



August 12, 2022

Jeremy Russell, Planning and Zoning Administrator
City of Deadwood

Re: Conditional Use Application - Adams Block Building Rehabilitation

Dear Jeremy,

Keating Resources is requesting approval to construct condominiums on the second, third and fourth floors of the Adams Block Building located at 51, 53 and 55 Sherman Street, as allowed per section 17.32.030 Conditional Uses.

Attached, are the application, Alta Survey, and conceptual floor plans of the proposed eleven condos. The plans are preliminary, so the quantity and configuration could change.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Bradley P. Burns".

Bradley P. Burns, AIA
Chamberlin Architects

Return Completed Form To:
Planning and Zoning
108 Sherman Street
Deadwood, SD 57732



Questions Contact:
Jeremy Russell
(605) 578-2082 or
jeramyr@cityofdeadwood.com

Application No. _____

APPLICATION FOR CONDITIONAL USE PERMIT

Application Fee: \$200.00

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Name of Proposed Development: Adams Block Building Restoration

Street Location of Property: 51, 53, 55 SHERMAN ST.

Legal Description of Property: SEE ATTACHED ALTA SURVEY

Zoning Classification of Property: C1 COMMERCIAL DISCTRICK

Name of Property Owner: KEATING RESOURCES Telephone: (402) 925-5113

Address: 107 MAIN ST. ATKINSON NE 68703
Street City State Zip

Name of Applicant: GERARD KEATING Telephone: (402) 925-5113

Address: SAME AS PROPERTY OWNER
Street City State Zip

1. The following documents shall be submitted:

- a. An improvement survey, including all easements,
- b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
- c. A written statement addressing the criteria for approval.

Uses of Building or Land: GAMING ON 1ST FLOOR / CONDOMINIUMS ON 2ND, 3RD AND 4TH

Signature of Applicant: Gerard Keating Date: 8/12/2022
DocuSigned by: C6A68B51B9DB440...

Signature of Property Owner: Gerard Keating Date: 8/12/2022
DocuSigned by: C6A68B51B9DB440...

Fee: \$ _____ Paid On _____ Receipt Number _____

Legal Notice Published Date: _____ **Hearing Date:** _____

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): _____

ALTA SURVEY MAP

LEGAL DESCRIPTION :

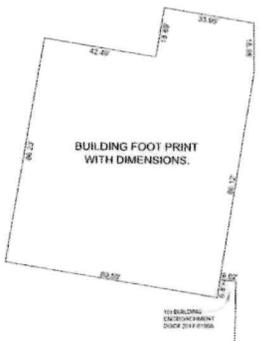
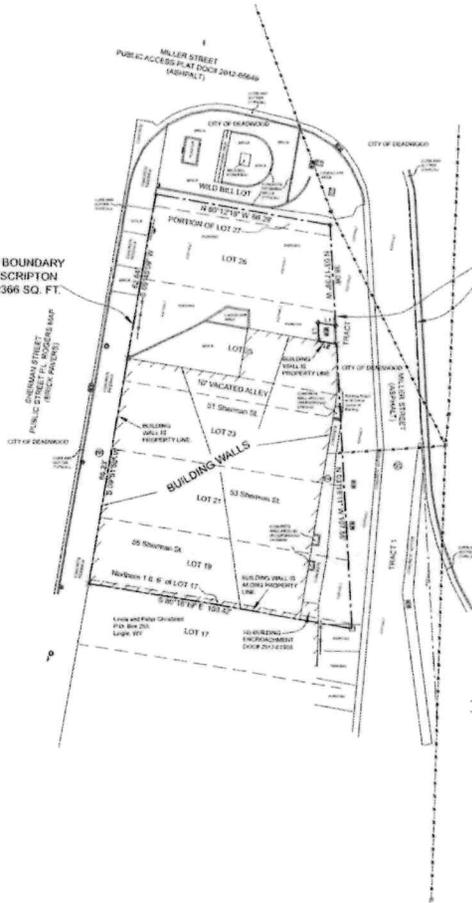
The Northern one foot six inches (1'6") of Lot 17, all of Lots 19, 21, 23, 25 and vacated alley between Lot 23 and Lot 25, and All of Lot 26, and Lot 27, all in Block 30 of The City of Deadwood According to the P.L. Rogers Map of the City of Deadwood. LESS and EXCEPT Tract 1 of Miller Street Subdivision according to Plat Document #2012-05646, And LESS and EXCEPT Wild Bill Lot according to Plat Document #2012-03484, All located in the SW¼ of Section 23, Township 5 North, Range 3 East of the Black Hills Meridian, City of Deadwood, South Dakota.

METES AND BOUNDS DESCRIPTION OF:

The Northern one foot six inches (1'6") of Lot 17, all of Lots 19, 21, 23, 25 and vacated alley between Lot 23 and Lot 25, Lot 26, and Lot 27, all in Block 30 of The City of Deadwood According to the P.L. Rogers Map of the City of Deadwood. LESS and EXCEPT Tract 1 of Miller Street Subdivision according to Plat Document #2012-05646, And LESS and EXCEPT Wild Bill Lot according to Plat Document #2012-03484, All located in the SW¼ of Section 23, Township 5 North, Range 3 East of the Black Hills Meridian, City of Deadwood, South Dakota.

More particularly Described as: Commencing at the Southeast Corner of the Wild Bill Lot, of the Original Town of Deadwood according to Plat Document #2012-3484 filed at the Lawrence County Register of Deeds which is common to a corner of Tract 1 of the Miller Street Subdivision, Original Town of Deadwood according to Plat Document #2012-05646, which is monumented by a P.K. Nail in the Asphalt and the TRUE POINT OF BEGINNING, thence N 80°12'16" W along the South Boundary of said Wild Bill Lot a distance of 60.28 feet to the Southwest Corner of said Wild Bill Lot, being monumented by a 5/8 inch rebar with Plastic Cap Stamped ADASH and Locus: LS 3077; thence S 09°45'09" W along the West Boundary of Lot 26, Lot 25 of Block 30 according to the P.L. Rogers Map of the Original Town of Deadwood, a distance of 52.64 feet to the Northwest Building Corner of said 51 Sherman Street Deadwood which is the Property Corner, thence S 20°31'50" W along the building wall of 51 Sherman Street, 51 Sherman Street and 55 Sherman Street which is the West Line of Lot 25, the Vacated Alley, Lot 23, Lot 21, Lot 19 and Lot 17, all of said Block 30 a distance of 85.23 feet to the Southwest Building Corner of said 51 Sherman Street which is the Property Corner, thence S 20°18'19" E along the South Wall of said Sherman Street and common to the Building wall to Lot 57 Sherman Street and said common wall to the property line, a distance of 100.42 feet to a point on the West Line of said Tract 1 being monumented by a 5/8 inch rebar with Plastic Cap Stamped PMS Prec. Corner L.S. 2206 Defiant, thence N 02°18'17" W along the Westerly Boundary of said Tract 1 and the East Line of the property described hereon, a distance of 107.55 feet to the Northeast Building Corner of said 51 Sherman Street, thence N 69°11'37" W along the North Building Wall of said 51 Sherman Street and the property line of said Tract 1, a distance of 5.71 feet to a point on said North Building Wall, thence N 03°11'01" W along the property line of said Tract 1 a distance of 7.06 feet to a P.K. Nail in the Asphalt, thence continuing along the property line of said Tract 1, S 80°09'47" E a distance of 0.71 feet to a P.K. Nail in the Asphalt, thence continuing along the property line of said Tract 1, N 03°17'30" W a distance of 38.00 feet to the Point of Beginning. Containing 12366 square feet, more or less.

PROPERTY BOUNDARY LEGAL DESCRIPTION TOTALS 12366 SQ. FT.



COURSE TABLE

LINE	BEARING	DISTANCE
1	N 80°12'16" W	60.28
2	S 09°45'09" W	52.64
3	S 20°31'50" W	85.23
4	S 20°18'19" E	100.42
5	N 69°11'37" W	107.55
6	N 03°11'01" W	5.71
7	S 80°09'47" E	0.71
8	N 03°17'30" W	38.00

- LEGEND
- Electric Transformer
 - ⊕ Storm Sewer Inlet
 - ⊖ Oil Electric
 - ⊕ Nail Fence
 - ⊕ GAS Meter
 - ⊕ Street Light
 - ⊕ Marker
 - ⊕ Sanitary Sewer Manhole
 - ⊕ Power Pole
 - ⊕ Sign
 - ⊕ Parking meters
 - ⊕ Set rebar and plastic cap Property Corner PMS L50505
 - ⊕ Building Corner in Property Corner
 - ⊕ Found Property Corner P.K. or MARK Nail
 - ⊕ Found Property Corner Rebar with Cap ADASH L.S. 3077

Schedule D# ITEMS 10 Through 12 Provided by BLACK HILLS TITLE, INC. COMMITMENT NO. 85978, SCHEDULE A, SEPTEMBER 11, 2020 AT 8:00 A.M.

Surveyors Notes in CAPITAL LETTERS
 10) GRAPHICALLY SHOWN HEREON. The terms, conditions and stipulations of the Building Encroachment Easement between Mary Dutois and Dexter S. Koplitz and Tami L. Koplitz recorded in Document No. 2017-07390.
 11) THE DOCUMENTS CONTAIN NO GEOMETRY AND CANNOT BE SHOWN GRAPHICALLY. The terms, conditions and stipulations of the Memorandum of Service and Easement Agreement to Midcontinent Communications recorded in Document No. 2014-03801 and Document No. 2015-08761.
 12) THE DOCUMENT CONTAINS NO GEOMETRY AND CANNOT BE SHOWN GRAPHICALLY. The terms, conditions and stipulations of the Air Easement recorded in Block 489 page 24.

SURVEYORS NOTES:

- 1) NO FENCES WERE OBSERVED BY SURVEY. THERE IS FENCING NORTH OF THE BUILDINGS IN LOTS 23, 25 AND 27. THERE IS ALSO FENCING ALONG SHERMAN STREET AND LIMITED FENCING ALONG THE WEST SIDE OF THE BUILDING ON MILLER STREET.
- 2) MARKERS FOR PROPERTY CORNERS AND BUILDING CORNERS.
- 3) PLUMB LINE WAS USED TO FIND POINT OF BEGINNING AND INTERSECTION OF LINES.
- 4) PLUMB LINE WAS USED TO OBSERVE SHERMAN STREET CORNER AND INTERSECTION OF LINES.
- 5) PLUMB LINE WAS USED TO OBSERVE STORM SEWER, STORM DRAIN OR SANITARY SEWER LOCATIONS AS OF NOVEMBER 11, 2020.
- 6) NO SIGNIFICANT BARRIERS OR OBSTRUCTIONS WERE OBSERVED.
- 7) THE REBAR AND PLASTIC CAP WERE USED TO MONITOR THE NEW BARRIERS BEING INTRODUCED TO THE SURVEY. THE BARRIERS DISPLAYED HEREON REPRESENT THIS SURVEY AND MAY ALSO DIFFER FROM RECORD OR RECORDING JURISDICTION RECORDS.
- 8) COURSEMENT CONTAINS NO GEOMETRY AND CANNOT BE SHOWN GRAPHICALLY.
- 9) ALL BUILDINGS SHALL BE BUILT TO MEET THE CITY OF DEADWOOD BUILDING CODES AND SHALL BE IN COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - 1. Minimum lot area: Two thousand five hundred (2,500) square feet.
 - 2. Minimum lot area and building width: 30 feet.
 - 3. Front Yard Requirements: Minimum front yard setback requirements for all buildings and uses shall vary.
 - 4. Side Yard Requirements: Minimum side yard setback requirements for all buildings and uses shall vary.
 - 5. Height Requirements: Maximum height shall not exceed 35 feet for all buildings and uses.
 - 6. Height Requirements: Maximum height shall not exceed 35 feet for all buildings and uses.
 - 7. Height for accessory buildings and uses shall not exceed 10 feet.
 - 8. Height for accessory buildings and uses shall not exceed 10 feet.
 - 9. Fronting building maximum floor area shall not exceed 1,214 sq. ft. (40' x 30').
 - 10. All buildings shall be built to meet the City of Deadwood Building Code.
- 10) The survey notes along the east side of the building which adjoins north with the city street (Sherman Street) shall be used to determine the location of the corner stakes, and the wall of the building.

By: R. L. Dutton, State of South Dakota Registered Land Surveyor No. 5086

By: R. L. Dutton, State of South Dakota, a Delaware limited liability company; Becker Group, Black Hills Federal Credit Union, S&W, Black Hills Title Company, and Stewart Title Guaranty Company.
 This is to certify that this map and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, & 22. Historic Preservation Restrictions & Easements of Title A thereof. The field work was completed on October 19 through November 11, 2020.
 Randy L. Dutton

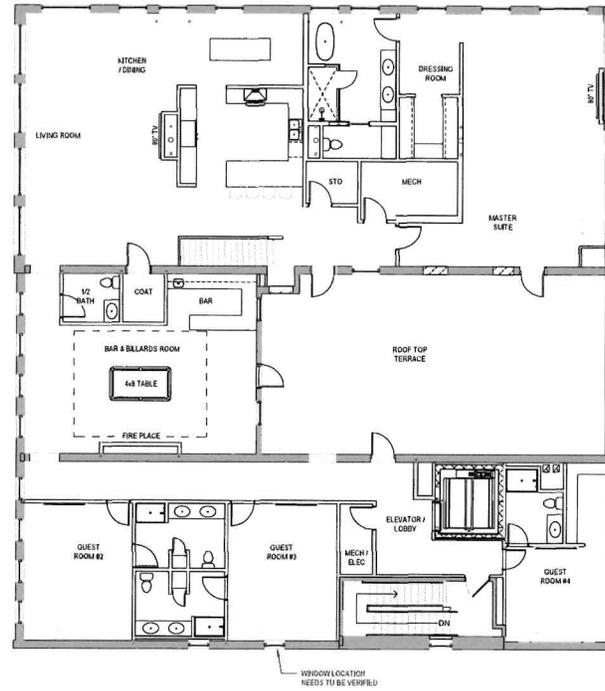
 11-27-20
 5086
 RANDELL L. DUTTON
 REGISTERED LAND SURVEYOR
 SOUTH DAKOTA



chamberlin

725 St. Joseph Street, Suite B1
Rapid City, SD 57701
605.355.8804
chamberlinarchitects.com

NOT FOR CONSTRUCTION



WINDOW LOCATION/ NEEDS TO BE VERIFIED

1 FOURTH FLOOR PLAN
A103

ADAMS BLOCK BUILDING RENOVATION

55 SHERMAN STREET DEADWOOD, SOUTH DAKOTA

4TH FLOOR PLAN

NO: ISSUED FOR: DATE:



PROJECT STATUS: 100% SD

DATE: 6/1/2021 SHEET NO: PROJECT NO: 20106

A103