

OFFICE OF
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BOARD OF ADJUSTMENT STAFF REPORT APPLICATION FOR PLAT

Date: December 15, 2025
From: Kevin Kuchenbecker
Planning, Zoning & Historic Preservation Officer
To: Board of Adjustment
RE: Application for Plat

APPLICANT: PSF LLC

PURPOSE: Create one (1) new lot.

LEGAL DESCRIPTION: Booster Station Lot, Block 4 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood all located in the SW ¼ of Section 14, the SE ¼ of Section 15, the NE ¼ NE ¼ of Section 22 and the N ½ NW ¼ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

FILE STATUS: All legal obligations have been completed.

STAFF FINDINGS:

Surrounding Zoning:

North: R2 – Multi-Family
South: R1 - Residential
East: R2 – Multi-Family
West: R1 – Multi-Family

Surrounding Land Uses:

Open Space
Open Space
Future Dwellings
Open Space

SUMMARY OF REQUEST

The purpose of this plat is to create a lot to house a booster station. The booster station will be used to pump water to higher elevations within the Stage Run development.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential.
2. The lot will be comprised of 5,706.36 square feet ± which equates to 0.131 acres ±.
3. The property is not located within the floodplain.
4. Public facilities are available to serve the property.
5. The area is currently characterized by open space that has been platted into future residential lots.

STAFF DISCUSSION

The property is owned by PSF, LLC.

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 Board of Adjustment (approved by Planning and Zoning Commission December 3, 2025)