

OFFICE OF
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PLANNING AND ZONING MEETING
BOARD OF ADJUSTMENT
STAFF REPORT
May 17, 2023

APPLICANT: City of Deadwood/Lori & David Wilkinson

PURPOSE: Creating property line and Transfer of Property

GENERAL LOCATION: Terrace and Fremont Neighborhood

LEGAL DESCRIPTION: LOT 7A OF HIGHLAND ADDITION TO THE CITY OF DEADWOOD, LAWRENCE COUNTY SOUTH DAKOTA FORMERLY A PORTION OF LOT 6 AND 7 OF HIGHLAND ADDITION LOCATED IN THE NW ¼ OF SECTION T.5.N., R.3.E., B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

FILE STATUS: All legal obligations have been completed.

ZONE: Residential (R1)

STAFF FINDINGS:

Surrounding Zoning:

North: Residential (R1)

South: Residential (R1)

East: Residential (R1)

West: Residential (R1)

Surrounding Land Uses:

Residential Homes

Residential Homes

Residential Homes

Residential Homes

SUMMARY OF REQUEST

The purpose of this plat is to property lines for the creation of a new lot (Lot 7A) that will be transferred to the City of Deadwood.

FACTUAL INFORMATION

1. The property is currently zoned Residential.
 2. The proposed lots are comprised as follows: Lot 7A = 0.030 Acres±
 3. The subject property is located within a low-density residential designation.
 4. The property is not located within a flood zone or flood hazard zone.
 5. Public facilities are currently available to serve the property.
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STAFF DISCUSSION

A large stone retaining wall that supports Fremont Street is currently under the ownership of Lori and David Wilkinson, whose home is located at 67 Terrace Street. For years, the City has been working to try to remove the private ownership of this retaining wall to relieve the financial impact to the homeowner in the event repair is needed. To finalize this transfer of land, Lot 7A needs to be created and recorded along with an easement to officially transfer the land to the City of Deadwood. The easement will allow the City to have access on a “as needed” bases for maintenance purposes.

As you can see in the photos contained in this report, there is a small portion of the wall that is already detreating.

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.
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ACTION REQUIRED:

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

RETAINING WALL PHOTOS AND EXISITING CONDITIONS



