

Return Completed Form To:  
**Planning and Zoning**  
108 Sherman Street  
Deadwood, SD 57732



Questions Contact:  
**Kevin Kuchenbecker**  
(605) 578-2082 or  
kevin@cityofdeadwood.com

Application No. \_\_\_\_\_

## APPLICATION FOR CONDITIONAL USE PERMIT

Application Fee: \$500.00

**Applicants:** Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Name of Proposed Development: ORALIE'S

Street Location of Property: TOP OF BURNHAM ST. @ DAKOTA

Legal Description of Property: BLOCK 1, LOTS 1-7 + BLOCK 2, LOTS 1-13

Zoning Classification of Property: R-1 RESIDENTIAL

Name of Property Owner: HACA, LLC Telephone: [REDACTED]

Address: [REDACTED]  
Street City State Zip

Name of Applicant: FREDERICK P. CONFORTI Telephone: [REDACTED]

Address: [REDACTED]  
Street City State Zip

**1. The following documents shall be submitted:**

- a. An improvement survey, including all easements,
- b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
- c. A written statement addressing the criteria for approval.

Uses of Building or Land: CURRENT USE OF LAND IS VACANT. PROPOSED USE IS RESIDENTIAL

Signature of Applicant: Fred Conforti Date: 1-11-2026

Signature of Property Owner: Fred Conforti FOR HACA, LLC Date: 1-11-2026

Fee: \$ 500.00 Paid On 1/13/26 Receipt Number 206082

Legal Notice Published Date: \_\_\_\_\_ Hearing Date: 2/4/26

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): \_\_\_\_\_



City of Deadwood  
102 Sherman Street  
Deadwood, SD 57732

Mr. Kevin Kuchenbecker:

January 14, 2026

### **Criteria for Approval for Oralie's**

Proposed development will include:

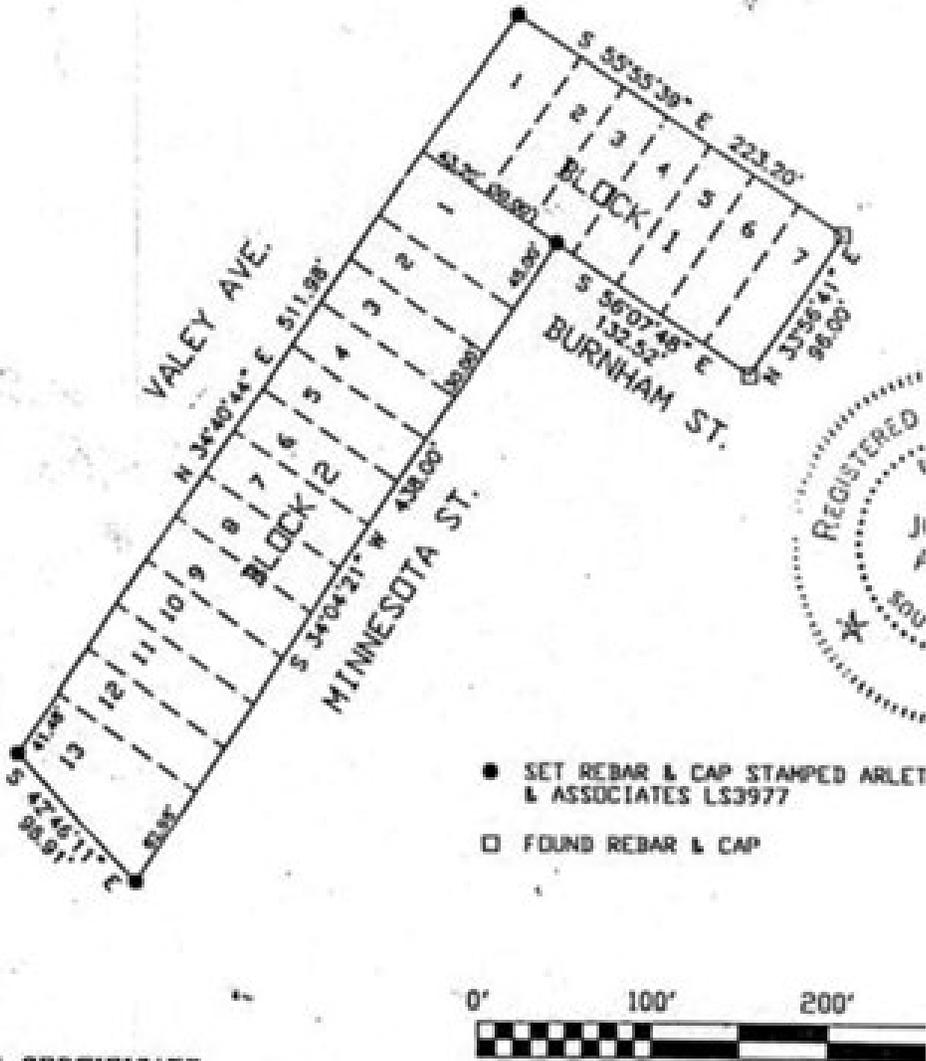
- 5 or 6 residential units in 2 buildings totaling approximately 7,200sf
- Each building will have enclosed, secure parking under the building containing 5 or 6 spaces per building for a total of 10-12 spaces. There could be additional space in the enclosed garage for ATVs.
- Residential unit sizes will be 1 or 2 bedrooms potentially having a partial loft.
- Square footage of the residential units will be between 1,100 and 1,500sf.

Benefits to Deadwood:

- Provides new local 'for sale' housing within the City limits of Deadwood
- Utilizes land already planned for residential development thereby preserving virgin lands
- Improves storm water mitigation
- Enhances existing neighborhood with attractive architecture while respecting the vernacular
- Allows for the future extension of Burnham Rd. through lease or vacation of public R.O.W.

**RECORD OF SURVEY**  
**LOTS 1 THROUGH 7 BLOCK 1 AND LOTS 1 THROUGH**  
**BLOCK 2 OF HIGHLAND PARK ADDITION, CITY OF DEADWOOD,**  
**LAWRENCE COUNTY, SOUTH DAKOTA**

[Small illegible text]



**S CERTIFICATE**

**ARLETH, R.L.S. 3977, DEADWOOD, SD, DO HEREBY CERTIFY**  
**PROPERTY SHOWN HEREON WAS SURVEYED AND STAKED UNDER**

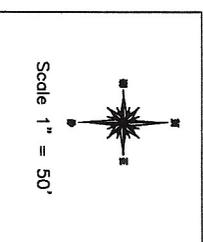


# RECORD OF SURVEY AND TOPOGRAPHIC SURVEY



- LEGEND:**
- FOUND CORNER AS NOTED
  - SET CORNER STAMPED "LS11918"
  - OP — OVERHEAD POWER
  - ST — STORM PIPE
  - U — UTILITY POLE
  - S — SAN SEWER
  - M — SEWER MAN HOLE
  - W — WATER LINE
  - F — FENCELINE

**LEGAL DESCRIPTION**  
 LOTS 1 THROUGH 7 OF BLOCK 1 AND LOTS 1 THROUGH 13 OF BLOCK 2 OF HIGHLAND PARK ADDITION, IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

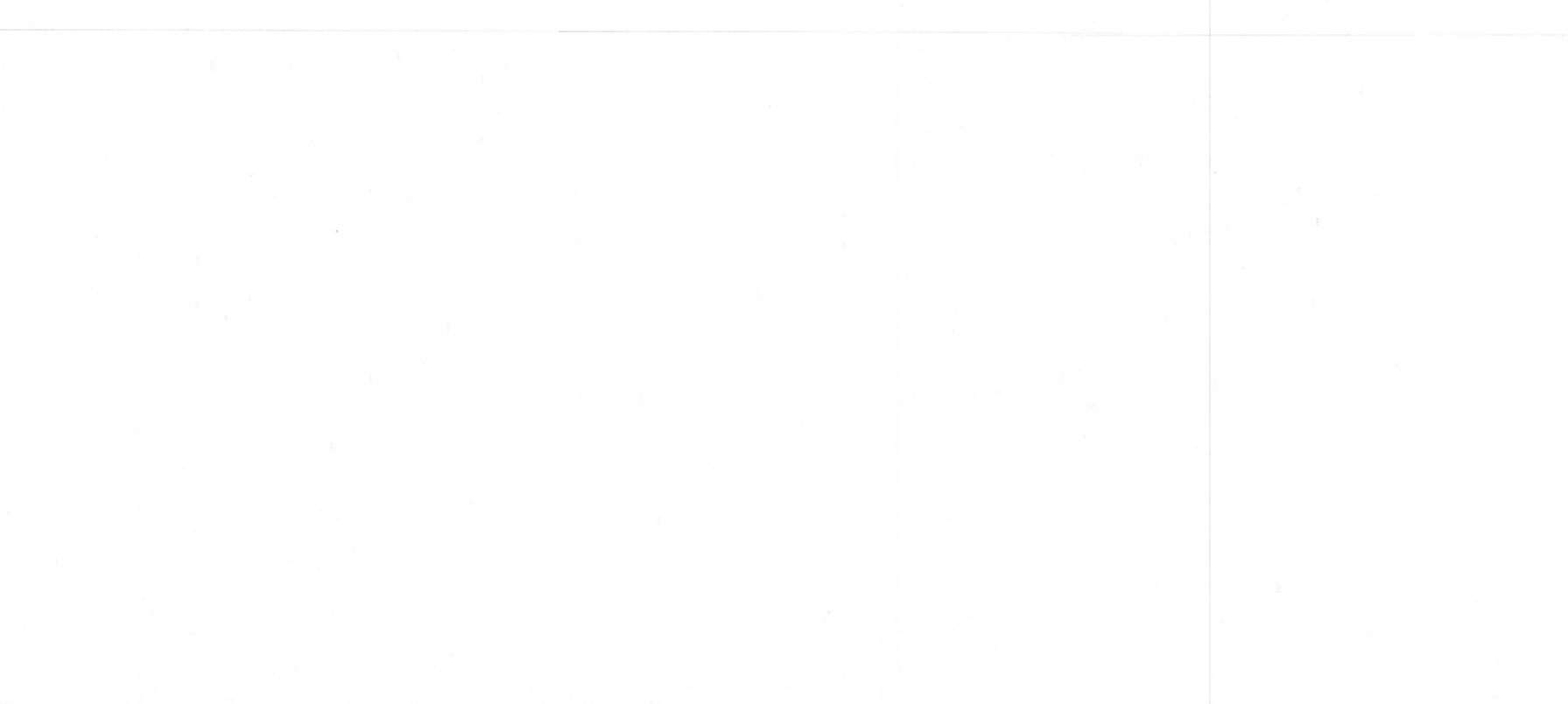
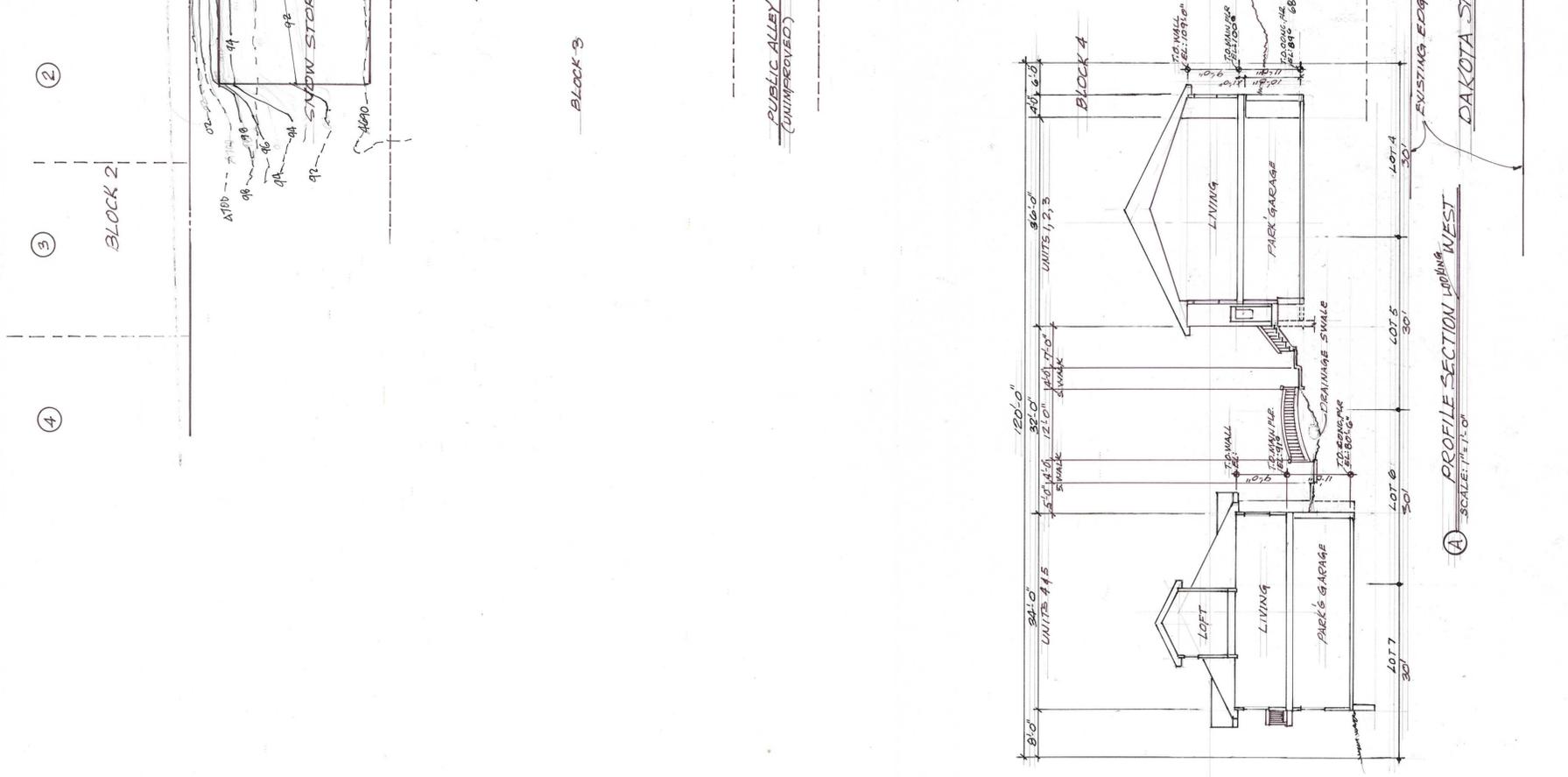
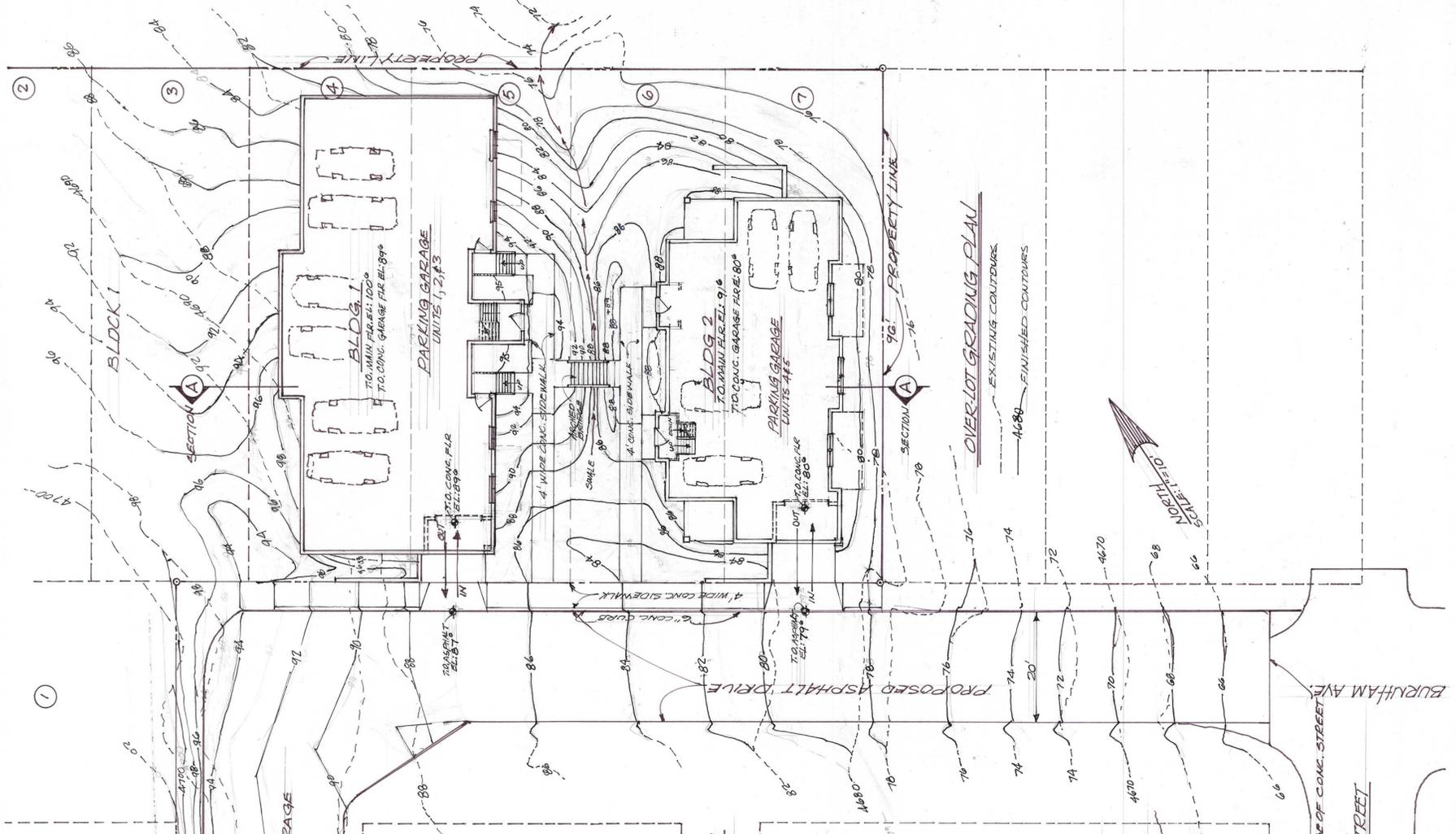


SURVEYED BY: BJL  
 DRAWN BY: FD  
 JOB NO. AA-23-326  
 DATE: 2-27-2024

**SURVEYOR'S CERTIFICATE**

I, Bradley J. Limbo, Registered Land Surveyor No. 11918 in the State of South Dakota, do hereby certify that this Record of Survey was performed by me or under my supervision and that this survey is true and correct to the best of my knowledge and belief. I am not aware of any facts or circumstances that are not known to me which might affect the accuracy of this survey.

REGISTERED SURVEYOR  
 REG. NO. 11918  
 BRADLEY LIMBO  
 SOUTH DAKOTA



# Opalies's

"for the active homeowner.....GOLDEN!"

### PROJECT DATA:

- 20 EXISTING LOTS COMPRISING 1.75 ACRES (SEE LEGAL DESCRIPTION.)
- ZONED RESIDENTIAL WITHIN THE CITY LIMITS OF DEADWOOD.
- SEWER AND WATER EXIST TO THE EDGE OF THE PROPERTY. PUBLIC ALLEY (UNIMPROVED)

### PROPOSED PROJECT DESCRIPTION:

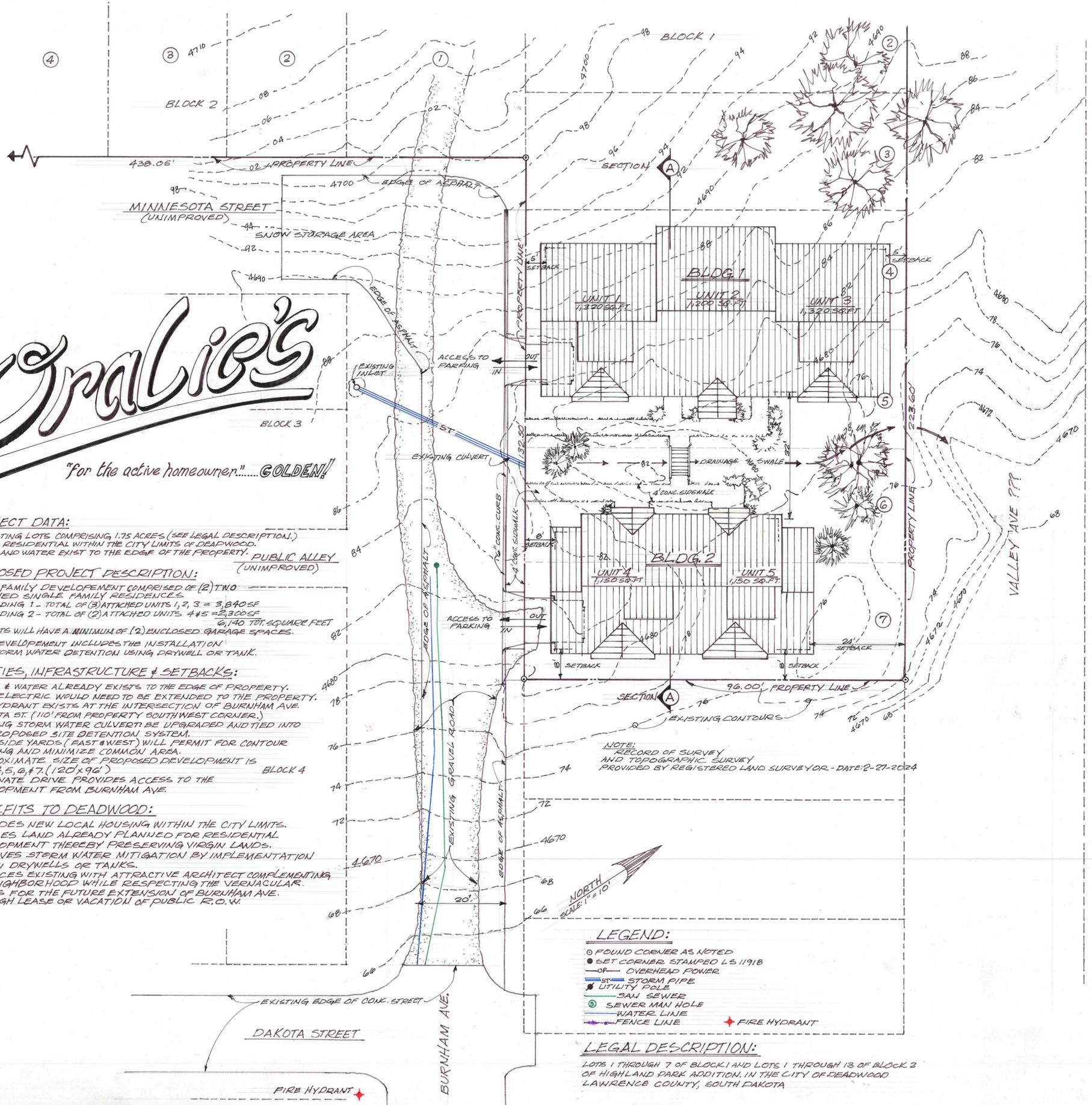
- MULTI-FAMILY DEVELOPMENT COMPRISED OF (2) TWO ATTACHED SINGLE FAMILY RESIDENCES
- BUILDING 1 - TOTAL OF (3) ATTACHED UNITS 1, 2, 3 = 3,840 SF
- BUILDING 2 - TOTAL OF (2) ATTACHED UNITS 4 & 5 = 2,300 SF
- ALL UNITS WILL HAVE A MINIMUM OF (2) ENCLOSED GARAGE SPACES.
- SITE DEVELOPMENT INCLUDES THE INSTALLATION OF STORM WATER DETENTION USING DRYWELL OR TANK.

### UTILITIES, INFRASTRUCTURE & SETBACKS:

- SEWER & WATER ALREADY EXISTS TO THE EDGE OF PROPERTY.
- GAS & ELECTRIC WOULD NEED TO BE EXTENDED TO THE PROPERTY.
- FIRE HYDRANT EXISTS AT THE INTERSECTION OF BURHAM AVE & DAKOTA ST. (110' FROM PROPERTY SOUTHWEST CORNER.)
- EXISTING STORM WATER CULVERT BE UPGRADED AND TIED INTO THE PROPOSED SITE DETENTION SYSTEM.
- 5' x 8' SIDE YARDS (EAST & WEST) WILL PERMIT FOR CONTOUR GRADING AND MINIMIZE COMMON AREA.
- APPROXIMATE SIZE OF PROPOSED DEVELOPMENT IS LOTS 4, 5, 6, & 7. (120' x 96')
- A PRIVATE DRIVE PROVIDES ACCESS TO THE DEVELOPMENT FROM BURHAM AVE.

### BENEFITS TO DEADWOOD:

- PROVIDES NEW LOCAL HOUSING WITHIN THE CITY LIMITS.
- UTILIZES LAND ALREADY PLANNED FOR RESIDENTIAL DEVELOPMENT THEREBY PRESERVING VIRGIN LANDS.
- IMPROVES STORM WATER MITIGATION BY IMPLEMENTATION OF NEW DRYWELLS OR TANKS.
- ENHANCES EXISTING WITH ATTRACTIVE ARCHITECT COMPLEMENTING THE NEIGHBORHOOD WHILE RESPECTING THE VERNACULAR.
- ALLOWS FOR THE FUTURE EXTENSION OF BURHAM AVE THROUGH LEASE OR VACATION OF PUBLIC R.O.W.



### LEGEND:

- FOUND CORNER AS NOTED
- SET CORNER STAMPED L.S. 11718
- OVERHEAD POWER
- STORM PIPE
- UTILITY POLE
- SAN SEWER
- SEWER MAN HOLE
- WATER LINE
- FENCE LINE
- ★ FIRE HYDRANT

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