



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, October 15, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

- [a.](#) Approve the minutes of the October 1, 2025, Planning and Zoning Commission Meeting.

4. **Sign Review Commission**

5. **Planning and Zoning Commission**

- [a.](#) Application for Plat - New Lots and Public Right of Way and Update to Existing Lot - Stage Run Addition legally described as Plat of Lots 1R, 7R and 12R, Block 5, formerly Lots 1, 7 and 12, Block 5; Lots 27, 30 and 58, Block 4 and the 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

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, October 01, 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, October 1, 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 (Vice-Chair) Josh Keehn

Commissioner Ken Owens

Commissioner Jim Williams

City Commissioner Blake Joseph

ABSENT

Commissioner (Secretary) Dave Bruce

STAFF PRESENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer

Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes of the September 3, 2025, Planning and Zoning Commission Meeting.

It was moved by Commissioner Owens and seconded by Commissioner Williams to approve the minutes from the September 3, 2025, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Williams.

4. Sign Review Commission

- a. Application for Sign Permit - 732 Main Street - Kristine Villafuerte. Applicant is requesting permission to amend existing permit to install a new freestanding sign. Proposed sign and location are compliant with sign ordinance.

Actions:

1. Approve/deny amendment to existing Sign Permit

Ms. Blue-Jones introduced Application for Sign Permit - 732 Main Street - Kristine Villafuerte and discussed the requested amendment to an existing permit.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Application for Sign Permit - 732 Main Street. Voting yea: Martinisko, Keehn, Owens, Williams.

5. Planning and Zoning Commission

- a. Request for Variance to front yard setback requirements for 118 Mystery Wagon Road, legally described as Lot 2A, Block 3A of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood formerly Lot 2, Block 3A 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 NE 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Actions:

1. Public Hearing
2. Approve/Deny Request for Variance

Ms. Blue-Jones discussed Request for Variance to front yard setback requirements for 118 Mystery Wagon Road. The property owners are interested in placing a shed on their property. Due to the geography of the lot, the only place to set a shed is within the front yard setback. The placement of the shed would align with the main dwelling unit.

The owner of a neighboring property, Lois Schretenthaler, introduced herself to the Commission. Ms. Schretenthaler stated her confusion as to why she obtained a notice about the variance. Ms. Blue-Jones explained that state law requires a notice to be sent to anyone who owns property within 300 feet of the subject property.

Ms. Schretenthaler expressed concern over the appearance of the shed. Ms. Blue-Jones stated the property owner has expressed his intention to match the shed to the house by utilizing paint and siding.

Another neighbor, Pat Dringman, introduced herself to the Commission. She inquired if electricity would be installed in the shed. Ms. Blue-Jones responded that the city is not aware of any intention for electricity to be utilized.

Ms. Dringman expressed concern about the size of the shed and that it could be constructed without a building permit. Commissioner Martinisko explained that the requested size of 200 square feet is permissible without a permit.

Ms. Schretenthaler inquired about fire safety due to its proximity to the house. Ms. Blue-Jones responded the shed would be a far enough distance away from the house that the use of fire resistant materials to build the shed are not required, per code.

Commissioner Williams expressed concern about the proximity of the shed to the property line and the aesthetics of the shed. Ms. Dringman inquired about covenant enforcement. Mr. Kuchenbecker responded that, to the best of his knowledge, the covenants in Stage Run were disbanded. However, while the city will not oversee the aesthetics of the Stage Run neighborhood, ordinance violations will be enforced.

Further discussion about aesthetics and code enforcement occurred.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Request for Variance to front yard setback requirements for 118 Mystery Wagon Road. Voting yea: Martinisko, Keehn, Owens, Williams.

6. Items from Citizens not on Agenda

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

7. Items from Staff

Commissioner Blake Joseph entered the meeting.

Ms. Blue-Jones discussed upcoming readings of ordinance amendments pertaining to food trucks, temporary vendors and permitting spas to operate as a use by right within Commercially zoned districts.

Mr. Kuchenbecker stated he attended the Municipal League conference. The City of Deadwood won a gold award for safety.

8. Adjournment

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

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

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator

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



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

PLANNING AND ZONING COMMISSION STAFF REPORT APPLICATION FOR PLAT

Date: October 15, 2025
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: New Plat – Stage Run

APPLICANT: PSF LLC

PURPOSE: Create five (5) new lots and dedicated Public Right of Way; revise one (1) existing lot.

LEGAL DESCRIPTION: Plat of Lots 1R, 7R and 12R, Block 5 formerly Lots 1, 7 and 12, Block 5; Lots 27, 30 and 58, 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 $\frac{1}{4}$ of Section 14, the SE $\frac{1}{4}$ of Section 15, the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22 and the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

STAFF FINDINGS:

Surrounding Zoning:

North: N/A
South: N/A
East: R1 – Residential
West: R1 - Residential

Surrounding Land Uses:

Outside of City Limits
Outside of City Limits
Unplatted
Unplatted

SUMMARY OF REQUEST

The purpose of this plat is to create five (5) new lots, and a dedicated Public Right of Way within the Stage Run development. In addition, Lot 1 will be revised to remove the previously platted hammerhead and update the Lot name from Lot 1 to Lot 1R.

FACTUAL INFORMATION

1. The property consists of two (2) zoning districts: R1 – Residential and R2 – Multi-Family Residential.
2. Combined lots will be comprised of 205,821 square feet $\pm$ which equates to 4.725 acres $\pm$.
3. Public Right of Way will be compromised of 151,458 square feet $\pm$ which equates to 3.477 acres $\pm$.
4. The property is not located within the floodplain.
5. Public facilities are available to serve the property upon completion of the infrastructure.
6. The area is currently characterized by undeveloped land which is entered via an already developed residential community.

STAFF DISCUSSION

The subject property is owned by PSF, LLC.

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.
9. Areas taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

1. Approval by Planning and Zoning Commission

Return Completed Form To:
Planning and Zoning
108 Sherman Street
Deadwood, SD 57732



Questions Contact:
Kevin Kuchenbecker
(605) 578-2082 or
kevin@cityofdeadwood.com

Section 5 Item a.

Application No. _____

APPLICATION FOR PLAT

Application/Filing Fee: \$200.00 per lot

The application fee needs to be paid when plat is submitted to the Planning and Zoning Office.

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review. Applications must be received no later than fifteen (15) days prior to the P&Z Commission meeting. Mylar(s) must be received by the Planning and Zoning office no later than the Wednesday before the scheduled meeting. The Planning and Zoning Commission meets the first and third Wednesday of each month.

Applicant: PSA, LLC 

Address: 
Street City State Zip

Phone Number:  Email Address: _____

Property Address: Myrtle View Rd, Blount Co, Peachula Ga, 31764

Property Owner: PSA, LLC PEACHULA, GA, 31764 

Property Owner Phone Number: 

Full Legal Description of Property: _____

Purpose of this Plat: SELL LOTS

Summary of this Plat: _____

1. The following documents shall be submitted:

- An improvement survey, including all easements,
- Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
- A copy of the full legal description from the Lawrence County Register of Deeds Office.

Check the box to confirm the following information is included on the plat and is accurate:

- ☒ The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
- ☒ Land is identified with a new legal description for the transfer of the land.
- ☒ Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
- ☒ A date is shown on the plat and serves to "fix in time" the data represented on the plat.
- ☒ The street bounding the lot is shown and named.
- ☒ All certifications are indicated and correct on the plat.
- ☒ Dimensions, angles, and bearings are shown along the lot lines.
- ☒ Scale of the plat is shown and accompanied with a bar scale.
- ☒ Area's taken out of the mineral survey and remaining acreage is indicated on the plat.
- ☐ I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

Signature of Owner/Applicant: _____

Date: 10-2-25

Staff Use Only

Fee: \$ 800.- Paid On 10/2/25 Receipt Number 203966

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/Board of Adjustment:	Yes	No	Date: _____

Reason for Denial (if necessary): _____

PLAT OF LOTS 1R, 7R AND 12R, BLOCK 5, FORMERLY LOTS 1, 7 AND 12, BLOCK 5, LOTS 27, 30 AND 58, 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 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

LINE	BEARING	DISTANCE
L1	S 14°30'56" E	16.08'
L2	N 81°52'50" W	116.43'
L3	N 42°36'33" E	33.45'
L4	N 77°05'57" E	49.00'
L5	S 47°23'27" E	28.20'
L6	N 67°45'44" E	4.22'
L7	N 22°45'44" E	28.67'
L8	N 05°23'16" W	32.61'
L9	S 57°51'15" E	89.64'
L10	S 72°43'57" W	31.64'
L11	S 76°18'34" E	32.09'
L12	S 76°18'17" E	47.33'
L13	S 22°12'21" E	157.73'
L14	S 33°05'52" W	59.60'
L15	N 67°14'16" W	28.59'
L16	S 67°45'44" W	4.22'
L17	N 32°05'49" E	120.12'
L18	N 45°41'40" E	237.96'
L19	S 67°45'44" W	319.24'
L20	N 45°41'40" E	24.75'
L21	S 60°54'12" E	86.68'
L22	S 29°05'48" W	146.62'
L23	N 29°05'48" E	158.21'
L24	S 60°54'12" E	113.95'
L25	N 57°33'22" W	65.76'
L26	S 40°16'35" E	76.46'
L27	S 86°50'44" E	38.04'
L28	N 70°00'21" E	76.77'
L29	S 14°30'56" E	39.06'
L30	S 14°30'56" E	85.00'
L31	N 75°29'04" E	152.25'
L32	N 13°15'01" W	85.02'
L33	S 75°29'04" W	154.13'

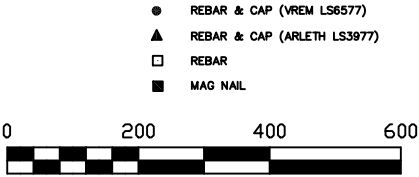
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	27.35'	26.42'	S 40°38'07" E	52°14'23"
C2	59.00'	112.44'	96.18'	N 12°09'31" W	109°11'35"
C3	59.00'	180.50'	117.90'	S 49°55'08" E	175°17'10"
C4	30.00'	27.35'	26.42'	N 11°36'15" E	52°14'23"
C5	175.50'	206.34'	194.66'	N 48°11'53" W	67°21'54"
C6	475.50'	224.38'	222.31'	N 26°25'11" W	27°02'15"
C7	475.50'	174.01'	173.05'	S 50°25'21" W	20°58'05"
C8	175.50'	157.23'	152.03'	N 86°34'20" W	51°19'53"
C9	224.50'	23.48'	23.47'	S 19°12'32" E	5°59'37"
C10	226.06'	76.72'	76.35'	S 07°22'29" E	19°26'43"
C11	226.06'	90.37'	89.77'	S 13°48'41" W	22°54'17"
C12	176.98'	127.17'	124.45'	N 03°21'47" E	41°10'10"
C13	264.59'	31.01'	30.99'	N 20°21'28" W	6°42'52"
C14	224.50'	201.13'	194.47'	S 86°34'20" E	51°19'53"
C15	524.50'	191.95'	190.88'	S 50°25'21" E	20°58'05"
C16	524.50'	247.51'	245.22'	S 26°25'11" E	27°02'15"
C17	224.50'	263.95'	249.01'	S 48°11'53" E	67°21'54"
C18	725.85'	76.18'	76.14'	S 51°19'21" E	6°00'48"

Criteria on WBI Energy deeded property:

1. No activity without approval of WBI Energy.

Criteria for WBI Energy easements:

1. No fencing, trees, shrubs, rocks, or boulders shall be allowed within 25 feet either side of our pipeline facilities.
2. No utility or other parallel encroachments are allowed within 25 feet either side of our pipeline facilities.
3. Any proposed equipment crossings must have WBI Energy prior approval.
4. No structures, either permanent or temporary are allowed within 25 feet either side of our pipeline facilities.
5. Any proposed grading, ground disturbance, paving, cement and, or utility installation, within 25 feet either side of our pipeline facilities, must have written approval of WBI ENERGY TRANSMISSION INC.
6. Any proposed water drainage re-routes or retention ponds over or within 25 feet either side of WBI Energy facilities must have prior written approval of WBI ENERGY TRANSMISSION INC.



NOTES:

- 1) OWNER/DEVELOPER
PSF LLC
PO BOX 631
DEADWOOD, SD 57732
- 3) A 5' DRAINAGE & UTILITY EASEMENT IS HEREBY GRANTED ALONG SIDE AND REAR LOT LINES AND 10' ALONG THE FRONT LOT LINES UNLESS OTHERWISE AS SHOWN

Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
332B WEST MAIN STREET
LEAD, SD 57754
(605) 722-3840

Date:	9/30/2025
Drawn By:	L. D. Vrem
Project No.:	25-55
Dwg. No.:	25-55.dwg

PAGE 1 OF 3

PLAT OF LOTS 1R, 7R AND 12R, BLOCK 5, FORMERLY LOTS 1, 7 AND 12, BLOCK 5, LOTS 27, 30 AND 58, 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 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

SURVEYOR’S CERTIFICATE

I, LOREN D. VREM, 332B 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:_____

OWNER’S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

OWNER:_____

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:_____

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STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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OWNER:_____

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STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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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.
332B WEST MAIN STREET
LEAD, SD 57754
(605) 722-3840

Date:	9/30/2025
Drawn By:	L. D. Vrem
Project No.:	25-55
Dwg. No.:	25-55.dwg

PLAT OF LOTS 1R, 7R AND 12R, BLOCK 5, FORMERLY LOTS 1, 7 AND 12, BLOCK 5, LOTS 27, 30 AND 58, 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 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

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OWNER:_____

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:_____

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 \$_____

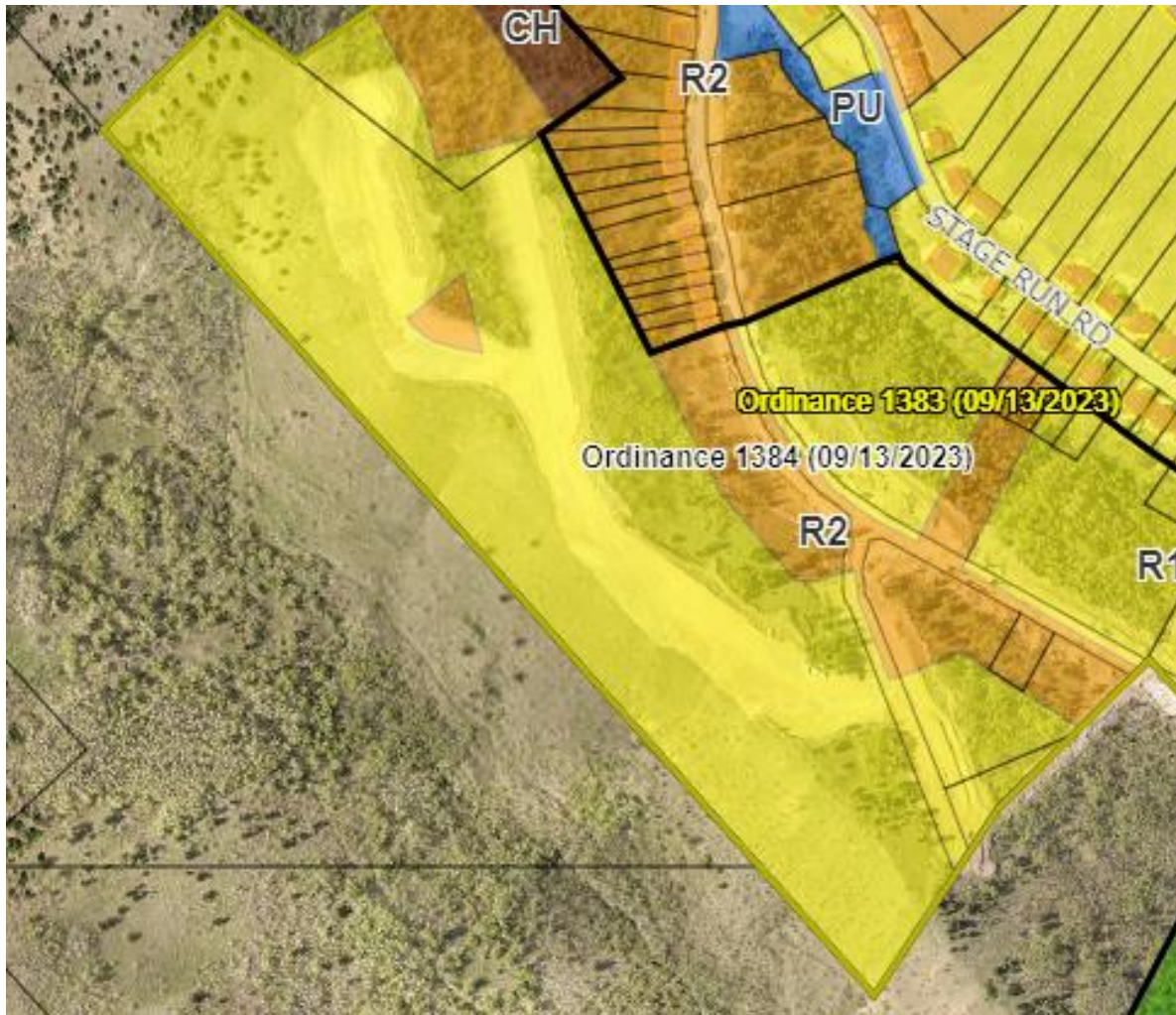
OFFICE OF THE REGISTER OF DEEDS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

FILED FOR RECORD THIS____DAY OF_____,20____,AT____O’CLOCK,____.M., AND RECORDED IN DOC._____.
LAWRENCE COUNTY REGISTER OF DEEDS:_____ FEE \$_____



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
332B WEST MAIN STREET
LEAD, SD 57754
(605) 722-3840

Date:	9/30/2025
Drawn By:	L. D. Vrem
Project No.:	25-55
Dwg. No.:	25-55.dwg



Zoning map showing proposed platted portion of Stage Run Addition.

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