

## City of Deadwood

Dear Council:

I, Trinity Conrad, am writing a letter to the zoning council explaining our submission for a request for zoning change on behalf of the property of Tim Conrad. The property we wish to have rezoned is located at 32 Charles street in Deadwood, SD; the old Deadwood Home Center building.

Currently, this property is zoned Commercial and has been vacant for over 14 years, primarily being used for personal storage. We know this property has huge potential, so we are respectfully asking the zoning council to allow us to change the zoning to **Commercial Enterprise District**. This would allow us to use this property for more income producing businesses, including a locally owned medical cannabis dispensary in the front, with plans to add cultivation and manufacturing aspects in the future. Tim Conrad and Trinity Conrad, the majority owners, all reside in Deadwood, which will keep everything local and help the economy continue to grow.

If you allow us to rezone this property, we would be able to fund, with profits, a facelift on the outside, making the overall outside appearance more appealing. The plans include an overall upgrade to the parking lot, the outside facade, and a full inside rebuild; something this property desperately needs. It also would take an under-utilized building/location and create a large revenue stream for the City of Deadwood via licensing, taxable sales, and property tax, as well as increasing activity towards the south side of town. We do believe this plan will continue to propel Deadwood into the future, and help attract more visitors to the area by servicing specific medical needs.

We appreciate your time on this matter, and look forward to hearing your answer.

Respectfully,  
Tim Conrad, Trinity Conrad