

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

BOARD OF ADJUSTMENT STAFF REPORT APPLICATION FOR PLAT

Date: April 6, 2026
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
RE: Application for Plat

APPLICANT: City of Deadwood

PURPOSE: Create new lot and legal description.

ADDRESS: Event Center Complex

LEGAL DESCRIPTION: Lot AB-1 being a portion of Lots H2 and H4 of M.S. 242 and a portion of Lot H2 of M.S. 569, all located in the City of Deadwood, Lawrence County, South Dakota.

STAFF FINDINGS:

Surrounding Zoning:

North: CH – Commercial Highway

South: PU – Public Use

East: CH – Commercial Highway

West: PU – Public Use

Surrounding Land Uses:

Highway and Businesses

Event Center Complex

Public Right-of-Way

Event Center Complex

SUMMARY OF REQUEST

The purpose of this plat is to create a new parcel and legal description. The property is currently owned by the Department of Transportation and consists of the entrance to the Event Center Complex and a portion of Public Right-of-Way.

FACTUAL INFORMATION

1. The property is currently split between zones CH – Commercial Highway and PU – Public Use.
2. Combined lot will be comprised of 24,437 square feet \pm which equates to 0.561 acres \pm .
3. The property is located within the floodway and the 100-year floodplain.
4. Public facilities are available to serve the property.
5. The area is currently characterized by a Public Right-of-Way and a bridge serving as the entrance to the Event Center Complex.

STAFF DISCUSSION

The subject property is owned by the State of South Dakota Department of Transportation.

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

ACTION REQUIRED:

1. Approval/Denial by Deadwood Board of Adjustment (approved by Planning and Zoning Commission April 1, 2026)