



ORD12115

RECEIVED

8/10/2026

Municipal Boundary Review
Wisconsin Dept. of Admin.

CERTIFICATE OF ANNEXATION

I, Meredith DeBruin, City Clerk of the City of Sheboygan, County of Sheboygan, State of Wisconsin, do hereby certify that the attached is a true and correct copy of Gen. Ord. No. 8-26-27, which was adopted in accordance with sec. 66.0217(3)(a) of the Wisconsin Statutes and the petition for direct annexation by one-half approval by the Common Council on August 3, 2026.

The annexed territory described therein contains a population of 0. The MBR number is 14837.

Dated: August 6, 2026.

City Clerk

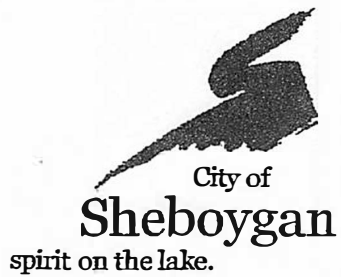
CITY CLERK'S OFFICE

CITY HALL
828 CENTER AVE., SUITE 100
SHEBOYGAN, WI
53081-4442

920/459-3361
FAX 920/459-2917

www.sheboyganwi.gov





August 6, 2026

To whom it may concern:

At a regular meeting of the Common Council of the City of Sheboygan, Wisconsin, held August 3, 2026, the following document was passed and we are enclosing a certified copy thereof:

Gen. Ord. No. 8-26-27 by Alderpersons Heidemann and Close.

Sincerely,

MELISSA CLEVENGER
Deputy City Clerk

Enc.

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OFFICE OF THE CITY CLERK
Sheboygan, Wisconsin
City Hall

I hereby certify that this is a true copy
of a document from the Common Council
proceedings of the City of Sheboygan.


City Clerk

**CITY OF SHEBOYGAN
GENERAL ORDINANCE 8-26-27**

BY ALDERPERSONS HEIDEMANN AND CLOSE.

JULY 20, 2026.

AN ORDINANCE annexing territory to the City of Sheboygan, Wisconsin.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. In accordance with sec. 66.0217(3)(a) of the Wisconsin Statutes and the petition for direct annexation by one-half approval filed with the city clerk on the 13th day of July, 2026, including the Notice of Intent to Circulate and the Annexation Petition that was published and certified to appropriate parties, together with a scale map and a legal description of the property to be annexed, the following described territory in the Town of Wilson, Sheboygan County, Wisconsin, is hereby annexed to the City of Sheboygan, Wisconsin:

Outlot 1 of a Certified Survey Map recorded in Volume 32 of Certified Survey Maps, at pages 266-269, as Document No. 2190038, and part of the Southeast 1/4 and Northeast 1/4 of the Southeast 1/4, all being part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 5, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 5 ; thence North 88°-01'-50" West along the South line of said Southeast 1/4, a distance of 1,033.71 feet to the Southeasterly line of the Union Pacific Railroad right-of-way, said point being the point of beginning ; thence continuing North 88°-01'-50" West along said South line, a distance of 895.70 feet to an East line of lands described in a Warranty Deed recorded in the Sheboygan County Register of Deeds Office as Document No. 1998383; thence North 02°-07'-35" East along said East line, a distance of 33.00 feet; thence North 76°-17'-13" West along the Northerly right-of-way line of C.T.H. "EE" per said Document No. 1998383, a distance of 190.97 feet ; thence North 28°-17'-28" West along said Northerly line, a distance of 64.42 feet to the Easterly right-of-way line of C.T.H. "A" per said Document No. 1998383; thence North 30°-21'-11" East along said Easterly line, a distance of 490.76 feet; thence North 53°-12'-41" East along the Easterly right-of-way line of C.T.H. "A" per Warranty Deed recorded in the Sheboygan County Register of Deeds Office as Document No. 2005244, a distance of 26.93 feet ; thence North 31°-24'-39" East along said Easterly line, a distance of 200.00 feet; thence North 33°-18'-30" East along said Easterly line, a distance of 300.24

feet; thence North 31°-10'-32" East along said Easterly line, a distance of 35.64 feet to the Southerly line of Lot 1 of said Certified Survey Map; thence South 58°-49'-28" East along said Southerly line, a distance of 384.97 feet to the Easterly line of said Lot 1; thence North 31°-10'-32" East along said Easterly line, a distance of 698.41 feet to the North line of said Outlot 1 ; thence South 89°-05'-00" East along said North line, a distance of 695.52 feet to an Easterly line of said Outlot 1; thence South 01°-58'-01" East along said Easterly line and its Southerly extension, a distance of 188.80' to the Southeasterly right-of-way line of the Union Pacific Railroad; thence Southwesterly 889.02 feet along said Southeasterly line on a curve to the left having a radius of 5,602.85 feet, the chord of said curve bears South 36°-20'-43" West, a chord distance of 888.08 feet; thence North 58°-12'-02" West along said Southeasterly line, a distance of 16.50 feet; thence Southwesterly 626.00 feet along said Southeasterly line on a curve to the left having a radius of 5,619.35 feet, the chord of said curve bears South 28°-36'-29" West, a chord distance of 625.68 feet to the point of beginning and containing 34.129 acres (1,486,658 sq. ft.) of land more or less.

Lands containing 34.129 acres

Property Address: Vacant land along County Hwy A and Weeden Creek Rd, Sheboygan, WI

Tax Parcel ID Number: 59030453125 and 59030453230

Section 2. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Sheboygan for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Sheboygan.

Section 3. In accordance with sec. 66.0217(14) of the Wisconsin Statutes, the City of Sheboygan agrees to pay annually to the Town of Wilson, for five (5) years, an amount equal to the amount of property taxes that the Town levied on the annexed territory, as shown by the tax roll under sec. 70.65 of the Wisconsin Statutes, in the year in which the annexation is final.

Section 4. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 5. Chapter 105 of the Sheboygan Municipal Code establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and establishing the Use District Classification of said lands

as Suburban Industrial (SI) Classification.

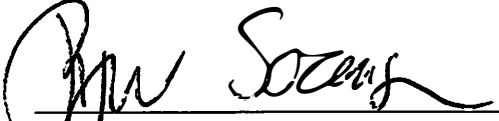
Section 6. The territory described in Section 1 of this ordinance is hereby made a part of the 19th Ward and the 10th Aldermanic District.

Section 7. This ordinance shall take effect upon passage and publication as provided by law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

August 3, 2026

Presiding Officer


Ryan Sorenson, Mayor, City of
Sheboygan

Attest


Meredith DeBruin, City Clerk, City of
Sheboygan

Published August 7, 2026.

Certified August 4, 2026 to - Plumbing Insp.; Police Dept.; Eng.; Assessor; Fin. Dir./Treas.; CA; Library; City Dev.; Bldg. Insp.;
Water Ut.; Supt. of Streets/MSB; Transit; DPW; Atty.; Deputy City Clerk; SBC; Sheb. County. Clerk; Supt. of Assessments; Alliant
Eng. Services; Alliant; WPS state/local; Real Property; Supt. of Schools; Wisconsin Dept. of Administration; Reg. of Deeds; Charter
Cable; Ord. Book; Code Book; City Clerk; Fire Chief; Police Chief; Sheb. Cty. Sheriff; Town of Wilson; Town of Wilson Sanitary
Dist.; Ameritech; Supervisor Of Equalization; WI Power & Light Engineers; WI Power & Light-GIS Services

ANNEXATION NARRATIVE AND STATEMENT OF PURPOSE

Petitioner: The Mighty Three Stripe LLC

Subject Territory: 34.129 acres located in the Town of Wilson, Sheboygan County, Wisconsin. **Tax Parcel Number(s):** 59030453125 and 59030453230 (Union Pacific Railroad Tax Dept)

1. Purpose of Annexation The Subject Territory consists of 34.129 acres. The Petitioner, The Mighty Three Stripe LLC, is the fee simple owner of a parcel consisting of approximately 30.994 acres of the Subject Territory, while approximately 3.135 acres consists of Union Pacific Railroad right-of-way. Because The Mighty Three Stripe LLC owns more than one-half of the land in area within the Subject Territory, the Petitioner satisfies the statutory requirements to unilaterally execute a direct annexation by one-half approval pursuant to Wis. Stat. § 66.0217(3)(a).

The primary purpose of this annexation is to bring the Subject Territory within the corporate limits of the City of Sheboygan to facilitate the future development of an industrial/manufacturing facility. Development of this site requires access to municipal services that are not currently available or feasible within the Town of Wilson.

2. Need for Municipal Services To support the intended industrial use, the proposed development requires full municipal utilities. Specifically, the Petitioner requires access to the City of Sheboygan's municipal public water system and municipal sanitary sewer services, which have adequate capacity to serve the Subject Territory. Additionally, annexation will provide the Subject Territory with access to the City of Sheboygan's police, fire, and emergency medical services, ensuring the safety and security of the future facility.

3. Land Use and Zoning The Subject Territory is currently located in the Town of Wilson. The Mighty Three Stripe LLC parcel is zoned A-2 and the Union Pacific Railroad Tax Dept property zoned A-1. The territory is currently vacant and has a population of zero (0).

Upon successful annexation into the City of Sheboygan, the Petitioner intends to request that the Subject Territory be zoned SI, Suburban Industrial. This proposed zoning and the intended manufacturing use are consistent with the City of Sheboygan's Comprehensive Plan for future land use in this corridor.

4. Conclusion The annexation of the Subject Territory promotes the logical extension of the City of Sheboygan's corporate boundaries and municipal services. It will allow for the highest and best use of the property, contributing to the local economic base while adhering to the City's long-term planning goals.

Respectfully submitted,

[Matthew N. Zingsheim] Member of The Mighty Three Stripe LLC

[686 Riverview Dr, Plymouth, WI 53073] [920.694.0422]

NOTICE OF INTENT TO CIRCULATE AN ANNEXATION PETITION

Not less than 10 days, nor more than 20 days after publication of this Notice, the undersigned hereby intends to circulate a Petition for Direct Annexation by One-Half Approval of the lands legally described and mapped below from the Town of Wilson, Sheboygan County, Wisconsin, to the City of Sheboygan, Sheboygan County, Wisconsin.

LEGAL DESCRIPTION OF TERRITORY TO BE ANNEXED:

Outlot 1 of a Certified Survey Map recorded in Volume 32 of Certified Survey Maps, at pages 266-269, as Document No. 2190038, and part of the Southeast 1/4 and Northeast 1/4 of the Southeast 1/4, all being part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 5, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 5 ; thence North 88°-01'-50" West along the South line of said Southeast 1/4, a distance of 1,033.71 feet to the Southeasterly line of the Union Pacific Railroad right-of-way, said point being the point of beginning ; thence continuing North 88°-01'-50" West along said South line, a distance of 895.70 feet to an East line of lands described in a Warranty Deed recorded in the Sheboygan County Register of Deeds Office as Document No. 1998383; thence North 02°-07'-35" East along said East line, a distance of 33.00 feet; thence North 76°-17'-13" West along the Northerly right-of-way line of C.T.H. "EE" per said Document No. 1998383, a distance of 190.97 feet ; thence North 28°-17'-28" West along said Northerly line, a distance of 64.42 feet to the Easterly right-of-way line of C.T.H. "A" per said Document No. 1998383; thence North 30°-21'-11" East along said Easterly line, a distance of 490.76 feet; thence North 53°-12'-41" East along the Easterly right-of-way line of C.T.H. "A" per Warranty Deed recorded in the Sheboygan County Register of Deeds Office as Document No. 2005244, a distance of 26.93 feet ; thence North 31°-24'-39" East along said Easterly line, a distance of 200.00 feet; thence North 33°-18'-30" East along said Easterly line, a distance of 300.24 feet; thence North 31°-10'-32" East along said Easterly line, a distance of 35.64 feet to the Southerly line of Lot 1 of said Certified Survey Map; thence South 58°-49'-28" East along said Southerly line, a distance of 384.97 feet to the Easterly line of said Lot 1; thence North 31°-10'-32" East along said Easterly line, a distance of 698.41 feet to the North line of said Outlot 1 ; thence South 89°-05'-00" East along said North line, a distance of 695.52 feet to an Easterly line of said Outlot 1; thence South 01°-58'-01" East along said Easterly line and its Southerly extension, a distance of 188.80' to the Southeasterly right-of-way line of the Union Pacific Railroad; thence Southwesterly 889.02 feet along said Southeasterly line on a curve to the left having a radius of 5,602.85 feet, the chord of said curve bears South 36°-20'-

43" West, a chord distance of 888.08 feet; thence North 58°-12'-02" West along said Southeasterly line, a distance of 16.50 feet; thence Southwesterly 626.00 feet along said Southeasterly line on a curve to the left having a radius of 5,619.35 feet, the chord of said curve bears South 28°-36'-29" West, a chord distance of 625.68 feet to the point of beginning and containing 34.129 acres (1,486,658 sq. ft.) of land more or less.

SCALE MAP OF TERRITORY TO BE ANNEXED:

