

**Written Statement for Conditional Use Permit Application**  
**Proposed Laundromat – Deadwood, South Dakota**

We are applying for a Conditional Use Permit to operate a self-service laundromat within the city limits of Deadwood, South Dakota. This proposed business will serve both local residents and visitors by providing a clean, safe, and efficient facility for personal laundry services. In addition to general public use, the facility will also be utilized by Deadwood Rentals for routine laundry services in support of its short-term rentals. This dual-purpose use will help ensure consistent facility upkeep and contribute to the overall viability and sustainability of the business.

**Business Overview:**

The laundromat will be located at 138 Sherman Street within an existing/commercially zoned building. The space will be remodeled to include a range of high-efficiency washers and dryers, folding tables, and comfortable seating. Hours of operation will generally be 7:00 AM to 7:00 PM, seven days a week. The laundromat will operate as an unattended facility, monitored via security systems and maintained daily by staff. Additionally, this building is owned by a local family with several other businesses located within this building, adding ease to the functionality and managerial aspect of the business.

**Parking and Site Plan**

Adequate on-site parking will be provided to support the proposed use. The preliminary site plan (attached) outlines the anticipated layout, including:

- The location of the primary building
- Designated customer parking areas
- Ingress and egress points to and from the property
- Pedestrian access and ADA-compliant pathways

Customer parking will consist of two designated spaces located directly in front of the building along Sherman Street. Additional parking will be available at the rear of the property within the Charles Street parking area. The Cemetery Street side parking and entrance will be reserved exclusively for 5-minute pick-up and drop-off use by employees only, ensuring clear site circulation and minimizing disruption to adjacent areas.

There are no indications that this new business will impact traffic, as there have already been previous businesses in this space that had several customers visiting at once, without any issues. Parking demand is anticipated to align with similar small-scale retail uses, and the proposed configuration is designed to comfortably meet this demand while maintaining safe and efficient site operations. Additionally, given the facility's proximity to several residential neighborhoods, it is anticipated that many patrons will be able to walk to the establishment, further reducing vehicle traffic and parking needs.

**Additional Notes:**

All signage will comply with local ordinances. Wastewater discharge will be handled in accordance with city and environmental regulations, and equipment will be selected for energy and water efficiency. Our goal is to enhance neighborhood convenience while maintaining a low-impact, well-managed presence in the community.

We are happy to provide any additional information or adjustments requested by the Commission.

Respectfully,  
Trinity Conrad  
Conrad Companies, LLC  
605-920-9266  
[conradcompaniesllc@gmail.com](mailto:conradcompaniesllc@gmail.com)  
  
Tim Conrad  
605-920-1214  
[Deadwoodelectric@rushmore.com](mailto:Deadwoodelectric@rushmore.com)