

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 8-26-27 by Alderpersons Heidemann and Close annexing territory to the City of Sheboygan, Wisconsin (Land along County Hwy A and Weeden Creek Rd, Sheboygan, WI)

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: July 22, 2026

MEETING DATE: July 28, 2026

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

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

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

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.

STAFF COMMENTS:

Staff recommends approval of the annexation.

ACTION REQUESTED:

Motion to recommend the Common Council approve Gen. Ord. No. 8-26-27 annexing territory to the City of Sheboygan, Wisconsin (Land along County Hwy A and Weeden Creek Rd, Sheboygan, WI).

ATTACHMENTS:

Gen. Ord. No. 8-26-27