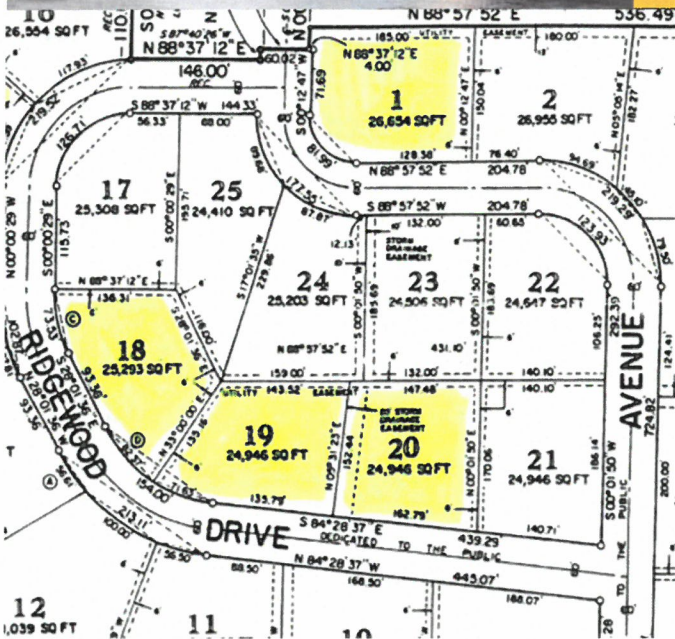


**Residential Lots \$12,900**

## **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:**

Clerk – City of Gillett  
920-855-2255

[chelsea.anderson@ci.gillett.wi.us](mailto:chelsea.anderson@ci.gillett.wi.us)





**Map Details:**

- Lot 1 (Yellow):** 26,654 SQ FT. Boundaries: N 88° 37' 12" E 56.02', S 88° 37' 12" W 110.00', N 88° 37' 12" E 146.00', S 88° 37' 12" W 110.00'.
- Lot 2:** 26,955 SQ FT. Boundaries: N 88° 57' 52" E 180.00', S 88° 57' 52" W 171.49', N 88° 57' 52" E 171.49', S 88° 57' 52" W 180.00'.
- Lot 3:** 38,296 SQ FT. Boundaries: N 88° 57' 52" E 215.00', S 88° 57' 52" W 157.28', N 88° 57' 52" E 157.28', S 88° 57' 52" W 200.00'.
- Lot 4:** 27,539 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 5:** 26,995 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 6:** 26,995 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 7:** 27,040 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 8:** 42,664 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 9:** 33,161 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 10:** 33,161 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 11:** 41,043 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 12:** 61,039 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 13:** 42,818 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 14:** 25,593 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 15:** 27,353 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 16:** 26,554 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 17:** 25,308 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 18:** 25,293 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 19:** 24,946 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 20:** 24,946 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 21:** 24,946 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 22:** 24,647 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 23:** 24,506 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 24:** 25,203 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- Lot 25:** 24,410 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.
- OUTLOT 1:** 110,542 SQ FT. Boundaries: N 88° 57' 52" E 135.00', S 88° 57' 52" W 124.41', N 88° 57' 52" E 124.41', S 88° 57' 52" W 200.00'.

OUTLOT 1  
110,542 SQ FT

This district is intended to provide an attractive community and to ensure the best use and most appropriate development of and improvement of each building site. See separate restrictive covenants for details.[1]

A.

Permitted principal uses and structures: single-family dwellings.

B.

Permitted accessory uses and structures: uses and structures customarily accessory and clearly incidental to permitted principal uses and structures. Home occupation is not allowed.

C.

Exception uses and structures: none permitted.

D.

Dimensional requirements. Single-family dwellings may not exceed 2 1/2 stories. Home size will be a minimum of 1,400 square feet of finished living space. An attached garage will be limited to 1,000 square feet, and exterior material will be in harmony with house design and rooflines. One outbuilding will be allowed not to exceed 1/2 of the total square feet of living space of the house and shall be in harmony with the house exterior. There shall be a minimum twenty-five-foot setback from a street line to any garage, twenty-foot setback from a street line to any living area wall, ten-foot setback from a street line to any non-living wall other than garage, and a ten-foot setback to any side or rear lot line.

E.

Parking. Single-family dwelling: two spaces per unit.[2]

[2]

Editor's Note: Former Subsection F, Signs, which immediately followed this subsection, was repealed 3-3-2011 by Ord. No. 3-2011.



THE COMMON COUNCIL OF THE CITY OF GILLETT HEREBY ORDAINS THAT THE FOLLOWING DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR RIDGEWOOD HEIGHTS ARE APPROVED.

THIS DECLARATION, made this 5th day of September 1991, by the City of Gillett hereinafter called "the developer",

**WITNESSETH:**

WHEREAS, the developer is the owner of the real property described in Article I of this Declaration, and desires to subject it to conditions, restrictions, covenants, reservations and easements for the benefit of said property as a whole and for the benefit of each owner of any part thereof.

NOW THEREFORE, the developer hereby declares that the real property hereinafter described shall be used, held, transferred, sole and conveyed subject to the conditions, restrictions, covenants, reservations and easements hereinafter set forth which shall inure to the benefit of and pass with said property and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof.

**ARTICLE I**

Property subject to this Declaration. The following property shall be subject to this declaration: Ridgewood Heights.

**ARTICLE II**

2.1 General Purpose. The general purpose of this declaration is to help assure that Ridgewood Heights will become and remain an attractive community and to insure the best use and the most appropriate development and improvement of each building site; to protect owners of building sites against such use of surrounding building sites as will detract from the residential value of their property; to prevent the erection hereon of poorly designed or proportioned structures; to obtain harmonious use of material and color schemes; to insure the highest and best residential development of said property; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets, and adequate spaces between structures to insure light, air, privacy and to minimize damage from fire.

2.2 Land Use and Building Type. No lot shall be used except for single-family residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot which exceeds two and one-half stories in height and other outbuildings incidental to residential use for the premises.

Home size will be a minimum of 1400 sq. ft. of finished living space. An attached garage will be limited to 864 sq. ft. and exterior material will be in harmony with house design and roof lines. **one** out-building will be allowed not to exceed one-half of the total sq. ft. of living space of the house and be in harmony with house exterior.

No home occupation shall be allowed, home occupation being defined as any Occupation for gain or support conducted within a dwelling which is individual and secondary to the use of the dwelling for dwelling purposes. Home occupation

shall include, but are not limited to, office for an accountant, real estate agent, insurance agent, clergyman, architect, dressmaking, millinery, babysitting, laundering, crafts and musical instruction. Said uses are by way of example and not by way of limitation. This prohibition on home occupation shall not apply to occupations conducted by a salesperson who conducts sales away from the home such as an Avon person or Fuller Brush person.

2.3 Architectural Control. In the interest of promoting attractive design, it is preferred but not required that any residence or garage be designed by an architect or practicing home designer. No structure shall be erected, placed or altered on any lot in the platted blocks involved until the building plans, specifications, and plot plan showing the location thereof have been approved in writing as to quality, materials, harmony of external design and colors, with existing planned structures, and as to location with respect to topography, neighboring buildings, setbacks, finish grade elevations, driveways and planting, and landscaping by the Planning Committee. The committee shall have the power to waive its right to review plan for non-residential structures for a period of time or particular area. In the event said committee or its designated representative fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such structure or the making of such alterations or to require the removal thereof has been commenced before one year from the date of the completion thereof, such approval will not be required and this covenant shall be deemed to have been fully complied with.

2.4 Dwelling Quality. The design, layout, and exterior appearance of each residence shall be such that, in the opinion of the Planning Committee at the time of approving the building plans, the residence will have no substantial adverse effect upon property values in the neighborhood.

2.5 Landscaping. Landscaping shall meet all current city ordinances. Also see item 2.11 H below.

2.6 Property Marker. Property owner or subdivider shall replace property Irons within 30 days if disturbed.

2.7 Ground Fill on Building Site Where fill is necessary on the building site to obtain the proper topography and finished ground elevation, it shall be ground fill free of waste material and shall not contain noxious materials that will give off odors of any kind, and all dumping of fill material shall be leveled immediately after completion of the building. Any excess excavated earth shall be removed from the building site and deposited where directed by the City of Gillett.

2.8 Drainage. The land on all sides and near rear lot lines shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

2.9 Nuisances No noxious odors shall be permitted to escape from any building site and no activity which is, or may become, a nuisance or which creates unusually loud sounds or noises shall be suffered or permitted on any building site. Outside parking of inoperable and or unlicensed motor vehicles or campers or other materials on any site

is prohibited. Customary overnight

Parking or storage of vehicles that have a gross vehicle weight of 8,000 pounds and/or exceed 8 feet in width shall be prohibited on any public street within this residential development.

2.10 Signs No permanent sign of any kind shall be displayed to the public view on any lot except one sign up to 12 square feet advertising the property for sale or rent, or a sign used to advertise the property during the construction and sales period. All signs shall be located at least ten feet back from the lot line. Personalized name signs not to exceed 6 sq. ft. will be allowed.

2.11 Fences and Walls. Fences erected on residential premises shall be limited to the following maximum heights:

- A) Three feet when located along lot lines.
- B) Five feet when located at least 5 feet from the lot line.
- C) Six feet when located at least 15 feet from the lot line.
- D) No fence shall be constructed or erected on residential premises in the City of Gillett exceeding 6 feet in height.
- E) It shall be unlawful to use barbed wire to construct any fence or part of a fence in a residentially zoned area. Utility snow fences may be used only during the winter months. Such fences shall be removed at the end of each **winter** season.
- F) No fence shall be constructed beyond the front of a house or building. Front yard setback requirements of the zoning code shall be applied to determine the maximum projection when the existing house or building has a non-conforming set-back.
- G) Posts of any permitted fence shall be placed on the applicant's side of the fence.
- H) All mass planting needs to be approved by the Planning Committee prior to planting.

2.12 Building Location Control In lieu of the normal building location controls set forth in the zoning regulations of the City of Gillett, as provided by the Planned Development Regulations, the following locational controls are established:

A. Street Setback:

- 1. There shall be a minimum 25 foot setback from a street right-of-way line to any garage, to provide an entrance and parkway apron for the garage.
- 2. There shall be a minimum 20 foot setback from a street right-of-way to any living area wall.
- 3. There shall be a minimum 10 foot setback from a street right-of-way to any non-living area wall for landscaping purposes.

B. Offsets from Lot Line:

- 1. No building shall be closer than 10' to any lot line.
- 2. All dog kennels will be behind the house and a minimum of 6' from lot lines.

2.13 Corner Visibility On any corner residential lot, nothing shall be erected, planted or allowed to grow within a triangle created by extending a line 25 feet along each street right of way from the intersection that will obscure visibility over the height of 3 feet above street grade.



2.14 Recreational Vehicles and Structures. Outside storage is permitted in a reasonable manner for the following: building for ice fishing, mobile camp trailer, snowmobile, camper utility trailer and boat, provided that the above vehicles and structures are owned by the resident. No storage is permitted in front yards.

2.15 Satellite Dishes. No satellite dish shall be placed on a lot without meeting all setback requirements. Further, no satellite dish shall be placed as to interfere with the use of an adjoining lot. No more than one satellite dish shall be placed on a lot. Any satellite dish which is inadequately anchored, or is not structurally sound, may be subject to order of removal by the Building Inspector.

2.16 Utility. All utility lines for electricity, cable TV, and telephone shall be placed underground in rear lot line easement. The developer will coordinate all underground placement with a 15 day notice to each utility as to line placement date.

Temporary overhead facilities may be installed to serve a construction site or where necessary because of severe weather conditions. In the latter case, within a reasonable time not to exceed 120 days.

Where the utilities are installed, the easements shall be graded to within 6 inches of final grade by the developer, prior to the installation of such facilities, and earth fill, piles or mounds of dirt shall not be stored on such easement areas.

2.17 Street lighting. All street lights within the area being developed will be coordinated with the electric utility serving the subdivision and as approved by the planning-utility committee.

2.18 Streets. After the installation of temporary block corner monuments and all underground facilities by those involved and after the street grades have been established by the city and a majority of the lots sold the said street shall be installed.

2.19 Public Sanitary Sewer. The city shall construct sanitary sewers in such a manner as to make adequate sanitary sewer service available to each lot within the subdivision. The planning-utility committee requires the installation of sewer laterals to the street lot line at the property owner's expense.

Building permits will be required and shall be issued for erection of any structure on any lot.

2.20 Curb and Gutter Assessment. Landowner is responsible for the standard 6 inch curb and 18 inch gutter, and the City shall apply a full-width bituminous surface at a completed depth of at least 3 inches, all in accordance with plans and specifications as approved by the Director of Public Works. On corner Residential lots, a deduction of 50% of the total assessable footage taken on both sides of the lot shall be allowed the property owner. If the improvements are constructed in two stages, deduction will be taken on the second stage.

2.21 Temporary Housing. There will be no temporary housing during Construction. Any construction trailers will be limited to 120 days.