



JACOBSON-WESTERGARD & ASSOCIATES, INC.
Consulting Engineers & Land Surveyors

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Estherville IA 51334
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REPORT ON

**ANNEXATION OF ADDITIONAL LANDS
INTO
DRAINAGE DISTRICT NO. 111
WINNEBAGO COUNTY**

TRUSTEES: Winnebago County Board of Supervisors

Terry Durby
Bill Jensvold
Susan Smith

Karla Weiss, County Auditor
Kris Oswald, Drainage Administrator

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.



Collin Klingbeil Date Feb. 4, 2026
Collin J. Klingbeil, P.E.
License number 24741
My license renewal date is December 31, 2027
Pages or sheets covered by this seal: All

I. INTRODUCTION / HISTORY

This annexation report is being completed for Winnebago County Drainage District No. 111 (DD111). The Winnebago County Board of Supervisors, acting as trustees for DD111, have appointed Jacobson-Westergard & Associates, Inc. as engineer to investigate lands benefited by DD111 that are not currently included in the district.

II. DETERMINATION OF LANDS TO BE ANNEXED

Under Iowa Code, the principal requirement for the annexation of additional lands into a drainage district is that they be materially benefitted by the district. Iowa Code does not define what constitutes “material” benefit. In general terms, a material amount is something large enough to matter, to be worth noting, or to be otherwise significant. Without further definition, determining the level of benefit which meets the “material” threshold is subjective. As such, professional judgment on the part of the appointed engineer is needed to determine whether benefit meets the threshold of being material.

“Benefit” from a drainage district facility is only loosely defined in Iowa Code. Specific benefits listed include those received in providing an outlet to lands, bringing an outlet closer to lands, or relieving the lands from overflow and protecting the lands from damage by erosion.

We have researched the history of the drainage district, studied topographic data and historical aerial imagery, soil maps, etc. to determine what (if any) lands are materially benefited by the facilities of DD111 but are not currently in the district. Lands were investigated in regard to relation, elevation, and condition of drainage with reference to DD111.

There are lands we have found to be materially benefited by the facilities of DD111. These in part include lands that appear to have been included in the district in the past but are currently not included on any existing assessment schedule. It is unclear how or when these lands were left off the assessment schedule. It is questionable whether annexation is legally required for these parcels, but for clarity and transparency we recommend they go through the annexation process to be once again included in the district moving forward.

We also have found lands that are not currently in the district but are materially benefited in that an improved and closer outlet is provided for drainage of all, or in part, surface and/or subsurface drainage of excess waters from the land by the existing facilities of DD111. These facilities were designed for this purpose, and we recommend these lands be annexed into the district.

It is this engineer’s opinion that a total of **75.09 acres** of land are materially benefited by the facilities of DD111 and should be annexed into the district.

A table of the parcels we are recommending for annexation into DD111 is enclosed, as are plat maps of lands recommended for annexation, and elevation maps.

III. CONCLUSIONS / RECOMMENDATIONS

We recommend that the Winnebago County Board of Supervisors, acting as trustees for DD111, proceed with the annexation of the above lands. We consider the annexation of these lands to be feasible, practicable, and for the public good.

We recommend that the trustees tentatively approve this report and set a date for a public hearing. All parties having an interest in the lands proposed to be annexed have the right to receive notice. At such hearing, the trustees will review the Engineer's annexation report. They will then approve the report, modify and approve the report, or reject the report. Any land annexed will be included in the reclassification. This will ensure that all property owners will pay the appropriate share of the cost for improvements and future maintenance.

Sincerely,

JACOBSON-WESTERGARD & ASSOCIATES, INC.

Collin J. Klingbeil, P.E.

Encl. Table of Lands Recommended for Annexation
Annexation Plat Map
Elevation Map

DRAINAGE DISTRICT NO. 111
WINNEBAGO COUNTY
ANNEXATION



PROJECT No. E25159
BY: COLLIN KLINGBEIL
DATE: 1/29/2026

& ASSOCIATES, INC.

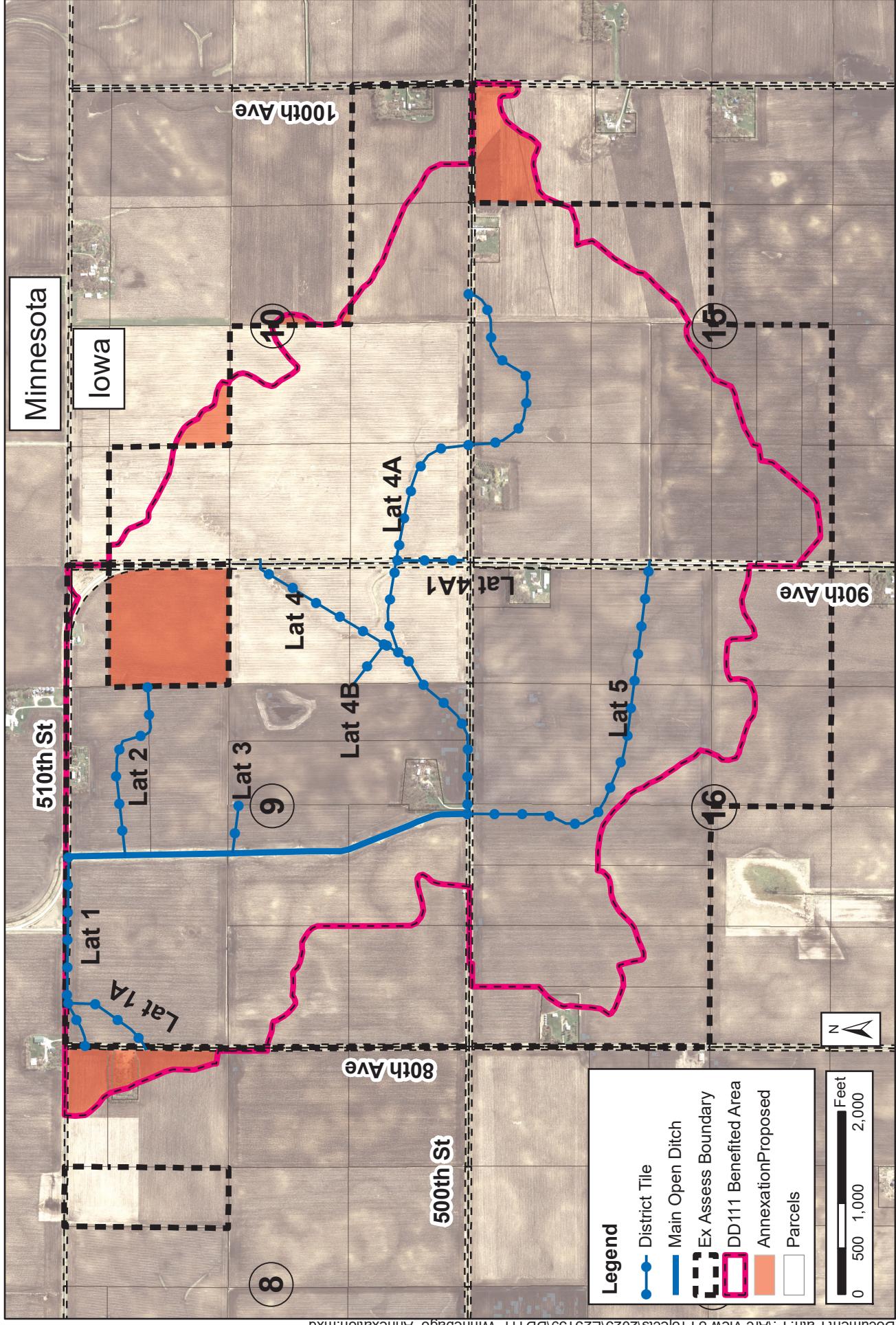
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PARCEL ID	DEEDHOLDER	S-T-R	LEGAL DESCRIPTION	LANDS TO BE ANNEXED (AC)
0210100004	ASMIUS HARLAN	10-100-25	SE NW	5.20
0208200004	BERKELAND JOSHUA	08-100-25	A TR COM SE COR NE FR	2.60
0215200004	DANKERT SHERI	15-100-25	NE NE	16.20
0210400001	GMG FARMS LTD	10-100-25	NW SE	1.30
0209200004	HOVE GARY D TRUST	09-100-25	SE NE FR	37.89
0208200003	WINNIKO BISON LLC	08-100-25	NE FR NE FR	6.60
0208200005	WINNIKO BISON LLC	08-100-25	SE NE FR EX A TR COM SE COR	5.30
TOTAL				75.09

Drainage District No. 111 Annexation Plat

Winnebago County, Iowa



Drainage District No. 111 Main Open Ditch Flow Paths Map

Winnebago County, Iowa



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