

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: Gold Country Laundromat

Street Location of Property: 801 Main St Deadwood SD 57732

Legal Description of Property: M.S. 97 Lot E ex Lot 3 (69.96sf) Plat Bk3 Pg373

Zoning Classification of Property: C1 Commercial

Name of Property Owner: Gold Country LLC/ Tyler Peterson Telephone: [REDACTED]

Address: [REDACTED] Deadwood SD 57732
Street City State Zip

Name of Applicant: [REDACTED] Telephone: [REDACTED]

Address: [REDACTED] [REDACTED] SD 57732
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: Laundromat

Signature of Applicant: [Signature] Date: 1/24/24

Signature of Property Owner: [Signature] Date: 1/24/24

Fee: \$ 500.- Paid On 1/27/26 Receipt Number 206401

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): _____

City of Deadwood Planning and Zoning,

The property located at 801 Main Street is zoned C-1 Commercial and is currently operated as a weekend-only diner. Under Deadwood Municipal Code 17.32.030, Conditional Uses permitted within the C-1 zoning district include "Laundromat" as listed under Item V.

Based on feedback received from local residents as well as visiting travelers, I am submitting an application for a Conditional Use Permit to allow the operation of a self-service laundromat at this location. The proposed use would serve both residents of the City of Deadwood and guests visiting the community.

The proposed improvements would be limited to interior modifications only. These would include installing a commercial interior glass door within the existing 8-foot opening and removing the current kitchen equipment. Deadwood Electric would be utilized to verify and ensure that the existing electrical service is adequate for the proposed washer equipment. Additionally, a licensed HVAC contractor would be engaged to verify proper placement and suitability of existing gas lines, which currently serve the kitchen equipment, for use with gas dryers. Preliminary thoughts of 4 double gas dryers and one larger dryer as well as 5 top load washers and 4 front load washers. I am unsure of the exact need, so I would consult with Dakota Laundry to get their recommendation for exact placement, layout and number of machines.

The lot is 24,587 sqft with 48 parking spots as well as .13 acres or 5.663 sqft of leased lot for overflow parking across the street.

There would be no changes to the building footprint, site layout, or exterior appearance of the property. Parking demand is anticipated to remain similar to or less than its current use; therefore, off-street parking and loading areas would not be adversely affected. Any proposed signage would comply fully with applicable City regulations and would be submitted for approval as required.

Thank you for your time and consideration of this request. I look forward to working with the City to provide a needed service while maintaining compliance with all applicable codes and standards.

Sincerely,
Tyler

NW

Gaming Area

Entry door

Cage

Entry door

Window

27'

Window

Proposed interior wall with door to laundromat

Bathroom

Bathroom

Hallway

Hotel

17 ft

24,587 sq ft lot
 48 parking spots in lot
 and off street
 leased .13 acre lot
 across the street for
 parking as well.

MAIN STREET

Calculations

22	X	48	X	2	=	2024
3	X	25	X	2	=	-150
2.5	X	22	X	2	=	110
18	X	60	X	2	=	2160
21	X	48	X	2	=	2016
6.5	X	30	X	2	=	390
7	X	7	X	2	=	98
14	X	109	X	2	=	3052
17	X	51	X	2	=	1734
73	X	28	X	2	=	4088
5	X	73	X	1	=	438
5	X	52	X	1	=	260
8	X	36	X	1	=	288
4	X	60	X	1	=	240
Total					=	16748

Add 240SF Area for
 2nd Flr Overhang
 (4' X 60')

Add 288SF Area for
 2nd Flr Overhang
 (8' X 36')

Laundry
 Room
 650 SF
 (26'W X 25'D)

Check-In

612SF

Office

Manager
 Apartment
 (2BR/1BA)

630SF

SUBJECT
 OFFSTREET
 PARKING

FIRST FLOOR SKETCH 7,761 SF GBA

Proposed laundry

Add 438SF Area for
 2nd Flr Overhang
 (6' X 73')

Casino/
 Restaurant
 2044 SF
 (28'X 73')

Add 260SF Area for
 2nd Flr Overhang
 (5'X 52')

add interior
 wall

Hotel