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## BOARD OF ADJUSTMENT STAFF REPORT APPLICATION FOR PLAT

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**Date:** January 20, 2026  
**From:** Kevin Kuchenbecker  
Planning, Zoning & Historic Preservation Officer  
**To:** Board of Adjustment  
**RE:** Application for Plat

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**APPLICANT:** City of Deadwood

**PURPOSE:** Create new lots from dedicated Public Right of Way.

**LEGAL DESCRIPTION:** Lot AB-1 of Block 11 O.T. Deadwood; formerly a portion of Public Right-of-Way located between Lot 3 and Lot 4 in Block 11, City of Deadwood, Lawrence County, South Dakota.

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

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### STAFF FINDINGS:

Surrounding Zoning:

North: C1 - Commercial  
South: C1 - Commercial  
East: R1 - Residential  
West: C1 - Commercial

Surrounding Land Uses:

Parking Lot  
Parking Lot  
Right of Way  
Right of Way

### SUMMARY OF REQUEST

*The purpose of this plat is to create a lot out of a previously unplatte right of way. This lot is not in use by the City of Deadwood and sits in the middle of two privately owned parking lots.*

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## **FACTUAL INFORMATION**

1. The property is currently zoned C1 – Commercial.
2. Combined lot will be comprised of 1,133 square feet ± which equates to 0.026 acres ±.
3. The property is located within the 500-year floodplain.
4. Public facilities are not available to serve the property.
5. The area is currently characterized by commercial use within the historic downtown core.

## **STAFF DISCUSSION**

The subject property is owned by The City of Deadwood.

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 future 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 streets bounding the lot are 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 taken out of the mineral survey and remaining acreage is indicated on the plat.

## **ACTION REQUIRED:**

1. Approval/Denial by Board of Adjustment (approved by Planning and Zoning Commission January 7, 2026)