

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

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## BOARD OF ADJUSTMENT STAFF REPORT APPLICATION FOR PLAT

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

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**APPLICANT:** Bill Pearson

**PURPOSE:** Create new lot within the Stage Run development.

**LEGAL DESCRIPTION:** Lot 63, 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:** Preliminary plat approved by City and Lawrence County staff.

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### STAFF FINDINGS:

Surrounding Zoning:

North: R2 – Multi-Family Residential

South: R2 – Multi-Family Residential

East: R1 - Residential

West: R1 - Residential

Surrounding Land Uses:

Multi-Family Residential

Open Space

Open Space

Open Space

### SUMMARY OF REQUEST

*The purpose of this plat is to create a new lot in anticipation of future development. Development of this lot will result in the construction of a duplex.*

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### **FACTUAL INFORMATION**

1. The property is currently zoned R2 – Multi-Family Residential.
2. Combined lot will be comprised of 15,986 square feet  $\pm$  which equates to 0.367 acres  $\pm$ .
3. The property is not located within a floodplain.
4. Public facilities are available to serve the property.
5. The area is currently characterized by multi-family residential units with future development of the surrounding area planned.

### **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. 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 March 18, 2026).