



CITY PLAN COMMISSION AGENDA

July 28, 2026 at 4:00 PM

City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI

This meeting may be viewed LIVE on:

**Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and:
www.wcsssheboygan.com/vod.**

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose. All Commission members may attend the meeting remotely.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict(s) of Interest

MINUTES

4. Approval of the Plan Commission minutes from July 14, 2026.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit by A.C.E Building Services, Inc to construct an addition to the Torginol Inc. manufacturing facility located at 3217 Behrens Parkway.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Application for Conditional Use Permit by A.C.E Building Services, Inc to construct an addition to the Torginol Inc. manufacturing facility located at 3217 Behrens Parkway.
7. Architectural Review of exterior remodel at 3217 Behrens Parkway.
8. Architectural Review of an exterior remodel and addition at Edward Jones located at 3019 Superior Avenue.

9. 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). REFER TO CITY PLAN COMMISSION

TENTATIVE DATE OF NEXT REGULAR MEETING

10. Tentative next meeting: August 11, 2026 at 4:00 PM

ADJOURN

11. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Tuesday, July 14, 2026

MEMBERS PRESENT: Mayor Ryan Sorenson, Jerry Jones, Kevin Jump, Kimberly Meller, and Braden Schmidt

EXCUSED: Joe Clarke and Alderperson Michael Close

STAFF/OFFICIALS PRESENT: City Administrator Casey Bradley, Director of Planning and Development Taylor Zeinert, City Attorney Liz Majerus, Chief of Police Kurt Zempel, Fire Chief Eric Montellano, Assistant to City Administrator Marie Foss and Zoning Administrator Ellise Rose

OPENING OF MEETING

1. Roll Call

Mayor Ryan Sorenson called the meeting order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify Potential Conflict(s) of Interest

No conflicts of interest are identified.

MINUTES

4. Approval of the Plan Commission minutes from June 23, 2026.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON JUNE 23, 2026.

Motion made by Jerry Jones, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Kevin Jump, Kimberly Meller, and Braden Schmidt

Motion carried.

PUBLIC HEARING

5. Public hearing regarding application for Conditional Use Permit by Logan Pulley to install a radio antenna on their home located at 2820 S 7th St.

No public comment.

Motion made by Jerry Jones, seconded by Kim Meller

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Kevin Jump, Kimberly Meller, and Braden Schmidt

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Application for Conditional Use Permit by Logan Pulley to install a radio antenna on their home located at 2820 S 7th St.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Jerry Jones, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Kevin Jump, Kimberly Meller, and Braden Schmidt

1. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, health, etc.
2. All reasonable mechanisms must be used to mitigate safety hazards and the visual inputs of the device.
3. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

7. Res. No. 48-26-27 by Alderperson Close pursuant to the extraterritorial plat approval jurisdiction of the City of Sheboygan approving the final plat of Northtown Subdivision in the Town of Sheboygan.

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Jerry Jones, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Kevin Jump, Kimberly Meller, and Braden Schmidt

Motion carried.

PUBLIC HEARING

8. Public hearing regarding an ordinance creating Section 105-8 of the Municipal Code establishing a temporary moratorium on the issuance of zoning and building permit approvals for data centers with greater than 10,000 square feet of floor area.

Rebecca Clarke, Vicky Van Akkeren, Kurtis Orndorff, Sarah Arndt, Daniel Kamikawa, Betty Kamikawa, Mary Lynne Donohue, Peter Jacobs, Maeve Quinn, and Mark Goswitz spoke

MOTION TO CLOSE PUBLIC HEARING.

Motion made by Jerry Jones, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Kevin Jump, Kimberly Meller, and Braden Schmidt

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Gen. Ord. No. 1-26-27 by Alderpersons Boorse, Close, Grawien, and Perrella creating Section 105-8 of the Municipal Code establishing a temporary moratorium on the issuance of zoning and building permit approvals for data centers with greater than 10,000 square feet of floor area. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Jerry Jones, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Kevin Jump, Kimberly Meller, and Braden Schmidt

Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

10. Tentative next meeting date: July 28, 2026 at 4:00 PM

ADJOURN

11. Motion to Adjourn

MOTION TO ADJOURN THE MEETING.

Motion made by Jerry Jones, seconded by Brandon Schmidt

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Kevin Jump, Kimberly Meller, and Braden Schmidt

Motion carried.

Meeting is adjourned at 4:49pm.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit by A.C.E. Building Services to construct an addition to the Torginol Inc. manufacturing facility located at 3217 Behrens Parkway. SI Zone

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: July 20, 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:

Ace Building Services is proposing to construct an addition to the Torginol Inc. manufacturing facility located at 3217 Behrens Parkway. The applicant states the following:

- Attached please find information pertaining to the proposed building expansion for Torginol Inc. at their "Plant C" Behrens Parkway location in the City of Sheboygan, Wisconsin.
- It is our request as agent of Torginol Inc. for approval of the enclosed plans and information to construct a 41,900 square-foot building expansion.
- Torginol Inc. continues to experience notable growth and this expansion is needed to increase material storage capacity as well as improve product flow between this location and their other plants, which in turn will support overall business operation and allow them to better respond to domestic and international client demand.
- It is our intent to commence construction as soon as is feasible, presumably September 2026.
- The construction type will be consistent with the existing structure in terms of building type, color scheme, accents, and windows. There will be (1) southern facing at-grade overhead door.
- There will be no fencing, screening, or dumpster enclosures included as part of this project.
- As the end use of the expansion remains consistent with existing operations; there will be no nuisances or new business activities that will negatively impact the surrounding businesses.

- The new building is set back well away from the adjacent streets and will not create vision issue. The expansion is set back from Behrends Parkway and will not create vision issues with motorists or vehicles entering or leaving the property.
- Additional parking is not needed to support the function of the proposed expansion.
- Future expansion on this parcel is not anticipated.
- Additional or new site or building signage is not anticipated. If this changes, a separate sign approval process will be initiated.

STAFF COMMENTS:

The applicant has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

ATTACHMENTS:

Conditional Use Permit Application and Attachments



CITY OF SHEBOYGAN

APPLICATION FOR
CONDITIONAL USE

Fee: \$250.00

Review Date: _____

Zoning: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) A.C.E. Building Service, Inc.	Authorized Representative Kyle Reuter	Title PM/Estimator	
Mailing Address 3510 S. 26th St.	City Manitowoc	State WI	ZIP Code 54220
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Applicant Name (Ind., Org. or Entity) Torginol, LLC	Contact Person Jason LaBouve	Title President & CEO	
Mailing Address 4617 Taylor Dr.	City Sheboygan	State WI	ZIP Code 53081
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 3: Project or Site Location

Project Address/Description 3217 Behrens Pkwy, Sheboygan, WI 53081	Parcel No. 59281479085
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SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Torginol, LLC
Existing Zoning:	Neighborhood Commercial
Present Use of Parcel:	Warehousing
Proposed Use of Parcel:	Warehousing
Present Use of Adjacent Properties:	Warehousing/Manufacturing

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Kyle Reuter	Title PM/Estimator	Phone Number [REDACTED]
Signature of Applicant		Date Signed

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

City of Sheboygan
Site Plan Review Committee
828 Center Avenue
Suite 104
Sheboygan, WI 53081

Ladies and Gentlemen:

Attached please find information pertaining to the proposed building expansion for Torginol LLC at their "Plant C" Behrens Parkway location in the City of Sheboygan, Wisconsin.

It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct a 41,900 square-foot building expansion. Torginol continues to experience notable growth and this expansion is needed to increase material storage capacity as well as improve product flow between this location and their other plants, which in turn will support their overall business operation and allow them to better respond to domestic and international client demand. It is our intent to commence construction as soon as is feasible, presumably September 2026.

The development will include minor site stormwater infrastructure that will tie into the existing infrastructure, which was planned at the time of original construction. The building will be classified as S-2, Low Hazard Storage by the International Building Code and will be fully protected by an automatic fire protection system. We plan to create a temporary construction driveway so as to not cause undue wear and tear on the existing asphalt drive and parking areas. This temporary driveway will be removed at the completion of the project.

The construction type will be consistent with the existing structure in terms of building type, color scheme, accents, and windows. There will be (1) southern facing at-grade overhead door. There will be no fencing, screening, or dumpster enclosures included as part of this project. As the end use of the expansion remains consistent with existing operations, there will be no nuisances or new business activities that will negatively impact the surrounding businesses. The new building is set back well away from the adjacent streets and will not create a vision. The expansion is set back from Behrens Parkway and will not create vision issues with motorists or vehicles entering or leaving the property.

Additional parking is not needed so support the function of the proposed expansion. Future expansion on this parcel is not anticipated. Additional or new site or building signage is not anticipated. If this changes, a separate sign approval process will be initiated.

Please feel free to contact me with any questions regarding this project. Thank you in advance for your consideration.

Respectfully Submitted,



Christopher Herzog
A.C.E. Building Service, Inc.



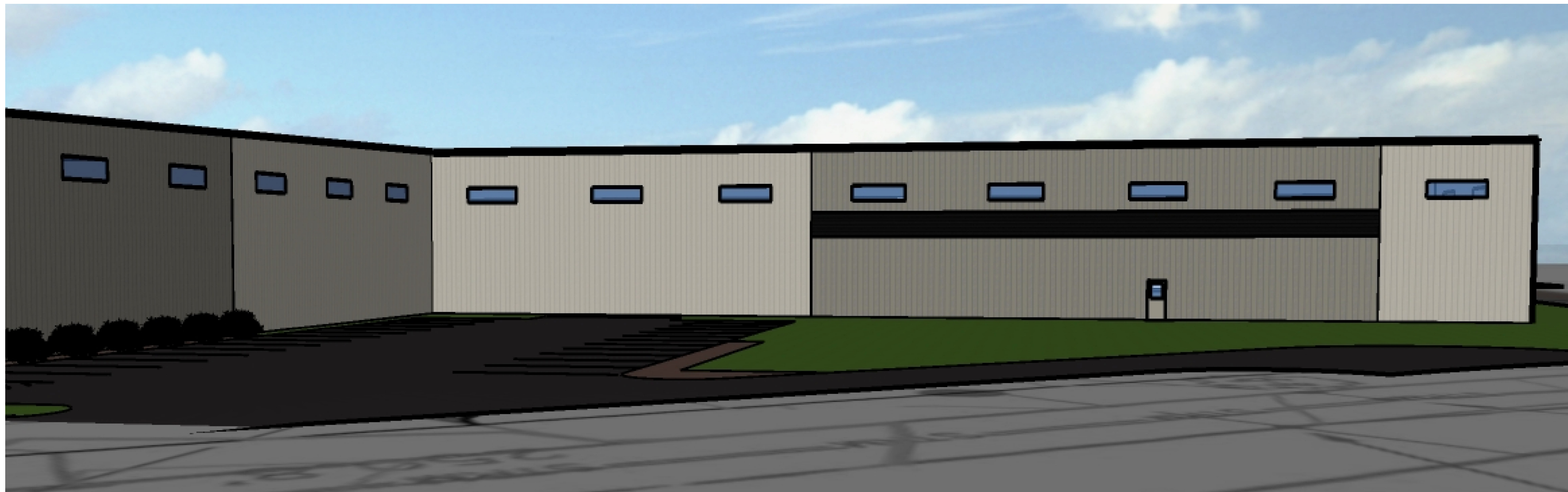
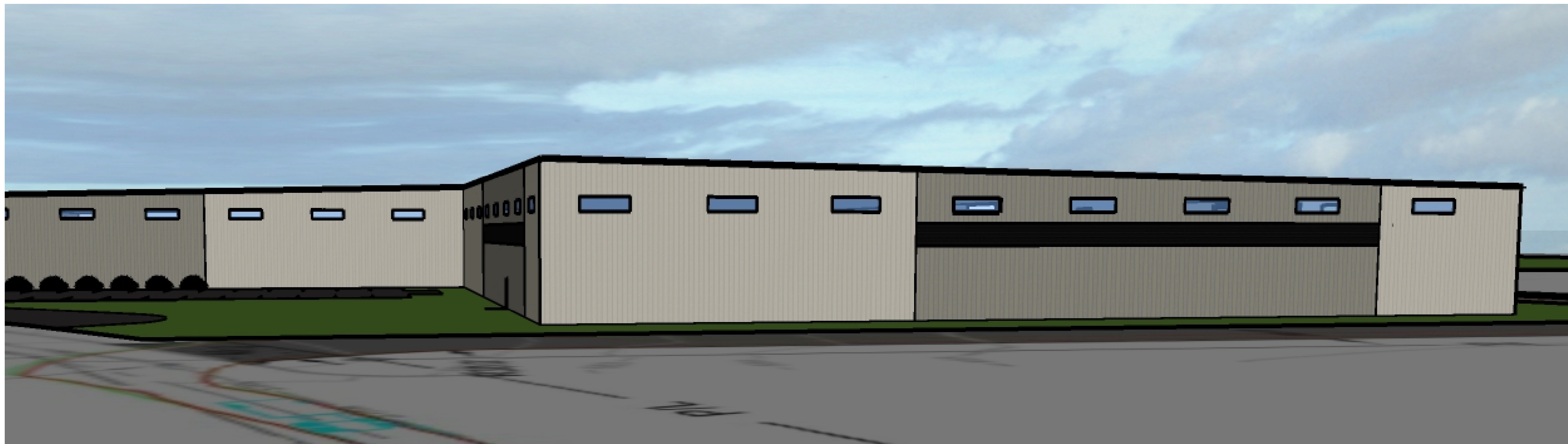
TORGINOL

PROPOSAL FOR CONSTRUCTION SERVICES

PLANT C EXPANSION



3217 BEHRENS PKWY. SHEBOYGAN, WI 53081



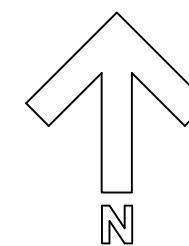
1. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES
2. PROPOSED BUILDING ADDITION AREA = 42,000 SQ FT
3. PROPOSED TOTAL BUILDING AREA = 68,267 + 67,500 + 42,000 = 177,767 SQ FT
UNLIMITED AREA PER IBC 507.4
4. CLASS OF CONSTRUCTION - TYPE IIB
5. BUILDING OCCUPANCY - S-2 STORAGE LOW HAZARD/ F-2 FACTORY LOW HAZARD (B IS ACCESSORY USE)
NO MOTOR VEHICLES ALLOWED IN BUILDING FOR LOADING, UNLOADING OR STORAGE
6. BUILDING IS PROTECTED BY AUTOMATIC SPRINKLER
7. ALL EXIT DOORS TO BE EQUIPPED WITH:
 - A. EXIT LIGHTS
 - Exit signs shall not exceed 5 Watts per side installed wattage.
 - Means of Egress Illumination Level shall not be less than 1 Foot Candle at Walking Surface
 - Emergency Power for Means of Egress shall provide power for 90 Min and consist of storage batteries, unit equipment, or on-site generator.
 - B. PROPER EXIT HARDWARE
 1. LEVER HANDLES THAT DO NOT REQUIRE TWISTING OF THE WRIST
 - C. THRESHOLDS THAT DO NOT EXCEED 1/2"
8. FIRE EXTINGUISHERS TO BE PROVIDED AS REQUIRED BY CODE
9. SMOKE DETECTORS TO BE PROVIDED IF REQUIRED BY CODE
10. PLUMBING FIXTURES - FULLY ACCESSIBLE EXISTING FACILITIES
 - EXISTING MENS : 1 WC, 1 U, 1 LAV
 - EXISTING WOMENS : 2 WC, 1 LAV
 - EXISTING FIXTURE COUNT SUFFICIENT FOR MAXIMUM SHIFT SIZE
11. SOIL BEARING 3,500 PSF PER SOIL REPORT BY: MILLER ENG & SCIENTISTS DATED: JUNE 17th 2024
12. PRE-ENGINEERED BUTLER MANUFACTURING COMPANY
METAL BUILDING 1540 GENESEE ST.
KANSAS CITY, MO 64102

TITLE SHEET
TS SHEET INDEX, TITLE SHEET, ENGINEERING/ DESIGNER INFORMATION

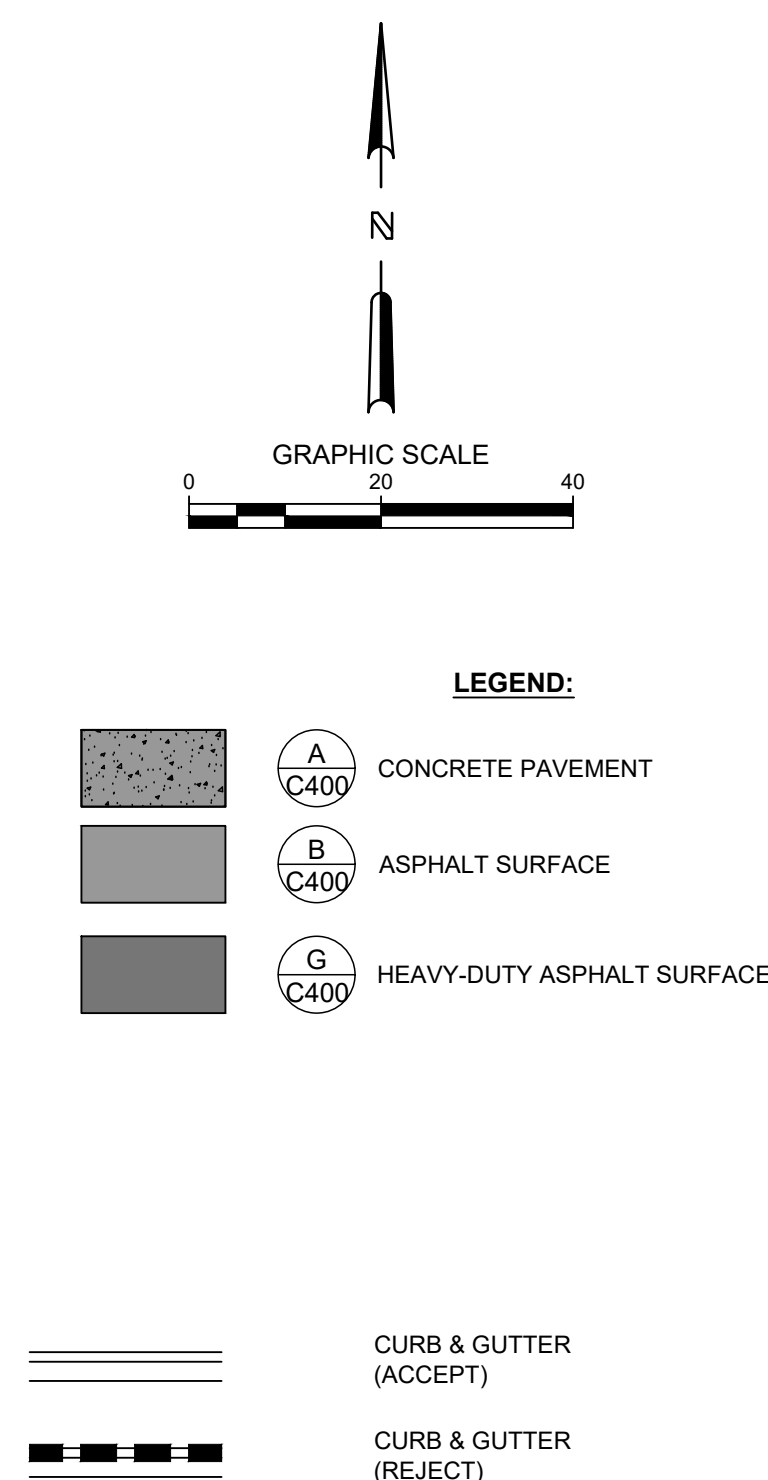
CIVIL
C100 SITE PLAN

ARCHITECTURAL
A0.1 LIFE SAFETY PLAN
A1.0 PROPOSED FLOOR PLAN
A2.0 ELEVATIONS
A3.0 BUILDING SECTION, SCHEDULES

**PROPOSED BUILDING
LOCATION**



PROJECT INFORMATION: BEHRENS PARKWAY EXPANSION TORGINOL, INC. 3217 BEHRENS PKWY. SHEBOYGAN, WI 53081		THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.	
SHEET INFORMATION			
A.C.E. JOB NO.	453_26		
DATE:	06/09/26		
DRAWN BY:	KDR		
SCALE:	SEE SHEET		
SHEET			
TS Item 6.			



1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURE DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

CALL DIGGERS HOTLIN
1-800-242-8511
TOLL FREE

MS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

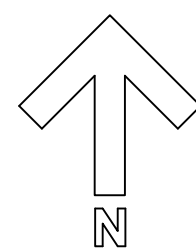
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

SITE PLAN

C100

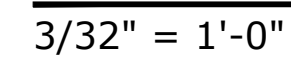
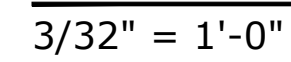
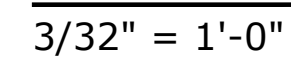
THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.	PROJECT INFORMATION: TORGINOL EXPANSION 4406 TOWER DRIVE SHEBOYGAN, WISCONSIN 53018	 ACE BUILDING SERVICE OUR REPUTATION IS OUR FOUNDATION 3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220 PHONE: 9206826105 • WWW.ACEBUILDINGSERVICE.COM SUPERVISING PROFESSIONAL:	REVISION DESCRIPTION	DATE	REV. BY
C100	SHEET INFORMATION A.C.E. JOB NO. 260/23 DATE: 7/2/2026 DRAWN BY: ASC SCALE: 1" = 30' SHEET				Item 6.

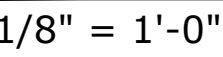


SHEET

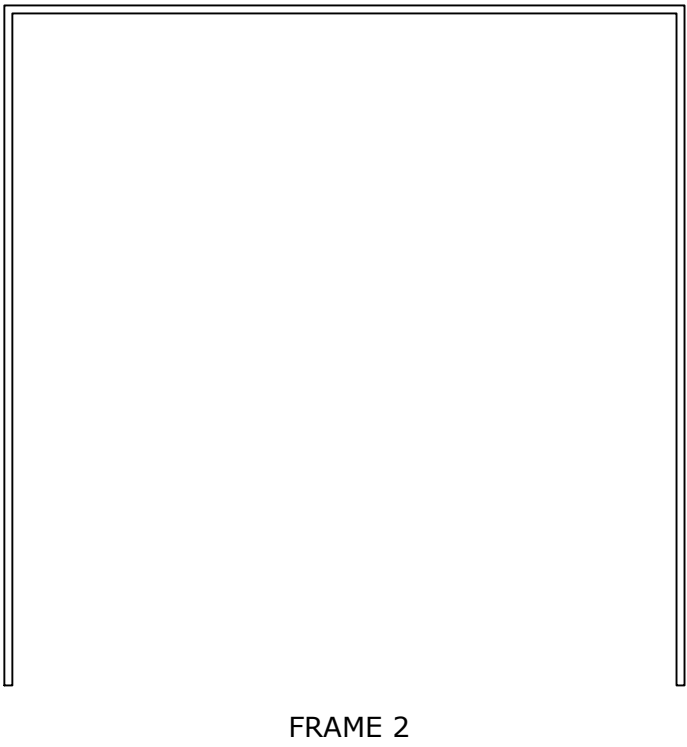
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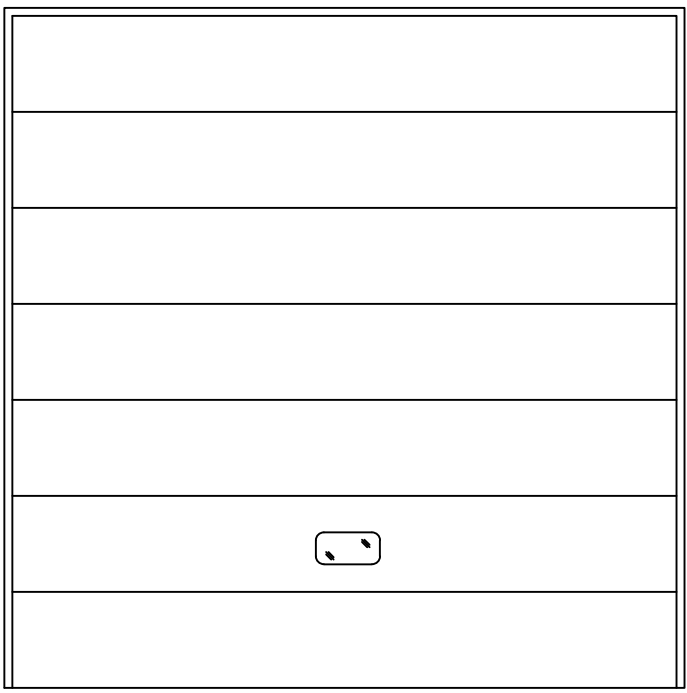
16



WINDOW SCHEDULE						
MARK	SIZE		TYPE	MATERIAL	GLAZING	
	WIDTH	HEIGHT				
1	10'-0"	3'-0"	TYPE A	ALUM	1" CLEAR ANNEAL	CLEAR ANNOZIDED FRAME, LAM. SILL "U" VALUE = 0.36 OR BETTER



DOOR 1
INSUL HOLLOW METAL
INSULATED CLEAR GLASS
U VALUE = 0.35

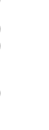


DOOR STYLES

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION

P.O. BOX 1626 • 3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54221-1626
PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM

SUPERVISING PROFESSIONAL:

 **Civil & Structural**
A Division of ACE BUILDING SERVICE

A3.0



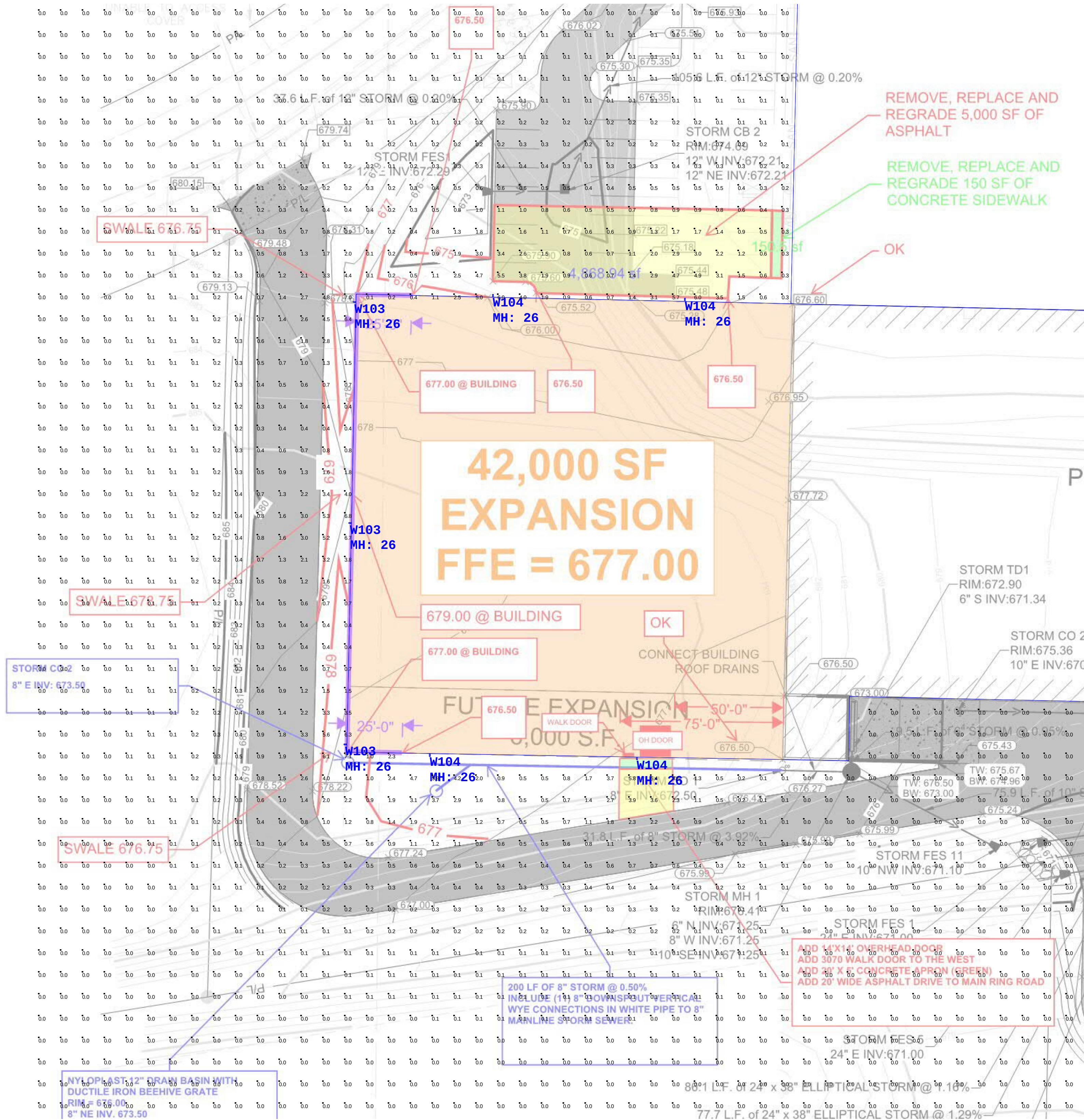
Drawn By: JB
Project #: 179023
Date: 6/18/2026

Scale: 1" = 30'

PHOTOMETRIC SITE PLAN

TORGINOL BEHRENS
PARKWAY EXPANSION

ES001



Luminaire Schedule							
Symbol	Qty	Tag	Description	Arrangement	LLF	Luminaire Lumens	Luminaire Watts
	3	W103	WALPAKCP50100UNHD8SC2ADJBZmax output type 3 distribution	Single	0.900	14166	93.55
	4	W104	WALPAKCP50100UNHD8SC2ADJBZ max output type 4 distribution	Single	0.900	13666	95.55

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
CalcPts_1	Illuminance	Fc	0.24	7.1	0.0	N.A.	N.A.	

1. STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE.
2. NOT A CONSTRUCTION DOCUMENT- FOR DESIGN PURPOSES ONLY.
3. STANDARD INDOOR CALC POINTS @ 30" AFF UNLESS NOTED OTHERWISE.
4. STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE.
5. EGRESS CALC POINTS @ 0'-0" AFF.
6. PHOTOMETRICS ARE ESTIMATED LIGHTING CALCULATIONS.
VIKING ELECTRIC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS.
7. VIKING ELECTRIC NOT RESPONSIBLE FOR FINAL REVIEW OF CODE REQUIREMENTS.

PLANTING SPECIFICATION

SCOPE OF WORK

- A. The Landscape Contractor shall provide all materials, labor and equipment to complete all landscape work as shown on the plans and specifications.
- B. The total number of plants shall be drawn on the landscape plan. The Landscape Contractor shall state the total number of each plant with the Contract price. The plant list submitted with the bid will automatically become part of the Contract Documents. NOTE: If the Contractor bids according to the Plant Schedule, he/she should thoroughly check the plant schedule quantities with the symbols drawn on the plan. Be sure the plant count is correct on both the plan and the plant schedule, if used. Each plant grouping shall be labeled with the total number of plants per grouping by the Landscape Architect.

STANDARDS

- A. All plant material will conform to the current issue of the American Standard for Nursery Stock published by the American Nursery & Landscape Association (ANLA).
- B. Plant material must be selected from nurseries that have been inspected and certified by State Plant Inspectors.
- C. Collected material may be used only when approved by Owner's representative.
- D. Nomenclature will be in accordance with *Horns III* by L.H. Bailey.

SUBMITTALS

- A. When requested by the Owner or Owner's representative, samples of all materials other than plants shall be submitted to the Owner's designated representative for approval.

APPROVALS

- A. All approvals will be in writing.

UTILITIES AND UNDERGROUND FEATURES

- A. The Landscape Contractor shall notify utility companies and/or General Contractor in advance of Contract to locate utilities (Wisconsin Diggers Hotline: 1-800-242-8511).
- B. Street lighting and other private utilities, including cable TV, communication lines, etc., shall be located by the Owner or General Contractor.
- C. If there is a conflict with the utilities and the planting, the Landscape Architect shall be responsible for relocating plants prior to the planting process. Any cost due to relocating after planting shall be borne by the Owner.
- D. Underground features including but not limited to existing irrigation, septic system, drain systems, invisible pet fencing, landscape lighting, and underground natural gas and security systems shall be located by the Owner or General Contractor.

WATER

- A. The Owner shall supply water on site at no cost. If the Landscape Contractor has to supply water to the site, there will be at an additional cost.

WARRANTY

- A. The standard warranty is for a one (1) year period, commencing on the date of initial acceptance. All plants shall be alive and in satisfactory growth at the end of the guarantee period.
- B. Any material that is 25% dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, or 25% of the crown is dead.
- C. Warranty may be void if proper care, by Owner or Owner's maintenance contractor, is not maintained.
- D. The Landscape Contractor shall be responsible for a one-time replacement only.
- E. Replacement shall be of the same type, size, and quality as original species unless otherwise negotiated.
- F. The Landscape Contractor shall be responsible for furnishing and installing all plant material shown on the drawings and plant schedule, as submitted with the Contract. The Landscape Contractor shall have investigated the sources of supply and satisfied himself/herself that he/she can supply all the plants specified on the drawings in the size, variety, and quality noted before submitting the bid. Failure to take this precaution will not relieve the successful bidder from the responsibility for furnishing and installing all the plant material in strict accordance with the Contract requirements.

PLANT FERTILIZER

- A. Slow-release fertilizer should be the preferred type. The technical data sheet or label on the fertilizer
1. Trees: Use 1 to 3 pounds of actual nitrogen contained in a complete fertilizer
 2. Shrubs: 1/2 Pound of actual nitrogen contained in a complete fertilizer

MULCH

- A. Organic material including shredded hardwood bark and ground wood waste shall be composted and spread 4" thick.
- B. Organic material shall be uniform in size and free of foreign matter.
- C. Organic material to be spread around all trees and shrubs.
1. Trees: The mulch around the trees should be installed 3" out from the trunk and spread 3-4" thick.
 2. Shrubs: The mulch around the shrubs should be installed 2" out from the branches and spread 3-4" thick.

Torginol, Inc

Phase 2 Warehouse(42,000 SF Addition)

Behrens Parkway

Sheboygan, Wisconsin

ZONING: SUBURBAN INDUSTRIAL

1. **Developed Lots**
10 points per 1,000 square feet of gross floor area
42,000 SF @ 10 points /1,000 SF
Points on plan
2. **Building Foundations**
40 points per 100 linear feet of building foundation
609 LF @ 40 points/100 SF
Points on plan
3. **Street Frontage**
Completed in Phase 1
4. **Parking Areas**
No new Parking area

Plan Key

Key

Landscape Plant Schedule

Quantity

Trees

Evergreens

Shrubs

Natural Bed edge

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



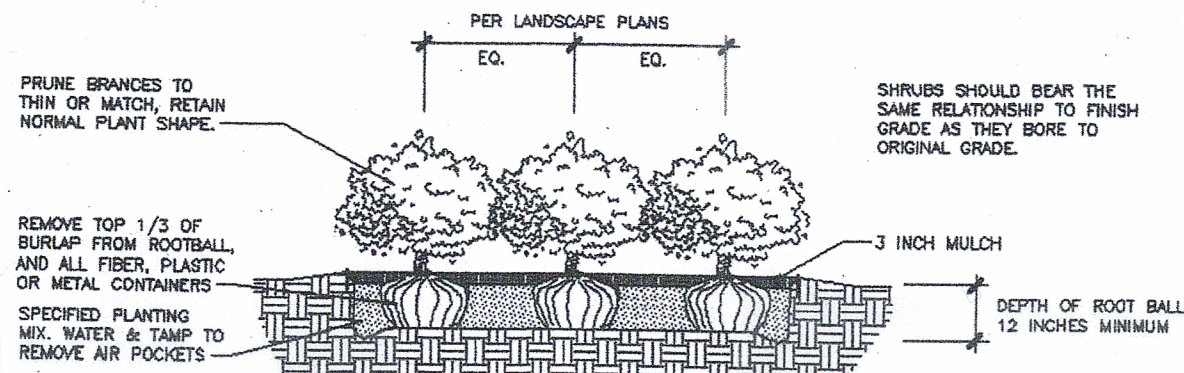
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.07(2)(b)7970
REQUIRES ALL 3 WORK DAYS
NOTICE BEFORE YOU DIG ANYWHERE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

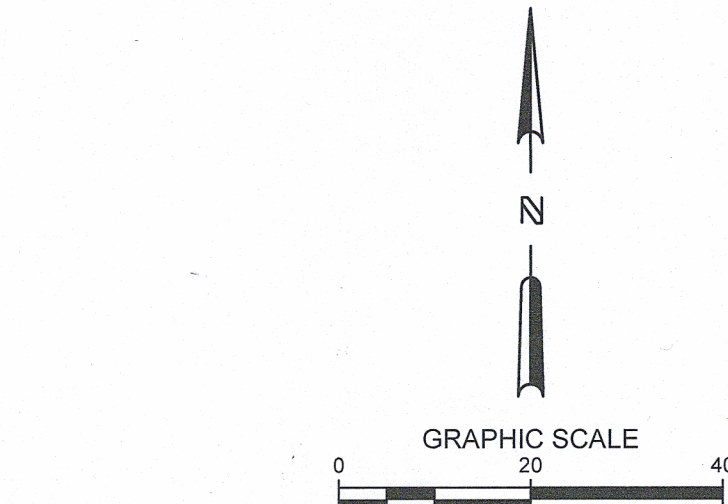
LANDSCAPE PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY/ POINTS	SIZE	R.C.	MATURE HT.	WD.	FRUIT COLOR	FALL TYPE	TOTAL COLOR POINTS
#1. DEVELOPED LOT - 420 Points/420 on plan										
A	Picea glauca	White Spruce	3/40	6'	B&B	40'	30'	brown cone	green	120
B	Ginkgo biloba	Ginkgo	4/75	2.5"	B&B	60'	40'	none	yellow	300
#2. BUILDING FOUNDATIONS - 244 Points/269 on plan										
C	Thuja 'Techney'	Techney Arborvitae	13/12	5'	B&B	20'	8'	brown capsul	green	156
D	Hydrangea Paniculata 'Quick Fire'	Quick Fire Hydrangea	19/5	18"	cont	3'	3'	tan capsu	yellow	95
D	Spiraea betulifolia 'Tor'	Tor Birchleaf Spiraea	18/1	18"	cont	3'	3'	tan capsul	yellow	18
#3. STREET FRONTAGES										
Covered in Initial Building										
#4. PARKING										
No new Parking lots										



SECTION - SHRUB PLANTING

NO SCALE

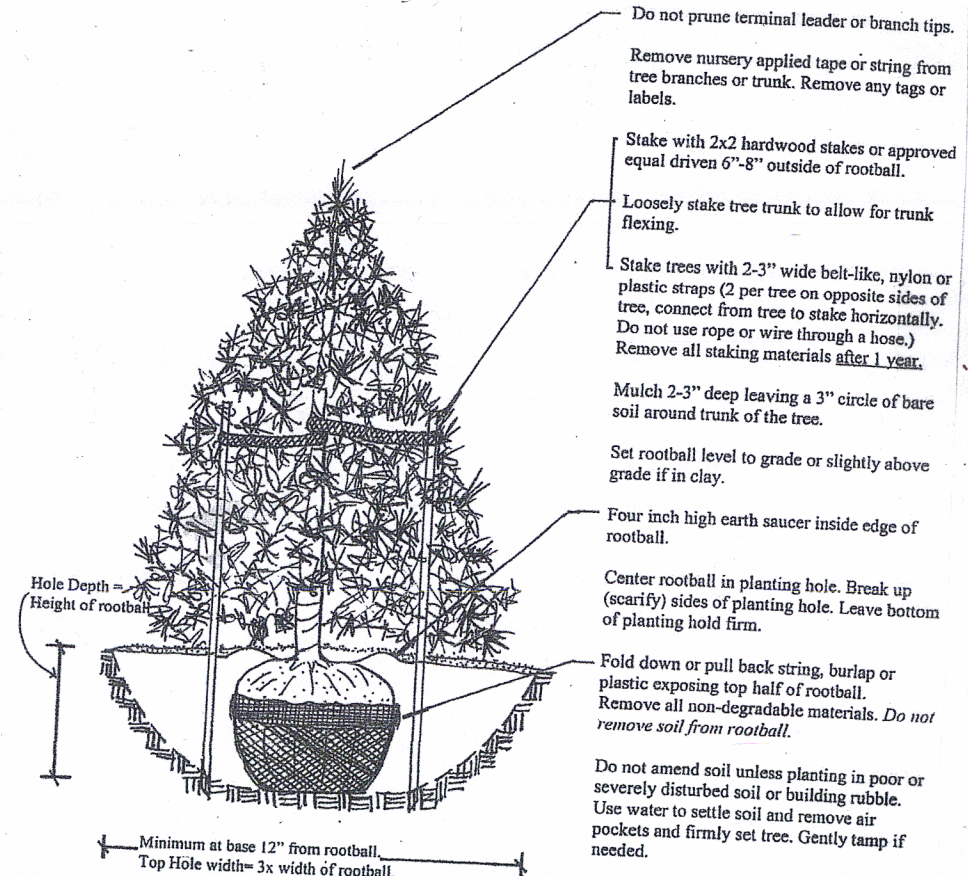


- LEGEND:
- (A) C400 CONCRETE PAVEMENT
 - (B) C400 ASPHALT SURFACE
 - (G) C400 HEAVY-DUTY ASPHALT SURFACE

- CURB & GUTTER (ACCEPT)
- CURB & GUTTER (REJECT)

SECTION - TREE PLANTING

NO SCALE



SECTION - EVERGREEN TREES

NO SCALE

LANDSCAPE PLAN

SCALE: 1" = 20' - 0"

LANDSCAPE PLAN FOR:

REVISION DESCRIPTION	DATE	REV. BY
PROJECT # 3357-26	7 JULY 2026	REV. 21 JULY 2026
PAGES: 1 OF 1	DRAWN BY: K. BAHR	#336-14

ACE BUILDING SERVICE
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3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

LANDSCAPE ARCHITECT

Kelly's Landscape Design
920-918-2613 (cell)
Website: kellyslandscape design.com
E-Mail: kellyslandscape design@yahoo.com

TORGINOL EXPANSION

4406 TOWER DRIVE
SHEBOYGAN, WISCONSIN 53018

THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

SHEET INFORMATION		
A.C.E. JOB NO.	260/23	
DATE:	7/2/2026	
DRAWN BY:	ASC	
SCALE:	1" = 20'-0"	
SHEET		

C100

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Architectural Review of exterior remodel at 3217 Behrens Parkway

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: July 16, 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:

Torginol Inc. is proposing an addition at 3217 Behrens Parkway. The applicant states the following:

- Torginol Inc. is a manufacturer of end use materials for the resinous flooring industry. This addition to their existing facility will be used as warehouse space to store these materials.
- The existing building exterior consists of metal building wall panels with alternating colors and metal accent bands featuring a third color. The exterior also features windows for additional aesthetic appeal.
- The new building addition exterior would consist of metal building wall panels with alternating colors and metal accent bands featuring a third color. The exterior also features windows for additional aesthetic appeal.

STAFF COMMENTS:

None

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Application and required attachments.



CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW
APPLICATION

Fee: _____

Review Date: _____

Item 7.

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) A.C.E. Building Service, Inc.	Authorized Representative Kyle Reuter	Title PM/Estimator	
Mailing Address 3510 S. 26th St.	City Manitowoc	State WI	ZIP Code 54220
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

Name (Ind., Org. or Entity) Torginol, Inc.	Contact Person Jason LaBouve	Title President	
Mailing Address 4617 S. Taylor Dr.	City Sheboygan	State WI	ZIP Code 53081
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 3: Architect Information

Name A.C.E. Building Service, Inc.			
Mailing Address 3510 S. 26th St.	City Manitowoc	State WI	Zip 54220
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 4: Contractor Information

Name A.C.E. Building Service, Inc.			
Mailing Address 3510 S. 26th St.	City Manitowoc	State WI	Zip 54220
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Kyle Reuter	Title PM/Estimator	Phone Number [REDACTED]
Signature of Applicant		Date Signed

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description 3217 Behrens Parkway, Sheboygan, WI 53081		Parcel No. 59281479085
Name of Proposed/Existing Business:	Torginol, Inc.	
Address of Property Affected:	3217 Behrens Parkway, Sheboygan, WI 53081	
Zoning Classification:	Neighborhood Commerical	
New Building: ☐	Addition: ☐	Remodeling: ☐

SECTION 7: Description of Proposed Project

Torginol is a manufacturer of end use materials for the resinous flooring industry. This addition to their existing facility will be used as warehouse space to store these materials.

SECTION 8: Description of EXISTING Exterior Design and Materials

The existing building exterior consists of metal building wall panels with alternating colors and metal accent bands featuring a third color. The exterior also features windows for additional aesthetic appeal.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The new building addition exterior would consist of metal building wall panels with alternating colors and metal accent bands featuring a third color. The exterior also features windows for additional aesthetic appeal.

APPLICATION SUBMITTAL REQUIREMENTS

- A. Three 11x17 scale color drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

C. Submit digital plans and drawings of the project by email, flash drive, etc.

- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____

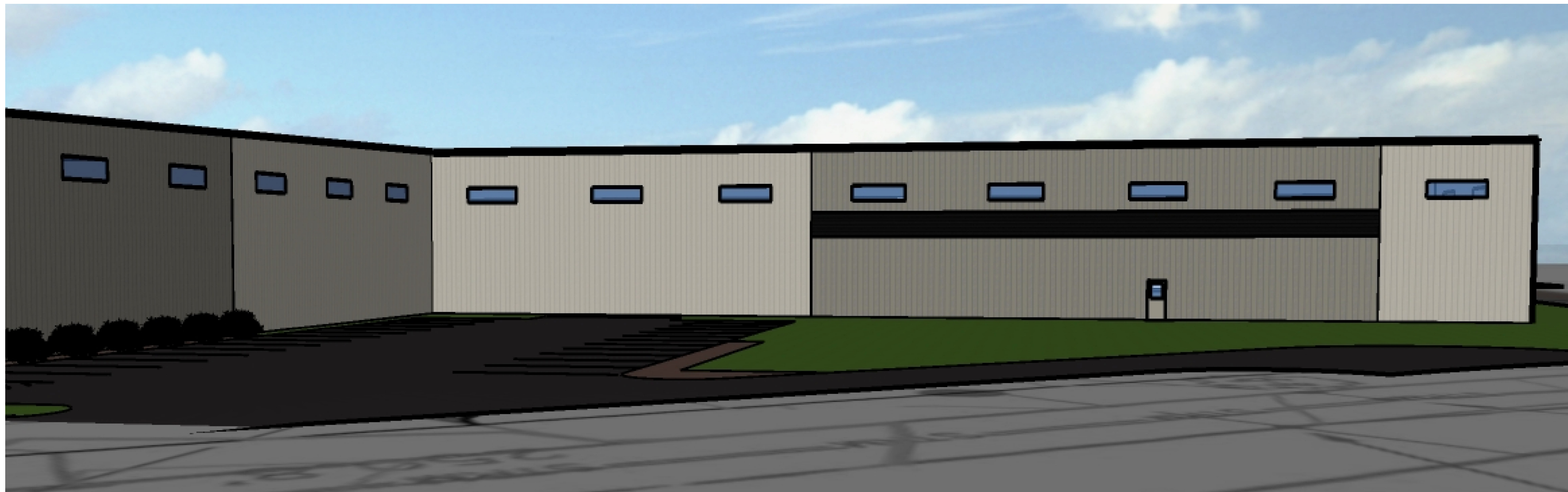
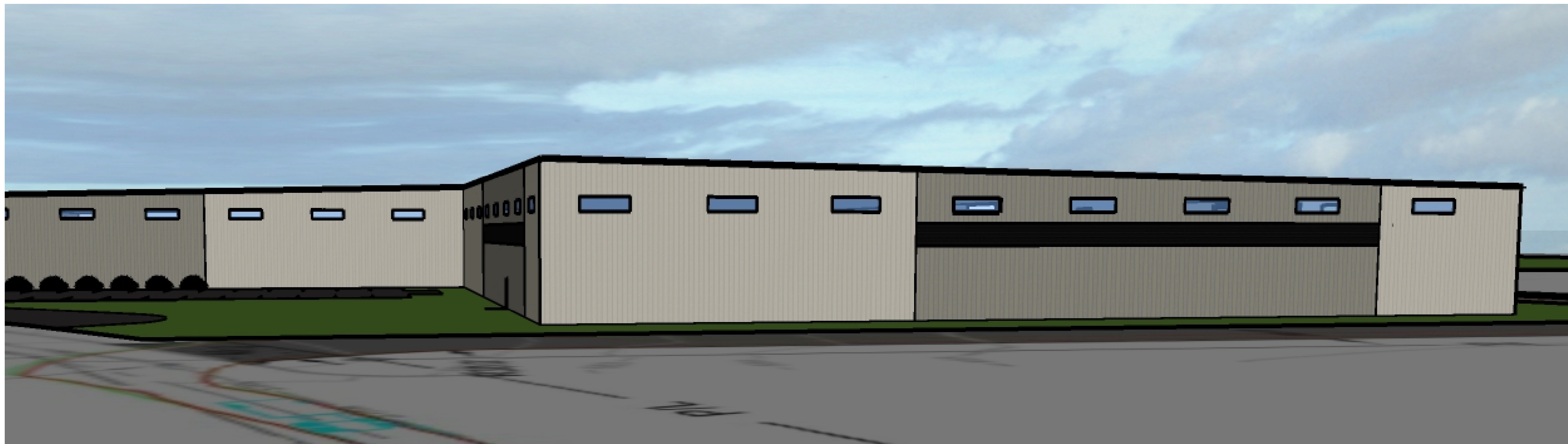
DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

DATE: _____

3217 BEHRENS PKWY. SHEBOYGAN, WI 53081



1. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES
2. PROPOSED BUILDING ADDITION AREA = 42,000 SQ FT
3. PROPOSED TOTAL BUILDING AREA = 68,267 + 67,500 + 42,000 = 177,767 SQ FT
UNLIMITED AREA PER IBC 507.4
4. CLASS OF CONSTRUCTION - TYPE IIB
5. BUILDING OCCUPANCY - S-2 STORAGE LOW HAZARD/ F-2 FACTORY LOW HAZARD (B IS ACCESSORY USE)
NO MOTOR VEHICLES ALLOWED IN BUILDING FOR LOADING, UNLOADING OR STORAGE
6. BUILDING IS PROTECTED BY AUTOMATIC SPRINKLER
7. ALL EXIT DOORS TO BE EQUIPPED WITH:
 - A. EXIT LIGHTS
 - Exit signs shall not exceed 5 Watts per side installed wattage.
 - Means of Egress Illumination Level shall not be less than 1 Foot Candle at Walking Surface
 - Emergency Power for Means of Egress shall provide power for 90 Min and consist of storage batteries, unit equipment, or on-site generator.
 - B. PROPER EXIT HARDWARE
 - 1. LEVER HANDLES THAT DO NOT REQUIRE TWISTING OF THE WRIST
 - C. THRESHOLDS THAT DO NOT EXCEED 1/2"
8. FIRE EXTINGUISHERS TO BE PROVIDED AS REQUIRED BY CODE
9. SMOKE DETECTORS TO BE PROVIDED IF REQUIRED BY CODE
10. PLUMBING FIXTURES - FULLY ACCESSIBLE EXISTING FACILITIES
 - EXISTING MENS : 1 WC, 1 U, 1 LAV
 - EXISTING WOMENS : 2 WC, 1 LAV
 - EXISTING FIXTURE COUNT SUFFICIENT FOR MAXIMUM SHIFT SIZE
11. SOIL BEARING 3,500 PSF PER SOIL REPORT BY: MILLER ENG & SCIENTISTS DATED: JUNE 17th 2024
12. PRE-ENGINEERED BUTLER MANUFACTURING COMPANY
METAL BUILDING 1540 GENESEE ST.
KANSAS CITY, MO 64102

TITLE SHEET
TS SHEET INDEX, TITLE SHEET, ENGINEERING/ DESIGNER INFORMATION

CIVIL
C100 SITE PLAN

ARCHITECTURAL

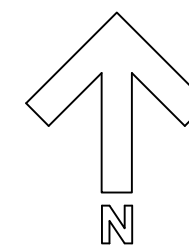
A0.1 LIFE SAFETY PLAN

A1.0 PROPOSED FLOOR PLAN

A2.0 ELEVATIONS

A3.0 BUILDING SECTION, SCHEDULES

**PROPOSED BUILDING
LOCATION**

[illegible]

A.C.F. BUILDING SERVICE

A.C.E. BUILDING SERVICE
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PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM

SMI
Civil & Structural
Engineering and Construction

PROJECT INFORMATION:

BEHRENS PARKWAY EXPANSION

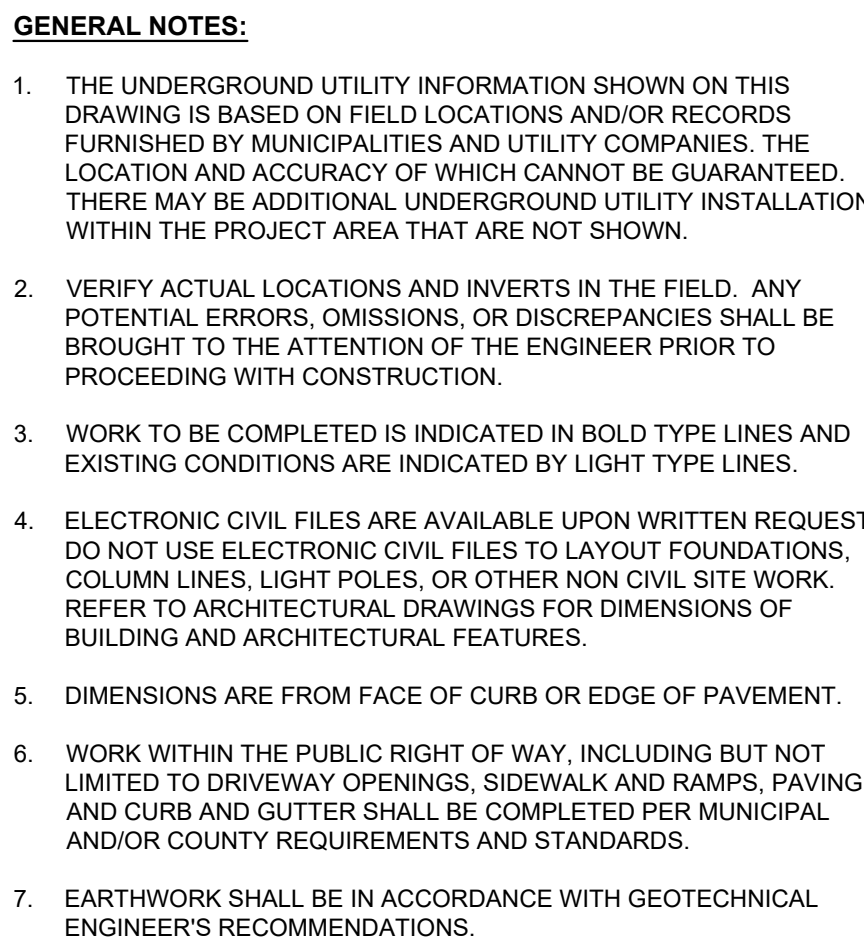
TORGINOL, INC.
3217 BEHRENS PKWY.
SHEBOYGAN, WI 5308

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BUILDING SERVICE, INC.
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OR REPRODUCED WITHOUT
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BUILDING SERVICE, INC.

SHEET INFORMATION	
C.E. JOB NO.	453_26
DATE:	06/09/20
DRAWN BY:	KDR
SCALE:	SEE SHEET

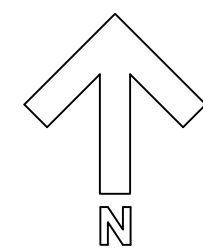
SHEET

TS



C100

PROJECT INFORMATION: TORGINOL EXPANSION 4406 TOWER DRIVE SHEBOYGAN, WISCONSIN 53018	THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.		REVISION DESCRIPTION REV. BY DATE
	ACE BUILDING SERVICE OUR REPUTATION IS OUR FOUNDATION 3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220 PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM		
	SUPERVISING PROFESSIONAL:		
C100		Item 7.	


$$1/32'' = 1'-0''$$

A C 1

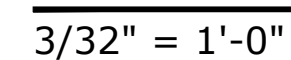
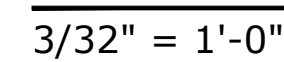
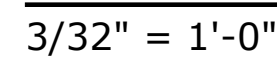
A01

28

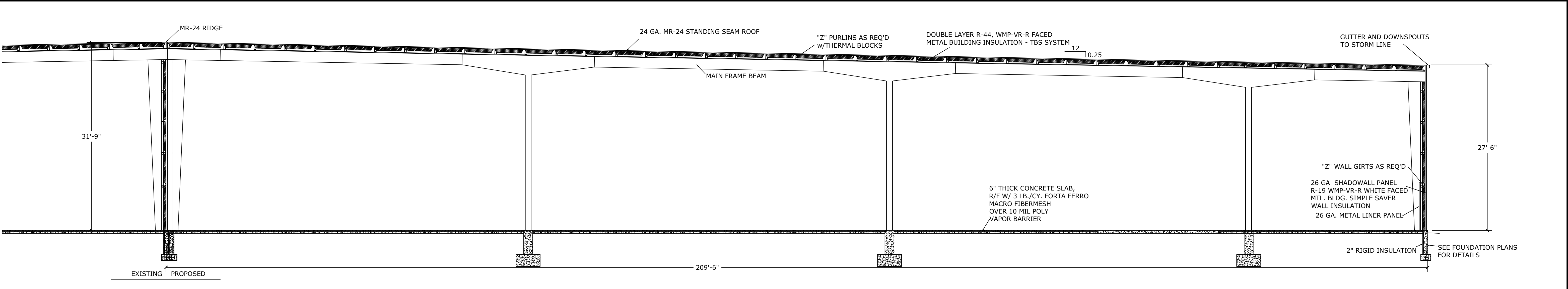
28



Civil & Structural
A DIVISION OF **ACT** BUILDING SERVICE



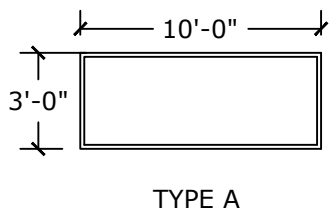
A2.0



BUILDING SECTION - 1
1/8" = 1'-0"

# DOOR AND FRAME SCHEDULE										
DOOR						FRAME		HDWR.	GLASS WALL GLAZING	NOTES
MARK #	SIZE		MATL	ELEV.	GLAZING	MATL	ELEV.	SET NO		
	WD	HGT								
1	3'-0"	7'-0"	HM	1	1" INSUL.	HM	1	1	--	
2	3'-0"	7'-0"	HM	1	1" INSUL.	HM	1	1	--	
3	14'-0"	14'-0"	ST	2	1" INSUL.	ST	2	--	--	

WINDOW SCHEDULE						
MARK	SIZE		TYPE	MATERIAL	GLAZING	
	WIDTH	HEIGHT				
1	10'-0"	3'-0"	TYPE A	ALUM	1" CLEAR ANNEALED	CLEAR ANNOIDIZED FRAME, LAM. SILL "U" VALUE = 0.36 OR BETTER



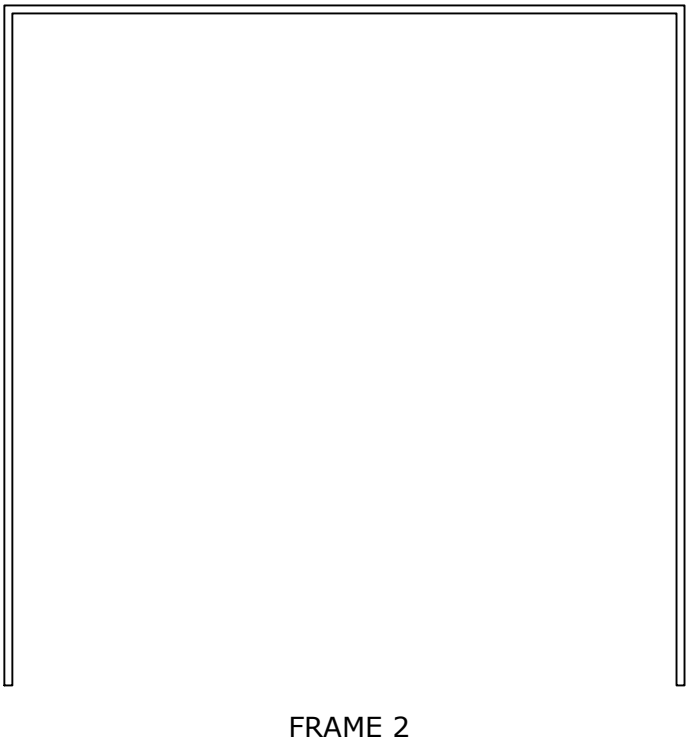
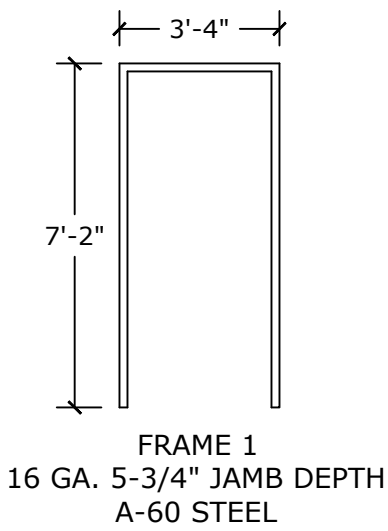
HARDWARE SCHEDULE

HARDWARE SET 1

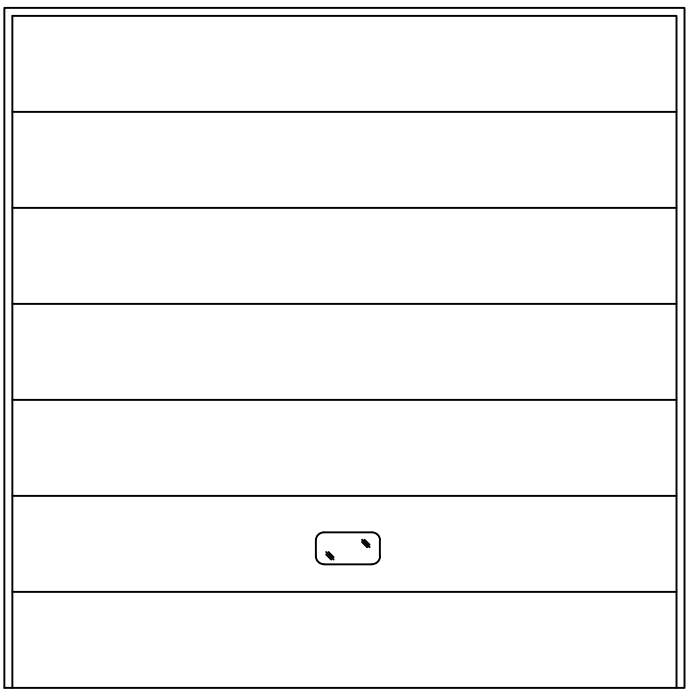
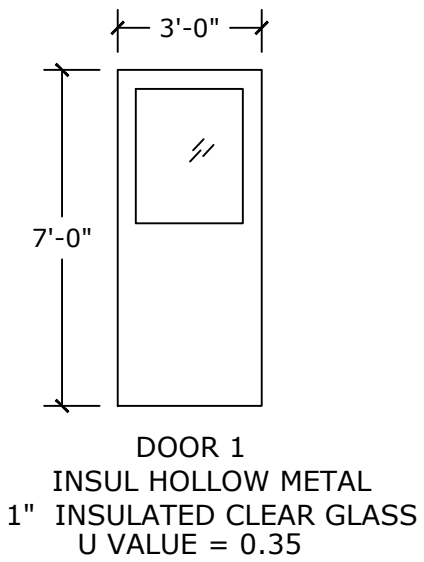
- GRADE 1, LEVER HANDLE SCHLAGE - US26D ENTRANCE LOCKSET
- (1-1/2) PAIR BALL BEARING HINGES - NON REMOVABLE PINS (NRP)
- CLOSER
- WEATHER-STRIPPING
- SWEEPS
- THRESHOLD

DOOR & HARDWARE NOTES

- ALL LOCKSETS/PASSAGE TO BE GRADE 1 - US26 SATIN CHROME FINISH - RHODES
- ALL CLOSERS TO BE HEAVY DUTY LCN 4040XP
- DOOR SUPPLIER TO INCLUDE DOOR GLAZING. GLAZING INSTALLED IN DOORS BY MANUFACTURER
- EXTERIOR DOORS WITH TOP CAPS



DOOR FRAME STYLES



DOOR STYLES

REV BY

DATE

REVISION DESCRIPTION

Item 7.

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PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM

Civil & Structural

Division of ACE Building Service

REGISTERED PROFESSIONAL

Supervising Professional

PROJECT INFORMATION:

BEHRENS PARKWAY EXPANSION

TORGINOL, INC.

3217 BEHRENS PKWY.

SHEBOYGAN, WI 53081

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SHEET INFORMATION

A.C.E. JOB NO. 336_24

DATE: 06/09/26

DRAWN BY: KDR

SCALE: SEE SHEET

SHEET

A3.0

31



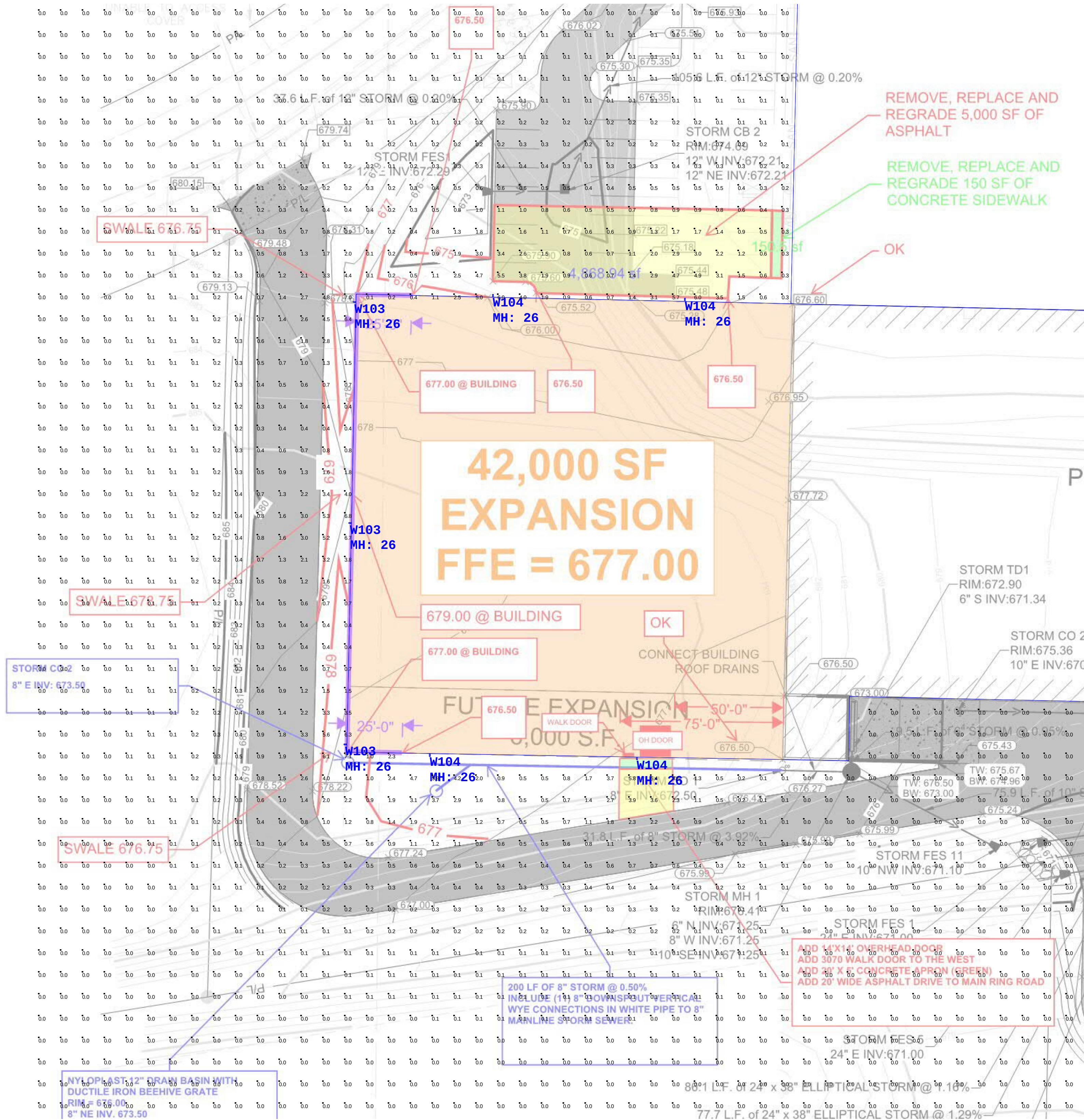
Drawn By: JB
Project #: 179023
Date: 6/18/2026

Scale: 1" = 30'

PHOTOMETRIC SITE PLAN

TORGINOL BEHRENS
PARKWAY EXPANSION

ES001



Luminaire Schedule							
Symbol	Qty	Tag	Description	Arrangement	LLF	Luminaire Lumens	Luminaire Watts
	3	W103	WALPAKCP50100UNHD8SC2ADJBZmax output type 3 distribution	Single	0.900	14166	93.55
	4	W104	WALPAKCP50100UNHD8SC2ADJBZ max output type 4 distribution	Single	0.900	13666	95.55

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
CalcPts_1	Illuminance	Fc	0.24	7.1	0.0	N.A.	N.A.	

1. STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE.
2. NOT A CONSTRUCTION DOCUMENT- FOR DESIGN PURPOSES ONLY.
3. STANDARD INDOOR CALC POINTS @ 30" AFF UNLESS NOTED OTHERWISE.
4. STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE.
5. EGRESS CALC POINTS @ 0'-0" AFF.
6. PHOTOMETRICS ARE ESTIMATED LIGHTING CALCULATIONS.
VIKING ELECTRIC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS.
7. VIKING ELECTRIC NOT RESPONSIBLE FOR FINAL REVIEW OF CODE REQUIREMENTS.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Architectural Review of an exterior remodel and addition at Edward Jones located at 3019 Superior Avenue.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: May 4, 2026

MEETING DATE: July 28, 2026

FISCAL SUMMARY:**STATUTORY REFERENCE:**

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

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

BACKGROUND / ANALYSIS:

Velstand Commercial Properties, LLC is proposing an exterior remodel and addition at Edward Jones located at 3019 Superior Avenue. The applicant states the following:

- The proposed project includes:
 - Expansion of existing office to go from four employees to approximately ten employees
 - Improved building aesthetics and parking
 - Eliminate old foundation from part of existing building
 - Bury existing powerlines
 - Improve stormwater runoff
- The existing materials are white siding and green shingled roof
- The proposed materials include:
 - LP siding
 - Stone wainscoting
 - Shingled roof

STAFF COMMENTS:

None

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Application and required attachments.



CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW APPLICATION

Fee: _____

Review Date: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) Velstand Commercial Properties, LLC	Authorized Representative Greg Monson	Title Member	
Mailing Address PO Box 689	City Sheboygan	State WI	ZIP Code 53082
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		

SECTION 3: Architect Information

Name John Dolan			
Mailing Address 318 Washington Ave	City Stevens Point	State WI	Zip 54481
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 4: Contractor Information

Name Greg Monson			
Mailing Address PO Box 689	City Sheboygan	State WI	Zip 53082
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Greg Monson	Title Member	Phone Number [REDACTED]
Signature of Applicant 		Date Signed 04/28/2026

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description 3019 Superior Avenue, Sheboygan, WI 53081	Parcel No. 59281211312
--	---------------------------

Name of Proposed/Existing Business:	Edward Jones Investments
Address of Property Affected:	3019 Superior Avenue, Sheboygan, WI 53081
Zoning Classification:	Commercial

New Building: ☐	Addition: ☐	Remodeling: ☐
--	------------------------------------	--------------------------------------

SECTION 7: Description of Proposed Project

- Expansion of existing office to go from four employees to approximately ten employees
- Improved building esthetics and parking
- Eliminate old foundation from part of existing building
- Bury existing powerlines
- Improve storm water runoff

SECTION 8: Description of EXISTING Exterior Design and Materials

- White siding
 - Green shingled roof
- (see submitted photos)

SECTION 9: Description of the PROPOSED Exterior Design and Materials

- LP siding
 - Stone wainscoting and entrance
 - Shingled roof
- (see submitted picture)











Edward Jones Office
Greg Monson
3019 Superior Avenue
Sheboygan, WI 53083
920-458-3242

Following are supplies that would be used for the new office –

- LP SmartSide Terra Brown
- Castlewood Brick from Vandervart
- Timberline HDZ High Definition Lifetime Shingles – Weather Wood

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

**CITY OF SHEBOYGAN
GENERAL ORDINANCE 8-26-27**

BY ALDERPERSONS HEIDEMANN AND CLOSE.

JULY 20, 2026.

AN ORDINANCE annexing territory to the City of Sheboygan, Wisconsin.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. In accordance with sec. 66.0217(3)(a) of the Wisconsin Statutes and the petition for direct annexation by one-half approval filed with the city clerk on the 13th day of July, 2026, including the Notice of Intent to Circulate and the Annexation Petition that was published and certified to appropriate parties, together with a scale map and a legal description of the property to be annexed, the following described territory in the Town of Wilson, Sheboygan County, Wisconsin, is hereby annexed to the City of Sheboygan, Wisconsin:

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.

Lands containing 34.129 acres

Property Address: Vacant land along County Hwy A and Weeden Creek Rd, Sheboygan, WI

Tax Parcel ID Number: 59030453125 and 59030453230

Section 2. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Sheboygan for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Sheboygan.

Section 3. In accordance with sec. 66.0217(14) of the Wisconsin Statutes, the City of Sheboygan agrees to pay annually to the Town of Wilson, for five (5) years, an amount equal to the amount of property taxes that the Town levied on the annexed territory, as shown by the tax roll under sec. 70.65 of the Wisconsin Statutes, in the year in which the annexation is final.

Section 4. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 5. Chapter 105 of the Sheboygan Municipal Code establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and establishing the Use District Classification of said lands

as Suburban Industrial (SI) Classification.

Section 6. The territory described in Section 1 of this ordinance is hereby made a part of the 19th Ward and the 10th Aldermanic District.

Section 7. This ordinance shall take effect upon passage and publication as provided by law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

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.

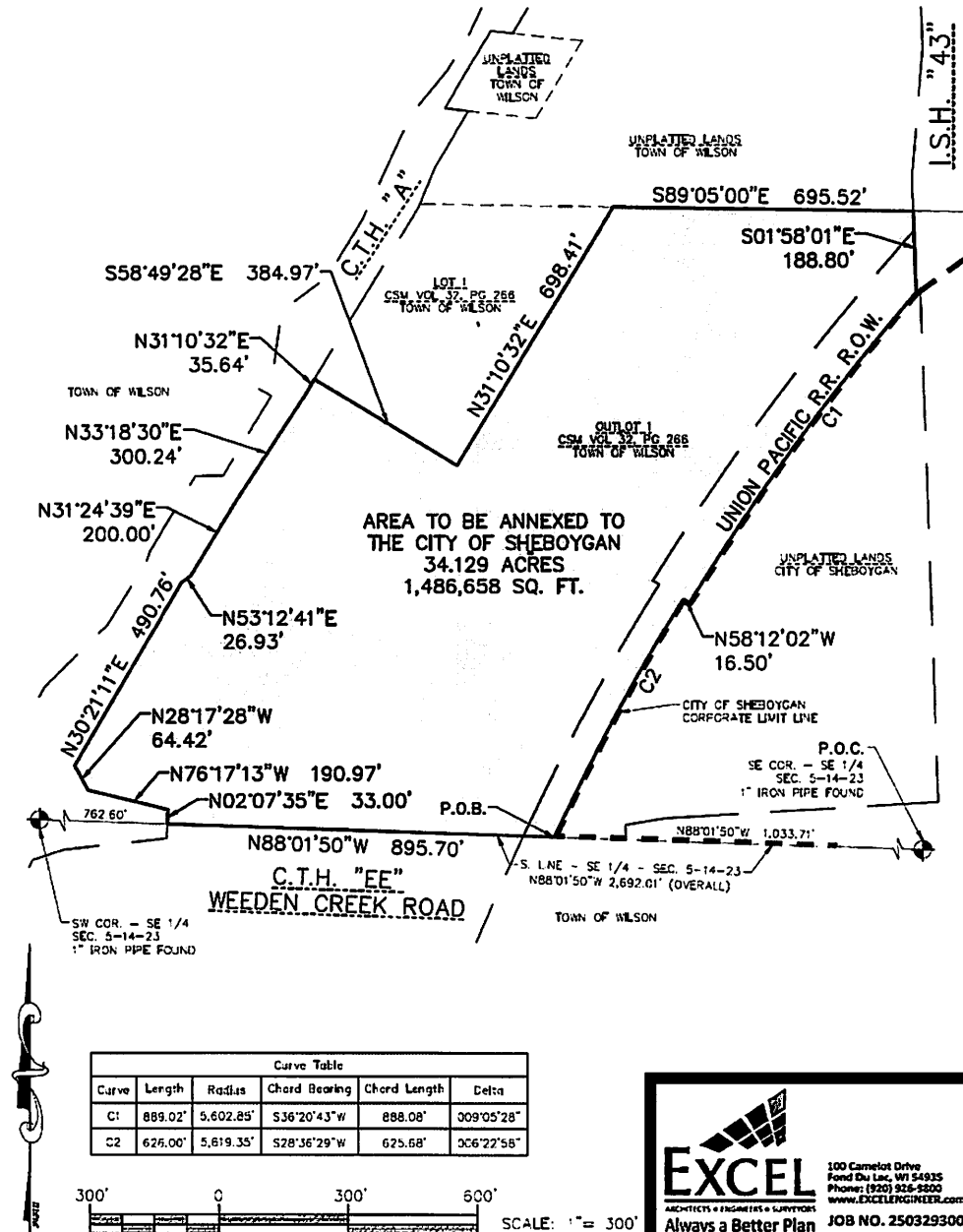
LEGAL DESCRIPTION OF TERRITORY TO BE ANNEXED:

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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'-

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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

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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

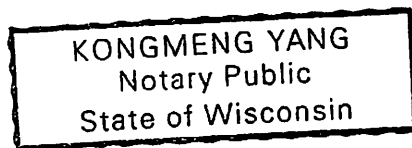
93-29

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.



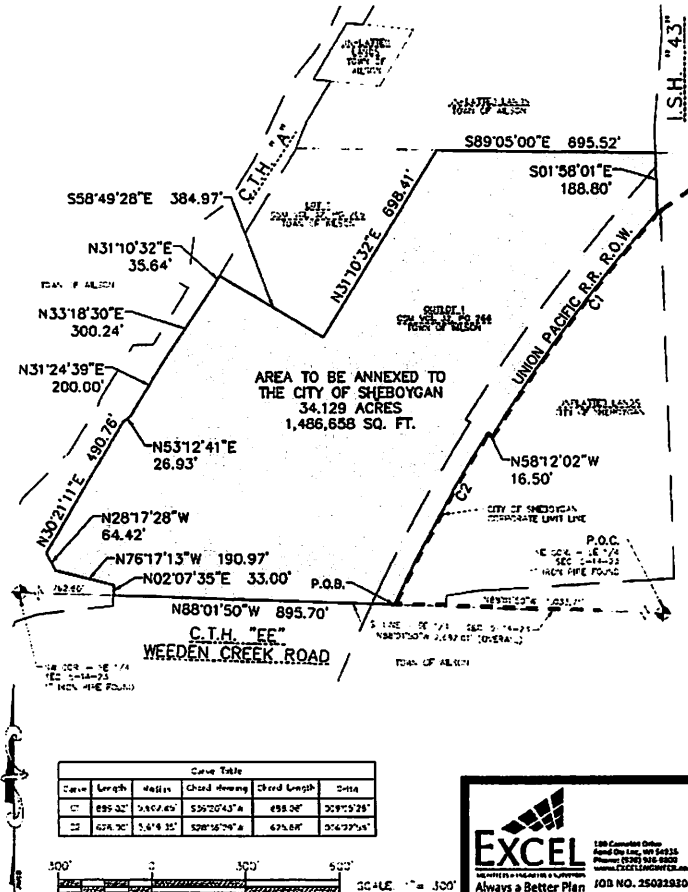
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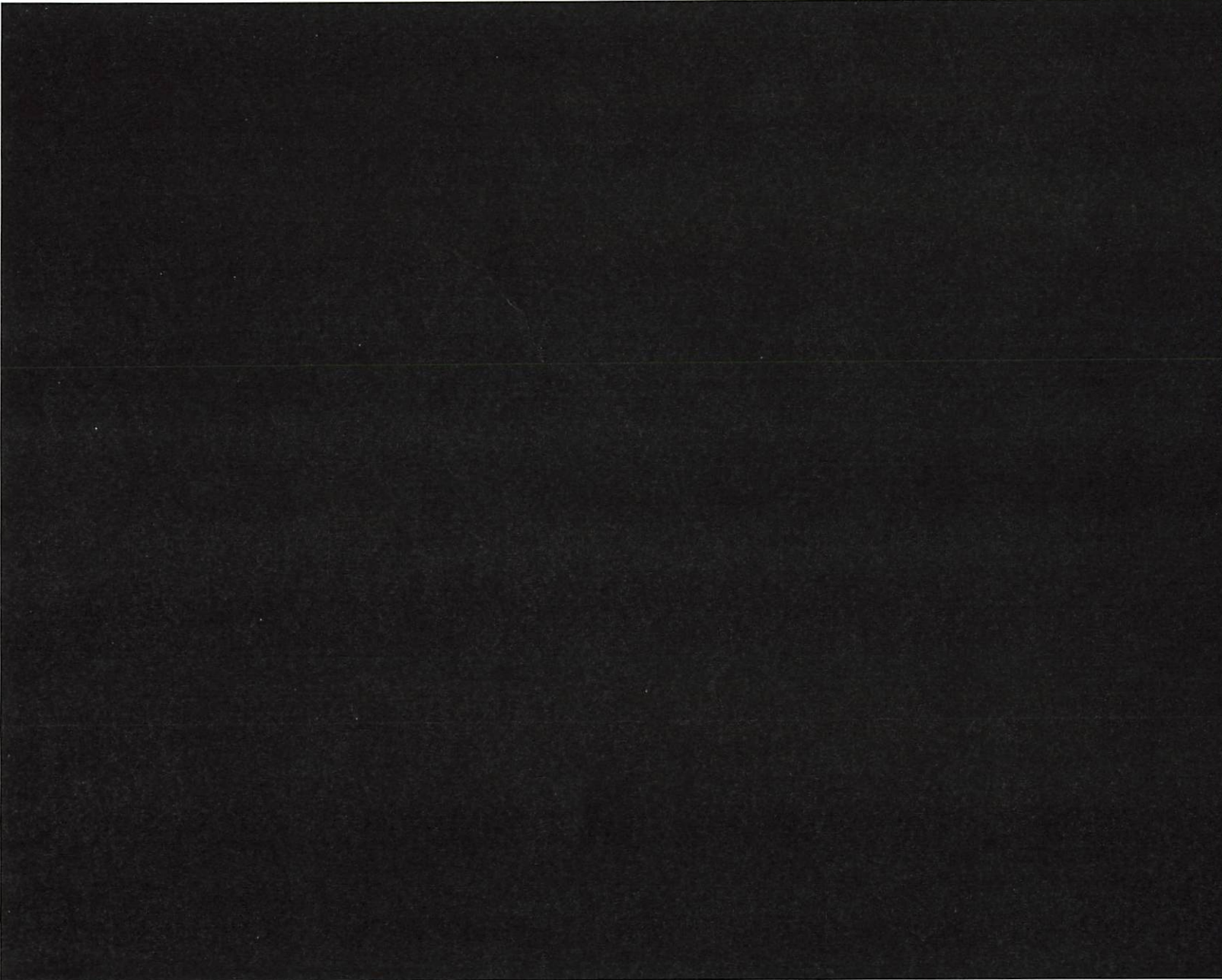
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Petitioner Information: Matthew N. Zingsheim (As Member of The Mighty Three Stripe LLC) 686 Riverview Drive Plymouth, WI 53073

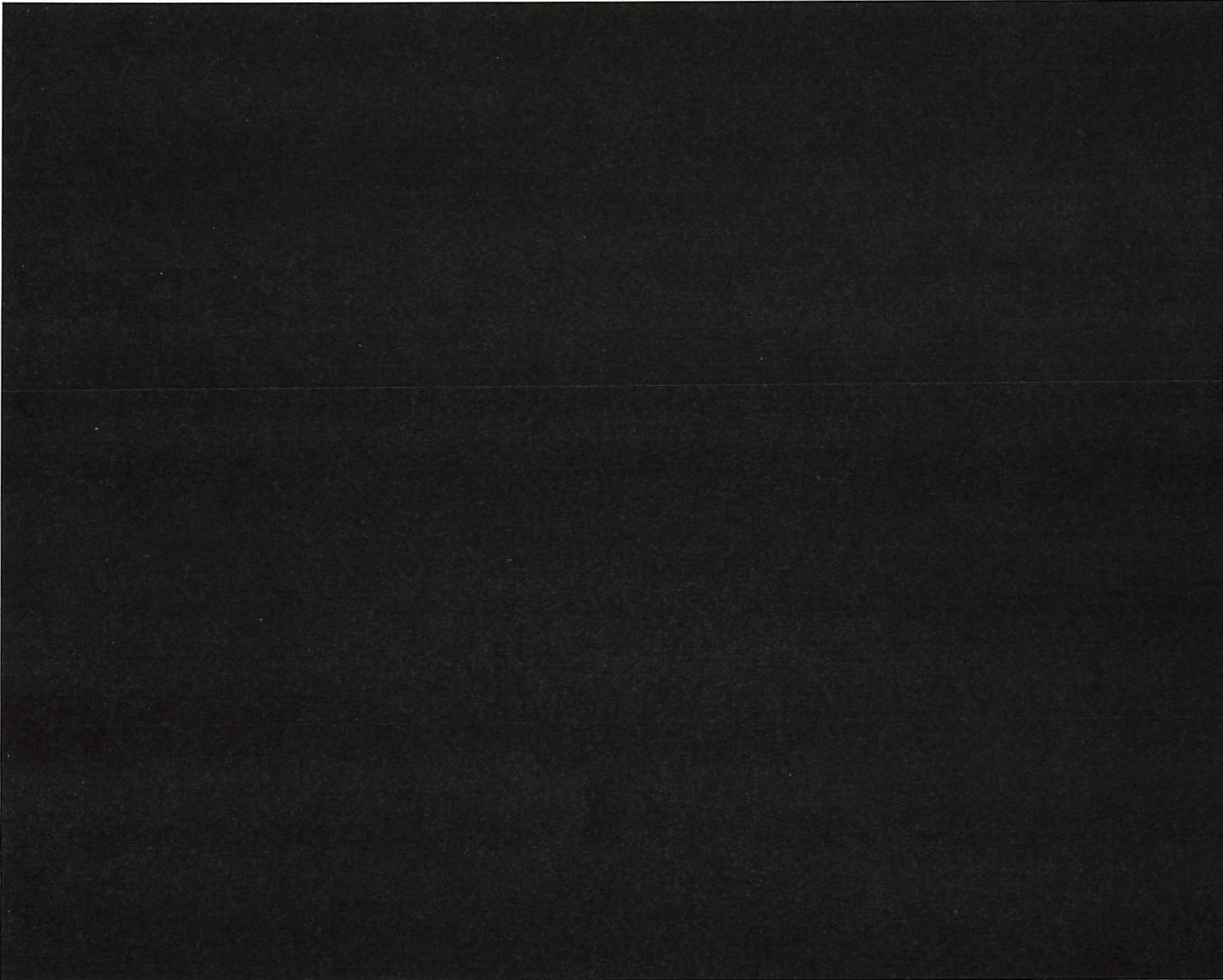
By: Matthew N. Zingsheim

Matthew N. Zingsheim, Member



U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
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	
<u>Reference Information</u>	
MVP The Mighty Three Stripe, LLC	

PS Form 3800, Facsimile, July 2015



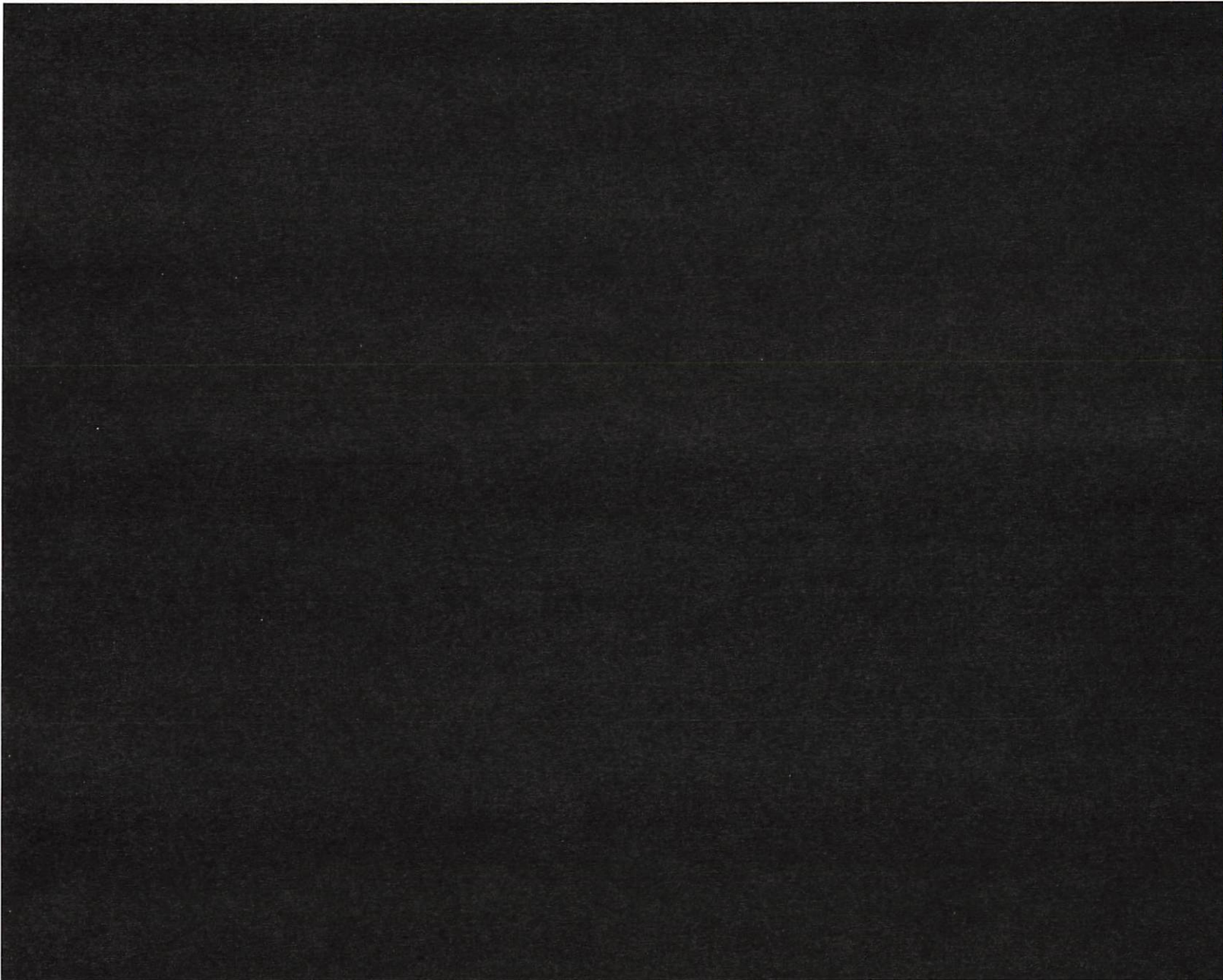
U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS® ARTICLE NUMBER	
9414 7266 9904 2251 7746 43	
Certified Mail Fee	\$ 5.30
Return Receipt (Hardcopy)	\$ 4.40
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.74
Total Postage and Fees	\$ 10.44 <i>11.00</i>
Sent to: Town of Wilson Town Clerk 5935 S Business Dr. Sheboygan, WI 53081	
<u>Reference Information</u>	
MVP The Mighty Three Stripe, LLC	

PS Form 3800, Facsimile, July 2015



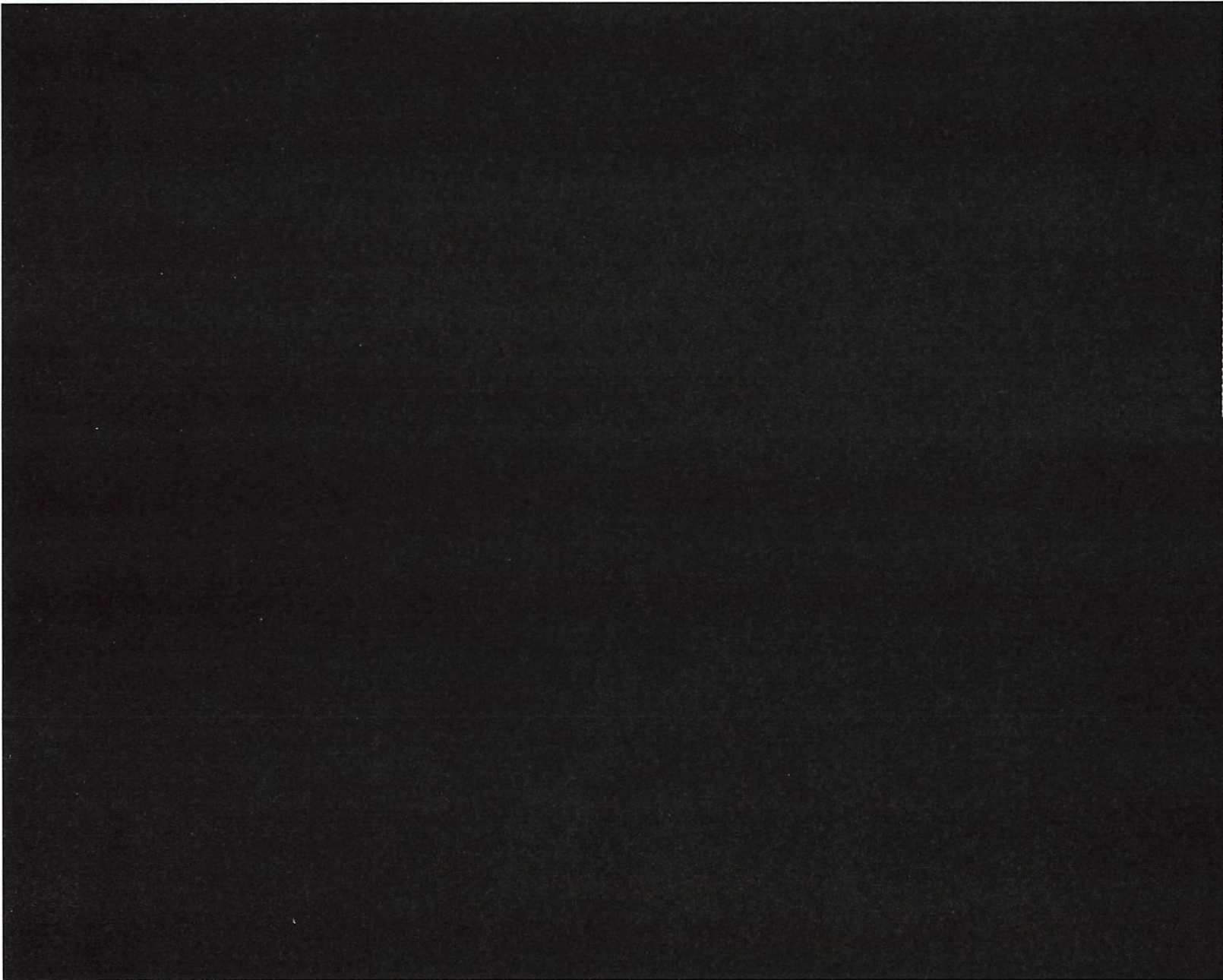
U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
USPS ARTICLE NUMBER	
9414 7266 9904 2251 7746 36	
Certified Mail Fee	\$ 5.30
Return Receipt (Hardcopy)	\$ 4.40
Return Receipt (Electronic)	\$ 0.00
Certified Mail Restricted Delivery	\$ 0.00
Postage	\$ 0.74
Total Postage and Fees	\$ 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 <i>Domestic Mail Only</i>	
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	

PS Form 3800, Facsimile, July 2015



U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
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 (1.16)
Sent to: Department of Administration PO Box 1645 Madison, WI 53701	
Reference Information	
MVP The Mighty Three Stripe, LLC	

PS Form 3800, Facsimile, July 2015



U.S. Postal Service® CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
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	
PS Form 3800, Facsimile, July 2015	



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.

1001-6410 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

Item 9.

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>