



# Planning and Zoning Commission Regular Meeting Agenda

Wednesday, May 07, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

- [a.](#) Approve the minutes from the April 16, 2025 Planning and Zoning Commission Meeting.

4. **Sign Review Commission**

5. **Planning and Zoning Commission**

- [a.](#) Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 771 Main Street – Tucker Inn, legally described as Lots 7 and 8, Block 24, Original Town, City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

- [b.](#) Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 768 Main Street – The Jordans, legally described as Part of Lots 46 & 47, Block 23, Original Townsite, City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

- [c.](#) Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 29 Van Buren Avenue – Victorian on Van Buren, legally described as The southerly 57 feet of Lots 21, 22, 23 and 24, Block 50, Original Townsite, City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

- [d.](#) Request for exemption to City Ordinance 17.53.030 by property owner at 299 Williams Street legally described as Probate Lot 52, City of Deadwood, Lawrence County, South Dakota, aka 299 Williams Street, Deadwood, South Dakota.

Actions:

1. Approve/Deny request for exemption or variance and allow application for Conditional Use Permit

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

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

7. **Items from Staff**

8. **Adjournment**



## Planning and Zoning Commission Regular Meeting Minutes

Wednesday, April 16, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

### 1. Call to Order

The Planning and Zoning Commission Meeting was called to order by Chairman Martinisko on Wednesday, April 16, 2025, at 4:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

### 2. Roll Call

#### PRESENT

Commissioner (Chair) John Martinisko  
Commissioner Charles Eagleson  
Commissioner Ken Owens

City Commissioner Blake Joseph

#### ABSENT

Commissioner (Vice-Chair) Josh Keehn  
Commissioner (Secretary) Dave Bruce

#### STAFF PRESENT

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

Justin Lux, Parking and Transportation Director

### 3. Approval of Minutes

- a. Approve the minutes of the April 2, 2025, Planning and Zoning Commission Meeting.

***It was moved by Commissioner Eagleson and seconded by Commissioner Owens to approve the minutes from the April 2, 2025, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Owens, Eagleson.***

### 4. Sign Review Commission

### 5. Planning and Zoning Commission

- a. Request for ordinance change to 17.32.030 Conditional Uses for C1 - Commercial zoning districts. Request made by citizens Josiah LaFrance and Trinity Conrad. Citizen is requesting that a Laundromat become an allowable Conditional Use to C1 - Commercial zoning districts.

Mr. Kuchenbecker discussed a citizen request by for a change to City Ordinance 17.32.030. Josiah LaFrance and Trinity Conrad requested that a laundromat become an allowable Conditional Use within the C1 - Commercial zoning district. When the ordinance was created in 1993, laundromats were not listed as a permitted use within the C1 - Commercial districts. Mr. LaFrance and Ms. Conrad are asking the Planning and Zoning Commission to give permission to have city staff draft an ordinance change to present to the City Commission.

Commissioner Joseph requested clarification if this agenda item is also meant to address a request for a Conditional Use Permit for a laundromat. Mr. Kuchenbecker explained that a Conditional Use Permit for a laundromat can not be requested at this time because it is not an allowable use within the C1 - Commercial zoning district. Before a Conditional Use Permit can be requested, an amendment to the ordinance will be required.

Discussion occurred regarding the reason for the requested ordinance change. Mr. Kuchenbecker explained there is a desire by the property owners at 138 Sherman Street to open a laundromat.

Commissioner Joseph asked if a laundromat at 138 Sherman Street would be compatible with the surrounding buildings. Mr. Kuchenbecker stated that parking may need to be addressed at this location. There is a public parking lot in the rear, and there could be a possibility of adding a side entrance on Cemetery Street.

Commissioner Joseph asked if sufficient utilities could be supplied to the location to support a laundromat. Mr. Kuchenbecker responded that he was unsure and it would need to be discussed further.

Commissioner Martinisko expressed his concern that a change to the ordinance would not only apply to the building at 138 Sherman Street, but would apply to every building located within the C1 - Commercial zoning district.

Further discussion occurred about the pros and cons of amending the ordinance and the process of doing so.

***It was moved by Commissioner Eagleson and seconded by Commissioner Owens to approve the request to amend Ordinance 17.32.030. Voting yea: Martinisko, Owens, Eagleson.***

- b. Application for Plat - New Lot and Public Right of Way - Stage Run Addition legally described as Plat of Lot 27, Block 4 and dedicated Public Right of Way of Palisades Tract of Deadwood Stage Run addition to the City of Deadwood and a portion of Tract B of Palisades Stone Placer, M.S. 696 all located in the SW 1/4 of Section 14, the SE 1/4 of Section 15, the NE 1/4 NE 1/4 of Section 22 and the N 1/2 NW 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

Mr. Kuchenbecker discussed Application for Plat - New Lot and Public Right of Way - Stage Run Addition and reviewed the following conditions suggested by staff and outlined in the Staff Report:

1. No permits (building or otherwise) will be issued to any party for this parcel by the City until all street and associated infrastructure has been completed and accepted by the City of Deadwood per Chapter 16.08.010.
2. A bond shall be submitted to the City from the developer for the completion of the street and associated infrastructure equal to the cost of such to the parcel per Chapter 16.03.030.
3. The developer discloses these stipulations and/or conditions to any potential buyer.
4. The developer signs a legal document from the City of Deadwood acknowledging the stipulations and/or conditions set forth in any approval of this plat.
5. Upon completion of the above stipulations and/or conditions, the City will execute the necessary signatures for the plat to release for recording with the Lawrence County Register of Deeds.

Commissioner Martinisko confirmed the conditions were being put into place because the infrastructure is not yet complete.

***It was moved by Commissioner Owens and seconded by Commissioner Eagleson to approve Application for Plat - New Lot and Public Right of Way - Stage Run Addition subject to the five (5) conditions outlined within the Staff Report. Voting yea: Martinisko, Owens, Eagleson.***

- c. Review proposed amendment to Ordinance 5.06 - Mobile Food and Beverage Vending Permit.

Mr. Kuchenbecker discussed the proposed amendment to Ordinance 5.06 - Mobile Food and Beverage Vending Permit. This is a continuance of the discussion that occurred during the April 2, 2025 Planning and Zoning Commission meeting.

Proposed updates to the amendment since the previous discussion include the following:

1. Not permitting food trucks to operate on Lee Street.
2. Food trucks must be open at least 60% of the time.
3. Private property owners could have food trucks during special events.
4. If a food truck is owned and operated by a private property owner, and is therefore an extension of their business, the food truck can be open for up to six (6) months at a time but would be required to operate eight (8) hours a day, five (5) days a week when it is in operation.
5. Food trucks are to be prohibited from operating with residentially zoned districts.

Commissioner Martinisko inquired about food trucks operating on city property. Mr. Kuchenbecker responded that food trucks would still be permitted at the Pluma Welcome Center only.

Commissioner Martinisko asked if consideration had been given to allowing food trucks to operate within city owned parking lots. Mr. Kuchenbecker stated that is not

under consideration since every parking spot within the city is needed when special events occur.

***Commissioner Joseph left the meeting at 4:30 p.m.***

Mr. Kuchenbecker explained the ordinance amendment is still in the process of being created and will be presented to the City Commission once it is ready.

***It was moved by Commissioner Eagleson and seconded by Commissioner Owens to approve moving the proposed amendment to Ordinance 5.06 to the City Commission for review once it is ready. Voting yea: Martinisko, Owens, Eagleson.***

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

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

**7. Items from Staff**

Mr. Kuchenbecker stated the South Dakota Department of Transportation will hold an open house at City Hall at 5:30 p.m. on April 24, 2025 to discuss the proposed reconstruction of Highway 85 between Pluma and Lead. The rebuild will result in a pedestrian sidewalk along the side of the road.

Discussion occurred regarding the apartment building that was constructed at the Ridge Development along Highway 85.

**8. Adjournment**

***It was moved by Commissioner Owens and seconded by Commissioner Eagleson to adjourn the Planning and Zoning Commission meeting. Voting yea: Martinisko, Owens, Eagleson.***

There being no further business, the Planning and Zoning Commission adjourned at 4:38 p.m.

ATTEST:

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

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

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

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108 Sherman Street  
Telephone (605) 578-2082  
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## PLANNING AND ZONING COMMISSION

### CONDITIONAL USE PERMIT – ANNUAL REVIEW

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### Staff Report

**Date:** May 7, 2025  
**From:** Kevin Kuchenbecker  
 Planning, Zoning & Historic Preservation Officer  
**To:** Planning and Zoning Commission  
**RE:** Annual Review - Conditional Use Permit – Bed and Breakfast

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**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:

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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

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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  
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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**

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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:**

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

According to Deckard – Rentalscape the property was booked 55 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:**

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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:

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- 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 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 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.

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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 property 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 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:**

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- 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

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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):

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:**

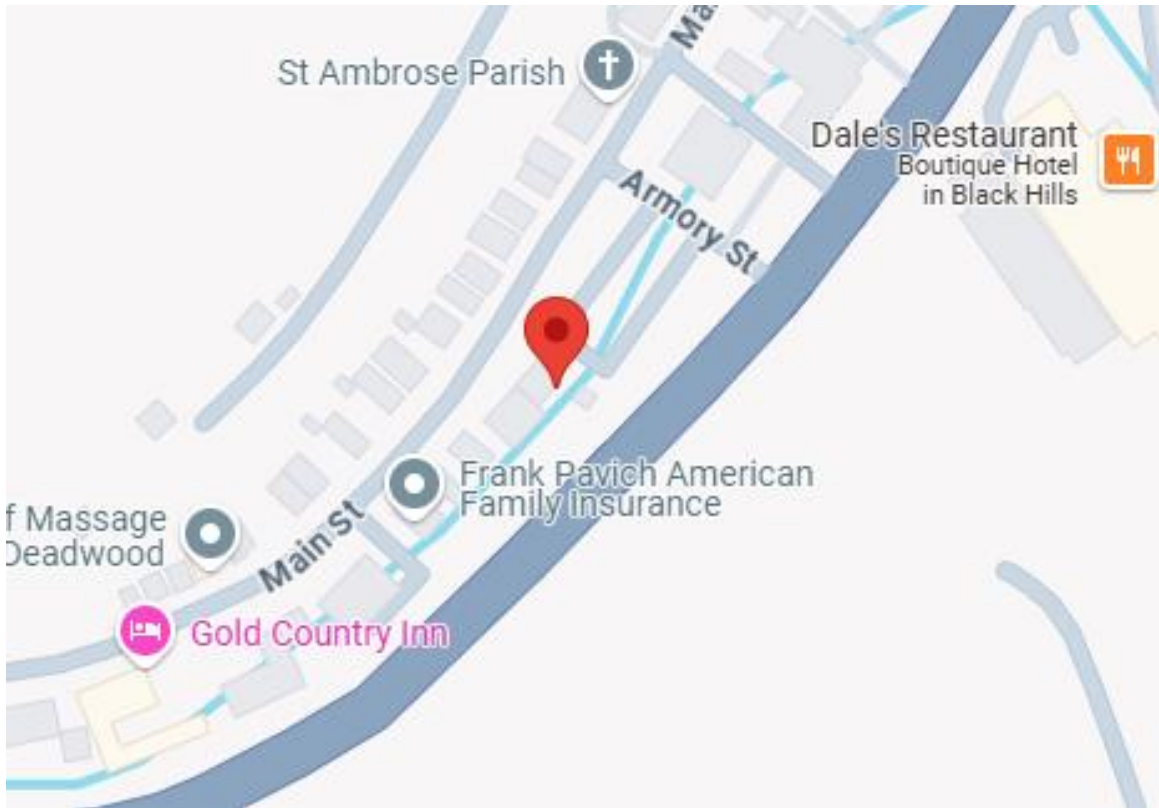
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1. Approval/Denial by Deadwood Planning and Zoning Commission



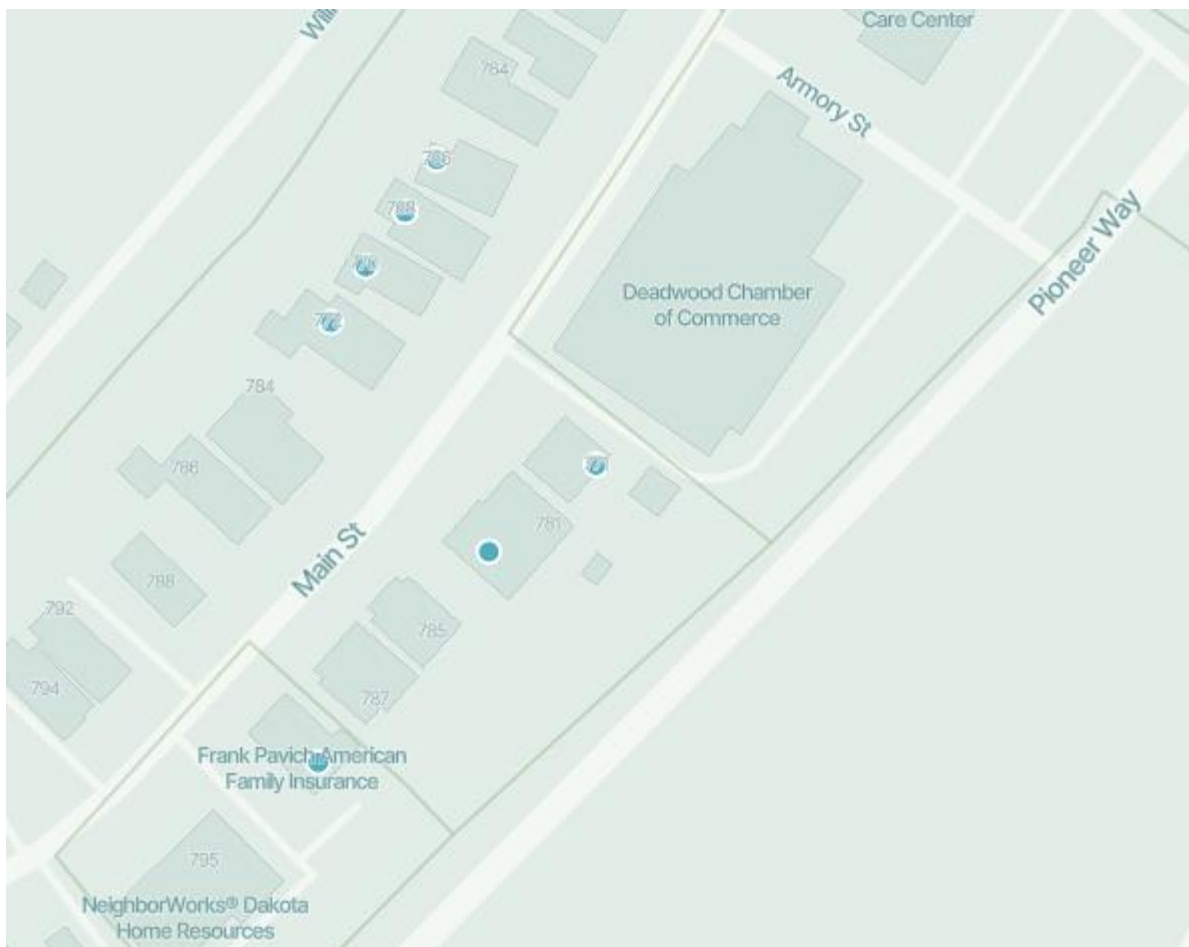
**Aerial photo of 771 Main Street, Deadwood, SD 57732.**





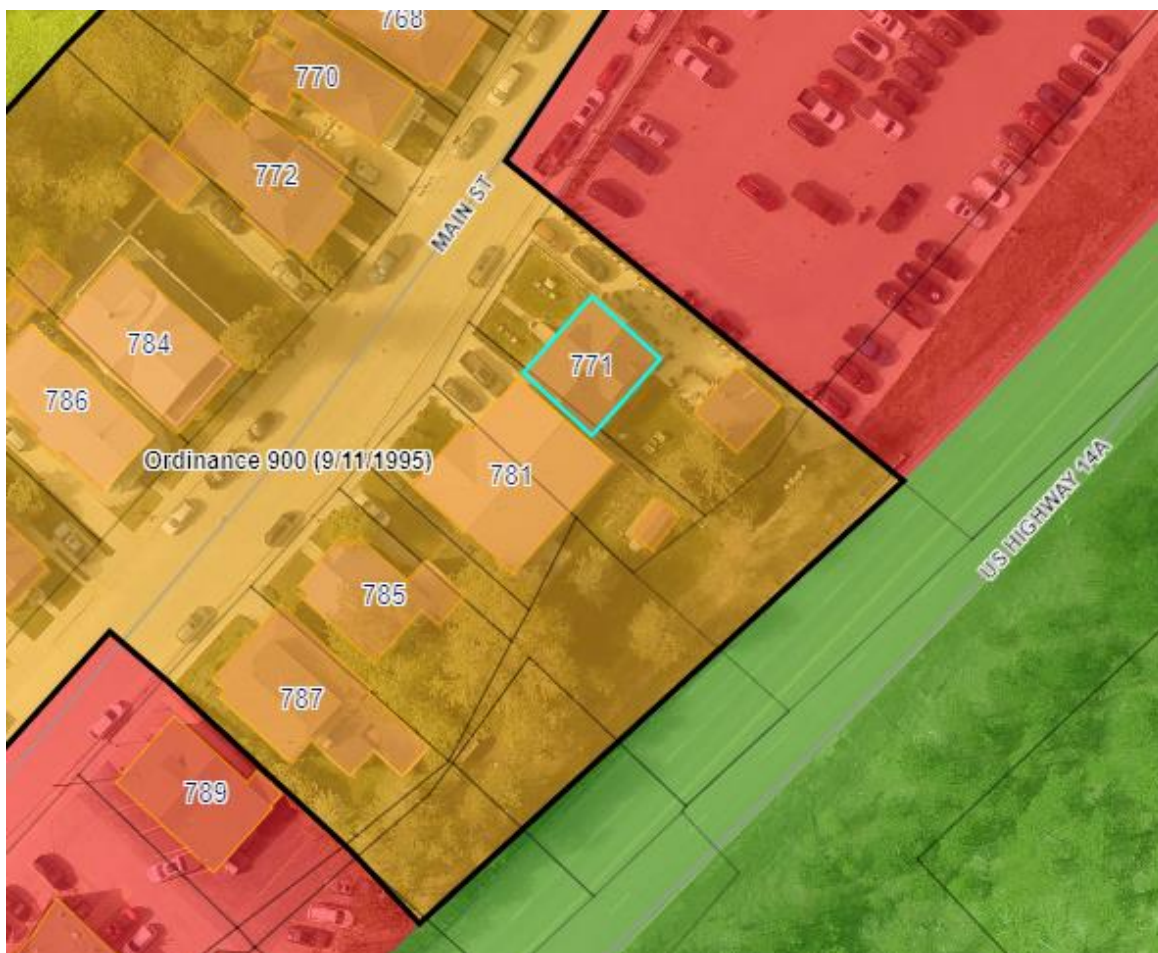
Map showing location of 771 Main Street, Deadwood, SD 57732





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





**Zoning map showing 771 Main Street, Deadwood, SD 57732**

### Zoning Legend

- C1 - COMMERCIAL
- CE - COMMERCIAL ENTERPRISE DISTRICT
- CH - COMMERCIAL HIGHWAY
- PF - PARK FOREST
- PU - PUBLIC USE
- PUD - PLANNED UNIT DEVELOPMENT
- R1 - RESIDENTIAL
- R2 - MULTI-FAMILY RESIDENTIAL

The Tucker Inn, Top Floor Suite

↑

Share

♡

Save



Entire rental unit in Deadwood, South Dakota

6 guests · 3 bedrooms · 3 beds · 1 bath

★ 4.73 · [191 reviews](#)

Hosted by Shirlene

Superhost · 12 years hosting

Beautiful and walkable

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

Shirlene is a Superhost

Superhosts are experienced, highly rated Hosts.

The space

"When you're tucked out, Tucker Inn!"

This is a one of a kind family owned and run lodging located in the heart ...

[Show more](#) >


Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	


Check availability

[Report this listing](#)

Where you'll sleep











**Bedroom 1**  
1 queen bed



**Bedroom 2**  
1 queen bed

What this place offers

-  Kitchen
-  Wifi
-  Free street parking
-  Bathtub
-  Private backyard – Fully fenced
-  Refrigerator
-  Microwave
-  Long term stays allowed

Show all 22 amenities

Select check-in date

Add your travel dates for exact pricing

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★ 4.73 · 191 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
4.8	4.8	4.8	4.8	4.8	5.0	4.7

Joseph  
3 years on Airbnb

★★★★★ · 3 days ago · Group trip  
Thanks for the place to stay, easy walking distance to downtown and the concert venue. Would stay again and recommend.

Daniel  
7 years on Airbnb

★★★★★ · October 2024 · Stayed one night  
Great stay. Wifi had some issues, but everything else was tidy and well kept.

Shania  
2 years on Airbnb

★★★★★ · September 2024 · Stayed one night  
Very clean place! Her instructions were very clear and it was very close to downtown.

Char  
3 years on Airbnb

★★★★★ · September 2024 · Group trip  
Shirlene is awesome. Her properties are well-maintained and she is so very helpful. Would definitely recommend.

Mary  
7 months on Airbnb

★★★★★ · September 2024 · Stayed a few nights  
What wonderful hostess!

Show more

Alexis  
7 months on Airbnb

★★★★★ · August 2024 · Stayed a few nights

Great location; but there's a window in the shower without a curtain overlooking a city parking lot; our women felt uncomfortable. The third bedroom that was advertised and paid for is really a bed in the living room/dining room/hall to the bathroom. A refund is in order.

Show more

Show all 191 reviews


Learn how reviews work

## Where you'll be

Deadwood, South Dakota, United States

We verified that this listing's location is accurate. [Learn more](#)

## Meet your host



1803

Reviews

4.75★

Rating

 Lives in Deadwood, South Dakota

I was born and raised in the state of South Dakota and the Black Hills has always been a favorite vacation spot of mine. Loving to do mountain trails, this is a paradise, along with so many other outdoor adventures. Deadwood is an historical...

[Show more](#) >

Shirlene is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%  
Responds within an hour

Message host

 To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

- Check-in after 3:00 PM
- Checkout before 10:00 AM
- 6 guests maximum

[Show more](#) >  
Safety & property

- Carbon monoxide alarm
- Smoke alarm
- Must climb stairs

[Show more](#) >

OFFICE OF  
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HISTORIC PRESERVATION  
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## PLANNING AND ZONING COMMISSION

### CONDITIONAL USE PERMIT – ANNUAL REVIEW

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### Staff Report

**Date:** May 7, 2025  
**From:** Kevin Kuchenbecker  
 Planning, Zoning & Historic Preservation Officer  
**To:** Planning and Zoning Commission  
**RE:** Annual Review - Conditional Use Permit – Bed and Breakfast

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**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:**

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

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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**

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

### **“Bed and Breakfast” means:**

Any building run by an operator that is used to provide accommodation for a charge to the public, with at most five (5) rental units for up to an average of ten (10) guests per night and in which family style meals are provided as defined and permitted by the State of South Dakota and this Title.

### **COMPLIANCE:**

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

According to Deckard – Rentalscape the property was booked 175 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:**

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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:

Conditional Use Permit Review – Bed and Breakfast Establishment  
768 Main Street  
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---

- 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 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

Conditional Use Permit Review – Bed and Breakfast Establishment  
768 Main Street  
May 7, 2025

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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,

Conditional Use Permit Review – Bed and Breakfast Establishment  
768 Main Street  
May 7, 2025

---

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.

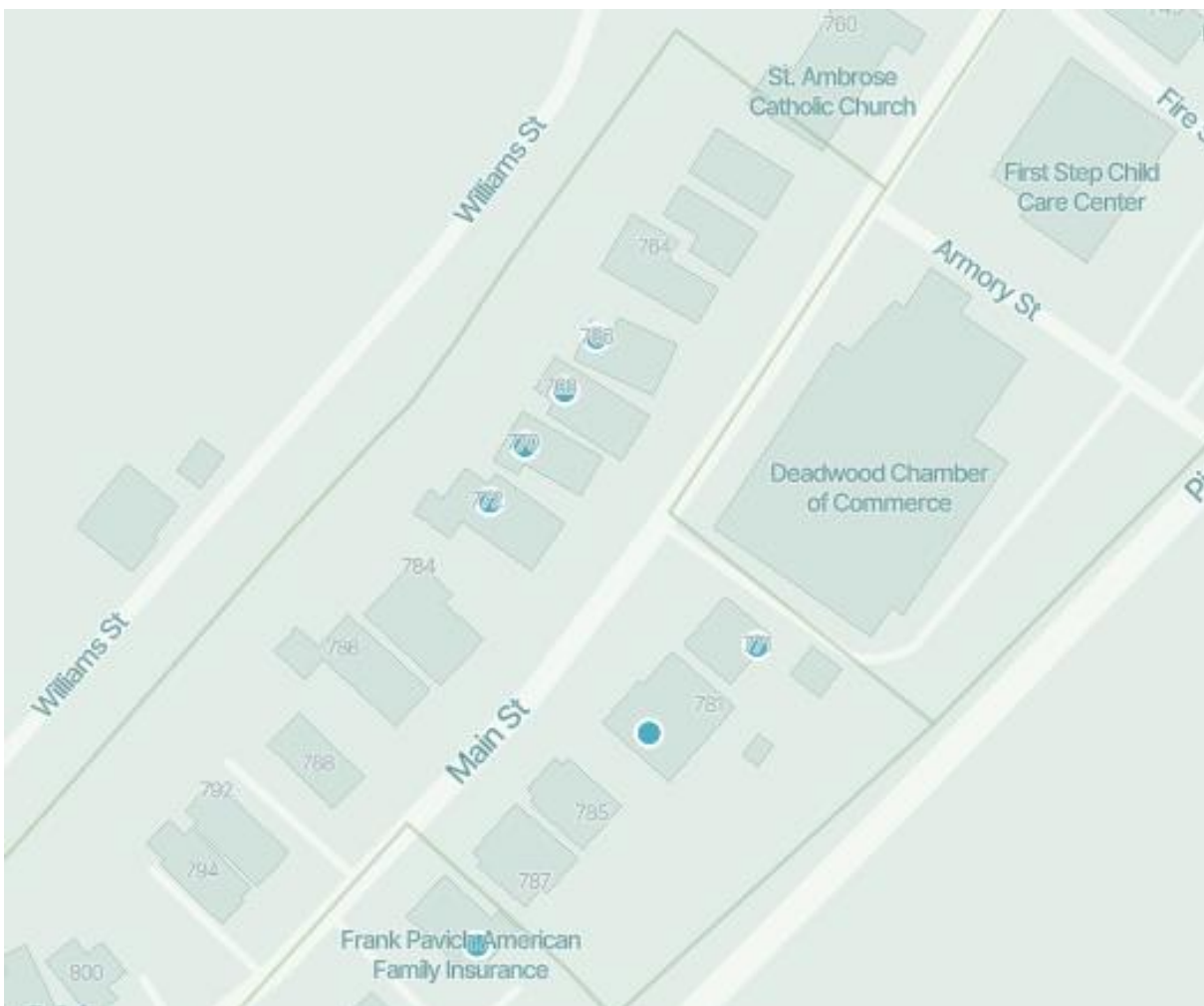
If approved, staff recommendations for stipulation(s):

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 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:**

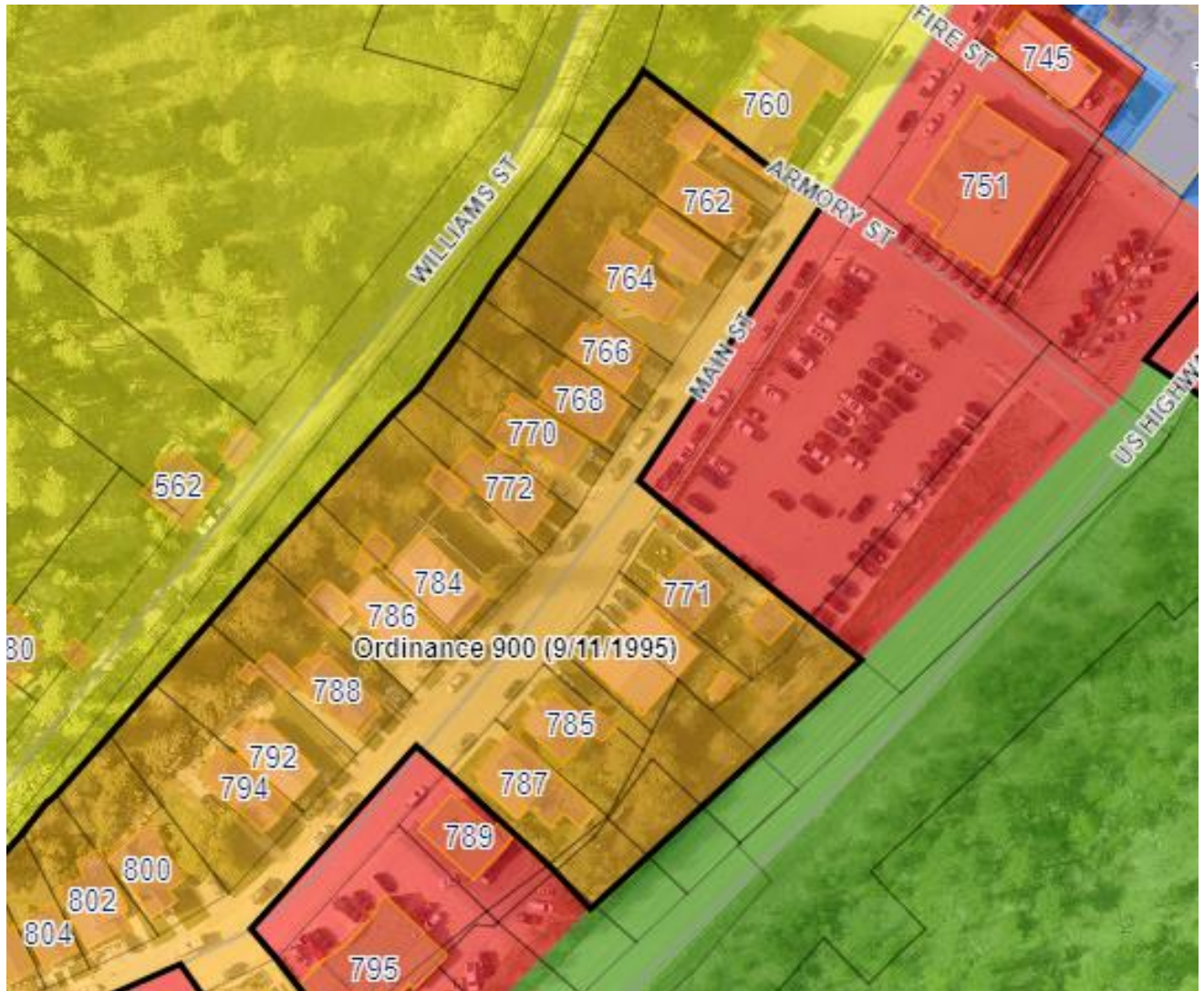
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1. Approval/Denial by Deadwood Planning and Zoning Commission



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





**Zoning map showing 768 Main Street, Deadwood, SD 57732**

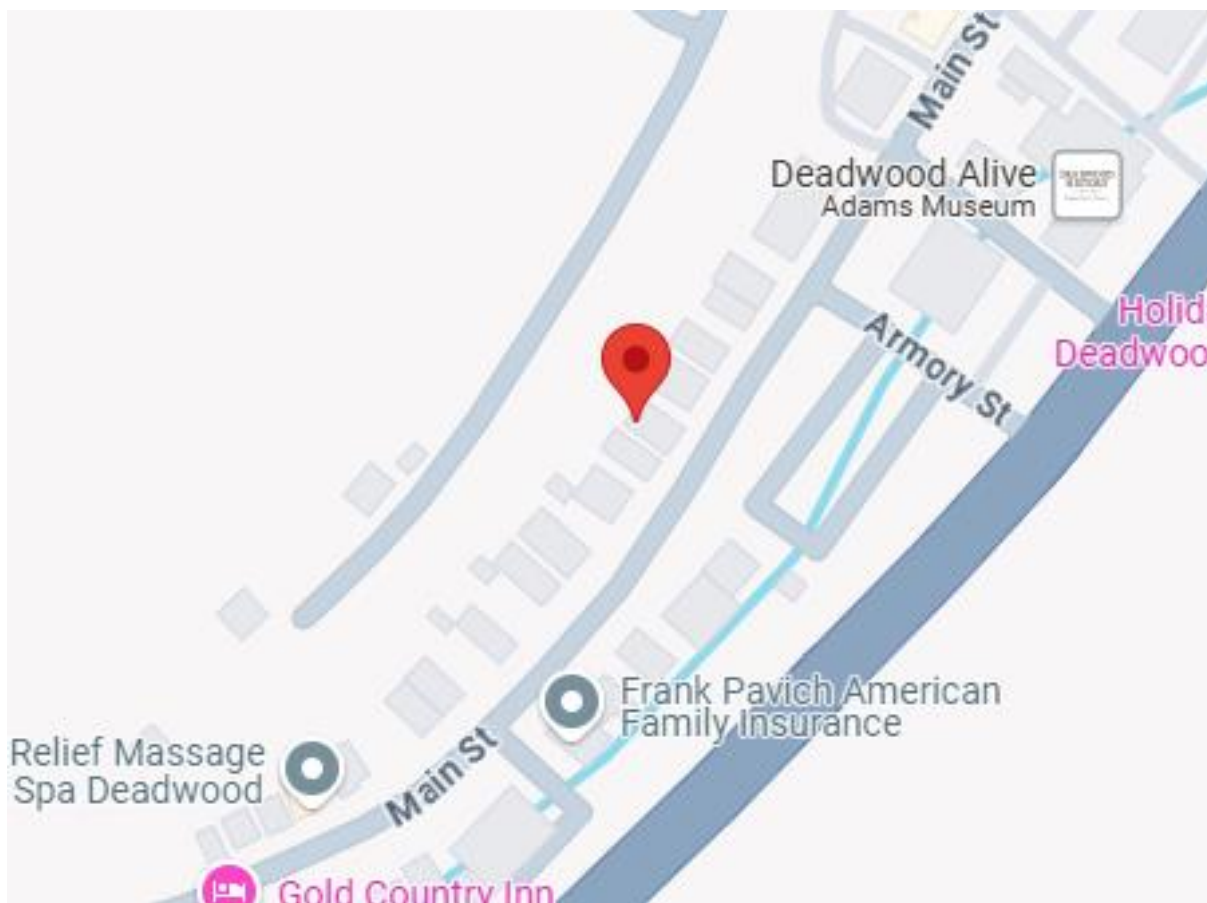
### Zoning Legend

- 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



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





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



Stay in the Heart of Deadwood at the Jordan's!

Share Save



Entire rental unit in Deadwood, South Dakota

2 guests · 1 bedroom · 1 bed · 1 bath

Guest favorite

4.97  
★★★★★

150  
Reviews

Hosted by Chris

Superhost · 4 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.
- Comfy bed for better sleep

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

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	


Check availability

[Report this listing](#)

This home, is on Deadwoods Historic Registry and located on Historic Main Street, just a couple blocks from the action! Features include a full kitchen, full bath, queen sized bed, laundry facilities, and a nice front deck. There is high speed wifi and a 40" Roku capable TV. Parking is in a private lot. We think you will love coming back to this cozy home and quiet neighborhood after enjoying all Deadwood and the Black Hills have to ...











Show more >

Where you'll sleep



**Bedroom**  
1 queen bed

What this place offers

-  Kitchen
-  Wifi
-  Free parking on premises
-  40 inch HDTV with Roku
-  Free washer – In unit
-  Free dryer – In building
-  Air conditioning
-  Bathtub
-  Shared patio or balcony
-  Indoor fireplace: electric

Show all 51 amenities

Select check-in date

Add your travel dates for exact pricing

<

April 2025							May 2025				
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th
		1	2	3	4	5					1
6	7	8	9	10	11	12	4	5	6	7	8
13	14	15	16	17	18	19	11	12	13	14	15
20	21	22	23	24	25	26	18	19	20	21	22
27	28	29	30				25	26	27	28	29



4.97

Guest favorite

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

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	5.0	5.0

Scott  
2 years on Airbnb

★★★★★ · March 2025 · Stayed one night  
Thank you , everything looked as described , very nice location. Was peaceful and calm. Fun lil place for sure be staying again. Thanks again for everything. Nice/safw off street parking as well.

Show more

Scott  
2 years on Airbnb

★★★★★ · March 2025 · Stayed one night  
Great place and locations. We will stay again !!!!

Samantha  
Box Elder, South Dakota

★★★★★ · February 2025 · Stayed one night

We are locals that like returning to this spot because of it's homey feeling a walkable distance to downtown Deadwood.

Naomi Jean  
4 years on Airbnb

★★★★★ · November 2024 · Stayed a few nights

We had an amazing time at this air b&b! Comfy and very cozy! Chris was timely in responses and gave clear instructions! We had an absolute blast and want to stay there every time!

Eric  
Oakland, California

★★★★★ · October 2024 · Stayed one night

This place is amazing. A block away from downtown, and filled with tons of thoughtful touches to make you feel at home and take care of you if you forgot something at home.

Jorden  
Sidney, Montana

★★★★★ · September 2024 · Stayed a few nights

This is the PERFECT option for exploring Downtown Deadwood. The amenities went above and beyond. We felt at home and very taken care of. Wouldn't hesitate to book Chris's place again and again!

Show more

Show all 150 reviews

[Learn how reviews work](#)

## Where you'll be

Deadwood, South Dakota, United States

We verified that this listing’s location is accurate. [Learn more](#)

---


### Neighborhood highlights

We are located on Historic Main Street. What we find most appealing about this location is the proximity to downtown, yet the neighborhood is relaxing and quiet!

[Show more](#) >

---

### Meet your host



256

Reviews

4.98★

Rating

4

Years hosting

Chris is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%  
Responds within an hour

Message host

 To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

- Check-in after 3:00 PM
- Checkout before 11:00 AM
- 2 guests maximum

[Show more >](#)  
Safety & property

- Carbon monoxide alarm
- Smoke alarm
- Not suitable for children and infants

[Show more >](#)

Newly remodeled in the Heart of Deadwood

↑

Share

♡

Save



Entire rental unit in Deadwood, South Dakota

2 guests · 1 bedroom · 1 bed · 1 bath


Guest favorite

5.0

★★★★★


106

[Reviews](#)




Hosted by Chris

Superhost · 4 years hosting




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.

Add dates for prices

CHECK-IN	CHECKOUT
Add date	Add date
GUESTS	
1 guest	

Check availability

 [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 ...

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

Select check-in date

Add your travel dates for exact pricing

April 2025							May 2025				
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th
		1	2	3	4	5					1
6	7	8	9	10	11	12	4	5	6	7	8
13	14	15	16	17	18	19	11	12	13	14	15
20	21	22	23	24	25	26	18	19	20	21	22
27	28	29	30				25	26	27	28	29



5.0

Guest favorite

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

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0 	5.0 	5.0 	5.0 	5.0 	5.0 

Cory  
New to Airbnb

★★★★★ · 1 week ago · Stayed a few nights  
The place was quite cozy and clean and within walking distance to all the fun. Would definitely stay there again!!

**Vanessa**

Gillette, Wyoming

★★★★★ · 2 weeks ago · Stayed one night

This is our second stay here. We'll be back again! Thanks!

**Scott**

2 years on Airbnb

★★★★★ · 3 weeks ago · Stayed one night

Awesome place stayed before and we will stay again.

**Makenzi**

3 years on Airbnb

★★★★★ · 3 weeks ago · Stayed a few nights

Very nice place for a couple to stay for the week. Perfect location in deadwood to walk downtown. There were snacks and all the things you would need to cook at the Airbnb. Would stay again and recommend to people staying in the area!

[Show more](#)**Matthew**

1 month on Airbnb

★★★★★ · March 2025 · Stayed one night

Place was amazing, surprisingly spacious, clean and tidy, also has free orange juice.

**Christal**

Valentine, Nebraska

★★★★★ · March 2025 · Stayed one night

We loved our stay! The bed was so comfortable and we loved all the little person touches with the color theme, so cute! It's not mystery why this place is consistently booked. The location is perfect, your close enough to main st to walk there but far enough away from there to be able to have some peace and quiet! We hope to stay again

[Show more](#)[Show all 106 reviews](#)[Learn how reviews work](#)

## Where you'll be

Deadwood, South Dakota, United States


We verified that this listing’s location is accurate. [Learn more](#)

### Neighborhood highlights

This home is located in a quiet residential area. No loud parties or events.

[Show more](#) >

### Meet your host



256

Reviews

4.98★

Rating

4

Years hosting

### Chris is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

### Host details

Response rate: 100%  
Responds within an hour

[Message host](#)



To help protect your payment, always use Airbnb to send money and communicate with hosts.

## Things to know

### House rules

- Check-in after 3:00 PM
- Checkout before 11:00 AM
- 2 guests maximum

[Show more >](#)  
**Safety & property**

- Carbon monoxide alarm
- Smoke alarm
- Not suitable for children and infants

[Show more >](#)  
**Cancellation policy**

Add your trip dates to get the cancellation details for this stay.

[Add dates >](#)

### Support

- Help Center
- Get help with a safety issue
- AirCover
- Anti-discrimination
- Disability support
- Cancellation options
- Report neighborhood concern

### Hosting

- Airbnb your home
- AirCover for Hosts
- Hosting resources
- Community forum

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 722-0786



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

## PLANNING AND ZONING COMMISSION CONDITIONAL USE PERMIT – ANNUAL REVIEW

### Staff Report

**Date:** May 7, 2025  
**From:** Kevin Kuchenbecker  
 Planning, Zoning & Historic Preservation Officer  
**To:** Planning and Zoning Commission  
**RE:** Annual Review - Conditional Use Permit – Bed and Breakfast Establishment

**APPLICANT(S):** Victorian on Van Buren – Thomas and Deanna Smith  
**PURPOSE:** Annual Review – Conditional Use Permit – Bed and Breakfast Establishment  
**ADDRESS:** 29 Van Buren Avenue  
 Deadwood, Lawrence County, South Dakota  
**LEGAL DESCRIPTION:** The Southerly 57 feet of Lots 21, 22, 23 and 24, Block 50, Original Townsite, City of Deadwood, Lawrence County, South Dakota.  
**FILE STATUS:** Legal obligations remain in compliance.  
**ZONE:** R1 - Residential  
**STAFF FINDINGS:**

Surrounding Zoning:	Surrounding Land Uses:
North: R1 – Residential District	Residential
South: R1 – Residential District	Residential
East: R1 – Residential District	Residential
West: R1 – Residential District	Residential

### SUMMARY OF REQUEST

The Deadwood City Commission has directed the Planning and Zoning Commission to conduct annual reviews of all Conditional Use Permits in accordance with City of Deadwood Municipal Code 17.76.060. The applicant was issued a Conditional Use Permit on May 4, 2022, to operate a Bed and Breakfast Establishment at 29 Van Buren Street.

Conditional Use Permit Review – Bed and Breakfast Establishment  
29 Van Buren Avenue  
May 7, 2025

---

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**

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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:**

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

According to Deckard – Rentalscape the property was booked 59 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:**

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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:

Conditional Use Permit Review – Bed and Breakfast Establishment  
29 Van Buren Avenue  
May 7, 2025

---

- 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 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.

Conditional Use Permit Review – Bed and Breakfast Establishment  
29 Van Buren Avenue  
May 7, 2025

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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.*

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**CONDITIONS GOVERNING APPLICATIONS AND PROVISIONS:**

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- 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

Conditional Use Permit Review – Bed and Breakfast Establishment  
29 Van Buren Avenue  
May 7, 2025

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and of any conditions designated in connection herewith.

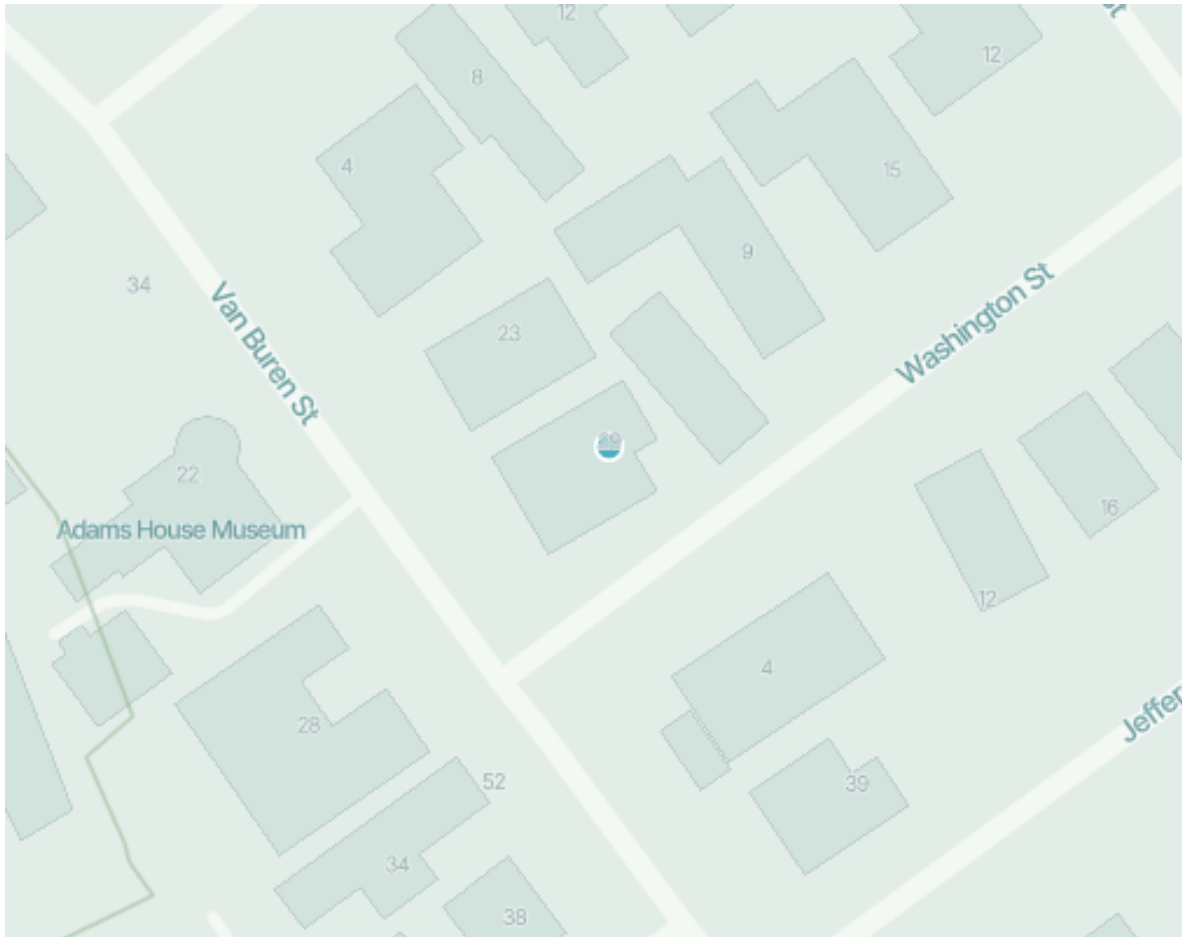
- F. If the use permitted under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, the permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further 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.
2. Proof of 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 all applicable building codes.
4. City water and sewer rates are to remain at commercial rates.
5. Proper paperwork has been filed with the City of Deadwood Finance Office for Business Improvement District (BID) taxes.
6. A City of Deadwood Business License has been maintained.
7. A Lodging License from the South Dakota Department of Health has been maintained.
8. All parking shall remain off street.

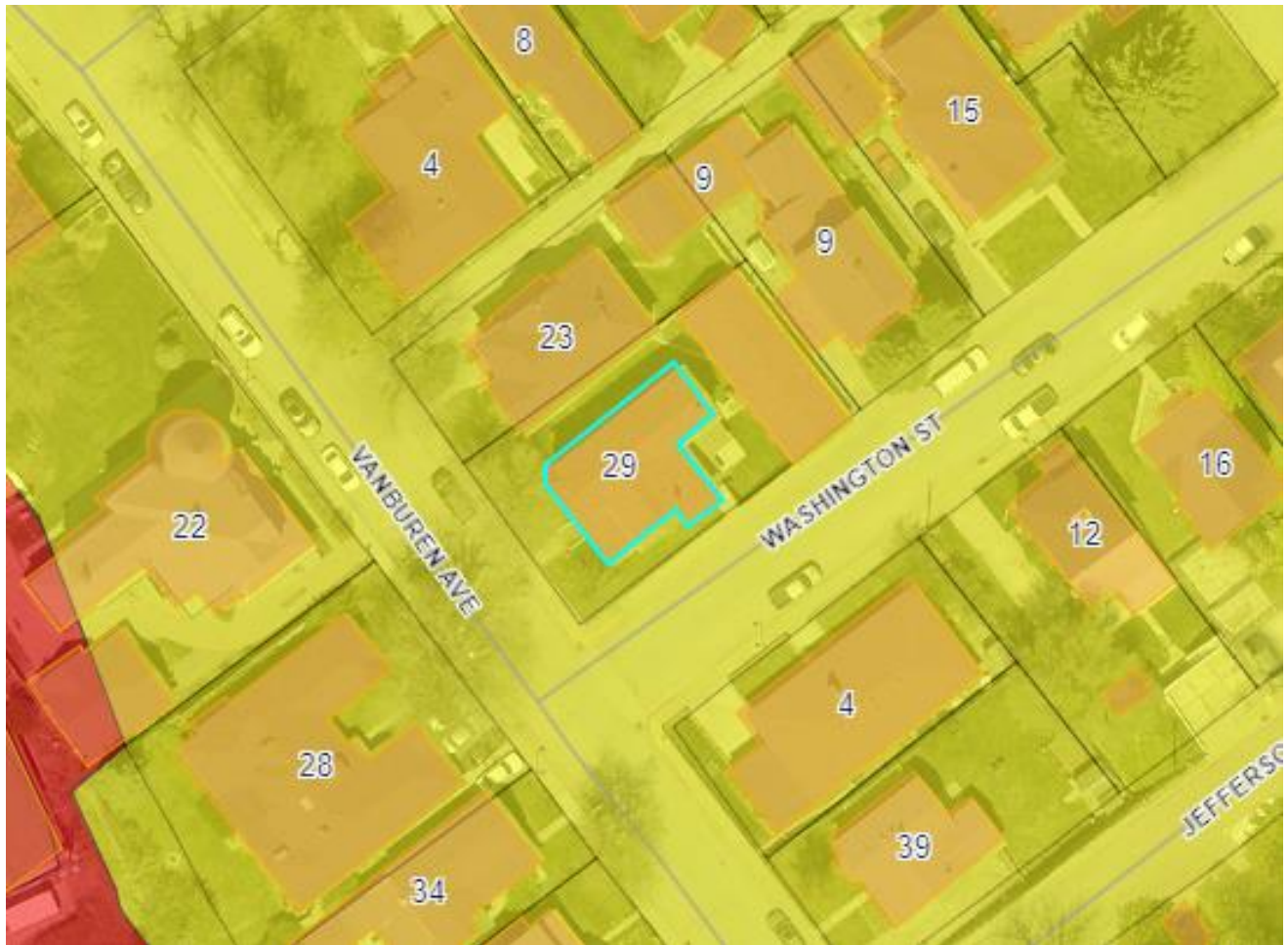
**ACTION REQUIRED FOR CONTINUED USE OF CONDITIONAL USE PERMIT:**

1. Approval/Denial by Deadwood Planning and Zoning Commission



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

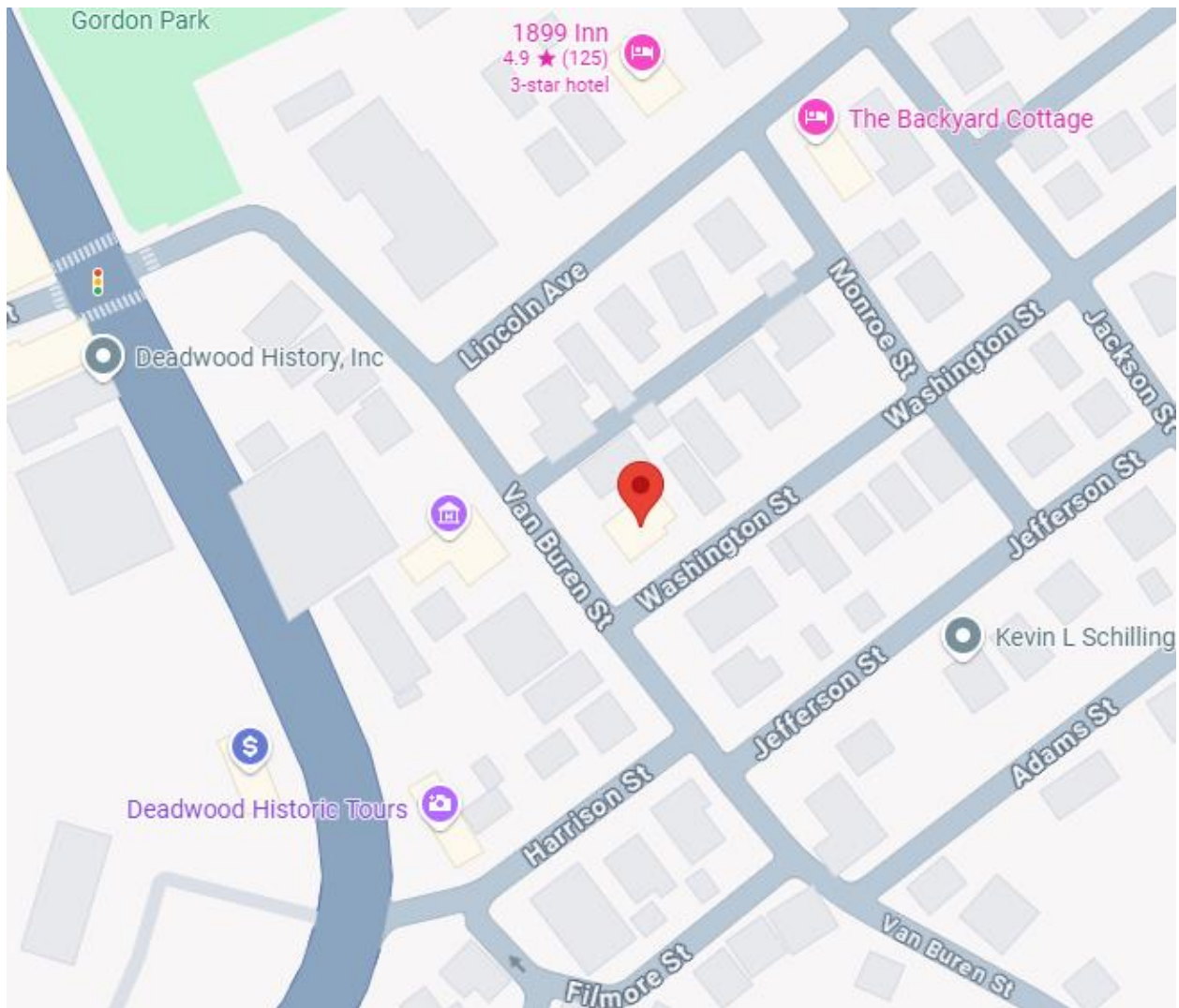




**Zoning map showing 29 Van Buren Avenue, Deadwood, SD 57732**

### 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



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





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



Deadwood Group House Stay & Walk Main St w/ Garage

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



Entire home in Deadwood, South Dakota  
8 guests · 4 bedrooms · 6 beds · 3 baths

Guest favorite

5.0  
★★★★★

31  
[Reviews](#)

Hosted by Courtney  
Superhost · 4 years hosting

- Self check-in**  
Check yourself in with the keypad.
- Extra spacious**  
Guests love this home's spaciousness for a comfortable stay.
- Beautiful and walkable**  
Guests say this area is scenic and it's easy to get around.

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](#) >

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

[Report this listing](#)

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

<

April 2025

May 2025

>

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5					1	2	3
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

Clear dates



Guest favorite

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

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0	5.0	5.0	5.0	5.0	4.8

**Irene**  
Torrington, Wyoming

★★★★★ · January 2025 · Group trip

We had a great experience with the host and the house was beautiful and full of beautiful antiques. My friends and I were all comfortable with our rooms and the bathrooms were great. The house had everything we needed to enjoy our new years eve and breakfast the next morning.

Show more

**Zane**  
3 years on Airbnb

★★★★★ · October 2024 · Stayed a few nights

A beautiful home in Deadwood, downtown is a quick walk away making it an ideal location.

Show more

**DeEtta**  
Saint Paul, Nebraska

★★★★★ · September 2024 · Group trip

We enjoyed our stay at Courtney's beautiful historic home in Deadwood. The home was very clean & had plenty of bedrooms & bathrooms for our group of three couples. We enjoyed sitting on the front porch & back patio. The historic neighborhood was peaceful & quiet, surrounding homes were well-kept. The downtown casino & restaurants were a short 5-10 minute walk. We appreciated the breakfast items that were provided, along with the fresh...

Show more

**Rebecca**  
3 years on Airbnb

★★★★★ · August 2024 · Group trip

Enjoyed your beautiful house and convenient location and breakfast provided. We would definitely book again especially for Kool Deadwood. Thanks again appreciated everything.

Show more




John

3 years on Airbnb

★★★★★ · August 2024 · Group trip  
Our entire group really enjoyed ourselves. We were there for the Surgis bike rally, and we really enjoyed the peace and quiet that the neighborhood offered. Courtney and her mom were wonderful hostesses.

Show more



Russ

Cypress, Texas

★★★★★ · August 2024 · Group trip  
Location is great for all access to Deadwood or trails. Easy walk to restaurants, shopping, and roads. The host go out of their way to service guests. The house is historic, yet renovated with modern conveniences.

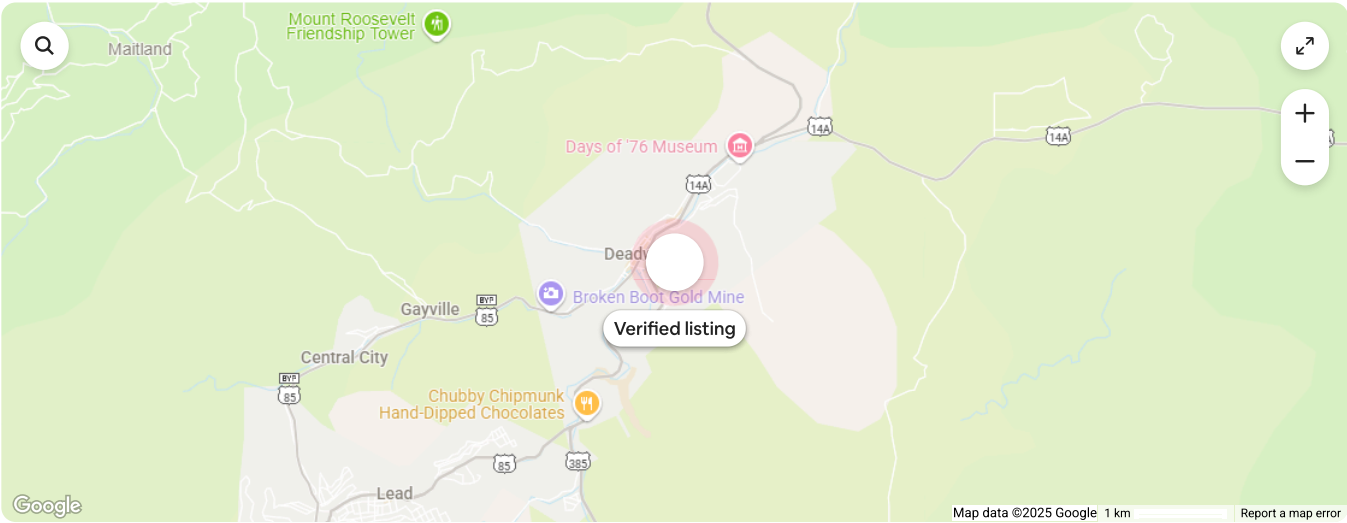
Show more

Show all 31 reviews

[Learn how reviews work](#)

### Where you'll be

Deadwood, South Dakota, United States




We verified that this listing's location is accurate. [Learn more](#)

### Neighborhood highlights

Private historical residential neighborhood. Located across the street from the famous Adam's house.

Show more >

### Meet your host



33

Reviews

---

5.0★

Rating

---

4

Years hosting

**Courtney is a Superhost**

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

**Host details**

Response rate: 100%  
Responds within an hour

[Message host](#)

 To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

**House rules**

Check-in: 4:00 PM - 6:00 PM

Checkout before 11:00 AM

8 guests maximum

[Show more](#) >

**Safety & property**

Exterior security cameras on property

Carbon monoxide alarm

Smoke alarm

[Show more](#) >

**Cancellation policy**

Add your trip dates to get the cancellation details for this stay.

[Add dates](#) >

- Support**
- Help Center
  - Get help with a safety issue
  - AirCover
  - Anti-discrimination
  - Disability support
  - Cancellation options
  - Report neighborhood concern

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

Prop

## MEMORANDUM

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**DATE:** May 7, 2025

**TO:** Planning and Zoning Commission

**FROM:** Kevin Kuchenbecker, Historic Preservation Officer & Planning and Zoning Administrator

**RE:** 299 Williams Street

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### STAFF FINDINGS:

Property owner Jonathan Long of 299 Williams Street is interested in converting the property into a Bed & Breakfast Establishment. The property is within two hundred (200) feet of three (3) other existing Short-Term Rentals. Mr. Long would like to discuss an exception to City Ordinance 17.53.030(A)(1) with the Commission. A Bed and Breakfast Establishment would be currently prohibited under the ordinance without an exception or variance.

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### RECOMMENDED ACTION:

Approval /denial of a requested to consider an exception to City Ordinance 17.53.030(A)(1) and allow an application for a Conditional Use Permit.



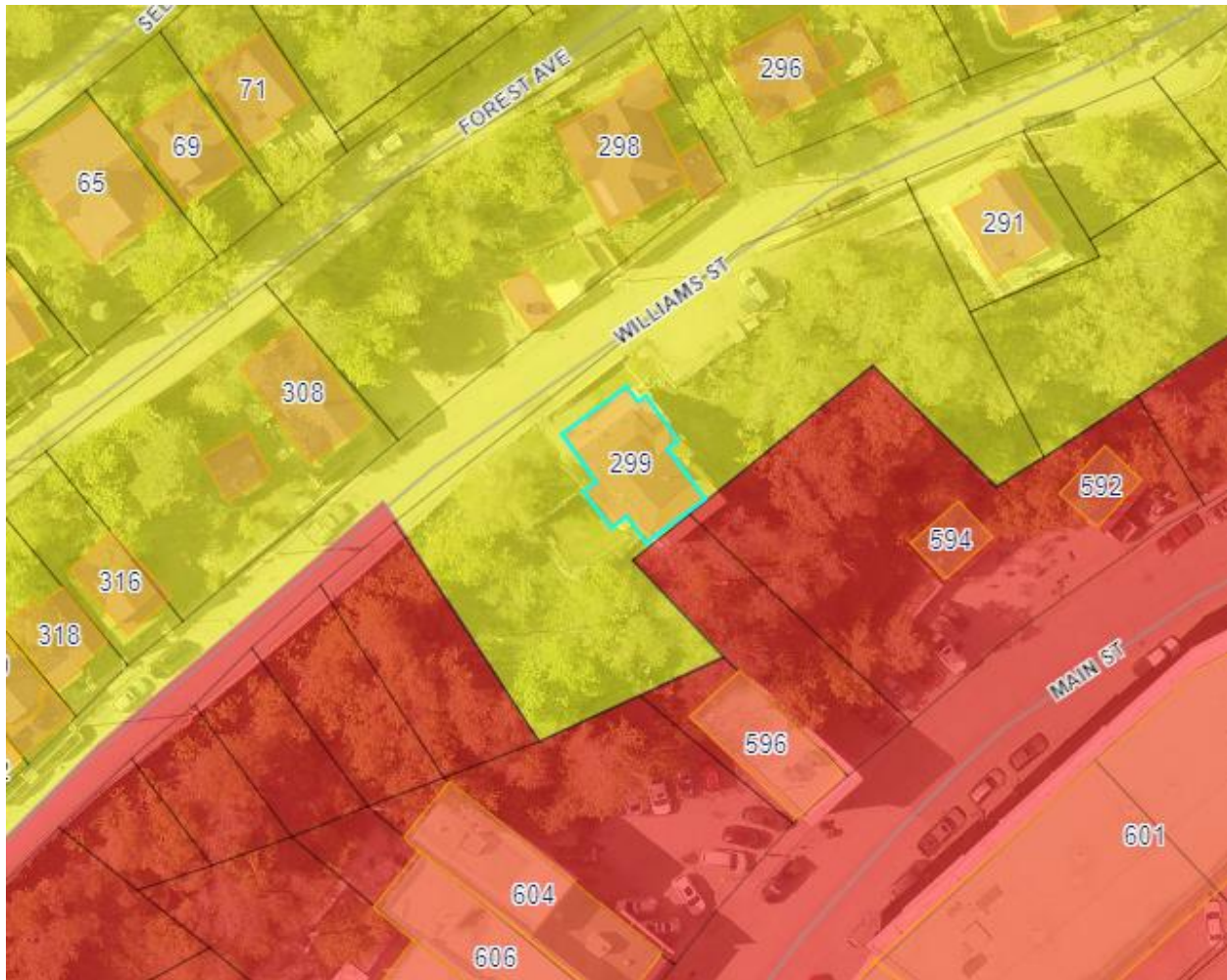
**Aerial photo of 299 Williams Street, Deadwood, SD 57732.**





**Short-Term Rental 200 ft. buffer map of 299 Williams Street  
(properties sitting within the pink shaded areas are within 200 feet of  
an existing Short-Term Rental(s)).**





**Zoning map showing 299 Williams 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