

Aaron R. Donaldson  
4748-A 240<sup>th</sup> Street  
*Figure 1*  
Looking at Parcel C



April 18, 2023, J. Robbins

*Figure 2*  
Looking at the pond



April 18, 2023, J. Robbins



ATTORNEYS AT LAW – FOUNDED IN 1938  
[www.lairdlawfirm.com](http://www.lairdlawfirm.com)

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

April 14, 2023

John Robbins  
Zoning Administrator  
Planning and Zoning Department  
Cerro Gordo County Courthouse  
220 North Washington Avenue  
Mason City, IA 50401  
(HAND DELIVERED)

IN RE:           APPLICANT:           AARON R. DONALDSON  
                  APPLICATION:       CHANGE OF ZONE  
                  PROPERTY:            PARCEL C IN LOT 7 IN SUB OF GOVERNMENT LOT 2  
  22-96-22  
  CERRO GORDO COUNTY, IOWA

John:

I have enclosed:

1. Application for Change of Zone.
2. Plat of Survey dated December 21, 2022, filed December 27, 2022, as Document No. 2022-7545.
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. As you may recall, this property was acquired by Mr. Donaldson to be added to his building site at 4748A 240<sup>th</sup> Street, Clear Lake, Iowa 50428 (Parcel No. 05-22-451-012-00).

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

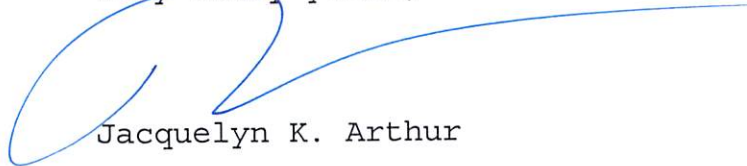
April 14, 2023  
Page 2

The Applicant has no plans to change the existing use of the property. The Applicant intends to do some fencing as well as remedial work in relation to the Wetland Reserve Program Easement on the property.

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

Please let us know if you need anything further to review our Application.

Very truly yours,



Jacquelyn K. Arthur

Enclosures

Copy to: Shelby A. Smith  
Laird Law Firm, P.L.C.  
306 Main Avenue, P.O. Box 187  
Clear Lake, Iowa 50428  
(SENT BY EMAIL: [ssmith@lairdlawfirm.com](mailto:ssmith@lairdlawfirm.com))

**APPLICATION FOR CHANGE OF ZONE  
CERRO GORDO COUNTY, IOWA**

Name and Mailing Address of Applicant(s):

**Aaron R. Donaldson**

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**4748A 240th Street**

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**Clear Lake, Iowa 50428**

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

Present zoning district of described property is

**A-1**

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Proposed zoning district for described property

**A-2**

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Reasons for re-zoning:

**The parcel is less than 10 acres in size and is to be**

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**owned and used in conjunction with Parcel 05-22-451-012-00**

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**which is zoned A-2.**

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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.**

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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.*

4/14/23  
Dated

  
Owner's Signature  
Aaron R. Donaldson

\_\_\_\_\_  
Owner's Signature

**EXHIBIT A**  
**NAME AND ADDRESS 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:**

1.   Dodges Point Marsh Preservation Group LLC  
      5526 NW 86<sup>th</sup> Street, Suite D  
      Johnston, Iowa 50131
  
2.   Lawrence R. Thompson and Kimberly S. Thompson  
      4748B 240<sup>th</sup> Street  
      Clear Lake, Iowa 50428
  
3.   Maulsby Marine Properties LLC  
      P.O. Box 269  
      Clear Lake, Iowa 50428
  
4.   Steven H. Arndorfer  
      4749A South Shore Drive  
      Clear Lake, Iowa 50428
  
5.   Carol D. Hanson  
      4749B South Shore Drive  
      Clear Lake, Iowa 50428
  
6.   Philip M. Cronin and Steven D. Waage  
      5991 Dogwood Drive  
      Johnston, Iowa 50131
  
7.   Dove Circle Owners  
      P.O. Box 704  
      Clear Lake, Iowa 50428
  
8.   Dennis R. Schutjer and Danette E. Schutjer, Trustees  
      15124 Dove Circle  
      Clear Lake, Iowa 50428
  
9.   Laura L. Yohn  
      15126 Dove Circle  
      Clear Lake, Iowa 50428
  
10.  Dawn R. Southwick  
      15128 Dove Circle  
      Clear Lake, Iowa 50428

**EXHIBIT A (CONTINUED)**

11. Morad Rahmani and Barbara J. Rahmani  
15127 Dove Circle  
Clear Lake, Iowa 50428
12. Dennis A. Oelberg and Karen K. Oelberg  
4604 South Shore Drive  
Clear Lake, Iowa 50428
13. South Shore Storage Condos Owners Association  
5991 Dogwood Drive  
Johnston, Iowa 50131

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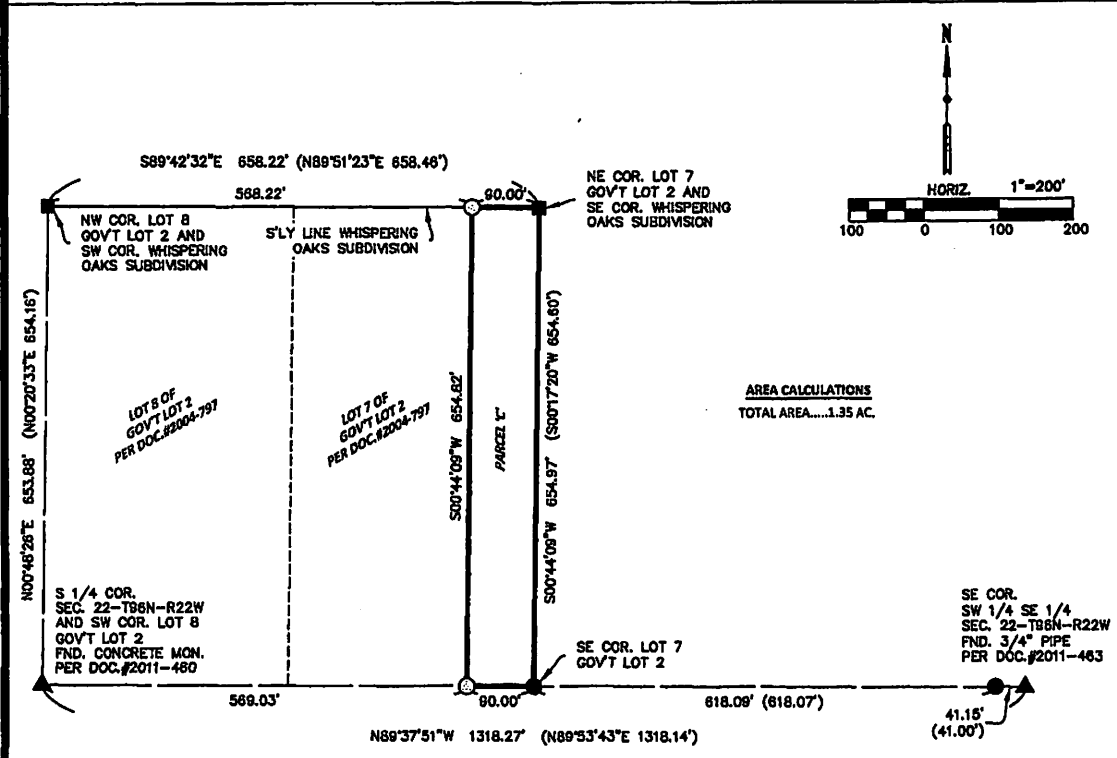
AnnMarie Legler, Cerro Gordo County Recorder



<b>INDEX LEGEND</b>
<b>LOCATION</b> PARCEL 'C' BEING THE EAST 90 FT. OF LOT 7 IN GOV. LOT 2 IN SEC. 22-T86N-R22W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA
<b>PROPRIETOR</b> DODGES POINT MARSH PRESERVATION GROUP, L.C.
<b>SURVEY REQUESTED BY</b> AARON DONALDSON
<b>SURVEYOR COMPANY</b> STARK SURVEYING INC. 1822 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947
<b>RETURN TO:</b> BENJAMIN STARK <i>700ck</i> 1822 S. TAFT AVE. MASON CITY, IOWA, 50401

*and*

## PLAT OF SURVEY



**AREA CALCULATIONS**  
 TOTAL AREA.....1.35 AC.

### DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'C' BEING THE EAST NINETY (90) FEET OF LOT SEVEN (7) IN GOVERNMENT LOT TWO (2) IN SECTION 22-T96N-R22W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA. SAID PARCEL 'C' CONTAINS 1.35 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 1/2" REBAR W/ YPC 6566 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- FOUND T-BAR W/ CHROME CAP 5543 (0.00') RECORD MEASUREMENT

**SURVEYOR'S NOTES:**  
 1) IORCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.  
**DOCUMENTS USED FOR THIS SURVEY:**  
 PLATS: DOC.#2004-797  
 CERTS: DOC.#2011-463, DOC.#2011-460  
 DEEDS: DOC.#0300097, DOC.#2015-3588

DATE SURVEYED	12-8-22
SCALE:	AS SHOWN
PROJECT NO.:	22344
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  
 License number 23709  
 My license renewal date is December 31, 2023

12-21-22  
 Date

**STARK SURVEYING INC.**

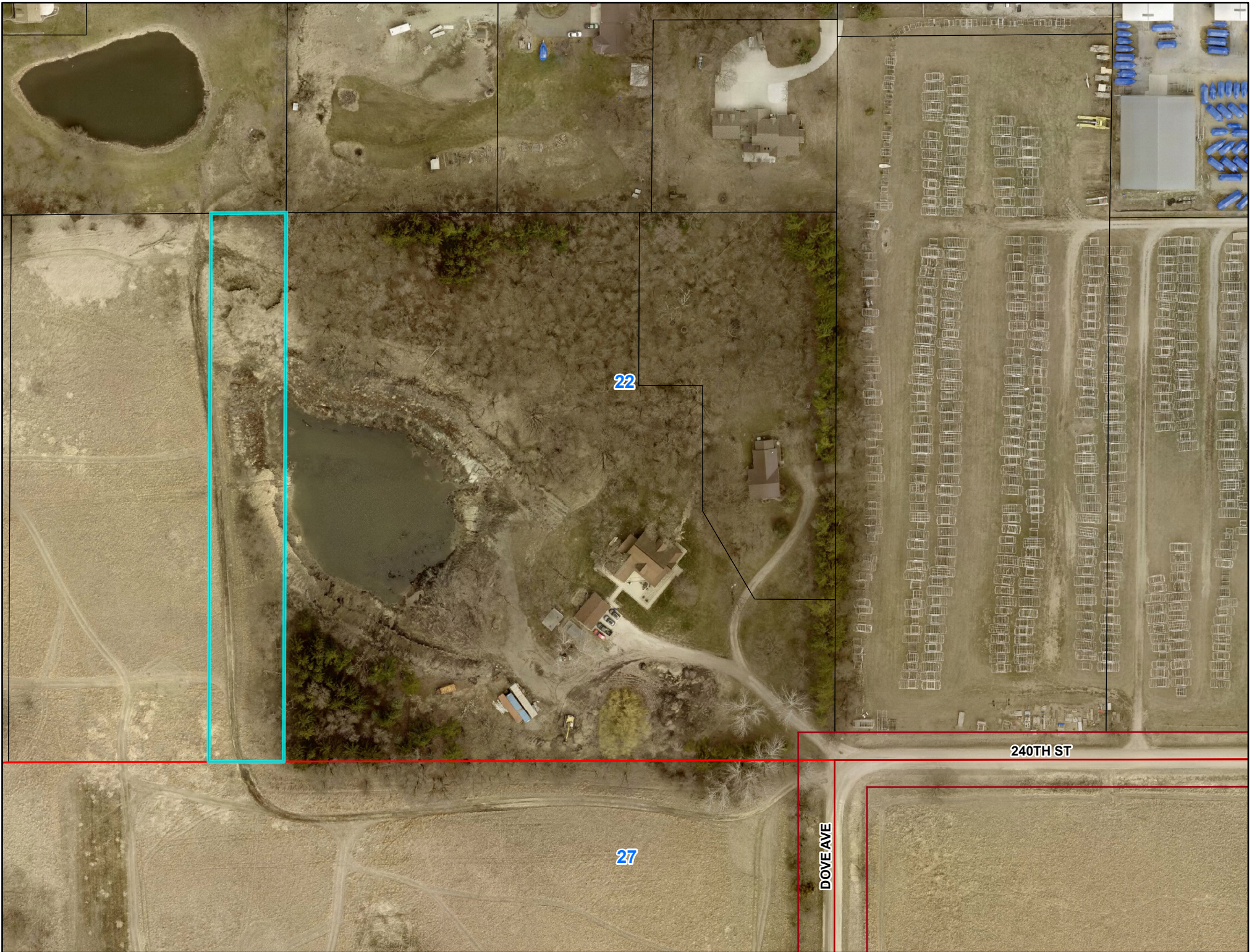
Sheets covered by this seal: 1



**EXHIBIT B  
LEGAL DESCRIPTION**

**PARCEL "C" BEING THE EAST NINETY (90) FEET OF LOT SEVEN (7)  
IN GOVERNMENT LOT TWO (2) IN SECTION TWENTY-TWO (22) IN  
TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY-TWO (22) WEST  
OF THE 5<sup>TH</sup> P.M., CERRO GORDO COUNTY, IOWA, AS DESCRIBED AND  
DEPICTED ON THE PLAT OF SURVEY DATED DECEMBER 21, 2022 AND  
FILED DECEMBER 27, 2022 AS DOUCMENT NO. 2022-7545**

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22

27

240TH ST

DOVE AVE