

**VARIANCE
CITY OF LEAD, SOUTH DAKOTA**

Date: 9-16-25

Name(s) of Applicant(s): MICHAEL KATON

Address, City, State, Zip: 611 RAILROAD AVE. LEAD SD 57754

Phone: 605-645-6273

Property Applied for: ☒ Same as above ☐ Other, complete below.

Legal Description: **THE CENTER PORTION OF LOT 15, BLOCK 31, ORIGINAL TOWN, CITY OF LEAD, LAWRENCE COUNTY, SOUTH DAKOTA, ACCORDING TO PLAT BOOK 1 PAGE 265, KNOWN AS 611 RAILROAD AVENUE, LEAD, SOUTH DAKOTA.**

Fee Collected: \$ 150 Receipt #: 284885

Variance Applied for: **ENCROACHMENT OF PROPERTY LINES ON NORTH PROPERTY LINE FOR CONSTRUCTION OF DECK AND EAST PROPERTY LINE FOR STAIRWAY FOR ACCESS TO STRUCTURE (SEE ATTACHED EXHIBIT DRAWING WITH SITE PLAN)**

Applicant must attend all Planning and Zoning and Commission Meetings; if applicant is absent the Variance may be tabled or denied.

Michael Katon
Signature of Applicant

Date: 9-25-25

Dennis Schumacher
Signature of Building Official

Date: 9-25-25

ACTION TAKEN by the LEAD PLANNING & ZONING COMMISSION

☐ Request Approved

☐ Request Denied

Signature of P & Z Official

Date: _____

ACTION TAKEN by the LEAD CITY COMMISSION

☐ Request Approved

☐ Request Denied

Signature of Lead City Mayor

Date: _____

ATTEST

SEAL

LEAD CITY ADMINISTRATOR

City of Lead
Building Department
801 W Main

Lead, South Dakota 57754 Phone: 605.584.1617 Fax: 605.584.1407 Email: denniss@cityoflead.com

THE CENTER PORTION OF LOT 15, BLOCK 31, ORIGINAL TOWN, CITY OF LEAD, LAWRENCE COUNTY, SOUTH DAKOTA, ACCORDING TO PLAT BOOK 1 PAGE 265, KNOWN AS 611 RAILROAD AVENUE, LEAD, SOUTH DAKOTA.

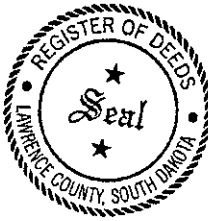


Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
 332A WEST MAIN ST.
 LEAD, SD 57754
 (605) 722-3840

Date:	9/1/2025
Drawn By:	L. D. Vrem
Project No.:	25-360
Dwg. No.:	25-360.dwg

Prepared By:

Nies Karras & Skjoldal, P.C.
P. O. Box 759
Spearfish, SD 57783
Telephone: (605) 642-2757



Doc #: 2025-02635
Date: 7/2/2025 9:46:05 AM
Davida D. Hansen
Lawrence County Register of Deeds
Fee: \$ 30.00 Transfer Fee: \$ 0.00

QUIT CLAIM DEED

Sara Katon f/k/a Sara Stanley, a married person claiming her homestead elsewhere, of 10648 Sourdough Road, Belle Fourche, SD 57717, Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, CONVEYS AND QUIT CLAIMS TO **Michael Katon and Sara Katon**, husband and wife, as joint tenants with right of survivorship and not as tenants in common, of 10648 Sourdough Road, Belle Fourche, SD 57717, Grantees, all interest now owned or hereinafter acquired in the following described real estate in the County of Lawrence in the State of South Dakota, to-wit:

The Center Portion of Lot 15, Block 31, Original Town, City of Lead, Lawrence County, South Dakota, according to Plat Book 1 Page 265, known as 611 Railroad Avenue, Lead, South Dakota,

subject to all covenants, conditions, restrictions, reservations, agreements, easements and rights-of-way of record or expressly conveyed or reserved in prior grants or deeds by operation of federal or state law.

Grantor, Sara Katon, covenants and warrants for herself, her spouse, and her family that neither she nor any member of her family reside upon or claim the above described property as a homestead.

EXEMPT FROM TRANSFER FEE PURSUANT TO SDCL 43-4-22(5)

Dated this 30 day of June, 2025.



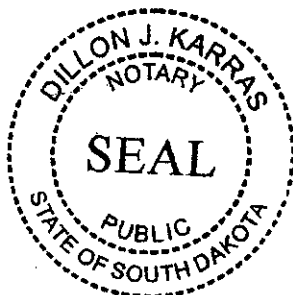
Sara Katon

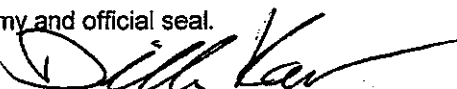
State of South Dakota)
) ss
County of Lawrence)

On this 30 day of June, 2025, before me, the undersigned officer, personally appeared Sara Katon, known to me or proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that such person executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal.

(SEAL)





Notary Public
My Commission Expires: 10/9/2025



Doc #: 2025-02635
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Lawrence County, SD

Summary

ParcelNumber 31090-03100-150-10
Quick Ref ID R14211
Property Address 611 RAILROAD AVE
Brief Tax Description Original Town Lead Center pt of Lot 15 Blk 31
(Note: Not to be used on legal documents)
Taxing Unit Group 40-1_LE-L-LEAD
Lot Size (SF) 3120
Acreage 0
Property Class Residential
Zoning C-RESIDENTIAL
Lot Number
Block Number
Subdivision Original Town Lead
S-T-R
Plat CRICKS
Ward 04
City Ward



Owner

KATON, SARA KATON, MICHAEL
10648 SOURDOUGH RD 10648 SOURDOUGH RD
BELLE FOURCHE, SD 57717 BELLE FOURCHE, SD 57717

Valuation

All values reflect full and true values before any adjustments or exemptions are applied

Assessed Year	2025	2024	2023	2022	2021
ApprLandValue	\$18,120.00	\$12,120.00	\$9,120.00	\$9,120.00	\$4,530.00
ApprImprovementValue	\$253,440.00	\$227,400.00	\$189,130.00	\$171,940.00	\$143,280.00
ApprTotalValue	\$271,560.00	\$239,520.00	\$198,250.00	\$181,060.00	\$147,810.00

Tax Units

Code	Description	Rate
40-1	40-1 Lead-Deadwood School	
C_LEAD	CITY-LEAD	
L	L-Lead/Deadwood Sanitary District	
LE	LE-Lead Fire	

No data available for the following modules: Commercial Buildings, Other Buildings.

This Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. There are no implied warranties of merchantability or fitness for a particular purpose. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

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