

CITY OF GILLETT
PLANNING COMMITTEE MEETING
Council Chambers – Municipal Building
150 N McKenzie Ave – Gillett, WI 54124

THURSDAY, MARCH 4, 2021 AT 4:15 PM
MINUTES

Chair Spaulding called the meeting to order at 4:15 pm.

Roll Call

Present: Alderperson Gary Spaulding, Nanette Mohr and Marie Blaser

Also Present: Mayor Josh McCarthy, Debbie Rudie, Sandra Hubbard, Matt Stroik and Clerk Treasurer Chelsea Anderson
Public – Jon Gildemeister and Steve Walczak (via phone) from Match Realty of Green Bay.

Public Input: None

AGENDA ITEMS:

1. Discussion and Possible action on Minutes from January 7, 2021

MOTION: Mohr/Blaser

Motion to approve the meeting minutes from January 7, 2021

Voice Vote: All Ayes – **MOTION CARRIED**

2. Discussion and Possible action on Sale and listing of Ridgewood Heights lots- Match Realty proposed a deal to market the lots. Leave lay.
3. Discussion and Possible action on Geise Wood Processing- No complaints at 210 or 214 E Railroad Street from Mr. Giese processing wood on the lot because he hasn't processed any. He was supposed to clean the lot and put up a fence. Send Mr. Giese a notice to ask his intentions.
4. Set Next Meeting Date- March 15, 2021 at 4:15 PM.
5. Adjournment at 4:45 PM.
MOTION: Mohr/Blaser
Motion to adjourn.
Voice Vote: All voting aye – **MOTION CARRIED**

Respectfully Submitted by
Clerk Treasurer Chelsea Anderson

CITY OF GILLETT
PLANNING COMMITTEE
Council Chambers – Municipal Building
150 N McKenzie Ave – Gillett, WI 54124
THURSDAY, MARCH 4, 2021 AT 4:15 PM
AGENDA

Committee may deviate as needed

Meeting Called to Order

Roll Call

Open Meeting Law has been complied with

PUBLIC INPUT

AGENDA ITEMS:

1. Discussion and Possible action on Minutes from January 7, 2021
2. Discussion and Possible action on Sale and listing of Ridgewood Heights lots
3. Discussion and Possible action on Geise Wood processing
4. Set Next Meeting Date
5. Adjournment

cc: Committee members Spaulding, Mohr, Blaser

Please remember to silence cell phones before attending meetings at City Hall

It is possible that members of and possibly a quorum of members of the City Council or other committee may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the City Clerk's office 920-855-2255 with as much advance notice as possible.

Agenda subject to change up to 24 hours prior to the meeting

CITY OF GILLETT
PLANNING COMMITTEE MEETING
Council Chambers – Municipal Building
150 N McKenzie Ave – Gillett, WI 54124

THURSDAY JANUARY 7TH, 2021 AT 5:30 PM
MINUTES

Chair Spaulding called the meeting to order at 5:30 pm.

Roll Call

Present: Alderperson Gary Spaulding, Nanette Mohr and Marie Blaser

Also Present: Mayor Josh McCarthy, Alderperson Sandra Hubbard, Deb Rudie, Matt Stroik and Deputy Clerk Tonni Larson.

Public – Jon Gildeneisner and Steve Walczak from Match Realty of Green Bay.

Public Input: Mohr presented a news article from the City of Shawano in regards to the purchase, by a developer, of the old hospital parking lot for future housing development. It highlighted the plans for single family homes in which lots would sell for \$20,000 - \$25,000. There was discussion in the group regarding the comparison of this property to the current lots for sale in Ridgewood subdivision in the City of Gillett.

Gildeneisner and Walczak were inquiring about the opportunity to list the lots in Ridgewood. They provided comparisons to properties in Ledgeview (Green Bay) area but after further discussion, decided that it would not be a good fit for their agency when listing all four lots. They explained what they could offer in marketing and services and the dollar amount they would need to list each lot. Following further information on the history of the property, it would not make sense to list with their agency.

AGENDA ITEMS:

1. Discussion and Possible action on Minutes from October 13th, 2020

MOTION: Mohr/Blaser

Motion to approve the meeting minutes from October 13th, 2020

Voice Vote: All Ayes – **MOTION CARRIED**

2. **Discussion and Possible action on listing the Ridgewood Lots and Campground.** Stroik presented the group with a letter of intent to purchase the said lots. Stroik read the offer out loud. It was a two part offer. The intent was to purchase lot 206 for an amount of \$5,000 and the second part would be to purchase the remaining three lots 6 to 8 months down the road for \$5,000 each or a total of \$15,000. The council discussed their concerns of the two part offer. With selling all lots at a discount, \$5,000 each, it was the desire of the council to sell close in one transaction. The concern was that the buyer may not follow through on the second part of the offer. Stroik noted that the potential buyer would be available via conference call and the council could talk to him directly to determine his intentions.

At this point it was 6pm which was the start of monthly council meeting. Mohr motioned to adjourn, seconded by Blaser and return to this meeting after the adjournment of the council meeting.

Spaulding called the meeting back to order at 7:12.

The potential buyer was contacted via conference call at 7:15. He began by providing his bio and experience. He then explained his intentions for the properties and why he wanted to purchase the parcels in two transactions. He found these properties on-line when they were up for auction some time ago. He felt it necessary to begin with one and build a relationship with the City before acquiring the remaining lots. He also needed to work on a time line with his partners / developers.

**CITY OF GILLETT
PLANNING COMMITTEE MEETING
Council Chambers – Municipal Building
150 N McKenzie Ave – Gillett, WI 54124**

Following questions from the group, the call ended for council discussion. The Council overall did not feel comfortable selling in two transactions and would propose the following to the potential buyer. The City would sell the first lot, #206, for an amount of \$8,000 with the remaining three being sold for \$12,000, totaling the same \$20,000 in the end. First closing in 30 days and the second in 6 months. A Developer's Agreement would be require the buyer to build one home in the first year and the remaining three over the next three years. In addition, the building covenants would be attached to the Developer's Agreement and homes would need to be building according to this document. A second call was placed to the potential buyer with the above verbal counter to his letter of intent. Following continued discussion, the Council did not feel comfortable in moving forward as the potential buyer did not want to agree to the counter. The call was ended with the potential buyer. To close, the Planning Committee decided all lots should be sold together based on the deep discount being offered, and that they would decline the original offers made through a letter of intent from the potential buyer. This item would be tabled for now and Stroik said he would contact Mayor McCarthy in the morning to update him on the discussions.

3. **Discussion and Possible action on request for addition parking lot at 146 N Francis Ave.**
Serenity Gardens – The owner of the above property provided a drawing of the area he would like to add for parking. The concern from Anderson, Public Works Director, was that the proposed area would be in the right of way and that it would create issues with snow removal and plowing. He would review the property on Oconto County Solo site and meet with the owner on site to discuss the request and to review other options. Mohr stated we should do what we can to help with the request because the owner has provided a wonderful option for care of the aging resident of our city. Anderson will report back the finding at the next meeting.

4. Adjournment at 8:07 PM.

MOTION: Mohr/Blaser

Motion to adjourn.

Voice Vote: All voting aye – **MOTION CARRIED**

Respectfully Submitted by
Deputy Clerk – Tonni Larson

Estimate of Closing Costs and Proceeds

Date: 2/4/2021
 Address: Ridgewood
 Seller: City of Gillett
 Close Date: 7/1/2021

Sale Price: \$ 19,900.00 A traditional Realtor would have to sell for \$ 22,900 to = MRG

Commission	\$ 3,000.00	Flat Commission pays both sides. Buyer and Seller
Transfer Tax	\$ 59.70	
Owners Title	\$ 539.00	
Closing Fee	\$ 350.00	
Deed Prep	\$ 75.00	
Special Assessment Letter	\$ 60.00	
GAP	\$ 125.00	
Final Water Escrow	\$ 150.00	
Real Estate Tax Proration	\$ -	Annual Net Taxes: \$0.00
Buyers Closing Cost Credit	\$ -	
Admin Fee to Realtor	\$ 450.00	
Title Endorsements	\$ -	
Total Fees and Costs	\$ 4,808.70	
Mortgage Payoff	\$ -	Estimated

Estimated Total Proceeds Savings by using MRG \$ 3,000

Before Payoff: \$ 15,091.30

After Payoff: \$ 15,091.30

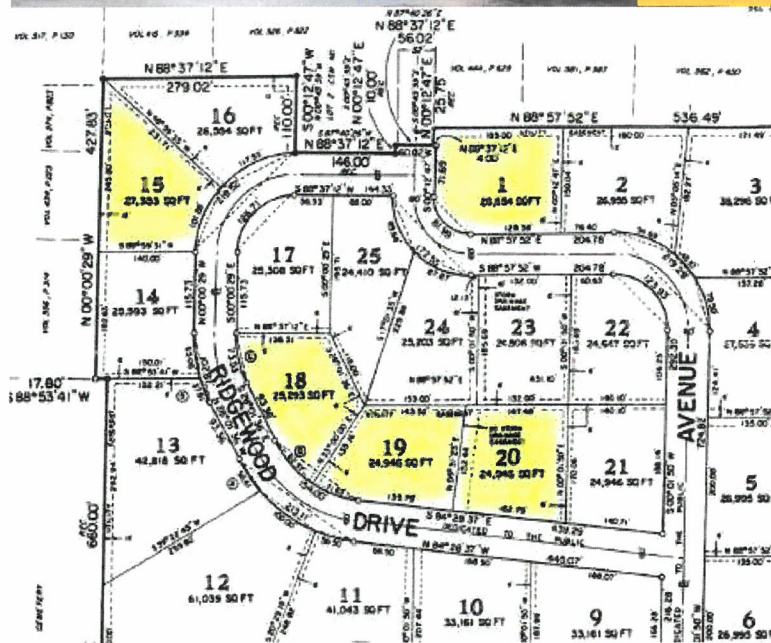


**All costs are estimated for planning purposes.

Residential Lots \$10,000

Ridgewood Heights

**Fully Improved Large Buildable Sites at
the Edge of the City of Gillett
It's BUILDING season..let's get started!**



- ✓ City Water and Sewer to Lot Line
- ✓ Natural Gas Heating and WE Energies Power
- ✓ Walking Distance to Elementary, Middle and High School
- ✓ Low City of Gillett Property Tax
- ✓ Great location just 40 minutes from Green Bay, 20 minutes from Shawano and 50 minutes from the Fox Valley.
- ✓ City offers small school district, five parks, five churches and is the home of the Oconto County Fair
- ✓ Four lots to select from each over 26,000 square feet.
- ✓ Spec homes welcome and encouraged.
- ✓ Price discount for builder who has interest in all four lots. Note – One closing for discount to apply.

**Subdivision Map and home
covenants attached.**

CONTACT:

Josh McCarthy – City of Gillett
920-855-2255
Josh.mccarthy@ci.gillett.wi.us

