

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:** December 3, 2025  
**From:** Kevin Kuchenbecker  
Planning, Zoning & Historic Preservation Officer  
**To:** Planning and Zoning Commission  
**RE:** Application for Plat

---

**APPLICANT:** PSF LLC

**PURPOSE:** Create one (1) new lot.

**LEGAL DESCRIPTION:** Booster Station Lot, Block 4 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood 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.

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

---

### STAFF FINDINGS:

Surrounding Zoning:

North: R2 – Multi-Family  
South: R1 - Residential  
East: R2 – Multi-Family  
West: R1 – Multi-Family

Surrounding Land Uses:

Open Space  
Open Space  
Future Dwellings  
Open Space

### SUMMARY OF REQUEST

*The purpose of this plat is to create a lot to house a booster station. The booster station will be used to pump water to higher elevations within the Stage Run development.*

## **FACTUAL INFORMATION**

1. The property is currently zoned R1 – Residential.
2. The lot will be comprised of 5,706.36 square feet  $\pm$  which equates to 0.131 acres  $\pm$ .
3. The property is not located within the floodplain.
4. Public facilities are available to serve the property.
5. The area is currently characterized by open space that has been platted into future residential lots.

## **STAFF DISCUSSION**

The 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. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

## **ACTION REQUIRED:**

1. Approval/Denial by Planning and Zoning Commission