



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

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Planning & Zoning Commission Stricker Change of Zone Staff Report Meeting – November 5, 2026 4:00 PM

Applicant: Marlen & Nancy Stricker

Existing Zoning: A-1 Agricultural District

Location: 22831 Jonquil Ave, Clear Lake, Iowa

Request: Rezone 4.73-acres from the A-1 Agricultural District to the A-2 Agricultural Residence District

STAFF REVIEW:

Proposed Parcel B consists of approximately 4.73 acres and includes the existing residential building site at 22831 Jonquil Avenue. The proposed parcel has frontage and existing access along Jonquil Avenue.

Proposed Parcel B contains an existing dwelling and detached shed located on the northern portion of the parcel. The existing farm buildings and dwelling to the south will remain with the surrounding farmland. The northern dwelling complies with all applicable setback requirements of the A-2 Agricultural District, but the detached shed located approximately 4.7 feet from the south side lot line does not. The A-2 Agricultural District requires a minimum side yard setback of 25 feet. 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. Additionally, proposed parcel B includes approximately 3.11 acres of farmland to the north, which the prospective buyer intends to continue farming.

The proposed division will not create access issues for the remaining agricultural land. Existing field access from Jonquil Avenue is available south of proposed Parcel B, 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 B 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 September 24, 2026
- Exhibit 2: Plat of Survey
- Exhibit 4: Parcel Highlight

Exhibit 1



received
9-24-26

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

STRICKER MARLEN L & STRICKER NANCY J
22781 JONQUIL AVE
CLEAR LAKE, IA 50428

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

A-1

Present zoning district of described property is

A-2

Proposed zoning district for described property

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:

STRICKER MARLEN L & STRICKER NANCY J
22781 JONQUIL 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) (check being mailed)

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.

9-24-26
Date

Makenzie Stueben
Owner's Signature

Nancy Stueben
Owner's Signature

Plat of Survey

**Parcel B in the W 1/2 - NW 1/4 of
Section 15 - T97N - R21W, Cerro Gordo County, Iowa.**

NW Corner
Section 15-97-21
Fd. Concrete Monument
Rec. Doc. #2009-5607

Point of
Beginning
Parcel B

835.00'

N 86°41'30" E
271.00'

220.91'

50.09'

2642.10' (2642.02')

677.98'

574.00'

NW 1/4-NW 1/4

Parcel B

Total Area: 4.37 Acre(s)

NW 1/4 - NW 1/4 = 3.11 Acre(s)

SW 1/4 - NW 1/4 = 1.26 Acre(s)

ROW Area: 0.78 Acre(s)

NW 1/4 - NW 1/4 = 0.56 Acre(s)

SW 1/4 - NW 1/4 = 0.22 Acre(s)

Taxable Area: 3.59 Acre(s)

NW 1/4 - NW 1/4 = 2.55 Acre(s)

SW 1/4 - NW 1/4 = 1.04 Acre(s)

50.00' Right-of-Way
Easement for Public Highway
Rec. Bk. 134, Pg. 681

Deed Description
Rec. Doc. #0204568

1/4-1/4 Section Line

Jonquil Avenue

675.00'

S 00°05'08" W

1132.10'

Section Line

S 00°05'08" W

N 89°54'52" W

260.00'

310.00'

4.7'

Existing
House

Existing
Building

S 00°49'05" E

S 14°26'35" E

121.00'

SW 1/4-NW 1/4

W 1/4 Corner
Section 15-97-21
Fd. 3.5"Ø Alum. Mon.
Rec. Doc. #2009-5608

Notes:

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



Scale - 1 inch = 100 ft.



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
- // — = Existing Fence

N

E

W

S

