

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: \$200.00

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

Name of Proposed Development: \*EXISTING\* First Deadwood Cottages

Street Location of Property: 388 & 399 Main Street

Legal Description of Property: LOT 12 AND SOUTH HALF LOT 13 BLOCK 3 FOUNTAIN CITY ADD, & NORTH HALF OF LOT 13 and ALL OF LOT 14 BLOCK 3 FOUNTAIN CITY ADDITION

Zoning Classification of Property: Commercial Highway

Name of Property Owner: Wayne Morris/Nugget Saloon LLC Telephone: (605) 920-1512

Address: 388 Main Street, Deadwood, SD 57732  
Street City State Zip

Name of Applicant: Wayne Morris Telephone: (605) 920-1512

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

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

Uses of Building or Land: Vacation Homes and Long-term rentals

Signature of Applicant: *Wayne Morris* Date: 11-6-23

Signature of Property Owner: *Wayne Morris* Date: 11-6-23

Fee: \$ \_\_\_\_\_ Paid On \_\_\_\_\_ Receipt Number \_\_\_\_\_

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

<b>PLANNING AND ZONING ADMINISTRATOR:</b>			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
<b>PLANNING AND ZONING COMMISSION:</b>			
Approved/P&Z Commission:	Yes	No	Date: _____
<b>DEADWOOD BOARD OF ADJUSTMENT:</b>			
Approved/City Commission:	Yes	No	Date: _____

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

**Conditional Use Permit Application**  
**Change of ownership – First Deadwood Cottages**

Since 2005, First Deadwood Cottages has been utilized as a vacation rental location for thousands of visitors, serving an important role in the community. The property is zoned highway commercial, registered with the South Dakota Department of Health, has a South Dakota Sales Tax License in good standing and is a member of various Business Improvement Districts in the community.

The current owner, Wayne Morris, is a member of the business community in Deadwood and a strong supporter of Historic Preservation and other community programs. Wayne is also an owner of the LLC that owns the Nugget Building on Main Street and was an integral part of developing the second floor of the building to house Deadwood History Inc's Brothel museum. This LLC, Nugget Saloon LLC, will be the new owners of the First Deadwood Cottages, and Wayne will continue to be an owner of this LLC.

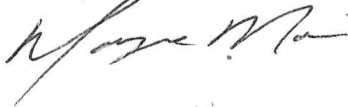
The First Deadwood Cottages has received no complaints regarding doing business as a vacation rental business. The area is perfectly suited for rentals, with off-street parking and a long driveway providing ingress/egress. An office area is currently in place for visitor services. Signage exists on the highway side of the property. Refuse pick-up is established.

With any questions, please contact:

Wayne Morris, (605) 920-1523

Lee Harstad, (605) 920-0537

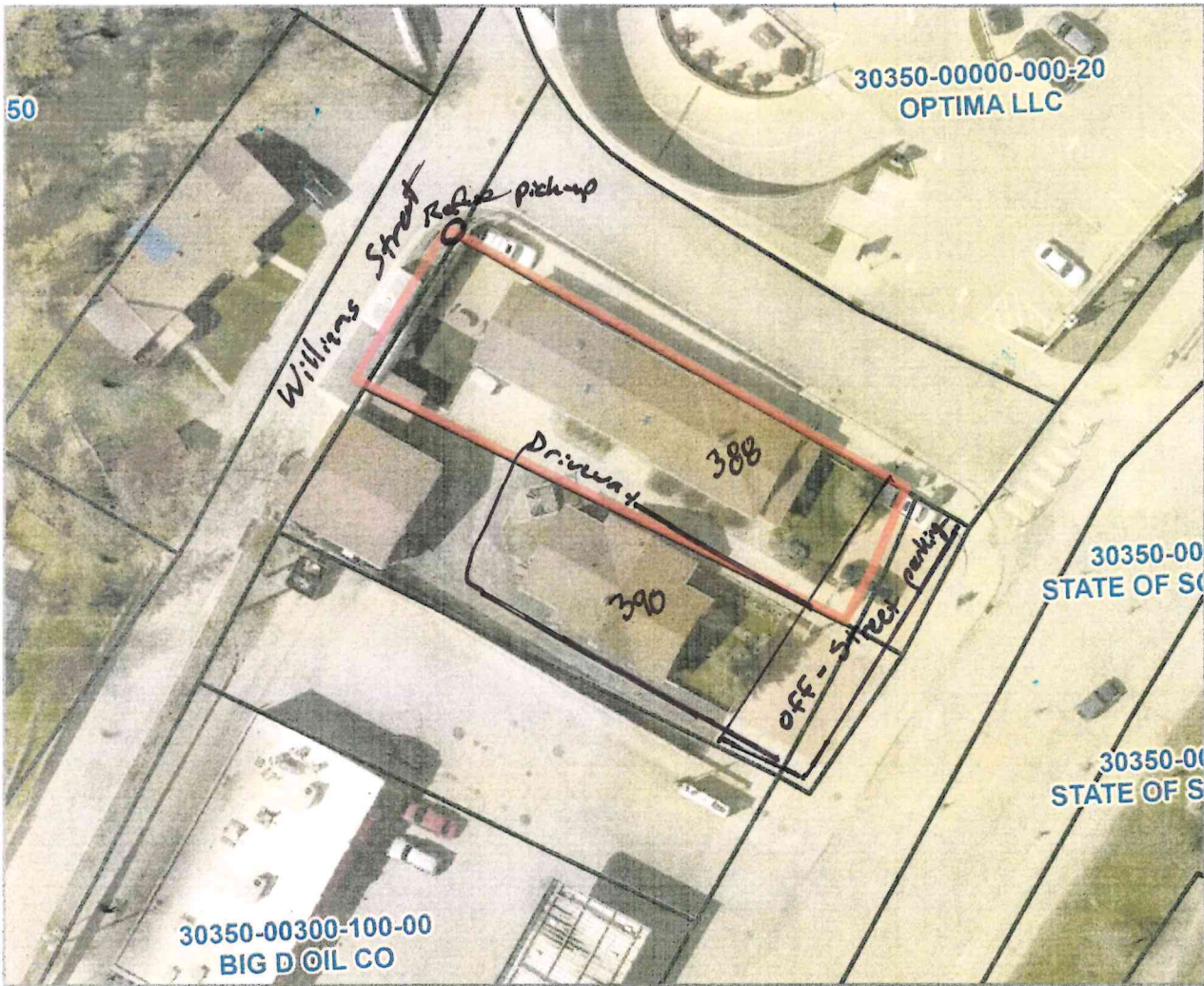
Thank you,



Wayne Morris

First Deadwood Cottages and Nugget Saloon LLC

Lawrence County, SD



Parcel ID	30350-00300-140-00	Taxing Unit	40-1_DE-L-DW
Plat	Not available	School District	40-1
Owner	MORRIS, WAYNE	Fire District	DE
Additional Owners	0	Road District	0
Mailing Address	388 MAIN ST DEADWOOD, SD 57732	SAN	L
Legal	FOUNTAIN CITY ADDITION TIF #10 N1/2 OF LOT 13 & ALL OF LOT 14 BLK 3 PLAT BK1 PG2	Land Use	NA
Property Address	388 MAIN ST, DEADWOOD, SD 57732	Class	D
Legal Acres	0	Ward	05
S-T-R	--	City Ward	0
Neighborhood	51000	Extent	6328.11703786



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale  
1 inch = 47 feet  
11/3/2023