



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
Schaefer Change of Zone Staff Report
Meeting – July 2, 2026
4:00 PM

- Applicant:** Dean & Tracy Schaefer
- Existing Zoning:** A-1 Agricultural District
- Location:** 11332 and 11446 Killdeer Avenue, Rockwell, IA, Iowa
- Request:** Rezone 5.78-acres from the A-1 Agricultural District to the A-2 Agricultural Residence District

STAFF REVIEW:

Proposed Parcel A is 5.78-acres in size and includes the 0.46 gross acre parcel located at 11446 Killdeer Avenue. The 0.46-acre parcel was separated out in 1972 and was grandfathered A-1. The 0.46-acre parcel at 11446 Killdeer Avenue does not meet the size requirement in the A-1 District or the A-2 District.

The 0.46-acre parcel at 11446 Killdeer Avenue contains a dwelling and a detached garage. The garage is 0.4' from the front lot line at its closest point. The dwelling also does not meet the required 50' front yard setback. 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 setbacks are considered lawful nonconforming conditions.

The building site at 11332 Killdeer Avenue that will be separated from the surrounding farm ground to the north and west contains a dwelling, 2 sheds and 2 barns. The dwelling does not appear to meet the required front yard setback. However, this structure was constructed as a farm-related structure and is considered farm exempt under state law at the time of construction. As a result, the existing setbacks are considered lawful nonconforming conditions.

There are currently three parcels in the SE¼ of Section 10. The 0.46-acre parcel at 11446 Killdeer Avenue will be combined with the building site at 11332 Killdeer Avenue to create the 5.78 acre parcel.

Because proposed Parcel A is less than 10 acres in size, a rezoning from **A-1 Agricultural District** to **A-2 Agricultural Residence District** is being requested.

Separating the building site from the surrounding farmland will not create access issues for the remaining farmland. There is a farm field located just north of the grove of trees along the north property line into the field from Killdeer Avenue. Additionally, the remaining farmland is being sold to the farmer who owns the surrounding farmland to the north and west.

The rezoning request is in general compliance with the Comprehensive Plan. The request involves two existing building sites, one of which is undersized for the A-1 and A-2 Districts at 0.46 gross acres. No 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 A 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: Figures 1-4
- Exhibit 2: Change of Zone Application dated May 26, 2026
- Exhibit 2: Plat of Survey
- Exhibit 3: Parcel Highlight

Figure 1
Building site at 11446 Killdeer Ave



Figure 2
Looking north to south along Killdeer Ave at 11446 Killdeer Ave



Figure 3
Looking south to north along Killdeer Ave at 11332 Killdeer Avenue



Figure 4
Building Site at 11332 Killdeer Avenue



received
5-26-26

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Dean and Tracy Schaefer
14711 210th St.
Mesa City IA 50401

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:

- Separated tillable (approx. 20 acres) from building sight
- there is a very small A-1 parcel prior to 1990 that needs to be combined and then all rezoned A-2

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:

* Scott Nelson 11122 Killdeer Ave Rockwell IA 50469
* David Peters 728 NE 42nd St. Ankeny IA 50021
* Harold Griffith Trust PO Box 542016 Omaha NE 68154

11332 Killdeer Ave Rockwell > subject property
11446 Killdeer Ave Rockwell > addresses to be
rezoned

- 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.

5-25-26

Date



Owner's Signature



Owner's Signature



INDEX LEGEND
LOCATION PARCEL 'A' BEING PART OF THE SE 1/4 SEC. 10-T95N-R21W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA
PROPRIETOR DEAN C. SCHAEFER AND TRACY L. SCHAEFER
SURVEY REQUESTED BY DEAN SCHAEFER
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

PLAT OF SURVEY

DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF PLAT OF SURVEY THAT IS DESCRIBED AND DEPICTED IN BOOK ONE-HUNDRED FORTY-NINE (149) PAGES ONE (1) THRU (2) AT THE CERRO GORDO COUNTY RECORDER'S OFFICE THAT IS PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10-T95N-R21W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE EAST QUARTER CORNER (E 1/4 COR.) OF SAID SECTION TEN (10);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF 500°43'29"W (500°08'48"W) 563.68 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION TEN (10) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID EASTERLY LINE 500°43'29"W (500°08'48"W) 749.04 FEET TO THE NORTHEAST CORNER (NE COR.) OF PLAT OF SURVEY THAT IS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 0007662 THAT IS ON FILE AT THE CERRO GORDO COUNTY RECORDER'S OFFICE;

THENCE N89°25'21"W (N90°00'00"E) 346.25 FEET ALONG THE NORTHERLY LINE OF SAID DOCUMENT NUMBER 0007662;

THENCE N02°19'59"E 750.23 FEET;

THENCE S89°16'31"E 325.19 FEET PERPENDICULAR TO SAID EASTERLY LINE TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'A' CONTAINS 5.78 ACRES INCLUDING 0.57 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

SURVEYOR'S NOTES:

- 1) IARCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.
- 2) THE ENTIRETY OF THIS PARCEL RESIDES IN THE NE 1/4 SE 1/4.

DOCUMENTS USED FOR THIS SURVEY
 PLATS: BK.149 PG.1 AND 2, DOC.#0007662
 CERTS: DOC.#2005-2838, DOC.#2005-2847
 DEED: DOC.#2012-4891

DATE SURVEYED	4-22-26
SCALE:	AS SHOWN
PROJECT NO.:	26241
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 2



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: 5-1-26

License number 23709 Sheets covered by this seal: 2
 My license renewal date is December 31, 2027

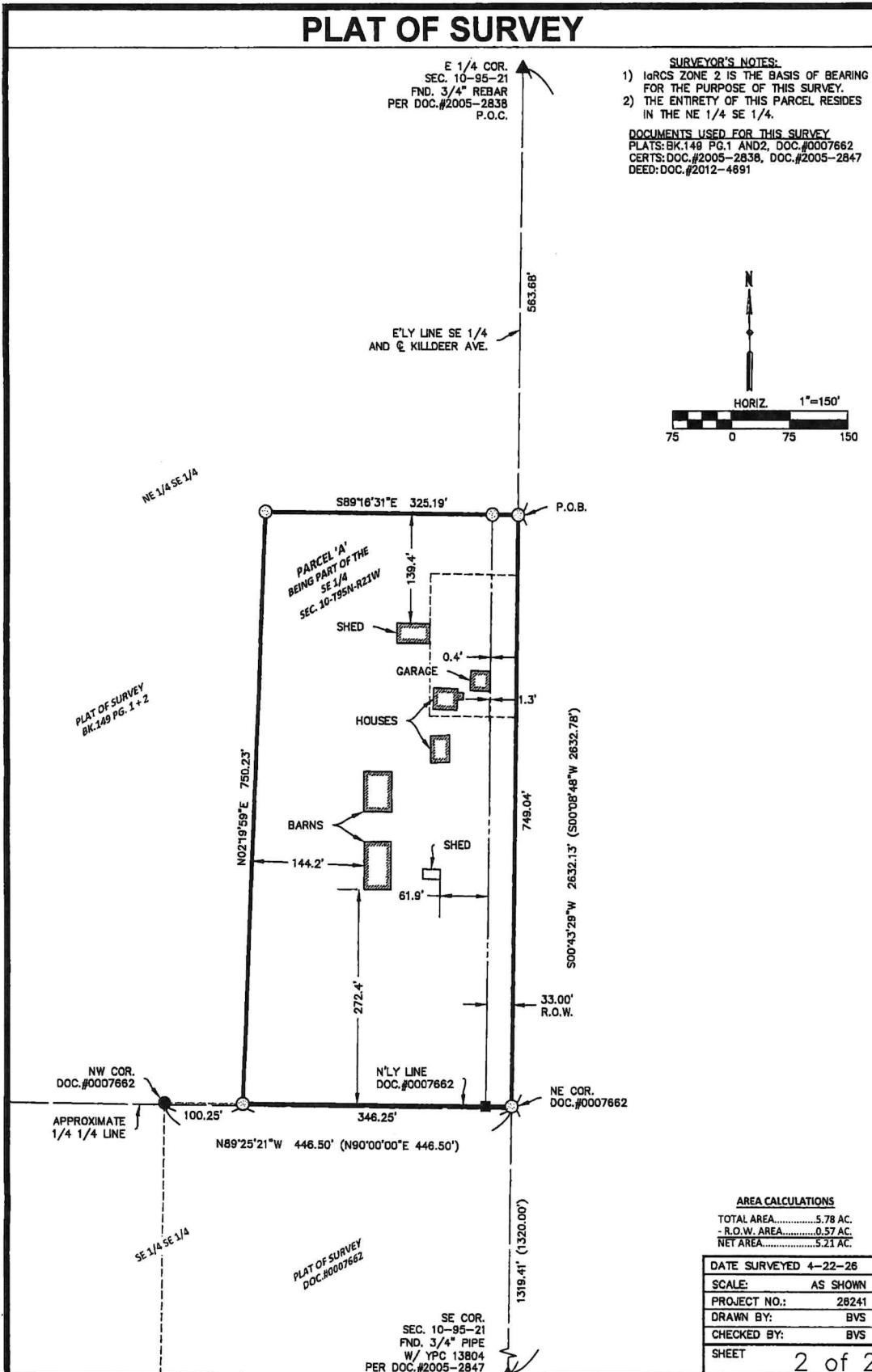
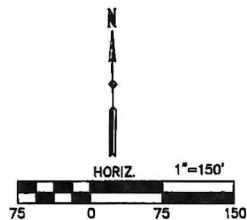
STARK
SURVEYING
INC.

PLAT OF SURVEY

E 1/4 COR.
SEC. 10-95-21
FND. 3/4" REBAR
PER DOC.#2005-2838
P.O.C.

- SURVEYOR'S NOTES:**
- 1) LRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.
 - 2) THE ENTIRETY OF THIS PARCEL RESIDES IN THE NE 1/4 SE 1/4.

DOCUMENTS USED FOR THIS SURVEY
PLATS: BK.148 PG.1 AND2, DOC.#0007662
CERTS: DOC.#2005-2838, DOC.#2005-2847
DEED: DOC.#2012-4691



AREA CALCULATIONS

TOTAL AREA.....5.78 AC.
- R.O.W. AREA.....0.57 AC.
NET AREA.....5.21 AC.

DATE SURVEYED	4-22-26
SCALE:	AS SHOWN
PROJECT NO.:	28241
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 2

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
- ⊗ SET MAG NAIL
- Ⓟ LOT NUMBER
- (0.00') RECORD MEASUREMENT
- FOUND 5/8" REBAR

STARK SURVEYING INC.

