

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* Apartment as part of First Deadwood Cottages

Street Location of Property: 606.5 Main Street

Legal Description of Property: Original Town Deadwood Lot 24 Block 15

Zoning Classification of Property: Commercial

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

Address: 388 Main Street, Deadwood, SD 57732
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: Vacation 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 _____
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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): _____

Conditional Use Permit Application

Existing Apartment at 606.5 Main Street to be used as a rental – First Deadwood Cottages

As part of the Nugget Saloon LLC's property on Main Street in Deadwood, there are four separate apartments on the second floor of the buildings. Three of these apartments are currently used as month-to-month rentals. Three of the four apartments are one-bedroom, one-bath units. The building is zoned commercial.

The LLC is requesting a conditional use permit to allow shorter term rentals in Apartment #1, a one-bedroom, one-bath unit. The LLC will work with both long-term renters as well. The LLC is working on a solution to access and parking in the alley behind the building by cleaning up the hillside and longer retaining walls, but that process has proved difficult to begin due to the inability to remove power lines and poles, among other things. Parking and general access to all of the apartment units is difficult, and until that situation has been resolved, to avoid even more over-crowding, a shorter-term rental on Apartment 1 will be beneficial. Renters to this unit are offered validated parking in the Broadway Parking Ramp.

A current owner of the LLC, Wayne Morris, is a member of the business community in Deadwood and a strong supporter of Historic Preservation and other community programs. Wayne was an integral part of developing the second floor of the building to house Deadwood History Inc's Brothel museum.

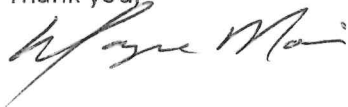
Operating as a second-floor rental, no complaints regarding this usage have been received. Signage exists on the property and refuse pick-up is established along with all utility services.

With any questions, please contact:

Wayne Morris, (605) 920-1523

Lee Harstad, (605) 920-0537

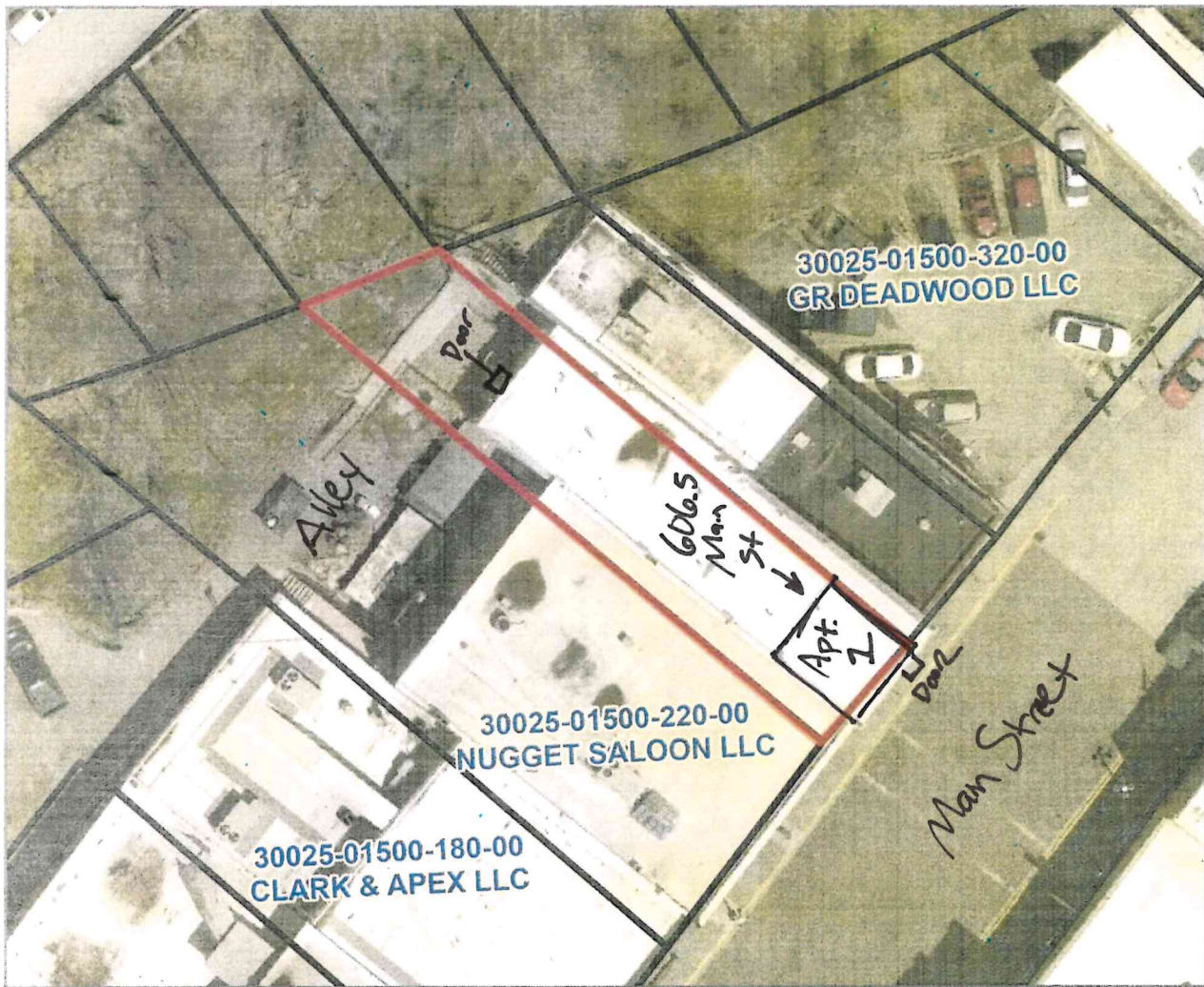
Thank you,



Wayne Morris

First Deadwood Cottages and Nugget Saloon LLC

Lawrence County, SD



Parcel ID	30025-01500-240-00	Taxing Unit	40-1_DE-L-DW
Plat	Not available	School District	40-1
Owner	NUGGET SALOON LLC	Fire District	DE
Additional Owners	0	Road District	0
Mailing Address	PO BOX 385 DEADWOOD, SD 57732	SAN	L
Legal	ORIGINAL TOWN DEADWOOD LOT 24 BLK 15	Land Use	NA
Property Address	606 MAIN ST, DEADWOOD, SD 57732	Class	DC
Legal Acres	0	Ward	05
S-T-R	--	City Ward	0
Neighborhood	50040	Extent	3474.2779777



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 = 35 feet
11/3/2023