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Master Plan for Lead-Deadwood School District Land Plan

Date: August 26, 2025
To: City of Lead Planning and Zoning
From: Eirik Heikes, PLA
Project: Lead-Deadwood School District Land Plan
Subject: Master Plan Narrative

The Lead-Deadwood School District, in an effort to close the gap for much needed teacher and administrator housing, is considering moving forward with the development of inventory of land. This land is generally in Tract 1 of Mitchell Addition to the west of Hearst and Greer Avenues. The Lead-Deadwood School District has hired TerraSite Design to assist with Land Development, and a resulting initial Master Plan Package has been completed with recommendations for phasing (attached). The School District has also completed a draft of covenants for the land that they are currently vetting. The Master Plan recommends moving forward with 3 Tracts (Phases), with a mixture of land use for housing, and the initial platting of 54 +/- lots in Phase 1. This first phase will include a mix of bridge housing, single family, townhome, and higher end homes, with lot sizes ranging from ¼ acre to nearly 2 acres. Up to 10 of the homesites will be dedicated for use by teachers or other school district staff that need housing. Homes may range from less than 1000 SF up to 4000 SF, in an interesting fashion that will prioritize topography and lot size to dictate use (see Site Plan CS102).

The first phase will include development of paved roads, addressing stormwater, sewer, water, private utilities, and other needed infrastructure. Plans and Process will follow the Lead Subdivision Ordinance (there may need to be exceptions due to site specific challenges). Amenities such as some dedicated green space and a series of mixed-use trails (with a link to the Mickelson Trail) are being considered for the project as well.

The School District is requesting an initial review of proposed Land Planning at the August 26th meeting, in hopes of updating the community with intent as well as an opportunity to garner feedback and take comments. The project has some unique challenges, including how to move the development forward using public channels, a diverse mix of housing located in one parcel, and challenging terrain. The School District has assembled a team that is suited to the challenges, and the resulting project may set a new standard for development. We ask that this courtesy review be conducted to ensure a smooth process prior to moving the project into Engineering and Platting.