PLANNING AND ZONING
Cerro Gordo County Courthouse
220 N Washington Ave, Mason City, IA 50401 **(641) 421-3075**
Tom Meyer, Zoning Administrator **plz@cerrogordo.gov**
Michelle Rush, Assistant Zoning Administrator
Brittney Friederich, Assistant Zoning Administrator

Planning & Zoning Commission
Matson 21557 Heather Ave Change of Zone Staff Report
Meeting – November 5, 2026
4:00 PM

Applicant: Jon & Linda Matson

Existing Zoning: A-1 Agricultural District

Location: 21557 Heather Ave, Clear Lake, Iowa

Request: Rezone 3.29-acres from the A-1 Agricultural District to the A-2 Agricultural Residence District

STAFF REVIEW:

Proposed Parcel A consists of approximately 3.29 acres and includes the existing residential building site at 21557 Heather Avenue. The proposed parcel has frontage and existing access along Heather Avenue.

Proposed Parcel A contains an existing dwelling and detached garage. The dwelling and detached garage meet all the setback requirements for the A-2 District.

The proposed division will not create access issues for the remaining agricultural land. Existing field access from Heather Avenue is available north of proposed Parcel A and existing field access from 305th street is available, 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.

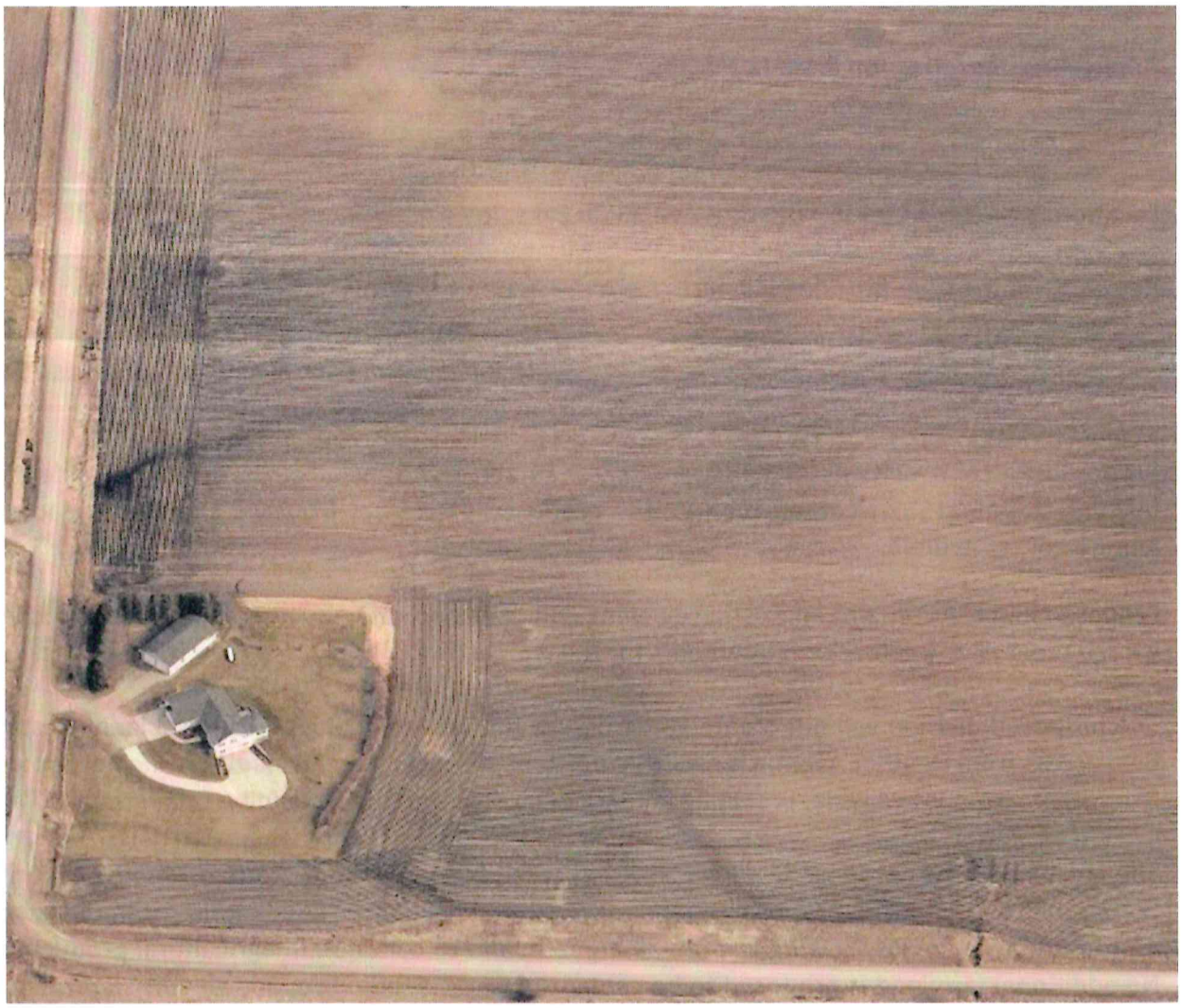
RECOMMENDATION:

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 October 5, 2026
- Exhibit 2: Plat of Survey
- Exhibit 4: Parcel Highlight

Exhibit 1



APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Jon W. Matson and Linda Matson

21557 HEATHER AVE

CLEAR LAKE, IA 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:

Creating a new parcel that is less than 10 acres

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:

BAKER GENE P TRUST
21714 GROUSE AVE
CLEAR LAKE, IA 50428

MATSON ARVID F TRUSTEE OF ARVID F MATSON REV TR
19019 GROUSE AVE
CLEAR LAKE, IA 50428

☒ 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.

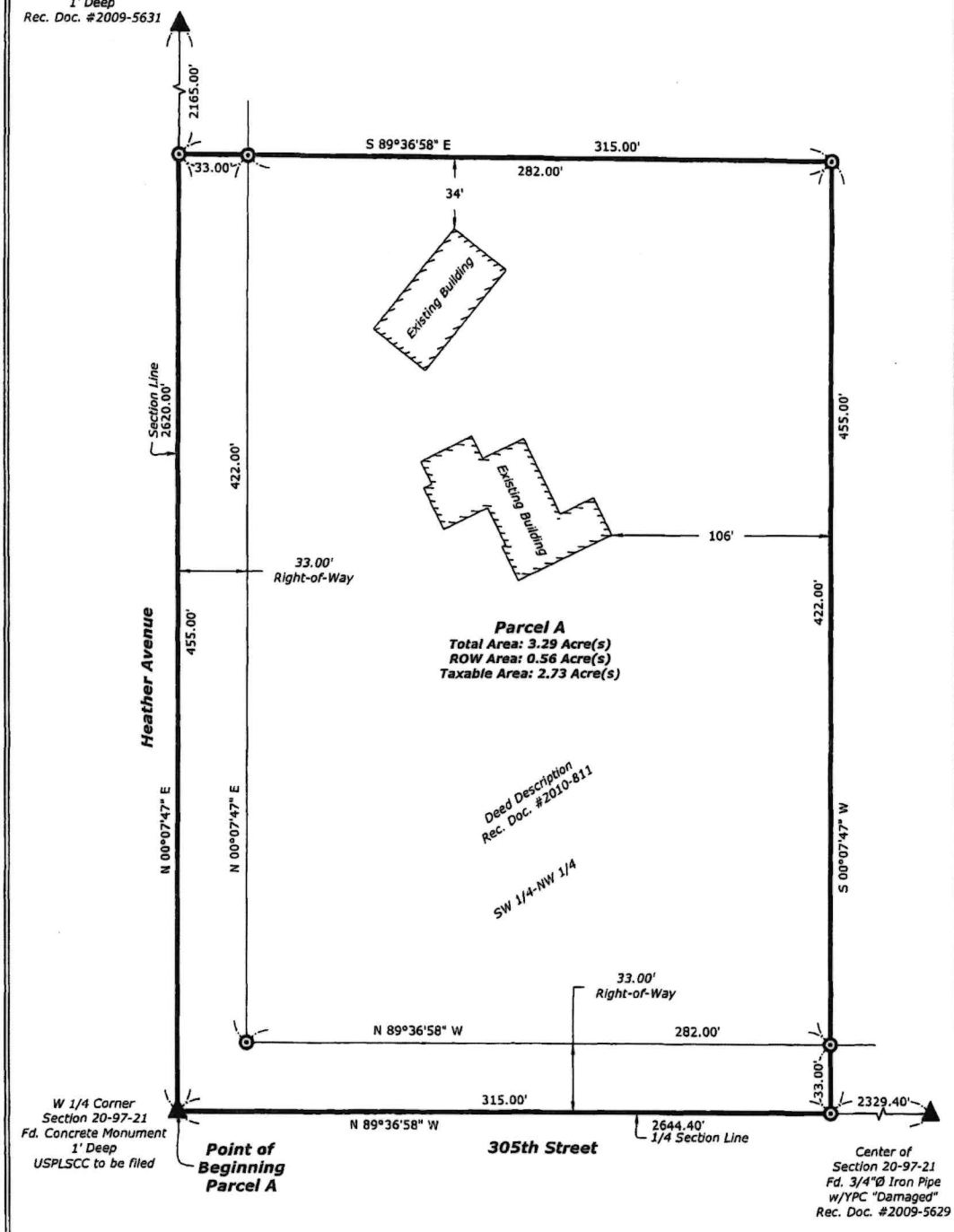
10/05/2026
Date

Jon Matson
Owner's Signature

Owner's Signature

Plat of Survey

Parcel A in the SW 1/4 - NW 1/4 of Section 20 - T97N - R21W, Cerro Gordo County, Iowa.



Notes:
References are hereby made to any Recorded Documents, if indicated on this Plat of Survey.

30' 0 30' 60' 120'

Scale - 1 inch = 60 ft.

N W E S

LEGEND

▲ = Section Corner (Found or Set)
⊙ = Set 5/8"Ø Rebar w/YPC PLS 22468
(0.00') = Record Dimension
RPC,YPC,OPC,BPC = Red, Yellow, Orange, Blue Plastic Cap
——— = Survey Boundary Line

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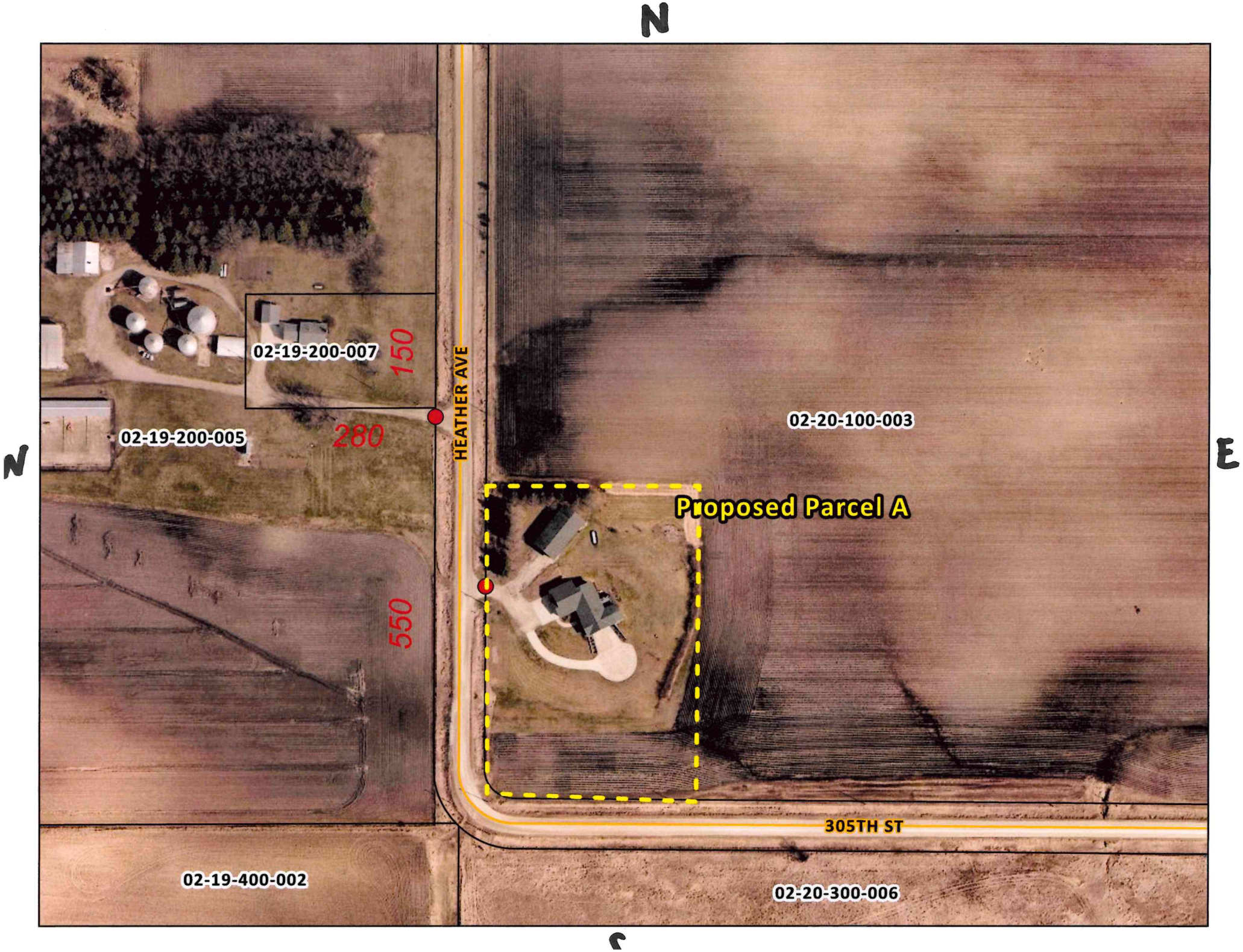
N
N
E
S
02-19-200-007
150
280
02-19-200-005
HEATHER AVE
02-20-100-003
Proposed Parcel A
550
305TH ST
02-19-400-002
02-20-300-006