



PLANNING AND ZONING

Cerro Gordo County Courthouse

220 N Washington Ave, Mason City, IA 50401

Tom Meyer, Zoning Administrator

Michelle Rush, Assistant Zoning Administrator

(641) 421-3075

plz@cerrogordo.gov

June 27, 2025

TO: Cerro Gordo County Planning and Zoning Commission

SUBJECT: Next Meeting – **July 10, 2025; 4:00 p.m.; Boardroom**

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **Thursday, July 10, 2025 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering two rezoning requests.

1. Lyle & Nancy Watt 4276 Mallard Ave, Rockwell, IA 50469

This 4.47-acre parcel is located in the SE¼ of Section 13, Pleasant Valley Township. The applicants propose to separate the building site from the farmland. The applicants plan to sell the farmland and retain the acreage. The building site is less than 10 acres in size, so a rezoning from the A-1 Agricultural District to the A-2 Agricultural Residence District is being requested.

The parcel is an existing farmstead with a dwelling, three machine sheds, 1 bin, 1 coop and a detached garage. No non-conformities will be created as a result of the request.

The applicant also owns the approximate 39.5 acres to the west of this parcel. There is an existing drive into the farm ground from Mallard Avenue approximately 190' north of the bridge.

The rezoning request is in general compliance with the comprehensive plan. This is an existing building site, no land will be taken out of production, and there are no access issues. We recommend the request be forwarded to the Board of Supervisors for approval.

2. Steve & Tracie Siemers on behalf of Emily & Jonathan Reidenouer Parcel containing a pole building on the west side of Killdeer Avenue located south of the building site at 8504 Killdeer Ave, Swaledale, IA, 50477

This 2.22-acre parcel is located in the SE¼ of Section 27, Mt. Vernon Township. The applicants are proposing to separate the pole building from the surrounding farmland. It is less than 10 acres, so a rezoning from the A-1 Agricultural District to the A-2 Agricultural Residence District is being requested.

The new parcel will contain the 40'x80' pole building and a small amount of farmland that will continue to be farmed. The pole building was originally a part of the building site at 8504 Killdeer Avenue (See Plat of Survey Doc # 2003-14933). The Siemers have leased the pole building for the past 18-20 years. The building is used for personal storage and has no utilities to the building. The pole building has a legally non-conforming side yard setback of 5.5' at its closest point where a 25' side yard setback is required in the A-2 District.

The parcel is surrounded by fields in agricultural production and will continue to be farmed by the current renter. The field can be accessed from 170th Street on the east side of the bike trail. Since the renters of the farmland will also continue to farm the ground included in this 2.22-acre parcel, the Siemers have provided consent for the renters to continue to utilize the driveway into the pole building site off of Killdeer Avenue.

The rezoning request is in general compliance with the comprehensive plan, it is an existing building site, no agricultural land will be taken out of production, and there are no access issues. We recommend the request be forwarded to the Board of Supervisors for approval with the non-conforming structure noted.