

ANNEXATION NARRATIVE AND STATEMENT OF PURPOSE

Petitioner: The Mighty Three Stripe LLC

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

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

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

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

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

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

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

Respectfully submitted,

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

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

NOTICE OF INTENT TO CIRCULATE AN ANNEXATION PETITION

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

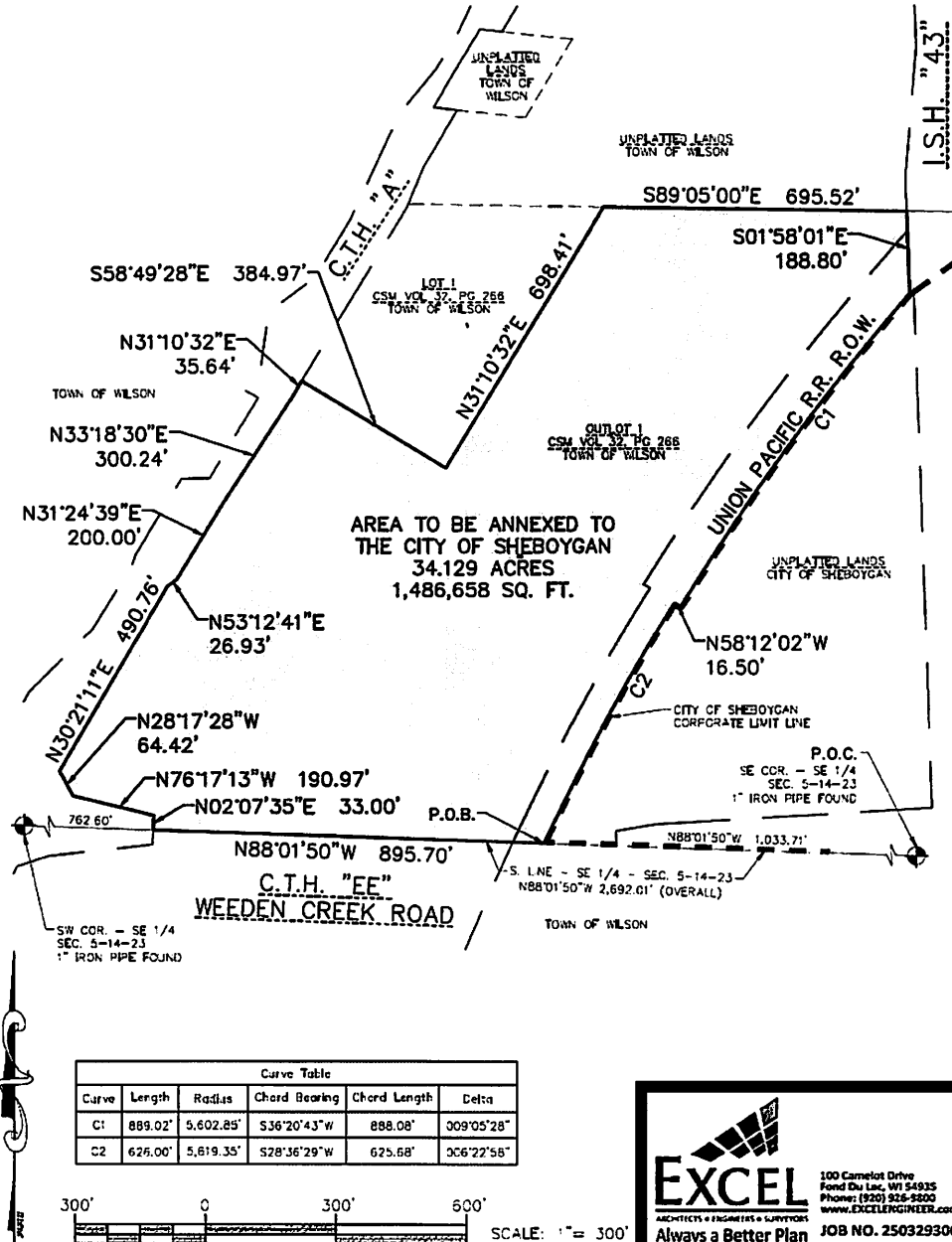
LEGAL DESCRIPTION OF TERRITORY TO BE ANNEXED:

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

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

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

SCALE MAP OF TERRITORY TO BE ANNEXED:



A copy of the scale map of the territory proposed for annexation may also 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.

Petitioner Information: Matthew N. Zingsheim (As Member of The Mighty Three Stripe LLC) 686 Riverview Drive Plymouth, WI 53073

By: Matthew N. Zingsheim
Matthew N. Zingsheim, Member

PETITION FOR ANNEXATION OF LANDS

TO THE CITY OF SHEBOYGAN

DIRECT ANNEXATION BY ONE-HALF APPROVAL

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 One-Half Approval 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 34.129 acres.
6. Tax Parcel number(s) of lands to be annexed: Parcel Number 59030453125 and part of Parcel Number 59030453230

- 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.

Dated this 13th day of July, 2026

PROPERTY OWNERS' SIGNATURES ON FOLLOWING PAGES

SIGNATURE PAGE – THE MIGHTY THREE STRIPE LLC

Dated this 13th day of July, 2026

The Mighty Three Stripe LLC

BY: _____

Matthew Zingsheim, Member

686 Riverview Drive

Plymouth, WI 53073

EXHIBIT A

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 34.129 acres (1,486,658 sq. ft.) of land more or less.

USA TODAY CO.



PO Box 630848 Cincinnati, OH 45263-0848

AFFIDAVIT OF PUBLICATION

Dale Rohde
Rohde, Dale LLP
909 N 8th ST
Suite 100
Sheboygan WI 53081-4056

STATE OF WISCONSIN, COUNTY OF BROWN

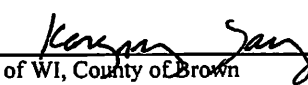
I being duly sworn, doth depose and say that I am an authorized representative of the Sheboygan Press, a daily newspaper published in said county and that an advertisement of which the annexed is a true copy, taken from said paper, has been published in said newspaper in the issues dated:

07/01/2026

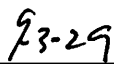
That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 07/01/2026

Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost:	\$266.62	
Tax Amount:	\$0.00	
Payment Cost:	\$266.62	
Order No:	12438753	# of Copies:
Customer No:	1013767	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

NOTICE OF INTENT TO CIRCULATE AN ANNEXATION PETITION

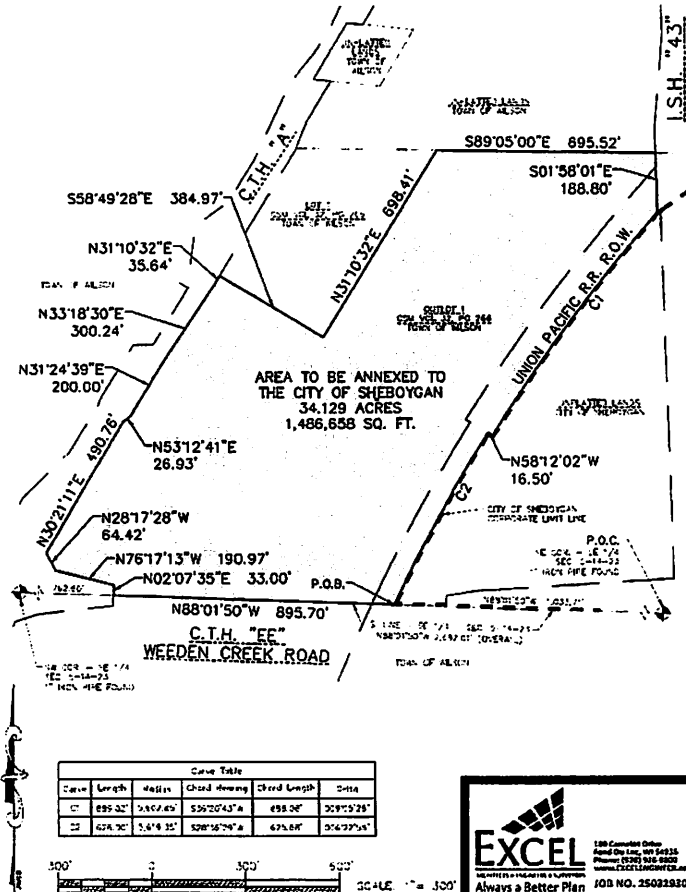
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By: Matthew N. Zingsheim

Matthew N. Zingsheim, Member

U.S. Postal Service®	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
USPS ARTICLE NUMBER	
9414 7266 9904 2251 7746 29	
Certified Mail Fee	\$ 5.30
Return Receipt (Hardcopy)	\$ 4.40
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.74
Total Postage and Fees	\$ 10.44
Sent to: Union Pacific Railroad 1400 Douglas Street Omaha, NE 68179-1001	
Reference Information	
MVP The Mighty Three Stripe, LLC	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service®	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
USPS ARTICLE NUMBER	
9414 7266 9904 2251 7746 43	
Certified Mail Fee	\$ 5.30
Return Receipt (Hardcopy)	\$ 4.40
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.74
Total Postage and Fees	\$ 10.44
Sent to:	Town of Wilson Town Clerk 5935 S Business Dr. Sheboygan, WI 53081
Reference Information	
MVP The Mighty Three Stripe, LLC	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS ARTICLE NUMBER	
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Certified Mail Fee	\$ 5.30
Return Receipt (Hardcopy)	\$ 4.40
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.74
Total Postage and Fees	\$ 10.44 11.00
Sent to: Kohler School District Emily Regennitter 333 Upper Road Kohler, WI 53044	
<u>Reference Information</u>	
MVP The Mighty Three Stripe, LLC	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2251 7746 50

Certified Mail Fee	\$ 5.30
Return Receipt (Hardcopy)	\$ 4.40
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.74
Total Postage and Fees	\$ 10.44



Sent to: Sheboygan Area School District
Sarah Ruiz-Harrison
3330 Stahl Road
Sheboygan, WI 53081

Reference Information

MVP
The Mighty Three Stripe, LLC

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2251 7746 67

Certified Mail Fee	\$	5.30
Return Receipt (Hardcopy)	\$	4.40
Return Receipt (Electronic)	\$	0.00
Certified Mail Restricted Delivery	\$	0.00
Postage	\$	0.74
Total Postage and Fees	\$	10.44 (11.44)



Sent to: Department of Administration
PO Box 1645
Madison, WI 53701

Reference Information

MVP
The Mighty Three Stripe, LLC

U.S. Postal Service®	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
USPS® ARTICLE NUMBER	
9414 7266 9904 2251 7746 12	
Certified Mail Fee	\$ 5.30
Return Receipt (Hardcopy)	\$ 4.40
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.74
Total Postage and Fees	\$ 10.44
Sent to: City of Sheboygan Meredith DeBruin, City Clerk 828 Center Ave., Suite 103 Sheboygan, WI 53081	
Reference Information	
MVP The Mighty Three Stripe, LLC	



Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2027 ▼	Real Estate	59030453125	030 - TOWN OF WILSON	COUNTY ROAD A	THE MIGHTY THREE STRIPE LLC 686 RIVERVIEW DR PLYMOUTH WI 53073-1318

Tax Year Legend:  - owes prior year taxes  - not assessed  - not taxed Delinquent Current

Summary

Property Summary

Parcel #:	59030453125
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	2/5/2026
Historical Date:	
Acres:	30.904

Property Address

Primary ▲ Address
COUNTY ROAD A

Owners

Name	Status	Ownership Type	Interest
THE MIGHTY THREE STRIPE LLC	CURRENT OWNER		
WIGG, CHARLES V	FORMER OWNER		
HEIMER TRUST, MARILYN J	FORMER OWNER		

Parent Parcels

Parcel Number ▲	Creation Date
59030453123	2/6/2015

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)
OUTLOT 1 CSM V32 P266-269 #2190038, PRT N 1/2 & S 1/2 SE 1/4 SEC 5.

Section Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type # Plat
	05	14 N	23 E					NOT AVAILABLE

District

Code ▲	Description	Category
	LOCAL	OTHER DISTRICT
	SHEBOYGAN COUNTY	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
2842	KOHLER SCHOOL	REGULAR SCHOOL
1100	LTC	TECHNICAL COLLEGE

Assessment Ratio: 0.0000
Legal Acres: 30.994

2027 valuations

Class	Acres	Land	Improvements	Total
ALL CLASSES	0.000	0	0	0

No prior valuations

Taxes

Tax Summary

Taxes have not yet been calculated for the year 2027

Document History

Interest/Penalty Date 07/13/2026

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
<u>2190374</u>	<u>DEED WARRANTY</u>	<u>2/13/2026</u>			<u>2/10/2026</u>		<u>\$0.00</u>	<u>1</u>
<u>2190038</u>	<u>CERTIFIED SURVEY MAP</u>	<u>2/5/2026</u>	<u>32 / 266</u>				<u>\$0.00</u>	<u>0</u>
<u>2165581</u>	<u>DEED TRUSTEE</u>	<u>9/21/2023</u>			<u>9/19/2023</u>	<u>9/19/2023</u>	<u>\$0.00</u>	<u>1</u>
<u>1972601</u>	<u>IJP</u>	<u>7/19/2013</u>			<u>2/15/2013</u>		<u>\$0.00</u>	<u>0</u>
<u>1970487</u>	<u>OCD</u>	<u>6/18/2013</u>			<u>6/12/2013</u>		<u>\$0.00</u>	<u>0</u>
<u>1966210</u>		<u>4/9/2013</u>					<u>\$0.00</u>	<u>0</u>
<u>1963496</u>		<u>2/26/2013</u>					<u>\$0.00</u>	<u>0</u>
<u>1908627</u>		<u>9/9/2010</u>					<u>\$0.00</u>	<u>0</u>
		<u>1/1/2000</u>	<u>747 / 137</u>				<u>\$0.00</u>	<u>0</u>