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APR 07 2026
PEGGY A. ROLPH
MONONA CO. AUDITOR

Commissioners' Report for Reclassification of Benefits Oliver Lake Drainage District –Lateral No. 1

Monona County, Iowa

March 2026

Project No. 23-29660



Architecture
Engineering
Environmental
Planning
ISGinc.com

REPORT FOR:
Oliver Lake Lateral 1
Drainage District
Monona County
Board of Supervisors

Onawa, IA 51040

FROM:
ISG
Amanda Goodenow, **PE**
Civil Engineer
1725 N Lake Ave.
Storm Lake, IA 50588
712.732.7745

Joel A. Bubke
Landowner Commissioner

Adam Davis
Landowner Commissioner

TABLE OF CONTENTS

Table of Contents i
Table of Appendices i
Signature Sheet 1
Commissioners’ Report 2
 History 2
 Reclassification 2
 Recommendations 3

TABLE OF APPENDICES

Appendix A: Oliver Lake Lateral 1 Assessment Plat & Schedule A

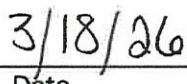
SIGNATURE SHEET

We, Joel A. Bubke, Adam Davis, and Amanda Goodenow, having previously filed oath, depose and say that we are the commissioners duly appointed to reclassify lands within the boundary of Oliver Lake Drainage District – Lateral No. 1, Monona County, Iowa.


Joel A. Bubke, Commissioner


Adam Davis, Commissioner


Amanda Goodenow, PE
Project Engineer
Reg. No. P25734


Date

ISG
1725 N Lake Ave
Storm Lake, IA 50588

Reclassification of Benefits
Oliver Lake Drainage District – Lateral No. 1
Monona County, Iowa

Engineer's Project Number: 23-29660

COMMISSIONERS’ REPORT

History

The Oliver Lake Drainage District was originally established as Drainage District No. 36, on April 21st, 1926. The original facilities of the district consisted of Laterals 1-8 (open ditches).

In 1975, the Oliver Lake Lateral No. 1 open ditch facility was extended, and additional lands were annexed. Classification of the annexed lands was completed in 1982 and added to the existing assessment schedule.

In 2010 and 2011, petitions for voluntary annexation were submitted by two landowners. Kuehl and Payer, Ltd. was appointed to investigate the lands benefited by the open ditch facility of Oliver Lake Lateral No. 1 and to prepare an Annexation Report. The annexation report, dated March 22, 2011, proposed that 229.6 acres of lands formerly assessed under the Oliver Lake Lateral No. 2 schedule be annexed into Oliver Lake Lateral No. 1. The annexed parcels were classified and added to the existing assessment schedule.

In November of 2018, what was previously known as the Onawa Drainage District Lateral No. 4 Storm Sewer was transferred to the jurisdiction of Oliver Lake Lateral 1 via annexation, and the facility was renamed to “Surface Channel A”. These transferred lands, as well as additional benefited lands previously not recorded as within the facility watershed boundary, were also annexed into Oliver Lake Lateral 1 at this time. Classification was performed for the lands annexed into Oliver Lake Lateral No. 1 and was recommended for adoption in December 2020.

Additionally, an Outlet Agreement with the Onawa drainage district was passed and approved on May 26, 2020, specifying that 221.5 acres of the Onawa Drainage District receiving benefit from Oliver Lake Lateral 1 shall be assessed at 9.26 percent of the Oliver Lake Lateral 1 schedule. Therefore, the reclassification of benefits described in this report accounts for the aforementioned Outlet Agreement, and the Onawa Drainage District’s Outlet Assessment is included on the proposed assessment schedule.

On March 3rd, 2020, the City of Onawa submitted a petition to the Monona County Board of Supervisors that Oliver Lake Lateral No. 1 be cleaned out from the outfall of the Onawa Drainage District to the Monona-Harrison Open Ditch. On December 15th, 2020, the Board, acting as Trustees for Oliver Lake Drainage District, appointed an engineer (Veenstra & Kimm, Inc.) to pursue the petition. In May 2023, two landowners submitted petitions to the Monona County Board of Supervisors to perform a reclassification of benefits, citing concerns about inequitable burden placed on them by the existing assessment schedule.

Iowa Code Chapter 468.65 states that if the board finds an existing assessment to be inequitable, they shall order a reclassification of the district. Therefore, Monona County Board of Supervisors, acting as trustees for Oliver Lake Drainage District, found the existing Lateral No. 1 assessment schedule to be inequitable and on October 03, 2023, appointed ISG to prepare an Engineer’s report and preconstruction reclassification of Oliver Lake Drainage District Lateral No. 1.

Reclassification

Therefore, this Commissioner’s Report for the Reclassification of Benefits addresses the redistribution of benefits for the Oliver Lake Lateral No. 1. Pursuant to our appointment, we have examined the Drainage District’s records, as recorded by the Monona County Auditor, to establish and review the assessment boundary of Oliver Lake Lateral No. 1.

In fulfilling our appointment as commissioners, we have examined each tract of land determined to be within the watershed of the Oliver Lake Lateral 1 open ditch facility and have classified each of these parcels based on the following factors: benefited

Oliver Lake Drainage District, Lateral No. 1 – Commissioners' Report

acres, flood area reduction, flood depth reduction, inundation time reduction, runoff condition, need of drainage, elevation, and proximity to facility. These factors were reviewed by the commissioners, in accordance with their duties, for establishment of the final assessment schedule.

For the Lateral 1 Open Ditch we have apportioned 100,000 assessment units to the lands in the District watershed, according to the relative percentages of benefit they derive.

These apportionments are presented in this Report as the new Assessment Schedules for Oliver Lake Lateral 1. These schedules are intended to provide a basis upon which to spread levies required to cover costs, present and future, incurred by the District for the maintenance, repair or improvement of the facility the schedule is prepared for.

A plat displaying the reclassified lands of Oliver Lake Lateral 1 is included in Appendix A of this report.

This Commissioners' Report consists of one (1) lateral ditch schedule. The individual assessment schedules are intended to list all parcels benefited by the facility for which the schedule is prepared. For each parcel, the schedules provide the following:

1. The names of the owners thereof as shown on the transfer books in the Monona County Auditor's Office
2. The number of benefited acres
3. The classification or percentage of benefits derived relative to a 100% benefit assigned to the tract found to have the greatest benefit
4. An apportionment of the total schedule (Assessable Product) according to our classification of benefited lands for the facility the schedule is prepared.
5. The percentage of schedule for each parcel.

The schedules also show benefits to Monona County Secondary Road right-of-way.

Recommendations

We recommend that this Commissioners' Report containing one (1) assessment schedule for Oliver Lake Drainage District–Lateral 1, Monona County be adopted through the process outlined below.

1. Tentatively approve this commissioners' report as filed.
2. Notify all landowners of the district, hold the required public hearing, and consider the input of the District's Landowners.
3. Adopt the proposed reclassification and assessment schedules, modified as deemed appropriate, to satisfy the desires of the District.

Appendix A: Oliver Lake Lateral 1 Assessment Plat & Schedule

Location: Monona County, Iowa
 ISG Project Number: 23-29660
 Date: March 27, 2025

**Oliver Lake Lateral No. 1
 Assessment Schedule**

LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
T83N R44W, BELVIDERE TOWNSHIP							
DART FARMS, INC	834406300001	06 83 44	06-83-44 NE SW MONONA HARRISON ROW 5.55AC & L SX I-C DD .46 AC @ NO VALUE	1.50	1.07	44.49	0.04%
	834406325001	06 83 44	06-83-44 PT NW SW MONONA HARRISON ROW 9.57 AC & L SX INT-CO 1.72 AC @ NO VALUE	15.00	19.37	803.81	0.80%
	834406350001	06 83 44	06-83-44 PT SW SW	32.17	80.17	3,327.31	3.33%
	834406375001	06 83 44	06-83-44 SE SW MONONA HARRISON ROW 5.33AC & L SX INT-CO 1.16AC @ NO VALUE	34.00	89.60	3,718.94	3.72%
	834406450003	06 83 44	06-83-44 PT SW SE (S & W OF MONONA HARRISON ROW & L SX I-C DD)	8.60	10.53	437.22	0.44%
	834407100001	07 83 44	07-83-44 NE NE 9.04 AC MONONA HARRISON DD & 1.78 AC L SX I-C DD @ NO VALUE	24.50	26.32	1,092.47	1.09%
	834407125001	07 83 44	07-83-44 NW NE .65 AC-OLIVER LAKE	39.40	30.91	1,282.93	1.28%
	834407150001	07 83 44	07-83-44 PT SW NE	6.10	4.27	177.19	0.18%
	834407150002	07 83 44	07-83-44 PT SW NE	4.20	3.16	131.11	0.13%
	834407175001	07 83 44	07-83-44 PT SE NE	6.06	4.24	176.03	0.18%
	834407175002	07 83 44	07-83-44 PT SE NE	3.70	2.63	108.98	0.11%
	834407200001	07 83 44	07-83-44 NE NW .76 AC IN OLIVER LAKE LAT#1 DD @ NO VALUE	39.38	26.57	1,102.84	1.10%
	834407225001	07 83 44	07-83-44 PT NW NW .76 AC IN OLIVER LAKE LAT#1 @ NO VALUE	32.82	18.28	758.54	0.76%
	834407250001	07 83 44	07-83-44 PT SW NW	4.80	3.06	127.01	0.13%
	834407250002	07 83 44	07-83-44 PT SW NW	4.00	2.89	119.93	0.12%
	834407275001	07 83 44	07-83-44 PT SE NW	5.35	1.91	79.23	0.08%
	834407275002	07 83 44	07-83-44 PT SE NW	5.00	2.92	121.18	0.12%
	834408225002	08 83 44	08-83-44 PT NW NW MONONA-HARRISON DD- 3.60 AC & .63 L SX INTER-CO DD @NO VALUE	2.00	1.63	67.68	0.07%

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**Oliver Lake Lateral No. 1
 Assessment Schedule**

LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
T83N R45W, FRANKLIN TOWNSHIP							
ZICARELLI,CAROLINE REV TRUST DTD 11-20-14	834501300002	01 83 45	01-83-45 PT NE SW	32.05	22.43	930.97	0.93%
	834501325002	01 83 45	01-83-45 PT NW SW	27.73	17.33	719.39	0.72%
	834501350001	01 83 45	01-83-45 SW SW	37.52	42.51	1,764.55	1.76%
	834501375001	01 83 45	01-83-45 SE SW	38.48	37.52	1,557.29	1.56%
	834501400001	01 83 45	01-83-45 NE SE .15 AC MO-HARR DD & L.SX I-C DD @ NO VALUE	36.50	34.90	1,448.34	1.45%
	834501425001	01 83 45	01-83-45 NW SE	33.50	33.92	1,407.70	1.41%
	834501450001	01 83 45	01-83-45 SW SE	38.48	73.70	3,058.68	3.06%
	834501475001	01 83 45	01-83-45 SE SE	38.48	75.53	3,134.69	3.13%
HOLVERSON WELDING & MACHINE, LLC	834502300002	02 83 45	02-83-45 PT NE SW	4.50	2.79	115.92	0.12%
NELSON & ROCK CONTRACTING,INC	834502300003	02 83 45	02-83-45 PT NE SW	8.11	10.84	450.10	0.45%
	834502375001	02 83 45	02-83-45 SE SW	38.48	47.15	1,957.11	1.96%
	834502400002	02 83 45	02-83-45 PT NE SE	23.89	29.78	1,236.08	1.24%
	834502425002	02 83 45	02-83-45 PT NW SE	18.58	23.23	963.95	0.96%
	834502450001	02 83 45	02-83-45 SW SE	38.48	56.66	2,351.73	2.35%
	834502475001	02 83 45	02-83-45 SE SE	37.50	84.33	3,500.24	3.50%
IOWA 8-MONONA LIMITED PARTNERSHIP,A COLORADO	834502300004	02 83 45	02-83-45 PT NE SW	5.02	7.20	298.64	0.30%
HAWTHORN LAND HOLDINGS,LLC	834502325004	02 83 45	02-83-45 PT NW SW S OF HWY #37	12.79	12.55	521.02	0.52%
	834502350002	02 83 45	02-83-45 PT SW SW	36.73	42.72	1,773.19	1.77%
	834511200001	11 83 45	11-83-45 NE NW	39.00	64.88	2,692.64	2.69%
	834511225001	11 83 45	11-83-45 NW NW	38.00	54.03	2,242.56	2.24%
	834511250001	11 83 45	11-83-45 PT SW NW	17.40	17.48	725.49	0.73%
	834511275001	11 83 45	11-83-45 PT SE NW	16.40	12.93	536.77	0.54%
RICHARDSON,MARK S	834502325005	02 83 45	02-83-45 PT NW SW	4.21	3.74	155.07	0.16%
	834502350001	02 83 45	02-83-45 PT SW SW	0.79	0.40	16.70	0.02%
FREDRICKSON,DAVID	834510300002	10 83 45	10-83-45 W 1/2 NE SW	20.00	14.32	594.39	0.59%
	834510375002	10 83 45	10-83-45 W 1/2 SE SW	9.90	4.68	194.11	0.19%
BOUCHER,JOEL S MARITAL TRUST BOUCHER,PATRICIA J- TRUSTEE	834510300001	10 83 45	10-83-45 E 1/2 NE SW	20.00	14.33	594.91	0.59%
	834510375001	10 83 45	10-83-45 E 1/2 SE SW	9.90	4.95	205.39	0.21%
	834510400001	10 83 45	10-83-45 NE SE	39.00	24.65	1,023.20	1.02%
	834510425001	10 83 45	10-83-45 NW SE	40.00	27.97	1,161.06	1.16%
	834510450001	10 83 45	10-83-45 SW SE	10.50	4.93	204.44	0.20%
KROGH INVESTMENTS,INC	834511100001	11 83 45	11-83-45 NE NE	36.97	40.99	1,701.11	1.70%
	834511125001	11 83 45	11-83-45 PT NW NE (E 3/4)	28.45	20.72	859.88	0.86%
	834511125002	11 83 45	11-83-45 PT NW NE (W 1/4)	9.52	9.54	395.77	0.40%
	834511150001	11 83 45	11-83-45 PT SW NE (E 3/4) (EXCEPTION:C-NW RR ROW)	9.90	6.99	290.09	0.29%
	834511150002	11 83 45	11-83-45 PT SW NE (W 1/4) (EXCEPTION:C-NW RR ROW)	3.50	2.54	105.47	0.11%
	834511175001	11 83 45	11-83-45 PT SE NE (EXCEPTION:C-NW RR ROW)	11.80	11.87	492.48	0.49%
	834512100001	12 83 45	12-83-45 NE NE	39.00	29.05	1,205.54	1.21%
	834512125001	12 83 45	12-83-45 NW NE	39.00	34.34	1,425.12	1.43%
	834512150002	12 83 45	12-83-45 SW NE	7.50	5.28	219.33	0.22%
	834512175002	12 83 45	12-83-45 SE NE	5.80	2.94	121.99	0.12%
	834512200001	12 83 45	12-83-45 NE NW	39.00	30.34	1,259.12	1.26%
	834512225001	12 83 45	12-83-45 NW NW	38.00	33.14	1,375.41	1.38%
	834512250002	12 83 45	12-83-45 SW NW	10.70	5.89	244.48	0.24%
	834512275002	12 83 45	12-83-45 SE NW	9.30	2.70	112.15	0.11%

Location: Monona County, Iowa
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**Oliver Lake Lateral No. 1
 Assessment Schedule**

LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
T83N R45W, ONAWA TOWNSHIP							
MIDLAND DEVELOPMENT CORP	834503300002	03 83 45	03-83-45 NE SW	3.71	2.66	110.23	0.11%
	834503375001	03 83 45	03-83-45 SE SW	43.56	64.26	2,667.22	2.67%
ZICARELLI,CAROLINE REV TRUST DTD 11-20-14	834503350001	03 83 45	03-83-45 PT SW SW	14.26	16.46	682.98	0.68%
	834503350002	03 83 45	OUTLOT 149	2.14	1.46	60.56	0.06%
	834503350004	04 83 45	04-83-45 PT SE SE	0.51	0.48	19.75	0.02%
	834504475010	04 83 45	PT OUTLOT 165	0.23	0.24	9.92	0.01%
ONAWA DRAINAGE DISTRICT OF MONONA COUNTY IA	834503350005	03 83 45	03-83-45 PT SW SW OLIVER LAKE DD LAT #1 .52 AC @ NO VALUE	20.74	7.89	327.29	0.33%
	834504475009	04 83 45	PT OUTLOT 165	0.55	0.17	7.04	0.01%
BEIGEL,DARLENE B REV LIVING TR DATED 01/03/97,BEIGEL,DARLENE B OR SUCCESSORS IN TRUST-TR	834503400003	03 83 45	03-83-45 PT NE SE	9.67	10.14	420.71	0.42%
	834503425002	03 83 45	03-83-45 PT NW SE	9.50	12.59	522.62	0.52%
	834503450001	03 83 45	03-83-45 SW SE OLIVER LAKE LAT 1 DD .52 AC @ NV	39.00	100.00	4,150.43	4.15%
	834503475001	03 83 45	03-83-45 SE SE OLIVER LAKE LAT 1 DD .50 AC @ NV	38.00	57.84	2,400.63	2.40%
FERRIS,CHARLES	834504450001	04 83 45	04-83-45 PT SE SE & PT SW SE (280' X 180')	1.16	1.08	44.67	0.04%
TORTICILL,TRAVIS N	834504450002	04 83 45	04-83-45 PT SW SE	2.05	1.95	81.04	0.08%
	834504450060	04 83 45	04-83-45 PT SW SE	5.70	5.19	215.57	0.22%
BLACK,JEFFERY J & MELANIE E	834504450003	04 83 45	04-83-45 PT SW SE (489.44' X 200')	2.25	1.68	69.90	0.07%
AKRJ,LLC	834504450059	04 83 45	04-83-45 PT SW SE .21 AC ONAWA DD @ NV	6.64	6.55	271.80	0.27%
NIEWOHNER,THOMAS & THERESA REVOCABLE TRUST	834504475001	04 83 45	OUTLOTS 152,153,164 & PT OUTLOT 165	7.71	11.31	469.51	0.47%
	834504475011	04 83 45	04-83-45 PT SE SE 0.33 AC ONAWA DD @ NV	10.36	8.28	343.54	0.34%
ALBERS REAL ESTATE,LLC	834504475002	04 83 45	OUTLOT 154	1.95	3.16	131.16	0.13%
	834504475003	04 83 45	OUTLOT 163	2.15	3.82	158.58	0.16%
NIEWOHNER CONSTRUCTION,INC	834504475004	04 83 45	OUTLOTS 155,162, & E 75' OUTLOTS 156 & 161	5.01	5.23	217.23	0.22%
	834504475012	04 83 45	04-83-45 PT SE SE 0.27 AC ONAWA DD @ NV	8.57	12.06	500.60	0.50%
NELSON & ROCK CONTRACTING,INC	834504475005	04 83 45	W 208.8' OUTLOT 156	1.26	1.46	60.62	0.06%
	834504475006	04 83 45	PT OUTLOT 161	1.58	2.47	102.41	0.10%
MYERS RENTALS,LLC	834509100001	09 83 45	09-83-45 NE NE (.59AC ONAWA DD @ NV)	37.00	49.22	2,043.02	2.04%
	834509125001	09 83 45	09-83-45 NW NE (.24AC ONAWA DD @ NV)	14.97	10.22	424.25	0.42%
	834510200001	10 83 45	10-83-45 NE NW	39.00	37.17	1,542.56	1.54%
	834510225001	10 83 45	10-83-45 NW NW (.14AC ONAWA DD @ NV)	38.00	35.89	1,489.63	1.49%
FREDRICKSON,DAVID	834510100001	10 83 45	10-83-45 NE NE	35.20	43.25	1,794.99	1.79%
	834510125001	10 83 45	10-83-45 NW NE	39.00	36.15	1,500.53	1.50%
	834510150001	10 83 45	10-83-45 PT SW NE	20.15	15.13	628.01	0.63%
	834510175001	10 83 45	10-83-45 PT SE NE	17.20	16.13	669.30	0.67%
	834510275001	10 83 45	10-83-45 SE NW	40.03	42.65	1,770.08	1.77%
BOUCHER,JOEL S MARITAL TRUST BOUCHER,PATRICIA J-	834510150004	10 83 45	10-83-45 PT SW NE	19.85	20.13	835.47	0.84%
	834510175004	10 83 45	10-83-45 PT SE NE	19.22	17.26	716.54	0.72%
WILLEY,GREGORY S & RHONDA S	834510250001	10 83 45	10-83-45 SW NW	22.00	20.65	857.03	0.86%

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**Oliver Lake Lateral No. 1
 Assessment Schedule**

LANDOWNER(S)	PIN	S-T-R	BENEFITED PARCEL	ACRES	CLASS (%)	ASSESSMENT UNITS	% SCHEDULE
IOWA DOT RIGHT-OF-WAY (STATE HIGHWAY 175)	300	-	-	3.40	5.24	217.58	0.22%
MONONA COUNTY SECONDARY ROADS	200	-	-	18.50	28.52	1,183.85	1.18%
ONAWA DRAINAGE DISTRICT OF MONONA COUNTY IA	100	-	-			9,260.00	9.26%
Totals	103	Parcels		1,930.72 Acres		100,000.00	100.00%

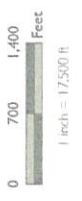


Source(s):
 Orthophoto (USDA, 2023)
 Parcels (Monona County, 2023)
 Roads (Iowa DOT, 2014)

Assessment Plat - East (T83N R44&45W)

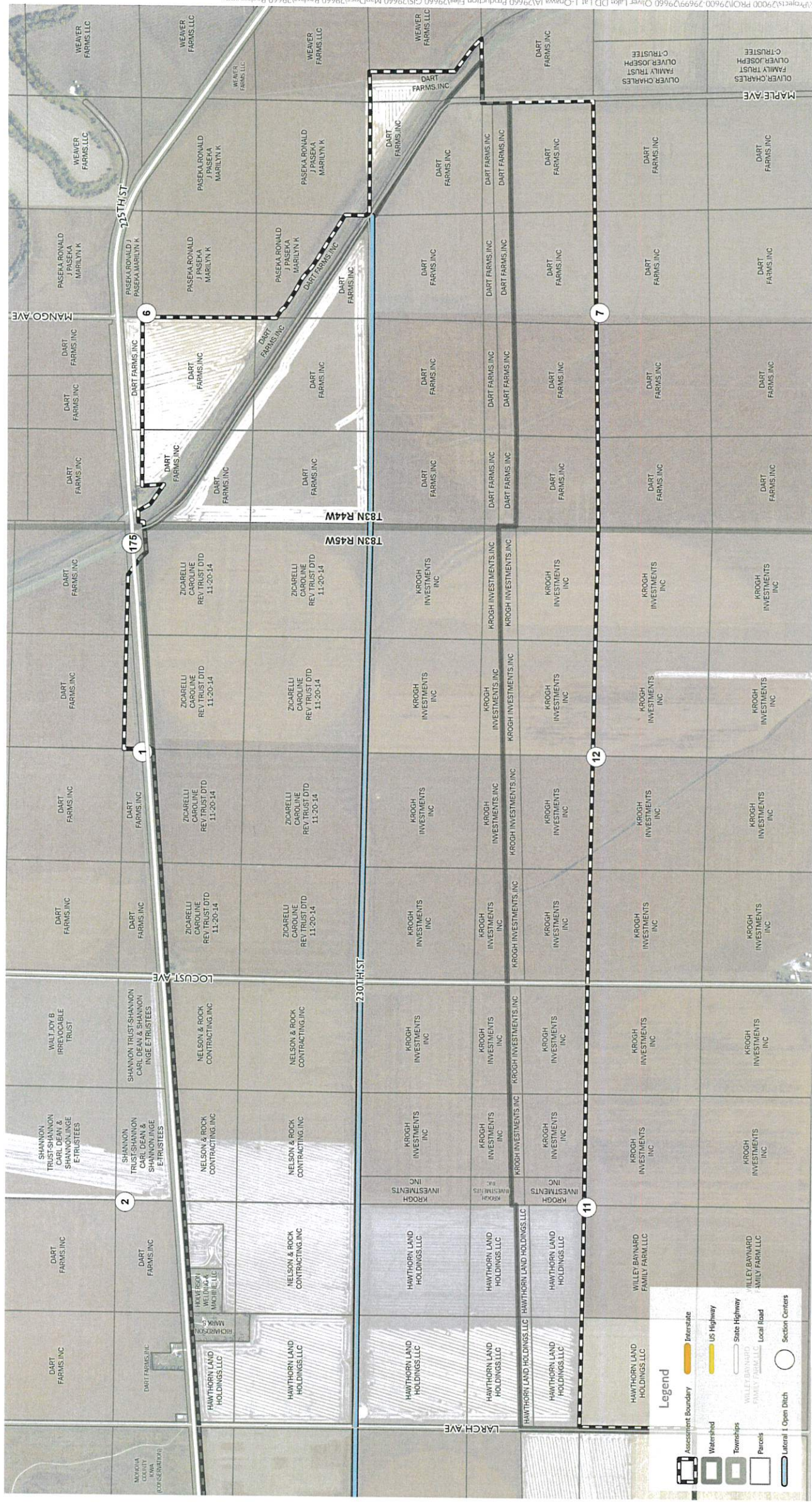
Oliver Lake Drainage District - Lateral I

Monona County, Iowa



Friday, March 27, 2026

Project Number 21-29660



Legend

- Assessment Boundary
- Watershed
- Townships
- Parcels
- Lateral I Open Ditch
- Interstate
- US Highway
- State Highway
- Local Road
- Section Centers

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