



State of Wisconsin Department of Administration

Tony Evers, Governor

Kathy Blumenfeld, Secretary

Dawn Vick, Division Administrator

Division of Intergovernmental Relations

Date: July 20, 2026

PETITION FILE NO. 14860

To: DARLA SALINAS, CLERK
CITY OF OSHKOSH
PO BOX 1130
OSHKOSH, WI 54903-1130

JEANNETTE MERTEN, CLERK
TOWN OF OSHKOSH
1076 COZY LN
OSHKOSH, WI 54901-1404

From: **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>

Subject: XIONG ENTERPRISES ANNEXATION

The proposed annexation submitted to our office on June 30, 2026, has been reviewed and found to be in 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. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF OSHKOSH**, 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 14860 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 is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2936>
Please call me at (608) 261-6097, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Bradley T. Vowels-Katter". The signature is fluid and cursive, with the first name "Bradley" being more prominent.

Bradley T. Vowels-Katter
Municipal Boundary Review – DOA
Direct (608) 261-6097
bradley.vowelskatter@wisconsin.gov
<http://doa.wi.gov/municipalboundaryreview>

cc: petitioner

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Online Submittal and Payment: Instead of this form go to <https://wi.accessgov.com/public/Forms/Page/doa-dir/dir-annexation/>
This will speed up the process by eliminating the time it used to take to mail the check to us.

Petitioner Information

Name: **Xiong Enterprises, LLC., Eric C. Ziong - Registered Agent**

Phone: **920-279-9519**

Email: **txoojtsab@gmail.com**

Contact Information if different than petitioner:

Representative's Name: **Jeffrey L. Nau, City of Oshkosh Department of Community Development**

Phone: **920-236-5122**

E-mail: **jnau@oshkoshwi.gov**

1. Town(s) where property is located: **Town of Oshkosh**

2. Petitioned City or Village: **City of Oshkosh**

3. County where property is located: **Winnebago County**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **2.350**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
01801420102

Include these required items with this form:

1. ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. ☒ Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
4. ☒ Check or money order covering review fee [see next page for fee calculation]

(Feb 2026)

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$525 Initial Filing Fee (required with the first submittal of all petitions)
\$300 – 2 acres or less
\$525 – 2.01 acres or more

\$900 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

\$1425 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Include check or money order, payable to: **Department of Administration**

DON'T attach the check with staples, tape, ...

**THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee & form received: _____

Payer: _____

Check Number: _____

Check Date: _____

Amount: _____

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

TO THE COMMON COUNCIL OF THE CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN:

WHEREAS, the undersigned constituting all of the electors and all of the owners of real property in the territory proposed to be annexed;

NOW, THEREFORE, PETITION IS HEREBY MADE by unanimous approval pursuant to the provisions of Sec. 66.0217(2) of the Wisconsin Statutes, for direct annexation to the City of Oshkosh, Wisconsin, from the Town of Oshkosh, Winnebago County, Wisconsin, of the real estate hereinafter described.

That pursuant to Sec. 66.0217(2), petition is hereby made without compliance to the notice requirements of Sec. 66.0217(4) of the Wisconsin Statutes.

That the current population of the territory to be annexed as defined by Sec. 66.0201(2)(dm) of the Wisconsin Statutes is Zero (0).

That the territory to be annexed is contiguous to the City of Oshkosh, is located in the Town of Oshkosh, Winnebago County, Wisconsin and is described as follows:

XIONG ENTERPRISES ANNEXATION

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 3923 RECORDED AS DOCUMENT NUMBER 998992, WINNEBAGO COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 16 EAST; THENCE S89°14'02"W, 38.50 FEET ALONG THE NORTH LINE OF SAID SECTION 11 TO A POINT ON THE WEST LINE OF JACKSON STREET (STATE HIGHWAY 76); THENCE S01°11'04"E, 165.44 FEET ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 3923 AND POINT OF BEGINNING; THENCE CONTINUING S01°11'04"E, 165.44 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S89°10'34"W, 618.22 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N01°04'28"W, 165.75 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE N89°12'18"E, 617.91 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING; SAID AREA CONTAINS 102,346 SQUARE FEET OR 2.350 ACRES, MORE OR LESS. ALSO KNOWN AS 2875 JACKSON STREET, PARCEL ID 01801420102.

That attached hereto is a scaled map reasonably showing the boundaries of the following described territory to be annexed and its relation to the municipalities involved.

Signature of Petitioner	Printed Name RECEIVED	Date of Signing	Elector or Property Owner	Address or Description of Property
	Eric C. Xiong JUN 23 2026 CITY CLERK'S OFFICE	6-23-26	Owner/ Registered Agent	2875 Jackson St. Parcel 01801420102

PETITION FOR TEMPORARY AND PERMANENT ZONING CLASSIFICATION

TO THE COMMON COUNCIL OF THE CITY OF OSHKOSH:

WHEREAS the undersigned are electors and/or property owners in the area being sought to be annexed to the City of Oshkosh, said area being more particularly described in a certain petition for unanimous annexation to the City of Oshkosh,

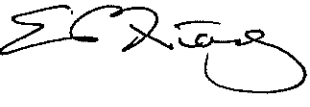
Xiong Enterprises Annexation,

and,

WHEREAS it is acknowledged by the undersigned that the submitting of this petition does not in any matter attempt to make said petition for direct annexation conditional upon this petition or the action taken by the said Common Council pursuant to this petition.

NOW, THEREFORE, the undersigned petition the Common Council of the City of Oshkosh that the ordinance annexing said territory include a provision temporarily designating the classification for zoning purposes, pursuant to Sec. 66.0217(8) of the Wisconsin Statutes, until the zoning ordinance is amended as prescribed in Sec. 62.23(7)(d) of the Wisconsin Statutes, as follows:

SUBURBAN MIXED USE
(SMU)

Signature of Petitioner	Printed Name	Date of Signing	Elector or Property Owner	Address or Description of Property
	Eric C. Xiong	6-23-26	Owner/ Registered Agent	2875 Jackson St. Parcel 01801420102

RECEIVED

JUN 23 2026

CITY CLERK'S OFFICE

SE ¼, SE ¼
SECTION 2-18-16

RECEIVED

JUN 23 2026

CITY CLERK'S OFFICE

SW ¼, SW ¼
SECTION 1-18-16

NORTHEAST CORNER
SECTION 11-18-16
(BERNTSEN MONUMENT)

City of Oshkosh

Town of Oshkosh

S89°14'02"W
38.50'

JACKSON ST (SH-76)

CSM 3923
LOT 1 ID: 01801420101

POINT
OF
BEGINNING

N89°12'18"E 617.91'

S01°11'04"E
165.44'

CSM 3923
LOT 2 ID: 01801420102

S01°11'04"E
165.44'

ID: 91219970200

LOT 1

CSM 7896

NE ¼, NE ¼
SECTION 11-18-16

Town of Oshkosh

City of Oshkosh

S89°10'34"W 618.22'

CSM 3055
LOT 1

ID: 91219810100

ID: 91219810000

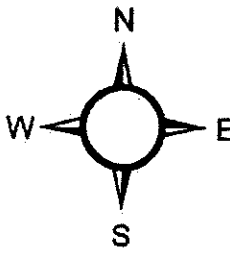
City of Oshkosh

Town of Oshkosh

EAST LINE OF THE NORTHEAST ¼ SECTION 11-18-16 N01°13'01"W

NW ¼, NW ¼
SECTION 12-18-16

LOT 1
CSM 4728



ANNEXATION AREA:
102,346 SQUARE FEET/
2.350 ACRES

PARCEL #01801420102
(2875 JACKSON STREET)

TO BE ZONED:
SUBURBAN MIXED USE (SMU)

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST ¼ OF SECTION 11,
TOWNSHIP 18 NORTH, RANGE 16 EAST, WHICH BEARS N01°13'01"W PER THE
WINNEBAGO COUNTY COORDINATE SYSTEM



CITY OF OSHKOSH
PLANNING SERVICES DIVISION

GRAPHIC SCALE: 0 25 50 100
SCALE: 1" = 100 FEET Feet

DATE
DRAWN: MAY 26, 2026

XIONG ENTERPRISES UNANIMOUS ANNEXATION FROM
THE TOWN OF OSHKOSH TO THE CITY OF OSHKOSH

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER
3923 RECORDED AS DOCUMENT NUMBER 998992,
WINNEBAGO COUNTY REGISTER OF DEEDS, LOCATED IN
THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 11,
TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF
OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

File Name: R:\Jeth\Arc_GIS_Proj\Projects\Annexations_and_Attachments\Xiong_Enterprises\Xiong_Enterprises_Annexation.aprx



State of Wisconsin Department of Administration

Tony Evers, Governor
Kathy Blumenfeld, Secretary
Dawn Vick, Division Administrator
Division of Intergovernmental Relations

Date: July 01, 2026

PETITION FILE NO. 14860

To: DARLA SALINAS, CLERK
CITY OF OSHKOSH
PO BOX 1130
OSHKOSH, WI 54903-1130

JEANNETTE MERTEN, CLERK
TOWN OF OSHKOSH
1076 COZY LN
OSHKOSH, WI 54901-1404

From: 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>

Subject: XIONG ENTERPRISES 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 OSHKOSH to the CITY OF OSHKOSH (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 July 20, 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: **Xiong Enterprises**

Petition Number: **14860**

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

2. Area (Acres): 2.350

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 380.54

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$1,902.70

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: ☐ Petitioner ☒ City ☐ Village

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: _____

4. Resident Population: Electors: 0 Total: 0

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

Residential: _____% Recreational: _____% Commercial: 100% 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?

East: Commercial, South: Institutional Residential, West: Industrial

In the town?: North: Commercial

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? B-3, General Business District

c. How will the land be zoned and used if annexed? SMU, Suburban Mixed Use

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:

The existing building is on holding tanks and the owner is planning to expand his business.

Prepared by: ☐ Town ☒ City ☐ Village

Name: Jeffrey Nau

Email: jnau@oshkoshwi.gov

Phone: 920-236-5122

Date: 7/7/2026

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

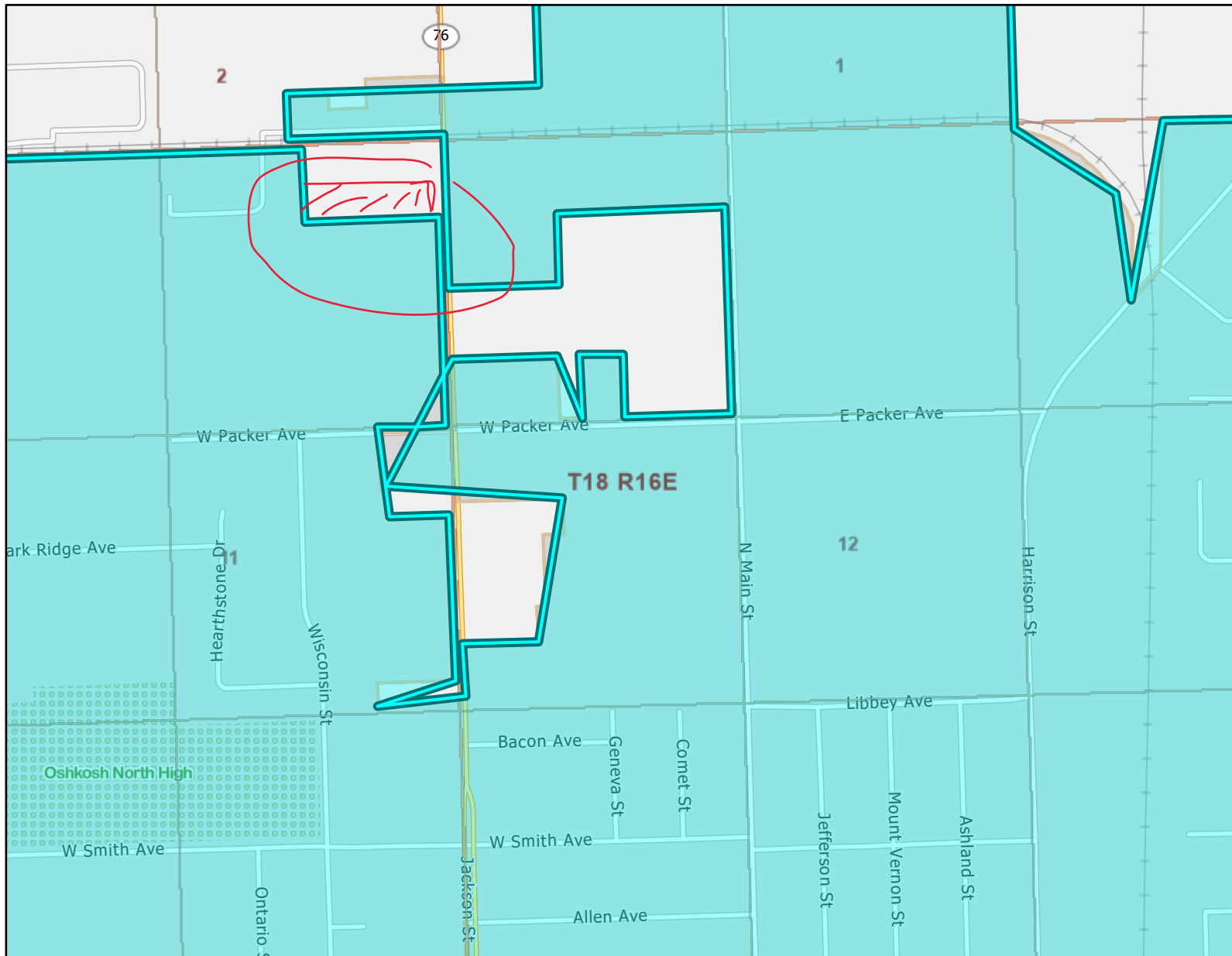
Fax: (608) 264-6104



Legend: (some map layers may not be displayed)

-  Township
-  Section
-  Quarter-Quarter
- Cities, Towns & Villages
-  City
-  Civil Town
-  Focused Polygons
-  Focused Polygons (Borders)

Notes:



Map projection: NAD 1983 HARN Wisconsin TM



Map: 

Service Layer Credits:
DNR Detailed Feature VTL (WTM): , 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: 7/16/2026 11:27 AM



Township N^o XVIII N. Range N^o XVI E. 4th Mer. (Wis. Ter.)



Meanders, of Butte des Morts Lake and Fox River.		
Posts	Courses.	Dist.
1	S. 12 E.	17.81
	S. 42 E.	2.79
	N. 12 E.	6.15
2	N. 76 E.	15.41
	East	25.26
	S. 57 E.	17.84
	S. 44 E.	17.67
	N. 88 E.	10.93
	S. 28 E.	8.09
	S. 6 W.	7.54
	S. 54 W.	20.42
	S. 24 W.	19.60
3	S. 10 E.	3.36
	S. 11 W.	2.33
	S. 34 E.	7.62
	S. 55 E.	7.33
	S. 69 E.	8.53
	N. 20 E.	5.16
4	East	8.80
	S. 62 E.	16.69
	S. 30 E.	10.89
	S. 60 E.	11.34
	N. 61 E.	7.94
	S. 62 E.	13.55
	S. 12 E.	12.00
	N. 75 E.	5.22
5	S. 27 E.	30.45
	S. 20 E.	3.84
	S. 26 E.	6.37
6	S. 20 E.	12.27
	S. 26 E.	50.55
7	S. 28 E.	13.28
	S. 36 E.	43.32
	S. 60 E.	17.40
8	S. 58 E.	11.68
	S. 72 E.	14.66
	S. 61 E.	22.80
	S. 53 E.	10.56
	East	5.92
	S. 61 E.	9.73
9	S. 3 E.	2.51
	S. 27 E.	.79
	S. 38 E.	8.78
	S. 58 E.	5.13
	S. 72 E.	4.76
10	S. 59 E.	8.93
Meanders of Lake Winnebago		
11	N. 59 W.	5.54
	N. 10 E.	16.54
12	N. 34 E.	2.79

Total number of Acres 5,724.12

Surveys Designated	By whom Surveyed	Date of Contract	Am't. of Surveys	When Surveyed	When paid for & ch'd in Surv. Genl's Ac't.
East boundary line between Sec. 24 & 25	Garret Niet	May 17, 1838	M. 40 63	Jan'y 1839	2 ^d q ^r 1839
N. boundary & subdiv.	David Giddings	Jan'y 24, 1839	26. 35. 28	March 1839	3 ^d q ^r 1839

The above Map of Township N^o 18 North, Range N^o 16 East of the 4th Principal Meridian, Wisconsin Territory, is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office

A. G. Ellis,
Genl.