



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

Planning & Zoning Commission Change of Zone Staff Report Meeting – November 6, 2025 4:00 PM

Applicant: Nicholas & Jordan Bruggeman

Existing Zoning: A-1 Agricultural District

Location: 23363 160th St, Rockwell, IA, Iowa

Request: Rezone 5.55 acres from the A-1 Agricultural District to the A-2 Agricultural Residence District

STAFF REVIEW:

This 5.55-acre parcel is located in the NW¼ of Section 2, Dougherty Township. The property was split off in August of 1990 without a rezoning and has been an illegal lot since as a result. The Bruggeman's purchased the property in 2016. The applicants were mailed a letter on January 2, 2019 to make them aware of the illegal status of the lot, but the letter was sent to the wrong mailing address and the Bruggeman's never received the letter. They are now requesting a rezoning from the A-1 Agricultural District to the A-2 Agricultural Residence District to correct this illegal status.

The parcel contains a dwelling, four farm buildings south of the house, a grain bin along the east lot line, and a building constructed in 2024 without a permit. Two of the farm buildings are inches apart where the Zoning Ordinance requires a minimum separation distance of 10'; however, these are farm structures that were considered farm exempt under state law at the time of construction and are legally non-conforming. The building constructed in 2024 by the house is less than 10' from the dwelling. The applicants will be applying for a zoning permit for this building.

The rezoning request is in general compliance with the comprehensive plan. This is an existing building site, and no land will be taken out of production. There are no access issues. The rezoning will correct the illegal status of the property.

RECOMMENDATION:

We recommend the request be forwarded to the Board of Supervisors for approval.

EXHIBITS:

- Exhibit 1: Figures 1-5 photos
- Exhibit 2: Change of Zone Application dated September 10, 2025
- Exhibit 3: Plat of Survey
- Exhibit 4: Parcel Highlight

Figure 1
Looking at entrance into property from 160th St



Figure 2
Distance between farm buildings



Figure 3
Distance between dwelling and building constructed in 2024



Figure 4
Farm buildings on the property



Figure 5
Dwelling and new building



received
9-10-25

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Nicholas and Jordan Bruggeman
23363 160TH ST Rockwell IA 50469

Applicant(s) are the: ☒ Owner(s) ☐ Contract Purchaser(s) of the property described.

Present zoning district of described property is

A-1

Proposed zoning district for described property

A-2

Reasons for re-zoning:

Acreage is an illegal zone since Aug 1990 when the property was a partial fence & sold in 1998 and wasn't re-zoned. Sold 3 different times like this. Other acres that used to be with original 10 acres are being farmed by a relative but landowner has been deceased since 1991.

Name and Addresses of the owners of all properties lying within five hundred (500) feet of any part of the property proposed to be changed are as follows:

☒ An official survey by a Registered Land Surveyor is attached.

☐ This property is developed and a plat, developed by a Registered Land Surveyor, is attached which shows the location of all buildings on the site along with all dimensions and distances.

☐ This property is undeveloped and a rough draft or schematic drawing of the area is attached.

☐ Other information is also attached which may be pertinent to this request.

☐ Filing fee attached. (\$200.00 – check made payable to Cerro Gordo County)

I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.

I (We) understand that if this application is denied by the Board of Supervisors, then no new petition covering the same property and additional property can be filed or considered until one year has elapsed from the date of this filing.

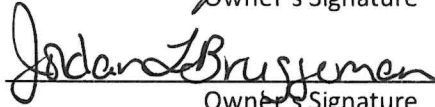
I (We) grant to the Planning & Zoning staff, members of the Planning & Zoning Commission and Board of Supervisors permission to enter onto the described property for review purposes.

9/10/2025

Date



Owner's Signature



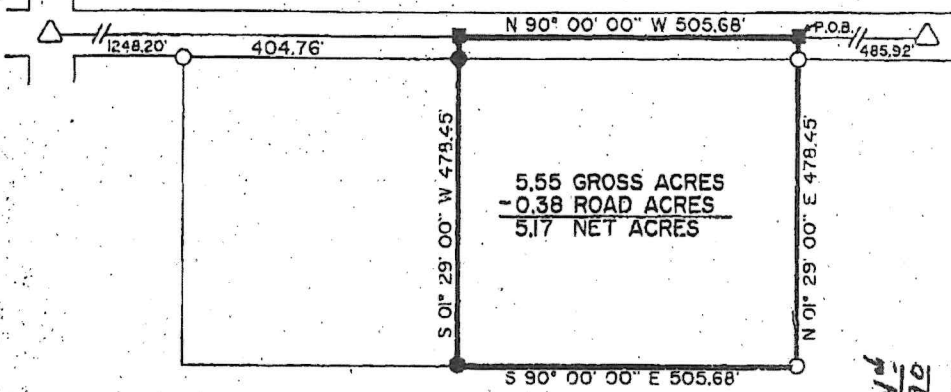
Owner's Signature

SURVEY PLAT

TRACT IN N.W. 1/4 SEC. 2 94 19
CERRO GORDO CO.

N.W. COR.
N.W. 1/4
SEC. 2 94 19
FND. 1/2" REBAR

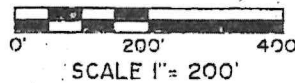
N.E. COR.
N.W. 1/4
SEC. 2 94 19
FND. CONC. MON.



SURVEY FOR:
DONALD H. HITZHUSEN
DATE SURVEYED: 8/23/90

LEGEND

- △ = SEC. COR. FND.
- = I.P. FOUND
- = NAIL SET
- = PIN/CAP 8G56 SET



AUDITOR'S OFFICE
CERRO GORDO COUNTY, IOWA
ENTERED INTO
DAY OF
AUGUST
1990
DEPUTY

SURVEY DESCRIPTION:

That part of the NW 1/4 of Section 2, T 94 N, R 19 W of the 5th P.M., Cerro Gordo County, Iowa, described as follows: Commencing at the Northeast Corner of the NW 1/4 of said Section 2; thence N 90°-00'-00" W, 485.92 feet along the North line of the NW 1/4 of said Section 2 to the point of beginning; thence continuing N 90°-00'-00" W, 505.68 feet along the North line of the NW 1/4 of said Section 2; thence S 01°-29'-00" W, 478.45 feet; thence S 90°-00'-00" E, 505.68 feet; thence N 01°-29'-00" E, 478.45 feet to the point of beginning, containing 5.55 acres, subject to easements of record.

NOTE: The North line of the NW 1/4 of said Section 2-94-19 is assumed to bear N 90°-00'-00" W.

CERTIFICATION:

I hereby certify that this map, plat, report or survey was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

RECORDED

RECORDED



Robert L. Holze
Reg. L. S. No. 8656
August 24, 1990

1990 AUG 24 PM 12:49
90-5347
COLLEEN PEARCE
CERRO GORDO CO.
MASON CITY, IOWA

PRICE SURVEYLING, INC.
P. O. BOX 1352
MASON CITY, IOWA 50401

90 5347

123530000400

160TH ST

505.68

2160.6

478.45

160210000900

160210001000

160210000800