



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

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REPORT ON

**ANNEXATION OF ADDITIONAL LANDS
INTO
DRAINAGE DISTRICT NO. 41
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
Collin J. Klingbeil, P.E.
License number 24741
My license renewal date is December 31, 2027
Pages or sheets covered by this seal: ALL

Date Feb. 4, 2026

I. INTRODUCTION / HISTORY

This annexation report is being completed for Winnebago County Drainage District No. 41 (DD41). The Winnebago County Board of Supervisors, acting as trustees for DD41, have appointed Jacobson-Westergard & Associates, Inc. as engineer to investigate lands benefited by DD41 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 DD41 but are not currently in the district. Lands were investigated in regard to relation, elevation, and condition of drainage with reference to DD41.

There are lands we have found to be materially benefited by the facilities of DD41 that are not on the existing assessment schedule. Parcel 1214300002, located in the NE SW ¼ of Section 14 of Mount Valley Township was included on the original assessment schedule but for some reason is not included on the existing assessment schedule. It is questionable whether annexation is legally required for this parcel, but for clarity and transparency we recommend it go through the annexation process to be included in the district moving forward.

We also have found additional 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 DD41. These facilities were designed for this purpose.

It is this engineer’s opinion that a total of **65.30 acres** of land are materially benefited by the facilities of DD41 and should be annexed into the district.

A table of the parcels we are recommending for annexation into DD41 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 DD41, 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. 41
WINNEBAGO COUNTY
ANNEXATION



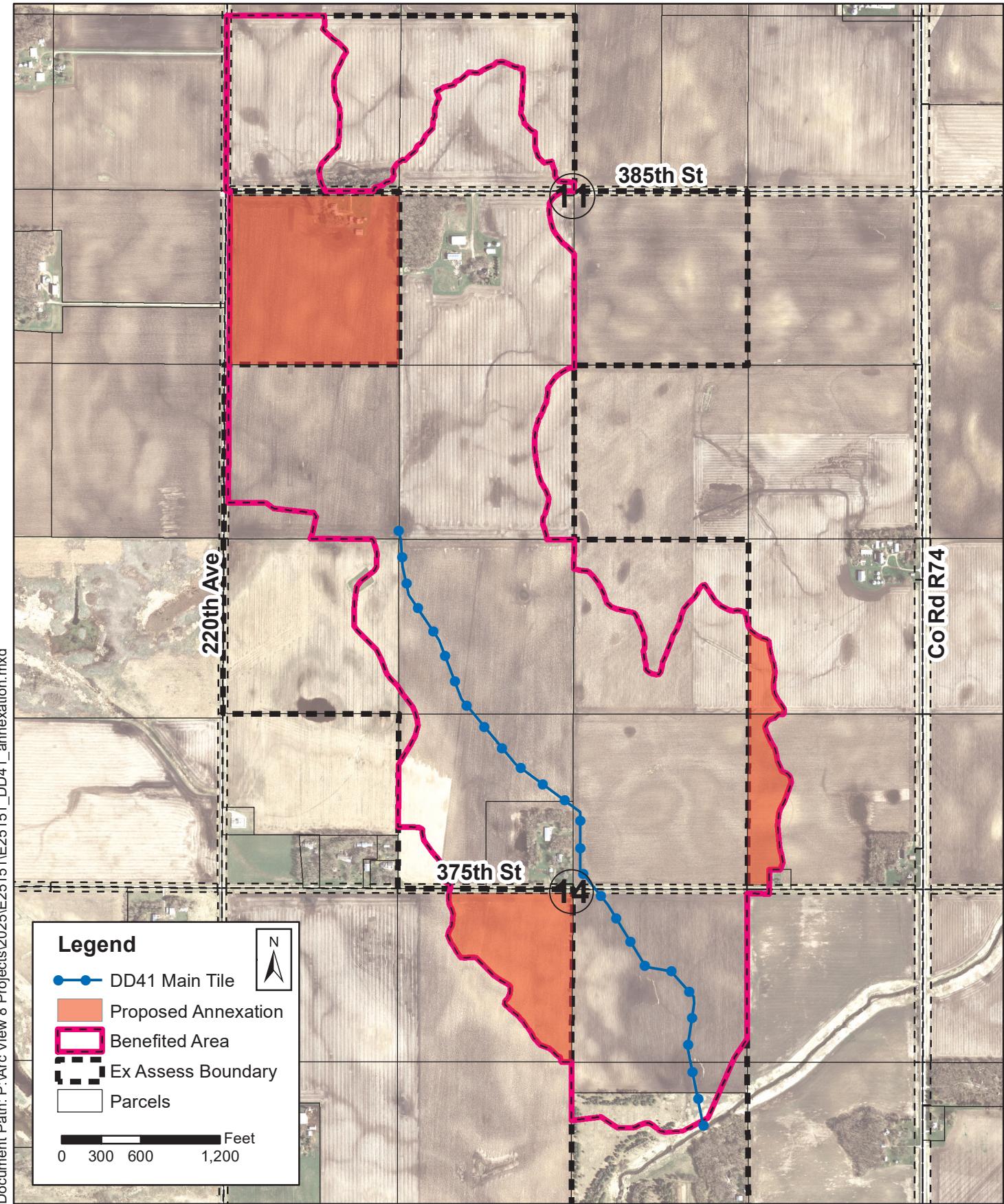
PROJECT No. E25151
BY: COLLIN KLINGBEIL
DATE: 1/20/2026

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www.jacobson-westergard.com

PARCEL ID	DEEDHOLDER	S-T-R	LEGAL DESCRIPTION	LANDS TO BE ANNEXED (AC)
1214300002	FINER EUNICE M TRUST	14-98-23	NE SW	17.80
1214200005	KNUDTSON STEVEN C	14-98-23	SE NE EX 9.5 X 10 RDS IN SW SE CEMETARY CONT .60 A	6.80
1214200002	KNUDTSON STEVEN C	14-98-23	NE NE	2.70
1211300001	KUDEJ JANICE D TRUST ETAL	11-98-23	NW SW	38.00
TOTAL			65.30	

Drainage District No. 41 Annexation Plat

Mount Valley Township, Winnebago County, Iowa



Drainage District No. 41

Main Tile

Elevation Map

Mount Valley Township, Winnebago County, Iowa

