



# Planning and Zoning Commission Regular Meeting Agenda

Wednesday, December 21, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

a. Approval of December 7, 2022 Minutes

4. **Sign Review Commission**

a. 696 Main Street - Carmen Almanza - Install Three New Window Signs

Action Required:

a. Approval/Denial by Sign Review Commission

5. **Planning and Zoning Commission**

a. Final Plat - Revisions/Adjusting Lot Lines - Merle & Dawn Carpenter - Deadwood Stage Run Addition

LOT 25A AND LOT 25B, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4 NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:

a. Approval/Denial by Planning and Zoning Commission

b. Approval/Denial by Board of Adjustment

b. Final Plat - Revision/Adjusting Lot Lines - The Summit at Deadwood Stage Run, LLC - Deadwood Stage Run Addition

LOTS 8A REVISED, 10 REVISED, 18A REVISED, 29 REVISED, 30 REVISED AND 31A REVISED BLOCK 1 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8A, 10, 18A, 20, 29, 30 AND 31A, BLOCK 1 ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:

a. Approval/Denial by Planning and Zoning Commission

b. Approval/Denial by Board of Adjustment

- c. Corrective Plat - City of Deadwood - Located Near Railroad Avenue. and McKinley Street

CORRECTIVE PLAT OF PARK LOT AND SPRING STREET LOTS 1 AND 2 OF WEISFLOG'S 2ND ADDITION; CONSISTING OF LOT C OF BLOCK 1, LOTS 2 THRU 6, AND LOTS A AND B OF BLOCK 2 OF WEISFLOG'S 2ND ADDITION, LOT 2 OF RAILROAD AVENUE BLOCK, AND AN UNNAMED LOT, AND UNNAMED RIGHT OF WAY LOCATED IN M.S. 283; ALL LOCATED IN OF M.S. 283, IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:

- a. Approval/Denial by Planning and Zoning Commission
- b. Approval/Denial by Board of Adjustment

- 6. **Items from Citizens not on Agenda**  
(Items considered but no action will be taken at this time.)
- 7. **Items from Staff**
- 8. **Adjournment**

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



## Planning and Zoning Commission Regular Meeting Minutes

Wednesday, December 07, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

### 1. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Martinisko on Wednesday, December 7, 2022 at 5:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

### 2. Roll Call

PRESENT

Commissioner (Chair) John Martinisko  
 Commissioner (Vice-Chair) Josh Keehn  
 Commissioner (Secretary) Dave Bruce  
 Commissioner Kevin Wagner  
 Commissioner Charles Eagleson

Charlie Struble, City Commissioner

STAFF PRESENT

Jeremy Russell, Planning and Zoning Administrator  
 Trent Mohr, Building Inspector  
 Cindy Schneringer, Administrative Assistant

### 3. Approval of Minutes

a. Approval of November 16, 2022 Minutes

***It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to approve the November 16, 2022 minutes. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Eagleson***

### 4. Sign Review Commission

a. 68 Main Street Suite B - Haley Goethals - Install Repainted Wall Sign Near Previous Location of Sign From Previous Business

Mr. Mohr stated for your consideration tonight is one sign permit application for a wall sign at 68 Main Street Suite B. As you recall at the last meeting we had one at this address for Cathy Volk, 14A Salon. This is another small business going in there. They are property managers for rental properties. The sign they are proposing is a sign that was there before advertising the Bunk House. They painted the backside of it and put their signage on it. It will be mirroring the same place the other sign was. The proposed sign and its location are compliant with the ordinances and requires no variances.

***It was moved by Commissioner Bruce and seconded by Commissioner Wagner to approve the sign permit for 68 Main Street Suite B to install***

***repainted wall sign near previous location of sign from previous business. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Eagleson***

## **5. Planning and Zoning Commission**

- a. Final Plat - Transfer of Land & Creating Property Lines - 117 Mystery Wagon Road - DMD Construction

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

Mr. Russell stated the applicant today is WJP Holdings, LLC (William Pearson). The purpose of this is transferring land and creating property lines located at 117 Mystery Wagon Road legally described as LOTS 10A AND 10B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 10, BLOCK 4A LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. We have done quite a few of these for the duplexes there. This is the next one preparing to be sold. The purpose of this is to put the property line down the center.

***It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the final plat for transferring land and creating property lines legally described as LOTS 10A AND 10B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 10, BLOCK 4A LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Eagleson***

- b. Final Plat - Transfer of Land & Creating Property Lines - Deadwood Stage Run Park - WJP Holdings, LLC

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

Mr. Russell stated the applicant today is WJP Holdings, LLC (William Pearson). The purpose of this is transferring land and creating property lines. The basis for this is creating property lines Later on there will be a transfer of land. This is located on Mystery Wagon Road in Stage Run legally described PLAT OF DEADWOOD STAGE RUN PARK LOTS OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF



SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Last year the City of Deadwood purchased a small parcel of property there to create a small park for the residents of Deadwood Stage Run. There is an additional portion that Mr. Pearson would like to donate to the City. It includes some of the drainage ditch there. The first part of this will be for him to plat this area. Lot 5A is the lot we currently own. Once we plat this with its approval at some point in the near future this will be donated to the city through a deed process. Then we will replat that all as one. The first step is platting this out.

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

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

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

**7. Items from Staff**

Mr. Mohr stated he did his first inspection at the Deadwood Ridge Apartments today. The first section of footings went in today. So it's in progress.

Mr. Russell discussed the article in the paper about the City Commission vote on the PUD boundary, setback reduction, parking requirements, and short-term rentals for The Ridge Development as well as the Mayor's taskforce.

**8. Adjournment**

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

There being no further business, the Planning and Zoning Commission adjourned at 5:16 p.m.

ATTEST:

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

*Cindy Schneringer, Planning & Zoning Office/Recording Secretary*

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

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



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

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

## SIGN PERMIT STAFF REPORT

Sign Review Commission  
 December 21, 2022

**Applicant:** Carmen Almanza  
**Address:** 24020 Hardesty Rd, Rapid City, SD 57702  
**Site Address of Proposed Signage:** 696 Main Street

### Computation of Sign Area

**Building Frontage:** 104.5 Feet  
**Total Available Signage:** 209 Square Feet  
**Existing Signage:** One commemorative plaque (N/A Square Feet)  
**Remaining Available Signage Area:** 209 Square Feet  
**Proposed Sign Project:** Install three new window signs

- Sign #1 (14 Square Feet counted as 3.5 Square Feet against total allowed)
- Sign #2 (4 Square Feet counted as 1 Square Feet against total allowed)
- Sign #3 (4 Square Feet counted as 1 Square Feet against total allowed)

**Proposed Building Materials:** Vinyl adhered to the glass (see attached renderings)  
**Proposed Lighting of the Signs:** None  
**Location of Proposed Sign:** See attached rendering

### Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

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

The applicant began operating a nightly rental business on the second and third floors of this building earlier this year. The proposed signs are to advertise this business.

The proposed signs and their locations are compliant with the sign ordinance.

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

## **Variances**

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

### **Sign Review Commission Action**

Motion to approve permit for three new window signs at 696 Main Street

OR

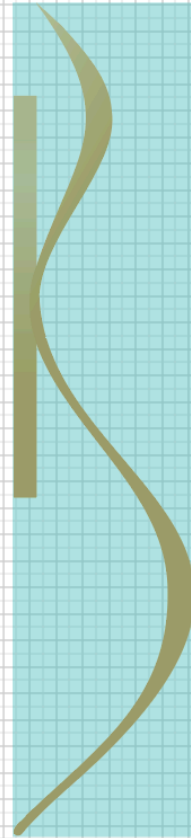
Motion to deny proposed sign permit application as submitted

sign # 1



*The*  
**BANK HOTEL**  
**DEADWOOD**

Main Street Entrance  
Transom above French Doors  
Total Window : 69" x 59" = 4071" Sq In  
Max Inched 20% = 814"  
Total inches used = 619.75" Sq In  
All to be done in Gold Leaf or Gold Vinyl



7" x 31.5" = 220.5"

8" x 6.25" = 50"  
Font - Zapfino



51" x 5.5" = 280.5"  
Font - Didot

**BANK HOTEL**

**DEADWOOD**

25" x 2.75" = 68.75"



0 16

Main Street Entrance  
 Left French Door  
 Total Window : 24.5" x 80" = 1960" Sq In  
 Max Inches 20% = 372"  
 Total Inches used = 207.25"  
 Fonts - Didot, Zapfino  
 All done in Gold Leaf or Gold Vinyl

0.1  
0.2  
0.3  
0.4  
0.6  
0.8

3.25" x 16" = 52"

3" x 2.25" = 6.75"  
Font - Zapfino

*The*

19" x 3.5" = 66.5"  
Font - Didot

**BANK HOTEL**

DEADWOOD 9" x 1" = 9"

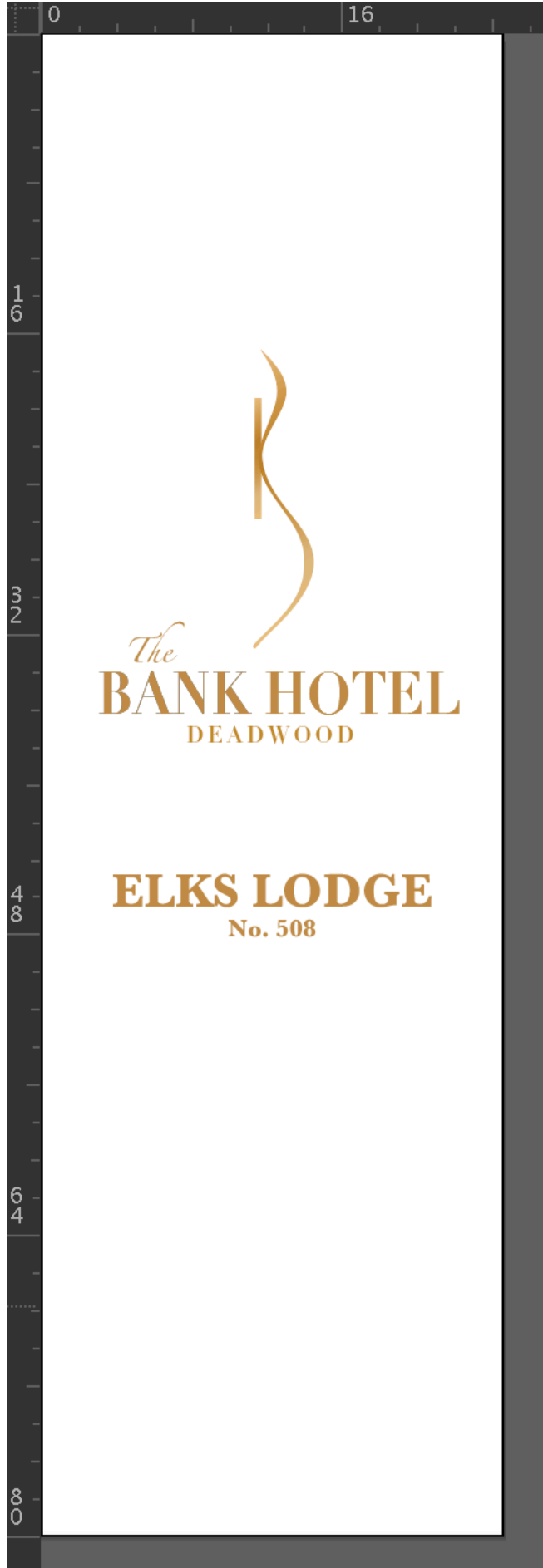
17" x 4" = 68"

**HIS & HERS**

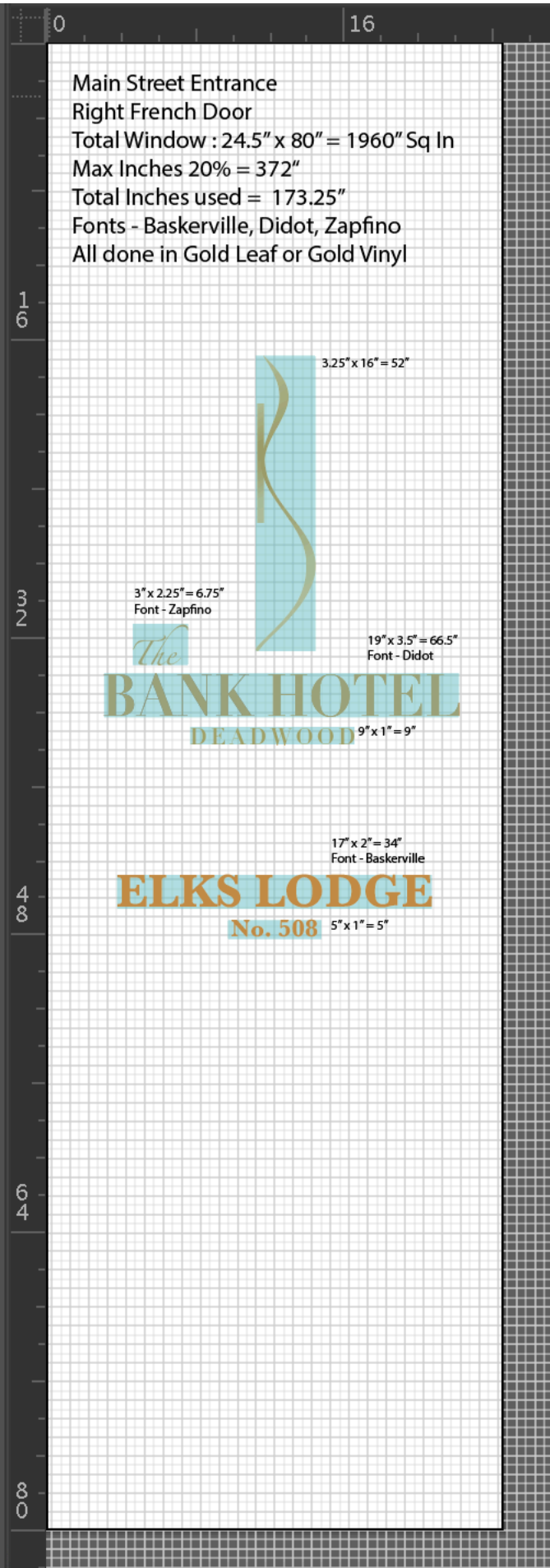
ALE HOUSE & WINE BAR

sign # 3

Section 4 Item a.

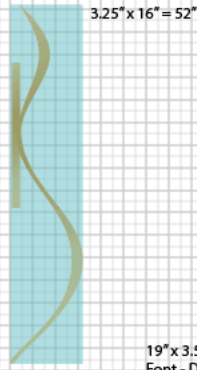






Main Street Entrance  
 Right French Door  
 Total Window : 24.5" x 80" = 1960" Sq In  
 Max Inches 20% = 372"  
 Total Inches used = 173.25"  
 Fonts - Baskerville, Didot, Zapfino  
 All done in Gold Leaf or Gold Vinyl

0  
1  
2  
3  
4  
5  
6  
7  
8



3" x 2.25" = 6.75"  
 Font - Zapfino

19" x 3.5" = 66.5"  
 Font - Didot

*The*  
**BANK HOTEL**  
 DEADWOOD 9" x 1" = 9"

17" x 2" = 34"  
 Font - Baskerville

**ELKS LODGE**  
 No. 508 5" x 1" = 5"



sign #1

sign #2

sign #3

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



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

**STAFF REPORT  
PLANNING AND ZONING  
BOARD OF ADJUSTMENT  
December 21, 2022**

**APPLICANT:** Merle & Dawn Carpenter

**PURPOSE:** Plat Revision/Adjusting Lot Lines

**GENERAL LOCATION:** Deadwood Stage Run Addition

**LEGAL DESCRIPTION:** LOT 25A AND LOT 25B, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4 NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

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

**ZONE:** R1 – Residential District

**STAFF FINDINGS:**

Surrounding Zoning:

North: R1 – Residential  
South: Future Development Area  
East: R1 – Residential  
West: R1 – Residential

Surrounding Land Uses:

Residential Dwellings  
Vacant  
Residential Dwellings  
Residential Dwellings

**SUMMARY OF REQUEST**

The purpose of the proposed final plat is to adjust the lot lines for lot 25. This plat creates lots 25A and 25B. Both are located in the Stage Run Subdivision off Mt. Roosevelt Road.

### FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential District
2. Lot 25A is comprised of 0.149 Acres  $\pm$  and Lot 25B is comprised of 0.141 Acres  $\pm$
3. The subject property is located within a low-density residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.
6. The area is currently characterized by residential homes.

### STAFF DISCUSSION

These revised lots meet the area and bulk requirements for square footage according to Deadwood City Ordinance.

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

### ACTION REQUIRED:

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



PLAT OF LOT 25A AND LOT 25B, BLOCK 2 OF PALISADES TRACT OF DEADWOOD  
 STAGE RUN ADDITION TO THE CITY OF DEADWOOD  
 FORMERLY LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD  
 STAGE RUN ADDITION  
 ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE  
 NE¼NE¼ OF SECTION 22 AND THE N½NW¼ OF SECTION 23, T5N, R3E, B.H.M.,  
 CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

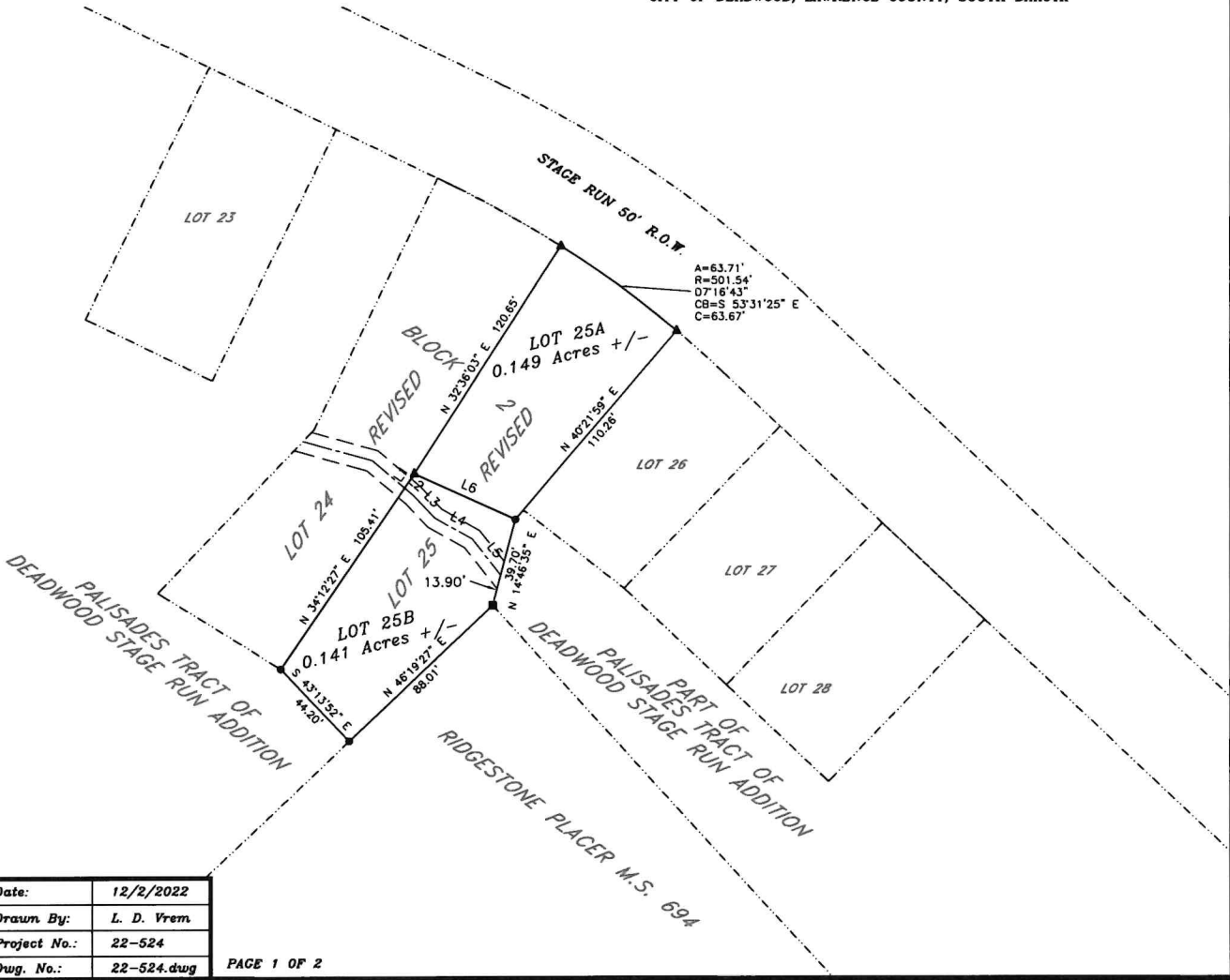


- REBAR & CAP (VREM LS6577)
- ▲ REBAR & CAP (ARLETH LS3977)
- MAG NAIL



OWNERS:  
 RODNEY MERLE & DAWN MARIE CARPENTER  
 CO-TRUSTEES OF 2020 CARPENTER REVOCABLE TRUST  
 1263 ICE PARK ST.  
 LAS VEGAS, NV 89135

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 34°12'27" W | 7.63'    |
| L2   | S 49°49'49" E | 5.24'    |
| L3   | S 43°06'33" E | 13.60'   |
| L4   | S 60°28'31" E | 19.10'   |
| L5   | S 37°57'34" E | 20.46'   |
| L6   | N 65°42'34" W | 49.14'   |



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

|              |            |
|--------------|------------|
| Date:        | 12/2/2022  |
| Drawn By:    | L. D. Vrem |
| Project No.: | 22-524     |
| Dwg. No.:    | 22-524.dwg |

PLAT OF LOT 25A AND LOT 25B, BLOCK 2 OF PALISADES TRACT OF DEADWOOD  
 STAGE RUN ADDITION TO THE CITY OF DEADWOOD  
 FORMERLY LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD  
 STAGE RUN ADDITION  
 ALL LOCATED IN THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 14, THE SE<sup>1</sup>/<sub>4</sub> OF SECTION 15, THE  
 NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> OF SECTION 22 AND THE N<sup>1</sup>/<sub>2</sub>NW<sup>1</sup>/<sub>4</sub> OF SECTION 23, T5N, R3E, B.H.M.,  
 CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

**SURVEYOR'S CERTIFICATE**

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

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

**CERTIFICATE OF COUNTY TREASURER**  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

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

**APPROVAL OF HIGHWAY AUTHORITY**  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

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

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

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

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

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

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

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

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

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

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

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

**OWNER'S CERTIFICATE**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

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

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

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

ACKNOWLEDGMENT OF OWNER  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

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



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

|              |            |
|--------------|------------|
| Date:        | 12/2/2022  |
| Drawn By:    | L. D. Vrem |
| Project No.: | 22-524     |
| Dwg. No.:    | 22-524.dwg |

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC  
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**Jeremy Russell**  
Planning and Zoning  
Administrator  
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**STAFF REPORT  
PLANNING AND ZONING  
BOARD OF ADJUSTMENT  
December 21, 2022**

---

**APPLICANT:** The Summit at Deadwood Stage Run, LLC

**PURPOSE:** Plat Revision/Adjusting Lot Lines

**GENERAL LOCATION:** Deadwood Stage Run Addition

**LEGAL DESCRIPTION:** LOTS 8A REVISED, 10 REVISED, 18A REVISED, 29 REVISED, 30 REVISED AND 31A REVISED BLOCK 1 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8A, 10, 18A, 20, 29, 30 AND 31A, BLOCK 1 ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

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

**ZONE:** R1 – Residential District

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**STAFF FINDINGS:**

Surrounding Zoning:

North: R1 – Residential  
South: R1 – Residential  
East: R1 – Residential  
West: R1 – Residential

Surrounding Land Uses:

Residential Dwellings  
Residential Dwellings  
Residential Dwellings  
Residential Dwellings

**SUMMARY OF REQUEST**

The purpose of the proposed final plat is to adjust the lot lines for lots 8A, 10, 18A, 20, 29, 30 and 31A. Portions of the drainage area in the rear of these properties are being added to the existing lots. All are located in the Stage Run Subdivision off Mt. Roosevelt Road.

### FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential District
2. Lot 8A is comprised of 1.487 Acres  $\pm$ , Lot 10 0.384 Acres  $\pm$ , Lot 18A 0.643  $\pm$ ,  
Lot 20 0.379  $\pm$ , Lot 29 0.230  $\pm$ , Lot 30 0.237  $\pm$ , Lot 31A 2.156  $\pm$
3. The subject property is located within a low-density residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.
6. The area is currently characterized by residential homes.

### STAFF DISCUSSION

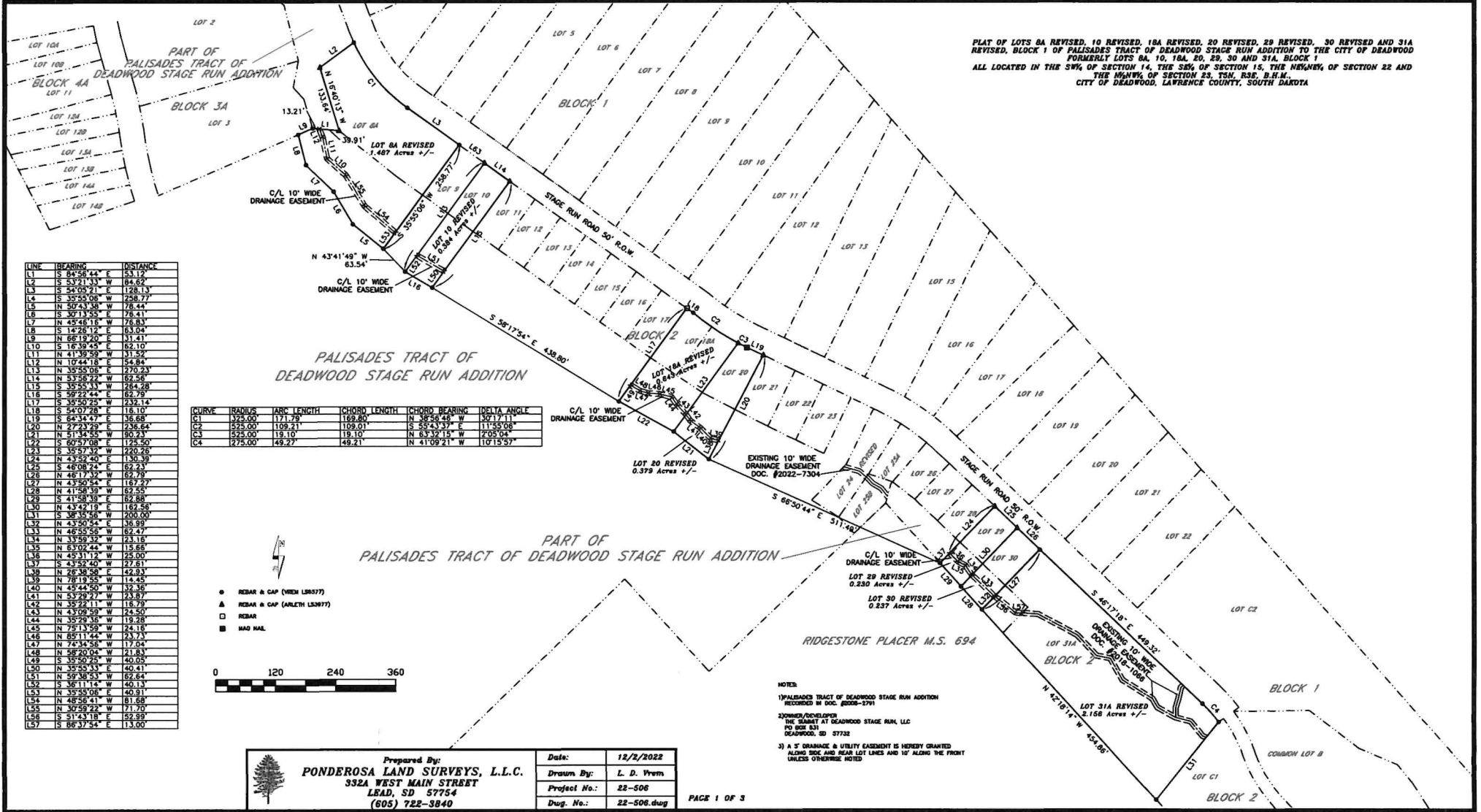
These revised lots meet the area and bulk requirements for square footage according to Deadwood City Ordinance.

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

#### ACTION REQUIRED:

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





PLAT OF LOTS 8A REVISED, 10 REVISED, 18A REVISED, 20 REVISED, 28 REVISED, 30 REVISED AND 31A REVISED, BLOCK 1 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8A, 10, 18A, 20, 28, 30 AND 31A, BLOCK 1 ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼S¼ OF SECTION 22 AND THE NW¼S¼ OF SECTION 23, T8N, R3E, B7M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

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

LOREN D. VREM, R.L.S. 8577

CERTIFICATE OF COUNTY TREASURER  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

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

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

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

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

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

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

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

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

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

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

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

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

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

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

OWNER'S CERTIFICATE  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

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

ACKNOWLEDGMENT OF OWNER  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY

APPEARED \_\_\_\_\_

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

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

OWNER'S CERTIFICATE  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

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

ACKNOWLEDGMENT OF OWNER  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY

APPEARED \_\_\_\_\_

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

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

OWNER'S CERTIFICATE  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

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

ACKNOWLEDGMENT OF OWNER  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY

APPEARED \_\_\_\_\_

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

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

PLAT OF LOTS 8A REVISED, 10 REVISED, 18A REVISED, 20 REVISED, 29 REVISED, 30 REVISED AND 31A REVISED, BLOCK 1 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8A, 10, 18A, 20, 29, 30 AND 31A, BLOCK 1 ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NW¼ OF SECTION 22 AND THE NE¼ OF SECTION 23, T8N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE LOIS JEAN SCHRETTENTHALER TRUST DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

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

ACKNOWLEDGMENT OF OWNER STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE. MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

OWNER'S CERTIFICATE STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE ROBIN EARL HUCHES DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

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

ACKNOWLEDGMENT OF OWNER STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE. MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

OWNER'S CERTIFICATE STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE LONNIE AND CHRISTINE BURGER TRUST DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

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

ACKNOWLEDGMENT OF OWNER STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE. MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

OWNER'S CERTIFICATE STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE ANDREW J. WINDISH DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

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

ACKNOWLEDGMENT OF OWNER STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE. MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

OWNER'S CERTIFICATE STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE GARY L. DECOOYER AND SUSAN K. DECOOYER DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

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

ACKNOWLEDGMENT OF OWNER STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE. MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

OWNER'S CERTIFICATE STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ DONALD LEE DECOOYER DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

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

ACKNOWLEDGMENT OF OWNER STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE. MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

|   |              |            |
|---|--------------|------------|
|  <p>Prepared By:<br/><b>PONDEROSA LAND SURVEYS, L.L.C.</b><br/>332A WEST MAIN STREET<br/>LEAD, SD 57754<br/>(605) 722-3840</p> | Date:        | 12/2/2022  |
|   | Drawn By:    | L. D. Vrem |
|   | Project No.: | 22-506     |
|   | Dwg. No.:    | 22-506.dwg |

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



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

**PLANNING AND ZONING MEETING  
STAFF REPORT  
December 21, 2022**

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**APPLICANT:** City of Deadwood

**PURPOSE:** Corrective Plat

**GENERAL LOCATION:** Located near Railroad Ave. and McKinley Street

**LEGAL DESCRIPTION:** CORRECTIVE PLAT OF PARK LOT AND SPRING STREET LOTS 1 AND 2 OF WEISFLOG’S 2<sup>ND</sup> ADDITION; CONSISTING OF LOT C OF BLOCK 1, LOTS 2 THRU 6, AND LOTS A AND B OF BLOCK 2 OF WEISFLOG’S 2<sup>ND</sup> ADDITION, LOT 2 OF RAILROAD AVENUE BLOCK, AND AN UNNAMED LOT, AND UNNAMED RIGHT OF WAY LOCATED IN M.S. 283; ALL LOCATED IN OF M.S. 283, IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

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

**ZONE:** Residential Multi-Family

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**STAFF FINDINGS:**

Surrounding Zoning:

North: Residential Multi- Family  
South: Residential Multi- Family  
East: Residential Multi- Family  
West: Residential Multi- Family

Surrounding Land Uses:

Residential Homes  
Residential Homes  
Residential Homes  
Residential Homes

**SUMMARY OF REQUEST**

*The purpose of platting Park Lot and Spring Street 1 & 2 is to consolidate multiple parcels owned by the City of Deadwood.*

## FACTUAL INFORMATION

1. The property is currently zoned Park Forest
2. The proposed lot are comprised as Park Lot = 1.404 Acres±, Spring Street Lot 1 = 0.065 Acres±, Spring Street Lot 2 = 0.055 Acres±
3. The subject property is located within a medium density Multi-Family designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are not currently available to serve the property.

## STAFF DISCUSSION

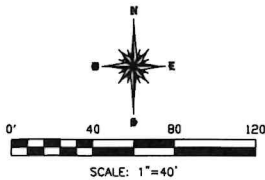
*These lots are compliant with the City of Deadwoods Zoning Codes. The Park Lot is a potential location for Deadwoods first Dog Park. The area will continue to be cleaned of trash and debris until a decision is made.*

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

## ACTION REQUIRED:

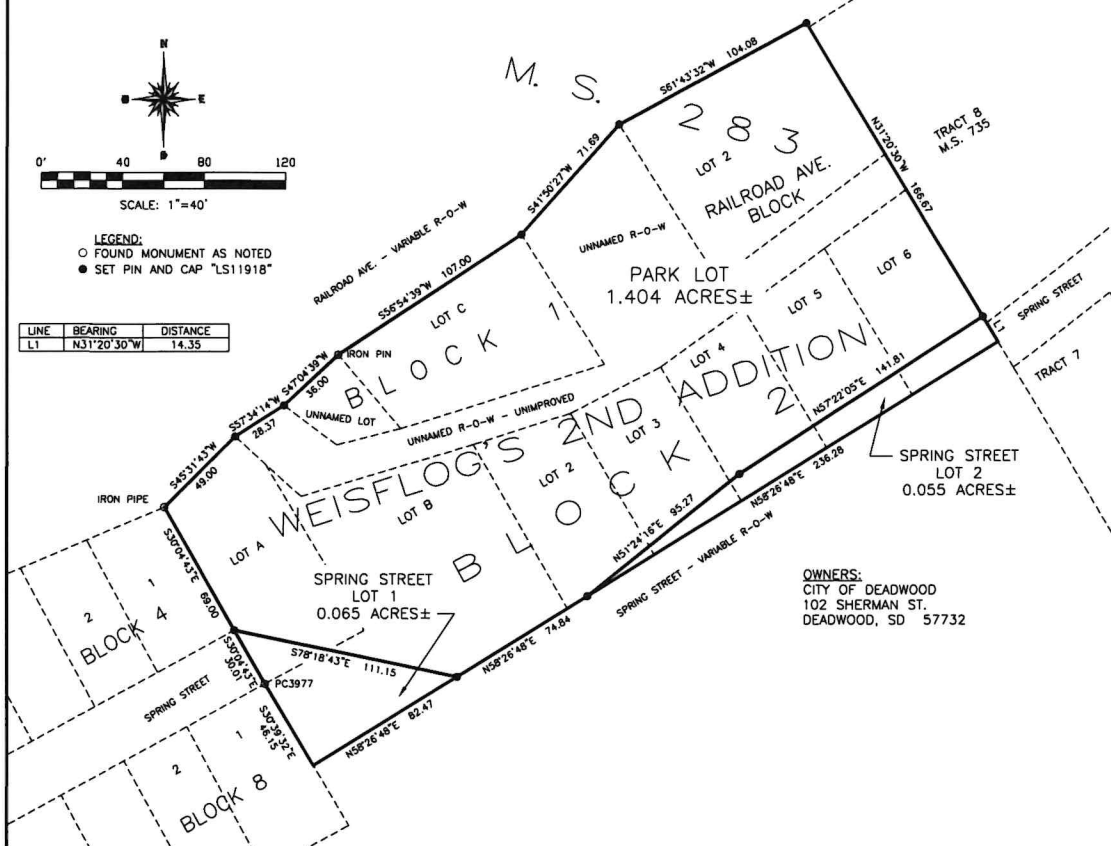
1. Approval / Denial by Deadwood Planning and Zoning Commission
2. Approval / Denial by Deadwood Board of Adjustment

CORRECTIVE PLAT OF PARK LOT AND SPRING STREET LOTS 1 AND 2 OF WEISFLOG'S 2ND ADDITION;  
 CONSISTING OF LOT C OF BLOCK 1, LOTS 2 THRU 6, AND LOTS A AND B OF BLOCK 2 OF WEISFLOG'S 2ND ADDITION,  
 LOT 2 OF RAILROAD AVENUE BLOCK, AND AN UNNAMED LOT, AND UNNAMED RIGHT OF WAY LOCATED IN M.S. 283;  
 ALL LOCATED IN OF M.S. 283, IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



LEGEND:  
 ○ FOUND MONUMENT AS NOTED  
 ● SET PIN AND CAP "LS1918"

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N31°20'30"W | 14.35    |



OWNERS:  
 CITY OF DEADWOOD  
 102 SHERMAN ST.  
 DEADWOOD, SD 57732

**SURVEYOR NOTES:**

1. THIS CORRECTIVE PLAT IS IN REFERENCE TO PLAT DOCUMENT #2022-5033, FILED AT THE LAWRENCE COUNTY REGISTER OF DEEDS OFFICE IN DEADWOOD SD.
2. THE UNNAMED LOT AND UNNAMED R-O-W ARE AS SHOWN IN PLAT BOOK 1, PAGE 230.

**SURVEYOR'S CERTIFICATE**

I, BRADLEY J. LIMBO, REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, CERTIFY TO THE ABOVE NAMED OWNER(S), THAT AT THE REQUEST OF SAID OWNER(S), THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION, ON THE GROUND TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF SOUTH DAKOTA. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AS PERFORMED BY MYSELF.

BRADLEY J. LIMBO RLS # 11918 DATE \_\_\_\_\_

**OWNER'S CERTIFICATE**

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

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

**ACKNOWLEDGMENT OF OWNER**

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

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

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

**APPROVAL OF HIGHWAY AUTHORITY**

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

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

**CERTIFICATE OF COUNTY TREASURER**

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

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

**APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION**

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
 THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 CITY PLANNER CHAIRMAN

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

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

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

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

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

OFFICE OF THE REGISTER OF DEEDS  
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., AND RECORDED IN DOC. \_\_\_\_\_

\_\_\_\_\_  
 LAWRENCE COUNTY REGISTER OF DEEDS

FEE: \$ \_\_\_\_\_

PREPARED BY: \_\_\_\_\_ SHEET 1 OF 1

Project: MI-22-010 All Aspects Inc.  
 Date: APRIL 27, 2022 144 Saint Joe St.  
 REV. MAY 11, 2022 Spearfish SD 57763  
 Surveyed by: B.L. 605-490-2944  
 Prepared by: B.L. limbo@allaspectsinc.com