

OFFICE OF  
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**PLANNING AND ZONING MEETING**  
**BOARD OF ADJUSTMENT**  
**STAFF REPORT**  
March 4, 2024

**APPLICANT:** City of Deadwood

**PURPOSE:** Transfer of Land & Creating Property Lines

**GENERAL LOCATION:** Tract 1 of Miller Street Subdivision

**LEGAL DESCRIPTION:** PLAT OF TRACT 3 OF BLOCK 30, O.T. DEADWOOD; BEING A PORTION OF TRACT 1 OF THE MILLER STREET SUBDIVISION; CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** PU Public Use

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**STAFF FINDINGS:**

Surrounding Zoning:

North: Commercial

South: Commercial

East: Public Use

West: Commercial

Surrounding Land Uses:

Commercial Structure

Commercial Structure

Parking Lot

Commercial Structure

**SUMMARY OF REQUEST**

*The purpose of this plat is to facilitate the transfer of property by dividing lots and establishing property lines. This plat describes the area located at Tract 1 of Miller Street Subdivision and behind Block 30 of Sherman Avenue. The City of Deadwood desires to get this portion of the Miller Street parking lot on the tax roll. This plat will create Tract 3 of the Miller Street Subdivision.*

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## **FACTUAL INFORMATION**

1. The property is currently zoned PU – Public Use.
2. Lot is comprised of 0.024 Acres±.
3. The subject property is located within a Public Use Zoning designation.
4. The property is located outside of a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.
6. The area is currently characterized by a mixture of commercial and public uses along Miller Street.

## **STAFF DISCUSSION**

The subject property is owned by the City of Deadwood, and they desire to have the parcel currently under private use to be on the tax roll. Currently, the parcel is being utilized by a commercial entity and is behind a chain link fence. The lot(s) meets the area and bulk requirements for square footage.

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

## **ACTION REQUIRED:**

1. Approval/Denial by Planning and Zoning Commission
2. Approval/Denial by Deadwood Board of Adjustment