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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: 5R Bed and Breakfast

Street Location of Property: 21 Spring St. Deadwood, SD 57732

Legal Description of Property: Lots 1 and 2 Block 5

Howard's Addition to the City of Deadwood

Zoning Classification of Property: Residential

Name of Property Owner: _____ Telephone: _____

Address: 21 Spring Street Deadwood SD 57732
Street City State Zip

Name of Applicant: _____ Telephone: _____

Address: _____
Street City State Zip

1. The following documents shall be submitted:

- An improvement survey, including all easements,
- 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
- A written statement addressing the criteria for approval.

Uses of Building or Land: Bed and Breakfast Establishment

Signature of Applicant: _____ Date: 1/19/2026

Signature of Property Owner: _____ Date: 1/19/2026

Fee: \$ 500.00 Paid On 1/27/2026 Receipt Number 206395

Legal Notice Published Date: _____ Hearing Date: _____

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): _____

January 19, 2026

City of Deadwood

Planning and Zoning and City Commissions

RE: Conditional Use Permit application to request permission to operate a Bed and Breakfast at 21 Spring Street, Deadwood, South Dakota

Documentation to accompany the Application

***Improvement Survey –**

The attached site plan survey conducted by Schrier Engineering shows the house and driveway fronting on Spring Street. The property has no easements.

***Development Plan –**

The attached document from Schrier Engineering shows the location of the house. There are no other buildings on this property.

The useable open space includes the outdoor deck with a deck walkway to the front door opening to the first floor living space. The deck sitting area is approximately 200 square feet. The useable open area is approximately 4,000 square feet.

Off street parking will not be necessary. Full access to the driveway parking and the one-car garage space will be available to the guests. The owners of the neighboring property have given us permission to use their gravel parking area adjacent to the Spring Street right-of-way. This is available for short term 'overflow' parking. Loading area parking does not apply to this Bed and Breakfast use.

Refuse will be stored in closed containers inside the garage. Refuse will be disposed of by the owners. Screening for a trash area will not be necessary.

No signage is planned for the Bed and Breakfast. The street address sign is placed on the house and visible from the street.

Respectfully Submitted,



Greg and Cari Rothenhoefer