

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

THURSDAY, APRIL 1, 2021 AT 4:10 PM  
MINUTES

**Chair Spaulding** called the meeting to order at 4:10 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. Utility and Public Works Department Head Ron Anderson, Public Katie Daul, Philip Moore, and Zachary Tickel.

**Public Input:** None

**AGENDA ITEMS:**

1. Discussion and Possible action on Minutes from March 15, 2021

**MOTION: Mohr/Blaser**

*Motion to approve the meeting minutes from March 15, 2021*

Voice Vote: All Voting Aye – **MOTION CARRIED**

2. Discussion and Possible action on Fence Application - Discussion on road right of way, fence is too close to the road. Need a new drawing and a variance application. Leave lay.

3. Discussion and Possible action on building permit for La Mexicana and Moore

**MOTION: Blaser/Mohr**

*Motion to approve the La Mexicana sign permit and building permit to remodel bathroom.*

Voice Vote: All Voting Aye – **MOTION CARRIED**

**MOTION: Blaser/Mohr**

*Motion to approve the Philip Moore's permit at 215 Ridgewood Drive for a new detached garage.*

Voice Vote: All Voting Aye – **MOTION CARRIED**

4. Discussion and Possible action on housing standards- Discussion on 209 E Armstrong, the houses eaves/rain gutters are falling off and has had no siding for years. The City sent a letter to find out a timeline on repairs to comply with our ordinance of housing standards. Discussion on 212 E Main Street, items that were asked to be fixed were done, such as closing up holes and open windows, securing the doors, getting a quote on repairs, plans for the building, etc. Raze order is postponed.

5. Discussion and Possible action on Ridgewood Lots – Jonathan Gildemeister offered the City \$3,000 for 206 S. Birch Avenue Lot 1.

**MOTION: Mohr/Blaser**

*Motion to counter-offer \$12,900 for Lot 1.*

Voice Vote: All Voting Aye – **MOTION CARRIED**

6. Set Next Meeting Date- To Be Determined

7. Adjournment at 4:40 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, APRIL 1, 2021 AT 4:10 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 March 15, 2021
2. Discussion and Possible action on Fence Application
3. Discussion and Possible action on building permit for La Mexicana And Moore
4. Discussion and Possible action on housing standards
5. Discussion and Possible action on Ridgewood Lots
6. Set Next Meeting Date
7. 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

**MONDAY, MARCH 15, 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 from Match Realty of Green Bay and Katie Pecha Daul.

**Public Input:** None

**AGENDA ITEMS:**

1. Discussion and Possible action on Minutes from March 4, 2021

**MOTION: Mohr/Blaser**

*Motion to approve the meeting minutes from March 4, 2021*

Voice Vote: All Voting Aye – **MOTION CARRIED**

2. Discussion and Possible action on Sale and listing of Ridgewood Heights Lots-Match Realty is interested in listing our lots in Ridgewood Heights for \$19,900.00. Clerk put together flyer and builder list to send out to let them know the lots are for sale. Will list with realtor if we cannot sell ourselves. Will revisit after September 1, 2021.

**MOTION: Blaser/Mohr**

*Motion to approve sending out a mailing of the flyers to builders and contractors around the area.*

*Put up flyer in kiosk, website, Facebook, for sale signs on lots, and other areas to attract a buyer.*

Voice Vote: All Voting Aye – **MOTION CARRIED**

3. Set Next Meeting Date- To Be Determined.

4. Adjournment at 5:00 PM.

**MOTION: Mohr/Blaser**

*Motion to adjourn.*

Voice Vote: All Voting Aye – **MOTION CARRIED**

Respectfully Submitted by  
Clerk Treasurer Chelsea Anderson

# City of Gillett

## Fence/Yard Shed/Sign Application

City of Gillett | 150 N McKenzie Ave | Gillett, Wisconsin 54124  
Phone (920) 855-2255 | Fax (920) 855-6283 |



### \*Property Owner

Type of Application: ☒ Fence ☐ Sign ☐ Yard Shed

Name: Jake + Katelynn Rowell

Address: 128 E 1st Street

Application Date: 03/22/21

City State Zip: Gillett, WI 54124

Phone: (920) 855-2255

### \*Contractor Information

Name: Property Owner

Address:

City State Zip:

Phone:

Zoning: Residential

Estimated Cost:

Description of Project: Fence from SW corner of garage to lot line, follow east along lot line, and then follow lot line north 73 ft, then connect by house running west. Running small fence from NE corner of garage to house. Fence will have 2 gates. One by garage and the other on south lot line. Fence height level will be 4 ft tall.

The applicant certifies that the information submitted herein is accurate, agrees to comply with the WI Admin.

Code, Municipal Ordinance, and with the conditions of this permit, and understands the permit issuance

creates no legal liability, expressed or implied, on the Department of Municipality.

### SIGN DIMENSIONS:

Location of sign(s)

Applicant Name: Jake Rowell

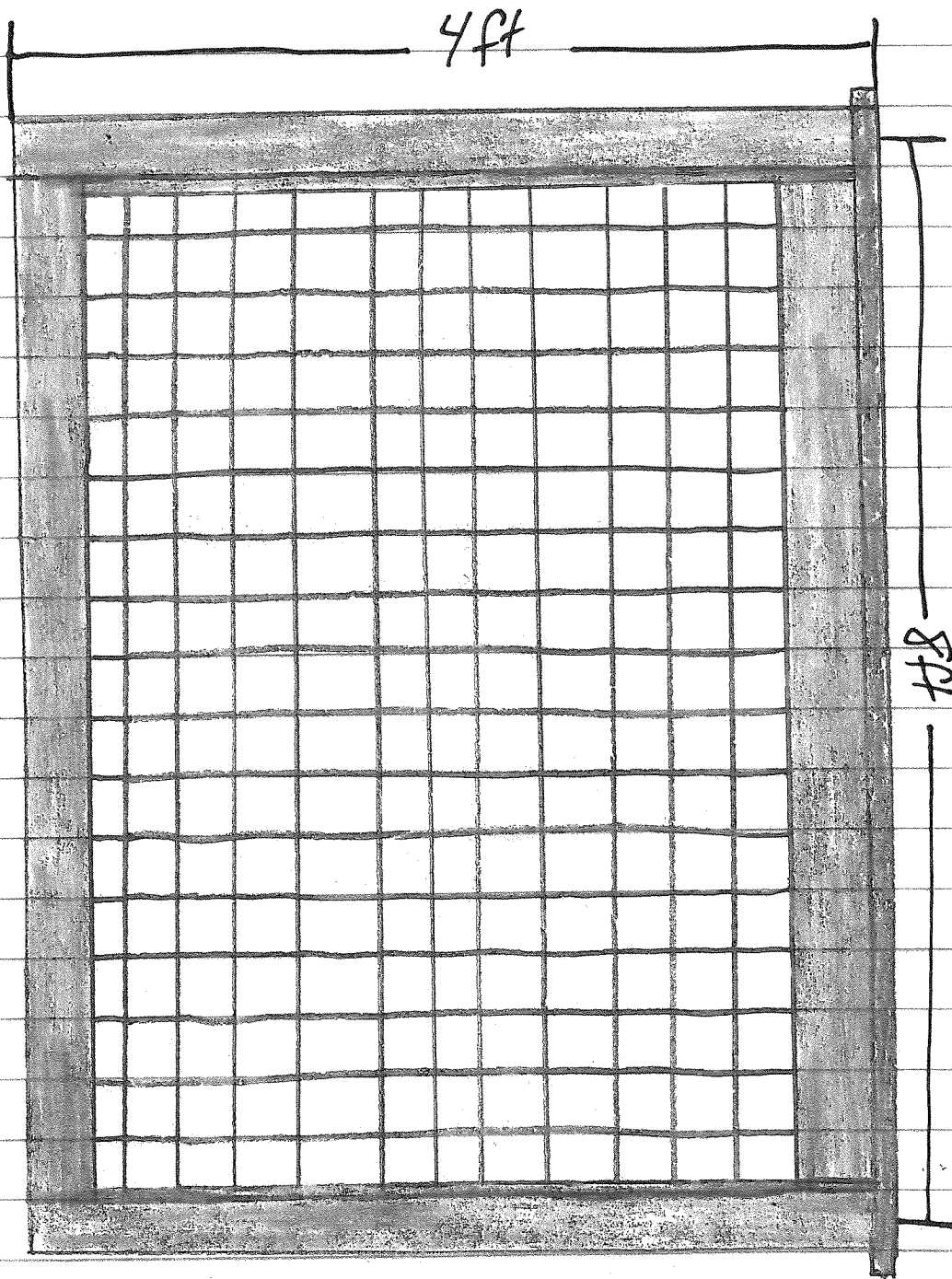
Applicant Signature:

Date:

*Jake Rowell*

03/22/21





**CITY OF GILLETT**  
Duff Leaver, Building Inspector  
3405 Orchard Road; Antigo, WI 54409  
715-216-4734  
Hours: 8:30 - 4:30 M-F

## BUILDING PERMIT

Permit No. \_\_\_\_\_  
Parcel No. \_\_\_\_\_  
Check No. \_\_\_\_\_  
Permit Fee \_\_\_\_\_  
Date: \_\_\_\_\_

Owner/Contractor Lorenzo Diaz Address 101 E Main St.  
Project Type Bathroom Remodelation  
Lot # \_\_\_\_\_ Subdivision \_\_\_\_\_ Zoning \_\_\_\_\_  
Comments \_\_\_\_\_ Application Date \_\_\_\_\_

Why Issued		Type of Building	
<input type="checkbox"/> New Building	<input type="checkbox"/> Moving	<input type="checkbox"/> One Family	<input type="checkbox"/> Garage-Attached
<input type="checkbox"/> Addition	<input type="checkbox"/> Siding	<input type="checkbox"/> Two Family	<input type="checkbox"/> Garage-Separate
<input checked="" type="checkbox"/> Remodel-Interior	<input type="checkbox"/> Fence	<input type="checkbox"/> Multi-Family	Other _____
<input type="checkbox"/> Remodel-Exterior	Other _____	<input checked="" type="checkbox"/> Commercial	
<input type="checkbox"/> Deck	Estimated \$ _____		

Building Size Information		Set Backs Accessory Building	Lot Information
O.A. Dimension _____	1st Floor <u>X</u>	Front <u>X</u>	<input type="checkbox"/> Corner
Basement Area _____	2nd Floor _____	Main Bldg _____	<input checked="" type="checkbox"/> Interior
Garage Area _____	3rd Floor _____	Side Yard _____	Type _____
No. Stories _____	Volume _____	Rear Yard _____	Size _____
Height _____	Total Area _____		Area _____

Main Bldg Setbacks	Type of Construction	Foundation	Type of Foundation
Set Back <u>X</u>	<input type="checkbox"/> Frame	<input type="checkbox"/> Full Bsmt	<input checked="" type="checkbox"/> Concrete
Side Yard _____	<input type="checkbox"/> Masonry	<input type="checkbox"/> Partial Bsmt	<input type="checkbox"/> Block
Side Yard _____	<input type="checkbox"/> Steel	<input type="checkbox"/> Crawl Space	<input type="checkbox"/> Pier Supports—Per Engineering
Rear Yard _____	Exterior Finish - <u>Restroom</u>	<input type="checkbox"/> Frost Wall	<input type="checkbox"/> Steel <input type="checkbox"/> Wood
	Interior Finish - _____	<input checked="" type="checkbox"/> Concrete Slab	<input type="checkbox"/> Posts No. _____

Contractor my self. Address \_\_\_\_\_ Telephone (726) 346-9702

Contractor E-mail \_\_\_\_\_

Architect/Designer \_\_\_\_\_ Address \_\_\_\_\_ Telephone \_\_\_\_\_

The undersigned on behalf of itself, and as an authorized agent of the property owner when applicable, agrees to construct the above-described building in accordance with plans and specifications submitted herewith, and in strict compliance with all the provisions of the Building Code and Zoning Ordinance of the listed municipality and the Building Code of the State of Wisconsin, and to grant permission for periodic reasonable inspections, including inspections by the Building Inspector and Assessor or designee thereof, as a condition of receiving this permit.

Applicant (signature) Lorenzo Diaz Applicant (print) \_\_\_\_\_

State DC # \_\_\_\_\_ State DCQ # \_\_\_\_\_ Approved by \_\_\_\_\_

Permits granted by: ☐ Board of Appeals State Bldg Permit # \_\_\_\_\_ Stormwater # \_\_\_\_\_

**THIS PERMIT DOES NOT COVER PLUMBING, ELECTRICAL OR HEATING INSTALLATIONS**

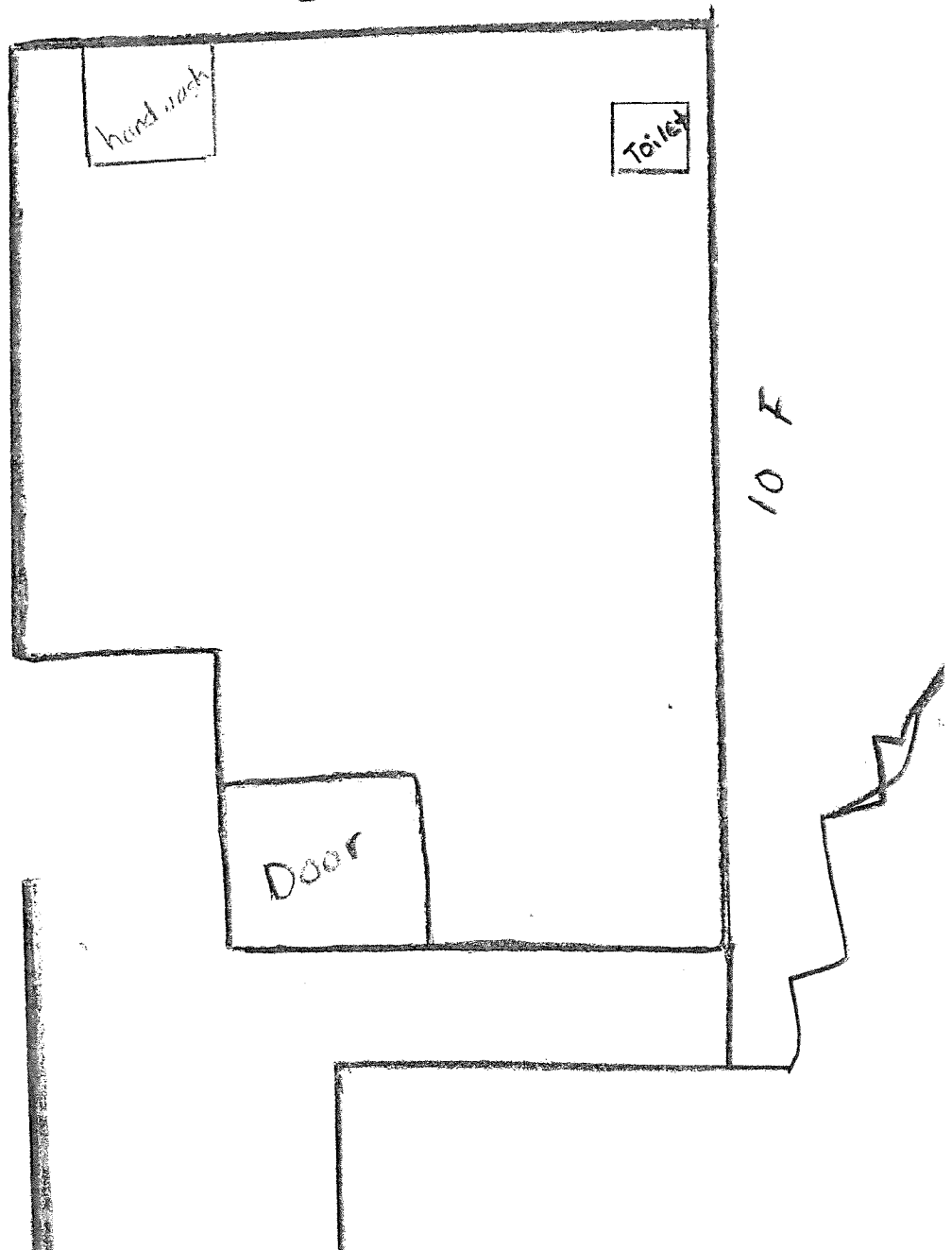
**APPLICANT SHALL CALL THE INSPECTION DIVISION FOR REQUIRED INSPECTION: 715-216-4734**

Reasonable Accommodations for persons with disabilities will be made upon request and if feasible

101 main st

Bath

5 F



# City of Gillett

## Fence/Yard Shed/Sign Application

City of Gillett | 150 N McKenzie Ave | Gillett, Wisconsin 54124  
Phone (920) 855-2255 | Fax (920) 855-6283 |



### \*Property Owner

Type of Application: Fence Sign Yard Shed

Name: LORENZO DIAZ  
Address: 101 E. Main St  
City State Zip: Gillett WI 54124  
Phone: (920) 396-9702

### \*Contractor Information

Name: G-L Print & Signs  
Address: 714 N. Irwin Ave. Green  
City State Zip: Green Bay WI 54302  
Phone: (920) 634-1763

Zoning: Front window

Estimated Cost: \$500.00

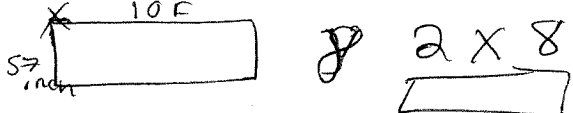
Description of Project: 57 inch x 10 F.

Name LA MEXICANA Store

The applicant certifies that the information submitted herein is accurate, agrees to comply with the WI Admin.

Code, Municipal Ordinance, and with the conditions of this permit, and understands the permit issuance

creates no legal liability, expressed or implied, on the Department of Municipality.

SIGN DIMENSIONS: 57 inch X 10 F 

Location of sign(s) Front window

Applicant Name: LORENZO DIAZ "LA MEXICANA"

Applicant Signature:  Date: 3-31-21

sign

LA MEXICANA  
STORE

2x8

window

sign

57 X 10 F.  
inch

window

sign

57 X 10 F.  
inch

Door

101 main st.

**CITY OF GILLETT**  
 Duff Leaver, Building Inspector  
 3405 Orchard Road; Antigo, WI 54409  
 715-216-4734  
 Hours: 8:30 - 4:30 M-F

## BUILDING PERMIT

Permit No. \_\_\_\_\_  
 Parcel No. \_\_\_\_\_  
 Check No. \_\_\_\_\_  
 Permit Fee \_\_\_\_\_  
 Date: \_\_\_\_\_

*pd*

Owner/Contractor Philip Moore Address 215 Ridgewood Dr  
 Project Type Garage Detached  
 Lot # 14 Subdivision Ridgewood Heights Zoning \_\_\_\_\_  
 Comments \_\_\_\_\_ Application Date 3/31/2021

Why Issued		Type of Building
<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Remodel-Interior <input type="checkbox"/> Remodel-Exterior <input type="checkbox"/> Deck	<input type="checkbox"/> Moving <input type="checkbox"/> Siding <input type="checkbox"/> Fence Other _____	<input type="checkbox"/> One Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Garage-Attached <input checked="" type="checkbox"/> Garage-Separate Other _____
Estimated \$ <u>14,000</u>		

Building Size Information		Set Backs Accessory Building	Lot Information
O.A. Dimension <u>24'x24'</u> 1st Floor <u>24'x24'</u>	Front <u>64'</u>	<input type="checkbox"/> Corner <input checked="" type="checkbox"/> Interior Type _____ Size <u>132'x180'</u> Area <u>.59 Acre</u>	
Basement Area <u>NA</u> 2nd Floor <u>0</u>	Main Bldg <u>14'</u>		
Garage Area <u>576 Sq Ft</u> 3rd Floor <u>0</u>	Side Yard <u>13'</u>		
No. Stories <u>1</u> Volume <u>4608 cu ft</u>	Rear Yard <u>52'</u>		
Height <u>14'</u> Total Area <u>576</u>			

Main Bldg Setbacks	Type of Construction	Foundation	Type of Foundation
Set Back <u>22'</u>	<input checked="" type="checkbox"/> Frame	<input type="checkbox"/> Full Bsmt	<input type="checkbox"/> Concrete
Side Yard <u>29'</u>	<input type="checkbox"/> Masonry	<input type="checkbox"/> Partial Bsmt	<input type="checkbox"/> Block <u>NA</u>
Side Yard <u>75'</u>	<input type="checkbox"/> Steel	<input type="checkbox"/> Crawl Space	<input type="checkbox"/> Pier Supports—Per Engineering
Rear Yard <u>90'</u>	Exterior Finish <u>Vinyl Siding</u>	<input type="checkbox"/> Frost Wall	<input type="checkbox"/> Steel <input type="checkbox"/> Wood
		<input checked="" type="checkbox"/> Concrete Slab	<input type="checkbox"/> Posts No. _____

Contractor Self Address 215 Ridgewood Dr Telephone [REDACTED]

Contractor E-mail prospanther@aatt.net

Architect/Designer \_\_\_\_\_ Address \_\_\_\_\_ Telephone \_\_\_\_\_

The undersigned on behalf of itself, and as an authorized agent of the property owner when applicable, agrees to construct the above-described building in accordance with plans and specifications submitted herewith, and in strict compliance with all the provisions of the Building Code and Zoning Ordinance of the listed municipality and the Building Code of the State of Wisconsin, and to grant permission for periodic reasonable inspections, including inspections by the Building Inspector and Assessor or designee thereof, as a condition of receiving this permit.

Applicant (signature) Philip Moore Applicant (print) Philip G Moore

State DC # \_\_\_\_\_ State DCQ # \_\_\_\_\_ Approved by \_\_\_\_\_

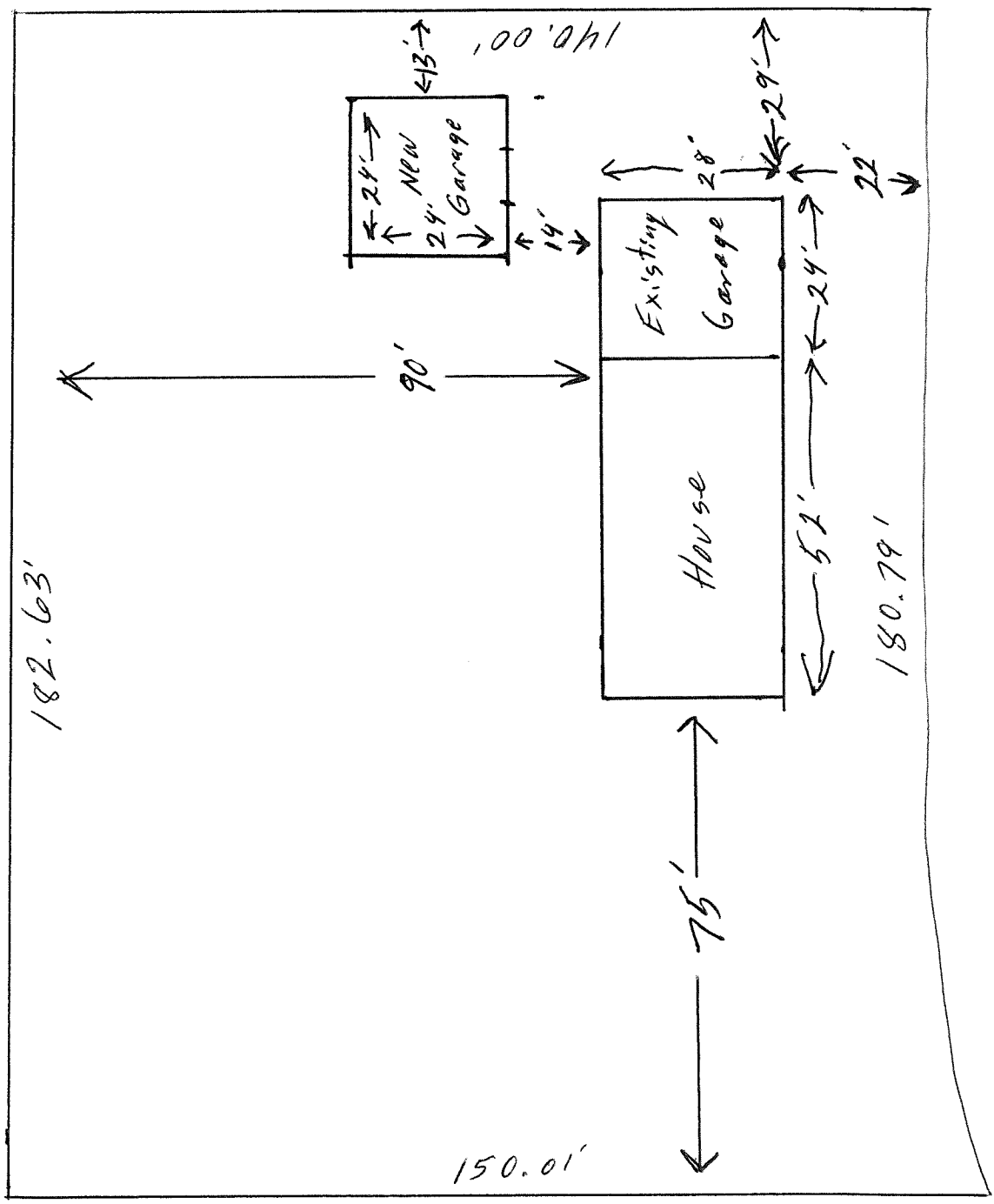
Permits granted by: ☐ Board of Appeals State Bldg Permit # \_\_\_\_\_ Stormwater # \_\_\_\_\_

**THIS PERMIT DOES NOT COVER PLUMBING, ELECTRICAL OR HEATING INSTALLATIONS**

**APPLICANT SHALL CALL THE INSPECTION DIVISION FOR REQUIRED INSPECTION: 715-216-4734**

Reasonable Accommodations for persons with disabilities will be made upon request and if feasible

West



North

South

Building Permit  
Application  
Philip Moore

Ridge wood Dr

East



# CITY OF GILLETT

CHARTERED IN 1944

150 N. McKenzie Avenue • Gillett, WI 54124 • [www.cityofgillett.com](http://www.cityofgillett.com)

Phone: 920-855-2255 • Fax: 920-855-6283

March 31, 2021

RE: Notice Regarding Chapter 13 Housing Standards

Dear Property Owner,

A City wide review of properties was conducted. The purpose of this review was to determine if any properties were out of compliance with the City of Gillett Code Book, Chapter 13 Housing Standards. This review was conducted at the request of the Planning Committee, the Mayor and the City Building Inspector.

-Siding

-Rain Gutters falling off

Your property is in violation of the City of Gillett Code Book, Chapter 13 Housing Standards.

You will now have 15 days to get the property in compliance **or** contact City Hall to formulate a plan to get your property into compliance. ***Meetings with property owners will be held at the convenience of the property owner, with notice to the City, but arrangements must be made within 15 days of the date of this letter.***

When the meeting is scheduled, please have a timeline on when the improvements to your property will be made. We do understand the financial impact of making major repairs, and we are happy to review some of the options that may be available to you. If grants are an option, we will help you apply. Below are some options.

1. Self-Finance
2. Home Improvement Bank Loan
3. State Block Grant
4. Federal Block Grants

The main purpose of the housing standards is to protect the health, safety and welfare of the people of the City of Gillett. If you need clarification of violations, schedule a meeting by contacting City Hall 920-855-2255 or Building Inspector Duff Leaver 715-216-4734.

Failure to respond could result in penalties.

Thank you for taking the time out of your busy schedule!

Chelsea Anderson  
Clerk/Treasurer

Cc: Planning Committee Chairman, Building Inspector



LAURA DRENNAN  
604 MEMPHIS AVE  
MADISON WI 53714

**CITY OF GILLETT  
FOR LOTTERY CREDIT CLAIMS,  
CONTACT YOUR MUNICIPAL  
TREASURER.**

**TAX COLLECTION HRS: MON-THURS  
8AM-NOON & 12:30-4PM, FRI CLOSED.  
PLEASE UTILIZE DROP BOX AS MUCH AS  
POSSIBLE! CLOSED DEC 24 & 25. DOG  
LICENSES DUE JAN 1ST- APRIL 1ST.  
PLEASE MAKE CHECKS PAYABLE: CITY  
OF GILLETT.**

**Total Due For Full Payment**

By January 31, 2021

\$791.54

**- - OR - -**

### Pay First Installment

**By January 31, 2021**

**\$605.00**

**Make Check Payable and Mail to:**

CITY OF GILLETT  
CLERK/TREASURER  
150 N MCKENZIE AVE  
GILLETT WI 54124  
920.855.2255



**Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope.**  
If payment is made by check, receipt is not valid until check has cleared all banks.

**REAL ESTATE PROPERTY TAX BILL FOR 2020**

**Bill #: 279687**

**Parcel #: 2310422048392**

**Alt. Parcel #:**

LAURA DRENNAN  
604 MEMPHIS AVE  
MADISON WI 53714

## OCNTO COUNTY

**Hours: M-F 8am-4pm**

**Payments by:**

**Mail, drop box by Building A  
and online at**

**www.co.oconto.wi.us**

**For receipt, include a  
Self-addressed, Stamped Envelope.  
For Questions call 920-834-6813**

### Pay Second Installment

**By July 31, 2021**

\$186.54

**Make Check Payable and Mail to:**

OCONTO COUNTY  
 TREASURER  
 301 WASHINGTON ST  
 OCONTO WI 54153



**Tear off this stub and include with your second payment. If receipt is needed, send a self-addressed stamped envelope.**  
**If payment is made by check, receipt is not valid until check has cleared all banks.**



Property Address  
212 E MAIN ST

**STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2020  
CITY OF GILLETT  
OCONTO COUNTY**

**BILL NO. 279687**

Correspondence should refer to parcel number  
**PARCEL#: 2310422048392**

**SEQ# 155**

Assessed Value Land 3,200	Ass'd Value Improvements 13,600	Total Assessed Value 16,800	Ave. Assmt. Ratio 0.9267	Est. Fair Mkt. Land 3,500	Est. Fair Mkt. Improvements 14,700	Total Est. Fair Mkt. 18,200	★ A star in this box means unpaid prior year taxes	
Taxing Jurisdiction		2019 Est. State Aids Allocated Tax Dist.	2020 Est. State Aids Allocated Tax Dist.	2019 Net Tax	2020 Net Tax	% Tax Change	Gross Property Tax 442.09	
STATE OF WISCONSIN					0.00		First Dollar Credit -69.00	
OCONTO COUNTY		24,595	23,514	89.14	86.41	-3.1%	Lottery Credit	
CITY OF GILLETT		586,567	593,138	164.82	190.46	15.6%	Net Property Tax 373.09	
GILLETT SCHOOL DISTRICT		877,984	863,334	150.07	150.80	0.5%	DELO PUBLIC FIRE PROT 157.66	
NWTC		57,040	55,016	14.89	14.42	-3.2%	DELINQUENT SEWER CHAF 260.79	
Total		1,546,186	1,535,002	418.92	442.09	5.5%		
		First Dollar Credit		67.37	69.00	2.4%		
		Lottery & Gaming Credit						
		Net Property Tax		351.55	373.09	6.1%		
School taxes reduced by school levy tax credit \$25.38		IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.			Net Assessed Value Rate (Does NOT reflect credits)		TOTAL DUE FOR FULL PAYMENT	
LAURA DRENNAN 604 MEMPHIS AVE MADISON WI 53714		719517 702931 700600 680951 SEC 22, T 28 N, R 18 E W 42' OF LOT 4 BLK A, ORIG PLAT OF VILL OF GILLETT. 579-736			0.026314682		PAY BY January 31, 2021 ▶ \$ 791.54	
FOR INFORMATIONAL PURPOSES ONLY - Voter Approved Temporary Tax Increases		Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	SEE REVERSE SIDE FOR IMPORTANT INFORMATION		Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse. Installments may be paid as follows:	
Taxing Jurisdiction		82,379.12	24.78	2022			605.00 DUE BY 01/31/2021 186.54 DUE BY 07/31/2021	
GILLETT SCHOOL DISTRICT								

CITY OF GILLETT  
CLERK/TREASURER  
150 N MCKENZIE AVE  
GILLETTE WY 81403



**PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
UMS**

TAX BILL ENCLOSED

# JJ Drennan Construction Company

Owner: John Drennan

(609)212-6898

## "A Complete Masonry Restoration Service"

Brick Repair & Modification • Tuckpointing • Building Cleaning

Grinding/Caulking • Lintel Replacement

Roofing & Building Additions

### Invoice

Date: \_\_\_\_\_

Client: \_\_\_\_\_

#### Description of work:

Basement: Replace 2 ft of sewage pipe. Window replacement X6.

Ground Level: Replace stairway leading to 2<sup>nd</sup> floor. Window facing east needs to be reframed, insulation, drywall, paint, and siding. Install toilet, sink, tile.

Second Floor: Kitchen ceiling needs new drywall. 2 window panes need to be replaced. Tile in kitchen and bathroom. New cabinetry in kitchen.

Crawl Space/Upper Roof: Remove old insulation and replace. Patch upper roof.

#### Material Cost:

#### Labor Cost:

Terms:

Down Payment: \_\_\_\_\_

Upon Completion: \$ \_\_\_\_\_

Total: \$ \_\_\_\_\_

All material is guaranteed to be as specified.

Sign-offs:

The aforementioned work was performed in accordance with the specifications of the above description and was completed in a workmanlike manner for the agreed sum.

DATE: 5/29/2009

CONTRACTOR (John Drennan): \_\_\_\_\_

CLIENT: \_\_\_\_\_



# JJ Drennan Construction Company

Owner: John Drennan

(609)212-6898

## "A Complete Masonry Restoration Service"

Brick Repair & Modification • Tuckpointing • Building Cleaning

Grinding/Caulking • Lintel Replacement

Roofing & Building Additions

## Invoice

### Inspection Form:

Basement: Main sewage pipe needs 2 ft replaced. Suggest window replacement. Foundation intact. Other pipes appear intact. New furnace needed. New ductwork needed.

Ground Level: Stairs leading to second floor need to be replaced. Window facing east, next to residential entrance, needs to be completely reframed. New header, support frame on both sides from floor to ceiling, new installation, new drywall. New ceiling joists noted. Electrical work in residential is suggested for testing. Electrical in first floor original layout appears outdated. Suggest testing. Structural integrity of exterior walls is sound. Gas, water, and sewer pipes are operable.

Second Floor: Exterior stairs leading to second floor need repair. Kitchen ceiling drywall needs to be replaced. Independent furnace should be checked if operational. All sewage, water, and gas lines are intact. Roof above addition appears in good condition.

Crawl Space/Upper Roof: Crawl space needs old insulation removed and replaced. Upper roof needs repair to the east of the chimney.

Exterior: Suggest exterior window trim, 2 windowpanes, basement windows, and siding on the addition on the first floor.

### Sign-offs:

The aforementioned work was determined by a professional. This is not an estimate for work. Your estimate is included on a separate form upon request. The payment for inspection does not include labor or materials.

DATE: 5/29/2009

CONTRACTOR (John Drennan):

CLIENT:



# JJ Drennan Construction Company

Owner: John Drennan

(609)212-6898

## "A Complete Masonry Restoration Service"

Brick Repair & Modification • Tuckpointing • Building Cleaning

Grinding/Caulking • Lintel Replacement

Roofing & Building Additions

### Invoice

Date: \_\_\_\_\_

Client: \_\_\_\_\_

#### Description of work:

Remodeling: Restaurant area, front half of the building, 23' X 14', ceramic floor tile, demolition, drywall, paint, tape. New, handicap accessible, restroom. Reframe front entrance, new exterior door, interior door, run new gas, water, and electrical lines.

Material Cost: Labor & Material \$ [REDACTED]

Labor Cost:

Terms:

Down Payment: \_\_\_\_\_

Upon Completion: \$ [REDACTED]

Total: \$ [REDACTED]

All material is guaranteed to be as specified.

#### Sign-offs:

The aforementioned work was performed in accordance with the specifications of the above description and was completed in a workmanlike manner for the agreed sum.

DATE: 5/29/79

CONTRACTOR (John Drennan): \_\_\_\_\_

CLIENT: \_\_\_\_\_

**§ 21-15. Nonconforming use of structures.**

Where, on the effective date of adoption or amendment of this chapter, the use of a structure exists which would not be permitted or permissible in the district in which it is located, such use may be continued subject to the following restrictions:

- A. In the Residential District, such use shall not be enlarged or extended in a manner that will increase the degree of nonconformity.
- B. In all other districts, such use shall not be enlarged or extended to more than 50% of the floor area devoted to such use on the effective date of adoption or amendment of this chapter. Any enlargement or extension of use and any structural alteration in connection with such enlargement or extension shall require approval by the Zoning Board of Appeals and, if applicable, comply with § 21-17 below.
- C. When such use of a structure is discontinued or abandoned for a period of 12 consecutive months for any reason whatever, or when such use is replaced by a permitted or permissible use, the nonconforming use shall thereafter not be resumed.
- D. A nonconforming use of a structure may be changed to another nonconforming use, provided that the proposed use is no more nonconforming than the existing use. The determination of whether the proposed new use is more nonconforming than the existing use shall be determined by the Building Inspector. Any party aggrieved by the decision of the Building Inspector may appeal this matter to the Zoning Board of Appeals, whose decision shall be final.
- E. If such structure is destroyed or damaged to an extent of less than 50% of its replacement cost at the time of destruction, it may be reconstructed and its use continued, provided that any reconstruction shall substantially reflect the prior structural arrangement and shall not increase the degree of nonconformity. If such structure is destroyed or damaged to an extent of more than 50% of its replacement cost at the time of destruction, any reconstruction for the continuation of the same use shall require the approval of the Planning Committee, whose decision shall be final. For purposes of this subsection, the extent of the destruction or damage shall be determined by the Building Inspector within 21 days.

**§ 21-16. Nonconforming structures.**

Where, on the effective date of adoption or amendment of this chapter, a structure exists which could not be erected in the district in which it is located by reason of restriction on lot coverage, height, yards, its location on the lot or other requirements concerning the structure, such structure may continue in existence subject to the following restrictions:

- A. Such structure shall not be altered in any manner that would increase the degree of nonconformity. Any other structural alteration shall require approval by the Zoning Board of Appeals.
- B. If such structure is destroyed or damaged to an extent of less than 50% of its replacement cost at the time of destruction it may be reconstructed, provided that any reconstruction shall substantially reflect the prior structural arrangement and shall not increase the

ORDER TO RAZE AND  
REMOVE BUILDING

TO: Jason Fowler  
933 Second St.  
Baraboo, WI 53913

YOU ARE HEREBY NOTIFIED, pursuant to Section 66.0413 of the Wisconsin Statutes, that on or about \_\_\_\_\_, (insert date) a personal inspection was made by \_\_\_\_\_ (insert contractor) of your property located at 212 E. Main Street, City of Gillett, Oconto County, Wisconsin legally described as:

(Insert Legal)

As of the date if the signing of this Order, the condition of the building was similar to that found on the inspection made by \_\_\_\_\_, (insert contractor) a copy of which is attached.

In addition, you met with/telephone calls were made to you on \_\_\_\_\_, (insert date/time of any meeting/telephone conversations with City officials to discuss intentions to repair the condition of the property located at 212 E. Main Street, Gillett, WI.

On May 24, 2018, the City of Gillett Building Inspector, Duff Leaver, inspected the premises and sent a letter to you dated June 1, 2018, advising you of the issues that needed to be remedied to bring the property into compliance. On August 1, 2018, a second letter was sent to you indicating your noncompliance with the June 1, 2018 letter.

On August 27, 2018, the City of Gillett Planning Committee approved a motion to recommend a Raze Order, with the recommendation being made to the Gillett Council. On October 23, 2018, the City of Gillett Joint Review Board and Planning Committee made a motion to commence a Raze Order on the property located at 212 E. Main Street.

On November 4, 2018, the City of Gillett Common Council approved the recommendation for

boarded windows  
this summer work

DRAFT

Name and Return Address:  
Office of Attorney  
Attn: Katherine Sloma  
208 W. Green Bay Street  
Shawano, Wisconsin 54166

Tax Parcel No.:

of such razing and removal, if necessary, shall be charged against the real estate upon which such structure located and shall be a lien upon such real estate, and shall be assessed and collected as a special tax.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2018.

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Duff Leaver, City of Gillett Building Inspector

Drafted By:  
City of Gillett Attorney  
Katherine Sloma,  
208 West Green Bay Street  
Shawano, Wisconsin 54166