

OFFICE OF  
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Kevin Kuchenbecker  
Planning, Zoning and  
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August 7, 2023

Mr. Neal Konda, PE  
Natural Resources Engineer  
South Dakota Department of  
Agriculture & Natural Resources  
523 East Capital Avenue  
Pierre, SD 57501

Re: ***Summit @ Deadwood Stage Run Addition – Sanitary Sewer and  
Water Main Connection***

Dear Neal:

The City of Deadwood is working with the Developer of the Summit at Deadwood Stage Run Addition on the development of single and multi-family housing along with a small section of commercial highway development within a northeast section of Deadwood city limits. The development is the continuation of the existing Stage Run Subdivision to the north and will have vehicle access and water main connecting to the existing infrastructure on the northeast portion of the project.

Additionally, the City is exploring a secondary vehicle access along with a water and sanitary sewer connection to the south (Burnham Ave. Project), which could possibly connect to existing Burnham Avenue. Currently, the City has been negotiating with a Burnham Avenue Project landowner to purchase an easement for a right of way, however the process has taken longer than expected due to changes in the landowner's willingness to participate.

If the Burnham Avenue Project landowner negotiations breakdown, the developer has proposed another option to provide a sanitary sewer connection to the southeast at Stage Run Road (see attached Exhibit).

Due to these delays the City is estimating the Summit at Deadwood Stage Run project will be ahead of the Burnham Avenue project and is asking the SDDANR to approve the Summit at Deadwood Stage Run utility plans based on the developer's back up option for a sanitary sewer connection. The City will also follow our ordinances under Chapter 16.08.010 which states no building permits shall be issued by the city until the plat thereof has been recorded in with the county and all public improvements required for the service of the lot be completed and accepted per City Ordinances. The sanitary sewer connection will have to be available prior to any homes being occupied.

The City's preference for the sanitary sewer connection is the Burnham Avenue extension which also provides another means of access to the neighborhood, but a second option can be the Stage Run Road connection.

Thank you and please let us know if you have any questions on this matter.

Sincerely,

Kevin Kuchenbecker, Planning, Zoning  
and Historic Preservation Officer

cc: Bill Pearson – The Summit @ Deadwood Stage Run  
Dana Foreman, PE – KLJ  
Mayor David R. Ruth, Jr.  
Lornie Stalder, Public Works Director  
Jessica McKeown, Finance Officer  
Quentin Riggins, City Attorney  
Deadwood City Commissioners