	165,779
-	8,901
-	5,371
-	724,191
167,126	167,126
-	1,935,121
3,295,239	3,458,081
523,257	910,434
3,360	2,592,629
<u>4,633,998</u>	<u>16,115,222</u>
161,916	3,732,518
-	382,736
-	29,680
-	2,449,493
-	3,222,124
(122,500)	(1,605,670)
<u>(122,500)</u>	<u>4,478,363</u>
39,416	8,210,881
8,370,362	32,011,044
<u>\$ 8,409,778</u>	<u>\$ 40,221,925</u>

CITY OF DEADWOOD

STATEMENT OF NET POSITION
 PROPRIETARY FUNDS
 DECEMBER 31, 2025

	Water Fund	Sewer Fund	Historic Cemeteries Fund	Parking and Transportation Fund	Total Proprietary Funds
Assets					
Current Assets					
101 Cash and Cash Equivalents	\$ 2,059,070	\$ 258,330	\$ 105,019	\$ 1,700,222	\$ 4,122,641
105 Investments	-	-	567,122	-	567,122
115 Accounts Receivable	4,170	1,172	9,074	3,967	18,383
Total Current Assets	2,063,240	259,502	681,215	1,704,189	4,708,146
Noncurrent Assets					
189 Net Pension Asset	598	-	-	966	1,564
Capital Assets					
160 Land	-	-	65,740	225,000	290,740
161 Construction in Progress	1,206,975	-	17,460	-	1,224,435
162 Buildings	-	-	120,808	-	120,808
163 Accumulated Depreciation (AD) - Buildings	-	-	(16,444)	-	(16,444)
164 Improvements Other Than Buildings	8,518,851	3,898,001	6,509,880	13,508,780	32,435,512
165 AD - Improvements Other Than Buildings	(4,120,810)	(1,820,872)	(1,171,096)	(9,342,406)	(16,455,184)
166 Machinery and Equipment	428,517	384,423	18,577	1,470,394	2,301,911
167 AD - Machinery and Equipment	(293,502)	(43,876)	(2,853)	(1,070,481)	(1,410,712)
Total Noncurrent Assets	5,740,629	2,417,676	5,542,072	4,792,253	18,492,630
Deferred Outflows of Resources					
248 Pension Related Deferred Outflows	56,061	-	-	90,479	146,540
Total Assets and Deferred Outflows of Resources	\$ 7,859,930	\$ 2,677,178	\$ 6,223,287	\$ 6,586,921	\$ 23,347,316
Liabilities and Net Position					
Current Liabilities					
202 Accounts Payable	\$ 197,506	\$ -	\$ -	\$ 9,180	\$ 206,686
205 Current Portion of Long-Term Debt	-	-	-	106,960	106,960
215 Accrued Interest Payable	-	-	-	23,108	23,108
216 Accrued Wages	5,330	-	-	17,096	22,426
233 Accrued Leave Payable	11,234	-	-	26,505	37,739
Total Current Liabilities	214,070	-	-	182,849	396,919
Long-Term Liabilities					
237 Long-Term Debt, Net of Current Portion	-	-	-	37,299	37,299
Total Long-Term Liabilities	-	-	-	37,299	37,299
Deferred Inflows of Resources					
248 Pension Related Deferred Inflows	31,771	-	-	51,304	83,075
Net Position					
253.1 Net Investment in Capital Assets	5,740,031	2,417,676	5,542,072	4,647,028	18,346,807
235.29 Restricted for SDRS Pension	24,888	-	-	40,141	65,029
262.0 Unrestricted	1,849,170	259,502	681,215	1,628,300	4,418,187
Total Net Position	7,614,089	2,677,178	6,223,287	6,315,469	22,830,023
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 7,859,930	\$ 2,677,178	\$ 6,223,287	\$ 6,586,921	\$ 23,347,316

Disclosures are omitted and no assurance is provided on this financial statement.

The financial statements are prepared in accordance with annual report guidelines as required by the South Dakota Department of Legislative Audit.

CITY OF DEADWOOD

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
 PROPRIETARY FUNDS
 FOR THE YEAR ENDED DECEMBER 31, 2025

	Water Fund	Sewer Fund	Historic Cemeteries Fund	Parking and Transportation Fund	Total Proprietary Funds
Operating Revenue					
380 Charges for Goods and Services	\$ 1,384,704	\$ 116,540	\$ 132,833	\$ 1,697,107	\$ 3,331,184
Operating Expenses					
410 Personal Services	258,326	-	38,128	586,342	882,796
420 Other Current Expenses	540,790	10,447	23,008	531,772	1,106,017
457 Depreciation	203,102	103,549	68,326	703,139	1,078,116
Total Operating Expenses	1,002,218	113,996	129,462	1,821,253	3,066,929
Operating Income	382,486	2,544	3,371	(124,146)	264,255
Non-Operating Income (Expense)					
361 Earnings on Deposits and Investments	3,911	625	34,005	3,888	42,429
470 Interest Expense	-	-	-	(29,060)	(29,060)
Total Non-Operating Income (Expense)	3,911	625	34,005	(25,172)	13,369
Income before Transfers	386,397	3,169	37,376	(149,318)	277,624
391.01 Transfers In	160,814	-	-	62,500	223,314
391.03 Sale of Municipal Property	(19,620)	-	-	947,735	928,115
511.00 Transfers Out	-	-	-	(1,067,137)	(1,067,137)
	141,194	-	-	(56,902)	84,292
Change in Net Position	527,591	3,169	37,376	(206,220)	361,916
Net Position - December 31, 2024	7,086,498	2,674,009	6,185,911	6,521,689	22,468,107
Net Position - December 31, 2025	\$ 7,614,089	\$ 2,677,178	\$ 6,223,287	\$ 6,315,469	\$ 22,830,023

Disclosures are omitted and no assurance is provided on this financial statement.

The financial statements are prepared in accordance with annual report guidelines as required by the South Dakota Department of Legislative Audit.

CITY OF DEADWOOD

SCHEDULE OF CHANGES IN LONG-TERM DEBT
DECEMBER 31, 2025

	Balance 12/31/2024	Earned/ Borrowings*	Used/ Repayments	Balance 12/31/2025	Due Within One Year
Primary Government:					
Governmental Activities:					
Financing Arrangements	\$ 982,055	\$ 382,737	\$ 394,991	\$ 969,801	\$ 165,161
Tax Increment Financing	2,579,184	-	234,046	2,345,138	207,732
Note Payable	6,790,401	-	88,591	6,701,810	177,352
Compensated Absences	300,917	(29,891)	-	271,026	59,648
Total Governmental Activities	10,652,557	352,846	717,628	10,287,775	609,893
Business-Type Activities:					
Financing Arrangements	298,732	-	154,473	144,259	106,960
Compensated Absences	46,578	(8,839)	-	37,739	11,073
	345,310	(8,839)	154,473	181,998	118,033
Total Primary Government	\$ 10,997,867	\$ 344,007	\$ 872,101	\$ 10,469,773	\$ 727,926

* The amount included in the earned/borrowings column for the compensated absences liability is a net change.

Disclosures are omitted and no assurance is provided on this financial statement.

The financial statements are prepared in accordance with annual report guidelines as required by the South Dakota Department of Legislative Audit.

DRAFT

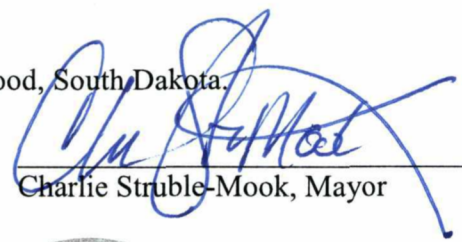
**RESOLUTION 2026-06
BRIDGE REINSPECTION PROGRAM RESOLUTION
FOR USE WITH SDDOT RETAINER CONTRACTS**

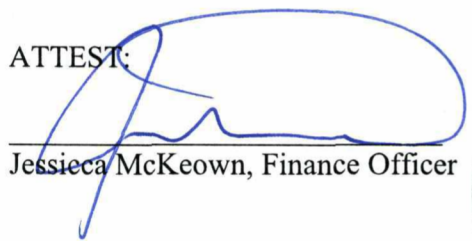
WHEREAS, 23 CFR 650, Subpart C, requires initial inspection of all bridges and reinspection at intervals not to exceed two years with the exception of reinforced concrete box culverts that meet specific criteria. These culverts are reinspected at intervals not to exceed four years.

THEREFORE, the City of Deadwood is desirous of participating in the Bridge Inspection Program using Bridge Replacement funds.

The City requests SDDOT to hire Interstate Engineering (Consulting Engineers) for the inspection work. SDDOT will secure Federal approvals, make payments to the Consulting Engineer for inspection services rendered, and bill the City for 20% of the cost. The City will be responsible for the required 20% matching funds.

Dated this 2nd day of February, at Deadwood, South Dakota.


Charlie Struble-Mook, Mayor

ATTEST:

Jessica McKeown, Finance Officer



**RESOLUTION 2026-18
BRIDGE REINSPECTION PROGRAM RESOLUTION
FOR USE WITH SDDOT RETAINER CONTRACTS**

WHEREAS, 23 CFR 650, Subpart C, requires initial inspection of all bridges and reinspection at intervals not to exceed two years with the exception of reinforced concrete box culverts that meet specific criteria. These culverts are reinspected at intervals not to exceed four years.

THEREFORE, the City of Deadwood is desirous of participating in the Bridge Inspection Program using Bridge Replacement funds.

The City requests SDDOT to hire Brosz Engineering (Consulting Engineers) for the inspection work. SDDOT will secure Federal approvals, make payments to the Consulting Engineer for inspection services rendered, and bill the City for 20% of the cost. The City will be responsible for the required 20% matching funds.

Dated this 1st day of June, at Deadwood, South Dakota.

Charlie Struble-Mook, Mayor

ATTEST:

Jessica McKeown, Finance Officer

**WORK ORDER FOR CONSULTANT SERVICES
LOCAL GOVERNMENT PROJECTS**

GENERAL

DOT 917-B
05/28/2024

1 Work Order No. BI-73-26 2 Agr. No. 411010 3 Date 05/27/2026
 4 Amendment No.
 5 Consultant Brosz Engineering

PROJECT INFORMATION

6 Project No. PT NBIS(50) 7 PCN 06V0 8 County/City City of Deadwood
 9 Project Description Bridge Inspections
 10 Project Location Citywide
 11 Work Type Bridge Inspections

For Specifics on the Scope of Work, See Attachment I

12 MAXIMUM LIMITING AMOUNT \$8,000.00 13 FIXED FEE \$1,029.28
 14 Amendment Amount 15 FIXED FEE
 16 New Maximum Limiting Amount \$8,000.00 17 FIXED FEE \$1,029.28
 18 COMPLETION DATE 05/01/2027

See Attachment I for interim dates and deliverables.

19 CONTACT PERSONS

Consultant Doug Wessel, Brosz Engineering
 City or County City of Deadwood
 SDDOT Cody Axlund, SDDOT


INSURANCE REQUIREMENTS

20 Type of Insurance	Expiration Date	On File
General Liability	09/01/2026	
Automobile Liability	09/01/2026	
Workers Compensation	09/01/2026	
Professional Liability	09/01/2026	

21 ATTACHMENTS

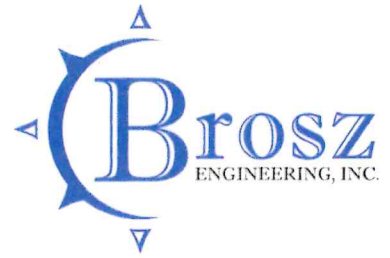
Services Required
 Reimbursement for Travel

APPROVAL BY:

Consultant:  Senior Principal 05/27/2026
 Date
 City or County:
 Concurrence Date
 22 DOT: Date

DISTRIBUTION:
 (1) Original - Audits
 (1) Copy - Consultant
 (1) Copy - Originating Office
 (1) Copy - Local Government Agency

May 21, 2026



Cody Axlund
LTP-SDDOT
700 E. Broadway Ave.
Pierre, SD 57501-2586

RE: PT NBIS(50) PCN 06V0, City of Deadwood Bridge Inspections – 4 Routine Bridge Inspections.

Dear Cody:

Brosz Engineering, Inc. would like to take this opportunity to provide a proposal for bridge inspections per your request dated May 21, 2026.

If you have any questions, please contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Douglas J. Wessel', is written over a light blue circular background.

Douglas J. Wessel, PE
Brosz Engineering, Inc.

Enclosures

**Estimated Engineering Cost
 Brosz Engineering, Inc.
 PT NBIS (50), PCN 06V0
 City of Deadwood
 Retainer Agreement Number: 411010**

Direct Labor Salary Cost:	Estimated Hours	Hourly Rate	Estimated Cost
Doug Wessel - Senior Principal	2	\$84.49	\$168.98
Jason Hanson - Senior Principal	2	\$80.64	\$161.28
Don Hammond - Sr. Engineer I	16	\$73.92	\$1,182.72
Bruce Wilsey - Sr. Engineer Tech I	6	\$55.55	\$333.30
Zach Wilsey - Engineer Tech II	14	\$37.07	\$518.98
Total Direct Labor Cost	40		\$2,365.26
Labor Overhead Cost:		190.11%	\$4,496.60
Fixed Fee - Max. Allowable for <u>Bridge Inspections</u>		15.00%	\$1,029.28
Capital Cost of Money		2.688%	\$63.58
Direct Expenses:			
Mileage	0	\$0.00	\$0.00
Meals (Per Diem)	0	\$0.00	\$0.00
Lodging	0	\$0.00	\$0.00
Photocopies	0	\$0.00	\$0.00
Postage	0	\$0.00	\$0.00
Miscellaneous	1	\$45.28	\$45.28
Total Direct Expenses			\$45.28
Total Estimated Engineering Cost			\$8,000.00
Equipment Rental			\$0.00
Total Estimated Cost			\$8,000.00

Brosz Engineering 2026 Rates - SDDOT

Name	40 Hr/Wk	45 Hr/Wk	50 Hr/Wk
Doug Wessel - Senior Principal	\$ 84.49	\$ 84.49	\$ 84.49
Jason Hanson - Senior Principal	\$ 80.64	\$ 80.64	\$ 80.64
Don Hammond - Sr. Engineer I	\$ 67.20	\$ 70.93	\$ 73.92
Bruce Wilsey - Sr. Engineer Tech I	\$ 50.50	\$ 53.31	\$ 55.55
Zach Wilsey - Engineer Tech II	\$ 33.70	\$ 35.57	\$ 37.07

Doug Wessel

From: Axlund, Cody
Sent: Thursday, May 21, 2026 9:38 AM
To: Doug Wessel
Cc: Axlund, Cody
Subject: 2026 Bridge Inspections (Scope) - City of Deadwood
Attachments: Deadwood.xlsx

TO: Brosz Engineering
 FROM: Cody Axlund, SDDOT Local Government Assistance
 PROJECT: PT NBIS(50), PCN 06V0

The City of Deadwood has requested that your firm be employed to complete their bridge inspection work for 2026. Please prepare a breakdown of estimated costs required to accomplish this work and submit it to **SDDOT Local Government Assistance, c/o Cody Axlund**, for preparation of the work order under the State's retainer contract.

The following contains the number of structures to be inspected in 2026. The cost breakdown should include estimated travel, per diems, personnel wages, fixed fee, and any other costs associated with the inspections. This summation will be the basis for the maximum limiting amount of the work order.

- Refer to the current Master Retainer Agreement for a complete list of technical requirements and provisions.
- All data will be collected and/or verified per the Specifications for the National Bridge Inventory (SNBI) and coded into BrM 7.
- Inspections will be performed by the time requirements in CFR 650.311(e) and will be updated in BrM 7 within three months of the field inspection date.
- Work will be complete by November 1, 2026, except for the county/city meeting, unless a time extension has been authorized prior to the deadline. Inspections past due without prior authorization are subject to penalty according to the Retainer Agreement.
- All required submittals to SDDOT will be electronic and uploaded to BrM Multimedia. Consultant will also upload existing plans, shop plans, and inventory documents for every structure inspected in 2026.
- A cross section will be performed and uploaded to BrM for all structures, excluding culverts and pipe, on the upstream side of bridge to monitor scour.
- Complete and update a Non-Redundant Steel Tension Member (NSTM) form for all NSTM structures.
- Complete and update a Critical Finding form where applicable and distribute to the local agency and SDDOT.
- Complete and update a Scour Plan of Action (POA) on all structures where item B.AP.03 is coded C, D, or U.
- All structures with plans or that can be rated by field measurements must have a load rating performed and kept in the bridge file for the three (3) South Dakota legal load configurations and SHV's according to the Manual for Bridge Evaluation (MBE) and all revisions. Any structure needing a new rating will follow the SDDOT Load Rating Manual and include an electronic AASHTOWare Bridge Rating (BrR) model to be submitted to the Department.
- Structures within one road mile from the Interstate Highway System will also require load rating of the EV2 and EV3 vehicles. These must be rated if an analysis can be done by plans or field measurements.
- Update all National Bridge Elements (NBEs) and Bridge Management Elements (BMEs) according to the AASHTO Guide Manual for Bridge Element Inspection and SDDOT Bridge Inspection Field Manual.
- Collection of element data is not required on closed structures. All other data collection and inspection requirements remain the same for closed structures.
- Consultants will have until January 1, 2027, to meet with each county commission or city council to go over inspection findings unless other arrangements are approved by this office.
- The bridge inspection Team Leader is required to be on location during all bridge inspections as per the criteria specified in 23 CFR 650.

Total Initial Inspections - 0

Total Re-Inspections - 4

Str No	County	Owner Code	Location	Routine Insp Due	Interval	NSTM Insp Due	Posting Status	Structure Length	Year Built	Material	Span Type	Latitude	Longitude	Bridge Condition
41157166	41 LAWRENCE	L02 Town or township highway agency	TIMM LN - DEADWOOD	7/9/2026 12:00:00 AM	24	1/1/1901 12:00:00 AM	PO	48.0	2024	8 - Conc. Prestressed	1 - GIRDER	44.36438540900	-103.736960900	G Good
41158162	41 LAWRENCE	L02 Town or township highway agency	CHARLES ST - DEADWOOD	7/9/2026 12:00:00 AM	24	1/1/1901 12:00:00 AM	PO	45.0	1994	2 - Concrete, Not PS	3 - RIGID FRAME	44.36915022400	-103.73411043700	F Fair
41164153	41 LAWRENCE	L02 Town or township highway agency	MCKINLEY ST - DEADWOOD	7/9/2026 12:00:00 AM	24	1/1/1901 12:00:00 AM	PO	41.0	1990	2 - Concrete, Not PS	3 - RIGID FRAME	44.38300760500	-103.72189469000	G Good
41166151	41 LAWRENCE	L02 Town or township highway agency	RODEO ENTR. - DEADWOOD	7/9/2026 12:00:00 AM	24	1/1/1901 12:00:00 AM	PO	41.3	1986	2 - Concrete, Not PS	3 - RIGID FRAME	44.38610605800	-103.71727279000	F Fair

ESTIMATE

Straight Line Striping
 1713 Space Ct
 Rapid City, SD 57701

stpdan61@gmail.com
 +1 (605) 381-4940

City Of Deadwood Curb Main St

Bill to
 City Of Deadwood
 102 Sherman St
 Deadwood, SD 57732
 Curbs On Main St

Ship to
 City Of Deadwood
 102 Sherman St
 Deadwood, SD 57732
 Curb & Crosswalk

Estimate details

Estimate no.: 939
 Estimate date: 04/21/2026
 Expiration date: 05/21/2026

#	Product or service	Description	Qty	Rate	Amount
1.	CrossWalk	CrossWalk Painted Twice	6005	\$0.24	\$1,441.20
2.	Curb	Curb Yellow	16288	\$0.24	\$3,909.12
3.	Curb	Curb Red	425	\$0.40	\$170.00
4.	4" yellow	4" Yellow Stripe	2976	\$0.24	\$714.24
5.	Curb	Curb Blue	728	\$0.40	\$291.20
6.	Mobilization	Mobilization	2	\$150.00	\$300.00

Subtotal \$6,825.76

Sales tax \$136.52

Total \$6,962.28

Overdue 07/15/2025

Expiry date 05/21/2026

Note to customer
 ESTIMATE IS GOOD FOR 30 DAYS

Accepted date

Accepted by

May 28, 2026

PROPOSAL FOR
DEADWOOD POLICE DEPARTMENT

Prepared by:

Seth Bachand

Technology Advisor
800.847.3098

seth.bachand@marconet.com



Managed Services



Copiers & Printers



Audio Visual



Business IT Services



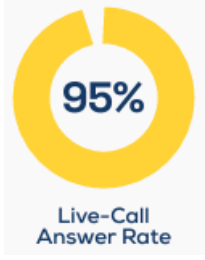
- Technology Assessment
- Backup & Disaster Recovery
- Cloud Services
- Security
- Enterprise Content Management (ECM)
- Data Center
- Networking
- Storage



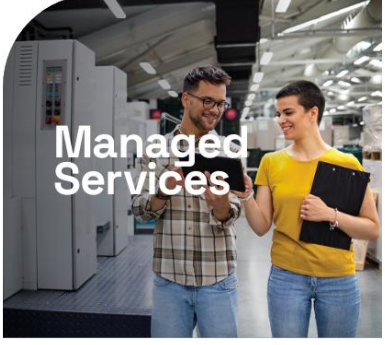
- Production Print
- Wide Format Printers
- Print Software Applications
- Copiers, Printers, and Multifunction Devices



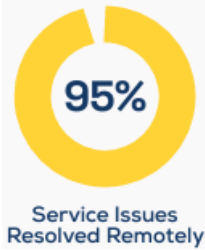
- Hosted Voice
- On-Premises Phone Systems
- Cloud Voice
- Collaboration



- Audio Visual Conferencing
- Video Surveillance Systems
- Meeting Rooms
- Digital Signage
- Access Control Systems



- Managed IT
- Managed Print
- Managed Voice



CURRENT SITUATION

Existing Marco Agreement(s)	\$177.22/Month
Usage Over Marco Contracted Volumes	<u>\$6/Month</u>
TOTAL.....	\$183.22/Month

RECOMMENDED PRINT SOLUTION-Konica Minolta C301i and HP LaserJet Managed MFP E42540f

Konica Minolta Specifications

- 30 Monochrome Pages Per Minute
- 30 Color Pages Per Minute
- 100 Sheet Bypass Tray
- (2) 500 Sheet Paper Tray
- 100 Sheet Single Pass Document Feeder
- Wireless Connectivity
- Mobile Printing



HP Specifications

- 40 Monochrome Pages Per Minute
- 40 Color Pages Per Minute
- 50 Sheet Bypass Tray
- (1) 250 Sheet Paper Tray
- Wireless Connectivity
- Mobile Printing

MANAGED ACCOUNT PROGRAM (MAP)

Our Managed Account Program includes equipment, service, and supplies (except staples and paper). The result is a system with the capabilities and features you need—without the administrative headaches.

60 Monthly MAP \$199.64/Month

- Konica Black and White Prints included per Month: 600 | Overages: \$.011/Print
- Konica Color Prints included per Month: 500 | Overages: \$.067/Print
- HP Black and White Prints included per Month: 100 | Overages: \$.015/Print
- HP Color Prints included per Month: 50 | Overages: \$0.12/Print

DELIVERY, INSTALLATION, INITIAL SUPPLIES AND INITIAL TRAINING

Delivery, Installation, Initial Supplies & Initial Training.....Included

Due to changing economic conditions pricing and availability is subject to change without notice at any point during or after the quotation.

The above pricing does not include applicable sales tax.

Accepted by: _____ Date: _____

By signing this proposal, you are authorizing Marco Technologies LLC to order, install and invoice the above listed equipment.

**ORDINANCE NUMBER 1446
SUPPLEMENTAL BUDGET APPROPRIATION #2 FOR 2026**

Section 1. To provide for the following expenditures there is hereby appropriated to the specified fund accounts following sums from funds not otherwise appropriated for the year 2026:

FUND 0101 GENERAL FUND

Streets Equipment \$12,961.90

Source of Revenue: Insurance Proceeds less deductible

FUND 0206 LIBRARY FUND

Summer Reading Programs \$1,000.00

Improvements/Fixtures (Children’s Space) \$7,899.00

Source of Revenue: Grant

Section 2. This Ordinance is for the support and maintenance of the municipal government of said City of Deadwood, South Dakota, and its existing public and shall take effect immediately upon publication.

CITY OF DEADWOOD

Charlie Struble-Mook, Mayor

ATTEST: Jessica McKeown, Finance Officer

First Reading: June 1, 2026
Second Reading: June 15, 2026
Published: June 18, 2026
Adopted: June 18, 2026

City of Deadwood
Parking and Transportation
108 Sherman Street
Deadwood, SD 57732



Justin Lux
Director
(605) 578-2082 or
justin@cityofdeadwood.com

MEMORANDUM

Date: June 1, 2026
To: Deadwood City Commission
From: Justin Lux
Re: Miller Street Parking Lot Mill and Overlay

With the help of the Street's Department, we received quotes for the mill and overlay of the Miller Street Parking Lot. This parking lot was identified in the Capital Improvement Plan for this improvement in 2026. This was also a budgeted item.

The lowest quote received was from Johner Paving for \$91,894.00. Scheduling for the project will be completed if approved.

Staff have reviewed options and recommend approval.

Thank you for your consideration regarding this matter.



May 20, 2026

We are pleased to offer the following quote for: **City of Deadwood**

Miller Street Parking Lot

Mobilization	Mobilization	1	LS	\$750.00	\$750.00
Milling	1.5-2.0" mill as needed on 52,525 square feet for the Miller Parking Lot. Hauled to Deadwood city shop	1	LS	\$13,500.00	\$13,500.00
Asphalt	2 Inch pave on milled areas	658	Ton	\$118.00	\$77,644.00
Total					\$91,894.00

Estimate is based on measurement with Johner Paving or their subcontractor establishing the base grade. If a different earthworks company is used, billing will be based on actual field quantities used.

Questions? Josh Kirchner (605) 645-4893 or Kent Johner (605) 641-3306

We impose a surcharge 4% on credit card purchases, which is not greater than our cost of acceptance. We do not surcharge cash or check.

Prices herein are exclusive of all excise, sales, use, and similar taxes. This quotation expires thirty (30) days from the date listed above.

Acceptance of this quote shall constitute a binding contract. This proposal is accepted by:

Company: _____
 By: _____
 Printed Name: _____
 Contact Phone Number: _____
 Date: _____

Approved by:
 Johner Paving, Inc.

Printed Name:

 Date: _____



PROPOSAL

TO: City of Deadwood
108 Sherman Street
Deadwood, SD 57732

DATE: April 23, 2026

RE: Highway 85 Water Leak Asphalt Repair

We are pleased to submit the following proposal for work on the above referenced project:

Item	Description	Qty	Unit	Unit Price	Total
1	Mobilization	1.0	LS	\$ 4,000.00	\$ 4,000.00
2	Traffic Control	1.0	LS	\$ 3,525.00	\$ 3,525.00
3	Asphalt Removal	4500.0	SF	\$ 3.00	\$ 13,500.00
4	Base Course (If Needed)	15.0	TON	\$ 59.50	\$ 892.50
5	Grading & Compaction	4500.0	SF	\$ 0.65	\$ 2,925.00
6	5" Asphalt Concrete	4500.0	SF	\$ 5.25	\$ 23,625.00
7	Pavement Marking	1.0	LS	\$ 5,535.00	\$ 5,535.00
TOTAL					\$ 54,002.50

NOTES:

- We are licensed, insured, and bondable (Bonding fee is not included)
- Pricing is based on estimated quantities. Billing to be by scale tickets/field measurements.
- NO: Testing, staking, layout, work not defined above, Bonding fees.
- Pricing is good until November 1, 2026, if secured within 10 days from date of proposal.
- Payment is due within seven (7) days from the date the prime contractor receives payment. In the event that payment is not made when due, reasonable collection fees, lien fees, and attorney fees with or without suit, together with 2% per month FINANCE CHARGE which is an ANNUAL PERCENTAGE RATE of 24% will be assessed until paid.

Thank you for the opportunity to serve you!

Sincerely,
SACRISON PAVING

Chris Boom
 Estimator/Project Manager

Acceptance: _____ **Date:** _____

(Please sign and date and return a copy if you wish us to complete this work).

Your signature makes this proposal a contract for work and payment terms

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

BOARD OF ADJUSTMENT CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: June 1, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
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
June 1, 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
 June 1, 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
June 1, 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
June 1, 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.

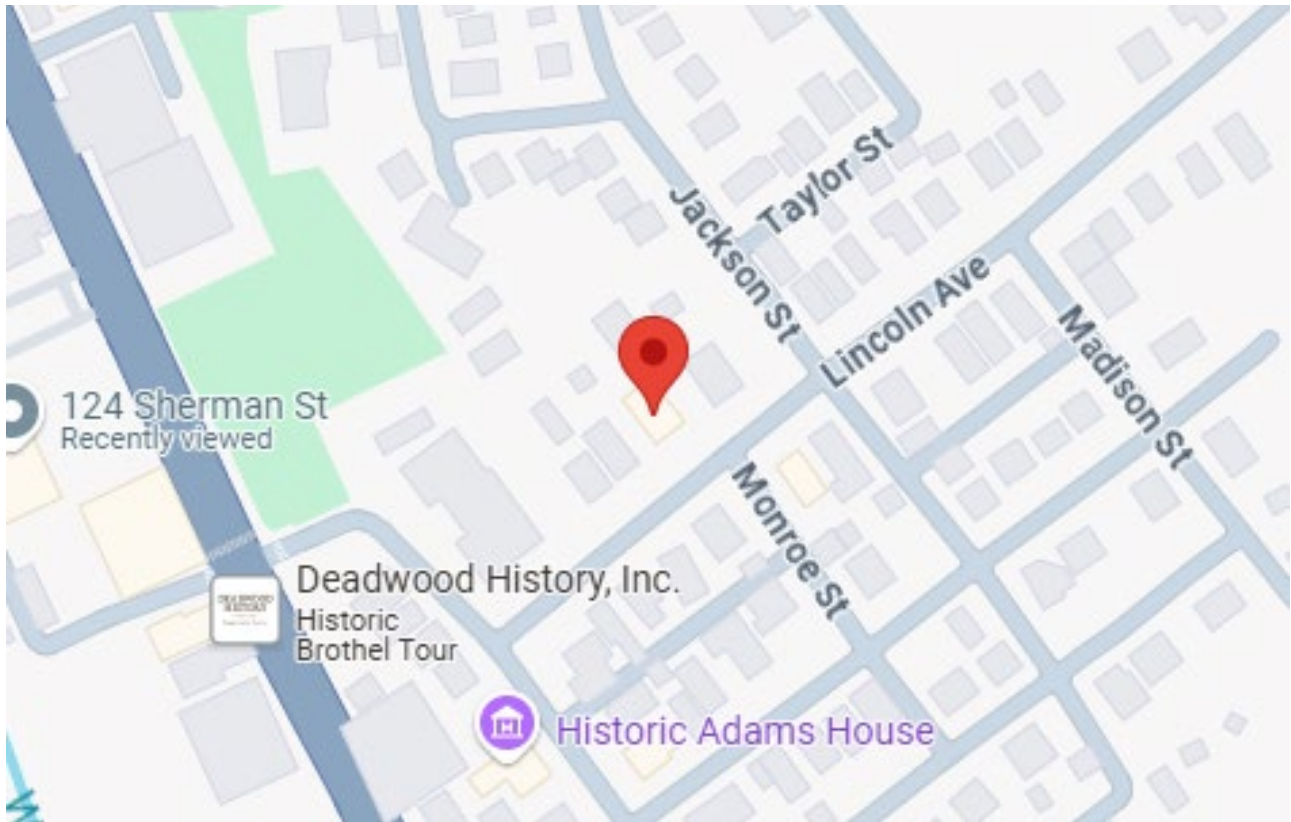
ACTION REQUIRED FOR CONTINUED USE OF CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Board of Adjustment (approved by Planning and Zoning Commission May 20, 2026, with 8 conditions).



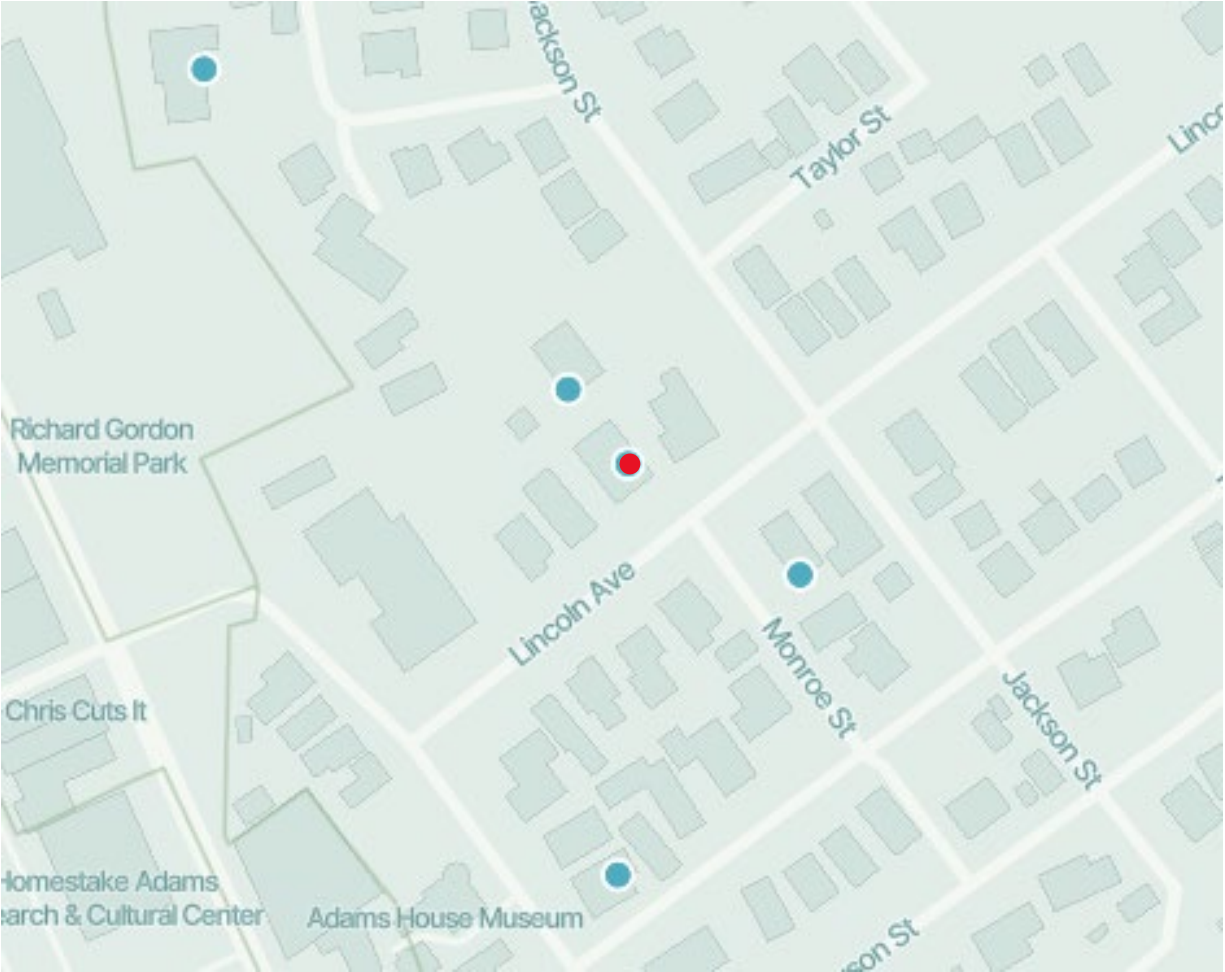
Aerial photo of 21 Lincoln Avenue, Deadwood, SD 57732.





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

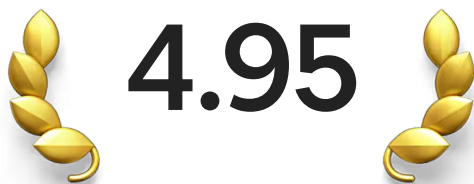
 Exterior security cameras on property

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
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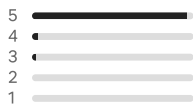


Guest favorite

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 w
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

BOARD OF ADJUSTMENT

CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: June 1, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
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
June 1, 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
June 1, 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.

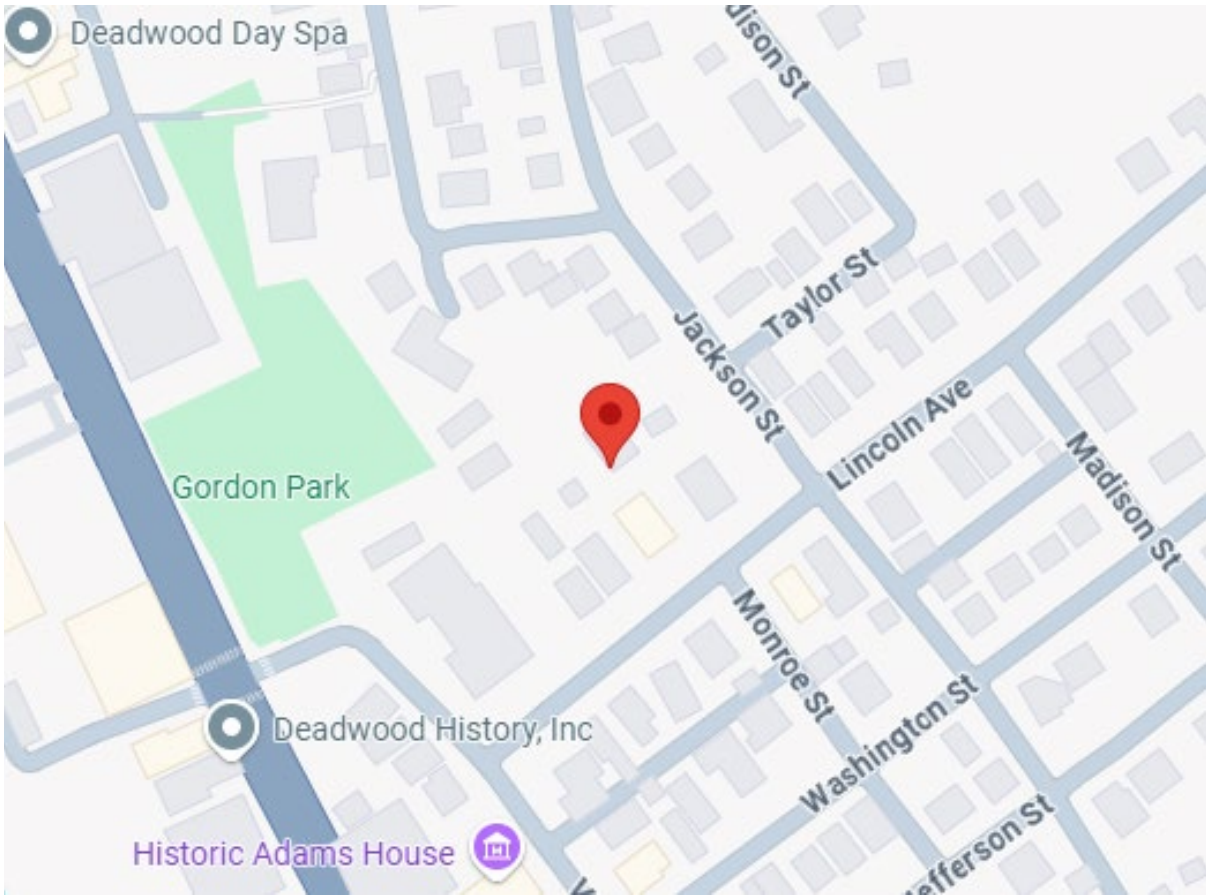
ACTION REQUIRED FOR CONTINUED USE OF CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Board of Adjustment (approved by Planning and Zoning Commission May 20, 2026, with 8 conditions).



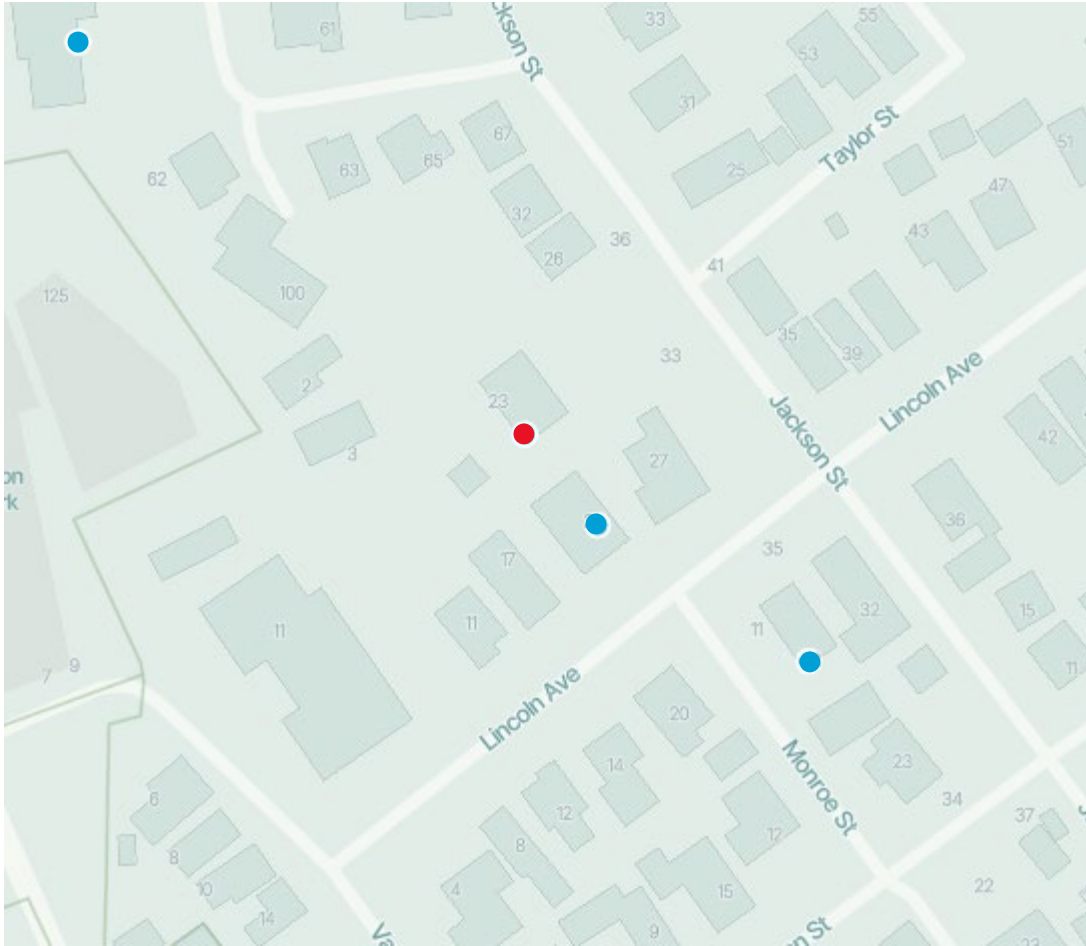
Aerial photo of 25 Lincoln Avenue, Deadwood, SD 57732.





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

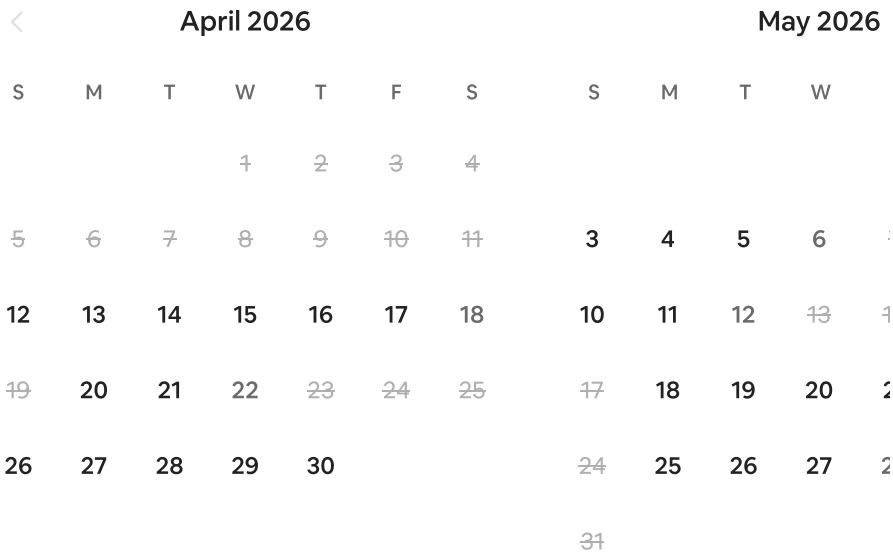
 Bathtub

 Exterior security cameras on property

Show all 53 amenities

Select check-in date

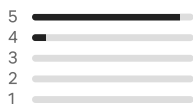
Add your travel dates for exact pricing



★ 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

BOARD OF ADJUSTMENT CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: June 1, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
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
June 1, 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
 June 1, 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
June 1, 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.

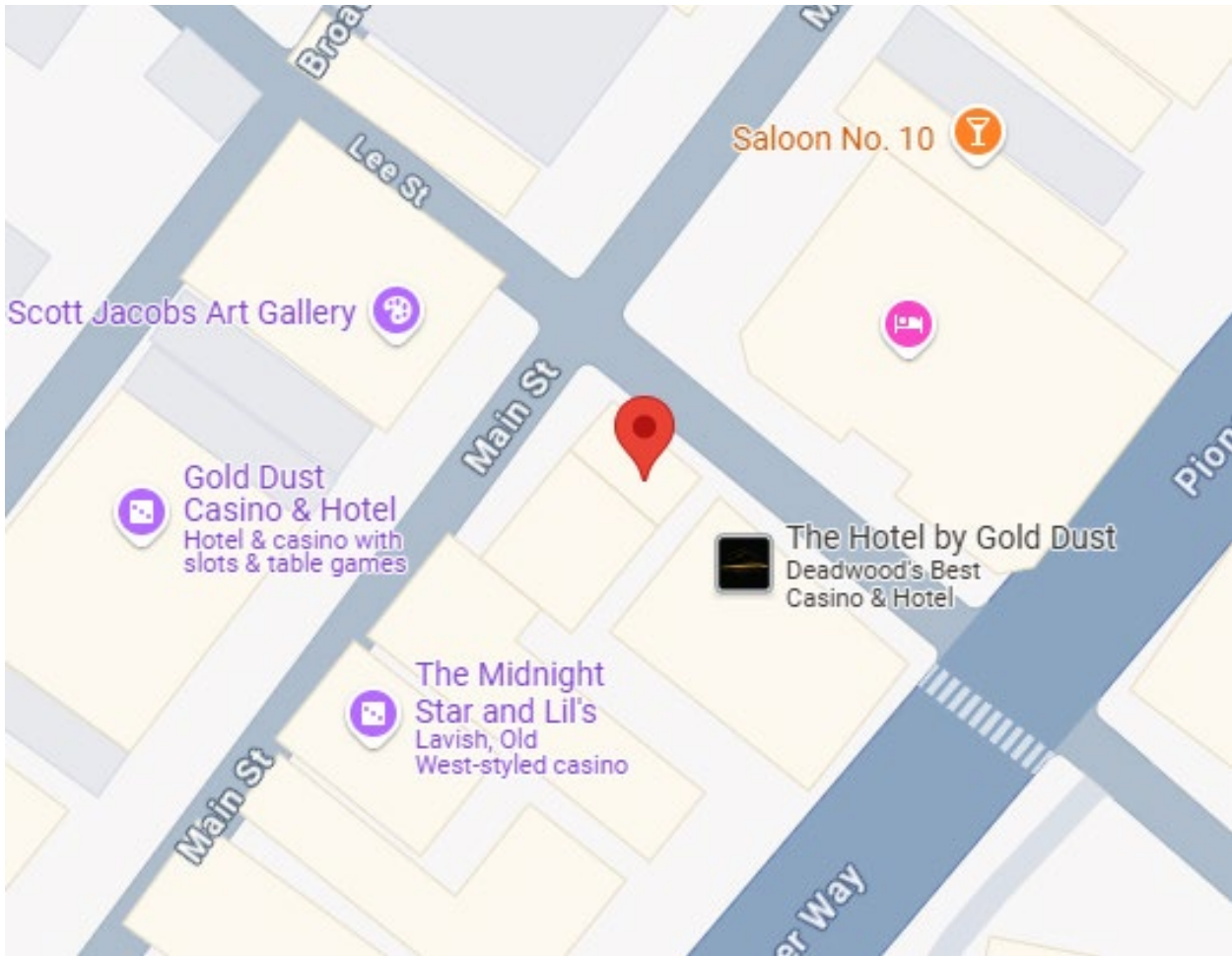
ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Board of Adjustment (approved by Planning and Zoning Commission May 20, 2026, with 9 conditions).



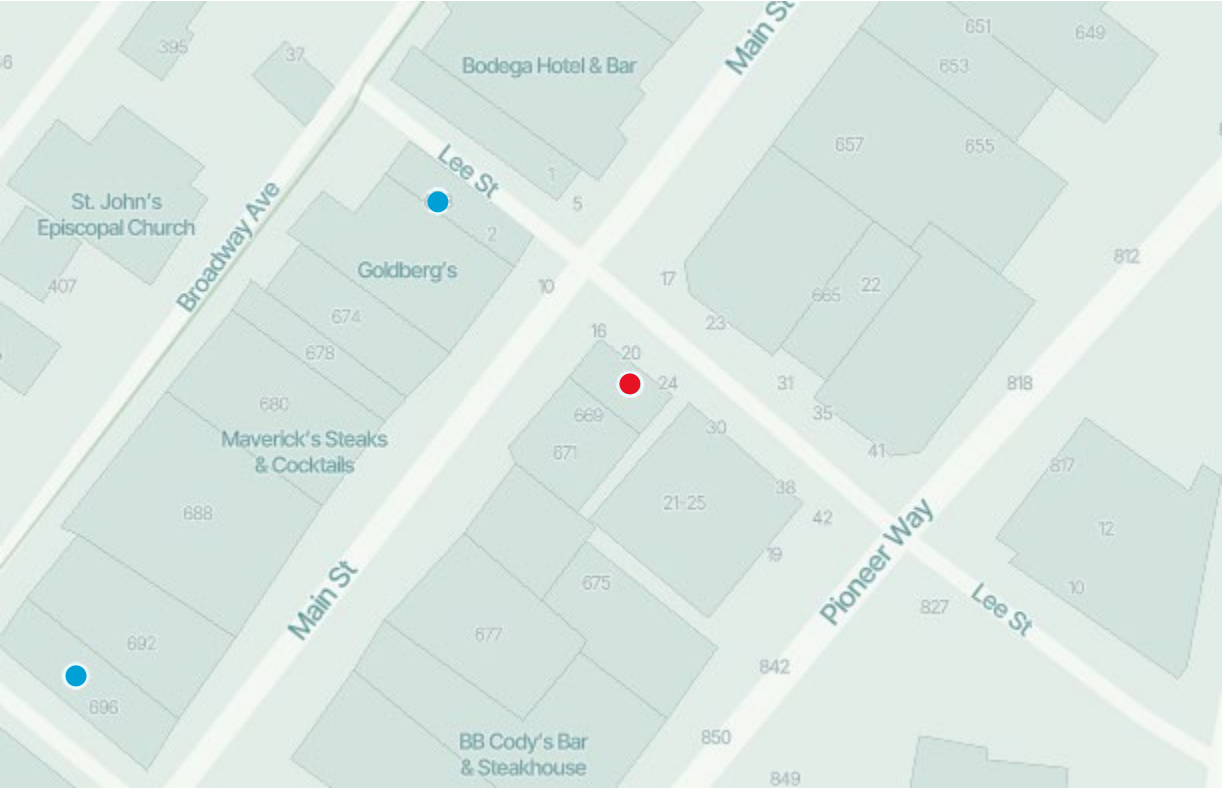
Aerial photo of 29 Lee Street, Deadwood, SD 57732.





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





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





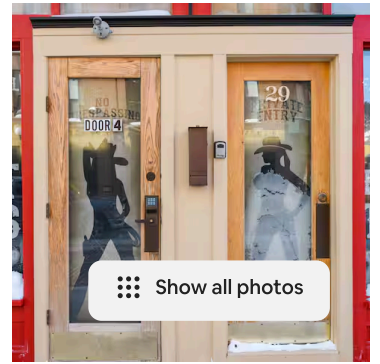
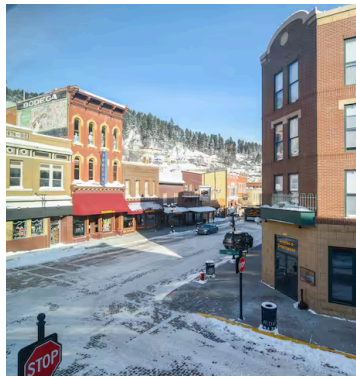
Zoning map showing 29 Lee Street, Deadwood, SD 57732

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.
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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

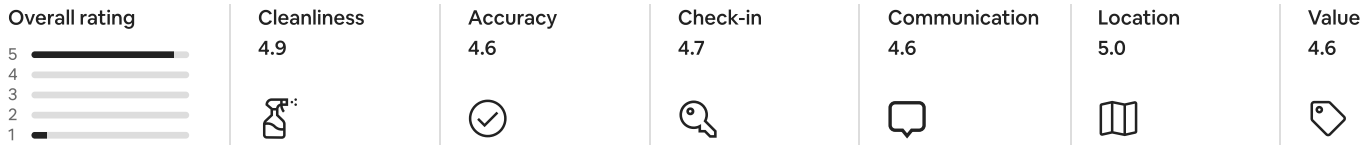
Select check-in date

Add your travel dates for exact pricing

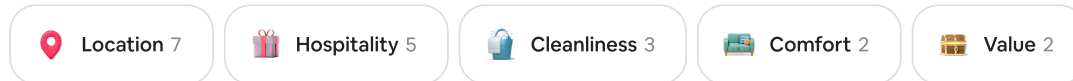


★ 4.6 · 10 reviews

[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 ...

[Show more](#)

Show all 10 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

BOARD OF ADJUSTMENT CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: June 1, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
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
June 1, 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
 June 1, 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
June 1, 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.

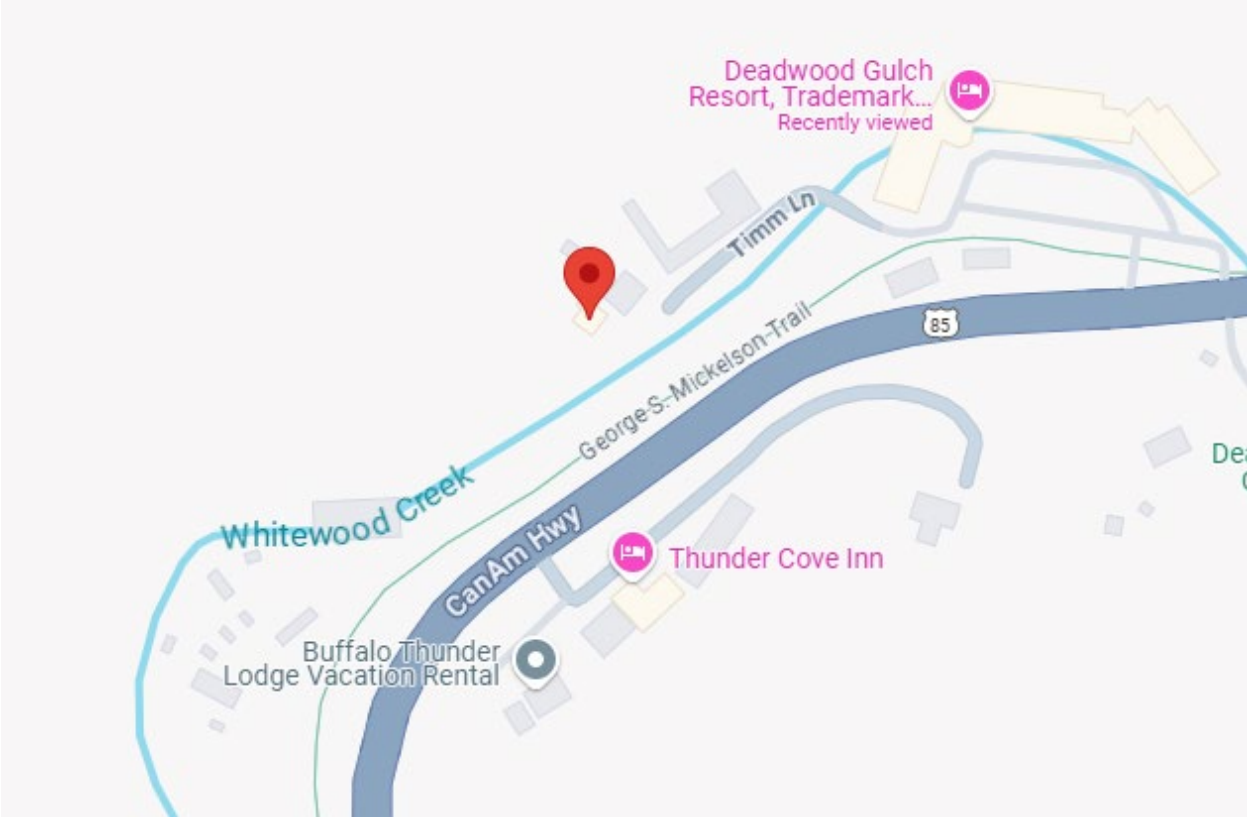
ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Board of Adjustment (approved by Planning and Zoning Commission May 20, 2026 with 9 conditions).



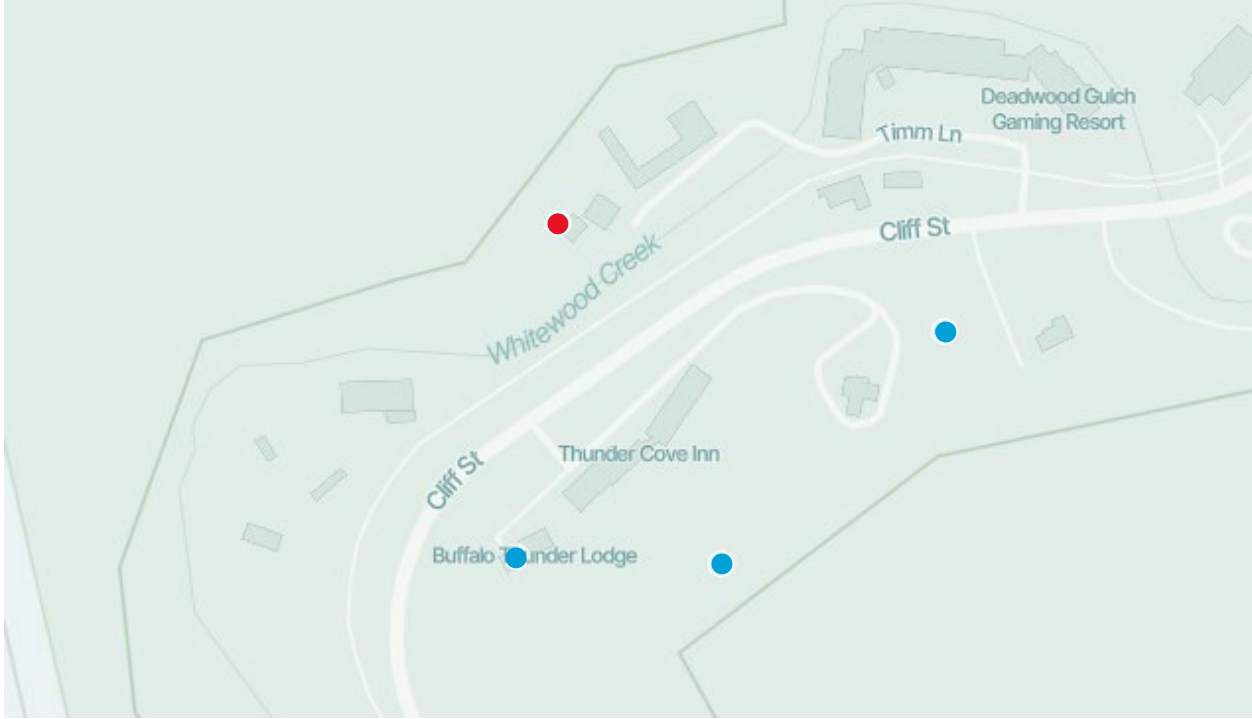
Aerial photo of 140 Timm Lane, Deadwood, SD 57732.





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













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





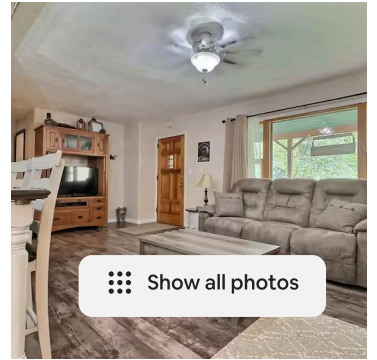
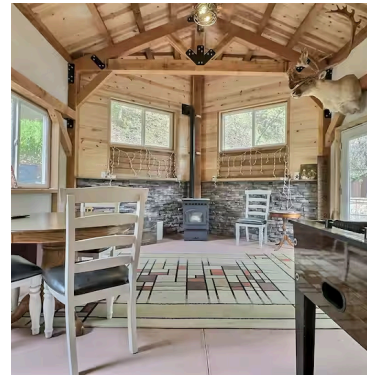
Zoning map showing 140 Timm Lane, Deadwood, SD 57732

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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Show all photos

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						



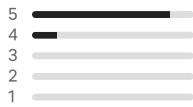
4.85

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



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Planning, Zoning and
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kevin@cityofdeadwood.com

BOARD OF ADJUSTMENT CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: June 1, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
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
June 1, 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
June 1, 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
June 1, 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
June 1, 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.

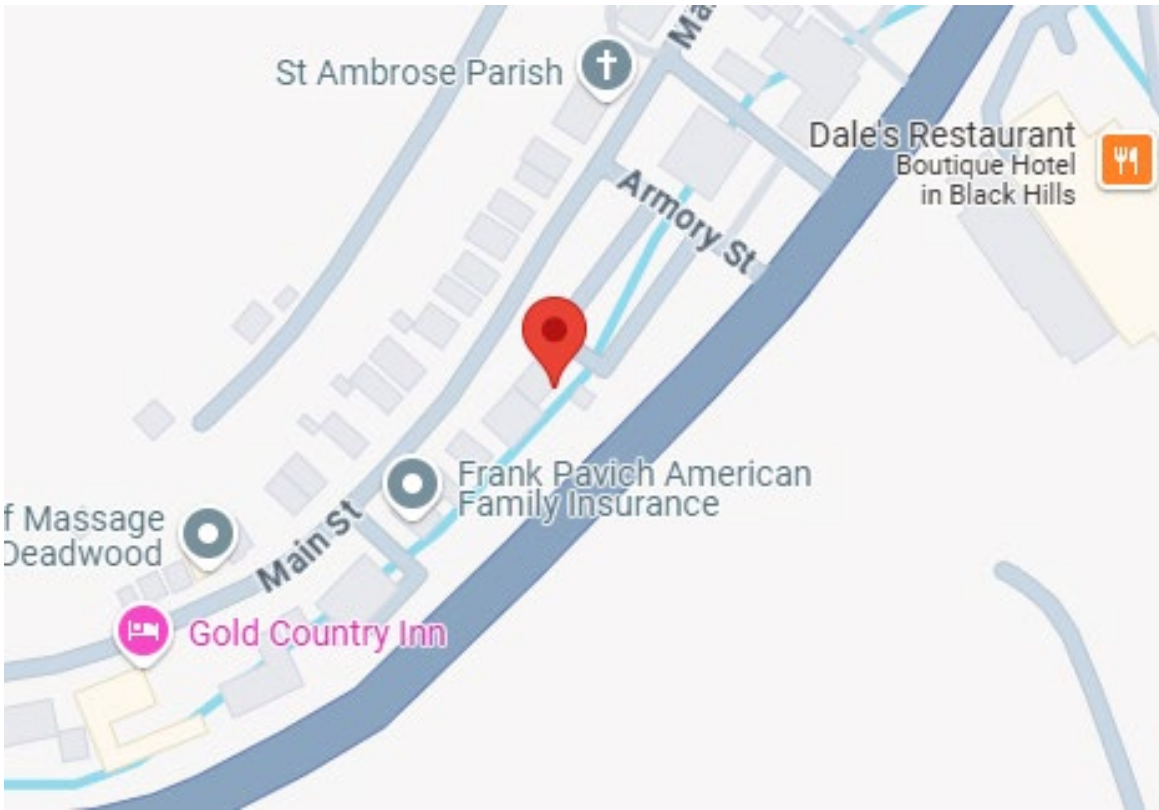
ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Board of Adjustment (approved by Planning and Zoning Commission May 20, 2026, with 8 conditions).



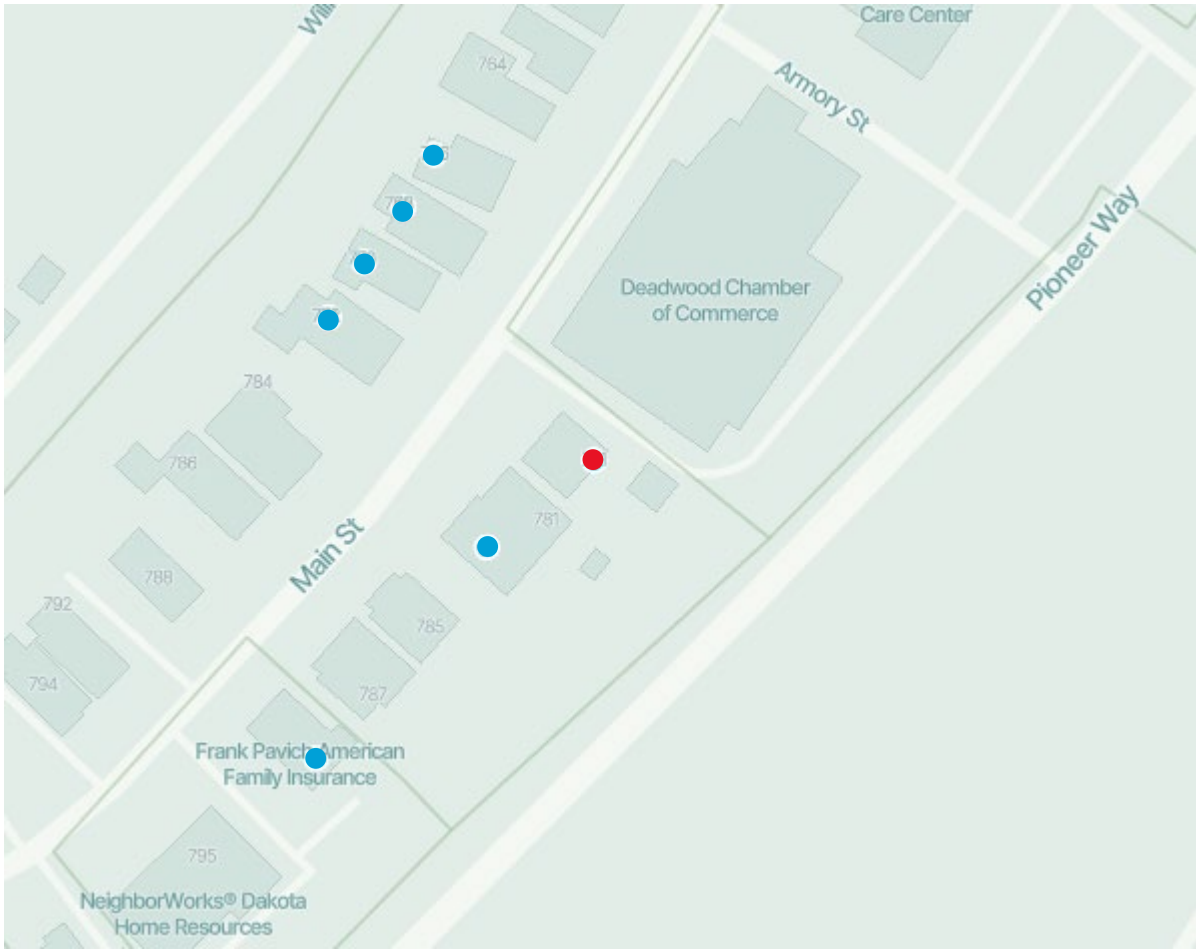
Aerial photo of 771 Main Street, Deadwood, SD 57732.





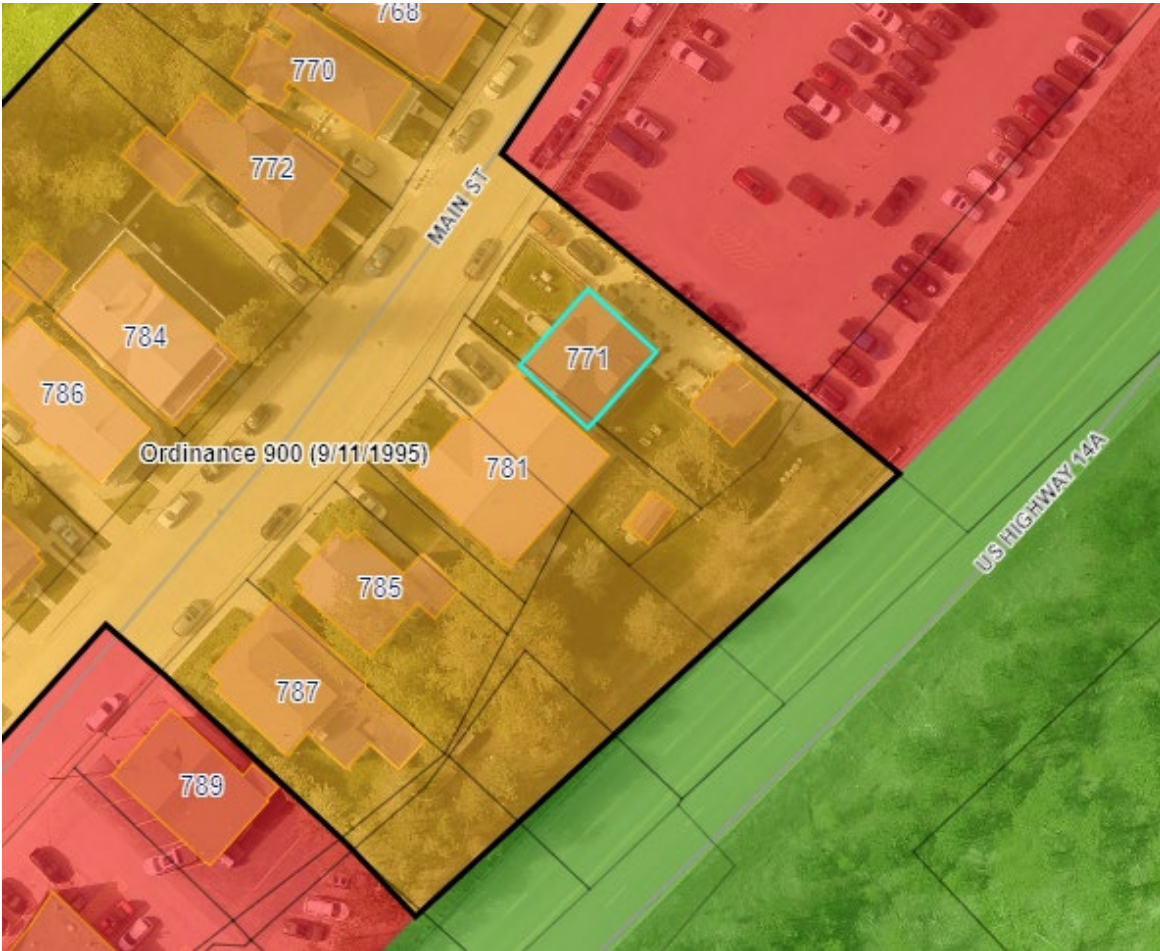
Map showing location of 771 Main Street, Deadwood, SD 57732





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





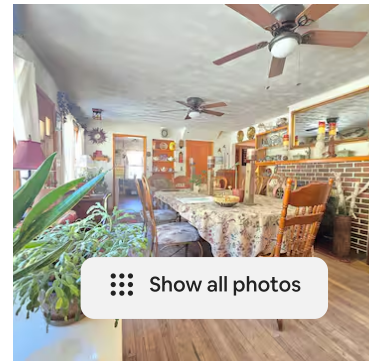
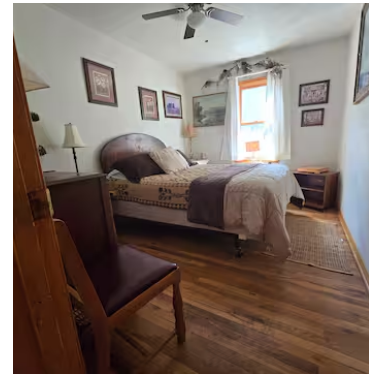
Zoning map showing 771 Main Street, Deadwood, SD 57732

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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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.

...


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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



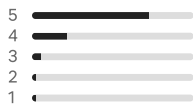
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19	20	21	22	23	24	25	17	18	19	20
26	27	28	29	30			24	25	26	27



★ 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 ...

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Where you'll be

Deadwood, South Dakota, United States

Exact location will be provided after booking.

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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

BOARD OF ADJUSTMENT CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: June 1, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
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 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
June 1, 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
June 1, 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.

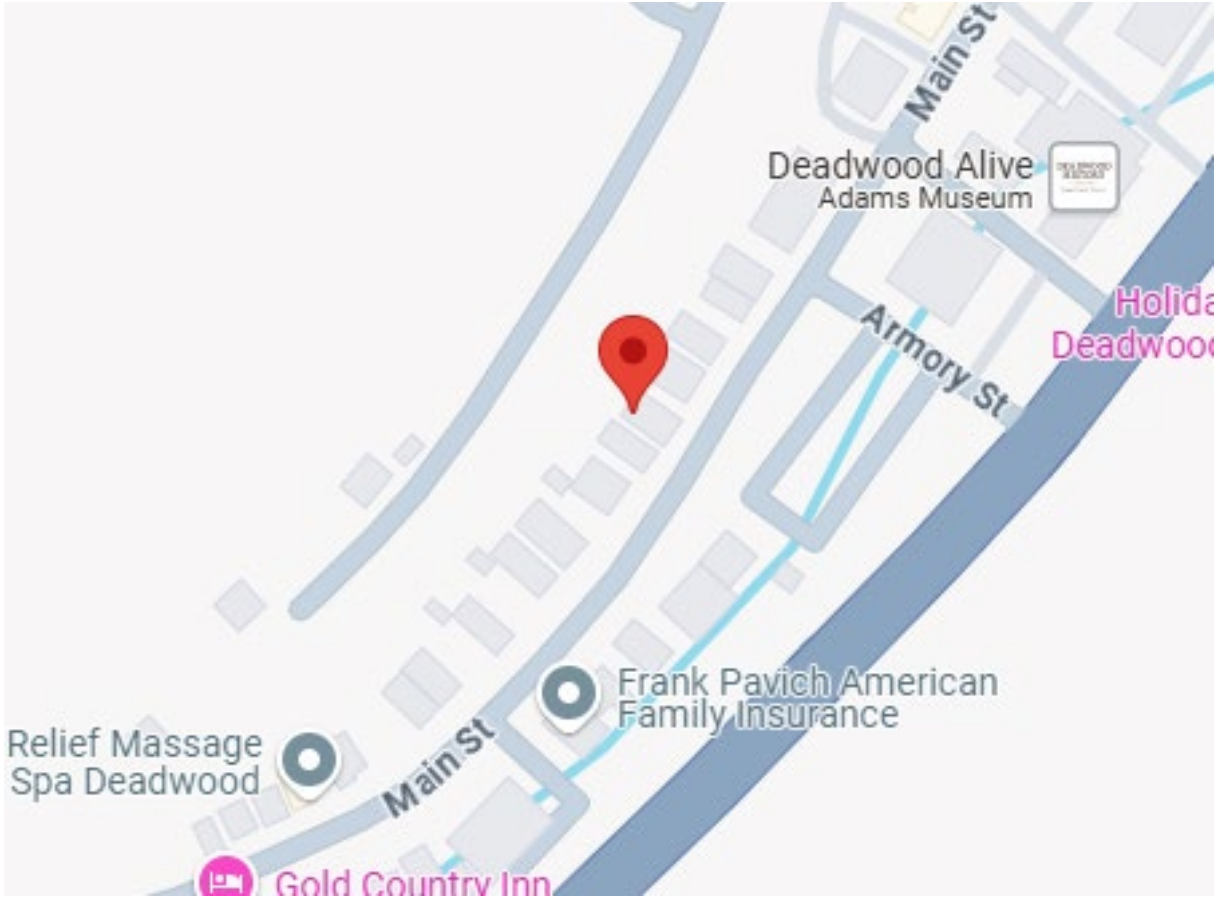
ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Board of Adjustment (approved by Planning and Zoning Commission May 20, 2026 with 8 conditions).



Aerial photo of 768 Main Street, Deadwood, SD 57732.





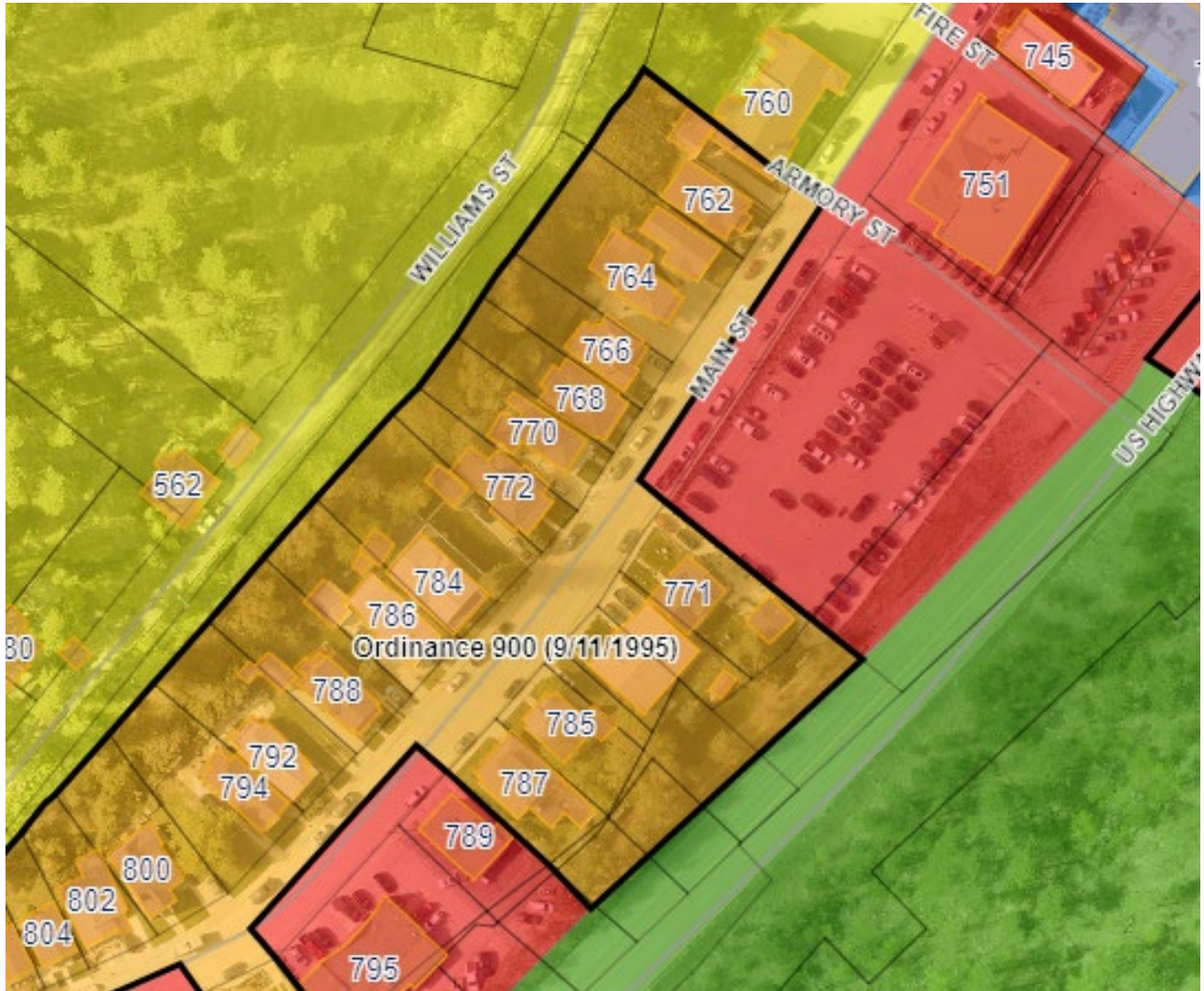
Map showing location of 768 Main Street, Deadwood, SD 57732.





Map showing locations of nearby Short-Term Rentals to 768 Main Street.





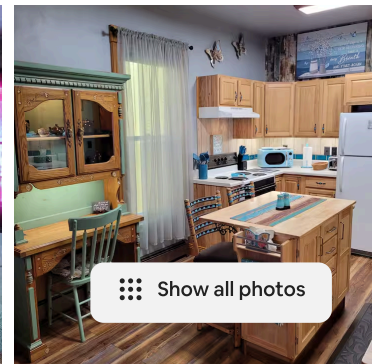
Zoning map showing 768 Main Street, Deadwood, SD 57732

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

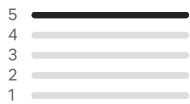
April 2026							May 2026				
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19	20	21	22	23	24	25	17	18	19	20	21
26	27	28	29	30			24	25	26	27	28
							31				



Guest favorite

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

[How reviews work](#)



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 a 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

BOARD OF ADJUSTMENT CONDITIONAL USE PERMIT – ANNUAL REVIEW

Staff Report

Date: June 1, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
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
June 1, 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.

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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
June 1, 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.

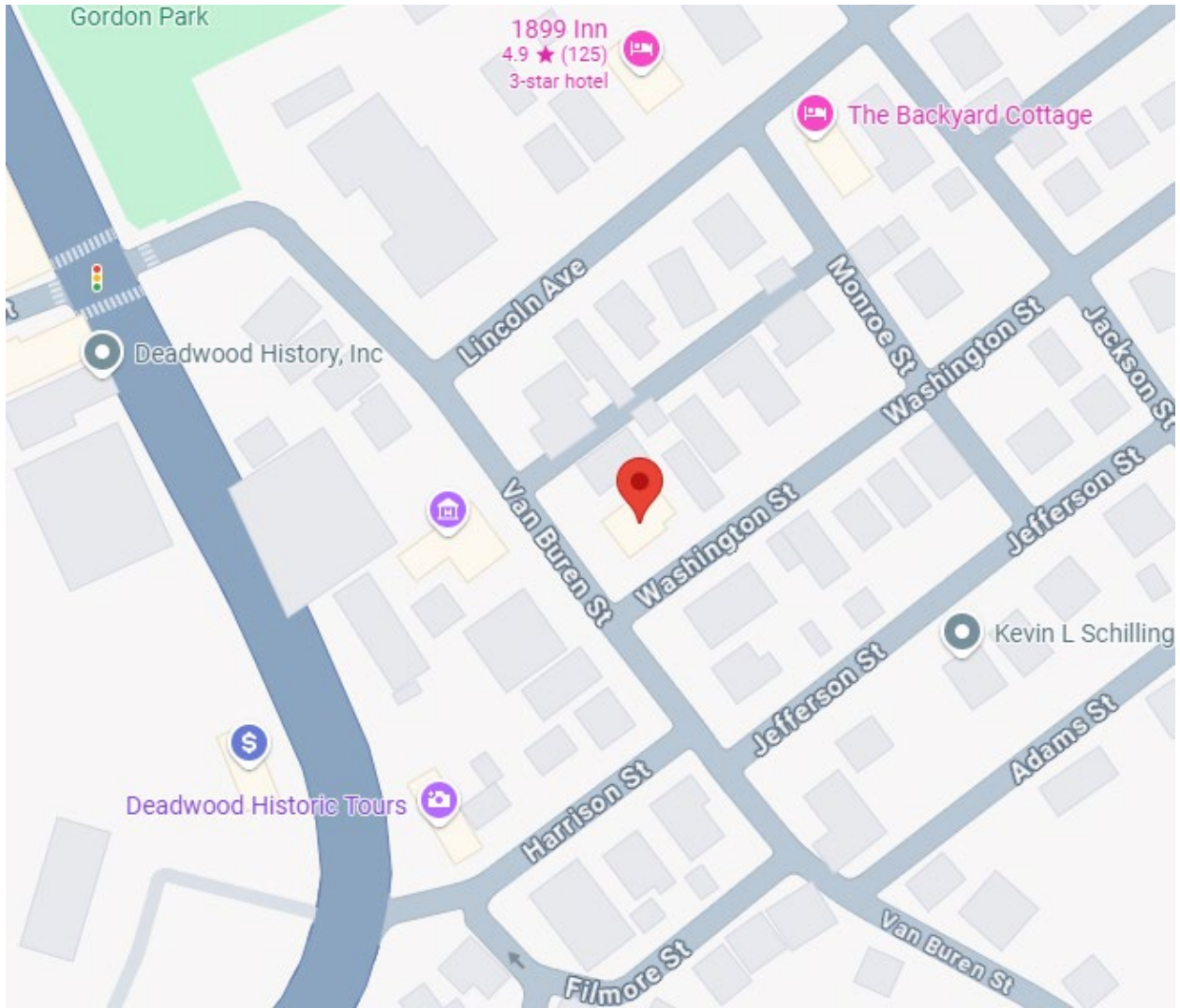
ACTION REQUIRED FOR CONTINUED USE OF CONDITIONAL USE PERMIT:

1. Approval/Denial by Deadwood Board of Adjustment (approved by Planning and Zoning Commission May 20, 2026 with 8 conditions).



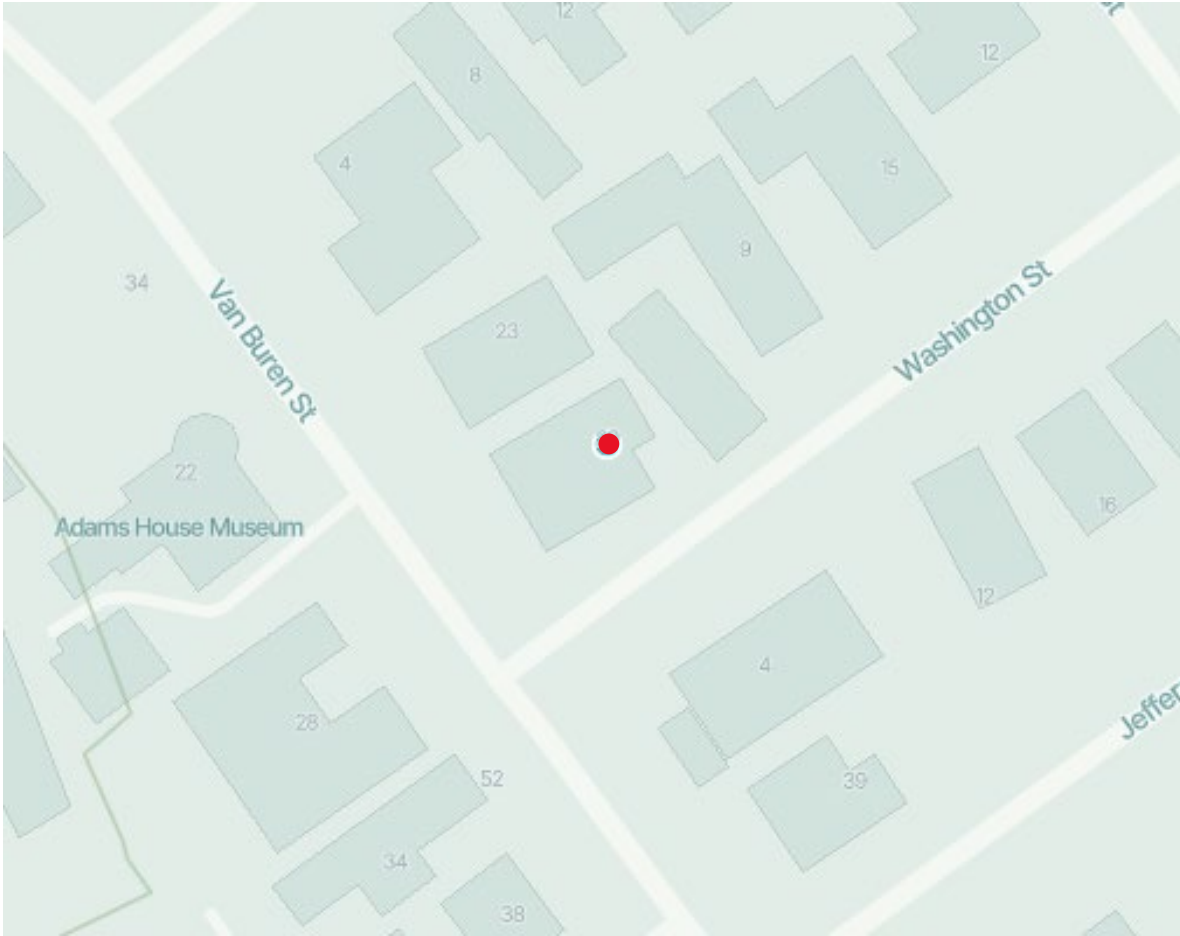
Aerial photo of 29 Van Buren Avenue, Deadwood, SD 57732.





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

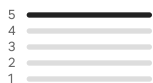


Guest favorite

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

CITY OF DEADWOOD RAFFLE PERMIT

Date of Application: 5/22/2026

Organization: C.O.R.E. Freshman Impact

SDCL #22-25-25 authorizes the following organizations or committees to conduct lotteries/raffles. Please indicate your category:

- Chartered veterans' organization
- Charitable organization
- Fraternal organization
- Political party
- Political action committee or any committee on behalf of any candidate for political office
- Religious organization
- Educational organization
- Local civic or service club
- Volunteer fire department

Contact Information:

Name: Rick McPherson

Address: 22735 Radar Hill Rd Box Elder, SD 5771

Phone #: 605-431-4672

Email: rick@freshmanimpact.com

501 (c) 3- Non Profit: Yes No

Dates of Ticket Sales: 2-1-2026 to 10-10-2026

Date of Raffle Drawing: 10-10-2026

Value of Raffle Prize: \$25000

Proceeds will benefit: Freshman Impact

Office use only:

Presented at City Commission Meeting dated _____

Finance Office: _____