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**
Web: **http://doa.wi.gov/municipalboundaryreview**

June 09, 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 was submitted to our office on May 20, 2026, has been reviewed and found to be in the public interest. This annexation was resubmitted from a previous review application submitted on March 18, 2026 that was found to be against public interest due to a lack of contiguity. Those issues have since been remedied.

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. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF SHEBOYGAN**, which is able to provide needed municipal services.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14837 with your ordinance.** Ordinance filing checklist available at http://mds.wi.gov/, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file along with all supplemental material will be 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
http://doa.wi.gov/municipalboundaryreview

cc: petitioner

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 One-Half Approval of the lands legally described in Exhibit A and shown on the scale map attached hereto as Exhibit B from the Town of Wilson, Sheboygan County, Wisconsin, to the City of Sheboygan, Sheboygan County, Wisconsin.

A copy of the scale map of the territory proposed for annexation may be inspected at the office of the Clerk for the Town of Wilson, 5935 S Business Drive, Sheboygan, Wisconsin 53081, and at the office of the City Clerk of the City of Sheboygan, 828 Center Ave, Suite 103, Sheboygan, Wisconsin 53081.

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 one-half approval of the Subject Territory from the Town of Wilson to the City of Sheboygan 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 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,

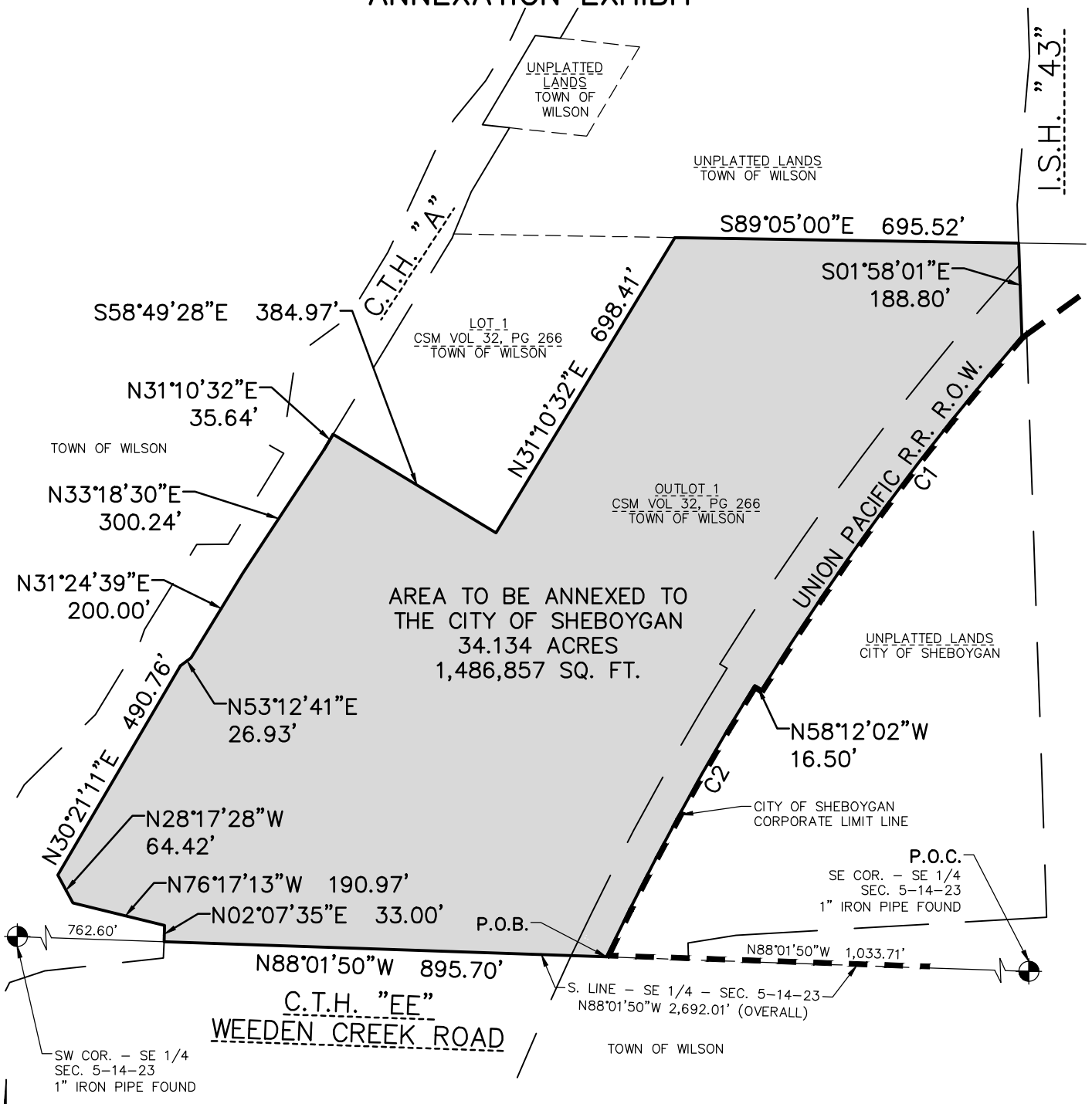
[David Gass] Authorized Agent for The Mighty Three Stripe LLC [Rohde Dales LLP] [909 N 8th St. Suite 100, Sheboygan, WI 53081] [920.458.5501]

Annexation Legal Description

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 34.134 acres (1,486,857 sq. ft.) of land more or less.

ANNEXATION EXHIBIT



Curve Table					
Curve	Length	Radius	Chord Bearing	Chord Length	Delta
C1	889.02'	5,602.85'	S36°20'43"W	888.08'	009°05'28"
C2	626.00'	5,619.35'	S28°36'29"W	625.68'	006°22'58"

300' 0 300' 600'

SCALE: 1"= 300'

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

DIR - Request for Annexation Review

3/18/2026 9:56:11 AM

Introduction

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 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
- [X] 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
- [X] 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 or 608-264-6102

Required Items

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:

- Aliquot part;
- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- 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:

- 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.
- Bearings and distances along all parcel boundaries as described.

- All adjoiners 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:

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

Petition must be signed by:

- All owners and electors, if by unanimous approval
- See 66.0217(3)(a)
- 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 or 608-264-6102

Fees

Annexation Review Fee Schedule

Initial Filling 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 or 608-264-6102

PETITION # _____

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed:	From Town of:	To City/Village of:
New PIN 59030453125	Wilson	City of Sheboygan

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

Location and Position

Y (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county

Y (2) Contiguous with existing village/city boundaries

N (3) Creates an island area in Township (completely surrounded by city)

N (4) Creates an island area in City (completely surrounded by town)

Petition and Map Information

Y (1) Identify owner(s) of annexed land

Y (2) Identify parcel ID numbers included in annexation.

NA (3) Identify parcel ID numbers being split by annexation

Y (4) North arrow

Y (5) Graphic Scale

Y (6) Streets and Highways shown and identified

Y (7) Legend

Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

Prepared by: Kurt Eigenberger
Title: Land Description Specialist
Phone: 920-459-3124
Date: 3/31/2026

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

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**
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
http://doa.wi.gov/municipalboundaryreview

Enclosures: Annexation Questionnaire

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**
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
http://doa.wi.gov/municipalboundaryreview

cc: petitioner

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
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): _____

3. Pick one: ☐ Property Tax Payments **OR** ☐ Boundary Agreement

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

b. Total that will be paid to Town
(annual tax multiplied by 5 years): _____

c. Paid by: ☐ Petitioner ☐ City ☐ Village
☐ Other: _____

a. Title of boundary agreement _____

b. Year adopted _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)
☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

4. Resident Population: Electors: _____ Total: _____

5. Approximate **present land use** of territory:
Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%
Undeveloped: _____%

6. If territory is undeveloped, what is the **anticipated use**?
Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%
Other: _____%
Comments: _____

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

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

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 _____

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:	City/Village	Town
Sanitary Sewers immediately	☐	☐
or, write in number of years.	____	____
Water Supply immediately	☐	☐
or, write in number of years.	____	____

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: _____

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

b. How is the annexation territory now zoned? _____

c. How will the land be zoned and used if annexed? _____

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** 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:

Prepared by: ☐ Town ☐ City ☐ Village

Name:

Email:

Phone:

Date:

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

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
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): **34.134 (NOTE: the Notice of Intent to Circulate an Annexation Petition ("Notice of Intent") states two different areas for the proposed annexed territory, raising questions as to accuracy – compare Narrative (page 2), which states 30.994 acres, to Annexation Exhibit (page 4), which states 34.134 acres.)**

3. Pick one: ■ Property Tax Payments **OR** ☐ Boundary Agreement

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

$ **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; the 3.14 acre railroad property does not have an assessed value, so it is not included in this calculation).

b. Total that will be paid to Town

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

a. Title of boundary agreement _____

b. Year adopted _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

c. Paid by: ☐ Petitioner ☐ City ☐ Village

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 part of it 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 an outlot (Outlot 1) to a Certified Survey Map, recorded as Doc. No. 2190038 on February 5, 2026, which is 30.994 acres, and a property owned or controlled by Union Pacific Railroad, which is 3.14 acres.**

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 Notice of Intent is incorrect in alleging annexation is required for the provision of sanitary sewer, police, fire, and EMS services.

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:

	City/Village	Town
Sanitary Sewers immediately or,	☐	■
write in number of years	_____	_____
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 30.994-acre parcel within the Territory is zoned by the Town of Wilson as A-2 Agricultural District. It was rezoned at the former property owner's, Charles Wigg, request to rezone 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 part of the Territory will be an industrial/manufacturing site.**

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** 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

Phone: (608) 283-6707

Date: June 2, 2026

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

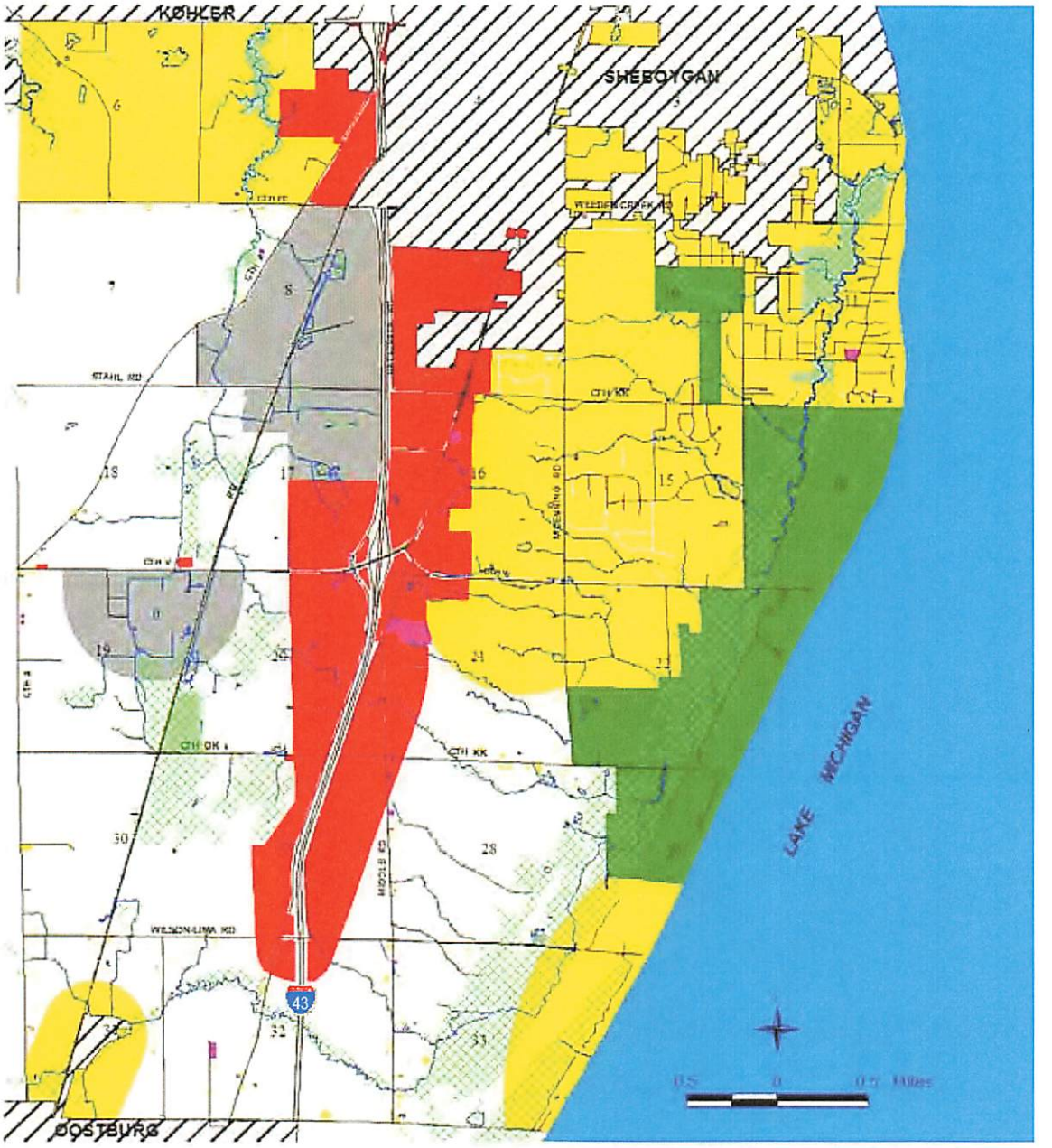
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

EXHIBIT A

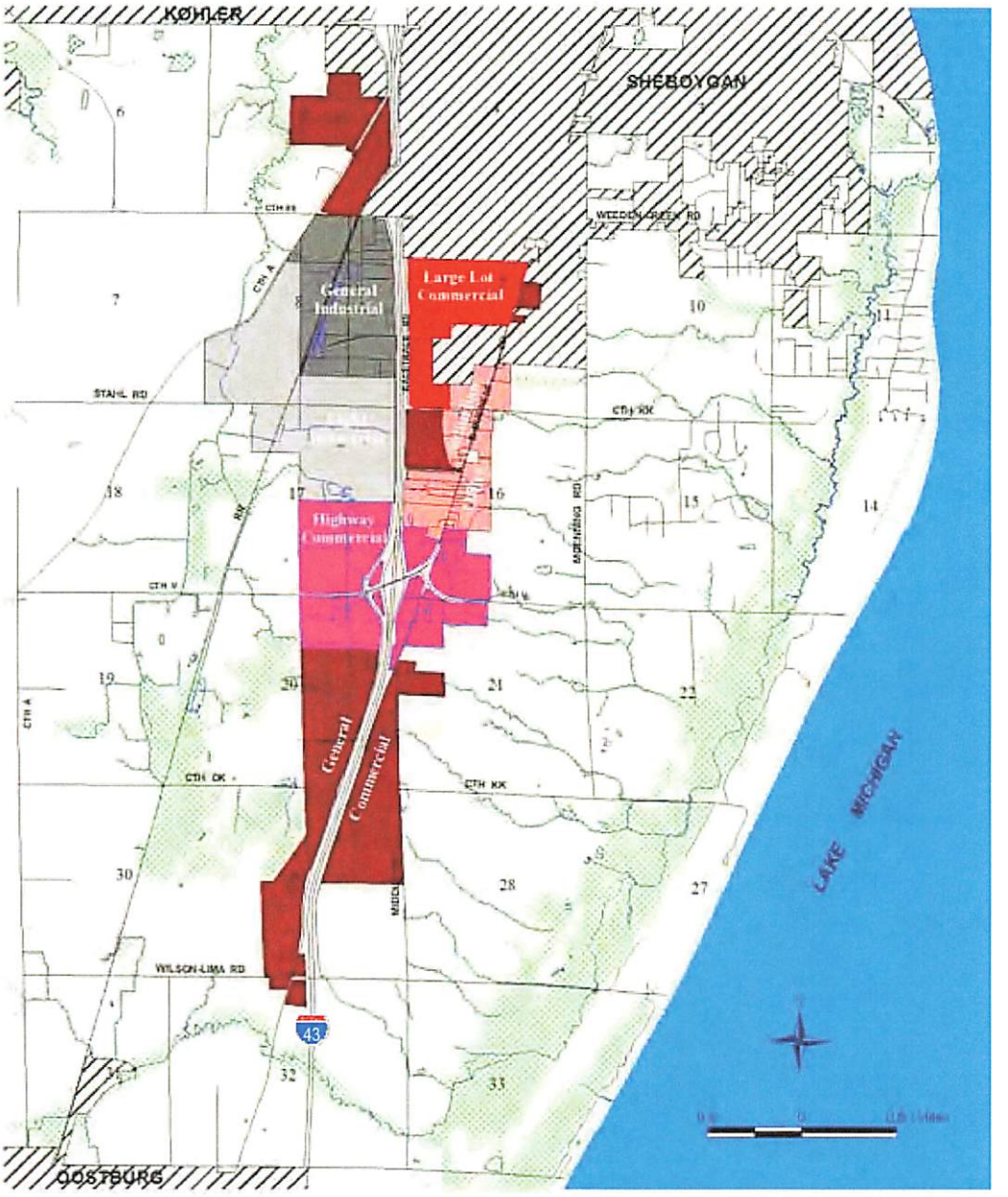
Map 2.1a: General Plan Design, 2017 - 2027



Map courtesy of Sheboygan County and UW-Extension

- Residential
- Commercial
- Industrial
- Park / Open Space
- Conservancy
- Governmental / Institutional / Utilities
- Agricultural
- Environmental Corridors
- City / Village

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



Map courtesy of Sheboygan County and UW-Extension

General Commercial
Highway Commercial
Large Lot Commercial
Suburban Office
General Industrial
Light Industrial

EXHIBIT
B

The Mighty Three Stripe, LLC ("Petitioner") has submitted a Notice of Intent to Circulate an Annexation Petition ("Notice of Intent") and supporting documents to the Department of Administration (the "Department") for review. Petitioner's Notice of Intent is a revised annexation submission, made after the Department found that Petitioner's first annexation petition failed to satisfy statutory requriements. This time, Petitioner seeks to annex 34.134 acres of property (the "Territory") in the Town of Wilson (the "Town") to the City of Sheboygan (the "City"). Petitioner is proceeding under Wis. Stat. § 66.0217(3)(a), Direct Annexation by One-Half Approval.

A municipality may enact an annexation ordinance to annex territory under Wis. Stat. § 66.0217(3)(a) when no electors reside in the territory proposed to be annexed if (a) the owners of one-half of the land in the territory petition file a petition for direct annexation with the municipality or (b) the owners of one-half of the real property in assessed value within the territory file a petition for direct annexation with the municipality. The Department reviews the petition to determine whether it is in the public interest, as defined by Wis. Stat. § 66.0217(6)(c). In this review, the Department examines whether "governmental services, including zoning" to be supplied to the territory could clearly be better supplied by the town or by some other village or city whose boundaries are contiguous to the territory proposed for annexation.

In the present case, there are deficiencies with Petitioner's Notice of Intent. Petitioner has provided no support for the fact that the City can provide utilities to the parcel it owns – which is the 30.994-acre parcel west of the parcel owned or controlled by Union Pacific Railroad. The Petitioner seeks annexation of the Territory to the City so that Petitioner's parcel can be developed for industrial use. Petitioner asserts connection to the City's water and sewer system is necessary for this development. However, the parcel is separated from City utilities by the existing railroad. In order for water and/or sewer to be provided to the parcel that is the basis for the annexation petition, the City will need to extend water and sewer service under the existing railroad. Petitioner provides no information that the Union Pacific Railroad will permit the City to install utilities lines under its property. Accordingly, Petitioner's claim that the annexation is necessary to secure utility services is speculative at best. However, the Town can provide all utilities required by the Petitioner, except for municipal water service. Indeed, the Town is presently the only governmental entity capable of providing sewer service to the Petitioner's parcel.

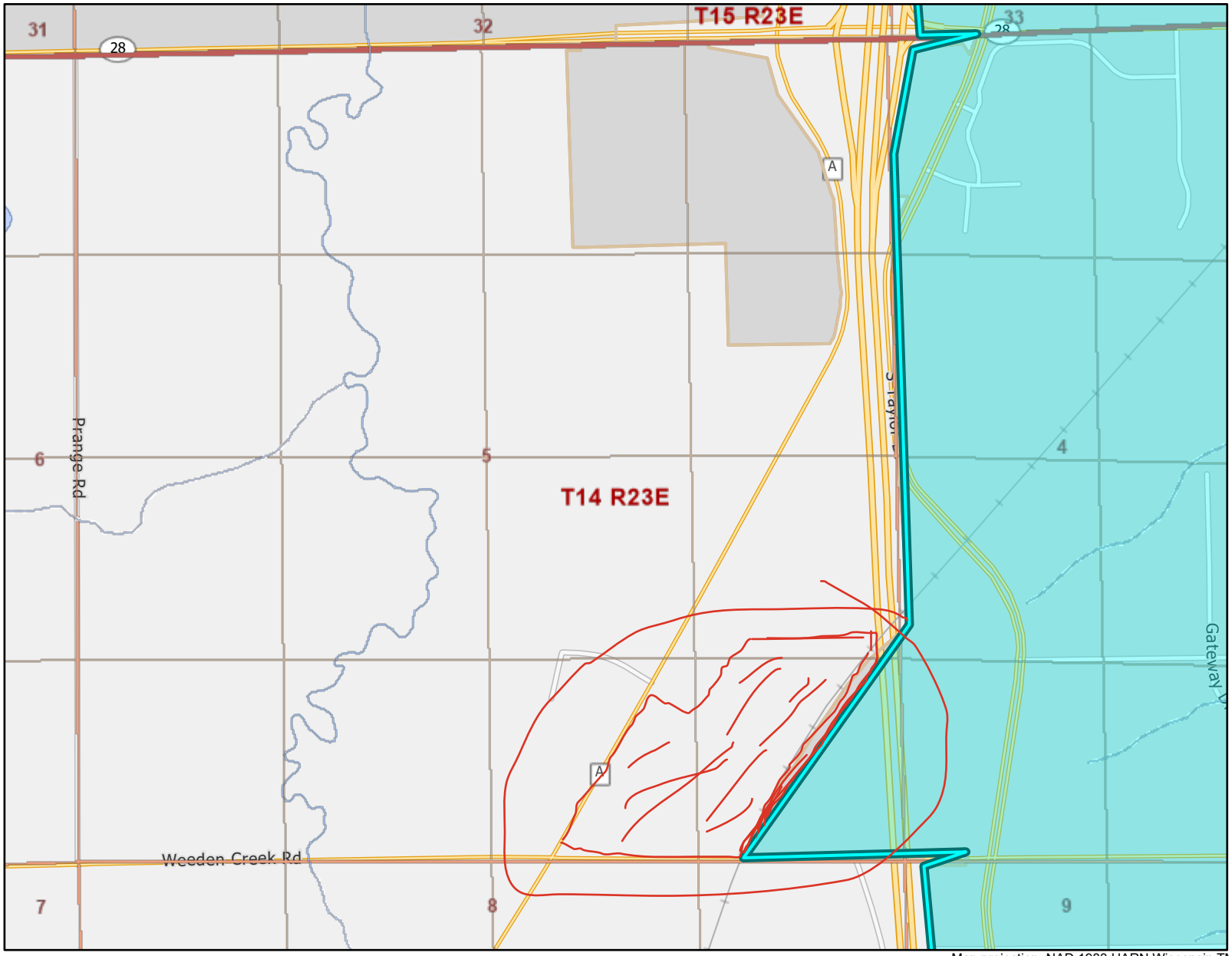
The Notice of Intent also makes factual misstatements, which raises questions about its accuracy. Namely, in the Annexation Narrative, Petitioner describes the Territory as 30.994 acres and asserts it is a single tax parcel. Petitioner further describes itself as the "sole owner" of the Territory. However, if that were the case, Petitioner would be proceeding under Wis. Stat. § 66.0217(2) rather than 66.0217(3)(a). In proceeding under Wis. Stat. § 66.0217(3)(a), Petitioner implicitly acknowledges that it is not the "sole owner" of the Territory, demonstrating its Notice of Intent is inaccurate. Furthermore, on pages 3 and 4, Petitioner describes the Territory as 34.134 acres, which

contradicts the Annexation Narrative. Petitioner has failed to include the Parcel Identification No. for the Union Pacific Railroad property or indeed to even acknowledge Union Pacific's parcel.

Finally, 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.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

WY: Surface Water Data Viewer (SWDV_VS_App)



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:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 870 1,740 Feet
0 260 520 Meters

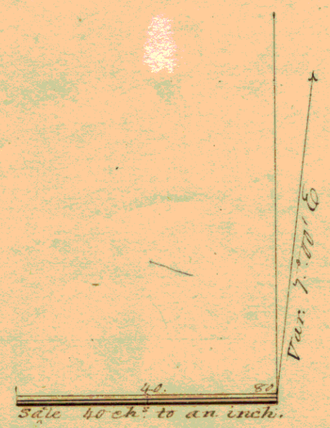
Service Layer Credits:
DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Surface Water: WiDNR, USGS, and other data, Cadastral:

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 No. 14 North, Range No. 23 East 4th. Mer (N.W.T.)



Meanders of Lake Michigan					
Posts	Courses	Chs. Mks.	Posts	Courses	Chs. Mks.
1	N 30¾ E	8.66		N 10½ E	2.51
2	N 28½ E	13.89		N 8 E	9.73
	N 39½ E	5.61		N 1 E	29.87
	N 28¾ E	50.00		N 4½ W	5.78
3	N 18 E	11.42		N 20½ W	5.19
	N 30½ E	29.78		N 16 W	3.39
4	N 26 E	59.30		N 17½ W	3.68
5	N 21 E	15.80		N 11½ W	2.79
	N 25½ E	26.84		N 13 W	3.35
	N 27¼ E	27.35		N 17½ W	3.40
6	N 26¾ E	18.26		N 16½ W	3.09
	N 34½ E	29.00		N 20½ W	4.50
	N 24½ E	25.06		N 14 W	4.00
	N 17 E	18.28		N 18 W	2.58
7	N 8¼ E	15.25		N 29 W	3.16
	N 12¾ E	4.69	9	N 21 W	3.03
	N 3 E	13.52			
	N 3½ W	43.82			
8	N 10½ E	19.43			

Total Number of Acres 16,387.24

Surveys Designated	By whom Surveyed	Date of Contract	Amt. of Surveys	when Surveyed	When pd. for & chs. in Sur. Qu'd. acct.
Town Lines	Mullett & Brink	9th July 1833	M. Chs. Lks. 13. 59. 17	1st qr. 1834	3rd qr. 1834
Subdivision	Hiram Burnham	22nd Decr. 1834	49. 22. 42	2nd qr. 1835	3rd qr. 1835

The above Map of Township No. 14 N. of Range No. 23 E. of the 4th Meridian N.W. Ter. is strictly conformable to the field notes of the Survey thereof on file in this office, which have been examined & approved.

Surveyor General's Office
Cincinti., Sept. 14th. 1835

Robt. T. Lytle S.G.

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 17th day of March, 2026

The Mighty Three Stripe LLC

BY: _____

David Gass, Attorney in Fact

909 N 8th 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

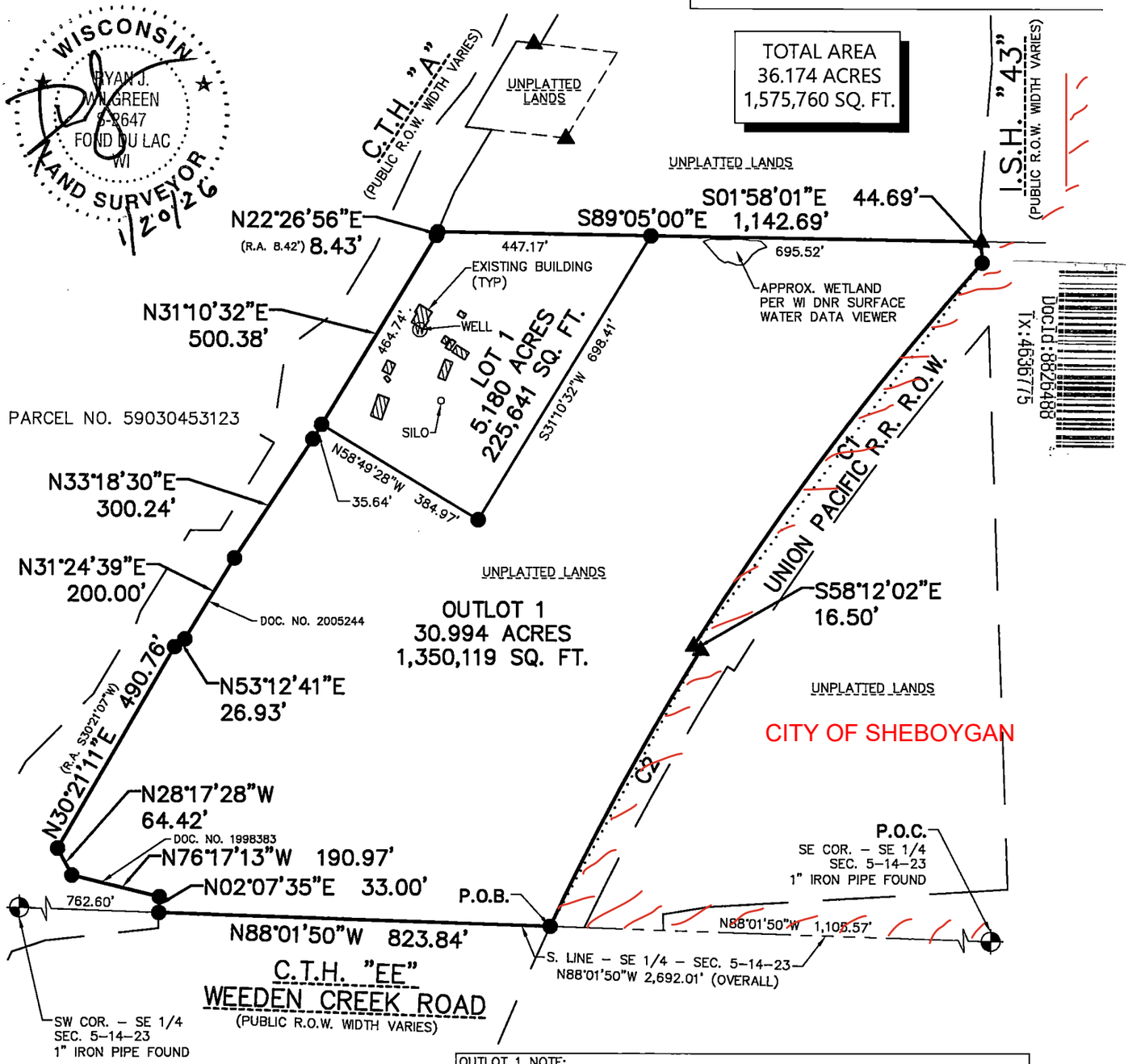
FOR

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.

WISCONSIN
RYAN J. WILGREEN
S-2647
FOND DU LAC
WI
LAND SURVEYOR
1/20/26

TOTAL AREA
36.174 ACRES
1,575,760 SQ. FT.



Doc Id: 8829488
Tx: 4636775

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.

300' 0 300' 600'

SCALE: 1"= 300'

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

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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 Northwesterly 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 Northwesterly 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 Northwesterly line, a distance of 16.50 feet; thence Southwesterly 661.95 feet along said Northwesterly 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

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SHEBOYGAN COUNTY REGISTER OF DEEDS Page2 of 4 Document# 2190038

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

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. Bauer
Notary Public, Sheboygan County, WI

My Commission Expires: 4-9-27

WISCONSIN
RYAN J. WILGREEN
S-2647
FOND DU LAC
WI
LAND SURVEYOR
1-20-26

VOL 32 PAGE 268

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 12th 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 19th 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

WISCONSIN
RYAN J. WILGREEN
S-2647
FOND DU LAC WI
LAND SURVEYOR
1/20/26

APPROVED
CITY OF SHEBOYGAN
DEPT. OF CITY DEVELOPMENT
dated this 5th day of February, 2026
Elise Rose
Zoning Administrator

VOL. 32 PAGE 269

SHEET 4 OF 4 SHEETS

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,

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

DIR - Request for Annexation Review

3/18/2026 9:56:11 AM

Introduction

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 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
- [X] 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
- [X] 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 or 608-264-6102

Required Items

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:

- Aliquot part;
- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- 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:

- 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.
- Bearings and distances along all parcel boundaries as described.

- All adjoiners 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:

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

Petition must be signed by:

- All owners and electors, if by unanimous approval
- See 66.0217(3)(a)
- 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 or 608-264-6102

Fees

Annexation Review Fee Schedule

Initial Filling 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 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**
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
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
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:

$ 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. Total that will be paid to Town

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

c. Paid by: ☐ Petitioner ☐ City ☐ Village

a. Title of boundary agreement _____

b. Year adopted _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)

☐ 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.

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:

	City/Village	Town
Sanitary Sewers immediately or,	☐	■
write in number of years	_____	_____
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.

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** 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

Phone: (608) 283-6707

Date: April 3, 2026

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

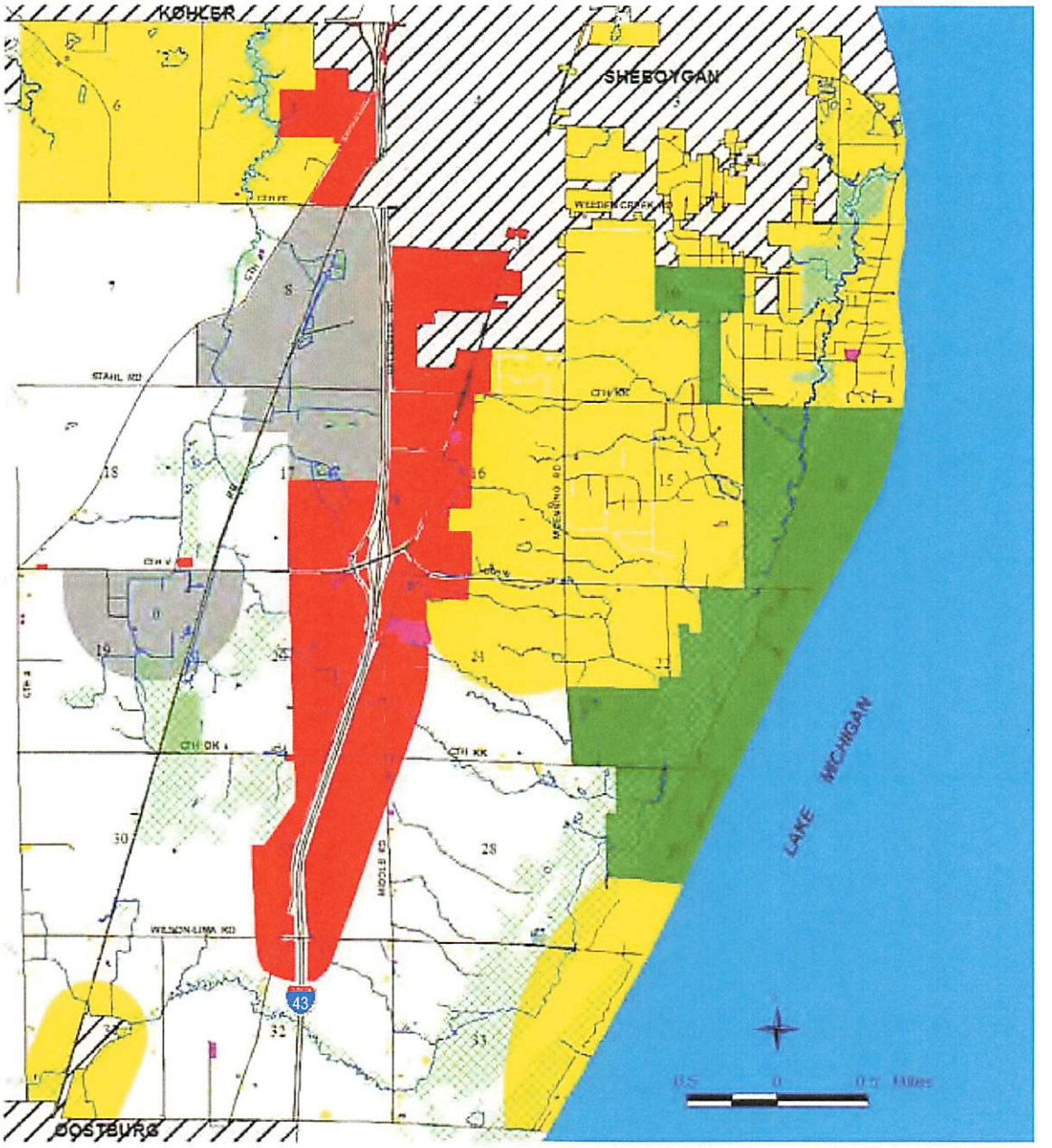
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

EXHIBIT A

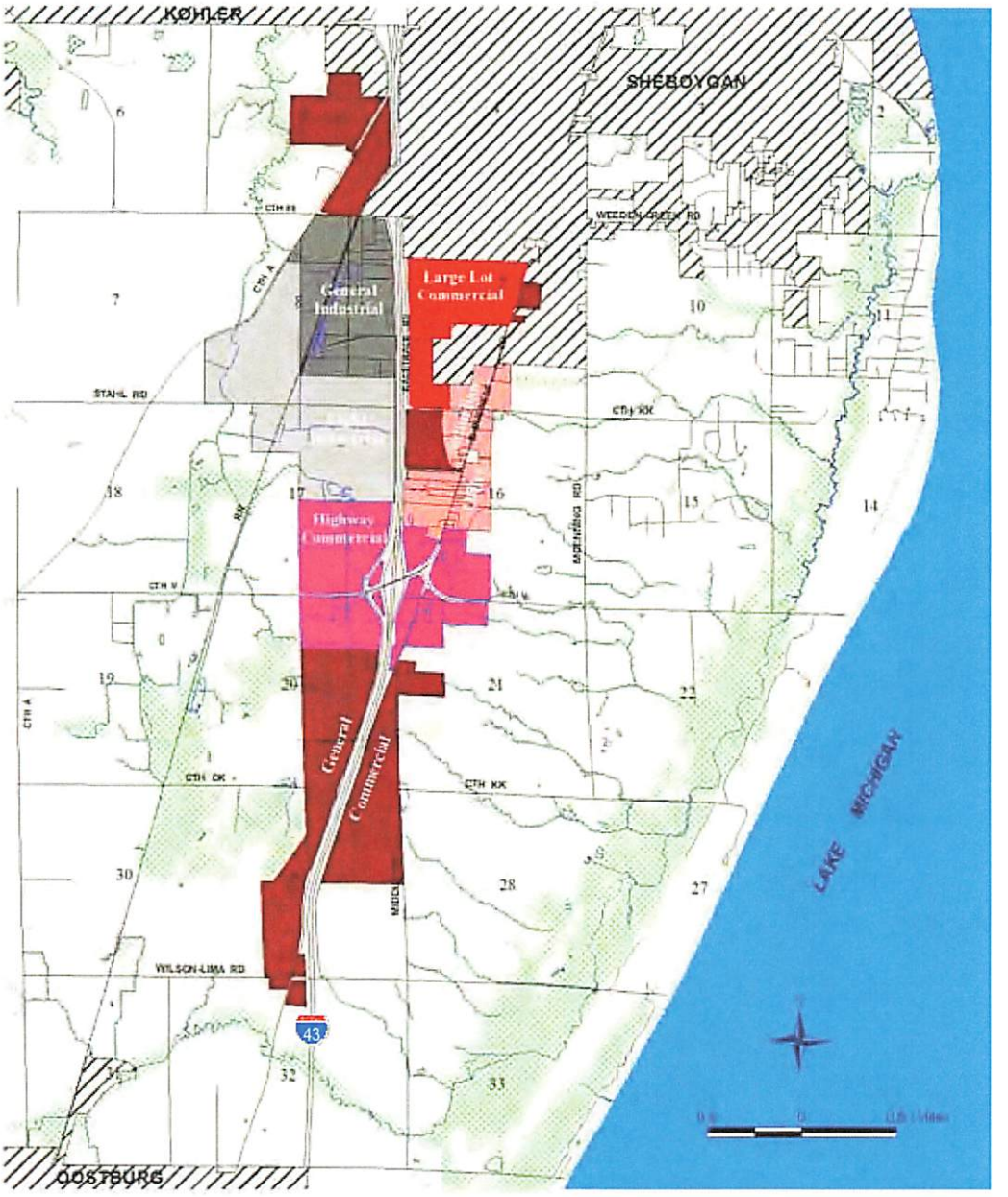
Map 2.1a: General Plan Design, 2017 - 2027



Map courtesy of Sheboygan County and UW-Extension

- Residential
- Commercial
- Industrial
- Park / Open Space
- Conservancy
- Governmental / Institutional / Utilities
- Agricultural
- Environmental Corridors
- City / Village

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



Map courtesy of Sheboygan County and UW-Extension

General Commercial
Highway Commercial
Large Lot Commercial
Suburban Office
General Industrial
Light Industrial

EXHIBIT
B

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.

PETITION # _____

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed:	From Town of:	To City/Village of:
New PIN 59030453125	Wilson	City of Sheboygan

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

Location and Position

Y (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county

Y (2) Contiguous with existing village/city boundaries

N (3) Creates an island area in Township (completely surrounded by city)

N (4) Creates an island area in City (completely surrounded by town)

Petition and Map Information

Y (1) Identify owner(s) of annexed land

Y (2) Identify parcel ID numbers included in annexation.

NA (3) Identify parcel ID numbers being split by annexation

Y (4) North arrow

Y (5) Graphic Scale

Y (6) Streets and Highways shown and identified

Y (7) Legend

Y (8) Total area/acreage of annexation

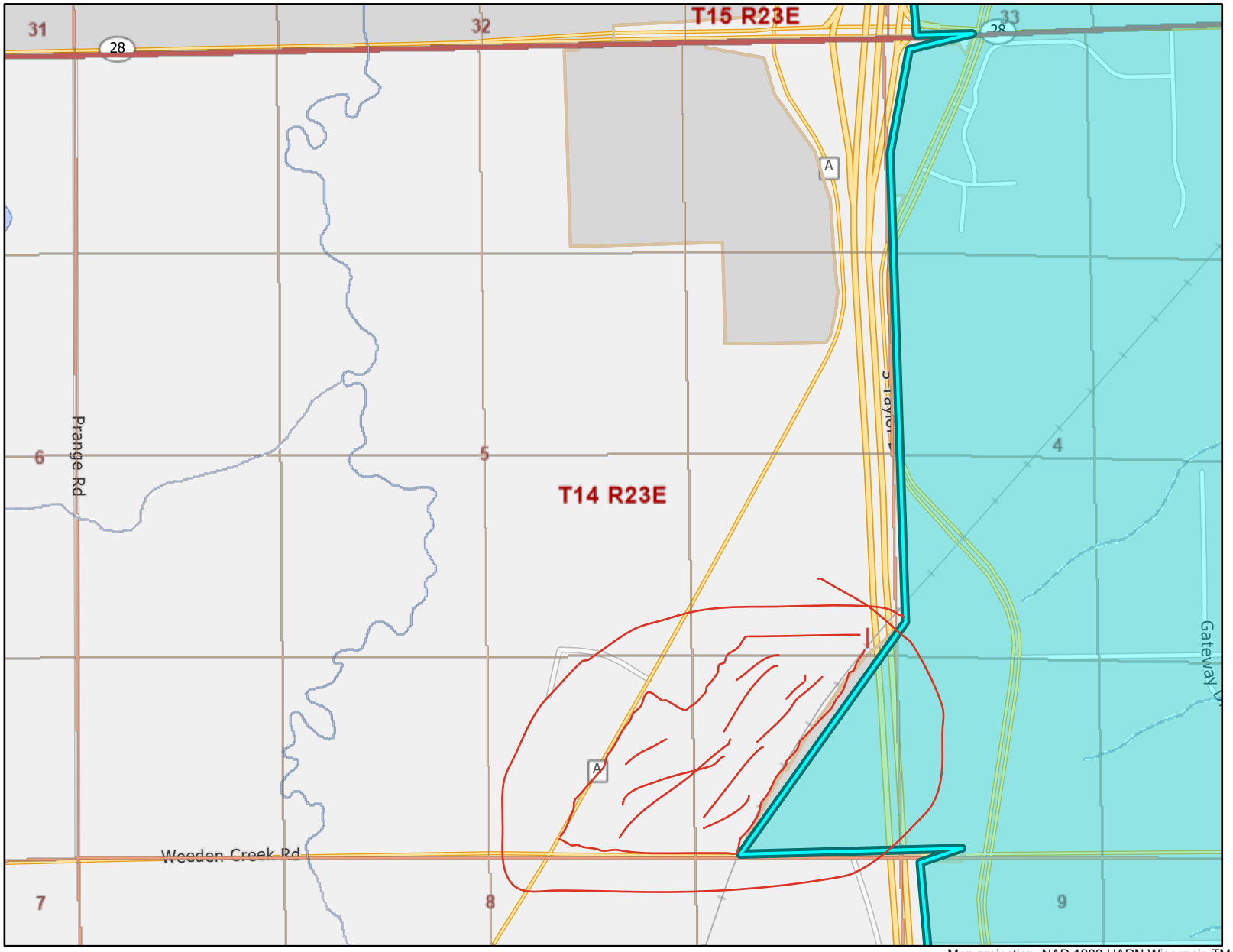
3. Other relevant information and comments:

Prepared by: Kurt Eigenberger
Title: Land Description Specialist
Phone: 920-459-3124
Date: 3/31/2026

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

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

WY: Surface Water Data Viewer (SWDV_VS_App)



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:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 870 1,740 Feet
0 260 520 Meters

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

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

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

Township No. 14 North, Range No. 23 East 4th. Mer (N.W.T.)

Meanders of Lake Michigan					
Posts	Courses	Chs. Mks.	Posts	Courses	Chs. Mks.
1	N 30¾ E	8.66		N 10½ E	2.51
2	N 28½ E	13.89		N 8 E	9.73
	N 39½ E	5.61		N 1 E	29.87
	N 28¾ E	50.00		N 4½ W	5.78
3	N 18 E	11.42		N 20½ W	5.19
	N 30½ E	29.78		N 16 W	3.39
4	N 26 E	59.30		N 17½ W	3.68
5	N 21 E	15.80		N 11½ W	2.79
	N 25½ E	26.84		N 13 W	3.35
	N 27¼ E	27.35		N 17½ W	3.40
6	N 26¾ E	18.26		N 16½ W	3.09
	N 34½ E	29.00		N 20½ W	4.50
	N 24½ E	25.06		N 14 W	4.00
	N 17 E	18.28		N 18 W	2.58
7	N 8¼ E	15.25		N 29 W	3.16
	N 12¾ E	4.69	9	N 21 W	3.03
	N 3 E	13.52			
	N 3½ W	43.82			
8	N 10½ E	19.43			

Total Number of Acres 16,387.24

Surveys Designated	By whom Surveyed	Date of Contract	Amt. of Surveys	when Surveyed	When pd. for & chs. in Sur. Qu'd. acct.
Town Lines	Mullett & Brink	9th July 1833	M. Chs. Lks. 13. 59. 17	1st qr. 1834	3rd qr. 1834
Subdivision	Hiram Burnham	22nd Decr. 1834	49. 22. 42	2nd qr. 1835	3rd qr. 1835

The above Map of Township No. 14 N. of Range No. 23 E. of the 4th Meridian N.W. Ter. is strictly conformable to the field notes of the Survey thereof on file in this office, which have been examined & approved.

Surveyor General's Office
Cincinti., Sept. 14th. 1835

Robt. T. Lytle S.G.