

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



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

Application No. \_\_\_\_\_

## APPLICATION FOR CONDITIONAL USE PERMIT

**Application Fee: \$500.00**

**Applicants:** Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Name of Proposed Development: 5R Bed and Breakfast

Street Location of Property: 21 Spring St. Deadwood, SD 57732

Legal Description of Property: Lots 1 and 2 Block 5  
Howard's Addition to the City of Deadwood

Zoning Classification of Property: Residential

Name of Property Owner: [Redacted] Telephone: [Redacted]

Address: 21 Spring Street Deadwood SD 57732  
Street City State Zip

Name of Applicant: [Redacted] Telephone: [Redacted]

Address: [Redacted] [Redacted] [Redacted] [Redacted]  
Street City State Zip

**1. The following documents shall be submitted:**

- a. An improvement survey, including all easements,
- b. 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
- c. A written statement addressing the criteria for approval.

Uses of Building or Land: Bed and Breakfast Establishment

Signature of Applicant: [Redacted] Date: 1/19/2026

Signature of Property Owner: [Redacted] Date: 1/19/2026

Fee: \$ 500.00 Paid On 1/27/2026 Receipt Number 206395

Legal Notice Published Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

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/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): \_\_\_\_\_

January 19, 2026

**City of Deadwood**

**Planning and Zoning and City Commissions**

**RE: Conditional Use Permit application to request permission to operate a Bed and Breakfast at 21 Spring Street, Deadwood, South Dakota**

**Documentation to accompany the Application**

**\*Improvement Survey –**

The attached site plan survey conducted by Schrier Engineering shows the house and driveway fronting on Spring Street. The property has no easements.

**\*Development Plan –**

The attached document from Schrier Engineering shows the location of the house. There are no other buildings on this property.

The useable open space includes the outdoor deck with a deck walkway to the front door opening to the first floor living space. The deck sitting area is approximately 200 square feet. The useable open area is approximately 4,000 square feet.

Off street parking will not be necessary. Full access to the driveway parking and the one-car garage space will be available to the guests. The owners of the neighboring property have given us permission to use their gravel parking area adjacent to the Spring Street right-of-way. This is available for short term 'overflow' parking. Loading area parking does not apply to this Bed and Breakfast use.

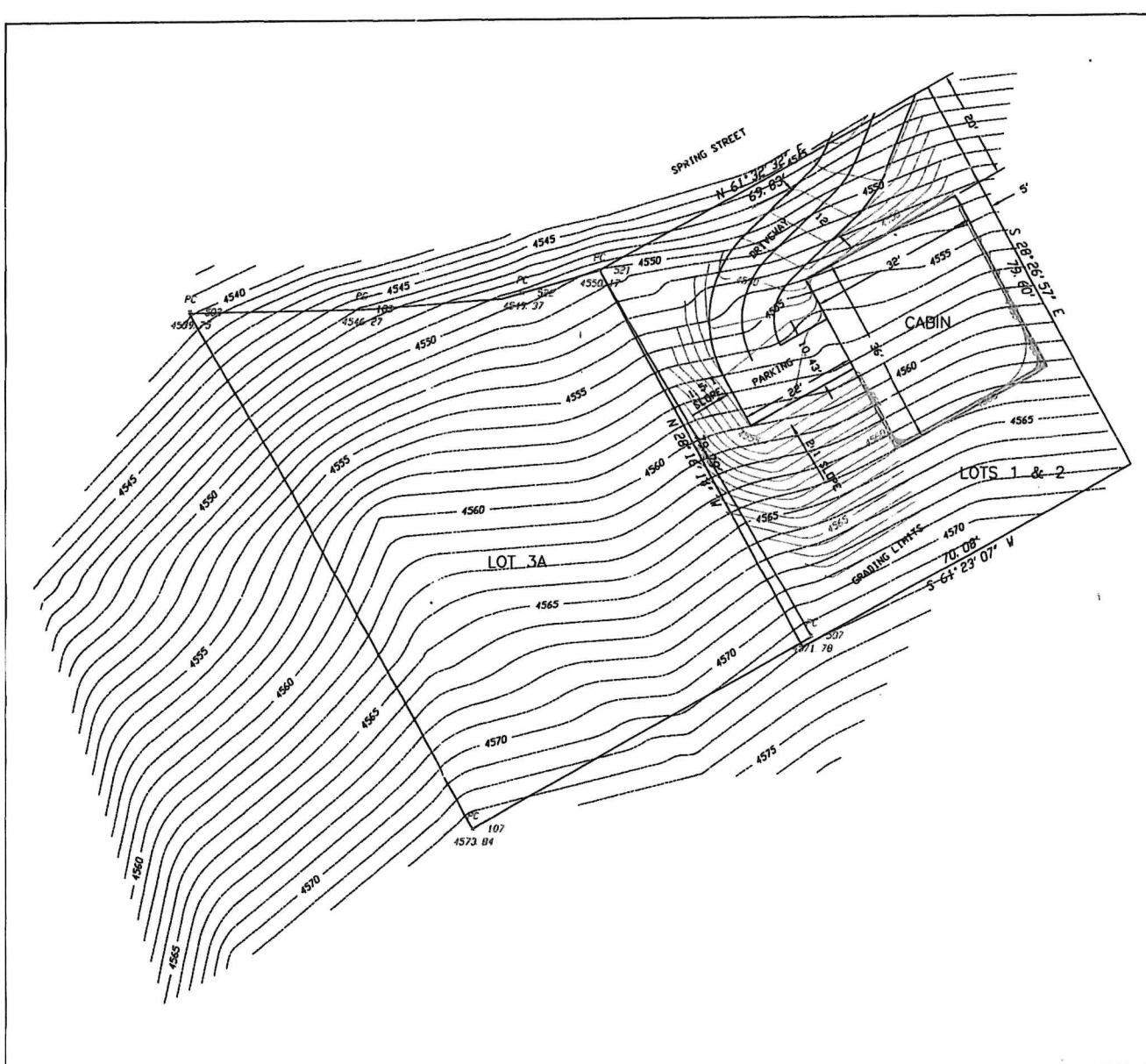
Refuse will be stored in closed containers inside the garage. Refuse will be disposed of by the owners. Screening for a trash area will not be necessary.

No signage is planned for the Bed and Breakfast. The street address sign is placed on the house and visible from the street.

Respectfully Submitted,



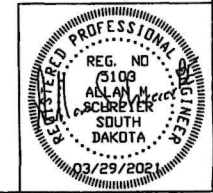
Greg and Cari Rothenhoefer



POINT	NORTH	EAST	ELEV	DESCRIPTION
10	2971.04	3044.44	0.00	PC CALC
11	2990.96	3082.59	0.00	PC CALC
12	2926.15	3145.97	0.00	PC CALC
13	3004.52	3106.44	0.00	PC CALC
14	2999.35	3088.30	0.00	PC CALC
15	2997.54	3061.93	0.00	PC CALC
16	2997.09	3029.72	0.00	PC CALC
21	3037.79	3167.83	0.00	PC CALC
22	2967.80	3025.75	0.00	PC CALC
23	2934.24	3144.23	0.00	PC CALC
25	3002.57	3144.83	4553.33	TOP CONC
26	2986.17	3190.12	4565.00	TOP CONC
27	2970.92	3161.99	4565.00	TOP CONC
28	3017.82	3172.97	4553.33	TOP CONC
103	2997.69	3061.70	4546.27	PC
107	2900.96	3082.59	4573.84	PC
302	2997.27	3029.76	4532.25	PC
307	2936.30	3145.85	4571.78	PC
321	3004.49	3106.23	4550.17	PC
322	3000.35	3091.65	4549.27	PC
116	3036.58	3165.52	4545.61	RV
601	3022.70	3159.88	4545.75	RV
602	3022.49	3159.80	4545.75	RV
603	3013.62	3153.68	4547.83	RV
604	3002.49	3141.53	4549.46	RV
605	2995.23	3148.81	4549.46	RV
606	2990.47	3140.02	4552.60	RV
607	3029.99	3149.89	4544.55	RV
608	3027.25	3148.77	4545.15	RV
609	3028.33	3145.43	4546.43	RV
610	3011.20	3133.68	4548.86	RV
611	2975.58	3134.44	4552.86	RV
612	3033.28	3157.70	4545.08	CL
614	3024.95	3154.33	4545.45	CL
615	3017.98	3149.35	4546.73	CL
616	3006.84	3137.81	4549.16	CL
617	2987.61	3134.75	4552.30	CL
618	2984.75	3129.47	4552.00	RV
619	2986.06	3153.78	4553.33	RV



SCALE 1" = 20'  
MARCH 29, 2021



DESIGN: \_ANS\_  
DATE: 10-2019  
DRAW: \_ANS\_  
DATE: 10-2019

**SCHREIER ENGINEERING**  
10944 C UNITY CLUB ROAD  
BELLE FLORANCE, SD 57717  
PHONE (605) 892-2051  
FAX (605) 723-2051  
email: sc@schreier-engineering.com

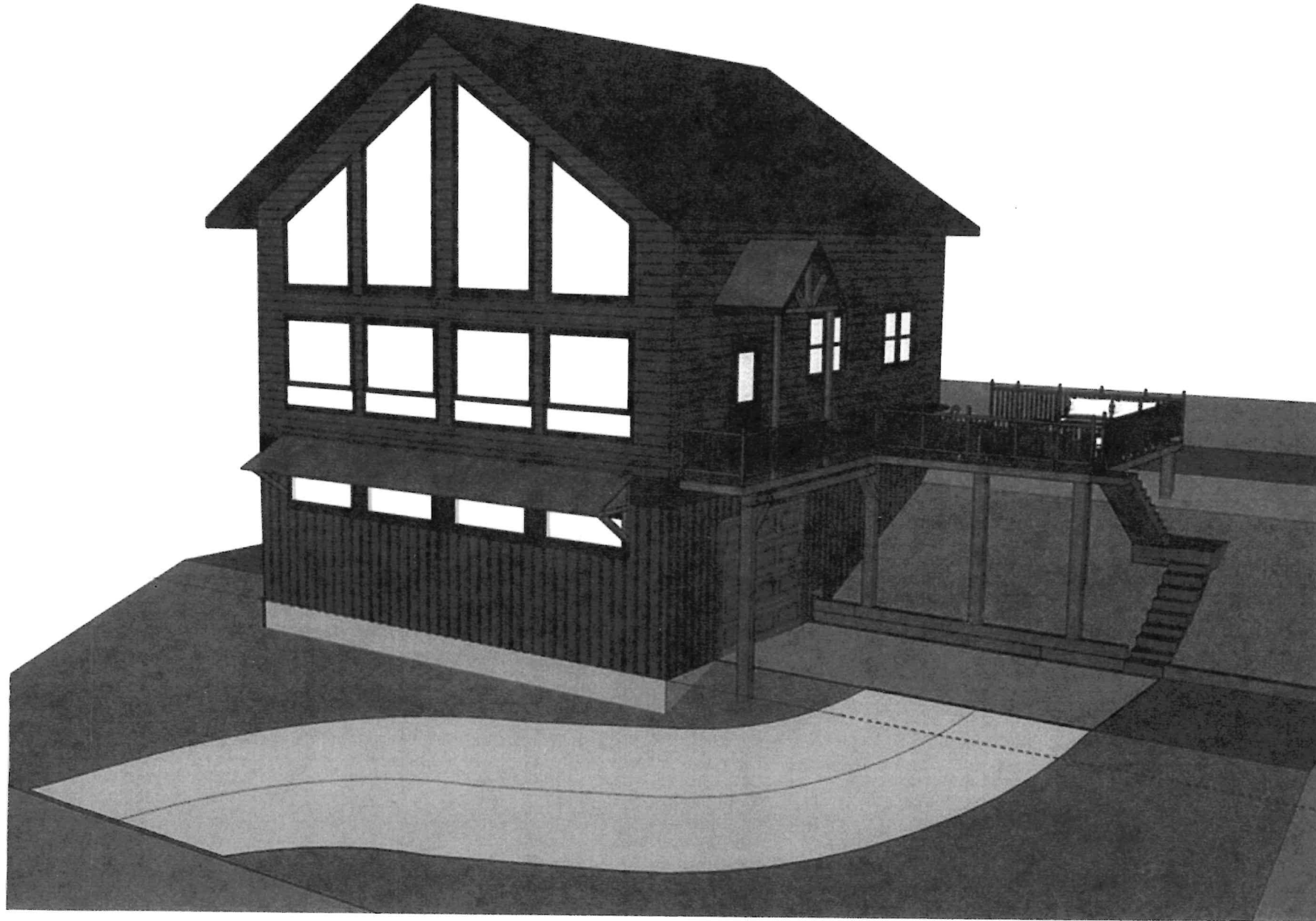
REV. #	DESCRIPTION	CHG	DATE

SHEET TITLE: **SITE GRADING PLAN**  
PROJECT: **ROTHENHOEFER CABIN DEADWOOD, SD**

SHEET **1** OF **5**  
PROJECT NO: 1095

Dec 13

View 16.jpg



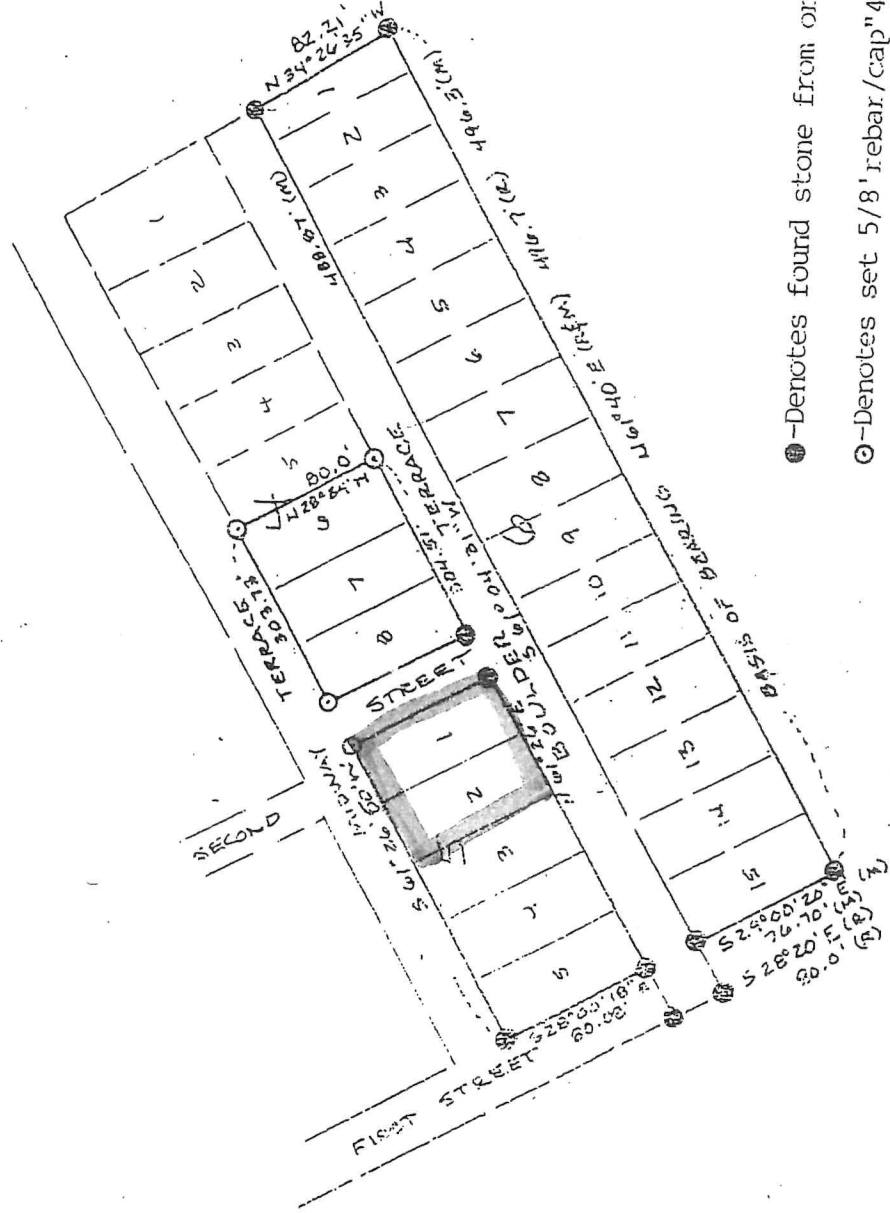
# FIELD LAND SURVEYING

3412 Meadowbrook Drive - Rapid City, South Dakota 57702  
Phone 605-342-6155 Fax 605-346-1621

Division of P.L.S. Inc.

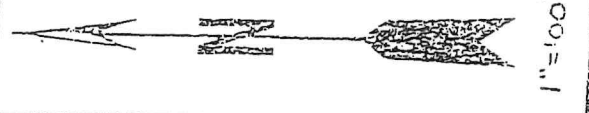
HOWARD ADDITION

City of Deadwood



● - Denotes found stone from original survey

○ - Denotes set 5/8" rebar/cap "4208"



LEGAL DESCRIPTION	Lots 1 thru 15 of Block 6, Lots 6, 7 and 8 of Block 4, and Lots 1 thru 5 of Block 5 of Howard Addition to the City of Deadwood, South Dakota.	
REGISTERED BOUNDARY SURVEY	REG. NO.	4208
Surveyor's Certificate: I, Mark J. Polenz, do hereby certify that I have surveyed the above described property and that I am a Registered Land Surveyor in the State of South Dakota.		
Mark J. Polenz Reg. No. 4208		
Drawn by	MJP	
Approved by	MJP	
Date	6/20/95	
Project Number	94-143	
Sheet	1 of 1	