

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, June 5, 2019 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of May 1, 2019 Minutes
3. Planning and Zoning Commission

Vendor Application – 555 Main Street -- Michael Snyder – Leather Headquarters

Action Required:

- a. Approval/Denial by Planning and Zoning Commission

Plat – City of Deadwood – Peck Street – Surplus and Clear Encroachments

Lot A of Peck's Garden Subdivision; Formerly Part of Peck Street, Peck's Garden Subdivision; City of Deadwood, Lawrence County, South Dakota

Action Required:

- a. Approval/Denial by Planning and Zoning Commission
- b. Approval/Denial by Deadwood Board of Adjustment

Plat – Ken and Karla Hawki – Pecks Garden – Consolidate Parcels and Separate Two Properties

Lots 5A and 7A, Peck's Garden Subdivision; Formerly Part of Lot 5 and Lots 6-8, Peck's Garden Subdivision, City of Deadwood, Lawrence County, South Dakota

Action Required:

- a. Approval/Denial by Planning and Zoning Commission
- b. Approval/Denial by Deadwood Board of Adjustment

Plat – Joshua and Megan Kaufman – Spring Street – Consolidate Parcels

Lot 3A, Block 5 of Howard's Addition to the City of Deadwood; Formerly Lot 4A-2, Block 3 and Lots 3 and 4, Block 5 of Howard's Addition, City of Deadwood, Lawrence County, South Dakota

Action Required:

- a. Approval/Denial by Planning and Zoning Commission
- b. Approval/Denial by Deadwood Board of Adjustment

4. Items from Staff
 - a. Outlaw Square
 - b. Hwy 14A/85
 - c. Whitewood Creek
5. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, May 1, 2019

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, May 1, 2019 at 5:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

Planning and Zoning Commission Present: Tony Biesiot, Brett Runge, Jim Shedd, Bill Rich and John Martinisko

Absent:

Board of Adjustments Present: Charlie Struble

Staff Present:

Bob Nelson Jr., Trent Mohr and Meghan Wittmis

Approval of April 17, 2019 Minutes:

It was moved by Mr. Shedd and seconded by Mr. Rich to approve the April 17, 2019 meeting minutes. Aye - All. Motion carried.

Sign Review Commission

Optima LLC - 372 Main Street - Install Two Additional Wall Signs

Mr. Mohr stated the applicant has submitted a sign permit for 372 Main Street, Tru Hotel, to install two additional wall signs. These two wall signs will advertise food vendors that are tenants in this building. These signs were planned since the construction of Tru Hotel, but the applicant delayed applying for the permits to take advantage of the recent ordinance change allowing internal illumination at this location without a variance. The two proposed signs do require a variance due to the public entrances on this side of the building already have existing signs associated with them. *It was moved by Mr. Martinisko and seconded by Mr. Rich to approve the signs at 372 Main Street. Aye - All. Motion Carried.*

Planning and Zoning Commission and Board of Adjustments:

Plat - Twin City Fruit, LLC - Consolidate Parcels

Mr. Nelson Jr. stated this is a final plat submitted by Twin City Fruit, LLC to consolidate parcels, the parking lot located north of the Branch House on Sherman Street. Legally described as Tract A of Block 30, O.T. Deadwood; Formerly Lots 36 thru 49, O.T. Deadwood, and Lot R-6B of the Deadwood Railroad Property, All of Block 30, City of Deadwood, Lawrence County, South Dakota. Property is zoned C1 - Commercial District. Mr. Nelson Jr. believes this is for tax purposes. Mr. Martinisko asked if this is all one owner. Mr. Nelson Jr. stated yes it is all one owner just a new LLC name. *It was moved by Mrs. Runge and seconded by Mr. Martinisko to approve the final plat for Tract A of Block 30, O.T. Deadwood; Formerly Lots 36 thru 49, O.T. Deadwood, and Lot R-6B of the Deadwood Railroad Property, All of Block 30, City of Deadwood, Lawrence County, South Dakota. Aye - all. Motion carried.*

Items From Staff (no action taken)

- Outlaw Square: There was a bid opening held on the 25th of April. He has not had a chance to look at the bid tabs. As for the construction there is progress being made but continuing to struggle with the weather. Next week DOT might shut down the other side of Deadwood Street to start replacing conduit for the new signals.
- Highway 14A/85: Construction shut down today due to the weather. They were making good progress. The speed limit has been reduced to 25 MPH. The underground conduit contractor should start next week.
- Whitewood Creek: The pre-con with the landscaping company should start next week.
- City Hall Parking Lot: Mr. Nelson Jr. stated he does not have a rendering yet, but is leaving it on the agenda as he wants to update the commission as the project moves forward.
- Opening day of youth baseball is May 21st and opening day of youth softball is May 22nd both at Keene Park.

Adjournment:

It was moved by Mrs. Runge and seconded by Mr. Rich to adjourn the Regular Meeting of the Planning and Zoning Commission. Aye - All. Motion carried.

There being no further business, the Planning and Zoning Commission adjourned at 5:08 p.m.

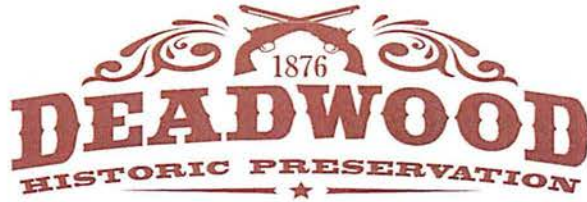
ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Meghan Wittmis, Planning & Zoning Office/Recording Secretary

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



Bob Nelson, Jr.
Planning & Zoning
Administrator
Telephone (605) 578-2082
bobjr@cityofdeadwood.com

VENDOR APPLICATION

Date: May 30, 2019
To: Planning and Zoning Commission
From: Robert E. Nelson, Jr., Zoning Administrator
Re: Rally Vending

The vendor permit before you has met the conditions of temporary vending within the city limits of Deadwood. The application was received before the review deadline, payment for the permit was received, and the vending is to be indoors and outdoors. Leather Headquarters has been a vendor in Deadwood and has done business in South Dakota and has reported sales tax to the state in the past. They do have a current sales tax number with the State Revenue Office. The location is to be at 555 Main Street. Staff recommends approval of the vendor permit for Michael Snyder dba Leather Headquarters.

Merchandise: Leather Goods, Accessories, Event T-Shirts, and Patches

Action:

Approval /denial of the vendor license for Leather Headquarters

Application Date: 5/22/19
Payment Received: 5/22/19

Application for Temporary Vendors License

The Deadwood Zoning Administrator and Planning & Zoning Commission review all applications.

Applicant: Michael Snyder
Name of Business: Leather Headquarters
Applicant's mailing address: 4245 Boulder Hwy Las Vegas NV 89121
Telephone: (702) 431 - 8805 Cell: (310) 480 - 2665

Please select your type of vending:

- * Outside of a structure – \$750.00 ☒
- * Inside of an existing structure – \$250.00 ☒

For a period of fourteen (14) days: Beginning: July 30 2019
Ending: Aug 12 2019

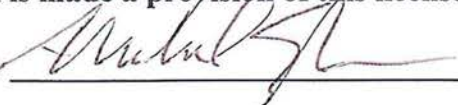
South Dakota Sales Tax Number: Will present before opening

Physical street address of vending location: 555 Main Street - Inside
outside - Northeast Parking lot (Across the street) 10 to 20' from crosswalk (North)

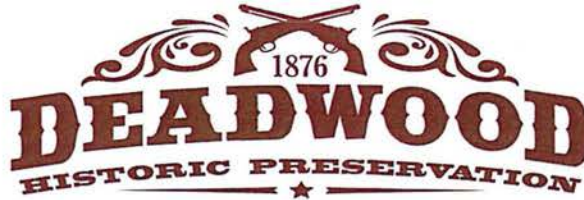
Contact Name and phone number of property owners: Chris Walker GM
605 - 578 - 1893

Complete description of goods and/or services: Leather Goods & Accessories, Boots,
helmets, Bags, Mens, Womens, & Childrens Clothing, Event Merchandise
Jewelry, Gifts, Patches, Sewing,

I agree that any falsification, misstatements or omissions, including those related to location and goods to be sold, shall result in immediate revocation of this license and forfeiture of the right to operate within the City Limits of Deadwood. It is further understood that payment of applicable state and city sales tax is made a provision of this license.

Applicant's signature:  Date submitted: 5/10/19

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



Bob Nelson, Jr.
Planning & Zoning
Administrator
Telephone (605) 578-2082
bobjr@cityofdeadwood.com

STAFF REPORT
PLANNING AND ZONING
June 5, 2019 MEETING

APPLICANT: City of Deadwood

PURPOSE: To Surplus and Clear Encroachments

GENERAL LOCATION: Peck Street

LEGAL DESCRIPTION: Lot A of Peck's Garden Subdivision; Formerly Part of Peck Street, Peck's Garden Subdivision; City of Deadwood, Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed.

ZONE: R1 – Residential District

STAFF FINDINGS:

Surrounding Zoning:

North: R1 – Residential District
South: R1 – Residential District
East: R1 – Residential District
West: R1 – Residential District

Surrounding Land Uses:

Residential Housing
Residential Housing
Residential Housing
Residential Housing

SUMMARY OF REQUEST

The Final Plat of Lot A has been submitted to surplus and clear encroachments.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential District
2. Lot A is comprised of 0.011 acres \pm
3. Lot A does not meet the minimum lot size requirements of 5,000 square feet however will be platted into the property at 4 Burlington to become compliant.
4. The subject property is located within a high density residential designation.
5. The subject property is not located within the 500 year flood zone.
6. City water and wastewater are available to serve the property.
7. The area is currently characterized by residential use.

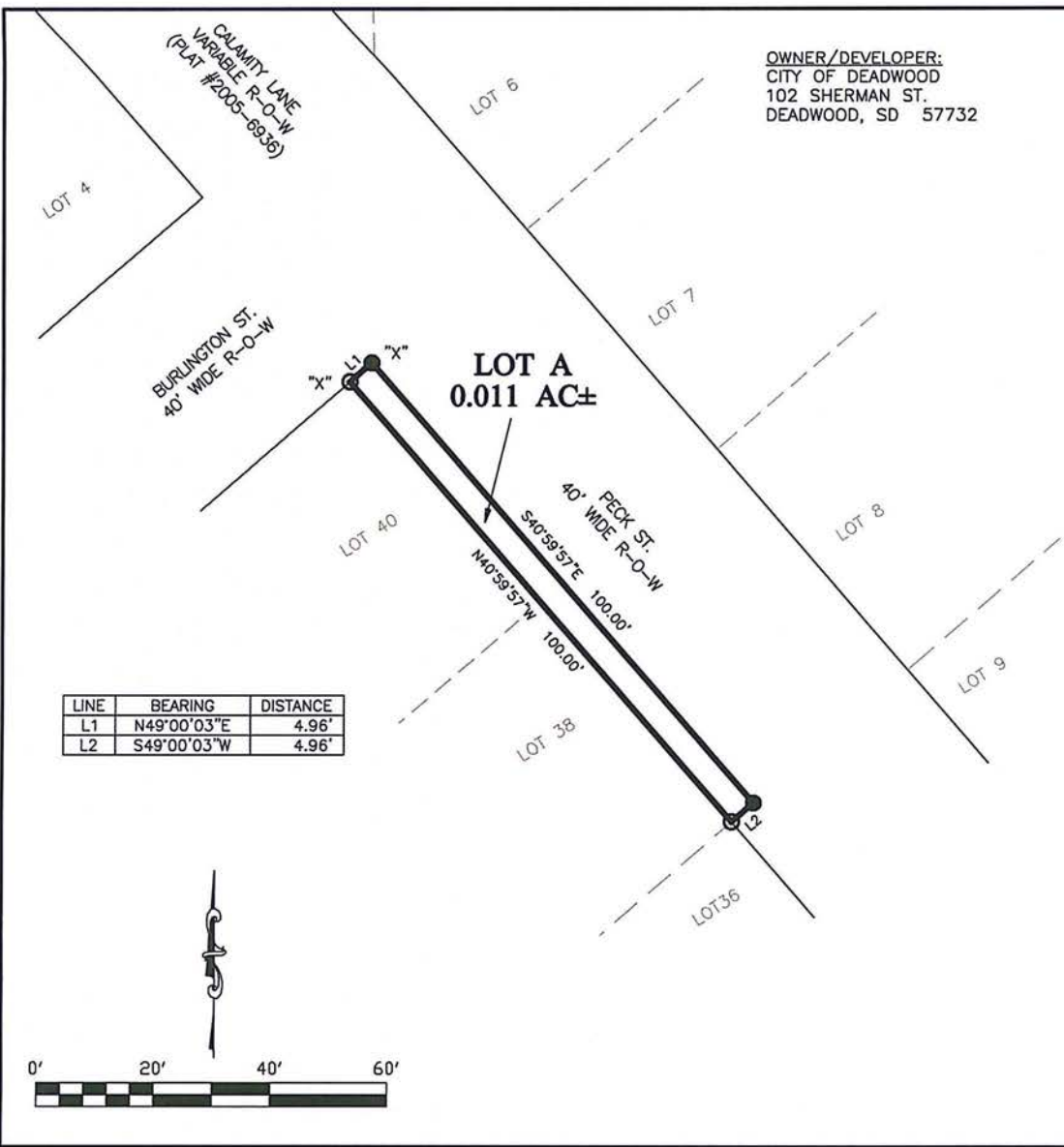
STAFF DISCUSSION

The subject property is currently vacant and will be developed in the near future. This plat consolidates parcel.

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 date 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.

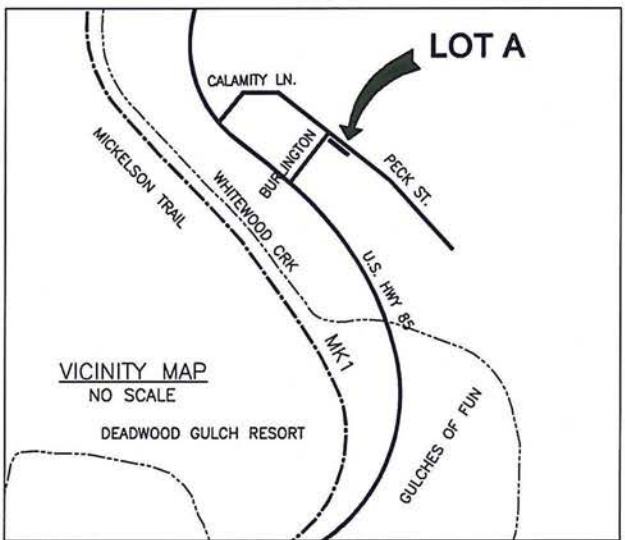
ACTION REQUIRED:

1. Approval / denial by Deadwood Planning and Zoning Commission.
2. Approval / denial by Deadwood Board of Adjustment.



OWNER/DEVELOPER:
CITY OF DEADWOOD
102 SHERMAN ST.
DEADWOOD, SD 57732

**PLAT OF LOT A OF PECK'S GARDEN SUBDIVISION;
FORMERLY PART OF PECK STREET,
PECK'S GARDEN SUBDIVISION;
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**



LINE	BEARING	DISTANCE
L1	N49°00'03"E	4.96'
L2	S49°00'03"W	4.96'

LEGEND:
● SET REBAR AND CAP STAMPED LS3977 UNLESS NOTED
○ FOUND REBAR AND CAP STAMPED LS3977 UNLESS NOTED

- NOTES:**
1. PROPOSED LOT AREA = 0.011 ACRES±;
PROPOSED R-O-W AREA = 0.00 ACRES±;
AVERAGE DENSITY PER LOT = 0.011 ACRES±
TOTAL PROPOSED PLATTED AREA: 0.011 ACRES±
 2. A UTILITY EASEMENT EXISTS THROUGHOUT ALL OF LOT A.
 3. ZONING IS R1 PER LAWRENCE CO. GIS ZONING MAP.
 4. WE HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE PORTIONS OF LAND DESIGNATED HEREON AS EASEMENTS.
 5. PECK'S GARDEN SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 284.

**PLAT OF LOT A OF PECK'S GARDEN SUBDIVISION;
FORMERLY PART OF PECK STREET,
PECK'S GARDEN SUBDIVISION;
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**

SURVEYOR'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I, JOHN M. ARLETH, 24 CLIFF STREET, DEADWOOD, SD, DO HEREBY CERTIFY
THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA.
THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I HAVE
CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND DESCRIBED
HEREON. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE
PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH THE LAWS OF THE
STATE OF SOUTH DAKOTA AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.
DATED THIS ____ DAY OF _____, 20____.

JOHN M. ARLETH, R.L.S. 3977

OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
____ DO HEREBY CERTIFY THAT WE ARE
THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS
PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL
EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER: _____
ADDRESS: _____

ACKNOWLEDGMENT OF OWNER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
ON THIS ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY
PUBLIC, PERSONALLY APPEARED _____ KNOWN TO
ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____

CERTIFICATE OF COUNTY TREASURER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I, _____, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY
THAT _____ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID.
DATED THIS ____ DAY OF _____, 20____.

LAWRENCE COUNTY TREASURER: _____

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY
AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL
REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY: _____

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS ____ DAY
OF _____, 20____.

CITY PLANNER

CHAIRMAN

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE
WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE
REGISTER OF DEEDS, LAWRENCE COUNTY, S.D. DATED THIS ____ DAY
OF _____, 20____.

ATTEST: _____
FINANCE OFFICER MAYOR

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED
A COPY OF THIS PLAT. DATED THIS ____ DAY OF _____, 20____.

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION

OFFICE OF THE REGISTER OF DEEDS

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
FILED FOR RECORD THIS ____ DAY OF _____, 20____, AT ____ O'CLOCK, ____ M., AND
RECORDED IN DOC. _____.

LAWRENCE COUNTY REGISTER OF DEEDS FEE: \$ _____



PREPARED BY:
ARLETH LAND
SURVEYING, LLC

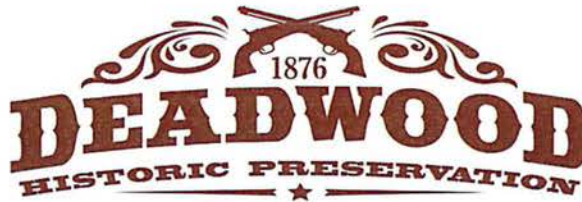
24 CLIFF ST.
DEADWOOD, SD 57732
1-605-578-1637

DATE: MAY 29, 2019
REV:
SCALE: 1" = 20'

APPROVED: JMA
DRAWN: FD
FILE: 9928.dwg

SHEET 2 OF 2

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



Bob Nelson, Jr.
Planning & Zoning Administrator
Telephone (605) 578-2082
bobjr@cityofdeadwood.com

STAFF REPORT
PLANNING AND ZONING
June 5, 2019

APPLICANT: Ken and Karla Hawki
4 Peck Street
Deadwood, SD 57732

PURPOSE: Consolidate parcels and Separate two Properties

GENERAL LOCATION: Pecks Garden

LEGAL DESCRIPTION: Lots 5A and 7A, Peck's Garden Subdivision; Formerly Part of Lot 5 and Lots 6-8, Peck's Garden Subdivision, City of Deadwood, Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed.

ZONE: R1 – Residential District

STAFF FINDINGS:

Surrounding Zoning:

North: R1 - Residential
South: R1 – Residential
East: R1 - Residential
West: CH – Commercial Highway

Surrounding Land Uses:

Vacant Land
Residential Dwellings
Residential Dwellings
Residential Dwellings

SUMMARY OF REQUEST

The Final Plat for Lots 5A and 7A of the Pecks Garden Subdivision has been submitted to consolidate parcels and separate two properties. The property is located within Peck's Garden Subdivision and involves 2 and 4 Peck Street.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential District
2. Lot 5A is comprised of 0.244 Acres \pm .
Lot 7A is comprised of 0.255 Acres \pm .
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.
6. The area is currently characterized by open space, and residential homes.

STAFF DISCUSSION

The lots meet the area and bulk requirements.

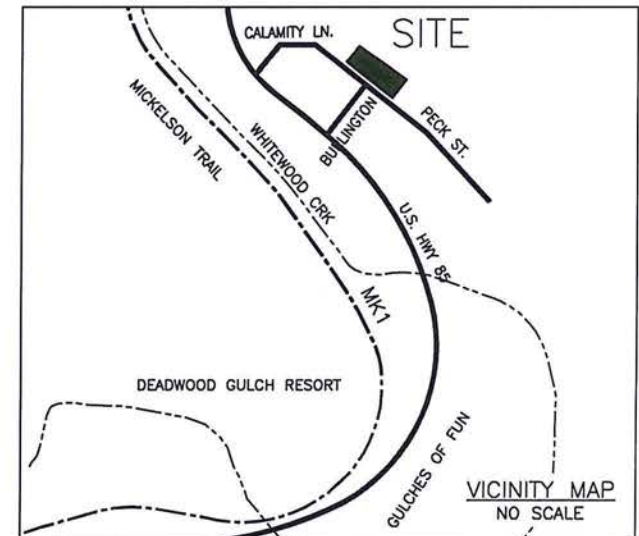
1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown 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.
9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

1. Approval / denial by Deadwood Planning and Zoning Commission.
2. Approval / denial by Deadwood Board of Adjustment.

**PLAT OF LOTS 5A AND 7A, PECK'S GARDEN SUBDIVISION;
FORMERLY PART OF LOT 5 AND LOTS 6-8,
PECK'S GARDEN SUBDIVISION,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**

OWNER/DEVELOPER:
KEN & KARLA HAWKI
4 PECK ST.
DEADWOOD, SD 57732
1-605-578-3425

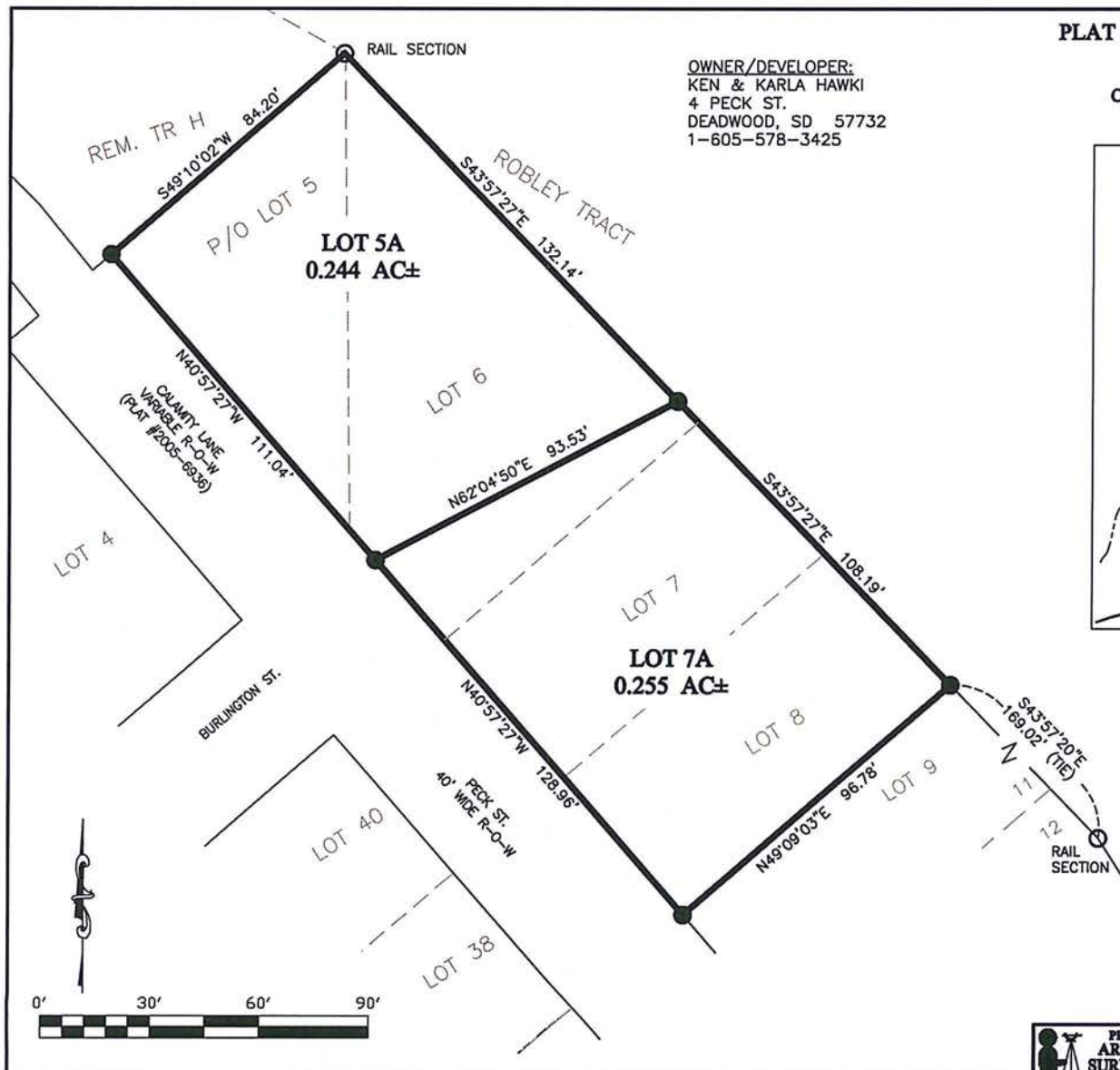


LEGEND:
● SET REBAR AND CAP STAMPED LS3977 UNLESS NOTED
○ FOUND MONUMENT AS NOTED

- NOTES:**
1. PROPOSED LOT AREA = 0.499 ACRES±;
PROPOSED R-O-W AREA = 0.00 ACRES±;
AVERAGE DENSITY PER LOT = 0.249 ACRES±
TOTAL PROPOSED PLATTED AREA: 0.499 ACRES±
 2. 5' UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES.
EASEMENTS INCLUDED IN LOT AREAS.
 3. ZONING IS R1 PER LAWRENCE CO. GIS ZONING MAP.
 4. WE HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR
WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER
PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE
PORTIONS OF LAND DESIGNATED HEREON AS EASEMENTS.
 5. PECK'S GARDEN SUBDIVISION RECORDED IN PLAT BOOK 1,
PAGE 284.

SHEET 1 OF 2

	PREPARED BY: ARLETH LAND SURVEYING, LLC	24 CLIFF ST. DEADWOOD, SD 57732 1-605-578-1637	DATE: MAY 23, 2019 REV: SCALE: 1" = 30'	APPROVED: JMA DRAWN: ED FILE: 6464.dwg
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**PLAT OF LOTS 5A AND 7A, PECK'S GARDEN SUBDIVISION;
FORMERLY PART OF LOT 5 AND LOTS 6-8,
PECK'S GARDEN SUBDIVISION,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**

SURVEYOR'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I, JOHN M. ARLETH, 24 CLIFF STREET, DEADWOOD, SD, DO HEREBY CERTIFY
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PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH THE LAWS OF THE
STATE OF SOUTH DAKOTA AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.
DATED THIS ____ DAY OF _____, 20____.

JOHN M. ARLETH, R.L.S. 3977

OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
_____, DO HEREBY CERTIFY THAT WE ARE
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OWNER: _____

ADDRESS: _____

ACKNOWLEDGMENT OF OWNER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
ON THIS ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY
PUBLIC, PERSONALLY APPEARED _____ KNOWN TO
ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

CERTIFICATE OF COUNTY TREASURER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
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DATED THIS ____ DAY OF _____, 20____.

LAWRENCE COUNTY TREASURER: _____

APPROVAL OF HIGHWAY AUTHORITY

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HIGHWAY AUTHORITY: _____

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS ____ DAY
OF _____, 20____.

CITY PLANNER

CHAIRMAN

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE
WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE
REGISTER OF DEEDS, LAWRENCE COUNTY, S.D. DATED THIS ____ DAY
OF _____, 20____.

ATTEST: _____
FINANCE OFFICER MAYOR

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED
A COPY OF THIS PLAT. DATED THIS ____ DAY OF _____, 20____.

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION

OFFICE OF THE REGISTER OF DEEDS

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
FILED FOR RECORD THIS ____ DAY OF _____, 20____, AT ____ O'CLOCK, ____ M., AND
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LAWRENCE COUNTY REGISTER OF DEEDS FEE: \$ _____



PREPARED BY:
ARLETH LAND
SURVEYING, LLC

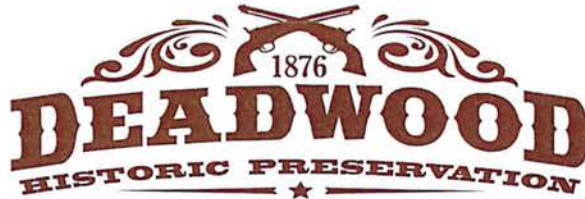
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DATE: MAY 23, 2019
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SCALE: 1" = 30'

APPROVED: JMA
DRAWN: FD
FILE: 6464.dwg

SHEET 2 OF 2

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Fax (605) 578-2084



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Telephone (605) 578-2082
bobjr@cityofdeadwood.com

STAFF REPORT
PLANNING AND ZONING
June 5, 2019 MEETING

APPLICANT: Joshua and Megan Kaufman

PURPOSE: To Consolidate Parcels

GENERAL LOCATION: Spring Street

LEGAL DESCRIPTION: Lot 3A, Block 5 of Howard's Addition to the City of Deadwood; Formerly Lot 4A-2, Block 3 and Lots 3 and 4, Block 5 of Howard's Addition, City of Deadwood, Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed.

ZONE: R2 – Multi-Family Residential District

STAFF FINDINGS:

Surrounding Zoning:

North: R2 – Residential District
South: R2 – Residential District
East: R2 – Residential District
West: R2 – Residential District

Surrounding Land Uses:

Residential Housing
Vacant Hillside
Vacant Hillside
Vacant Hillside

SUMMARY OF REQUEST

The Final Plat of Lot 3A Block 5 has been submitted to consolidate parcels.

FACTUAL INFORMATION

1. The property is currently zoned R2 – Residential District
2. Lot 3A is comprised of 0.151 acres \pm
3. Lot 3A meets the minimum lot size requirements of 5,000 square feet.
4. The subject property is located within a high density residential designation.
5. The subject property is not located within the 500 year flood zone.
6. City water is not available to serve the property. City wastewater collection is available to serve the property.
7. The area is currently characterized by open space forest.

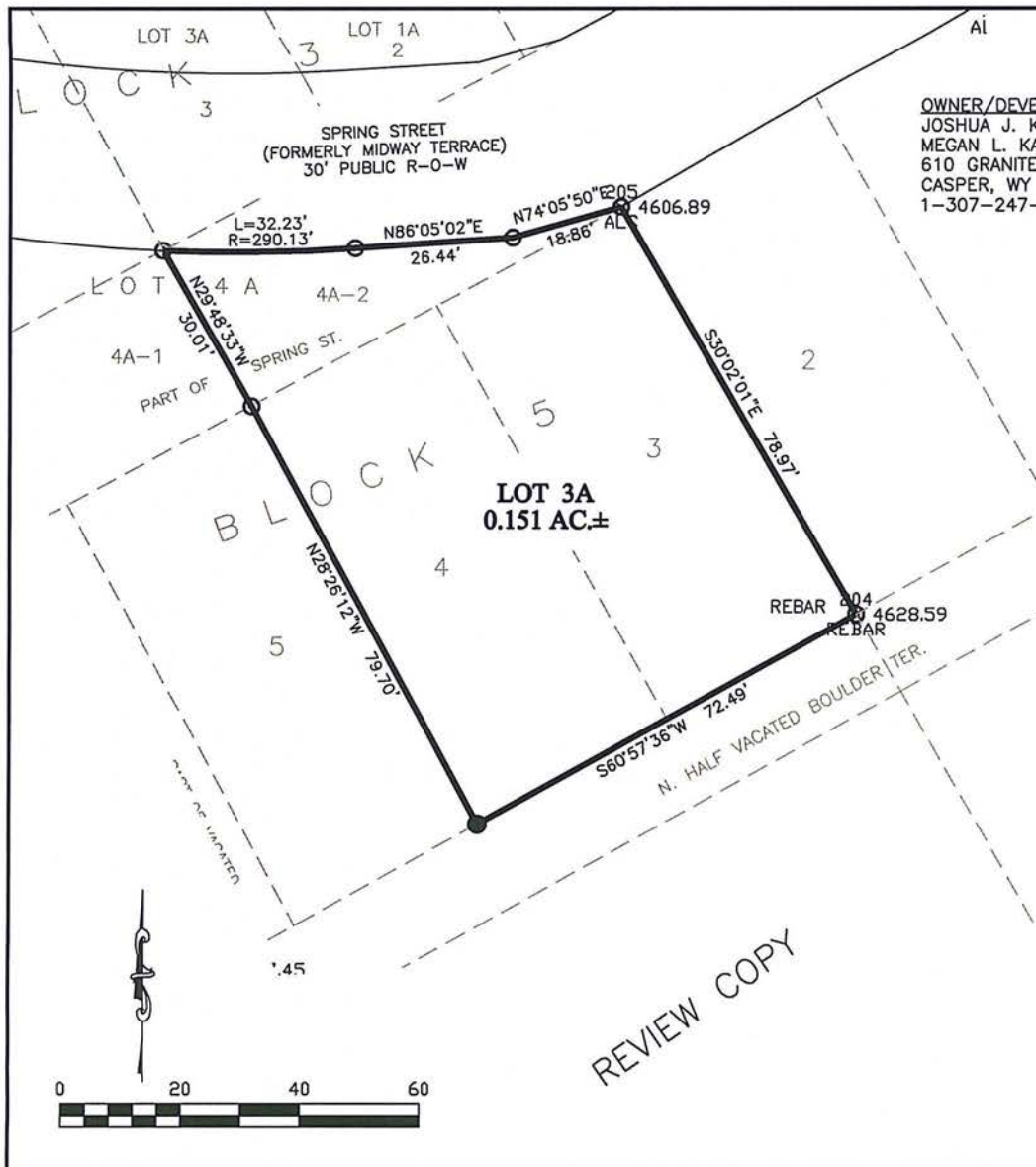
STAFF DISCUSSION

The subject property is currently vacant and will be developed in the near future. This plat consolidates parcel.

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 date 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. Approval / denial by Deadwood Planning and Zoning Commission.
2. Approval / denial by Deadwood Board of Adjustment.



**PLAT OF LOT 3A, BLOCK 5 OF
HOWARD'S ADDITION TO THE CITY OF DEADWOOD;
FORMERLY LOT 4A-2, BLOCK 3 AND LOTS 3 AND 4, BLOCK 5
OF HOWARD'S ADDITION,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**

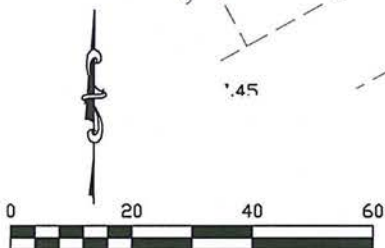
OWNER/DEVELOPER:
JOSHUA J. KAUFMAN
MEGAN L. KAUFMAN
610 GRANITE PEAK DR.
CASPER, WY 82609
1-307-247-1011



- LEGEND:**
● SET REBAR AND CAP STAMPED LS 3977
○ FOUND MONUMENT STAMPED LS 3977 UNLESS NOTED

- NOTES:**
1. PROPOSED LOT AREA = 0.151 ACRES±;
PROPOSED R-O-W AREA = 0.00 ACRES±;
AVERAGE DENSITY PER LOT = 0.151 ACRES±
TOTAL PROPOSED PLATTED AREA: 0.151 ACRES±
2. 5' UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES. EASEMENTS INCLUDED IN LOT AREAS.
3. ZONING IS R2 PER LAWRENCE CO. GIS ZONING MAP.
4. WE HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE PORTIONS OF LAND DESIGNATED HEREON AS EASEMENTS.
5. LOT 4A-2 RECORDED IN PLAT DOC#2019-588.

REVIEW COPY



SHEET 1 OF 2

PREPARED BY: ARLETH LAND SURVEYING, LLC	24 CLIFF ST. DEADWOOD, SD 57732 1-605-578-1637	DATE: NOVEMBER 28, 2018 REV: SCALE: 1" = 20'	APPROVED: JMA DRAWN: FD FILE: 9863.dwg
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**PLAT OF LOT 3A, BLOCK 5 OF
HOWARD'S ADDITION TO THE CITY OF DEADWOOD;
FORMERLY LOT 4A-2, BLOCK 3 AND LOTS 3 AND 4, BLOCK 5
OF HOWARD'S ADDITION,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**

SURVEYOR'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I, JOHN M. ARLETH, 24 CLIFF STREET, DEADWOOD, SD, DO HEREBY CERTIFY
THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA.
THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I
HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND
DESCRIBED HEREON. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND
BELIEF, THE PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH
THE LAWS OF THE STATE OF SOUTH DAKOTA AND ACCEPTED METHODS
AND PROCEDURES OF SURVEYING.
DATED THIS ____ DAY OF _____, 20____.

JOHN M. ARLETH, R.L.S. 3977

OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

_____, DO HEREBY
CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. THAT
WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY
SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT
CONTROL REGULATIONS.

OWNERS: _____

ADDRESS: _____

ACKNOWLEDGMENT OF OWNER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY
PUBLIC, PERSONALLY APPEARED _____ KNOWN TO
ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

CERTIFICATE OF COUNTY TREASURER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, _____, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY
THAT _____ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID.
DATED THIS ____ DAY OF _____, 20____.

LAWRENCE COUNTY TREASURER: _____

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY
AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL
REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY: _____

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS ____ DAY
OF _____, 20____.

CITY PLANNER

CHAIRMAN

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE
WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE
REGISTER OF DEEDS, LAWRENCE COUNTY, S.D. DATED THIS ____ DAY
OF _____, 20____.

ATTEST: _____

FINANCE OFFICER

MAYOR

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED
A COPY OF THIS PLAT. DATED THIS ____ DAY OF _____, 20____.

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION

OFFICE OF THE REGISTER OF DEEDS

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

FILED FOR RECORD THIS ____ DAY OF _____, 20____, AT ____ O'CLOCK, ____ M., AND
RECORDED IN DOC. _____.

LAWRENCE COUNTY REGISTER OF DEEDS FEE: \$ _____



PREPARED BY:
**ARLETH LAND
SURVEYING, LLC**

24 CLIFF ST.
DEADWOOD, SD 57732
1-605-578-1637

DATE: NOVEMBER 28, 2018
REV:
SCALE: 1" = 20'

APPROVED: JMA
DRAWN: FD
FILE: 9863.dwg

SHEET 2 OF 2