



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

- Applicant:** Duane E. Schlichting
- Existing Zoning:** A-1 Agricultural District
- Location:** Grain bin site located on west side of Killdeer Avenue across from 14947 Killdeer Ave, Clear Lake, IA, Iowa
- Request:** Rezone 2.00-acres from the A-1 Agricultural District to the A-2 Agricultural Residence District

STAFF REVIEW:

The new proposed Parcel D is a 2.00-acre parcel located in the NE¼ of Section 27, Lake Township. The parcel contains an existing barn and five grain bins and will be separated from the surrounding farm ground to the west and south. Because Proposed Parcel D is less than 10 acres in size, rezoning from **A-1 Agricultural District** to **A-2 Agricultural Residence District** is required.

The northeastern most grain bin is located approximately 36.7 feet from the front lot line. In addition, three of the existing grain bins are located within 10 feet of one another. The Zoning Ordinance generally requires a 10-foot separation between detached structures. However, these structures were constructed and used as agricultural/farm structures as part of the existing farm operation. Their existing locations should be treated as lawful existing nonconforming conditions and do not appear to be created or expanded by the proposed rezoning.

Proposed Parcel D will be retained by Duane Schlichting as part of the ongoing Schlichting farming operation. The surrounding farmland will be transferred to the property owner to the north. The proposed rezoning is intended to recognize the existing building site and allow it to be separated from the surrounding agricultural land.

The rezoning request appears to be in general compliance with the Comprehensive Plan. The parcel is an existing farm building site, no additional land will be taken out of agricultural production, and there are no identified access issues. The request does not appear to create a new

residential development pattern or conflict with the continued agricultural use of the surrounding property.

RECOMMENDATION:

Staff recommends that the rezoning request for proposed Parcel D 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 26, 2026
- Exhibit 2: Plat of Survey
- Exhibit 3: Parcel Highlight

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

received
3-26-26

Name and Mailing Address of Applicant(s):

Duane & Deb Schlichting

1409 Blake Drive

Clear Lake, IA 50428

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

Present zoning district of described property is

~~Agricultural A-1~~

Proposed zoning district for described property

Agricultural A-2

Reasons for re-zoning:

This zoning change request applies to Tax Parcel 0627200007. This parcel will be split into a 2.0-acre lot on which a bin site and idle hog house are located with the balance being tillable cropland.

The cropland acres in Tax Parcels 0627200001 & 0627200007, along with several other tax parcels, are for sale.

The 2.0 acres plotted by Stark Survey in the attachment will be kept by Duane Schlichting as part of the ongoing Schlichting farming operation.

Tax Parcels 0627200001 & 0627200007 will become a single tax parcel once this zoning application is approved.

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:

Casey Schlichting

~~14947 Killdeer Ave. Clear Lake~~

Kenneth Lasater

465 State Street, Garner IA 50438

~~Cerro Gordo Solid Waste Agency 15942 Killdeer Ave. Clear Lake, IA~~

SEE ATTACHED

SCHLICHTING ZONING CHANGE APPLICATION

ATTACHMENT:

Ronald Schlichting
14435 Kildeer Avenue
Clear Lake, Iowa 50428

Duane Schlichting
1409 Blake Drive
Clear Lake, Iowa 50428

Linda Schlichting Trust
705 Third Avenue North
Clear Lake, Iowa 50428

Jan Schlichting
11201 N El Mirage Rd 191
El Mirage, Arizona 85335

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.

Date 3/25/24


Owner's Signature

Owner's Signature

Instrument #: 2026-1751

04/13/2026 08:52:23 AM Total Pages: 2

ISUR SURVEY

Recording Fee: \$ 12.00

AnnMarie Legler, Recorder, Cerro Gordo County IA



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|--|
| INDEX LEGEND |
| LOCATION PARCEL 'D' BEING PART OF THE NE 1/4 SEC. 27-T96N-R21W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA |
| PROPRIETOR DUANE E. SCHLICHTING, RONALD D. SCHLICHTING, LINDA K. SCHLICHTING AND JAN J. SCHLICHTING |
| SURVEY REQUESTED BY FRED GREDER |
| SURVEYOR COMPANY STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947 |
| RETURN TO: BENJAMIN STARK <i>1202k</i> 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 |

PLAT OF SURVEY

DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'D' BEING PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27-T96N-R21W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE NORTHEAST CORNER (NE COR.) OF SAID SECTION TWENTY-SEVEN (27);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF 500°27'53"W 131.60 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION TWENTY-SEVEN (27) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID EASTERLY LINE 500°27'53"W 323.22 FEET;

THENCE N89°32'07"W 269.54 FEET PERPENDICULAR TO SAID EASTERLY LINE;

THENCE N00°27'53"E 323.22 FEET PARALLEL WITH SAID EASTERLY LINE;

THENCE S89°32'07"E 269.54 FEET PERPENDICULAR TO SAID EASTERLY LINE TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'D' CONTAINS 2.00 ACRES INCLUDING 0.19 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.

DOCUMENTS USED FOR THIS SURVEY

PLATS: INSTR.#2026-363, DOC.#9800733, DOC.#2019-6431, DOC.#2007-6941
CERTS: DOC.#2012-4426, DOC.#2012-4427
DEED: DOC.#2014-1334, DOC.#2025-718
RESOLUTION: DOC.#9909581

| | |
|---------------|----------|
| DATE SURVEYED | 3-26-26 |
| SCALE: | AS SHOWN |
| PROJECT NO.: | 26228 |
| 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

4-3-26
Date

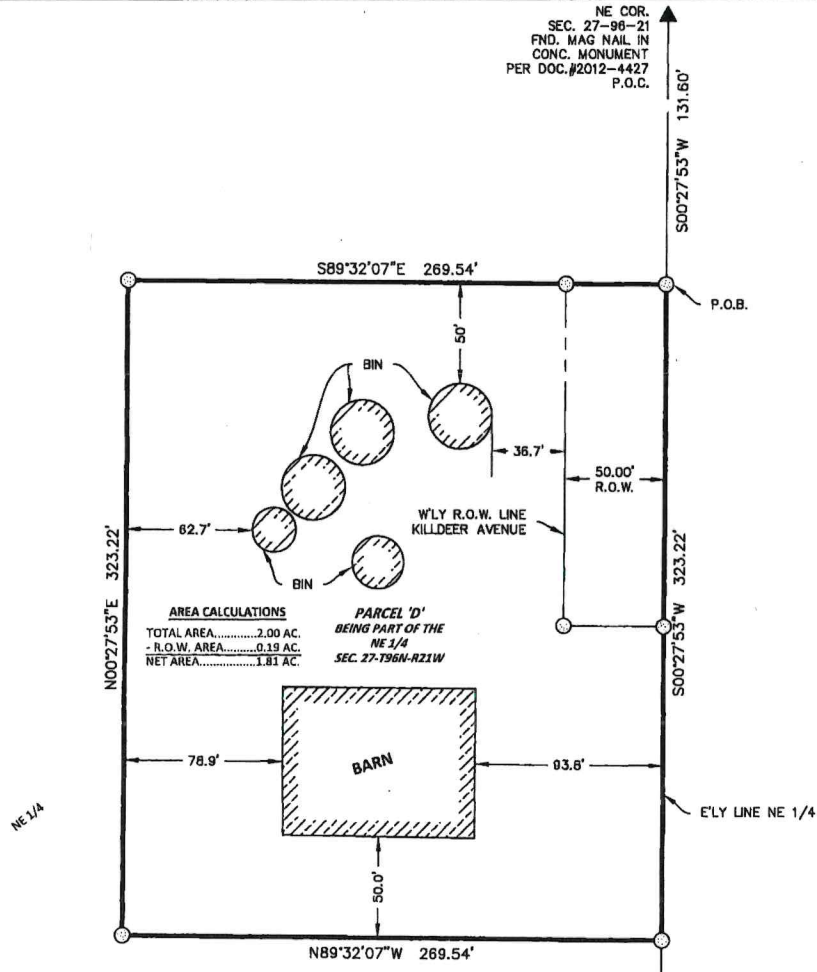
License number 23709

Sheets covered by this seal: 2

My license renewal date is December 31, 2027

**STARK
SURVEYING
INC.**

PLAT OF SURVEY



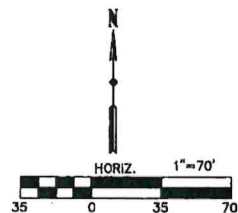
AREA CALCULATIONS
 TOTAL AREA.....2.00 AC.
 - R.O.W. AREA.....0.19 AC.
 NET AREA.....1.81 AC.

PARCEL 'D'
 BEING PART OF THE
 NE 1/4
 SEC. 27-196N-R21W

NE 1/4

NE 1/4

E'LY LINE NE 1/4



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 RESOLUTION: DOC.#9909561

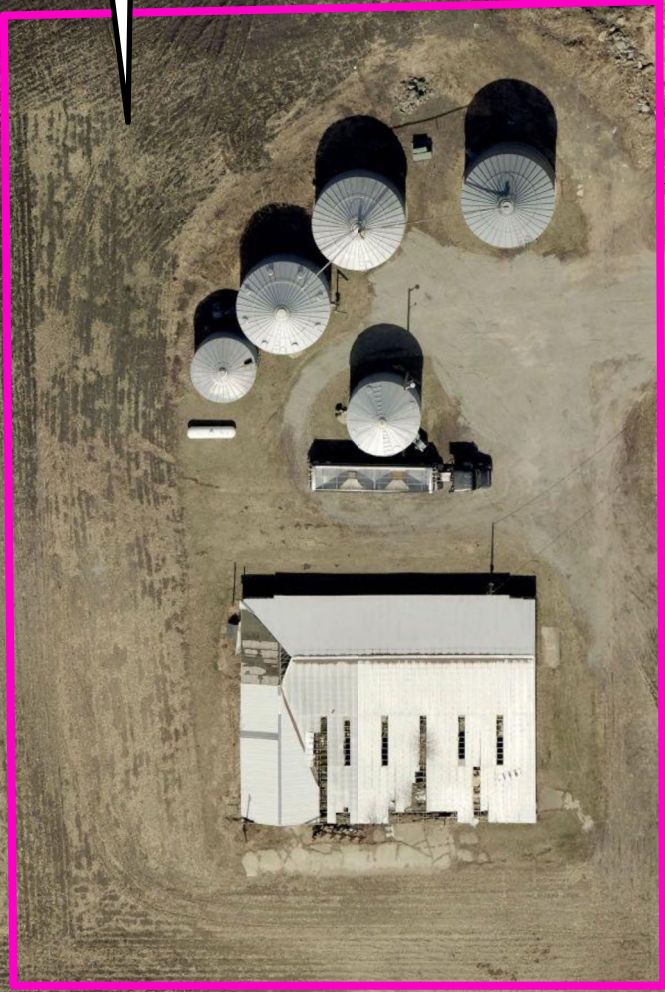
E 1/4 COR.
 SEC. 27-96-21
 FND. ALUM. MONUMENT
 PER DOC.#2012-4426

| | |
|---------------|----------|
| DATE SURVEYED | 3-26-26 |
| SCALE: | AS SHOWN |
| PROJECT NO.: | 26228 |
| 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 TBAR MONUMENT UNLESS NOTED (65) LOT NUMBER |
| ▲ | FOUND SECTION CORNER AS NOTED (0.00') RECORD MEASUREMENT |
| ⊗ | SET MAG NAIL |
| ⊠ | FOUND 5/8" REBAR W/ BPC 24510 |

**STARK
 SURVEYING
 INC.**

Parcel D



50 45

KILLDEER AVE

300

300