

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC  
PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



**Jeremy Russell**  
Planning and Zoning Administrator  
Telephone (605) 578-2082  
jeramyr@cityofdeadwood.com

**STAFF REPORT**  
**PLANNING AND ZONING**  
November 16, 2022 MEETING

---

**APPLICANT:** WJP Holdings, LLC (William Pearson)

**PURPOSE:** Transfer of land & Creating Property Lines.

**GENERAL LOCATION:** 113 & 115 Mystery Wagon Road (Stage Run Phase 2)

**LEGAL DESCRIPTION:** LOTS 8A, 8B, 9A and 9B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8 and 9, BLOCK 4A LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** P.U.D. – Planned Unit Development

---

**STAFF FINDINGS:**

Surrounding Zoning:

North: P.U.D – Planned Unit Development  
South: P.U.D – Planned Unit Development  
East: P.U.D – Planned Unit Development  
West: P.U.D – Planned Unit Development

Surrounding Land Uses:

Residential Homes  
Residential Homes  
Vacant Land  
Vacant Land

**SUMMARY OF REQUEST**

The purpose of this plat is to facilitate the transfer of property and establish property lines. This plat describes the areas located at 113 and 115 Mystery Wagon Road. Duplexes have been constructed on these lots which now need to be separated by a property line down the center of the two structures prior to any transfer of property. This plat will create lots 8A, 8B, 9A and 9B, formerly lots 8 and 9.

## **FACTUAL INFORMATION**

1. The property is currently zoned P.U.D. – Planned Unit Development.
2. The proposed lots are comprised of the following acreage: *Lot 8A* 0.281 Acres±, *Lot 8B* 0.318 Acres±, *Lot 9A* 0.313 Acres, *Lot 9B* 0.275 Acres.
3. The subject property is located within a low density residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.

## **STAFF DISCUSSION**

Phase 2 of Stage Run was laid out in the original master plan that Deadwood Stage Run LLC presented to the City of Deadwood in 2007. At that time, it was approved by the Deadwood Planning and Zoning Commission as well as the City Commission.

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.

## **ACTION REQUIRED:**

1. Recommended Approval /Denial by Deadwood Planning and Zoning Commission
2. Approval /Denial by the Deadwood Board of Adjustment.