

**Aaron Benson**  
**Lot 1, Mastre's 1<sup>st</sup> Sub**

***Figure 1***

Land to be rezoned and combined with Lot 2, Mastre's First Sub



January 8, 2024 – T. Meyer

***Figure 2***

Location of land next to driveway of Lot 2 owned by Bruns



January 8, 2024 – T. Meyer



**Figure 3**

Bruns house on Lot 2, Mastre's 1<sup>st</sup> Sub (Proposed Buyer of additional acres)



January 8, 2024 – T. Meyer

**Figure 4**

Looking at location of land from driveway of Lot 2 – Bruns Property



January 8, 2024 – T. Meyer



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[www.lairdlawfirm.com](http://www.lairdlawfirm.com)

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Office: (641) 423-5154  
Email: [jarthur@lairdlawfirm.com](mailto:jarthur@lairdlawfirm.com)

Legal Assistant:  
Theresa G. White  
Email: [twhite@lairdlawfirm.com](mailto:twhite@lairdlawfirm.com)

January 2, 2024

Michelle Rush  
Planning and Zoning Administrator  
Cerro Gordo County Courthouse  
220 North Washington Avenue  
Mason City, Iowa 50401  
**(HAND DELIVERED)**

**IN RE:            APPLICANT:            AARON P. BENSON**  
**APPLICATION:        CHANGE OF ZONE**  
**PROPERTY:                N 253' E 376.89' OF LOT 1**  
**MASTRE'S FIRST SUBDIVISION**  
**CERRO GORDO COUNTY, IOWA**

Michelle:

I have enclosed:

1. Application for Change of Zone.
2. Copy of Final Plat of Mastre's First Subdivision marking area of land to be rezoned.
3. Check payable to Cerro Gordo County in the amount of \$200.00 for the filing fee.

The property is currently zoned A-1. We are requesting a change to A-2.

The land subject to the Application for Change of Zone is to be sold to Riley T. Bruns and Katelyn G. Bruns to be added to Lot 2 in Mastre's First Subdivision. The parties desire to "square off" the Bruns' acreage.

Mason City Office:  
11 Fourth Street N.E., P.O. Box 1567  
Mason City, Iowa 50402-1567  
Telephone: (641) 423-5154  
Facsimile: (641) 423-5310

Clear Lake Office:  
306 Main Avenue, P.O. Box 187  
Clear Lake, Iowa 50428  
Telephone: (641) 357-7296  
Facsimile: (641) 357-7693

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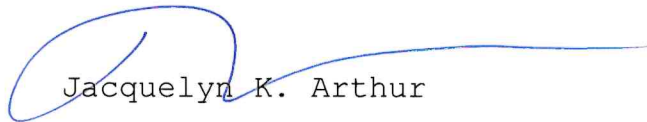
As this is the first split of Lot 1 in Mastre's First Subdivision, we do not believe a subdivision is required. Additionally, the balance of Lot 1 will remain in agricultural production.

Lot 2 in Mastre's First Subdivision is currently zoned A-2. Therefore, with the rezoning, the Bruns' acreage will be under consistent zoning.

We would appreciate it if you would place the Application on the next available Agenda for the Planning and Zoning Commission. We would appreciate receiving a copy of your Staff Report and Agenda for the meeting.

Please let me know if you need anything further to review the Application.

Very truly yours,



Jacquelyn K. Arthur

Enclosures

Copy to:

Aaron P. Benson  
Hannah Benson  
5614 310<sup>th</sup> Street  
Clear Lake, Iowa 50428  
**(SENT BY EMAIL: [aaronbenson24@icloud.com](mailto:aaronbenson24@icloud.com))**

Riley T. Bruns  
Katelyn G. Bruns  
22490 Fir Avenue  
Clear Lake, Iowa 50428  
**(SENT BY EMAIL: [brunsrt55@gmail.com](mailto:brunsrt55@gmail.com))**

EXHIBIT A  
TO  
APPLICATION FOR CHANGE OF ZONE  
LEGAL DESCRIPTION

THE NORTH 253 FEET OF THE EAST 376.89 FEET OF LOT ONE (1), MASTRE'S FIRST SUBDIVISION,  
CERRO GORDO COUNTY, IOWA



APPLICATION FOR CHANGE OF ZONE  
CERRO GORDO COUNTY, IOWA

received  
1-2-24

Name and Mailing Address of Applicant(s):

Aaron P. Benson

5614 310th Street

Clear Lake, Iowa 50428

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:

Lot 1 is being split to add land to the adjacent acreage (Lot 2 in Mastre's First Subdivision) to

"square up" the adjacent acreage. Lot 2 is currently zoned A-2. The rezoning will provide

consistent zoning (A-2) on the acreage.

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:

See Exhibit A attached.

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.*

12-27-23

Dated



Owner's Signature

Owner's Signature

# FINAL PLAT MASTRE'S FIRST SUBDIVISION

CERRO GORDO COUNTY, IOWA  
PLATTER: KEITH MASTRE  
22490 FIR AVENUE  
CLEAR LAKE, IA 50428

JULY, 2007

## DESCRIPTION

East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), except beginning at the Northeast Corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13). Thence South 25.0 feet along the East line of the Southwest Quarter (SW 1/4) of said Section Thirteen (13); thence South 89°-41'-58" West 377.05 feet; thence South 0°-18'-02" East 258.06 feet; thence South 89°-41'-58" West 285.97 feet; thence North 0°-18'-02" West 283.06 feet to the North line of the Southwest Quarter (SW 1/4) of said Section Thirteen (13); thence North 89°-41'-58" East 663.15 feet along the North line of the Southwest Quarter (SW 1/4) of said Section Thirteen (13) to the point of beginning, all in Township Ninety-seven (97) North of Range Twenty-two (22), West of the 5th P.M.

TOGETHER WITH:

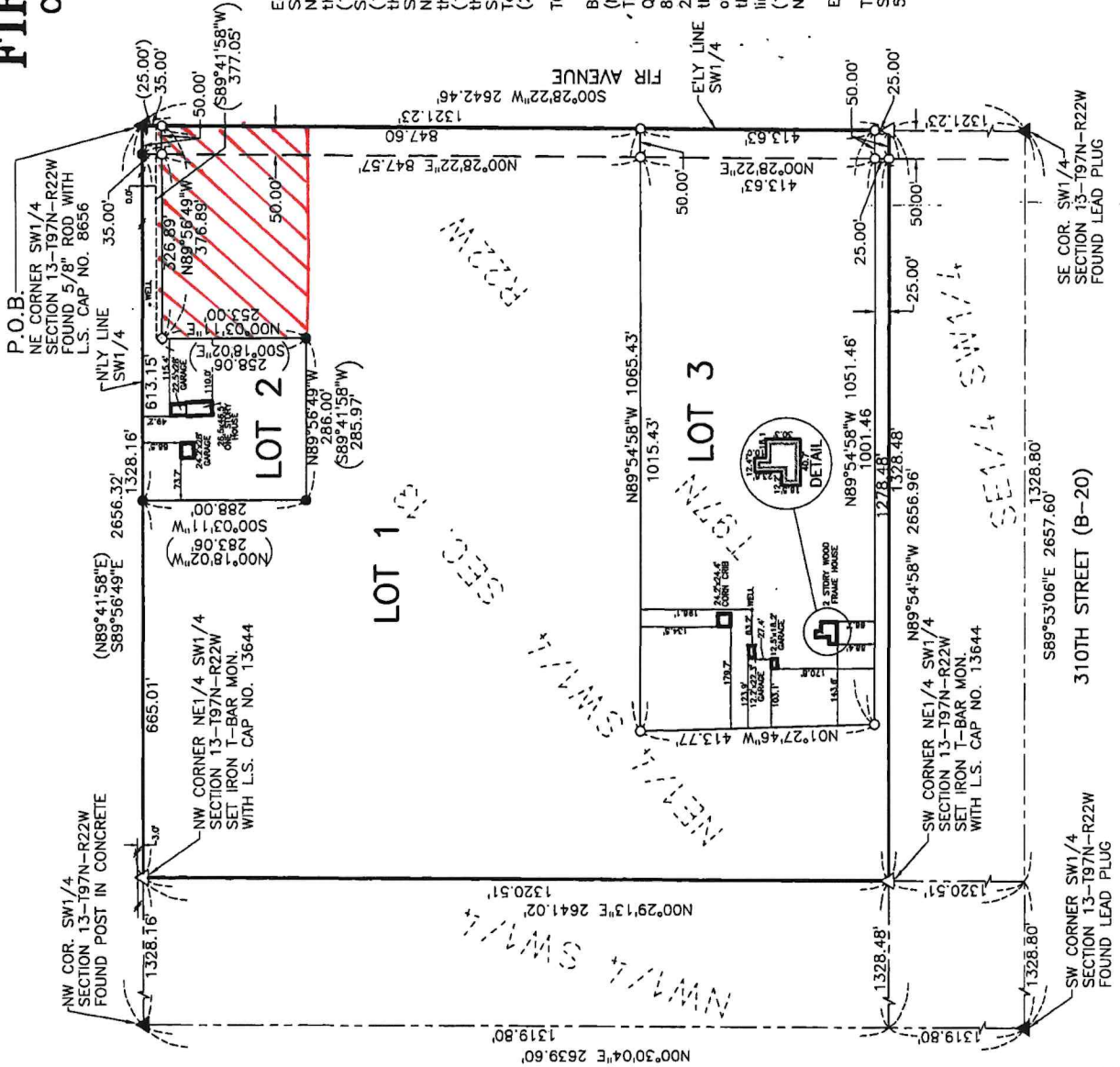
Beginning at the Northeast Corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Thence South 25.0 feet along the East line of the Southwest Quarter (SW 1/4) of said Section Thirteen (13); thence South 89°-41'-58" West 377.05 feet; thence South 0°-18'-02" East 258.06 feet; thence North 0°-18'-02" West 283.06 feet to the North line of the Southwest Quarter (SW 1/4) of said Section Thirteen (13); thence North 89°-41'-58" East 663.15 feet along the North line of the Southwest Quarter (SW 1/4) of said Section Thirteen (13) to the point of beginning, all in Township Ninety-seven (97) North of Range Twenty-two (22), West of the 5th P.M.

EXCEPT:

The Southeast Quarter of the Southwest Quarter of Section 13, Township 97 North, Range 22 West of the 5th P.M., Cerro Gordo County, Iowa.

## LEGEND

- SET IRON T-BAR MON. NO. 13644.....O
- FOUND MONUMENT WITH L.S. CAP NO. 3961.....●
- FOUND SECTION CORNER AC NOTED.....▲



LOT 1

LOT 2

LOT 3



12 STORY WOOD FRAME HOUSE

NEW 12'x12' GARAGE

NEW 12'x12' GARAGE

NEW 12'x12' GARAGE

NEW 12'x12' GARAGE

NEW 12'x12' GARAGE

NEW 12'x12' GARAGE

NEW 12'x12' GARAGE

NEW 12'x12' GARAGE



01131000900

01131000100

01132000200

1328.16

50

663.15

85

376.89

01133000100

288

2

253

13

286

01133000900

FIR AVE

011340000100

847.57

1