

#25-30

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

Brookings County Commission
May 27, 2025, County Commission meeting

May 7, 2025: The Brookings County Planning and Zoning Commission recommends approval of plat 2025plat011 with a unanimous vote of 9-ayes and 0-nays at their May 6, 2025, meeting.

Brookings County Planning Commission
May 6, 2025 – 8:00 PM meeting

2025plat011 – May 6, 2025

Prepared by Richard Haugen

Applicant/Owner: Jacob & Tara Mills, 7340 Sunset Rd, Brookings, SD 57006
Marlenna Walker, 7280 Sunset Rd, Brookings, SD 57006

Legal Description: Plat of "Lots 18A and 20A, Klinefelter's Addition on Lake Campbell in Govt. Lots 6 & 7, of Section 28, T109N, R50W of the 5th P.M., all in Brookings County, South Dakota."

2025plat011: Jacob & Tara Mills owns Lot 20 and is purchasing additional land from adjoining landowner Marlenna Walker, who owns Lots 17, 18 & 19. The four lake front lots were vacated and resurveyed to reflect the change in property lines and will be known as Lots 18A and 20A. Lot 18A will be 42,517 SF and Lot 20A will be 27,028 SF. Klinefelter's Addition was platted December 7, 1965.

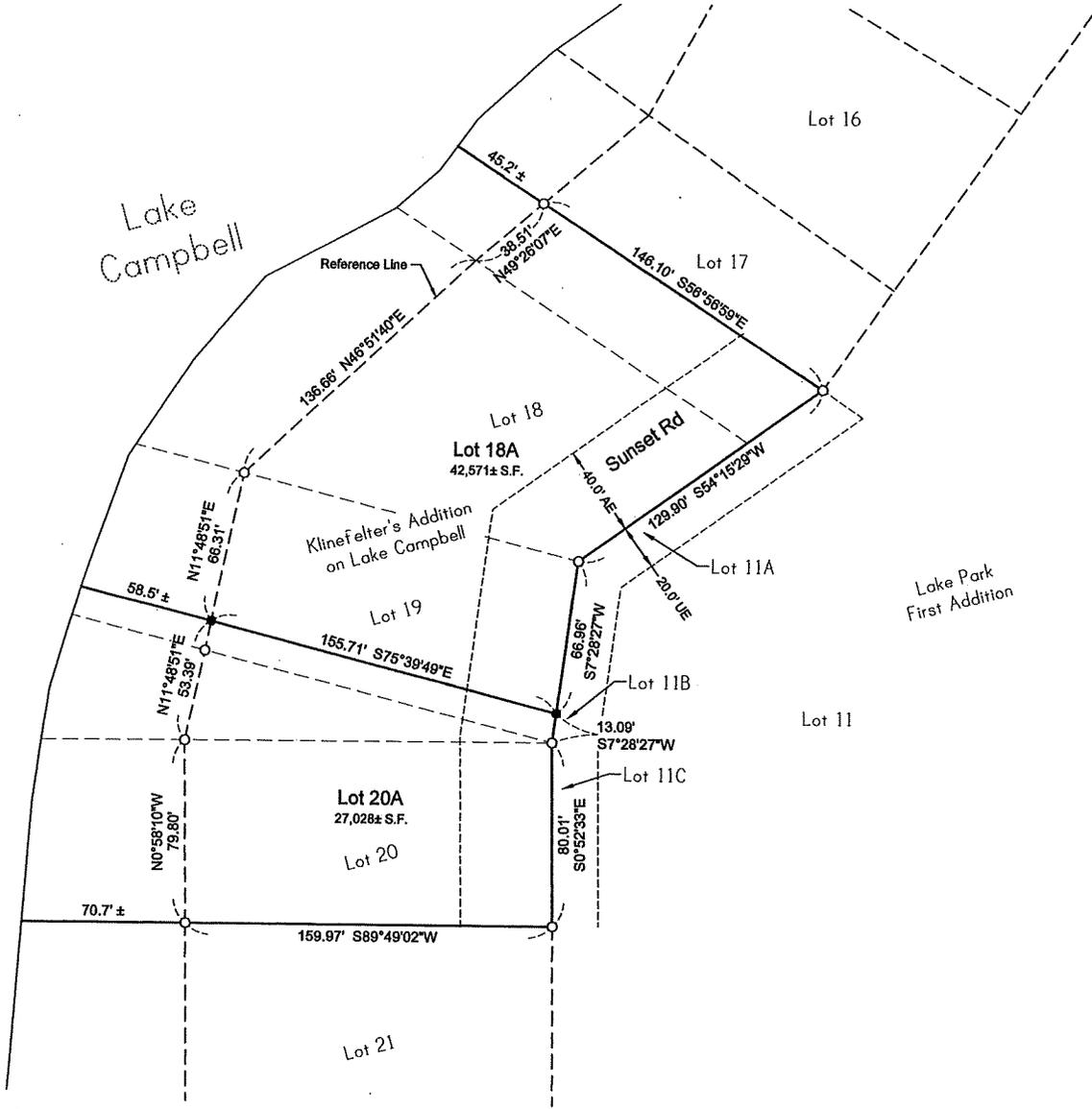
The plat meets the requirements of the Brookings County Subdivision Ordinance, Lake Park Zoning Ordinance and 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 11 for Developed Lakes Existing Land Use.

2025plat011
Staff Report
May 6, 2025

PLAT OF

LOTS 18A AND 20A, KLINEFELTER'S ADDITION ON LAKE CAMPBELL IN GOVERNMENT LOTS 6 AND 7, OF SECTION 28, TOWNSHIP 109 NORTH, RANGE 50 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

THIS PLAT TO VACATE AND REPLAT A PORTION OF LOT 17, AND LOTS 18, 19 AND 20 OF "PLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20 OF KLINEFELTER'S ADDITION ON LAKE CAMPBELL IN GOVERNMENT LOTS 6 AND 7 OF SECTION 28, T109N, R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA", FILED FOR RECORD ON DECEMBER 7TH, 1965 AT 4:00 P.M. IN PLAT BOOK 7, PAGE 153.



April, 2025
 Scale: 1" = 50'
 ○ Monument Recovered
 ● Monument Set
 (3/8" x 18" Capped Rebar RLS 15743)
 Bearings are Based on Assumed Datum

SURVEYOR'S CERTIFICATE

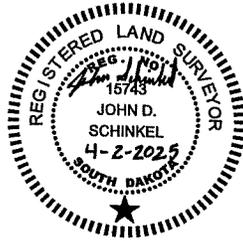
I, John D. Schinkel, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 2nd day of April, 2025 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of Lot 17, and Lots 18, 19 and 20 of Klinefelter's Addition on Lake Campbell in Government Lots 6 and 7 of Section 28, T109N, R50W of the 5TH P.M., Brookings County, South Dakota, as shown on the plat, and marked upon the ground boundaries thereof in the manner shown on the plat, and that the attached plat is a true and correct representation of said survey and that the parcel of land so platted contains: "LOTS 18A AND 20A, KLINEFELTER'S COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 2nd day of April, 2025.

Prepared By:

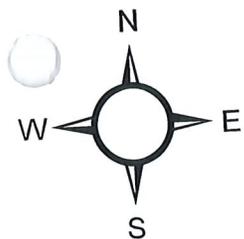


Civil Engineers & Land Surveyors
 Brookings, South Dakota
 Ph. 605-698-3200





Klinefelter's Addition Lots 18A and 20A



 Lots 18A and 20A

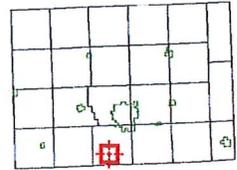


2025 plot 011

1 of 2



Overview



Legend

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

Parcel ID	120801095028148	Alternate ID	n/a	Owner Address	WALKER, MARLENN A
Sec/Twp/Rng	28-109-50	Class	NACS		7280 SUNSET RD
Property Address	7280 SUNSET RD	Acreeage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	12014				
Brief Tax Description	KLINEFELTER'S ADD LOT 17 EXC N 53.1' ALL OF LOT 18 & N 79.5' LOT 19 SEC 28-109-50 39,536 SQ FT				
	(Note: Not to be used on legal documents)				

Date created: 3/27/2025
 Last Data Uploaded: 3/27/2025 1:00:54 AM

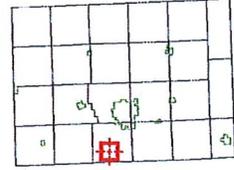
2025 plat 011

2 of 2

Beacon™ Brookings County, SD



Overview



Legend

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

Parcel ID	120801095028154	Alternate ID	n/a	Owner Address	MILLS, JACOB J ET UX
Sec/Twp/Rng	28-109-50	Class	NACS		7340 SUNSET RD
Property Address	7340 SUNSET RD	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	12014				
Brief Tax Description	KLINEFELTER'S ADDN LOT 19 EXC N 79.5' & LOT 20 NE 1/4 SEC 28-109-50 16048 SQ FT				
	(Note: Not to be used on legal documents)				

Date created: 3/27/2025
 Last Data Uploaded: 3/27/2025 1:00:54 AM

Developed by SCHNEIDER
 GEOSPATIAL