

January 27, 2026
2:00 p.m.

The Planning & Zoning Office received a phone call from Nancy Field, a resident of Pearl Street. Ms. Field had concerns about the potential development of town homes at the top of Burnham Avenue. Below is a list of concerns that Ms. Field gave:

1. Moving dirt at the location of the proposed development could cause damage to natural springs in the area. In addition, water-based infrastructure could pose a flooding problem to residents who live downhill along Burnham Avenue should there be a failure with pipes, fire hydrants, etc.
2. There is one way out of the Burnham neighborhood. Should there be a fire or flooding issue, a multi-family development at the top could cause problems with traffic flow and evacuation.
3. Parking could become a nuisance if multiple families reside at the top of the neighborhood.
4. Burnham is zoned R1 – Residential. By permitting a multi-family dwelling unit in the area, more developers may wish to develop multi-family dwellings in the future, changing the neighborhood make-up and creating an overpopulation of the area.
5. If housing is built in Deadwood, it should be built affordably, so local workers have a place to live.
6. Development of the property could result in an increase in property taxes to residents of the Burnham neighborhood.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786



Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

DATE: February 6, 2026

TO: Planning and Zoning Commission

FROM: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

RE: Citizen meeting

STAFF FINDINGS:

On Friday, February 6, 2026, a meeting occurred between city staff and two citizens, Nancy Field and Karen Tilmony. During the meeting, concerns were heard about the proposed Conditional Use Permit to develop a parcel of land owned by HACA LLC. The proposed development would occur at the northeast side of Burnham Avenue and would place five (5) townhomes in the R1-Residential zoning district.

Both Ms. Tilmony and Ms. Field expressed concerns about water runoff, access to the neighborhood by the Fire Department in case of emergency, traffic and parking concerns.

Ms. Tilmony stated that she is planning to circulate a petition to her neighbors to request the Board of Adjustment deny the request for a Conditional Use Permit.

PETITION TO OPPOSE ORALIE'S MULTI-FAMILY DEVELOPMENT

We, the undersigned residents of the **Historic Burnham Neighborhood**, formally oppose the approval of the conditional use permit for the proposed Multi-Family Dwelling Unit legally described as Lots 1, 2, 3, 4, 5, 6, and 7, Block 1 of Highland Park Addition to the City of Deadwood, Lawrence County, South Dakota, according to the Plat recorded in Book 1 Page 135.

While the project received a recommendation by the Planning and Zoning Commission on **February 4th, 2026** and the application may have met minimum state notice requirements, most of the residents who will be directly impacted by this development were unaware that such a development was proposed. As a result, that recommendation was not made with consideration for, or with meaningful input from, those residents and was made without a full evaluation of the project's consequences to the public safety, infrastructure, neighborhood character, and long-term land use precedent.

Final authority rests with the City Commissioners, and it is at this level of review that the limited scope and insufficient detail defined in the proposal is **justification for denial of the permit**, or alternatively, grounds to remand the proposal for study of further impact and to allow time for neighborhood input.

The basis for this petition includes, but is not limited to:

- Lack of meaningful notice to affected residents.
- Public Safety and emergency access limitations due to the single access.
- Infrastructure impacts including water flow, drainage, erosion, and unlikely road expansion limiting capacity and flow of traffic.
- Precedent setting introduction of multi-family density into an established R-1 neighborhood with **recognized historical significance.**
- Downstream impacts to the property values, traffic, parking availability, resident experience, communal integrity, and neighborhood character.

These concerns directly relate to the City's own **Conditional Use Permit Standards** regarding public safety, neighborhood compatibility, and undue burden on public infrastructure.

We respectfully request that the City Commission deny the conditional use permit for this proposed development.

Please consider attending the City Commission Regular Meeting on March 2nd, 2026 at 5PM and voicing your opposition in person.

#	Printed Name	Address	Signature	Date	Attend (Y/N)
1	Lila Sorenson	26 Burnham	Lila Sorenson	2-8-26	N
2	Steve Chyer	8 Burnham	Steve Chyer	2-8-26	N
3	Bonnie Fosco	170 Pleasant	Bonnie Fosco		
4	Derech Schauer	44 Burnham	Derech Schauer	2-8	
5	Ryan Bussiere	45 Burnham	Ryan Bussiere	2/8/26	
6	Cornine Chapinski	14 Pleasant	Cornine Chapinski	2/8/26	
7	Karen Thilmoney	24 Burnham	Karen Thilmoney	2-8-26	N
8	Andrea Hansen	25 Burnham	Andrea Hansen	2-10-26	N
9	Ken Bourgo	99 Williams	Ken Bourgo	2-15-26	N
10	Linda Bourgo	99 Williams	Linda Bourgo	2-15-26	
11	Deanne Tusha	2 John	Deanne Tusha	2-15-26	
12	Roger Spears	47 Burnham	Roger Spears	2-15-26	N
13	Deb Brown	31 Burnham	Deb Brown	2-15-26	Y
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					

The following email was received by the Planning and Zoning Office on February 8, 2026:

Today a woman on Burham came to my house wanting me to sign a petition about a subdivision at the top of Burnham. I told her a lot of building will be happening in the area, I think the master plan is for a lot of new houses over the next few years. Then she told me the water drainage is planned for Valley Ave (we had a lot of water flooding our property when the downfall happened. It flooded my garage also. She also stated that the runoff is planned to dump into the culvert in my Driveway). That a culvert would be installed thru my property to connect to the drainage culvert in my driveway. That location where the culvert addition would be dug up has my sewer, gas lines and water and I think the electrical to the house is also in that location. She said it is 12 houses. I never gave anyone permission to install that culvert drainage pipe; it was not there when I bought this house 22 years ago.

This concerned me a lot, so I signed her paper. After she left, I looked it up on Planning and Zoning agenda. I think it is actually after reading about it is further down, Dakota St, but not sure. I see that they are just getting started on the project. So, my question to you is where will the drainage go. I have no problem with development; I don't want someone digging up my yard. Can you let me know what is happening. I just got a loan to finish my house. I have no problem with expansion of new houses I just don't want my yard dug up, have to have all my utility moved and the mess it will create.

Bonnie Fosso