

Matt and Kerri Wagner
21753 465th Avenue
Volga, SD 57071
605-690-9058
matt@wagnercontractingllc.com

April 28, 2025

Ryan Miller
City of Brookings
Planning and Zoning Department
rmiller@cityofbrookings-sd.gov

Re: Request for Land Use Designation – 3707 Main Avenue South, Brookings, SD

Dear Mr. Miller,

We respectfully request the designation of our property, located at 3707 Main Avenue South, Brookings, SD 57006, as "Urban-Medium" under the City's comprehensive land use plan. Our intention is to seek rezoning of a portion of the property for commercial use sometime in the future.

As shown on the current land use map, our property is bordered by Urban-Medium designated land to the north and west, and by property with B3 zoning status to the south.

Property details are as follows:

Legal Description: Lots A, B, C of OL 15, OLS 16, 17, 18 in the West 1/2 of the South 1/2 of the Northeast 1/4, Section 11, Township 109, Range 50.

Lot Size: 6.32 ± acres

Parcel ID: 046501104927300


Property Type: Residential Acreage, Commercial Lots, NACS Class

Owners: Matt J. and Kerri S. Wagner


We respectfully ask that you kindly confirm receipt of this request. Should you require any additional documentation or information to proceed, we are happy to provide it.

Thank you for your time and consideration. We look forward to working collaboratively with the City and County as we plan for the responsible development of this property.

Sincerely,



Matt J. Wagner



Kerri S. Wagner