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## BOARD OF ADJUSTMENT STAFF REPORT APPLICATION FOR PLAT

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**Date:** June 15, 2026  
**From:** Kevin Kuchenbecker  
Planning, Zoning & Historic Preservation Officer  
**To:** Planning and Zoning Commission  
**RE:** Application for Plat

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**APPLICANT:** PSF LLC

**PURPOSE:** Create new lot within the Stage Run development.

**LEGAL DESCRIPTION:** Plat of Lot 46, Block 4 of Palisades Tract of Deadwood Stage Run addition to the City of Deadwood all located in the SW  $\frac{1}{4}$  of Section 14, the SE  $\frac{1}{4}$  of Section 15, the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 22 and the N  $\frac{1}{2}$  NW  $\frac{1}{4}$  of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

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### STAFF FINDINGS:

<u>Surrounding Zoning:</u>	<u>Surrounding Land Uses:</u>
North: R1 - Residential	Undeveloped Land
South: R1 - Residential	Undeveloped Land
East: R2 – Multi-Family Residential	Residences
West: R2 – Multi-Family Residential	Undeveloped Land

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### SUMMARY OF REQUEST

*The purpose of this plat is to create a new lot for the purpose of future development of the property.*

### **FACTUAL INFORMATION**

1. The property is currently zoned R1 – Residential.
2. Combined lot will be comprised of 18,165 square feet  $\pm$  which equates to 0.417 acres  $\pm$ .
3. The property is not located within a floodplain.
4. Public facilities are available to serve the property.
5. The area is currently characterized by residential uses.

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### **STAFF DISCUSSION**

The subject 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.

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### **ACTION REQUIRED:**

1. Approval/Denial by Board of Adjustment (approved by Planning and Zoning Commission June 3, 2026).