

# 2550

**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 16, 2025, County Commission meeting

September 3, 2025: The Brookings County Planning and Zoning Commission recommends approval of plat 2025plat021 with a unanimous vote of 9-ayes and 0-nays at their September 2, 2025, meeting.

Brookings County Planning Commission  
September 2, 2025 – 8:00 PM meeting

## 2025plat021 – September 2, 2025

Prepared by Richard Haugen  
Brookings County Development, Deputy Director

Applicant/Owners: Mark Berkland, 46711 218<sup>th</sup> St, Volga, SD 57071

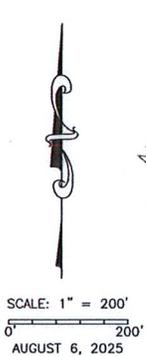
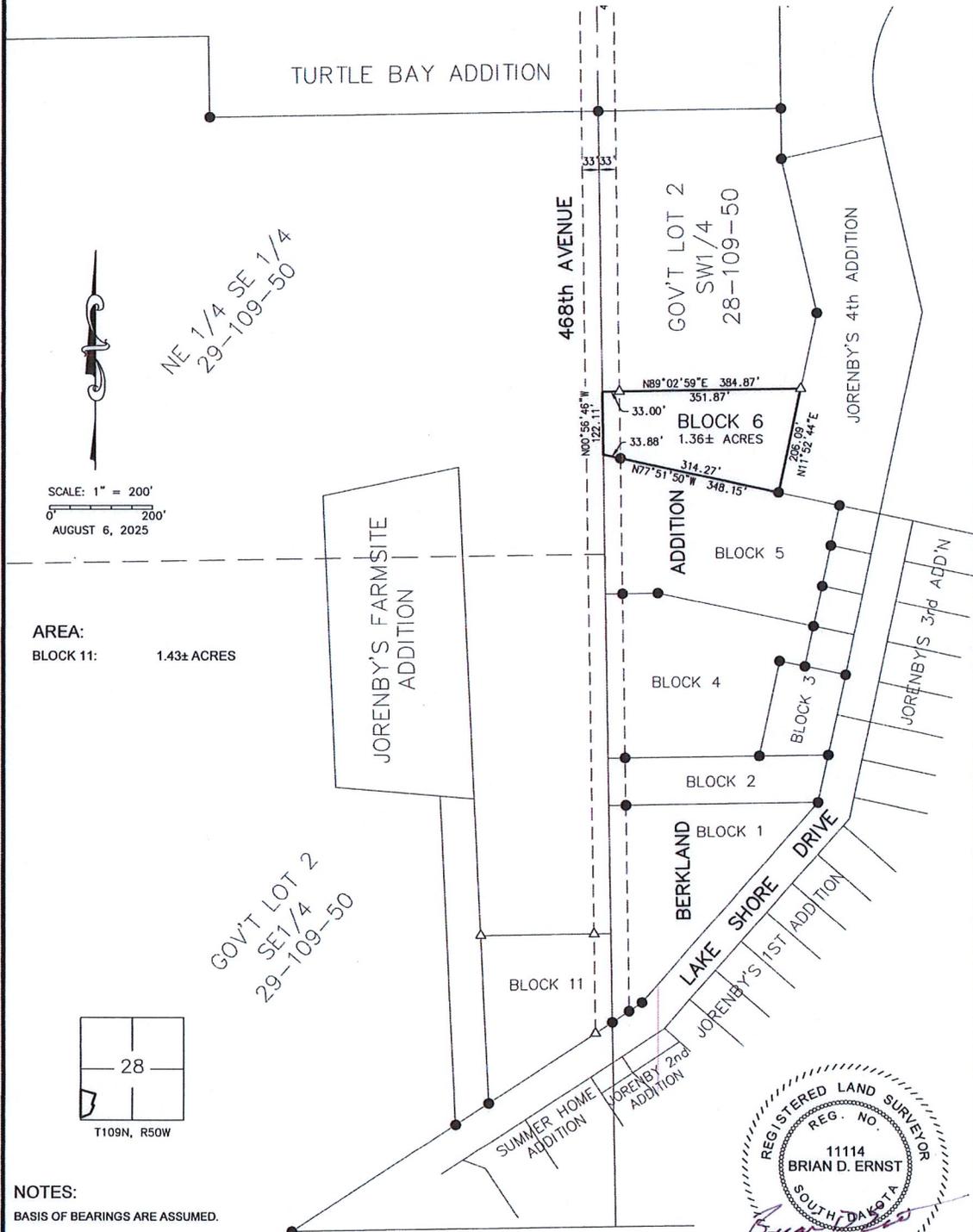
Legal Description: Plat of "Block 6 in Berkland Addition located in a Portion of Govt Lot 2 in the Southeast ¼ of Section 29, T109N, R50W of the 5<sup>th</sup> P.M., Brookings County, South Dakota."

2025plat017: Mark Berkland has submitted a plat for "Block 6" of Berkland Addition on the west side of Lake Campbell located in the "Lake Park" zoning district. Block 6 is 1.36 acres exceeding the 20,000 square feet requirement and meets the non-lake front setback requirements of 25' front yard, 25' rear yard and 8' side yard. The preliminary plat was approved on December 3, 2024, and 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.

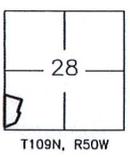
2025plat020  
Staff Report  
September 2, 2025

# PLAT OF BLOCK 6, BERKLAND ADDITION

LOCATED IN A PORTION OF GOV'T LOT 2 IN THE SOUTHWEST 1/4 OF SECTION 28,  
T109N, R50W OF THE 5th P.M., ALL IN BROOKINGS COUNTY, SOUTH DAKOTA.



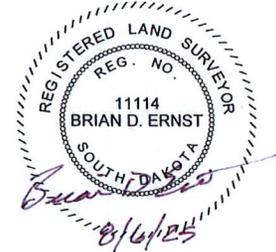
AREA:  
BLOCK 11: 1.43± ACRES



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

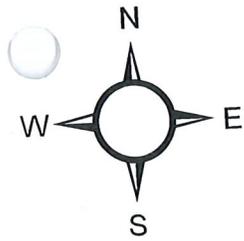
PREPARED BY:  
**FORESIGHT**  
LAND SURVEYORS  
1311 MAIN AVE. S, BROOKINGS, SD 57006  
PHONE: 605.695.6442 Foresight@brookings.net

- LEGEND**
- FOUND MONUMENTATION
  - △ SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"





# Berkland Addition Block 6



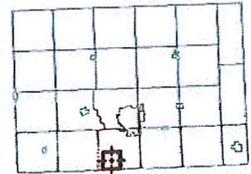


**Beacon**<sup>TM</sup>

2025 plot 021  
Brookings County, SD



Overview



Legend

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

<b>Parcel ID</b>	120001095028300	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	BERKLAND, MARK E
<b>Sec/Twp/Rng</b>	28-109-50	<b>Class</b>	AGC		46711 218TH ST
<b>Property Address</b>		<b>Acreage</b>	6.64		VOLGA SD 57071
<b>District</b>	12054				
<b>Brief Tax Description</b>	LOT 1 EXC OL 1 & EXC JORENBYS FIRST THIRD & 4TH ADDN, LOT 2 EXC DRAKE ADDN & EXC BERKLAND ADDN SEC 28-109-50 6.64 AC				
	(Note: Not to be used on legal documents)				

Date created: 8/8/2025  
Last Data Uploaded: 8/8/2025 1:06:22 AM

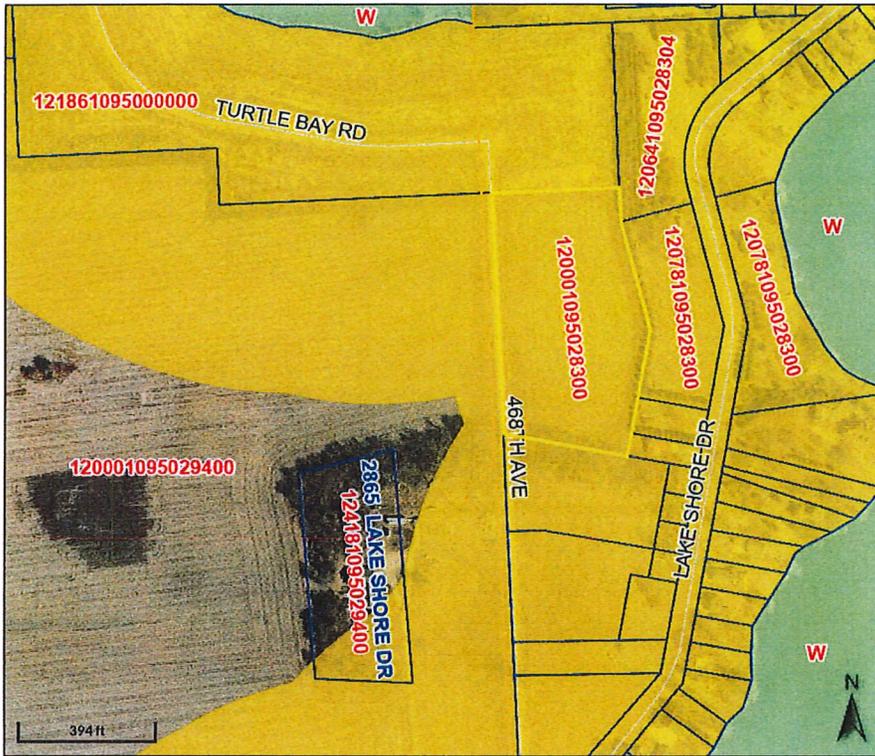
Developed by **SCHNEIDER**  
GEO SPATIAL



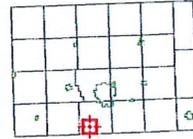
Brookings County, SD

2025 Plat 021

Zoning District Map



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Zoning Districts**
- Commercial/Industri
- Lake/Park District
- Natural Resource District
- Parcels
- Roads

Parcel ID	120001095028300	Alternate ID	n/a	Owner Address	BERKLAND, MARK E
Sec/Twp/Rng	28-109-50	Class	AGC		46711 218TH ST
Property Address		Acreage	6.64		VOLGA SD 57071
District	12054				
Brief Tax Description	LOT 1 EXC OL 1 & EXC JORENBYS FIRST THIRD & 4TH ADDN, LOT 2 EXC DRAKE ADDN & EXC BERKLAND ADDN SEC 28-109-50 6.64 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/8/2025  
Last Data Uploaded: 8/8/2025 1:06:22 AM

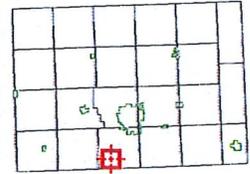
Developed by SCHNEIDER  
GEOSPATIAL

# 2025 plot 021 Floodplain map

**Beacon**<sup>TM</sup> Brookings County, SD



## Overview



## Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels
- Roads
- Floodplain 2025**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A; AE
- X

Parcel ID	120001095028300	Alternate ID	n/a	Owner Address	BERKLAND, MARK E
Sec/Twp/Rng	28-109-50	Class	AGC		46711 218TH ST
Property Address		Acres	6.64		VOLGA SD 57071
District	12054				
Brief Tax Description	LOT 1 EXC OL 1 & EXC JORENBYS FIRST THIRD & 4TH ADDN, LOT 2 EXC DRAKE ADDN & EXC BERKLAND ADDN SEC 28-109-50 6.64 AC				

(Note: Not to be used on legal documents)

Date created: 8/8/2025

Last Data Uploaded: 8/8/2025 1:06:22 AM

Developed by **SCHNEIDER**  
GEOSPATIAL