



PLANNING AND ZONING

Cerro Gordo County Courthouse

220 N Washington Ave, Mason City, IA 50401

Tom Meyer, Zoning Administrator

Michelle Rush, Assistant Zoning Administrator

Brittney Friederich, Assistant Zoning Administrator

(641) 421-3075

plz@cerrogordo.gov

Planning & Zoning Commission Walnut Valley Farm Change of Zone Staff Report Meeting – October 1, 2026 4:00 PM

Applicant: Walnut Valley Farm, Inc.

Existing Zoning: A-1 Agricultural District

Location: 21611 Killdeer Avenue, Mason City, 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 consists of approximately 5.78 acres and includes the existing residential building site at 21611 Killdeer Avenue. The proposed parcel has frontage and existing access along Killdeer Avenue. The parcel would be separated from the surrounding agricultural land located primarily to the north and east.

Proposed Parcel A contains an existing dwelling and detached shed. The dwelling is located approximately 49 feet from the front lot line, while the A-2 Agricultural District requires a minimum front yard setback of 50 feet. Therefore, the existing dwelling does not meet the current front yard setback requirement. However, the structures were constructed for agricultural purposes and were considered exempt from county zoning requirements under state law at the time of construction. As a result, the existing setback is considered a lawful nonconforming condition.

The proposed division will not create access issues for the remaining agricultural land. Existing field access from Killdeer Avenue is available north of proposed Parcel A, providing independent access to the remaining farm ground.

The rezoning and proposed parcel division are generally consistent with the County Comprehensive Plan. The proposal separates an existing residential building site from the larger

agricultural tract while allowing the remaining farmland to continue in agricultural production. No additional farmland is proposed to be converted to residential use, and the division will not adversely affect access to or the continued agricultural use of the remaining farm ground.

RECOMMENDATION:

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

EXHIBITS:

- Exhibit 1: Aerial photograph of property
- Exhibit 2: Change of Zone Application dated August 11, 2026
- Exhibit 2: Plat of Survey
- Exhibit 3: Parcel Highlight



received
8/11/20

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Walnut Valley Farm, Inc

Nicholas J. Hoefer, Pres. 102 Lindemann Drive, Iowa City 52245

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

Present zoning district of described property is

A-1 Agricultural

Proposed zoning district for described property

A-2 - Agricultural

Reasons for re-zoning:

The corporation is going to sell the rural residential building
site. The surveyed size of the building is 5.78 Gross Acres.

refer to the attached recorded survey. The acreage size is less than
the 10.0 acres minimum in the A-1 zoning classification.

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:

Corey & Jennifer Martin
11138 300th Street
Mason City, IA 50401

Norris Family Trust & Ruth Norris
10753 285th Street
Mason City, IA 50401

☒ 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.

 8/11/2020
Dated

 [Signature]
Owner's Signature

PRES.

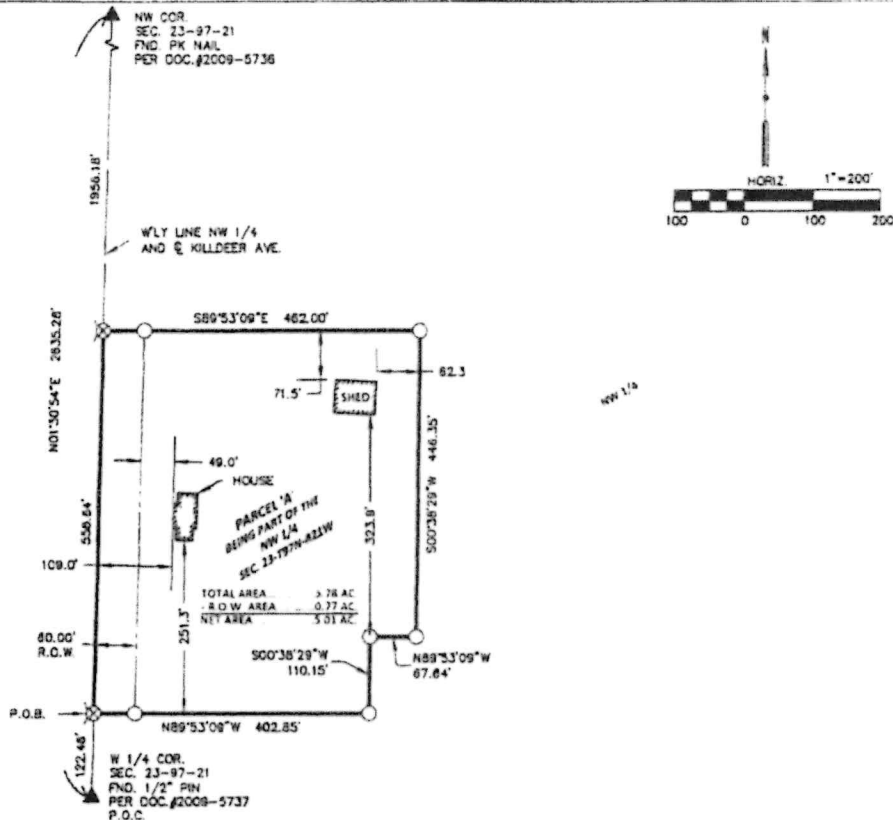
WALNUT VALLEY
FARM

Owner's Signature

INDEX LEGEND	
LOCATION PARCEL 'A' BEING PART OF THE NW 1/4 SEC. 23-T97N-R21W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA	
PROPRIETOR WALNUT VALLEY FARM INC	
SURVEY REQUESTED BY NICK HOEFER	
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	

Instrument #: 2026-4181
 08/03/2025 08:59:39 AM Total Pages: 1
 ISUR SURVEY
 Recording Fee: \$ 7.00
 AnnMarie Legler Recorder, Cerro Gordo County IA

PLAT OF SURVEY



DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23-T97N-R21W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE WEST QUARTER CORNER (W 1/4 COR.) OF SAID SECTION TWENTY-THREE (23); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N01°30'54"E 122.46 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-THREE (23) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID WESTERLY LINE N01°30'54"E 556.64 FEET; THENCE S89°53'09"E 462.00 FEET; THENCE S00°38'29"W 446.35 FEET; THENCE N89°53'09"W 67.64 FEET; THENCE S00°38'29"W 110.15 FEET; THENCE N89°53'09"W 402.85 TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL 'A' CONTAINS 5.78 ACRES INCLUDING 0.77 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), 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 PINCH PIPE MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- ⊗ SET MAG NAIL (0.00') RECORD MEASUREMENT

SURVEYOR'S NOTES:

- 1) IOWA ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

DOCUMENTS USED FOR THIS SURVEY:
 PLATS: DOC.#2020-0412,
 DOC.#2018-0788
 CERTS: DOC.#2008-5736,
 DOC.#2009-5737
 DEED: DOC.#2008082

DATE SURVEYED	7-24-26
SCALE:	AS SHOWN
PROJECT NO.	26278
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

7-30-26
 Date

License number 23709

Sheets covered by this seal: 1

My license renewal date is December 31, 2027

**STARK
 SURVEYING
 INC.**

02-22-200-002

02-23-100-001

02-23-100-002

02-22-200-004

02-23-100-003

02-23-100-004

02-22-400-003

02-23-300-005

02-23-300-002

02-23-300-006

CH S34 KILLDEER AVE

100

850

660