

#24-40

**BROOKINGS COUNTY DEVELOPMENT**  
Planning, Zoning and Drainage / Emergency Management  
Brookings City & County Government Center  
520 3<sup>rd</sup> Street, Suite 110  
Brookings, SD 57006  
(605) 696-8350  
E-Mail: [countydevelopment@brookingscountysd.gov](mailto:countydevelopment@brookingscountysd.gov)

Brookings County Commission  
September 24, 2024, County Commission meeting

September 4, 2024: The Brookings County Planning and Zoning Commission recommends approval of plat 2024plat014 with a unanimous vote of 9-ayes and 0-nays at their September 3, 2024, meeting.

Brookings County Planning Commission  
September 3, 2024 – 8:00 PM meeting

## 2024plat014 – September 3, 2024

Prepared by Richard Haugen  
Brookings County Development, Deputy Director,

Applicant/Owners: Michael and Cheryl Ann Cox, 1307 Memorial Cir, Luvern, MN 56165  
Site: 2214 W US Hwy 14, Brookings, SD 57006

Legal Description: Plat of "Blocks 1, 2 & 3, Red Barn Addition located in the South 1/2 of the Southwest 1/4 of Section 16, T110N, R50W of the 5<sup>th</sup> P. M., Brookings County, South Dakota."

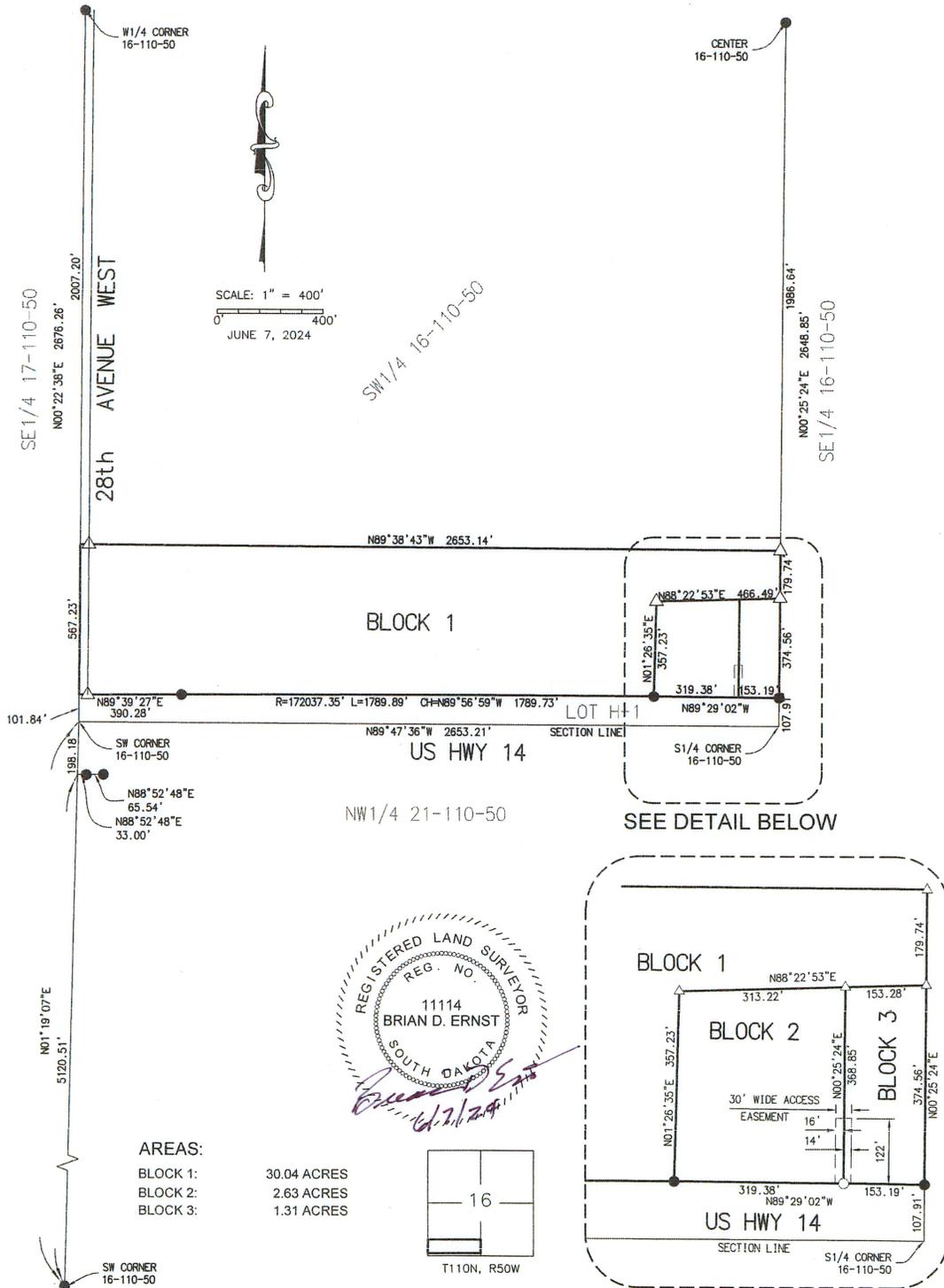
2024plat014: Michael and Cheryl Ann Cox are platting of an existing building site in to 3 Blocks from rest of the 33.43 acres they own. The property is in the Joint Jurisdictional area for Brookings County and the City of Brookings. The property is also located in the Pipeline Consultation area and the west portion of Block1 is in the floodplain. Block 1 is 30.04 acres of grass land, Block 2 is 2.63 acres with accessory buildings and driveway, Block 3 is 1.31 acres with the house. There is a shared access easement on Blocks 2 and 3 for access to Blocks 2 and 3. Blocks 1 and 2 could not be used to build a house on as they do not meet the minimum size required in the Joint Zoning Ordinance for Brookings County and the City of Brookings. The existing farmstead is being subdivided into 3 parcels for financing purposes.

2024plat014  
Staff Report  
September 3, 2024

The plat meets the plating requirements for the 2016 Comprehensive Plan-  
Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

# PLAT OF BLOCKS 1, 2 & 3, RED BARN ADDITION

LOCATED IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF  
SECTION 16, T110N, R50W OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

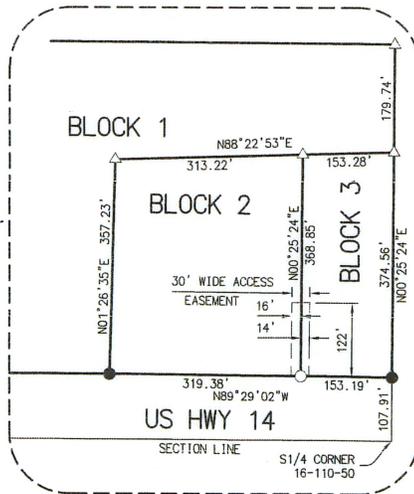
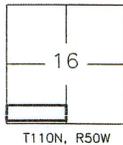


REGISTERED LAND SURVEYOR  
REG. NO. 11114  
BRIAN D. ERNST  
SOUTH DAKOTA

*Brian D. Ernst*  
6/7/24

**AREAS:**

BLOCK 1:	30.04 ACRES
BLOCK 2:	2.63 ACRES
BLOCK 3:	1.31 ACRES



**LEGEND**

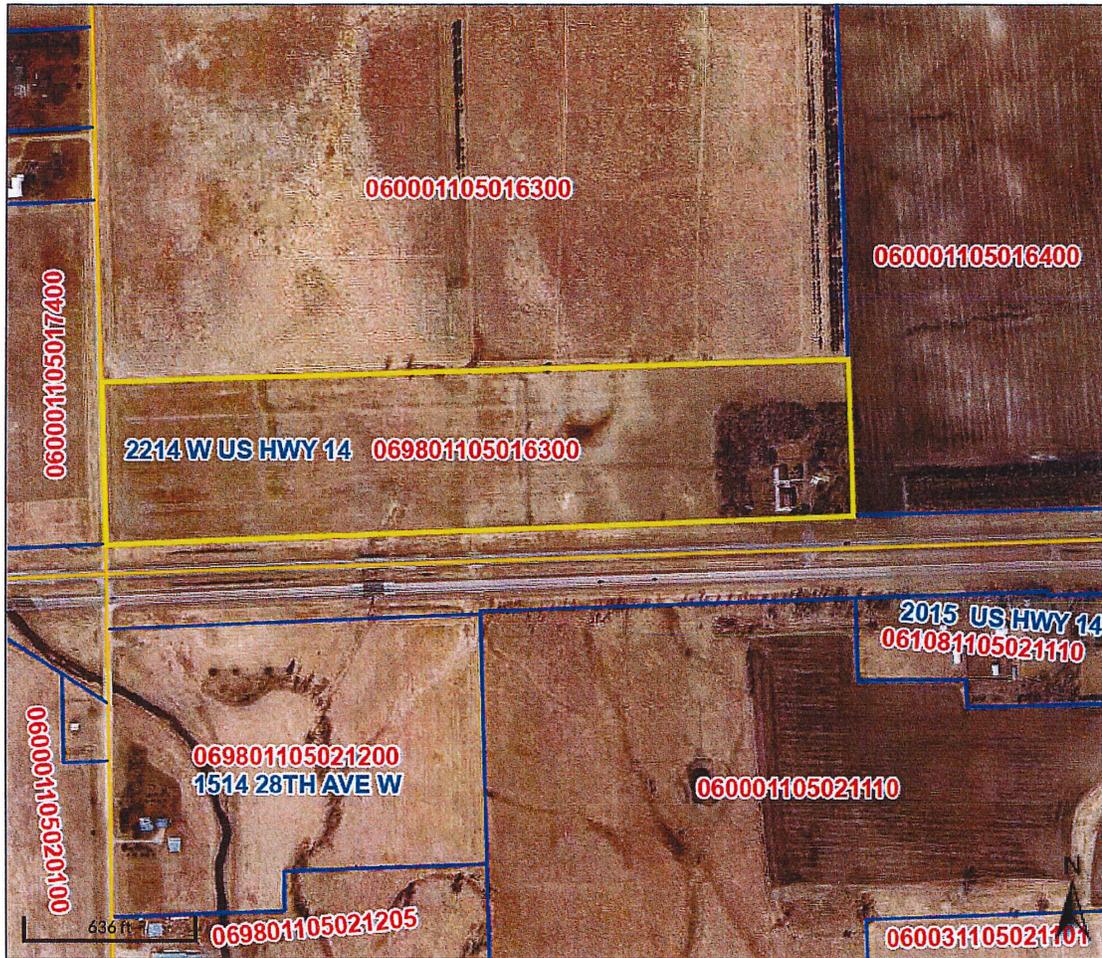
- FOUND MONUMENTATION
- △ SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"
- SET LARGE PK NAIL IN ASPHALT

PREPARED BY:

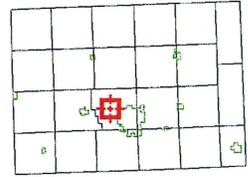
**FORESIGHT**  
LAND SURVEYORS  
1311 MAIN AVE. S, BROOKINGS, SD 57006  
PHONE: 605.695.6442 Foresight@brookings.net

**NOTES:**

BASIS OF BEARINGS ARE ASSUMED.  
THIS PLAT WAS PREPARED WITHOUT  
THE BENEFIT OF A TITLE COMMITMENT.



Overview



Legend

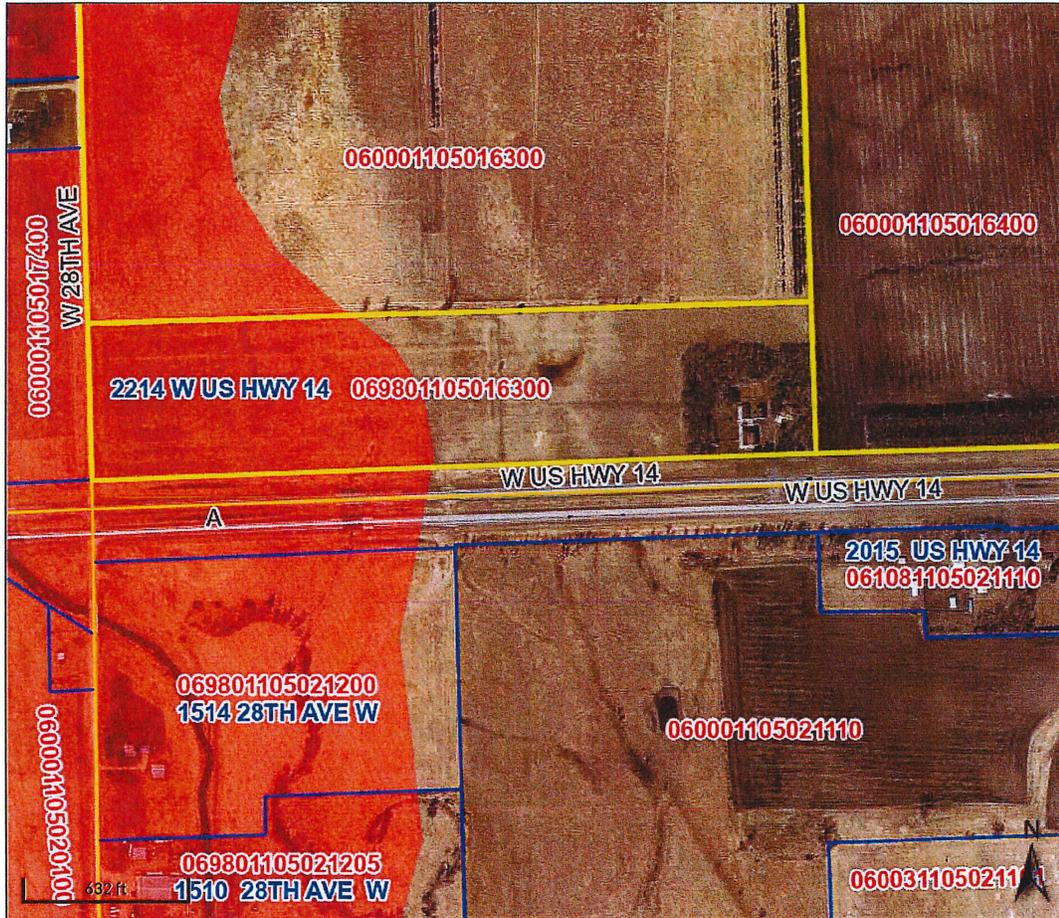
- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels

Parcel ID	069801105016300	Alternate ID	n/a	Owner Address	COX, CHERYL ANN REVOCABLE
Sec/Twp/Rng	16-110-50	Class	AGC		LIVING TRUST
Property Address	2214 W US HWY 14 BROOKINGS	Acreage	33.43		1307 MEMORIAL CIR LIVERNE MN 56156
District	0601				
Brief Tax Description	S 1/2 S 1/2 SW 1/4 EXC H-1 SEC 16-110-50 33.43 ACRES <i>(Note: Not to be used on legal documents)</i>				

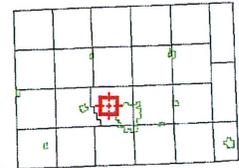
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Developed by Schneider  
GEOSPATIAL

2024 plat 014 Floodplain  
 Beacon™ Brookings County, SD



Overview



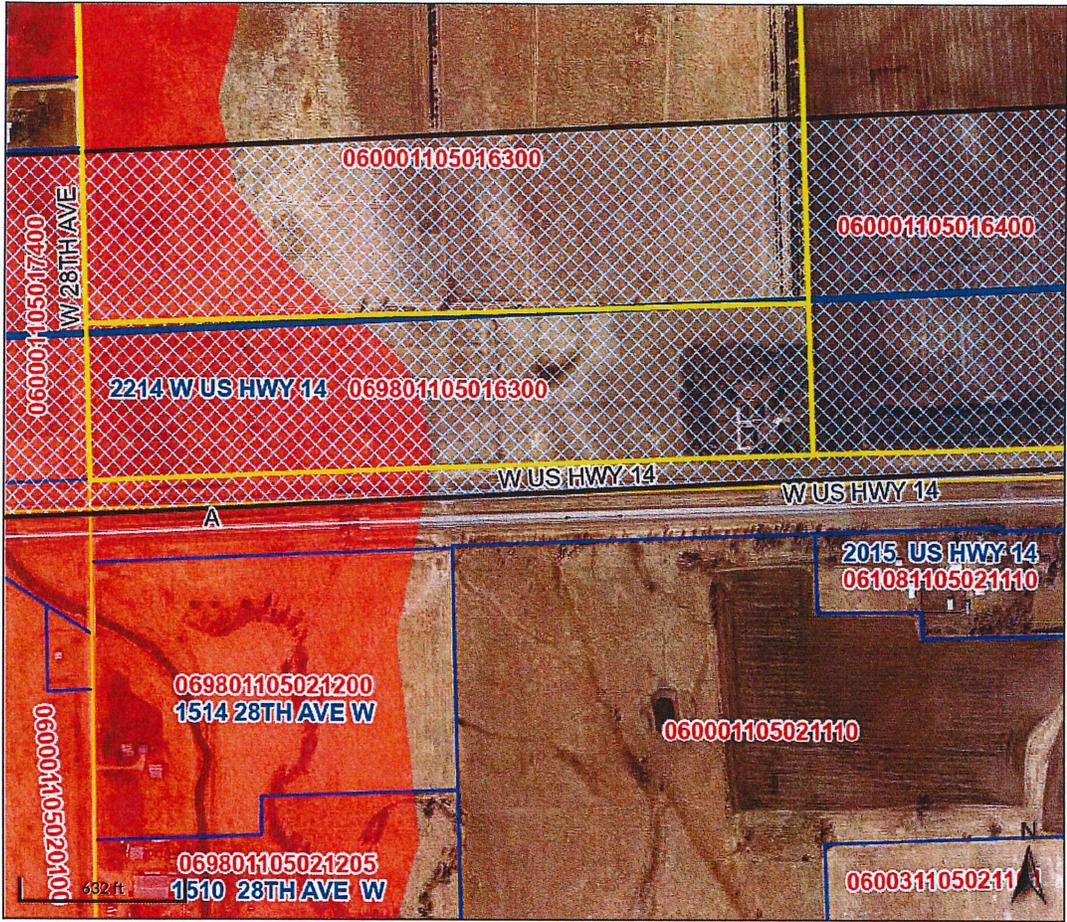
Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Well Head
- Zoning Districts**
- Commercial/Industrial
- Lake/Park District
- Natural Resource District
- Parcels
- Roads**
- Gravel Roads
- Paved Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

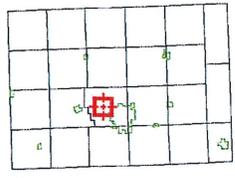
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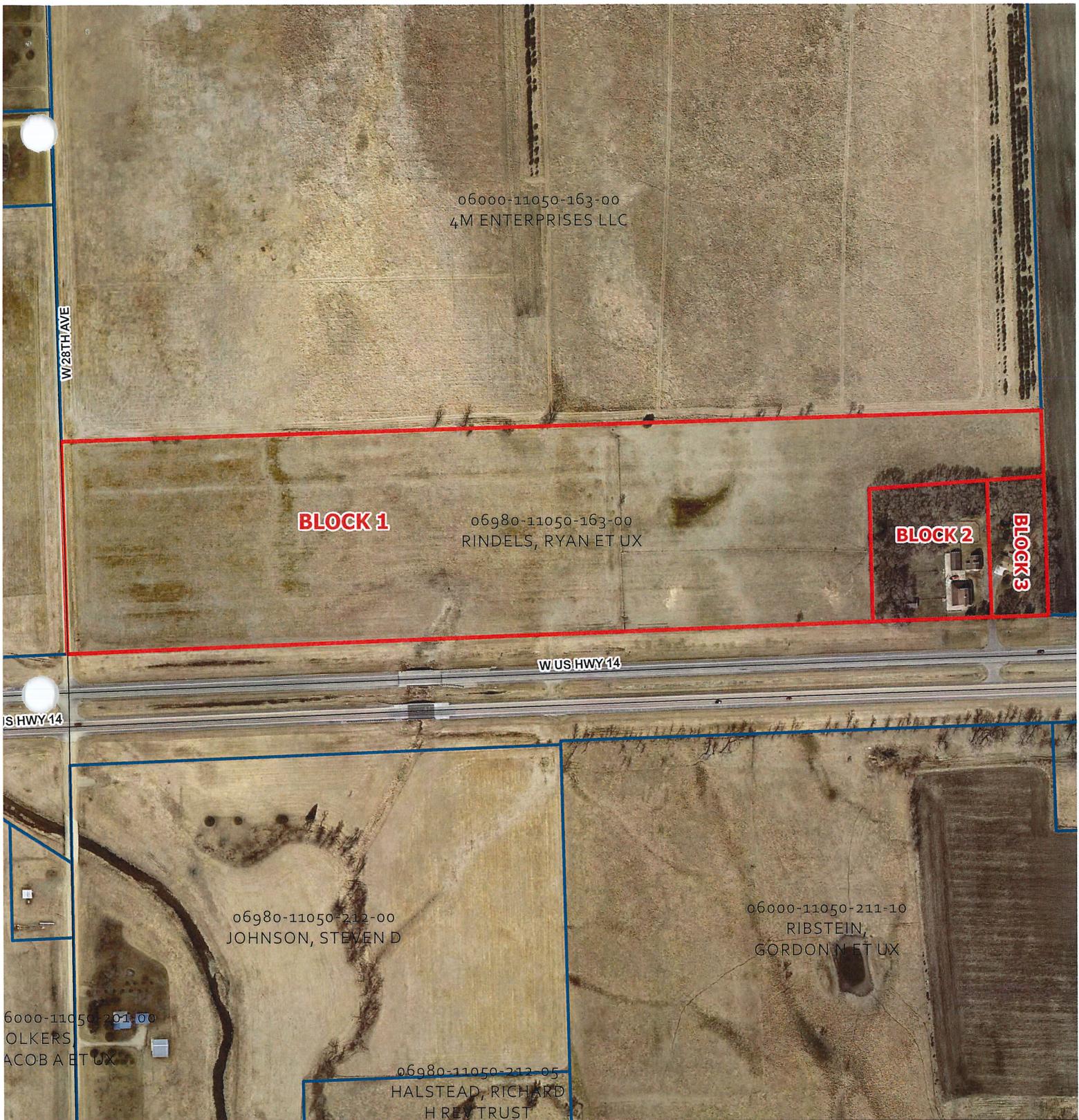


Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Well Head
- Zoning Districts**
- Commercial/Industrial
- Lake/Park District
- Natural Resource District
- Pipeline
- Pipeline Consultation Area 660'
- Parcels
- Roads
- County Roads**
- Gravel Roads
- Paved Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

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	BROOKINGS				LUVERNE MN 56156
District	0601				
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	(Note: Not to be used on legal documents)				

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## Red Barn Addition Blocks 1-3

 Block 1-3

