

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Deadwood, SD 57732



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**STAFF REPORT  
PLANNING AND ZONING  
FEBRUARY 15, 2023 MEETING**

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**APPLICANT:** Terry J. and Dawn L. Bahr

**PURPOSE:** Dividing existing property into two lots

**GENERAL LOCATION:** Near Deadwood Gulch Campground

**LEGAL DESCRIPTION:** LOT 1 AND 2 OF THE SUBDIVISION OF TRACT E-1 BEING A PORTION OF HILLSIDE PLACER M.S. 749 LOCATED IN THE SE¼ OF SECTION 27, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

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

**ZONE:** CH – Commercial Highway District

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**STAFF FINDINGS:**

Surrounding Zoning:

North: CH – Commercial Highway

South: PF – Park Forest

East: CH – Commercial Highway

West: CH – Commercial Highway

Surrounding Land Uses:

Hotel/Motel/Convention Center

Bureau of Land Management

Campground

Motel/Apartments

**SUMMARY OF REQUEST**

The Final Plat of Lot 1 and Lot 2 of Tract E-1 has been submitted to take Tract E-1 into the two adjacent properties. The property is located adjacent to Cliff Street near Deadwood Gulch Campground Tract.

Lot 1 and Lot 2 of Tract E-1  
Terry J. and Dawn L. Bahr  
February 15, 2023

### **FACTUAL INFORMATION**

1. The property is currently zoned CH – Commercial Highway District
2. Lot 1 is comprised of 0.977 Acres±  
Lot 2 is comprised of 16.789 Acres±
3. The property is not located within a flood zone or flood hazard zone.
4. Public facilities are available to serve the property.

### **STAFF DISCUSSION**

M.S. 749 Tract E-1 was created as part of Plat 2014-04613. This plat application under consideration further subdivides Tract E-1 into Lot 1 and Lot 2 with the intention of being two separate properties.

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 / denial by Deadwood Planning and Zoning Commission.