

DEADWOOD PLANNING AND ZONING COMMISSION

BOARD OF ADJUSTMENTS

Wednesday, March 2, 2016 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of January 20, 2016 Minutes

3. Sign Review Commission

29 Lee Street – Tom Koth

- a. Install New Projecting Sign

Action Required:

- b. Approval/Denial by Planning and Zoning

531 Main Street – Donnie Patton – Tin Lizzies

- a. Install New Wall, Projecting and Valance Signs

Action Required:

- b. Approval/Denial by Planning and Zoning

4. Planning and Zoning Commission and Board of Adjustments

Vacation of Section Line – Dunbar Tract A

Dunbar Tract A located in the NW ¼ of Section 13 and the NE ¼ of Section 14, T5N, R3E, BHM, City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

Plat: Define Property Lines, Clear Up Roadway Boundary, Transfer Property

Lots 1A, 3A, and 4A of Block 3 of Howard's Addition to the City of Deadwood and a Dedication to Public Street Purposes; Formerly Lots 1 to 4 of Block 3, A Vacated Portion of First Street, A Vacated Portion of Second Street and A Portion of Spring Street (Formerly Midway Terrace); City of Deadwood, Lawrence County, South Dakota

Action Required:

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

5. Items from Staff

- a. Welcome Center Update
- b. Powerhouse Park
- c. Gateway Enhancements
- d. Whitewood Creek
- e. DOT

6. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, January 20, 2016

JOINT MEETING

The Joint Meeting of the Deadwood Planning and Zoning Commission and Board of Adjustment was called to order by Chairperson Jim Shedd on Wednesday, January 20, 2016, 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: Jim Shedd, Marie Farrier, Mel Allen, and Brett Runge

Absent: Tony Biesiot

Board of Adjustments Present: Dave Ruth Jr., Gary Todd, and Mark Speirs

Staff Present:

Trent Mohr and Jerity Krambeck

A quorum present, Chair Shedd called the Planning and Zoning Commission meeting to order Wednesday, January 20, 2016 at 5:00 p.m. in Deadwood City Hall, located at 102 Sherman Street, Deadwood, SD.

Approval of December 16, 2015 Minutes:

It was moved by Ms. Farrier and seconded by Mrs. Runge to approve the December 16, 2015 meeting minutes. Aye - All. Motion carried.

Election of Officers:

It was moved by Mr. Allen and seconded by Ms. Farrier to elect Mr. Shedd as chairman. Aye - All. Motion carried.

It was moved by Mr. Allen and seconded by Mrs. Runge to elect Mr. Biesiot as vice chairman. Aye - All. Motion carried.

It was moved by Mr. Allen and seconded by Mrs. Runge to elect Ms. Farrier as secretary. Aye - All. Motion carried.

Sign Review Commission:

670-672 Main Street - Goldberg - Scott and Sharon Jacobs

Mr. Mohr informed the Commission that Scott and Sharon Jacobs, Goldbergs, propose the following signs: one new projecting sign (26 square feet) using existing mount; one new wall sign (5 square feet); two new awning signs; three new interpretive signs. The sign request does require variance from the sign ordinance.

It was moved by Mr. Allen and seconded by Ms. Farrier to approve the projecting sign as proposed and grant a variance to the sign ordinance. Aye - All. Motion carried.

It was moved by Ms. Farrier and seconded by Mr. Allen to approve the wall sign as proposed and grant a variance to the sign ordinance. Aye - All. Motion carried.

It was moved by Mr. Allen and seconded by Mrs. Runge to approve the two awning signs as proposed. Aye - All. Motion carried.

It was moved by Ms. Farrier and seconded by Mrs. Runge to approve the three interpretive signs as proposed. Aye - All. Motion carried.

Planning and Zoning Commission and Board of Adjustment:

DGR Hospitality Resort LLC

Mr. Shedd stated Lots 1A, 2A and 3A and Tracts A1A and A2A of Deadwood Gulch Addition II, 4' Private Road Access and Utility Easement and Vacation of 40' Access Easement. Formerly Lots 1, 2, and 3 and Tract A1 and A2 being a Subdivision of Tract A of Deadwood Gulch Addition II, All located in the NE ¼, SE ¼, and SW ¼ of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Mr.

Shedd stated the plat was approved six months ago. Mr. Frank DiCesare stated the plat had been approved six months prior, but that the property now extends up the hillside. Mr. DiCesare stated there is the same number of lots.

It was moved by Ms. Farrier and seconded by Mr. Allen to approve the Lots 1A, 2A and 3A and Tracts A1A and A2A of Deadwood Gulch Addition II, City of Deadwood. Aye - All. Motion carried.

Mr. Shedd closed the Planning and Zoning Meeting

Mr. Todd called the meeting to order of the Board of Adjustments

Mr. Todd stated Mr. Shedd stated Lots 1A, 2A and 3A and Tracts A1A and A2A of Deadwood Gulch Addition II, 4' Private Road Access and Utility Easement and Vacation of 40' Access Easement. Formerly Lots 1, 2, and 3 and Tract A1 and A2 being a Subdivision of Tract A of Deadwood Gulch Addition II, All located in the NE ¼, SE ¼, and SW ¼ of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

It was moved by Mr. Speirs and seconded by Mr. Ruth to approve the Lots 1A, 2A and 3A and Tracts A1A and A2A of Deadwood Gulch Addition II, City of Deadwood. Aye - All. Motion carried.

It was moved by Mr. Speirs and seconded by Mr. Ruth to adjourn the Board of Adjustments meeting. Aye - All. Motion carried.

Mr. Shedd called the Planning and Zoning Meeting back to order.

Items From Staff (no action taken)

- Lower Main Visitor Center – Mr. Mohr stated construction for the Lower Main Visitor Center is going well. Mr. Mohr stated that construction has begun along the creek bank and the excavation that is going on is for the foundation of the retaining wall. Mr. Mohr stated first concrete pour will begin tomorrow and the excavation in the parking lot area that is going on now is the footprint of the building.

Adjournment:

It was moved by Mrs. Runge and seconded by Ms. Farrier 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 5:20 p.m.

ATTEST:

Chairman, Planning & Zoning Commission
Jerity Krambeck, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

DEADWOOD

"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

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

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

SIGN PERMIT STAFF REPORT

Sign Review Commission
March 2, 2016

Applicant: Tom Koth

Address: 638 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 29 Lee Street (Dakota Gypsy)

Computation of Sign Area

Building Frontage: 25 Feet

Total Available Signage: 50 Square Feet

Existing Signage: None

Remaining Available Signage Area: 50 Square Feet

Proposed Sign Project: Install new projecting sign. (7 Square Feet)

Proposed Building Materials: Metal (see attached rendering)

Proposed Lighting of the Signs: No lighting mentioned in application.

Location of Proposed Sign: Attached is a rendering of the proposed location of the new projecting sign.

Discussion

The sign project application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The signage project proposed in the current applications is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.

The Applicant is leasing the property and is intending to open a retail store at this location. This is new signage for the new store. The sign and its location is compliant with the sign ordinance.

Variances

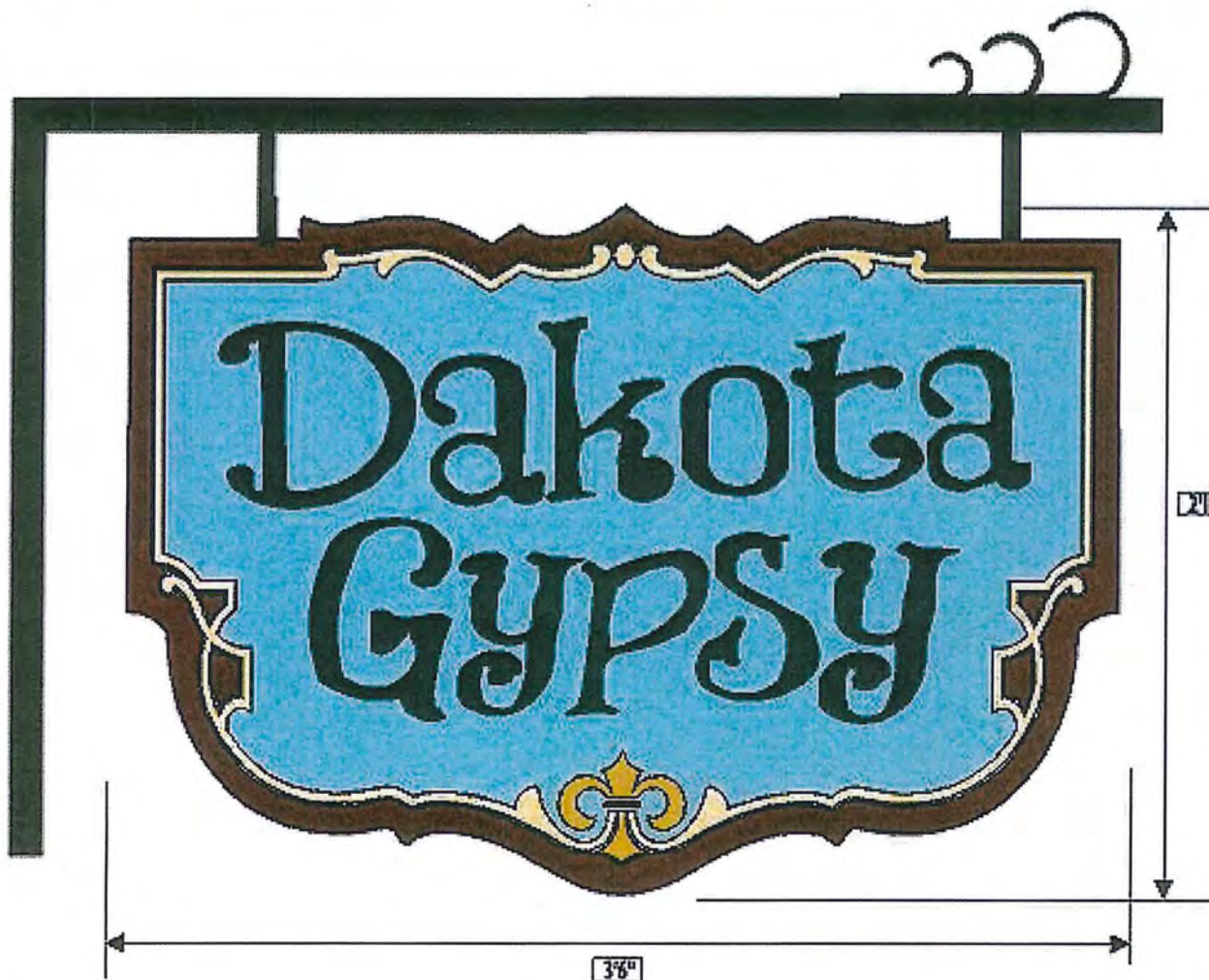
The sign application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find "special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area." However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

Sign Review Commission Action

Motion to approve proposed projecting sign at 29 Lee Street.

OR

Motion to deny proposed sign as submitted.



- SIGN SPECIFICATIONS -

Type: D/F, Non-Illuminated Panel

Install Method: Mast Arm

Face: .063 Aluminum Panel

Detail: 3M Vinyl

Mast Arm: Square Steel

Location on The Building



Customer:	Tom K.		
Company:	Dakota Gypsy		
Address:			
City:	Deadwood	State/Zip:	SD 57732
Phone:			
Fax:			

BRUCE SIGN COMPANY

1-800-654-1975 • MITCHELL, SD 57301

bsigns@mitchell.net

www.brucesignco.com

This copyrighted design will remain the property of Bruce Sign Company until accepted by purchase.

File Name:	Date:	February 3, 2016	
Order Date:	Estimate:		
Sign Dimensions:	2'6" x 3'6"	Material:	\$
Comments:	Preliminary Draft For Pricing Only		

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DEADWOOD CITY HALL
102 Sherman Street
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SIGN PERMIT STAFF REPORT

Sign Review Commission
March 2, 2016

Applicant: Donnie Patton

Address: 555 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 531 Main Street (Tin Lizzies)

Computation of Sign Area

Building Frontage: 212 Feet

Total Available Signage: 424 Square Feet

Existing Signage: Projecting Sign (27.5 Square Feet)
Wall Sign – north side (30 Square Feet)
Wall Sign – west side (30 Square Feet)
4 Window Signs – north side (5 Square Feet countable area)
Valance sign – Paddy O'Neils (N/A)

Remaining Available Signage Area: 331.5 Square Feet

Proposed Sign Project: Install New-
Sign # 1 Wall Sign (7 Square Feet)
Sign # 2 Projecting Sign (9 Square Feet)
Sign # 3 Valance Sign (8 Inches in height)

Proposed Building Materials: Sign # 1 – Metal
Sign # 2 – Wood
Sign # 3 – Fabric with Vinyl Lettering

Proposed Lighting of the Signs: Non-illuminated.

Location of Proposed Sign: Attached are renderings of the proposed signs and their locations.

Discussion

The sign project application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The signage project proposed in the current applications is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display,

construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.

The Applicant is adding a Starbucks store in their building and the proposed signs are for this new store.

Sign # 1 the proposed wall sign does require a variance to the sign ordinance as it is 3 feet in height and wall signs are limited to 2 feet in height by the sign ordinance. Sign #'s 2 and 3 are compliant with the sign ordinance and require no variances.

Variances

The sign application in review as proposed does require a variance from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find "special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area." However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

Sign Review Commission Action

Motion to approve sign # 1 (wall sign) as proposed, granting a variance to the sign ordinance requirements for vertical dimension

OR

Motion to deny proposed wall sign.

Motion to approve sign # 2 (projecting sign) as proposed

OR

Motion to deny proposed projecting sign.

Motion to approve sign # 3 (valance sign) as proposed

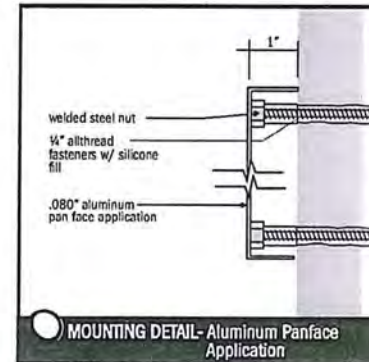
OR

Motion to deny proposed valance sign.

Sign # 1



ELEVATION DETAIL 7.06 sq.ft
SCALE: 1" = 1'



SCALE: NTS



7440 Fort Smallwood Road Baltimore, Maryland 21228
Phone 410.259.8400 Fax 410.437.6336

CUSTOMER NAME
Starbucks Coffee Company
PHONE NUMBER
605.578.1715
SITE/STORE NAME
Tin Lizzie Gaming
CITY/STATE
Deadwood, SD DRAWING DATE
02/02/16
CLIENT REP
ECR ADVERTISING SIGN
JST
PROJECT NUMBER
68700-1 TRACK NUMBER
89797

REVISION HISTORY			
2	12/21/15	0235MRU	
1	12/17/15	0227MRU	
REV. #	DRAWING DATE	DRAWING #	REPLACED

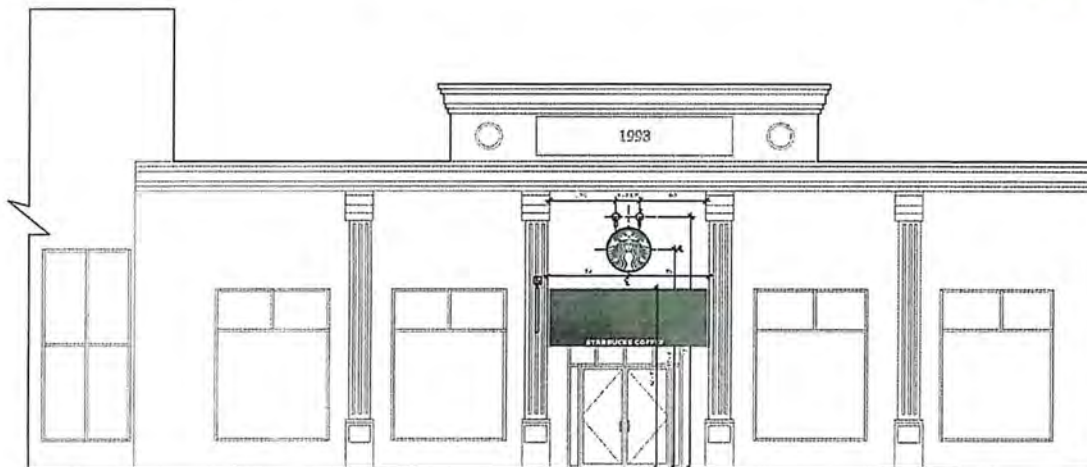
ELECTRICAL REQUIREMENTS		
SIGN TYPE	WPS	VOLTAGE
AS SHOWN		

TIME MANAGEMENT DEVICE	
PHOTO CELL	<input checked="" type="checkbox"/> TIME CLOCK <input checked="" type="checkbox"/> NONE <input checked="" type="checkbox"/>

CLIENT/LANDLORD APPROVAL	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED
<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> NOT APPROVED

CLIENT SIGNATURE	DATE
LANDLORD SIGNATURE	DATE

SIGN TYPE	QTY
Custom: 36" dia. S/F Non- Illum Wall Logo 1" Depth	1
DRAWING NUMBER	SHEET NUMBER
0363MRU	3 of 5

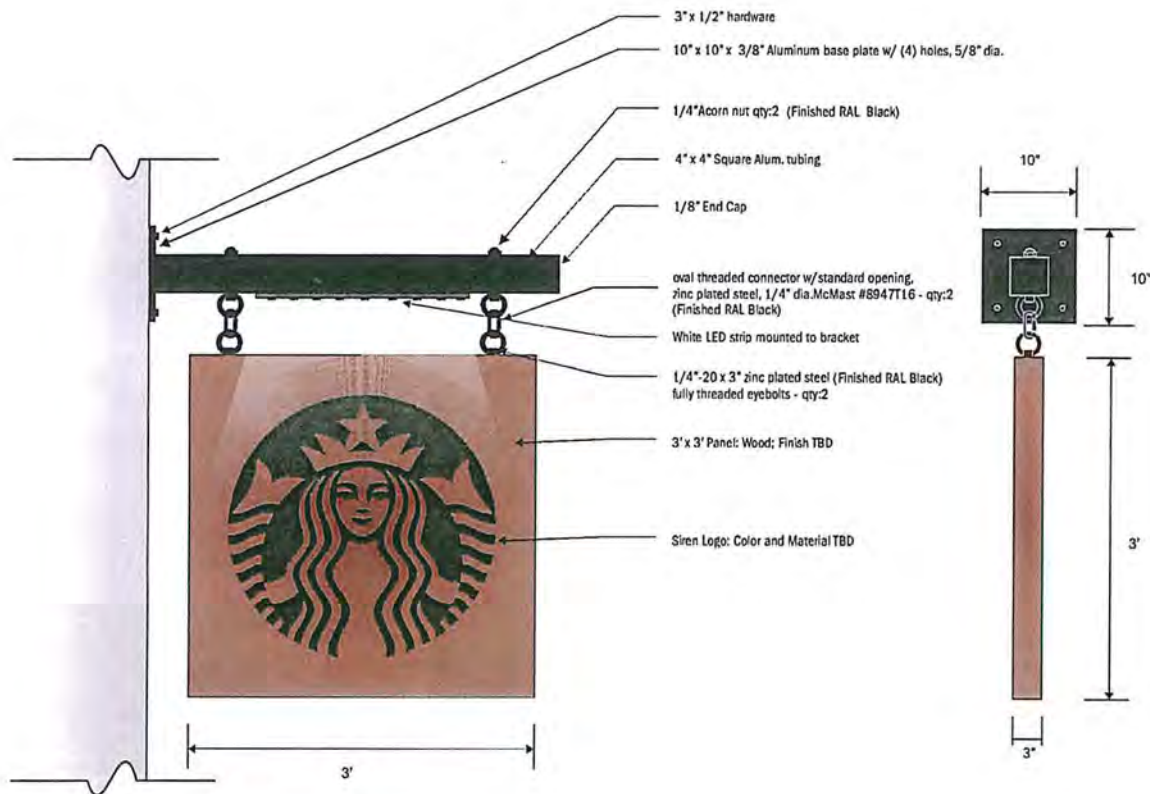


ELEVATION VIEW ENTRANCE
SCALE: 1/8"=1'

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

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Sign # 2



ELEVATION VIEW 9 Sq. Ft.
SCALE: 1" = 1'

SIDE VIEW
SCALE: 1" = 1'



7440 Fort Smallwood Road Baltimore, Maryland 21226
Phone 410.256.8400 Fax 410.437.5336

CUSTOMER NAME Starbucks Coffee Company			
PHONE NUMBER 605.578.1715			
SITE ADDRESS Tin Lizzie Gaming			
CITY/STATE	ZIP	ORDER DATE	
Deadwood, SD	57501	02/02/16	
SALES REP	ACCOUNT MGR		
ECR	JST		
MARKET NUMBER	DATE RECEIVED		
68700-1	8/8/87		
REVISION HISTORY			
2	12/21/15	0235MRU	
1	12/17/15	0227MRU	
REV. #	DRAWING DATE	DRAWING # REPLACED	
ELECTRICAL REQUIREMENTS			
SIGN TYPE	AMPS	VOLTAGE	
AS SHOWN			
TIME MANAGEMENT DEVICE			
PHOTO CELL	TIME CLOCK	NONE	
CLIENT/LANDLORD APPROVAL			
APPROVED	AS NOTED	BIS APPROVED	
		REVISE & RESUBMIT	
CLIENT SIGNATURE		DATE	
LANDLORD SIGNATURE		DATE	

SIGN TYPE	QTY
Custom:	1
36" D/F Blade Sign	
Non-Illuminated	
LICENSEE	
DRAWING NUMBER	SHEET NUMBER
0363MRU	2 of 5

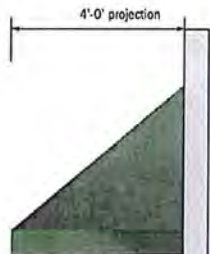
COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

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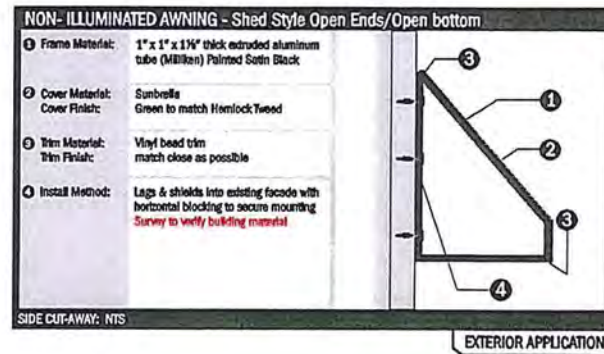
Sign # 3



ELEVATION DETAIL QTY: 1x
SCALE: 3/8" = 1'



SIDE VIEW
SCALE: 3/8" = 1'



ELEVATION VIEW ENTRANCE
SCALE: 1/8" = 1'



7440 Fort Breakwood Road Baltimore, Maryland 21220
Phone 410.290.8400 Fax 410.437.0320

OUTDOOR NAME

Starbucks Coffee Company

PHONE NUMBER

605.578.1715

OUTDOOR NAME

Tin Lizzie Gaming

CITY/STATE

Deadwood, SD

DRAWING DATE

02/02/16

CLIENT REP

JCC/ASDI MGR

ECR

PROJECT NUMBER

68700-1

TASK NUMBER

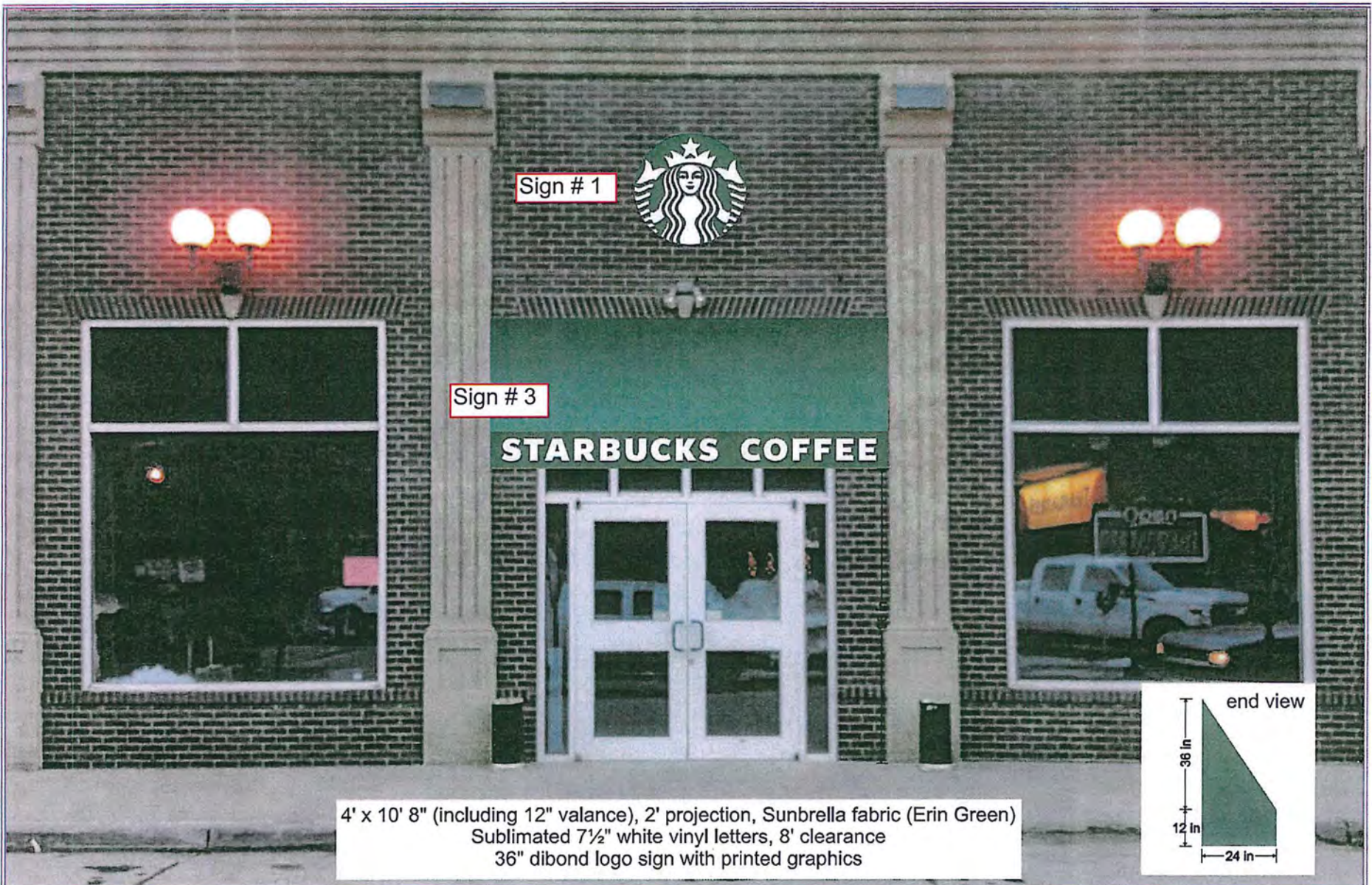
89797

REVISION HISTORY

COLORS PORTRAYED ARE REPRESENTATIONAL UNLESS NOTED; ACTUAL COLOR SAMPLES AVAILABLE UPON REQUEST.

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SIGN TYPE	QTY
4' x 11' Green Awning	1
LICENSEE	
DRAWING NUMBER	SHEET NUMBER
0363MRU	1 of 5



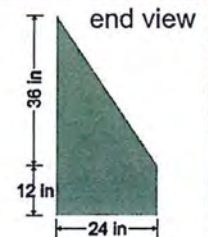
Sign # 1



Sign # 3

STARBUCKS COFFEE

4' x 10' 8" (including 12" valance), 2' projection, Sunbrella fabric (Erin Green)
 Sublimated 7½" white vinyl letters, 8' clearance
 36" dibond logo sign with printed graphics



1740 East North St.
 Rapid City, SD 57701
605-348-8744
 Fax: 388-6199
 Email: signs@hills.net

Date: 9/14/2014
 Vicky Fenhaus
 Sales Consultant

SCALE: nts
 Jeri Kalvin
 Designer

Tin Lizzie

File Name: Starbucks awning

Approved by:

NAME

DATE

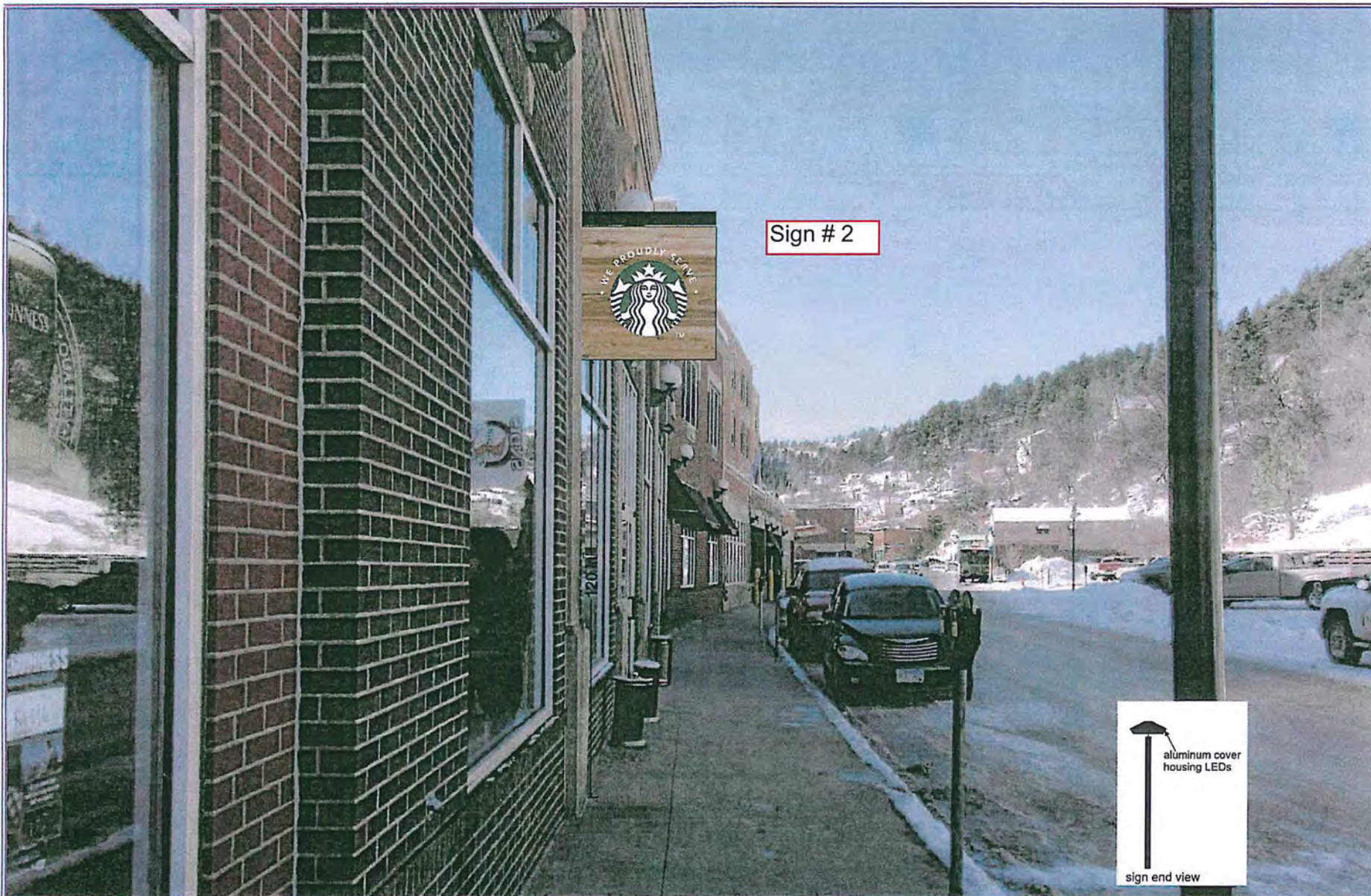
Contact: Caleb

Location:

Phone:

E-mail/Fax:

© Copyright 2014
 This drawing was created to assist you in visualizing our proposal. Actual sign may vary (color design & size). The original ideas herein are the property of Conrad's Big "C" Signs. Permission to copy or revise this drawing can only be obtained through a written agreement with Conrad's Big "C" Signs.



Sign # 2



1740 East North St.
Rapid City, SD 57701
605-348-8744
Fax: 388-6199
Email: signs@hills.net

Date: 2/9/2016

SCALE: nts

Tin Lizzie

Approved by:

NAME

DATE

Vicky Fenhaus
Sales Consultant

Jeri Kalvin
Designer

File Name: TL_Starbucks sand

Contact: Austin

Location:

Phone:

E-mail/Fax:

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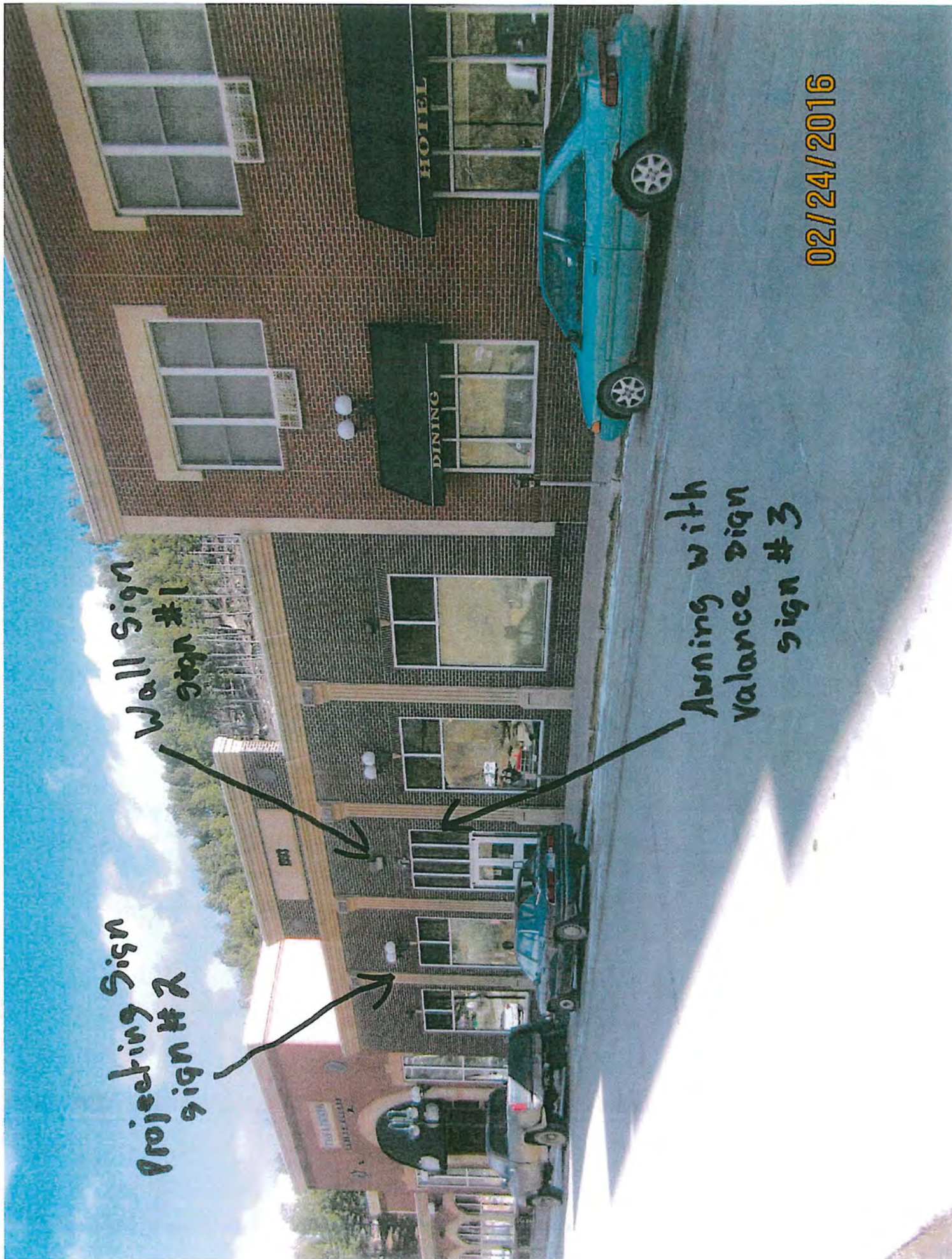
This drawing was created to assist you in visualizing our proposal. Actual sign may vary (color design & size). The original ideas herein are the property of Conrad's Big "C" Signs. Permission to copy or revise this drawing can only be obtained through a written agreement with Conrad's Big "C" Signs.

Projecting Sign
sign #2

Wall Sign
sign #1

Awning with
valance sign
sign #3

02/24/2016



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

DEADWOOD

"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

ROBERT E. NELSON JR
Planning and Zoning
Telephone: (605) 578-2082
Fax: (605) 578-2084
bobjr@cityofdeadwood.com

Recommendation

Date: March 2, 2016
To: Planning and Zoning Commission
Re: Vacation of Section Line -- Dunbar Tract A

Before you is a request to vacate a portion of a section line located on Dunbar Tract A located in the NW1/4 of Section 13 and the NE1/4 of Section 14, T5N, R3E, BHM, City of Deadwood, Lawrence County, South Dakota. The purpose of the vacation is to clear encumbrances on the property to allow for development. Attached you will find a map reflecting the proposed vacation as well as a resolution to vacate. The proposed vacation was presented for review before the Lawrence County Planning and Zoning Commission and there were no concerns with the proposed vacation. The City Planning and Zoning Commission recommendation will be presented to the Deadwood City Commission on March 7, 2016.

Action:

Recommendation to the Deadwood City Commission to approve or deny the resolution to vacate a portion of a section line located on Dunbar Tract A.

RESOLUTION 2016 – ____

RESOLUTION TO VACATE A PORTION OF SECTION LINE RIGHT OF WAY

WHEREAS, the Deadwood City Commission desires to vacate a portion of section line right-of-way pursuant to SDCL § 6-5-3,

AND WHEREAS, this section line right of way is located on Dunbar Tract A of Tatanka Subdivision, formerly known as the Dunbar Tract of Tatanka Subdivision, Tract 1 and Tract 4 of M.S. 848 and Tract 1 of M.S. 849, all located in the NW1/4 of Section 13 and the NE1/4 of Section 14, Township 5 North, Range 3 East Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota.

AND WHEREAS, the public interest will be better served by vacating the below-described section line right-of-way to make the property available for future development.

AND WHEREAS, on March 2, 2016 the Planning and Zoning Commission recommended the vacation to the City Commission;

NOW THEREFORE IT IS HEREBY RESOLVED, pursuant to SDCL 6-5-3, the public interest will be better served by the vacation of the City-owned section line right-of-way for future development.

IT IS FURTHER RESOLVED, that the Deadwood City Commission shall further follow all mandates of SDCL 6-5-3, as statutorily provided.

Date: _____, 2016.

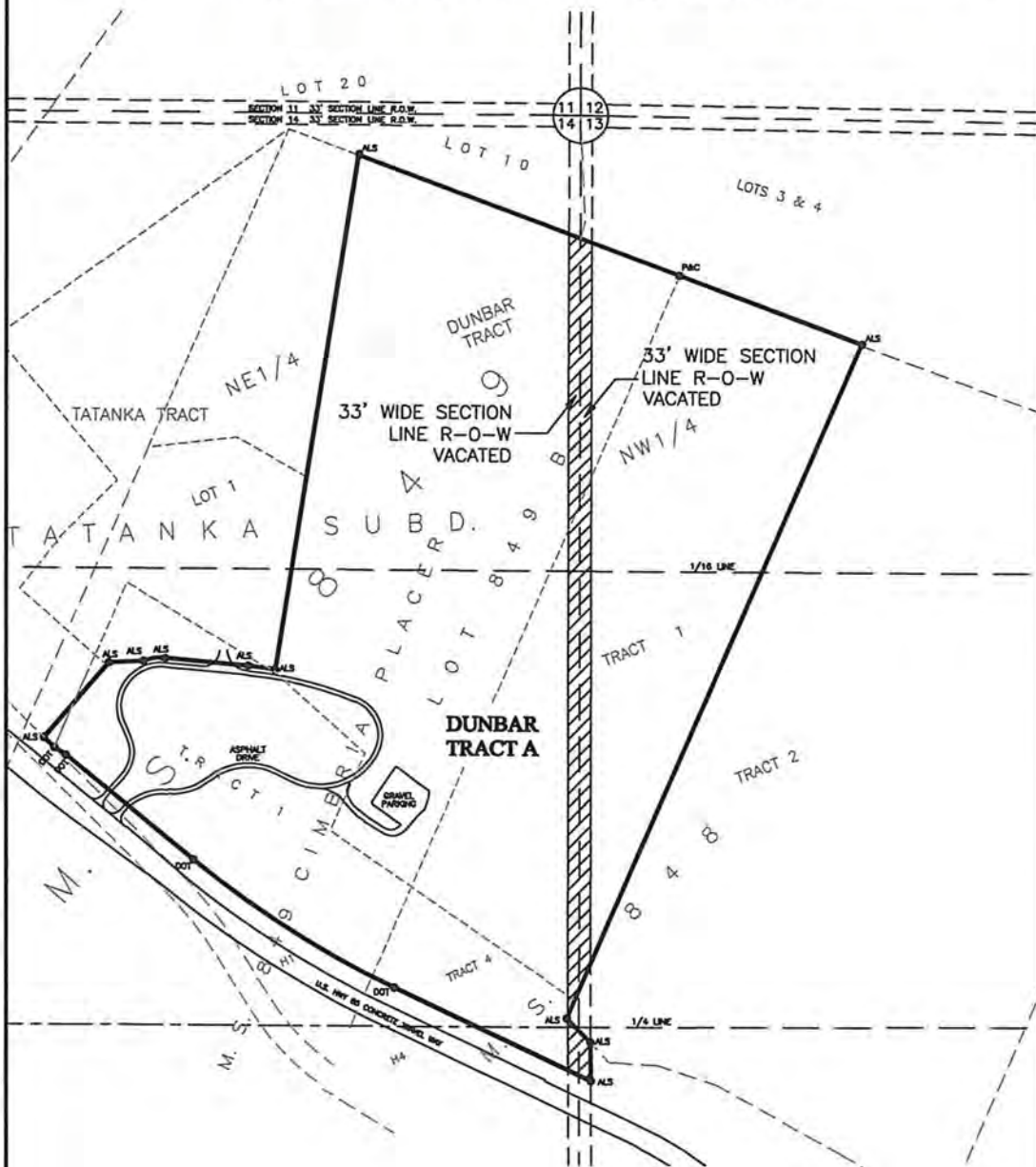
CITY OF DEADWOOD

By: _____
Charles Turbiville, Mayor

ATTEST:

Mary Jo Nelson, Finance Officer

VACATION OF A PORTION OF THE SECTION LINE R.O.W. LOCATED ON
DUNBAR TRACT A OF TATANKA SUBDIVISION;
FORMERLY THE DUNBAR TRACT OF TATANKA SUBDIVISION,
TRACT 1 AND TRACT 4 OF M.S. 848 AND TRACT 1 OF M.S. 849
ALL LOCATED IN THE NW1/4 OF SECTION 13 AND THE NE1/4 OF SECTION 14, T.5N, R.3E, B.H.M.,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



NOTES:
DUNBAR TRACT A RECORDED IN PLAT DOC# 2015-5510.

SURVEYOR'S CERTIFICATE

I, JOHN M. ARLETH, R.L.S. 3977, DEADWOOD, SD, DO
HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS
SURVEYED AND STAKED UNDER MY SUPERVISION AND THAT
ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, 20____.

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

PREPARED BY:



ARLETH LAND
SURVEYING, LLC
24 CLIFF STREET
DEADWOOD, SD 57732
605-578-1837

DATE: JANUARY 20, 2016
REV:
SCALE: 1"=400'
DRAWN: FD
JOB NO: 9372



**STAFF REPORT
PLANNING AND ZONING
MARCH 2, 2016 JOINT MEETING**

APPLICANT: City of Deadwood Shannon D. Morris
 102 Sherman Street 8 Dudley Street
 Deadwood, SD 57732 Deadwood, SD 57732

PURPOSE: Define Property Lines, Clear Up Roadway Boundary, Transfer Property

GENERAL LOCATION: Dudley Street, Spring Street

LEGAL DESCRIPTION: Lots 1A, 3A, and 4A of Block 3 of Howard's Addition to the City of Deadwood and a Dedication to Public Street Purposes; Formerly Lots 1 to 4 of Block 3, A Vacated Portion of First Street, A Vacated Portion of Second Street and A Portion of Spring Street (Formerly Midway Terrace); 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
South: R2 – Residential
East: R2 - Residential
West: R2 – Residential

Surrounding Land Uses:

Residential Structures
Vacant Land
Residential Structures
Apartment Building

SUMMARY OF REQUEST

The Final Plat for Lots 1A, 3A and 4A of Block 3 has been submitted to define property lines, remove a portion of private property from the roadway, and facilitate the transfer of property. This will also clear up property lines for a public street and a landowner.

FACTUAL INFORMATION

1. The property is currently zoned R2 – Multi-family Residential District

2. Lot 1A, Howard's Addition, is comprised of $0.144 \pm$ Acres
Lot 3A, Howard's Addition, is comprised of $0.050 \pm$ Acres
Lot 4A, Howard's Addition, is comprised of $0.074 \pm$ Acres
3. The subject property is located within a moderate-density residential district.
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 structures.

STAFF DISCUSSION

The subject property currently houses a portion of Dudley and Spring Street as well as a residential structure. The lots meet the area and bulk requirements for square footage.

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 1A, 3A AND 4A OF BLOCK 3
OF HOWARD'S ADDITION TO THE CITY OF DEADWOOD AND
A DEDICATION TO PUBLIC STREET PURPOSES;
FORMERLY LOTS 1 TO 4 OF BLOCK 3, A VACATED PORTION OF FIRST STREET,
A VACATED PORTION OF SECOND STREET AND A PORTION OF
SPRING STREET (FORMERLY MIDWAY TERRACE);
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**

OWNERS/DEVELOPERS:
CITY OF DEADWOOD
102 SHERMAN ST.
DEADWOOD, SD 57732

SHANNON D. MORRIS
8 DUDLEY ST.
DEADWOOD, SD 57732

REVIEW COPY

LEGEND:

- SET REBAR AND CAP STAMPED ARLETH & ASSOC. LS 3977
- FOUND MONUMENT AS NOTED

NOTES:

1. PROPOSED LOT AREA = 0.177 ACRES±;
PROPOSED R-O-W AREA = 0.091 ACRES±;
AVERAGE DENSITY PER LOT = 0.088 ACRES±
TOTAL PROPOSED PLATTED AREA: 0.268 ACRES±
EASEMENTS INCLUDED IN ALL AREAS.
2. 5' UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES.
EASEMENTS INCLUDED IN LOT AREAS.
3. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE, INCLUDING GROUNDWATER, LOCATED TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWERAGE FROM SUCH SUBDIVISION AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES RELATING TO SAME.
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.

LINE	BEARING	DISTANCE
L1	S28°04'54"W	6.16
L2	N72°32'02"E	14.26
L3	N74°05'50"E	18.86

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	63.12	23.20	21°03'27"
C2	15.90	30.49	109°53'16"
C3	260.13	55.50	12°13'25"
C4	290.13	61.91	12°13'31"



PREPARED BY:
ARLETH LAND
SURVEYING, LLC

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

DATE: FEBRUARY 9, 2016
REV:
SCALE: 1" = 30'

APPROVED: JMA
DRAWN: FD
FILE: 9366

SURVEYOR'S CERTIFICATE

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: _____

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: _____

**PLAT OF LOTS 1A, 3A AND 4A OF BLOCK 3
OF HOWARD'S ADDITION TO THE CITY OF DEADWOOD AND
A DEDICATION TO PUBLIC STREET PURPOSES;
FORMERLY LOTS 1 TO 4 OF BLOCK 3, A VACATED PORTION OF FIRST STREET,
A VACATED PORTION OF SECOND STREET AND A PORTION OF
SPRING STREET (FORMERLY MIDWAY TERRACE);
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**

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_____
CHAIRMANAPPROVAL 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: _____



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

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

DATE: FEBRUARY 9, 2016
REV:
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