



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
Madden Change of Zone Staff Report
Meeting – May 7, 2026
4:00 PM

- Applicant:** Thomas & Thelma Madden
- Existing Zoning:** A-1 Agricultural District
- Location:** Grain bin site directly behind (north of) 15462 160th St, Rockwell, IA, Iowa
- Request:** Rezone 4.97-acres from the A-1 Agricultural District to the A-2 Agricultural Residence District

STAFF REVIEW:

Proposed Parcel B is 4.97 acres in size and is located in the SW¼ of Section 33, Dougherty Township. The parcel contains five sheds and six grain bins and will be separated from the surrounding farm ground to the north and west. Because proposed Parcel B is less than 10 acres in size, a rezoning from **A-1 Agricultural District** to **A-2 Agricultural Residence District** is being requested.

The parcel contains several existing farm structures. The 36' x 108' large steel machine shed is approximately 3.8 feet from the south lot line at its closest point. The 28' x 40' machine shed is also located near the south lot line. In addition, the grain bins are located within 10 feet of one another. The Zoning Ordinance generally requires a 10-foot separation distance between detached structures. However, these structures were constructed as farm-related structures and were considered farm exempt under state law at the time of construction. As a result, the existing setback and separation deficiencies are considered lawful nonconforming conditions.

Proposed Parcel B is directly north of Parcel A. Parcel A contains a dwelling, detached garage, and barn with a lean-to. Parcel A was split from this quarter-quarter section in 2012 and sold by Mr. Madden. The owners of Parcel A now intend to purchase proposed Parcel B from Mr. Madden. After the sale, Parcel A and Parcel B will be combined into a single parcel to avoid triggering the subdivision platting requirement.

The proposed split will not create access issues for the remaining farmland. Mr. Madden can continue to access the surrounding farmland by using the existing field driveway located west of the grove of trees on Parcel A. He also has access to the farmland from the field driveway located in the curve of 160th Street and Orange Avenue.

The rezoning request is in general compliance with the Comprehensive Plan. The request involves an existing building site, no additional farmland will be taken out of production, and the proposed split will not create access issues for the remaining agricultural land.

RECOMMENDATION:

Staff recommends that the rezoning request for proposed Parcel B from **A-1 Agricultural District** to **A-2 Agricultural Residence District** be forwarded to the Board of Supervisors with a recommendation for approval.

EXHIBITS:

- Exhibit 1: Change of Zone Application dated March 18, 2026
- Exhibit 2: Plat of Survey
- Exhibit 3: Parcel Highlight

received
3-18-26

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Thomas J Madden 430-2537
15337 155th 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:

Adjacent property owners want to buy this property

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:

Alex + Samantha Dahley
15462 160th ST
Rockwell IA 50469

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.

3-17-2026
Date

Thomas J. Madden
Owner's Signature

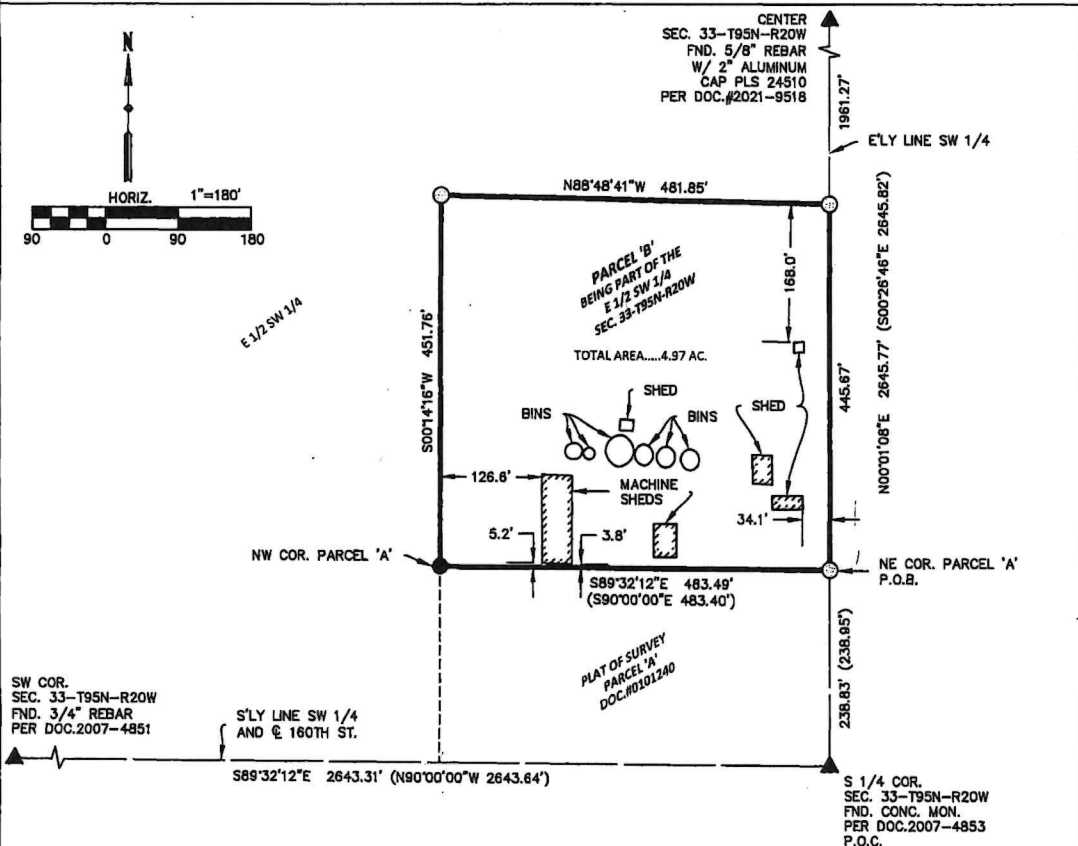
Thelma J. Madden
Owner's Signature



INDEX LEGEND
LOCATION PARCEL 'B' BEING PART OF THE E 1/2 SW 1/4 SEC. 33-T95N-R20W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA
PROPRIETOR THOMAS J. MADDEN
SURVEY REQUESTED BY THOMAS MADDEN
SURVEYOR COMPANY STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947
RETURN TO: BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401

7.00
ck

PLAT OF SURVEY



DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'B' BEING PART OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33-T95N-R20W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE SOUTH QUARTER CORNER (S 1/4 COR.) OF SAID SECTION THIRTY-THREE (33); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N00°01'08" E 238.83 FEET (S00°26'46" E 238.95 FEET) ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION THIRTY-THREE (33) TO THE NORTHEAST CORNER (NE COR.) OF PARCEL 'A' AS DESCRIBED AND DEPICTED IN PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 0101240 THAT IS ON FILE AT THE CERRO GORDO COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID EASTERLY LINE N00°01'08" E 445.67 FEET; THENCE N88°48'41" W 481.85 FEET; THENCE S00°14'16" W 451.76 FEET TO THE NORTHWEST CORNER (NW COR.) OF SAID PARCEL 'A'; THENCE S89°32'12" E 483.49 FEET (S90°00'00" E 483.40 FEET) ALONG THE NORTHERLY LINE OF SAID PARCEL 'A' TO THE POINT OF BEGINNING (P.O.B.), SAID PARCEL 'B' CONTAINS 4.97 ACRES, AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- ⊙ SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND 5/8" REBAR W/ YPC 8656 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- ✕ CUT 'X' (0.00') RECORD MEASUREMENT

SURVEYOR'S NOTES:

- 1) IGCRS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.
- DOCUMENTS USED FOR THIS SURVEY:
 PLATS: DOC.#0101240, DOC.#2021-9627
 CERTS: DOC.#2021-9518,
 DOC.#2007-4851, DOC.#2007-4853
 DEED: DOC.#2014-3360, DOC.#0103006,
 DOC.#0103005
 AGREEMENT: DOC.#2017-4412

DATE SURVEYED	2-10-25
SCALE:	AS SHOWN
PROJECT NO.:	25213
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 1



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Benjamin Stark
 Benjamin Stark Date 2-26-25

License number 23709 Sheets covered by this seal: 1
 My license renewal date is December 31, 2025

**STARK
 SURVEYING
 INC.**

Parcel B

Par A

238.95

483.4

66

160TH ST

