



**TONY EVERS**

GOVERNOR

**KATHY BLUMENFELD**

SECRETARY

**Municipal Boundary Review**

PO Box 1645, Madison WI 53701

Voice (608) 261-6097 Fax (608) 264-6104

Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Web: <http://doa.wi.gov/municipalboundaryreview>

April 08, 2026

PETITION FILE NO. 14837

MEREDITH DEBRUIN, CLERK  
CITY OF SHEBOYGAN  
828 CENTER AVENUE  
SHEBOYGAN, WI 53081-4442

SHAWNA HALL, CLERK  
TOWN OF WILSON  
5935 S BUSINESS DR  
SHEBOYGAN, WI 53081-8930

Subject: MIGHTY THREE STRIPE ANNEXATION

The proposed annexation submitted to our office on March 18, 2026, has been reviewed and found to be against the public interest.

In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city...." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory.

In this case, the City of Sheboygan is able to provide the necessary municipal services. However, the proposed annexation territory is not contiguous to the City boundary which is separated from the annexation area by a parcel owned by Union Pacific Railroad. The petitioners must include that property in order to be contiguous and may resubmit the petition as a one-half approval under [66.0217\(3\)](#), Wis Stat. If the petitioners wish to resubmit within six months to remedy the issue, the Department may waive the annexation review fee.

Please also note: The scale map of the territory to be annexed must clearly show and identify the existing City of Sheboygan municipal boundary in relation to the annexation territory. (s. 66.0217 (1) (g), Wis. Stats.)

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2912>

Please call me at (608) 261-6097, should you have any questions concerning this annexation review.

Sincerely,

**Bradley T. Vowels-Katter**

Municipal Boundary Review – DOA

Direct (608) 261-6097

[bradley.vowelskatter@wisconsin.gov](mailto:bradley.vowelskatter@wisconsin.gov)

<http://doa.wi.gov/municipalboundaryreview>

cc: petitioner

**PETITION FOR ANNEXATION OF LANDS  
TO THE CITY OF SHEBOYGAN  
DIRECT ANNEXATION BY UNANIMOUS CONSENT**

**TO: City of Sheboygan**

1. Pursuant to Section 66.0217 of the Wisconsin State Statutes, I/we the undersigned, being the sole owner(s) and elector(s) of the land described in Exhibit "A" attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Exhibit "A" from the Town of Wilson in Sheboygan County, Wisconsin, to the City of Sheboygan, Sheboygan County, Wisconsin.
2. There are no persons residing in the territory. The population of the territory to be annexed is 0.
3. Said land is contiguous to the City of Sheboygan and is presently part of the Town of Wilson, in Sheboygan County, Wisconsin.
4. I/We, the undersigned request that upon annexation, the land described in Exhibit "A" be zoned as SI (Suburban Industrial).
5. Area of the lands to be annexed contains 30.994 acres.
6. Tax Parcel number(s) of lands to be annexed: Part of Parcel Number 59030453125

- Attach a copy of a complete legal description of the property.
- Attach a copy of a scale map of the property.
- Attach a copy of the most recent real estate tax bill.
  - This is a newly created parcel from CSM 2190038 in Sheboygan County recorded on 02/05/2026. No prior tax bills exist for this parcel.

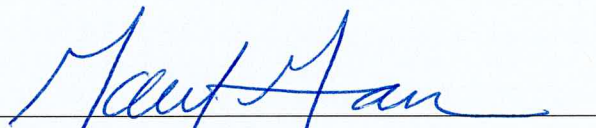
Dated this 17 day of March, 2026

**PROPERTY OWNERS' SIGNATURES ON FOLLOWING PAGES**

**SIGNATURE PAGE – THE MIGHTY THREE STRIPE LLC**

Dated this 17<sup>th</sup> day of March, 2026

The Mighty Three Stripe LLC

BY: 

David Gass, Attorney in Fact

909 N 8<sup>th</sup> Street, Suite 100

Sheboygan, WI 53081

**EXHIBIT A**

**LEGAL DESCRIPTION**

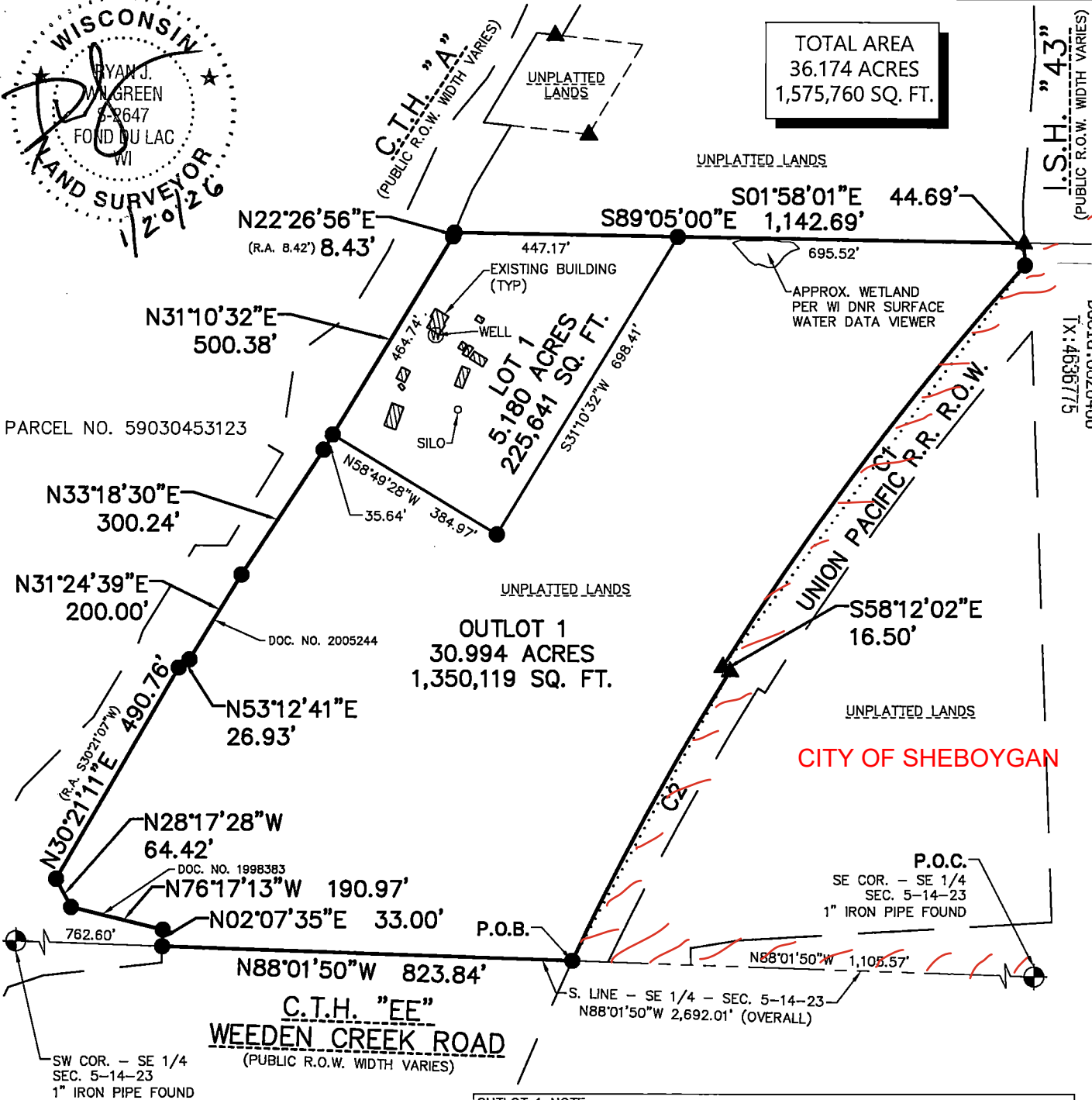
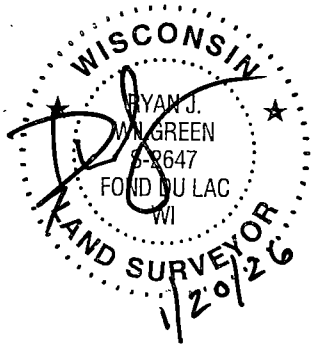
OUTLOT 1 CSM V32 P266-269 #2190038. PRT N 1/2 & S 1/2 SE 1/4 SEC 5

2190038  
 SHEBOYGAN COUNTY, WI  
 RECORDED ON  
 02/05/2026 02:47 PM  
 ELLEN R. SCHLEICHER  
 REGISTER OF DEEDS  
 RECORDING FEE: 30.00  
 TRANSFER FEE:  
 EXEMPTION #  
 Cashier ID: 5  
 PAGES: 4  
 ELECTRONICALLY RETURNED

# CERTIFIED SURVEY MAP

FOR  
**CHARLES V. WIGG**

PART OF THE NW 1/4, NE 1/4, SW 1/4 & SE 1/4 OF  
 THE SE 1/4, SECTION 5, TOWNSHIP 14 NORTH, RANGE 23  
 EAST, TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN.



**OUTLOT 1 NOTE:**  
 AS NO SOIL TEST HAS BEEN COMPLETED ON THIS LOT, IT IS DEEMED AN OUTLOT. OUTLOT 1 IS CONSIDERED UNBUILDABLE BY THE SHEBOYGAN COUNTY PLANNING AND CONSERVATION DEPARTMENT. IF A SOIL TEST IS RECEIVED WHICH DEPICTS AN AREA SUITABLE FOR A PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM, THEN THE OUTLOT WILL BE RECLASSIFIED AS A LOT AND CONSIDERED TO BE BUILDABLE.

**OWNER:**  
 CHARLES V. WIGG  
 1503 S. 9TH STREET  
 SHEBOYGAN, WI 53081

Curve Table							
Curve	Length	Radius	Chord Bearing	Chord Length	Delta	Tangent	Tangent
C1	1,010.37'	5,701.85'	S36°52'33"W	1,009.05'	010°09'10"	S41°57'09"W	S31°47'58"W
C2	661.95'	5,685.35'	S28°27'50"W	661.58'	006°40'16"	S31°47'58"W	S25°07'43"W

- LEGEND**
- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
  - ▲ - 1" IRON PIPE FOUND
  - ⊙ - SECTION CORNER MONUMENT FOUND

(R.A.) "RECORDED AS" INFORMATION

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5 HAS A BEARING OF NORTH 88°-01'-50" WEST.



SCALE: 1" = 300'

SHEET 1 OF 4 SHEETS

**EXCEL**  
 ARCHITECTS • ENGINEERS • SURVEYORS  
 Always a Better Plan

100 Camelot Drive  
 Fond Du Lac, WI 54935  
 Phone: (920) 926-9800  
 www.EXCELENGINEER.com  
 JOB NO. 250329300

Vol. 32 PAGE 266

**CERTIFIED SURVEY MAP**

PART OF THE NW 1/4, NE 1/4, SW 1/4 & SE 1/4 OF THE SE 1/4,  
SECTION 5, TOWNSHIP 14 NORTH, RANGE 23 EAST,  
TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Charles V. Wigg bounded and described as follows:

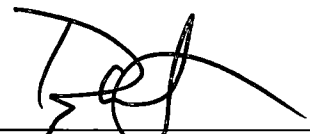
Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 5, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin being more particularly described as follows:

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 1,105.57 feet to the Northwestern 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 823.84 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 500.38 feet; thence North 22°-26'-56" East along said Easterly line, a distance of 8.43 feet; thence South 89°-05'-00" East, a distance of 1,142.69 feet to the Westerly right-of-way line of Interstate Highway "43"; thence South 01°-58'-01" East along said Westerly line, a distance of 44.69 feet; thence Southwesterly 1,010.37 feet along the Northwestern line of the Union Pacific Railroad right-of-way on a curve to the left having a radius of 5,701.85 feet, the chord of said curve bears South 36°-52'-33" West, a chord distance of 1,009.05 feet; thence South 58°-12'-02" East along said Northwestern line, a distance of 16.50 feet; thence Southwesterly 661.95 feet along said Northwestern line on a curve to the left having a radius of 5,685.35 feet, the chord of said curve bears South 28°-27'-50" West, a chord distance of 661.58 feet to the point of beginning and containing 36.174 acres (1,575,760 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the Town of Wilson, City of Sheboygan and Sheboygan County in surveying, dividing and mapping the same.



  
Ryan Wilgreen, P.L.S. No. S-2647  
ryan.wilgreen@excelengineer.com  
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935  
Project Number: 250329300

**CERTIFIED SURVEY MAP**

PART OF THE NW 1/4, NE 1/4, SW 1/4 & SE 1/4 OF THE SE 1/4,  
SECTION 5, TOWNSHIP 14 NORTH, RANGE 23 EAST,  
TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

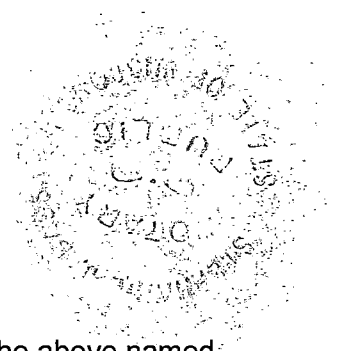
As owner, I hereby certify that I have caused the land described on this map to be surveyed, divided and mapped as represented on this map. I further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. Town of Wilson
- 2. City of Sheboygan
- 3. Sheboygan County

WITNESS the hand and seal of said owner this 2nd day of February, 2026.

Charles V. Wigg  
Charles V. Wigg

STATE OF Wisconsin )  
Sheboygan COUNTY )SS



Personally came before me this 2nd day of February, 2026, the above named Charles V. Wigg to me known to be the person who executed the foregoing instrument and acknowledged the same.

Stephanie J. Baus  
Stephanie J. Baus  
Notary Public, Sheboygan County, WI  
My Commission Expires: 4-9-27




**CERTIFIED SURVEY MAP**

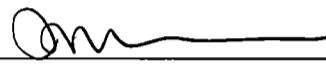
PART OF THE NW 1/4, NE 1/4, SW 1/4 & SE 1/4 OF THE SE 1/4,  
SECTION 5, TOWNSHIP 14 NORTH, RANGE 23 EAST,  
TOWN OF WILSON, SHEBOYGAN COUNTY, WISCONSIN.

**TOWN OF WILSON PLAN COMMISSION APPROVAL**

This Certified Survey Map has been reviewed and approved by the Town of Wilson Plan Commission.

Dated this 12<sup>th</sup> day of January, 2026

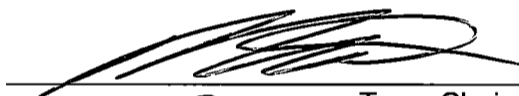
  
\_\_\_\_\_  
Matthew Fore, Town Chairperson

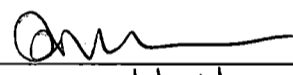
  
\_\_\_\_\_  
Shawna Hall, Town Clerk

**TOWN OF WILSON TOWN BOARD APPROVAL**

This Certified Survey Map has been submitted to and approved by the Town of Wilson Town Board.

Dated this 19<sup>th</sup> day of January, 2026

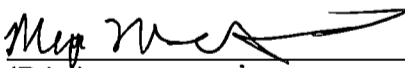
  
\_\_\_\_\_  
Matthew Fore, Town Chairperson

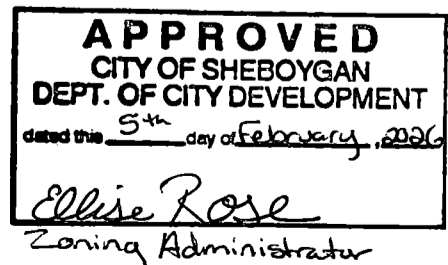
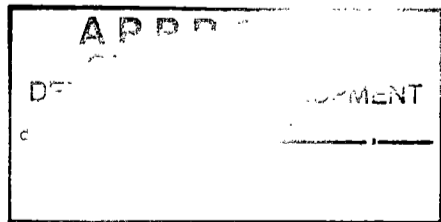
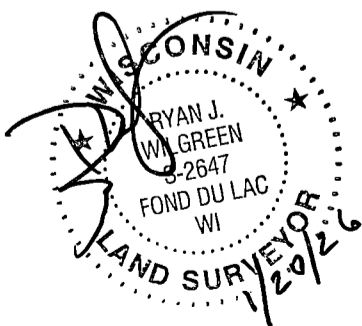
  
\_\_\_\_\_  
Shawna Hall, Town Clerk

**SHEBOYGAN COUNTY PLANNING AND RESOURCES DEPARTMENT**

This Certified Survey Map has been reviewed and approved by the Sheboygan County Planning and Resources Department.

Dated this 5 day of February, 2026

  
\_\_\_\_\_  
(Print) Megan Nargovitz, (Title) GIS Specialist



**ANNEXATION NARRATIVE AND STATEMENT OF PURPOSE** **Petitioner:** The Mighty Three Stripe LLC **Subject Territory:** 30.994 acres located in the Town of Wilson, Sheboygan County, Wisconsin. **Tax Parcel Number(s):** 59030453125

**1. Purpose of Annexation** The Petitioner, The Mighty Three Stripe LLC, is the sole owner of the Subject Territory. The Petitioner is seeking direct annexation by unanimous approval of the Subject Territory from the Town of Wilson to the City of Sheboygan pursuant to Wis. Stat. § 66.0217(2).

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 and is zoned A-2. 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,

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**[David Gass]** Authorized Agent for The Mighty Three Stripe LLC [Rohde Dales LLP] [909 N 8<sup>th</sup> St. Suite 100, Sheboygan, WI 53081] [920.458.5501]

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# DIR - Request for Annexation Review

3/18/2026 9:56:11 AM

## Introduction

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### Pay Online (2.35% credit card convenience fee. NO fee for electronic funds transfer from checking/savings accounts.)

Use this website to submit an annexation petition for review to the Wisconsin Department of Administration and pay with a credit card or electronic funds transfer.

*This website only accepts online payments. To pay by check use <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx> instead.*

Note: This form will time out, so please make sure you have all the information ready by referring to our old form: <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx>

If you have questions please review <https://doa.wi.gov/Pages/LocalGovtsGrants/DepartmentReviewOfAnnexations.aspx> or contact us: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-261-6097

### The following items will be required to submit this form:

- Legal Description meeting the requirements of [s.66.0217\(1\)\(c\)](#)
- Map meeting the requirements of [s. 66.0217\(1\)\(g\)](#)
- Signed Petition or Notice of Intent to Circulate

For the details please refer to <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx>

## Petitioner Information

---

**Name:** The Mighty Three Stripe LLC

**Phone:** (920) 458-5874

**Email:** dgass@rohdedales.com

### Contact information if different than Petitioner

**Representative Name:** Eric Drazkowski, PE

**Phone:** (920) 926-9800

**Email:** eric.drazkowski@excelengineer.com

## Property Information

**Town(s) where property is located:** Town of Wilson

**Petitioned City or Village:** City of Sheboygan

County where property is located: Sheboygan

Are there multiple counties for this annexation?:

Yes

No

Population of the territory to be annexed: 0

Area (in acres) of the territory to be annexed: 30.994

Is this annexation a road right-of-way only?:

Yes

No

Tax parcel numbers(s) of territory to be annexed (if the territory is part or all of an exiting parcel): 59030453123

Questions: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-264-6102

## Required Items

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### The Description

Legal Description of the property being annexed: [52645-Signed Petition for Annexation.pdf](#)

s.66.0217 (1)(c).

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described only by:

- o Aliquot part;
- o Reference to any other document (plat of survey, deed, etc.);
- o Exception or Inclusion;
- o Parcel ID or tax number.

### The Map

Map of the parcel being annexed: [2026 02 05-Recorded CSM.pdf](#)

s. 66.0217 (1)(g).

The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:

- o A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- o Bearings and distances along all parcel boundaries as described.

- o All adjoining as referenced in the description.

The map must include a **graphic scale**.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

*[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]*

## **The Petition**

**Signed Petition or Notice of Intent to Circulate:** [Signed Petition and Narrative Combined.pdf](#)

State the purpose of the petition:

- o Direct annexation by unanimous approval; OR
- o Direct annexation by one-half approval; OR
- o Annexation by referendum.

Petition must be signed by:

- o All owners and electors, if by unanimous approval
- o See [66.0217\(3\)\(a\)](#).
- o See [66.0217\(3\)\(b\)](#) if by referendum

State the population of the land to be annexed

*[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]*

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located [s. 66.0217](#).

If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by [s. 66.0217 \(4\)](#).

Questions: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-264-6102

## **Fees**

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### **Annexation Review Fee Schedule**

**Initial Filing Fee:** (Required with the first submittal of all petitions)

\$300 - 2 acres or less

\$525- 2.01 acres or more

**Review Fee:** (Required with all annexation submittals except those that consist ONLY of road right-of-way)

\$300- 2 acres or less

\$900- 2.01 to 10 acres

\$1,200 - 10.01 to 50 acres

\$1,500 - 50.01 to 100 acres

\$2,100 - 100.01 to 200 acres

\$3,000 - 200.01 to 500 acres

\$4,000 - Over 500 acres

**Preliminary Fee:** Initial Filing Fee of (30.994 acres) \$525 + Review Fee \$1200 = \$1725

**Total Fee Due:** \$1,725.00

Questions: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-264-6102



**TONY EVERS**

GOVERNOR

**KATHY BLUMENFELD**

SECRETARY

**Municipal Boundary Review**

PO Box 1645, Madison WI 53701

Voice (608) 261-6097 Fax (608) 264-6104

Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Web: <http://doa.wi.gov/municipalboundaryreview>

March 18, 2026

PETITION FILE NO. 14837

MEREDITH DEBRUIN, CLERK  
CITY OF SHEBOYGAN  
828 CENTER AVENUE  
SHEBOYGAN, WI 53081-4442

SHAWNA HALL, CLERK  
TOWN OF WILSON  
5935 S BUSINESS DR  
SHEBOYGAN, WI 53081-8930

Subject: MIGHTY THREE STRIPE ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF WILSON to the CITY OF SHEBOYGAN (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of April 07, 2026. Direct any questions and comments to Bradley Vowels-Katter at (608) 261-6097. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

**Bradley T. Vowels-Katter**

Municipal Boundary Review – DOA

Direct (608) 261-6097

[bradley.vowelskatter@wisconsin.gov](mailto:bradley.vowelskatter@wisconsin.gov)

<http://doa.wi.gov/municipalboundaryreview>

Enclosures: Annexation Questionnaire

# Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Mighty Three Stripe**

Petition Number: **14837**

1. Territory to be annexed: From **TOWN OF WILSON** To **CITY OF SHEBOYGAN**

2. Area (Acres): 30.994

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

a. Annual town property tax on territory to be annexed:

a. Title of boundary agreement \_\_\_\_\_

\$ 296.94 (Note: the 30.994-acre Territory is a newly created lot, so this is an estimate based on the land value for the parcel from which it is created, which was a 36.174-acre parcel).

b. Year adopted \_\_\_\_\_

b. Total that will be paid to Town

c. Participating jurisdictions \_\_\_\_\_

(annual tax multiplied by 5 years): \$1,484.70

d. Statutory authority (pick one)

c. Paid by:  Petitioner  City  Village

s.66.0307  s.66.0225  s.66.0301

4. Resident Population: Electors: 0 Total: 0

5. Approximate **present land use** of territory:

Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: \_\_\_\_\_%

Undeveloped: 100%

6. If territory is undeveloped, what is the **anticipated use**?

Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: 100%

Other: \_\_\_\_\_%

Comments: The Petitioner asserts that the Territory will be rezoned to Suburban Industrial upon annexation to the City of Sheboygan and will be developed as an industrial/manufacturing facility.

7. Has a  preliminary or  final plat been submitted to the Plan Commission:  Yes  No

Plat Name: The Territory to be annexed is a single outlot (Outlot 1) to a Certified Survey Map, recorded as Doc. No. 2190038 on February 5, 2026. The applicable Certified Survey Map presently places building restrictions on the Territory.

8. What is the **nature of land use adjacent** to this territory in the city or village?

The Territory to be annexed is bordered to the North, South, and West by Town of Wilson properties. The Town property to the North is zoned A-2, Agricultural District, and is occupied by a Church. The Town property to the South is zoned I-1, Light Industrial District, and is occupied by Kohler Co. The Town property to the West is zoned R-1, Residential District, and A-1, Prime Agricultural District, and is occupied by single family homes and agricultural property. The property to the East is a City of Sheboygan property, which is zoned Suburban Industrial District and is occupied by Old Wisconsin.

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer  Water supply  Storm sewers  
 Police/Fire protection  EMS  Zoning

Other: The Town of Wilson can and does provide all other services named above, except water supply, to the Territory to be annexed. The Petition for annexation is incorrect in alleging annexation is required for the provision of sanitary sewer, police, fire, and EMS services.

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10. Is the ~~city/village~~ or town capable of providing needed utility services?

~~City/Village~~  Yes  No      Town     Yes     No

If yes, approximate timetable for providing service:

Sanitary Sewers immediately or,

write in number of years \_\_\_\_\_

City/Village    Town

Water Supply immediately

or, write in number of years. \_\_\_\_\_

Unknown

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes     No

If yes, identify the nature of the anticipated improvements and their probable costs: The Town does not presently have a water utility to serve the Territory. The Town can provide all utilities and services necessary to serve the Territory except for water.

---

11. Planning & Zoning:

a. Do you have a comprehensive plan for the ~~City/Village~~/Town?     Yes     No

Is this annexation consistent with your comprehensive plan?     Yes     No

Future land use maps for the Town under the 2017 Addendum to 2007 20-Year Comprehensive Plan designates the Territory for Commercial use – not for Industrial use. Further, the properties immediately west of the Territory are designated for Residential use in the Town's Comprehensive Plan. Attached as Exhibit A are Map 2.1a General Plan Design and Map 2.1b Concept Plan for Industrial/Commercial Corridor, which show the Territory as designated for future commercial development.

b. How is the annexation territory now zoned? The Territory is zoned by the Town of Wilson as A-2 Agricultural District. It was rezoned by the former property owner, Charles Wigg's request to A-2 from A-1, Prime Agricultural District, on January 19, 2026.

c. How will the land be zoned and used if annexed? The Petitioner alleges the Territory will be an industrial/manufacturing site.

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12. Elections:  New ward or  Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, [elections@wi.gov](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

---

13. Other relevant information and comments bearing upon the public interest in the annexation:

Please see the attached correspondence, Exhibit B, addressing why the annexation does not meet the statutory criteria for annexation and is contrary to the public interest, which is incorporated into this questionnaire by reference.

---

Prepared by:     Town     City     Village

Name: Christopher T. Nelson, Attorney for Town

Email: [cnelson@axley.com](mailto:cnelson@axley.com)

Phone: (608) 283-6707

Date: April 3, 2026

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Please **RETURN PROMPTLY** to:

[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review

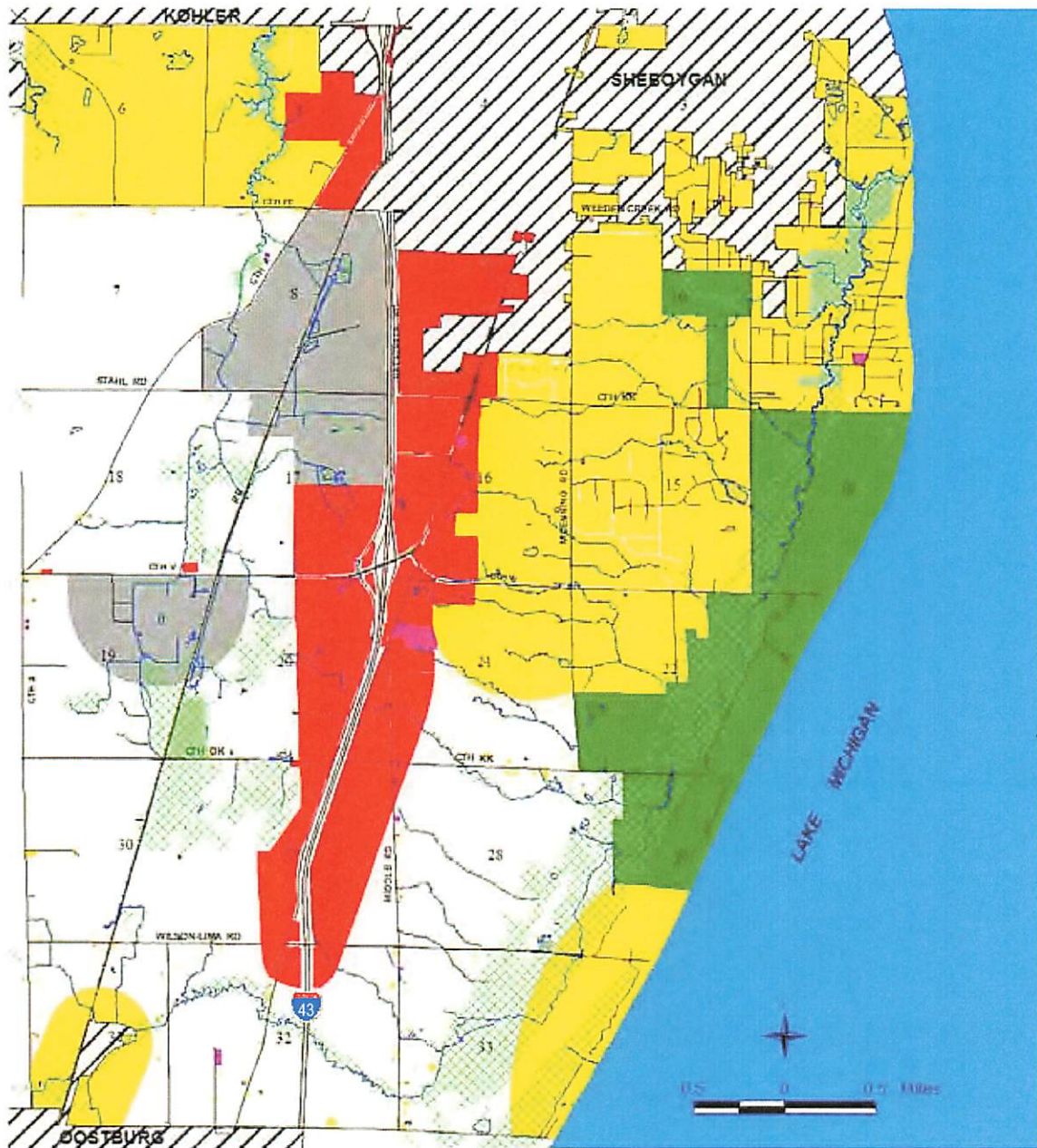
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

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(March 2018)

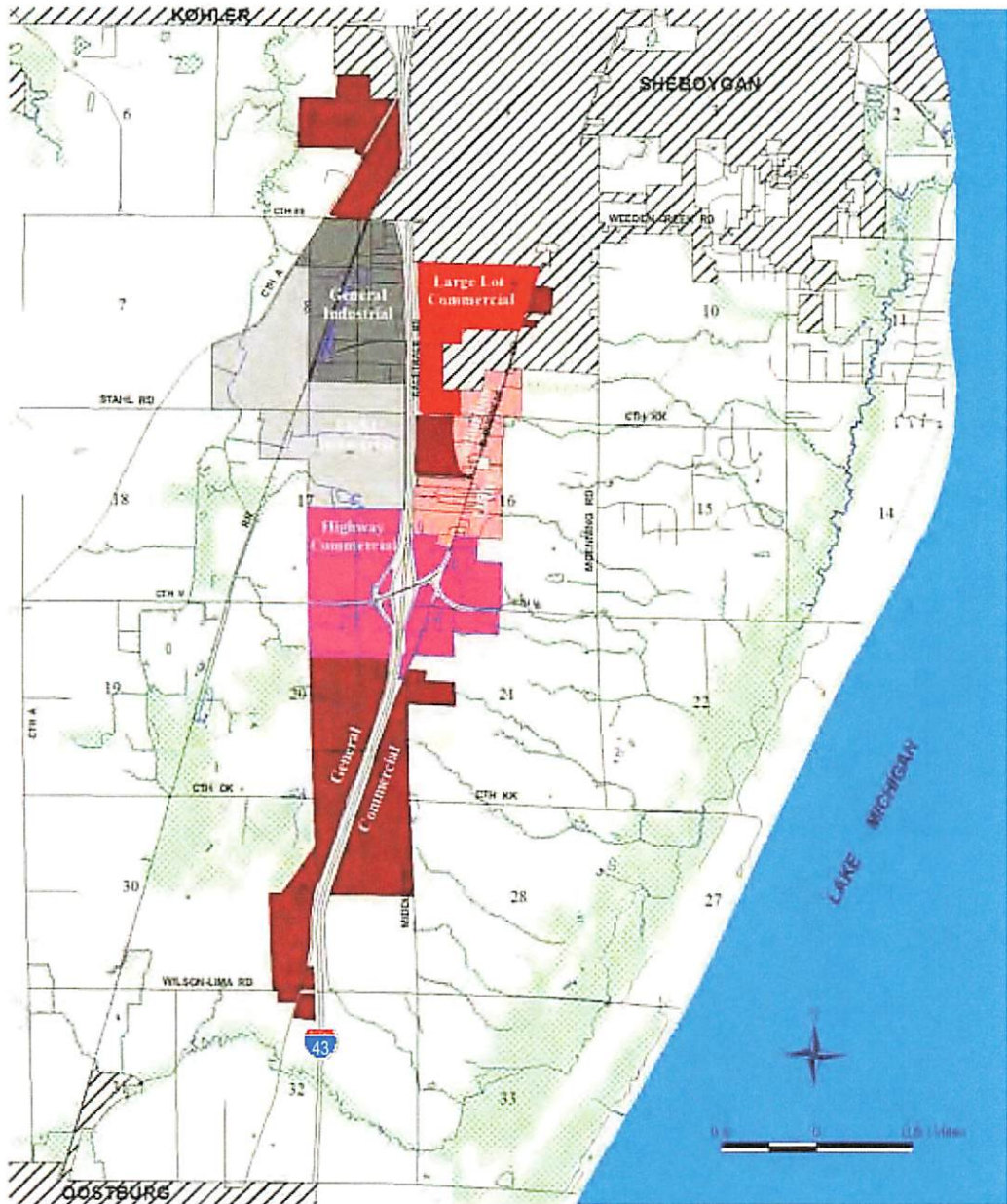
Map 2.1a: General Plan Design, 2017 - 2027



Map courtesy of Sheboygan County and UW Extension

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Residential      | <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> Governmental / Institutional / Utilities   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Commercial          | <span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span> Agricultural  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> Industrial         | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Environmental Corridors  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Park / Open Space | <span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span> City / Village |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Conservancy  |   |

Map 2.1b: Concept Plan (advisory only) for Industrial/Commercial Corridor



Map courtesy of Sheboygan County and UW-Extension

- |  |  |
|--|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; border: 1px solid black;"></span> General Commercial   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA07A; border: 1px solid black;"></span> Suburban Office    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> Highway Commercial   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black;"></span> General Industrial |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF4500; border: 1px solid black;"></span> Large Lot Commercial | <span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; border: 1px solid black;"></span> Light Industrial   |



The Mighty Three Stripe, LLC (Petitioner) has submitted an annexation petition to the Department of Administration for review. Petitioner wants its 30.994-acre property (the “Territory”) in the Town of Wilson (the “Town”) annexed to the City of Sheboygan (the “City”). Petitioner is proceeding under Wis. Stat. § 66.0217(2), direct annexation by unanimous approval.

A municipality may enact an annexation ordinance to annex territory under Wis. Stat. § 66.0217(2) if: (1) the petition is signed by all electors residing in the territory and the owners of all the real property in the territory; (2) the territory is contiguous to the annexing municipality; and (3) the Department of Administration has provided and the annexing municipality has reviewed an opinion regarding whether annexation is in the public interest.

First, the Petitioner’s annexation petition fails to meet the statutory requirements for annexation because the Territory may not be contiguous to the City. The Territory is separated from the City by Parcel ID No. 59030453230, which is owned by Union Pacific Railroad, according to Sheboygan County GIS records. If Parcel ID No. 59030453230 is in fact an actual parcel, then there is no contiguity between the Territory and the City.

Second, the Petition for annexation is not signed by the owner of the Territory, as required by Wis. Stat. § 66.0217(2). Petitioner has failed to provide any information supporting that Mr. Gass is authorized to sign for Petitioner or that Mr. Gass is attorney-in-fact for Petitioner. Accordingly, the signature on the Petition is invalid.

Finally, Wis. Stat. § 66.0217(6)(c) defines the “public interest” regarding annexation and requires the Department of Administration to inquire if public services, “including zoning,” would be better supplied by the Town. In this case, zoning administration would be better provided by the Town. There is a residential development in the Town located immediately west of the Territory. This residential development is not yet fully built out and is expanding. Petitioner and the City’s proposed use of the Territory as an industrial/manufacturing site is incompatible with the established residential development adjacent to the Territory. Furthermore, the only utility service that the City would be providing to the Territory that is not provided by the Town is municipal water service; however, to expand municipal water service to the Territory, water mains would need to be installed under/over the railroad lines on the east side of the Territory. There is nothing in the Petition indicating that the City is authorized to and can provide water service to the Territory, considering the permissions that would be required from Union Pacific.

Accordingly, the Petition fails to meet the requirements for annexation, and the Department of Administration must conclude that annexation of the Territory to the City is not in the public interest.

**REAL PROPERTY LISTERS ANNEXATION REVIEW**

1. Territory to be annexed: \_\_\_\_\_ | From Town of: \_\_\_\_\_ | To City/Village of: \_\_\_\_\_

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

**Location and Position**

- \_\_\_\_\_ (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county
- \_\_\_\_\_ (2) Contiguous with existing village/city boundaries
- \_\_\_\_\_ (3) Creates an island area in Township (completely surrounded by city)
- \_\_\_\_\_ (4) Creates an island area in City (completely surrounded by town)

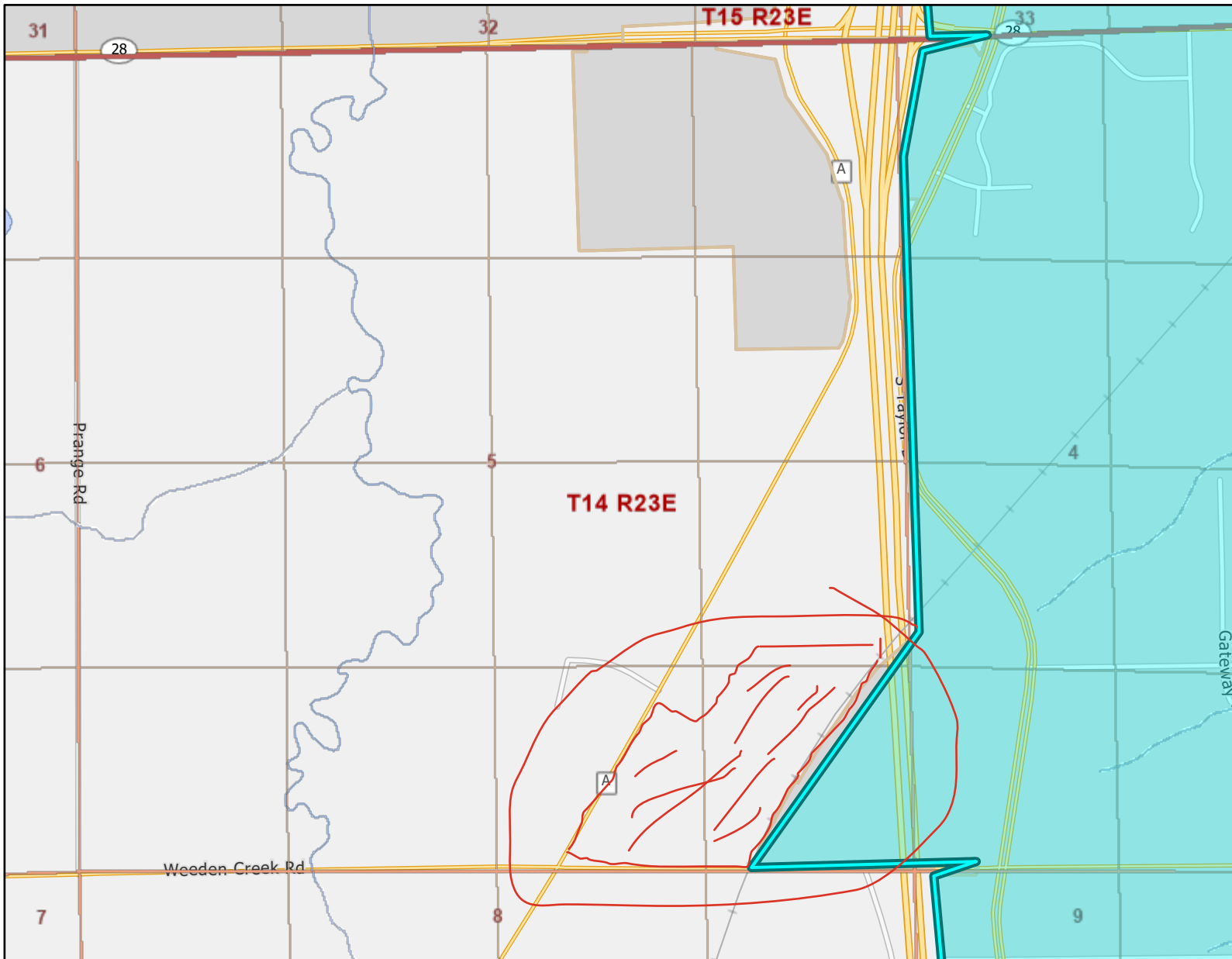
**Petition and Map Information**

- \_\_\_\_\_ (1) Identify owner(s) of annexed land
- \_\_\_\_\_ (2) Identify parcel ID numbers included in annexation.
- \_\_\_\_\_ (3) Identify parcel ID numbers being split by annexation
- \_\_\_\_\_ (4) North arrow
- \_\_\_\_\_ (5) Graphic Scale
- \_\_\_\_\_ (6) Streets and Highways shown and identified
- \_\_\_\_\_ (7) Legend
- \_\_\_\_\_ (8) Total area/acreage of annexation

3. Other relevant information and comments:

Prepared by: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Date: \_\_\_\_\_

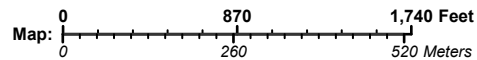
Please **RETURN PROMPTLY** to:  
 Municipal Boundary Review  
 PO Box 1645  
 Madison WI 53701  
 (608) 264-6102 FAX (608) 264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)



**Legend:** (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages**
- City
- Village
- Civil Town

**Notes:**



Service Layer Credits:  
DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Surface Water:  
WIDNR, USGS, and other data, Cadastral:

Map projection: NAD 1983 HARN Wisconsin TM

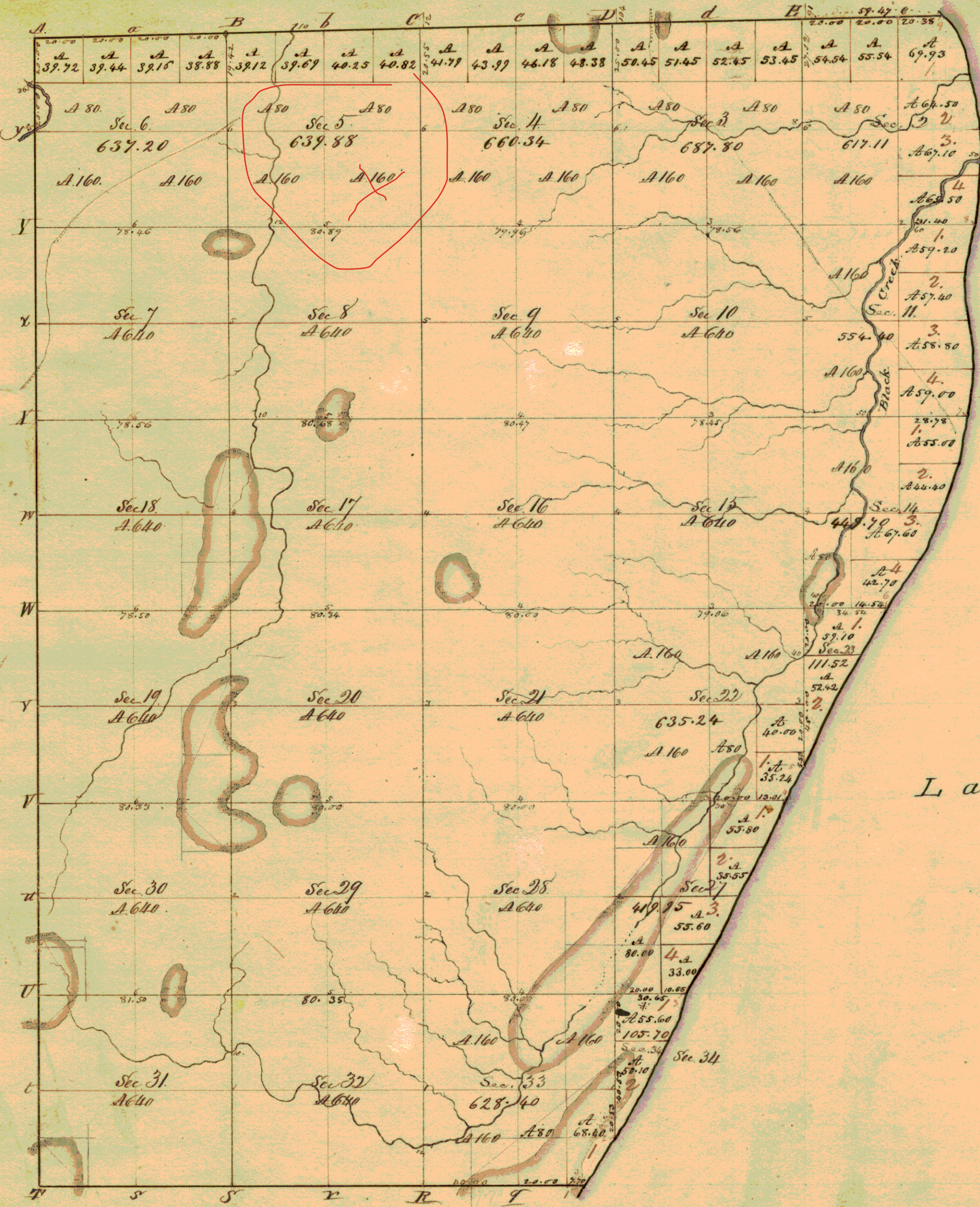
This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>.

Date Printed: 4/6/2026 8:20 AM

Township N<sup>o</sup> 14 North, Range N<sup>o</sup> 23 East 4<sup>th</sup> Mer (N.W.T.)

4<sup>th</sup> Mer N.W.T.  
57



Posts	Courses	Ch <sup>s</sup>	Tr <sup>s</sup>	Posts	Courses	Ch <sup>s</sup>	Tr <sup>s</sup>
1	N 30 <sup>o</sup> E	8.66		N 10 <sup>o</sup> E	3.57		
2	N 34 <sup>o</sup> E	13.89		N 8 <sup>o</sup> E	9.73		
	N 34 <sup>o</sup> E	5.81		N 1 <sup>o</sup> E	24.87		
	N 38 <sup>o</sup> E	52.01		N 44 <sup>o</sup> W	5.78		
3	N 18 <sup>o</sup> E	11.42		N 50 <sup>o</sup> W	5.19		
	N 30 <sup>o</sup> E	29.78		N 16 <sup>o</sup> W	3.39		
4	N 26 <sup>o</sup> E	54.30		N 77 <sup>o</sup> W	3.68		
5	N 21 <sup>o</sup> E	15.80		N 77 <sup>o</sup> W	2.79		
	N 25 <sup>o</sup> E	21.84		N 13 <sup>o</sup> W	3.55		
	N 27 <sup>o</sup> E	27.35		N 77 <sup>o</sup> W	3.40		
6	N 26 <sup>o</sup> E	15.26		N 16 <sup>o</sup> W	3.09		
	N 34 <sup>o</sup> E	29.01		N 20 <sup>o</sup> W	4.50		
	N 24 <sup>o</sup> E	25.06		N 14 <sup>o</sup> W	4.00		
	N 17 <sup>o</sup> E	18.28		N 18 <sup>o</sup> W	2.58		
7	N 8 <sup>o</sup> E	15.25		N 29 <sup>o</sup> W	3.16		
	N 12 <sup>o</sup> E	4.69		N 21 <sup>o</sup> W	3.03		
	N 3 <sup>o</sup> E	13.52					
	N 32 <sup>o</sup> W	43.83					
8	N 10 <sup>o</sup> E	19.43					

Lake Michigan.

Total Number of Acres 16,387.24

Surveys Designated	By whom Surveyed	Date of Contract	Amt. of Surveys	When Surveyed	Thence for & ch. in Sur. Sub. acct.
Town Lines	Mallett & Prink	9 <sup>th</sup> July 1833	M. Ch. Lk <sup>s</sup>	1 <sup>st</sup> of 1834	3 <sup>rd</sup> of 1834
Sub-division	Hiram Rumbaugh	22 <sup>nd</sup> Dec <sup>r</sup> 1834	49. 22. 42	2 <sup>nd</sup> of 1835	3 <sup>rd</sup> of 1835

The above Map of Township N. 14 N. of Range N. 23 E. of the 4<sup>th</sup> Meridian N.W. Cor. is thence conformable to the field notes of the Survey thereof on file in this office, which have been examined & approved. Surveyor General's Office  
Cincinnati, Sept. 14<sup>th</sup> 1835

Robt. Lytle S. G.

2 Copies made