

OFFICE OF  
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**BOARD OF ADJUSTMENT MEETING**  
**STAFF REPORT**  
October 7, 2024

**APPLICANT:** City of Deadwood

**PURPOSE:** Establishing New Property Lines

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

**LEGAL DESCRIPTION:** Plat of Tract 1A of the Miller Street Subdivision, formerly a portion of Tract 1 of the Miller Street Subdivision, Original Town of Deadwood per P.L. Rogers Map, all located in the SW ¼ of Section 23, T5N, R3E, B.H.M., 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 divide lots and establish new property lines. This plat describes a small area located behind the Landmark building and along Miller Street. While once containing infrastructure, the lot is no longer in use by the City of Deadwood.*

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## **FACTUAL INFORMATION**

1. The property is currently zoned PU – Public Use.
2. Lot is comprised of 46.12 square feet  $\pm$ .
3. The subject property is located within a Public Use Zoning designation.
4. The property is located within the 500-year floodplain.
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. In the past, the property had infrastructure on it, however, currently, the parcel is not being utilized.

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 by Board of Adjustment  
(Approved by the Planning and Zoning Commission on September 18, 2024)