



**Housing Opportunity Site  
In the City of Marinette WI.**





## City of Marinette

1905 Hall Avenue Marinette, WI 54143-1716 ph:715.732.5139/fx:715.732.5122

**Steve Genisot, Mayor**

[sgenisot@marinette.wi.us](mailto:sgenisot@marinette.wi.us)

The City of Marinette is actively seeking developers/builders to construct housing in the City to support its strong workforce.

The Marinette County Association for Business and Industry (MCABI) commissioned a housing study in 2018 to better understand the issues and opportunities within the county for housing. The study showed that unlike some areas where white collar or blue-collar occupations dominate the local economy, Marinette is neither predominantly one nor the other. Instead, it has a mixed workforce of diverse jobs, and several large industries which drive not only the City and County, but the northeast Wisconsin Region.

Over the past few years, manufacturing businesses have received several large government contracts increasing the need for more employees and associated housing. The continuous employment development is expected to drive population growth and increase economic opportunities for local businesses.

This is being seen most recently with the announcement by *Fincantieri Marinette Marine* that they were awarded a \$5.5 billion Navy contract. Deemed an essential business, the Marinette shipyard has been working at full speed putting out littoral combat ships for the U.S. Navy and the MMSC for Saudi Arabia. This new contract will add roughly 1,000 new workers to the shipbuilder's local workforce of 2,500 and many more at the company's partners. Economic models show that the 1,000 new shipyard jobs will indirectly lead to the creation of four times that many jobs in the region. The shipyard will be hiring more of every position from welders to office personnel, and local retail/commercial establishments along with the housing industry will be positively impacted.

According to the housing study, the region is missing workforce and high-end apartments coupled with a market gap for starter to midlevel homes. This directly impacts employer's ability to recruit the workforce needed for their industry. Additionally, Senior housing will become a greater issue as the number of residents over the age of 65 increases.

Marinette is currently lacking the following housing types:

- Low income apartments
- High end apartments
- Workforce (middle range) housing
- Senior housing

Marinette will continue to attract new residents to the area as the large industrial and commercial employment base continues to pull many from the region to the City and need to foster additional housing development.

A handwritten signature in blue ink that reads "Steve Genisot".

**Steve Genisot**  
**Mayor**

# Marinette Gold Shovel Site Parnell Street Development

## 1. Community Overview

The City of Marinette is in Marinette County and is the County seat. The City has a 2018 population of 10,608. The region has a civilian labor force of 5,358 with a participation rate of 61.4%. Of individuals 25 to 64 in the City of Marinette, WI, 14.6% have a bachelor's degree or higher. The median household income in the City of Marinette, WI, is \$41,194, and the median house value is \$83,000. The City is served by a Canadian National and Escanaba and Lake Superior rail lines.

The City is located on the intersection of several major transportation routes and sits at the mouth of Menominee River on Lake Michigan. The City has access to these waterways via the Port of Marinette/Menominee which is home to Marinette Marine Group, among other firms. The City of Marinette is a fully developed community that acts as a major hub for surrounding communities. Marinette offers services such as post-secondary education institutions, public transportation, and a wide variety of recreational opportunities.

➤ See attachment 1: Map Regional Site Location

## 2. Economic Overview

Please view the Economic Overview attachment for additional information such as city demographics, employment and wage trends, cost of living, industry, occupation data, and more.

➤ See Attachment 2: Economic Overview

## 3. Housing Study

The 2017-2018 Marinette County housing study was completed by the Bay-Lake Regional Planning Commission. This study showed that the City of Marinette has some of the oldest housing stock in the nation with a median home price of \$91,387. The City has a mixer of owners and renters, 56.4% owning and 43.7% renting, with an average median gross rent of \$648.

➤ See Attachment 2-B: Housing Profile for the City of Marinette

## 4. Site Location

The site is in close proximity to State Highway 41 (1.3 miles away) via Cleveland Avenue, a major east/west connector. The site is centrally located less than five minutes from the University of Wisconsin-Green Bay Marinette and Northeast WI Technical College campuses to the south, and three minutes from downtown to the north. The site is minutes away from the Cal Ripken Sports Complex, Marinette High School, and Jack's Fresh Market grocery to the south and the Marinette Civic Pool, City Park, and Higley Field Recreation complex to the north.

➤ See Attachment 3: Site Location

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## 5. Site Ownership

The site is owned by a third party.

The City of Marinette's goal for this property is for workforce housing and is open to assist with financing that would ensure that the units meet the City's objective.

## 6. Transportation Infrastructure

### Road Infrastructure:

The site is 1.3 miles from U.S.H. 41 which is a predominately 4-lane divided highway running north and south with average daily traffic count of 20,800 vehicles as of 9/18/2018. The State Highway connects Marinette to Green Bay in just under an hour.

The city is also served by:

- S.T.H 64 is a two-lane road that connects Marinette to the communities of Coleman and Antigo to the west
- S.T.H 180 is a two-lane road that follows the Menomonee River along the Wisconsin/Michigan state borders

### Airport Infrastructure:

- Menominee Regional Airport ( KMNM) is a public use airport located 3.1 miles north of the site. The airport has two runways: 3/21 is 5,999 by 100 feet (1,828 x 30 m) with an asphalt surface, and 14/32 is 5,100 by 100 feet (1,554 x 30 m) with an asphalt surface. Both runways have approved GPS approaches.
- Green Bay Austin Straubel International Airport is 58 minutes away via U.S.H 41. Delta, American, Frontier, and United, as well as private aviation, serve this airport. The airport offers flights between Atlanta, Chicago, Detroit, and Minneapolis, as well as Denver and Orlando seasonally.

## 7. Site Information/Zoning

### Site Size:

The site is comprised of 78,031SF, or 1.79 acres.

### Site Status:

The parcel is vacant land with all previous structures having been cleared.

### Easements:

There are no known easements on this site.

### Zoning:

The site is currently zoned MU: Mixed Use Commercial Residential District. See City Zoning Ordinance section 13.2400. The primary purposes of the MU (Mixed Use) District

## Marinette Gold Shovel Site Parnell Street Development

are to accommodate retail, service, office, institutional, and residential uses characteristic of a mixed-use neighborhood in a manner consistent with an adopted Neighborhood Plan or Site Development Plan in selected areas of the City.

### Permitted Principal Uses:

- A. Single Family Dwellings
- B. Two Family Dwellings (Ordinance 2011-2196 adopted 8-1-11)

### Conditional Uses:

Each principal and accessory use shall require a Conditional Use Permit subject to this Ordinance where construction of a new building, or group of buildings, on the same lot, or contiguous group of lots, is required. New occupancy of a building for any of the following conditional uses, which does not involve additions, enlargements, or expansion does not require a new Conditional Use Permit.

- A. Multiple Family Residences  
Such residences may be located at or above the first floor and attached or detached to another principal use.
- B. Elderly and/or Handicapped Multi-family Units, Elderly and Handicapped Community Living Arrangements, and Assisted Living Facilities  
Such units, living arrangements, or facilities may be located at or above the first floor and attached or detached to another principal use. Assisted living facilities shall also be in conformance with Section 50.034, Wisconsin Statutes and Chapter HFS89, Wisconsin Administrative Code.
- C. Related Elderly Housing Facilities  
Includes management office, service building, clubhouse, centralized recreational facilities, including swimming pools; private, noncommercial tennis and game courts in conformance with Chapter 9 of the Code of General Ordinance; private, noncommercial, common dining room, infirmary and limited medical emergency facilities restricted to serving residents; limited convenience retail and service uses for the benefit of the residents and guests.
- D. Convenience Retail and Service Stores as follows, all conducted wholly within an enclosed building, except as provided for herein, and in this Ordinance:
  - 1. Bakery, retail
  - 2. Barbershop
  - 3. Beauty or styling salon
  - 4. Bicycle sales, rental, and repair shop
  - 5. Book and stationery shop or newsstand; excluding adult uses, as defined in Section 13.3700.
  - 6. Camera and photographic supply store
  - 7. Candy and ice cream store
  - 8. Clothes and costume rental service
  - 9. Coffee shop

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10. Dressmaking, tailor, or alteration shop
  11. Drugstore
  12. Florist shop
  13. Food store; grocery; meat, poultry, and fish market; delicatessen including the use of controlled atmosphere smoke producing and processing equipment for retail and custom order purposes
  14. Gift shop
  15. Hobby shop
  16. Jewelry store
  17. Laundromat and dry cleaning establishment, including clothes or garment pickup/drop-off facilities
  18. Locksmith
  19. Office supply store
  20. Package beverage store
  21. Pet shop
  22. Photocopying center
  23. Record or tape store
  24. Repair, rental, or servicing of any article, the sale of which is a conditional use in the B- 4 District
  25. Restaurant, including outdoor café restaurants and refreshment stands
  26. Secondhand and antique shop
  27. Shoe repair and combination shoe sales
  28. Tobacco and pipe shop
  29. Travel bureau and transportation ticket office
  30. Upholstering shop
- E. General Merchandise and Service Stores as follows, all conducted wholly within an enclosed building, except as provided for in this Ordinance:
1. Apparel store
  2. Business machine sales and service
  3. Catalog and mail-order store
  4. Department store
  5. Drapery, curtain, and fabric store
  6. Furniture and home furnishing store
  7. Furriers and fur shops
  8. Household appliance store
  9. Interior decorating and picture framing studio
  10. Leather goods and luggage store
  11. Musical instrument store
  12. Opticians sales
  13. Orthopedic and medical appliance store
  14. Radio, television, stereophonic, and other electronic appliance store
  15. Shoe and boot store
  16. Sporting goods and trophy store
  17. Toy store
  18. Variety store

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- F. Miscellaneous Retail Building, Home Improvement and Gardening Supply Stores and uses as follows, all conducted wholly within an enclosed building, except as provided for in this Ordinance:
1. Building supply store, not involving the manufacture, treatment, or processing of any product other than the cutting and planing which is clearly incidental or essential to the retail business
  2. Carpenter, electrical, plumbing, heating, and air conditioning shop, showroom and storage area
  3. Floor covering and carpet store
  4. Garden supply store
  5. Hardware store
  6. Paint, glass, and wallpaper store
  7. Tool or equipment rental store
- G. Miscellaneous Retail and Service Uses as follows, all conducted wholly within an enclosed building, except as provided for herein, and in this Ordinance:
1. Adult day care centers
  2. Bank and other financial institutions, including drive-thru facilities
  3. Bowling alleys and roller skating rinks
  4. Civic, social, and fraternal clubs and lodges, and union halls, including for-profit and nonprofit establishments
  5. Funeral homes
  6. Janitorial supply and service stores
  7. Medical clinics or laboratories, excluding hospitals
  8. Nursery and child care centers
  9. Offices; business, professional, governmental, civic, service, philanthropic, political, and union
  10. Physical fitness center and health club
  11. Printing and publishing establishments, including newspaper establishments
  12. Private business; dance, driving, or martial arts schools, or other similar private schools
  13. Recording and sound studio
  14. Sign painting shop limited to posters, banners, bumper stickers, truck, and windows, and other nonelectrical advertising displays
  15. Studio for art, dance, music, or photography
  16. Tavern and cocktail lounge and combination restaurant or eatery, including outdoor serving areas
  17. Theater; indoor
- H. Motor Vehicle Uses as follows, provided that all storage shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened:
1. Automobile accessory and parts store
  2. Parking facilities, including structures and ramps. Parking structure and ramp facilities shall be designed with high quality materials that are compatible with

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other buildings on the site and shall be designed with vertical emphasis and articulation. At least fifty (50%) percent of any parking structure's total ground floor frontage, excluding driveway entrances and elevators, shall be designed to accommodate commercial or office space

### I. Institutional Uses as follows:

1. Cultural institutions, including libraries, museums, and art museums
2. Educational institutions, including public and private schools
3. Parks and playgrounds, including buildings and grounds, and properly licensed concessions
4. Philanthropic and charitable institutions
5. Public administrative offices and public service buildings, including fire and police stations, community centers, and public emergency shelters
6. Public transportation uses, including municipal bus and transportation terminals
7. Public and private utility offices
8. Religious institutions, including churches, chapels, temples, synagogues, convents, seminaries, rectories, parsonages, parish houses, and residential quarters for clergy. Such quarters are permitted to be located on the same lot with a religious institution.

### J. Outdoor Advertising Signs, in conformance with Chapter 13 of the Code of General Ordinances

*Please see the City's Zoning Ordinance section 13.2400 for additional requirements and standards.*

#### 13.02407 Building Height

##### A. Principal Buildings or Structures

No building or structure, nor the enlargement of any building or structure, shall exceed fifty (50') feet or five (5) stories in height. Buildings shall be a minimum of twenty-five (25') feet in height at their lowest portion, or as approved by the Review Authority.

#### 13.02408 Yard Requirements

##### A. Single Family Attached Residences

###### 1. Front Yard

There shall a minimum setback of twenty-five (25') feet from the street right-of-way.

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### B. Side Yards

#### 1. Interior Side Yard

There shall be a minimum interior side yard of five (5') feet for one story buildings, and eight (8') feet for two or more story buildings. Interior lots shall have two (2) interior side yards. Single-family attached residences without any windows or openings may have the interior side yard reduced to zero (0') feet when located adjacent to another single-family attached residence, and when approved as part of a planned development through a Conditional Use Permit.

#### 2. Street Side Yard

There shall be a build-to line range of zero (0') feet to fifteen (15') feet, measured from the street-side lot line, or from the setback line of any major street. Corner lots shall have at least one (1) street side yard and may have a second street side yard, or one interior side yard. A minimum of sixty (60%) percent of the principal building width, or a combination of sixty (60%) of the principal building width and accessory building width, measured at the ground level, shall be located at the build-to line on at least one (1) street side yard.

### C. Rear Lot Access

A minimum nine (9') foot side yard shall be maintained on one side of the principal building for purposes of providing adequate rear lot access, except where an attached garage is part of the principal building or where a lot has access to an alley.

### D. Rear Yard

There shall be a minimum rear yard of twenty-five (25') feet.

### E. Distance Between Grouped Buildings

A minimum yard of twenty (20') feet shall be maintained between two (2) or more principal buildings that are constructed on the same lot.

*Please see the City's Zoning Ordinance section 13.2400 for additional requirements and standards.*

### 13.2411 Multiple-Family Residential, Elderly and/or Handicapped Multi-Family Units, Elderly and Handicapped Community Living Arrangements, and Assisted Living Facilities

#### A. Front Yard

There shall be a build-to line of range of zero (0') feet to fifteen (15') feet, measured from the front lot line, or from the setback line of any major street. A minimum of sixty (60%) percent of the principal building width measured at the ground level shall be located at a consistent build-to line.

#### B. Side Yards

##### 1. Interior Side Yard

(a) One or two-story building: ten (10') feet

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- (b) Three story building: minimum ten (10') feet for the first and second story; twelve (12') feet for the third story.
- (c) Four story building: minimum ten (10') feet for the first and second story; twelve (12') feet for the third story, and fourteen (14') feet for the fourth story.
- (d) Five story building: minimum ten (10') feet for the first and second story; twelve (12') feet for the third story; fourteen (14') feet for the fourth story, and sixteen (16') feet for the fifth story.
- (e) Where a building has a masonry wall without any windows or openings on a side of a building, the interior side yard along that side of the building may be reduced to zero (0).

2. Street Side Yard

There shall be a build-to line range of zero (0') feet to fifteen (15') feet, measured from the street side lot line, or from the setback line of any major street. Corner lots shall have at least one (1) street side yard and may have a second street side yard, or one (1) interior side yard. A minimum of sixty percent (60%) of the principal building width and accessory building width, measured at the ground level, shall be located at a consistent build-to line on at least one street side yard.

C. Rear Yard

A rear yard of not less than ten (10') feet is required unless the rear yard is located along a public street, in which case a build-to line range of zero (0') feet to fifteen (15') feet, measured from the rear lot line, or from the setback line of any major street, shall be required.

D. Distance Between Grouped Buildings

A minimum yard of twenty (20') feet shall be maintained between two (2) or more principal buildings that are constructed on the same lot.

*Please see the City's Zoning Ordinance section 13.2400 for additional requirements and standards.*

13.2412 Commercial, Office, Institutional and Multiple-Family Residential Above the First Floor

A. Front Yard

No front yard shall be required; however, no building shall have a yard greater than fifteen (15') feet from a property line along a public street, or the setback line of any major street.

B. Side Yards

1. Interior Side Yard

- (a) Two story building: ten (10') feet
- (b) Three story building: minimum ten (10') feet for the first and second story; twelve (12') feet for the third story

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- (c) Four story building: minimum ten (10') feet for the first and second story; twelve (12') feet for the third story, and fourteen (14') feet for the fourth story
- (d) Five story building: minimum ten (10') feet for the first and second story; twelve (12') feet for the third story; fourteen (14') feet for the fourth story, and sixteen (16') feet for the fifth story
- (e) Where a building has a masonry wall without any windows or openings on a side of a building, the interior side yard along that side of the building may be reduced to zero (0') feet
- (f) Where a building has an interior side yard along a private street, no yard shall be required; however, no building shall be less than twenty (20') feet from another building located across a private street

### C. Street Side Yard

No street side yard shall be required; however, no building shall have a yard greater than fifteen (15') feet from a property line along a public street, or the setback line of any major street.

### D. Rear Yard

A rear yard of not less than nine (9') feet is required unless the rear yard is located along a public street, in which case, the rear yard may be reduced to zero (0') feet. No building shall have a yard greater than fifteen (15') feet from a property line along a public street, or the setback line of any major street.

*Please see the City's Zoning Ordinance section 13.2400 for additional requirements and standards.*

➤ See Attachment 4: Parcel Information

## 8. Surrounding Land Use

The site is zoned MU: Mixed Use Commercial Residential District. With Single Family Residential lots to the west, north, and east. To the south, the lots are zoned commercial and recreation.

➤ See Attachment 5: Surrounding Land Use

## 9. Municipal Infrastructure and Easements

### Water:

The City of Marinette obtains water from bay of Green Bay. The City's water system is comprised of a two 1.5-million-gallon elevated water towers. Currently, the water system treats approximately 1.5 - 2 million gallons daily but has a system capacity of 4-5 million gallons a day, contingent on bay water quality.

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- 6" water main runs east/west along the northern and southern property lines down Parnell and Daggett Streets
- 6" water main runs north/south along the western property line down Pierce Avenue
- There are three fire hydrants near the site with the closet at the corner of Pierce Avenue and Daggett Streets, all of which have approximately 1,100 GPM fire flow @ 62 psi

### Wastewater:

The Wastewater Treatment Plant has a design capacity of 7.8 million gallons per day. The average daily flows treated at the wastewater treatment plant averages approximately 2.0 million gallons per day.

- 10" sanitary sewer runs east/west along the south property line down Daggett Street
- 8" sanitary sewer runs east/west along the north property line down Parnell Street

### Storm Water Management:

The parcel has storm sewer on three sides that serve the surrounding neighborhood. Any new development will need to meet storm water management requirements which could require onsite treatment and/or potential retention depending on the type and scale of development.

➤ See Attachment 6: Municipal Infrastructure

## 10. Private Utility Infrastructure

### Electric Infrastructure:

Wisconsin Public Service has a three-phase overhead electric line running along the South side of Daggett Street.

### Natural Gas Infrastructure:

Wisconsin Public Service maintains a gas main that runs east/west along Parnell Street.

### Telecommunications Infrastructure:

The following telecom providers can service this site:

- **CenturyLink** will be able to offer speeds of 1-15 Gb to customers with the ability to offer more, if necessary, for multi-family developments.

➤ See Attachment 7: Private Utilities

## 11. Development Limitations

- The site is flat
- There are no known wetlands on the site

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- A portion of the site does fall within the Department of Natural Resources, Maximum Extent Wetlands Indicators. However, due to the nature of this site previously being developed, the area appears to have a very limited chance of having wetlands.
- The site does not fall into a FEMA Flood Fringe or Floodway.

➤ See Attachment 8: Development Limitations

### 12. Environmental, Historical, Archeological

The site has no known:

- Environmental issues
- Historical issues
- Archeological issues

### 13. Other Information

#### Tax Increment District:

The site does not fall within a Tax Increment District; however, the City is prepared to create a district and use Tax Increment Financing in order to support the City's objective of creating more workforce housing. The use and amount of assistance, among other things, will be based on the developer demonstrating the need for the assistance in order to deliver the units, the type of housing, its proposed assessed value, and the price point for the units.

#### Opportunity Zone

The site sits within a federal designated opportunity zone. Opportunity Zones are federally designated census tracts providing substantial tax-favorable treatment for individual and institutional investors who invest realized capital gains in businesses and properties in those zones for an extended period. Investors have the potential to:

- Unlock the capital gains in their appreciated assets.
- Invest the capital gains through a Qualified Opportunity Fund (think of it as a private equity fund with substantial tax benefits), putting the money to work for several years before paying any capital gains.
- Reduce any capital gains associated with the initial investments sold;
- Pay as little as \$0 in capital gains taxes for appreciation related to long-term Opportunity Zones-based investments.

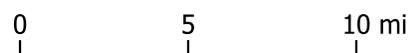
# Parnell Street Development Site: Regional Location



May 20, 2020

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 Parnell Site Location



# Economic Overview

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## City of Marinette, WI

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Cedar Corporation  
1-800-472-7372

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# Demographic Profile

The population in the City of Marinette, WI was 10,678 per American Community Survey data for 2014-2018.

The region has a civilian labor force of 5,358 with a participation rate of 61.4%. Of individuals 25 to 64 in the City of Marinette, WI, 14.6% have a bachelor's degree or higher which compares with 32.9% in the nation.

The median household income in the City of Marinette, WI is \$41,194 and the median house value is \$83,000.

## Summary<sup>1</sup>

	Percent			Value		
	City of Marinette, WI	Wisconsin	USA	City of Marinette, WI	Wisconsin	USA
<b>Demographics</b>						
Population (ACS)	—	—	—	10,678	5,778,394	322,903,030
Male	50.1%	49.7%	49.2%	5,351	2,872,376	158,984,190
Female	49.9%	50.3%	50.8%	5,327	2,906,018	163,918,840
Median Age <sup>2</sup>	—	—	—	42.3	39.3	37.9
Under 18 Years	21.2%	22.3%	22.8%	2,260	1,288,943	73,553,240
18 to 24 Years	7.8%	9.7%	9.6%	831	558,562	30,903,719
25 to 34 Years	12.2%	12.6%	13.8%	1,300	729,904	44,567,976
35 to 44 Years	11.9%	12.0%	12.6%	1,274	694,344	40,763,210
45 to 54 Years	13.9%	13.5%	13.2%	1,486	777,676	42,589,573
55 to 64 Years	14.0%	13.9%	12.8%	1,494	804,270	41,286,731
65 to 74 Years	8.6%	9.1%	8.8%	915	527,368	28,535,419
75 Years, and Over	10.5%	6.9%	6.4%	1,118	397,327	20,703,162
Race: White	96.5%	85.6%	72.7%	10,307	4,945,966	234,904,818
Race: Black or African American	1.5%	6.4%	12.7%	155	368,744	40,916,113
Race: American Indian and Alaska Native	0.5%	0.9%	0.8%	53	50,422	2,699,073
Race: Asian	0.3%	2.8%	5.4%	32	159,356	17,574,550
Race: Native Hawaiian and Other Pacific Islander	0.0%	0.0%	0.2%	0	1,975	582,718
Race: Some Other Race	0.2%	2.0%	4.9%	22	115,941	15,789,961
Race: Two or More Races	1.0%	2.4%	3.2%	109	135,990	10,435,797
Hispanic or Latino (of any race)	2.8%	6.7%	17.8%	299	385,779	57,517,935
<b>Economic</b>						
Labor Force Participation Rate and Size (civilian population 16 years and over) <sup>5</sup>	61.4%	66.6%	63.2%	5,358	3,089,332	162,248,196
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54) <sup>5</sup>	82.6%	86.3%	81.8%	3,355	1,898,065	104,136,254
Armed Forces Labor Force <sup>5</sup>	0.0%	0.1%	0.4%	0	2,998	1,028,133
Veterans, Age 18-64 <sup>5</sup>	8.6%	4.4%	4.7%	547	156,800	9,398,789
Veterans Labor Force Participation Rate and Size, Age 18-64 <sup>5</sup>	76.4%	77.6%	76.3%	418	121,617	7,168,168
Median Household Income <sup>2,5</sup>	—	—	—	\$41,194	\$59,209	\$60,293
Per Capita Income <sup>5</sup>	—	—	—	\$24,529	\$32,018	\$32,621
Mean Commute Time (minutes) <sup>5</sup>	—	—	—	10.7	22.0	26.6
Commute via Public Transportation <sup>5</sup>	0.1%	1.8%	5.0%	7	51,391	7,602,145
<b>Educational Attainment, Age 25-64</b>						
No High School Diploma	5.3%	7.0%	11.2%	293	210,520	18,885,967
High School Graduate	40.2%	28.1%	25.8%	2,234	843,466	43,699,272
Some College, No Degree	30.0%	21.4%	21.0%	1,666	643,222	35,525,113
Associate's Degree	9.9%	12.2%	9.1%	549	366,478	15,389,737
Bachelor's Degree	10.4%	21.1%	20.8%	580	634,639	35,261,652
Postgraduate Degree	4.2%	10.2%	12.1%	232	307,869	20,445,749
<b>Housing</b>						

## Summary<sup>1</sup>

	Percent			Value		
	City of Marinette, WI	Wisconsin	USA	City of Marinette, WI	Wisconsin	USA
Total Housing Units	—	—	—	5,641	2,681,232	136,384,292
Median House Value (of owner-occupied units) <sup>2</sup>	—	—	—	\$83,000	\$173,600	\$204,900
Homeowner Vacancy	1.1%	1.4%	1.7%	33	21,812	1,304,850
Rental Vacancy	0.0%	4.9%	6.0%	0	40,200	2,822,053
Renter-Occupied Housing Units (% of Occupied Units)	39.5%	33.1%	36.2%	2,006	775,089	43,285,318
Occupied Housing Units with No Vehicle Available (% of Occupied Units) <sup>5</sup>	9.4%	6.7%	8.7%	476	158,139	10,424,934
<b>Social</b>						
Poverty Level (of all people) <sup>5</sup>	18.1%	11.9%	14.1%	1,866	668,220	44,257,979
Households Receiving Food Stamps/SNAP	16.4%	11.5%	12.2%	833	269,631	14,635,287
Enrolled in Grade 12 (% of total population)	0.8%	1.3%	1.4%	85	77,272	4,442,295
Disconnected Youth <sup>3,5</sup>	6.0%	2.0%	2.6%	29	6,188	438,452
Children in Single Parent Families (% of all children) <sup>5</sup>	50.4%	31.8%	34.3%	1,034	392,961	23,973,249
Uninsured	5.5%	5.8%	9.4%	570	329,424	29,752,767
With a Disability, Age 18-64 <sup>5</sup>	20.0%	9.6%	10.3%	1,249	338,196	20,240,504
With a Disability, Age 18-64, Labor Force Participation Rate and Size <sup>5</sup>	45.6%	46.5%	41.6%	570	157,228	8,421,018
Foreign Born	1.1%	5.0%	13.5%	122	287,381	43,539,499
Speak English Less Than Very Well (population 5 yrs and over)	0.8%	3.2%	8.5%	81	172,369	25,647,781

Source: [JobsEQ®](#)

1. American Community Survey 2014-2018, unless noted otherwise

2. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

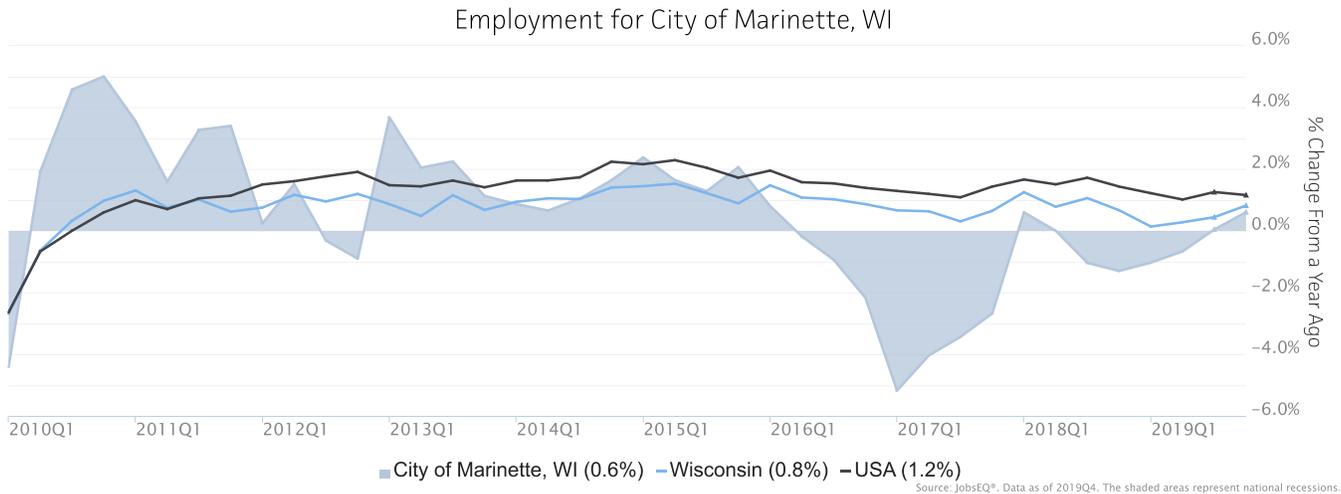
3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

4. Census 2019, annual average growth rate since 2009

5. See Rio Arriba errata note in the Data Dictionary.

# Employment Trends

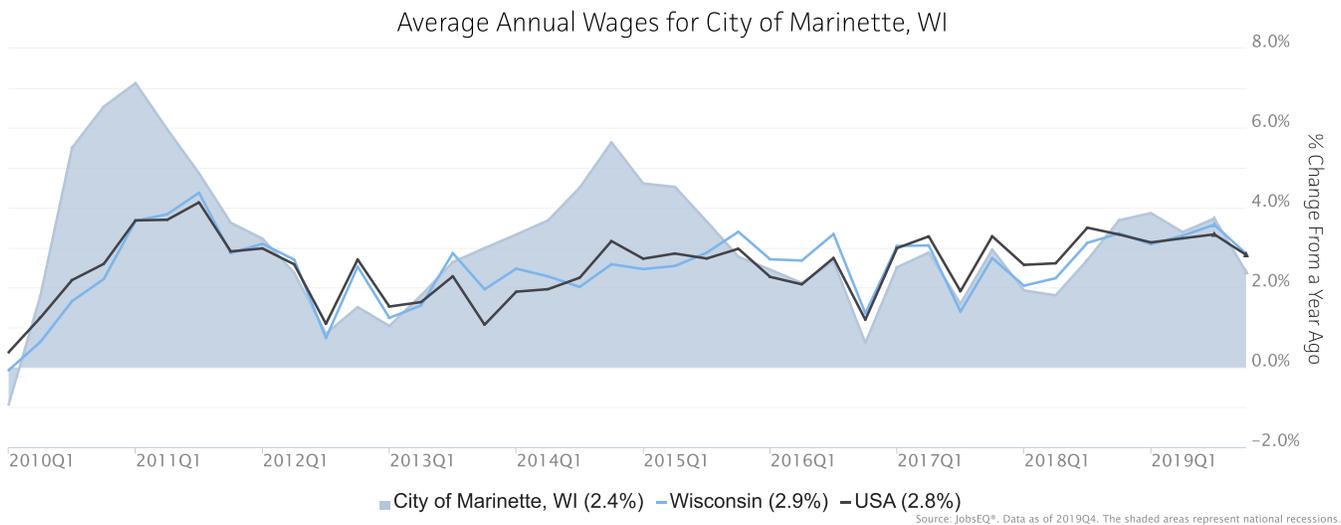
As of 2019Q4, total employment for the City of Marinette, WI was 10,726 (based on a four-quarter moving average). Over the year ending 2019Q4, employment increased 0.6% in the region.



Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q4 with preliminary estimates updated to 2019Q4.

# Wage Trends

The average worker in the City of Marinette, WI earned annual wages of \$43,040 as of 2019Q4. Average annual wages per worker increased 2.4% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$57,413 in the nation as of 2019Q4.



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q2 with preliminary estimates updated to 2019Q4.

# Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 14.3% lower in City of Marinette, WI than the U.S. average.

## Cost of Living Information

	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
City of Marinette, WI	\$43,040	85.7	\$50,238
Wisconsin	\$49,302	96.2	\$51,262
USA	\$57,413	100.0	\$57,413

Source: [JobsEQ®](#)

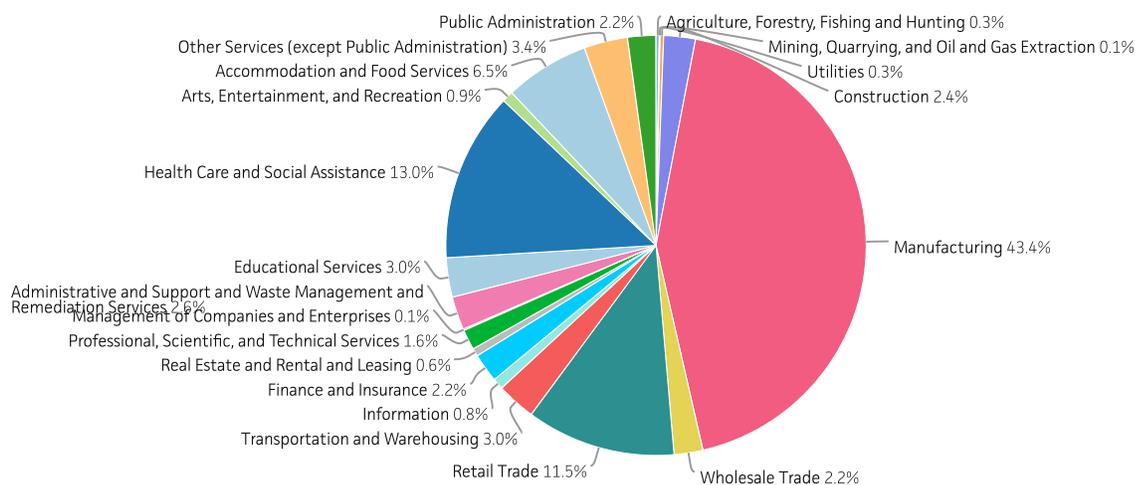
Data as of 2019Q4

Cost of Living per C2ER, data as of 2019q4, imputed by Chmura where necessary.

# Industry Snapshot

The largest sector in the City of Marinette, WI is Manufacturing, employing 4,655 workers. The next-largest sectors in the region are Health Care and Social Assistance (1,397 workers) and Retail Trade (1,232). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Manufacturing (LQ = 5.27), Retail Trade (1.12), and Health Care and Social Assistance (0.90).

Total Workers for City of Marinette, WI by Industry



Source: JobsEQ®, Data as of 2019Q4

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q2 with preliminary estimates updated to 2019Q4.

Sectors in the City of Marinette, WI with the highest average wages per worker are Management of Companies and Enterprises (\$78,725), Mining, Quarrying, and Oil and Gas Extraction (\$74,375), and Utilities (\$63,689). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Retail Trade (+349 jobs), Administrative and Support and Waste Management and Remediation Services (+100), and Accommodation and Food Services (+29).

Over the next 1 year, employment in the City of Marinette, WI is projected to contract by 108 jobs. The fastest growing sector in the region is expected to be Arts, Entertainment, and Recreation with a +0.2% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+2 jobs), Accommodation and Food Services (0), and Construction (0).

NAICS	Industry	Current			5-Year History		1-Year Forecast				
		Empl	Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
31	Manufacturing	4,655	\$55,160	5.27	-245	-1.0%	403	178	304	-79	-1.7%
62	Health Care and Social Assistance	1,397	\$46,900	0.90	-111	-1.5%	133	65	67	2	0.1%
44	Retail Trade	1,232	\$25,150	1.12	349	6.9%	151	72	91	-13	-1.0%
72	Accommodation and Food Services	698	\$14,003	0.72	29	0.8%	113	50	63	0	0.0%
81	Other Services (except Public Administration)	360	\$33,698	0.75	-58	-2.9%	38	19	22	-3	-0.9%
61	Educational Services	325	\$43,542	0.37	-2	-0.1%	26	14	16	-4	-1.2%
48	Transportation and Warehousing	322	\$43,926	0.66	22	1.5%	32	15	20	-2	-0.6%
56	Administrative and Support and Waste Management and Remediation Services	275	\$33,616	0.40	100	9.5%	30	13	18	-1	-0.4%
23	Construction	261	\$45,629	0.43	-130	-7.8%	26	9	16	0	0.1%
42	Wholesale Trade	239	\$42,615	0.59	-49	-3.7%	22	9	16	-3	-1.2%
52	Finance and Insurance	239	\$52,719	0.56	17	1.5%	20	8	14	-2	-0.9%
92	Public Administration	232	\$37,909	0.46	-268	-14.2%	20	9	12	-2	-0.6%
54	Professional, Scientific, and Technical Services	167	\$47,672	0.23	-27	-3.0%	14	5	9	0	-0.2%
71	Arts, Entertainment, and Recreation	94	\$17,079	0.44	-7	-1.3%	13	6	7	0	0.2%
51	Information	90	\$26,527	0.43	25	6.8%	6	3	5	-3	-3.0%
53	Real Estate and Rental and Leasing	65	\$37,422	0.35	4	1.3%	6	3	4	0	-0.4%
11	Agriculture, Forestry, Fishing and Hunting	28	\$37,488	0.19	3	2.3%	3	1	2	0	-1.3%
22	Utilities	28	\$63,689	0.51	4	3.2%	2	1	2	0	-0.7%
55	Management of Companies and Enterprises	12	\$78,725	0.07	-31	-22.7%	1	0	1	0	-0.5%
21	Mining, Quarrying, and Oil and Gas Extraction	7	\$74,375	0.14	3	14.6%	1	0	0	0	-0.6%
99	Unclassified	0	n/a	0.00	-2	n/a	0	0	0	0	
<b>Total - All Industries</b>		<b>10,726</b>	<b>\$43,040</b>	<b>1.00</b>	<b>-372</b>	<b>-0.7%</b>	<b>1,056</b>	<b>497</b>	<b>666</b>	<b>-108</b>	<b>-1.0%</b>

Source: [JobsEQ®](http://www.chmuraecon.com/jobseq)

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q2 with preliminary estimates updated to 2019Q4. Forecast employment growth uses national projections adapted for regional growth patterns.

# Occupation Snapshot

The largest major occupation group in the City of Marinette, WI is Production Occupations, employing 2,852 workers. The next-largest occupation groups in the region are Office and Administrative Support Occupations (1,231 workers) and Sales and Related Occupations (955). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Production Occupations (LQ = 4.46), Architecture and Engineering Occupations (1.84), and Installation, Maintenance, and Repair Occupations (1.30).

Occupation groups in the City of Marinette, WI with the highest average wages per worker are Management Occupations (\$96,700), Healthcare Practitioners and Technical Occupations (\$83,000), and Legal Occupations (\$81,000). The unemployment rate in the region varied among the major groups from 1.4% among Management Occupations to 7.5% among Farming, Fishing, and Forestry Occupations.

Over the next 1 year, the fastest growing occupation group in the City of Marinette, WI is expected to be Personal Care and Service Occupations with a +0.5% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Food Preparation and Serving Related Occupations (+1 jobs) and Personal Care and Service Occupations (+1). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Production Occupations (287 jobs) and Office and Administrative Support Occupations (133).

City of Marinette, WI, 2019Q4<sup>1</sup>

SOC	Occupation	Current						5-Year History		1-Year Forecast				
		Empl	Avg Ann Wages <sup>2</sup>	LQ	Unempl	Unempl Rate	Online Job Ads <sup>3</sup>	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
51-0000	Production	2,852	\$39,400	4.46	46	3.7%	n/a	-188	-1.3%	230	98	189	-58	-2.0%
43-0000	Office and Administrative Support	1,231	\$33,300	0.80	24	3.4%	n/a	-31	-0.5%	116	60	73	-17	-1.4%
41-0000	Sales and Related	955	\$35,200	0.91	20	4.3%	n/a	162	3.8%	117	55	71	-10	-1.0%
53-0000	Transportation and Material Moving	728	\$35,500	0.98	18	4.2%	n/a	20	0.6%	79	34	51	-6	-0.9%
35-0000	Food Preparation and Serving Related	686	\$21,400	0.74	22	5.0%	n/a	34	1.0%	118	51	66	1	0.2%
29-0000	Healthcare Practitioners and Technical	628	\$83,000	1.02	3	1.5%	n/a	6	0.2%	33	16	16	0	0.1%
49-0000	Installation, Maintenance, and Repair	535	\$44,700	1.30	7	2.2%	n/a	-11	-0.4%	43	18	30	-5	-1.0%
47-0000	Construction and Extraction	446	\$49,700	0.91	10	3.9%	n/a	-142	-5.4%	41	15	29	-3	-0.6%
11-0000	Management	433	\$96,700	0.65	2	1.4%	n/a	-5	-0.2%	29	11	21	-3	-0.7%
13-0000	Business and Financial Operations	355	\$55,100	0.63	2	2.4%	n/a	8	0.5%	27	10	21	-3	-0.9%
17-0000	Architecture and Engineering	337	\$67,800	1.84	2	2.1%	n/a	5	0.3%	19	8	14	-3	-0.9%
39-0000	Personal Care and Service	269	\$26,200	0.57	5	3.4%	n/a	-60	-4.0%	41	20	19	1	0.5%
25-0000	Education, Training, and Library	259	\$44,200	0.43	3	2.7%	n/a	-6	-0.5%	19	11	10	-3	-1.0%
31-0000	Healthcare Support	257	\$31,000	0.87	4	2.7%	n/a	-25	-1.8%	30	14	15	1	0.3%
37-0000	Building and Grounds Cleaning and Maintenance	247	\$27,300	0.67	7	4.6%	n/a	-38	-2.8%	29	15	15	-1	-0.6%
27-0000	Arts, Design, Entertainment, Sports, and Media	121	\$39,400	0.63	1	3.2%	n/a	7	1.3%	9	4	6	-2	-1.3%

### City of Marinette, WI, 2019Q4<sup>1</sup>

SOC	Occupation	Current						5-Year History		1-Year Forecast				
		Empl	Avg Ann Wages <sup>2</sup>	LQ	Unempl	Unempl Rate	Online Job Ads <sup>3</sup>	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
15-0000	Computer and Mathematical	115	\$65,900	0.36	0	n/a	n/a	-1	-0.2%	6	2	5	-1	-0.8%
33-0000	Protective Service	100	\$40,400	0.43	2	2.1%	n/a	-62	-9.1%	10	5	5	-1	-0.7%
21-0000	Community and Social Service	97	\$41,300	0.53	0	n/a	n/a	-30	-5.2%	10	4	6	0	-0.3%
19-0000	Life, Physical, and Social Science	41	\$59,300	0.48	0	n/a	n/a	-7	-3.0%	3	1	2	0	-0.7%
23-0000	Legal	24	\$81,000	0.27	0	n/a	n/a	-11	-7.3%	1	1	1	0	-0.3%
45-0000	Farming, Fishing, and Forestry	10	\$37,000	0.14	2	7.5%	n/a	1	2.8%	1	0	1	0	-1.5%
<b>Total - All Occupations</b>		<b>10,726</b>	<b>\$43,700</b>	<b>1.00</b>	<b>181</b>	<b>3.5%</b>	<b>n/a</b>	<b>-372</b>	<b>-0.7%</b>	<b>1,013</b>	<b>456</b>	<b>667</b>	<b>-110</b>	<b>-1.0%</b>

Source: [JobsEQ®](#)

Data as of 2019Q4 unless noted otherwise

Note: Figures may not sum due to rounding.

1. Data based on a four-quarter moving average unless noted otherwise.

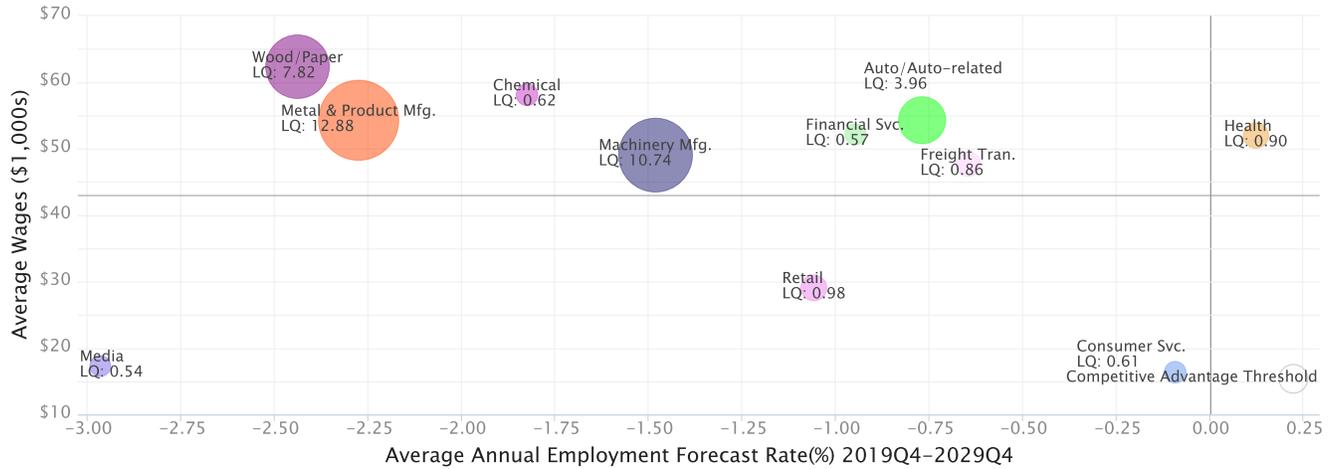
2. Wage data are as of 2018 and represent the average for all Covered Employment

Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2019Q2, imputed where necessary with preliminary estimates updated to 2019Q4. Wages by occupation are as of 2018 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

# Industry Clusters

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in the City of Marinette, WI with the highest relative concentration is Metal & Product Mfg. with a location quotient of 12.88. This cluster employs 1,059 workers in the region with an average wage of \$54,290. Employment in the Metal & Product Mfg. cluster is projected to contract in the region about 2.3% per year over the next ten years.

Industry Clusters for City of Marinette, WI as of 2019Q4



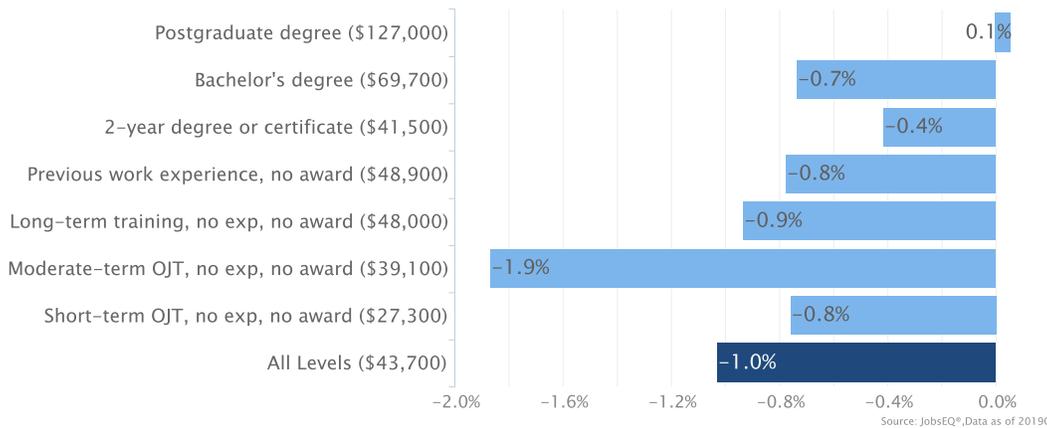
Source: JobsEQ®, Data as of 2019Q4

Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2019Q2 with preliminary estimates updated to 2019Q4. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

# Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in the City of Marinette, WI is projected to contract 1.0% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 0.1% per year, those requiring a bachelor’s degree are forecast to contract 0.7% per year, and occupations typically needing a 2-year degree or certificate are expected to contract 0.4% per year.

Annual Average Projected Job Growth by Training Required for City of Marinette, WI



Employment by occupation data are estimates as of 2019Q4. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

# City of Marinette, WI Regional Map



# FAQ

## What is a location quotient?

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

## What is separation demand?

Separation demand is the number of jobs required due to separations—labor force exits (including retirements) and turnover resulting from workers moving from one occupation into another. Note that separation demand does not include all turnover—it does not include when workers stay in the same occupation but switch employers. The total projected demand for an occupation is the sum of the separation demand and the growth demand (which is the increase or decrease of jobs in an occupation expected due to expansion or contraction of the overall number of jobs in that occupation).

## What is a cluster?

A cluster is a geographic concentration of interrelated industries or occupations. If a regional cluster has a location quotient of 1.25 or greater, the region is considered to possess a competitive advantage in that cluster.

## What is the difference between industry wages and occupation wages?

Industry wages and occupation wages are estimated via separate data sets, often the time periods being reported do not align, and wages are defined slightly differently in the two systems (for example, certain bonuses are included in the industry wages but not the occupation wages). It is therefore common that estimates of the average industry wages and average occupation wages in a region do not match exactly.

## What is NAICS?

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the “all industry” level to the 6-digit level. The first two digits define the top level category, known as the “sector,” which is the level examined in this report.

## What is SOC?

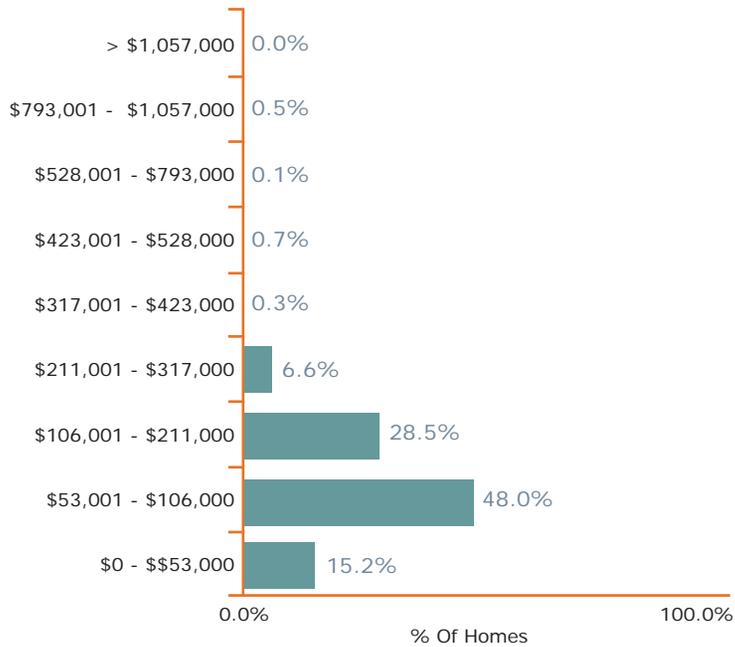
The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 820 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 23 major groups, 96 minor groups, and 449 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

## About This Report

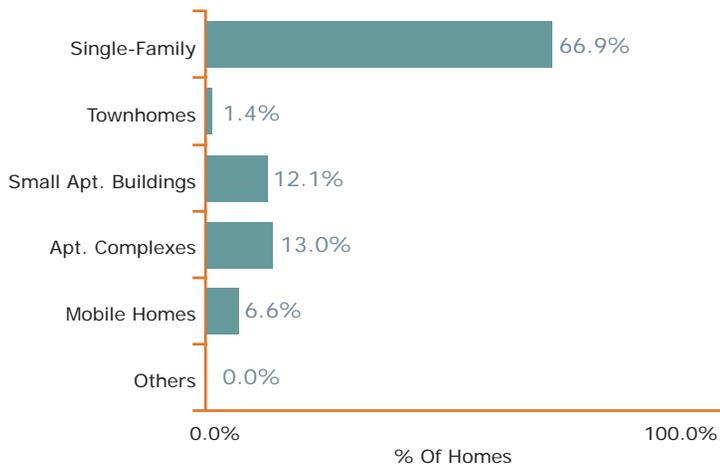
This report and all data herein were produced by JobsEQ®, a product of Chmura Economics & Analytics. The information contained herein was obtained from sources we believe to be reliable. However, we cannot guarantee its accuracy and completeness.

# City of Marinette

## Neighborhood Home Prices



## Types of Homes



Median Home Value: \$91,387

Suburban  
1,580 People/  
Sq.Mile

Median Real Estate Taxes:  
\$1,629



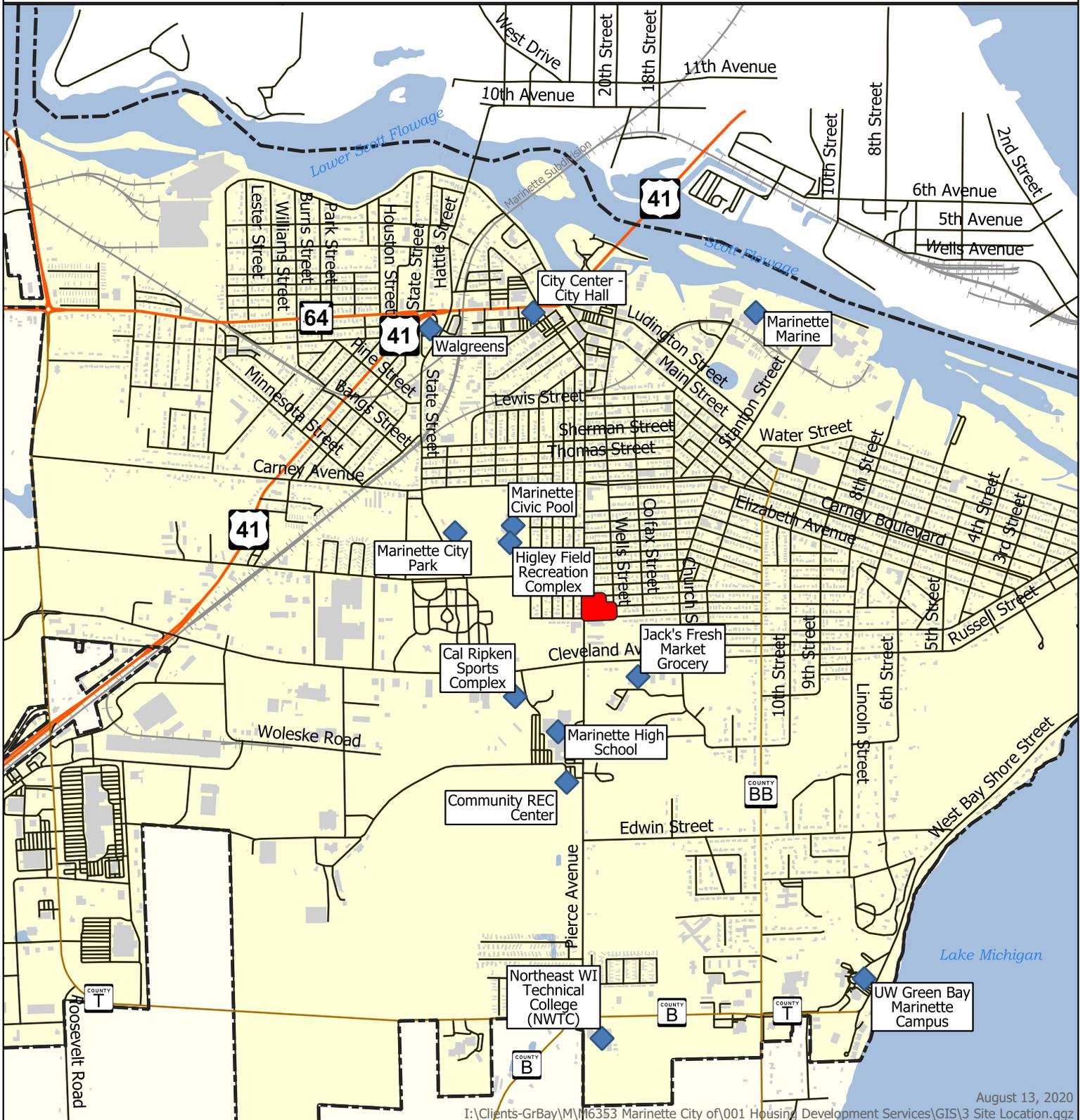
Single-family detached homes are the most common housing type in the City of Marinette, accounting for 66.88% of the city's housing units. Other types of housing that are prevalent in Marinette include large apartment complexes or high rise apartments (12.96%), duplexes, homes converted to apartments or other small apartment buildings (12.12%), and a few mobile homes or trailers (6.62%). The most common structure size and type in Marinette are 3 - 4 bedroom dwellings, chiefly found in single-family detached homes. The city has a mixture of owners and renters, with 56.24% owning and 43.76% renting.

The housing in the City of Marinette was primarily built before 1939 (34.84%), making the housing stock in Marinette some of the oldest in the nation. The next most significant housing age was from 1970-1999 (32.43%), followed by housing between 1940-1969 (28.79%). There's also some housing in Marinette built between 2000 and later (3.94%).

Marinette's appreciation rate notably has been below the national average for the last decade. The average annual home appreciation rate in Marinette during this period has been -0.73%, which is lower than 70% of U.S. communities.

In 2017, Marinette's appreciation rate, at 4.66%, has been at or slightly above the national average. In the latest quarter, Marinette's appreciation rate has been 0.38%, which annualizes to a rate of 1.51%. In comparison to the State, Marinette's latest annual appreciation rate is lower than 50% of the other communities in Wisconsin.

# Parnell Street Development Site: Site Location



I:\Clients-GrBay\M\6353 Marinette City of\001 Housing Development Services\GIS\3 Site Location.gqz August 13, 2020

- Development Site Location
- ◆ Points of Interest



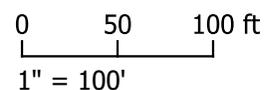
# Parnell Street Development Site: Site Information



April 20, 2020

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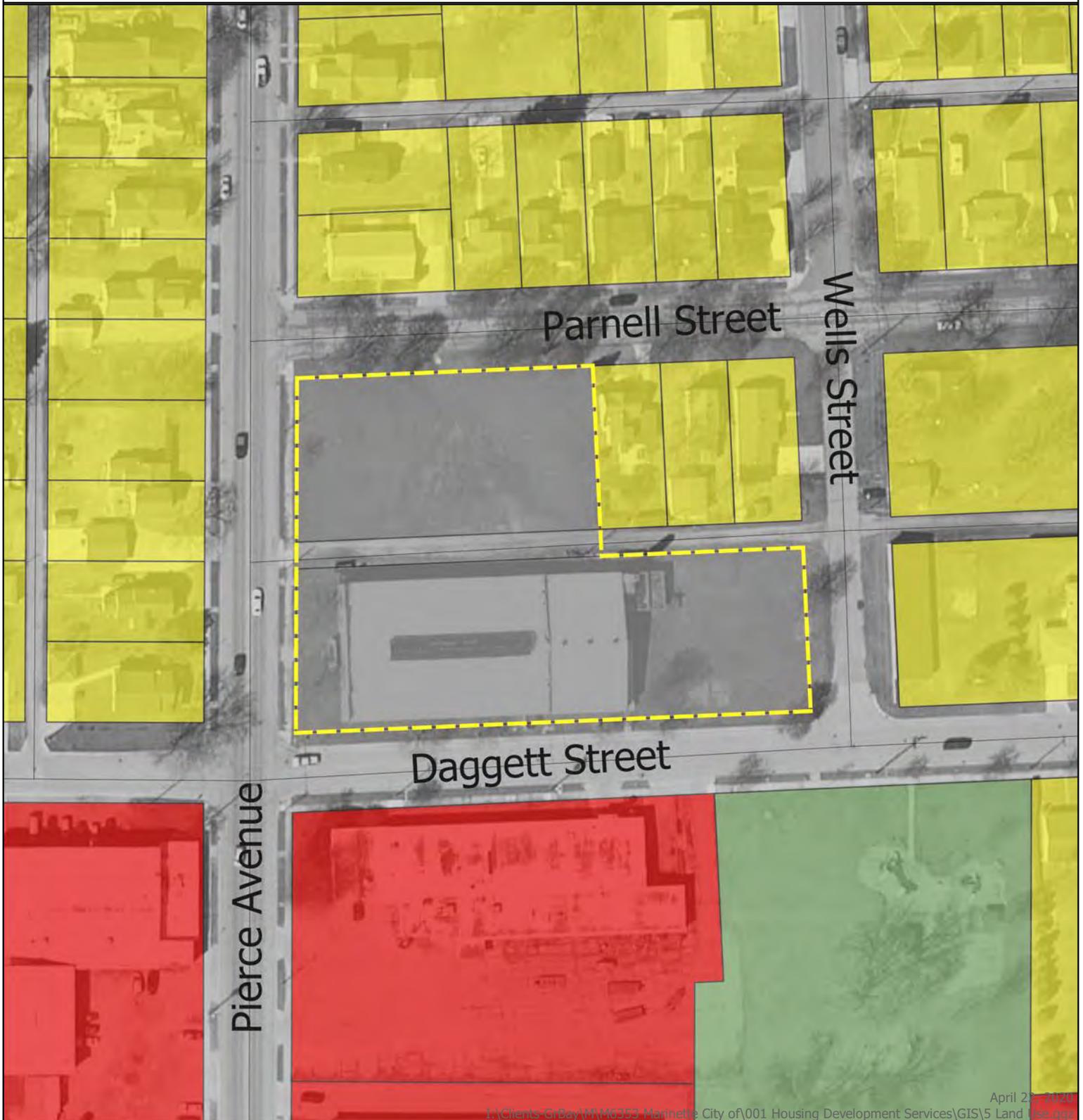
Project description will go here later



Attachment 2



# Parnell Street Development Site: Surrounding Land Use



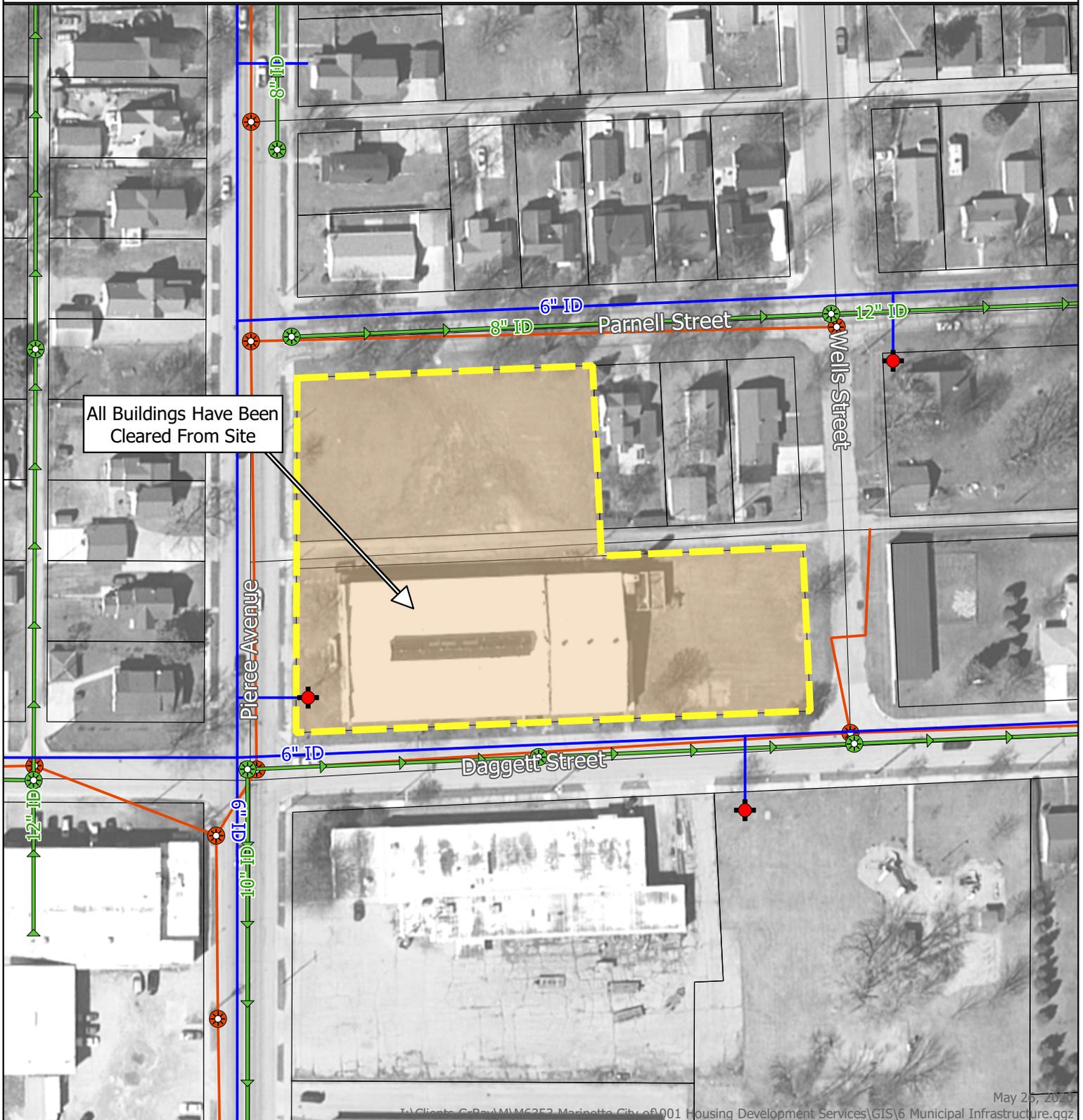
April 23, 2020  
I:\Clients-G\Bay\14\16353-Marinette City of\001 Housing Development Services\GIS\5 Land Use.aprx

- Single Family Residential
- Commercial
- Recreation
- Vacant

0 50 100 ft  
1" = 100'

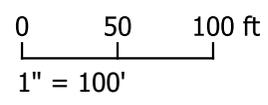


# Parnell Street Development Site: Municipal Infrastructure



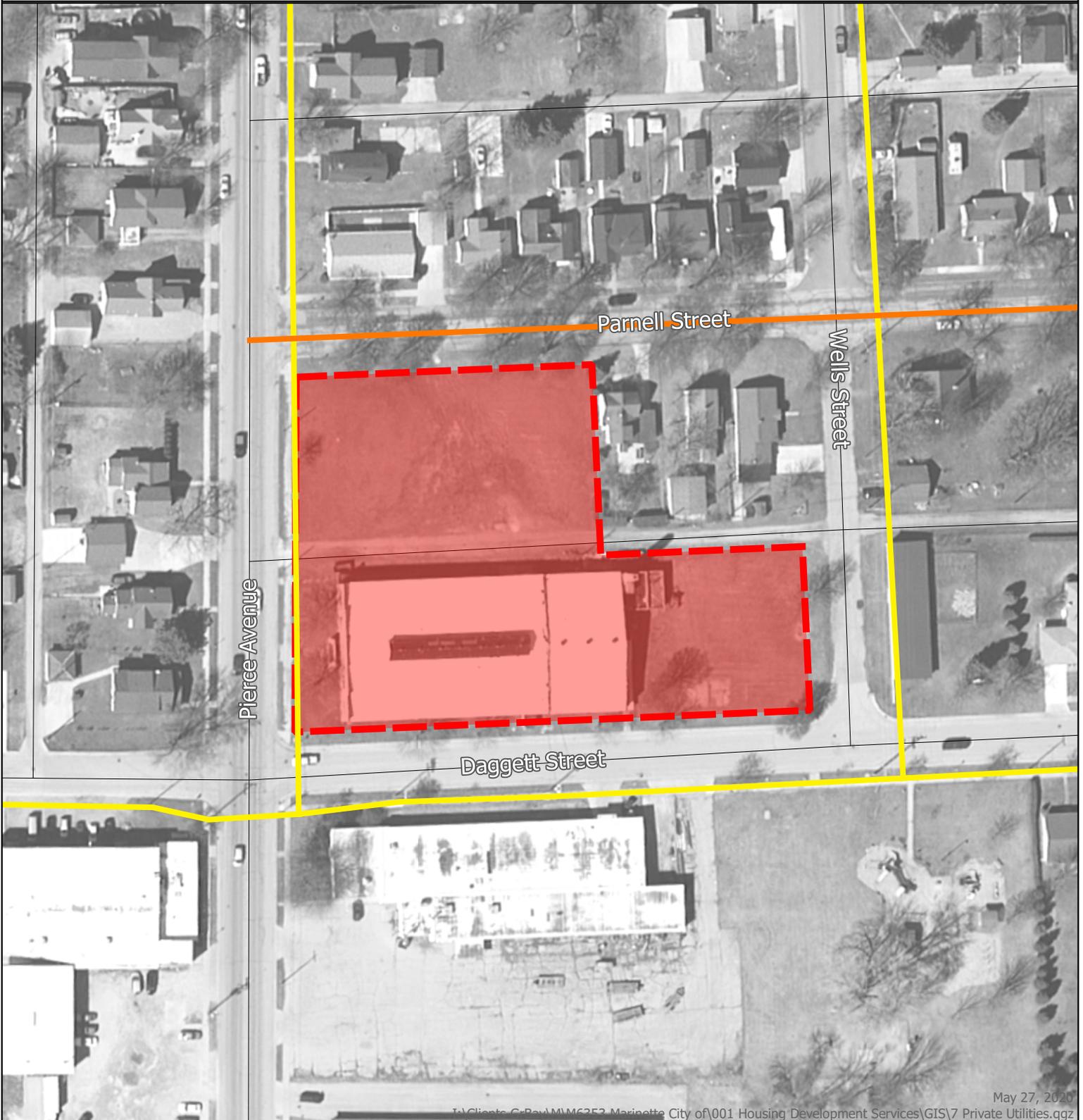
May 25, 2020  
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-  Development Site
-  Hydrants
-  Water Main
-  Sanitary Manholes
-  Gravity Main
-  Storm Manholes
-  Storm Mains



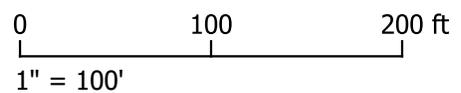
Attachment 6

# Parnell Street Development Site: Private Utilities

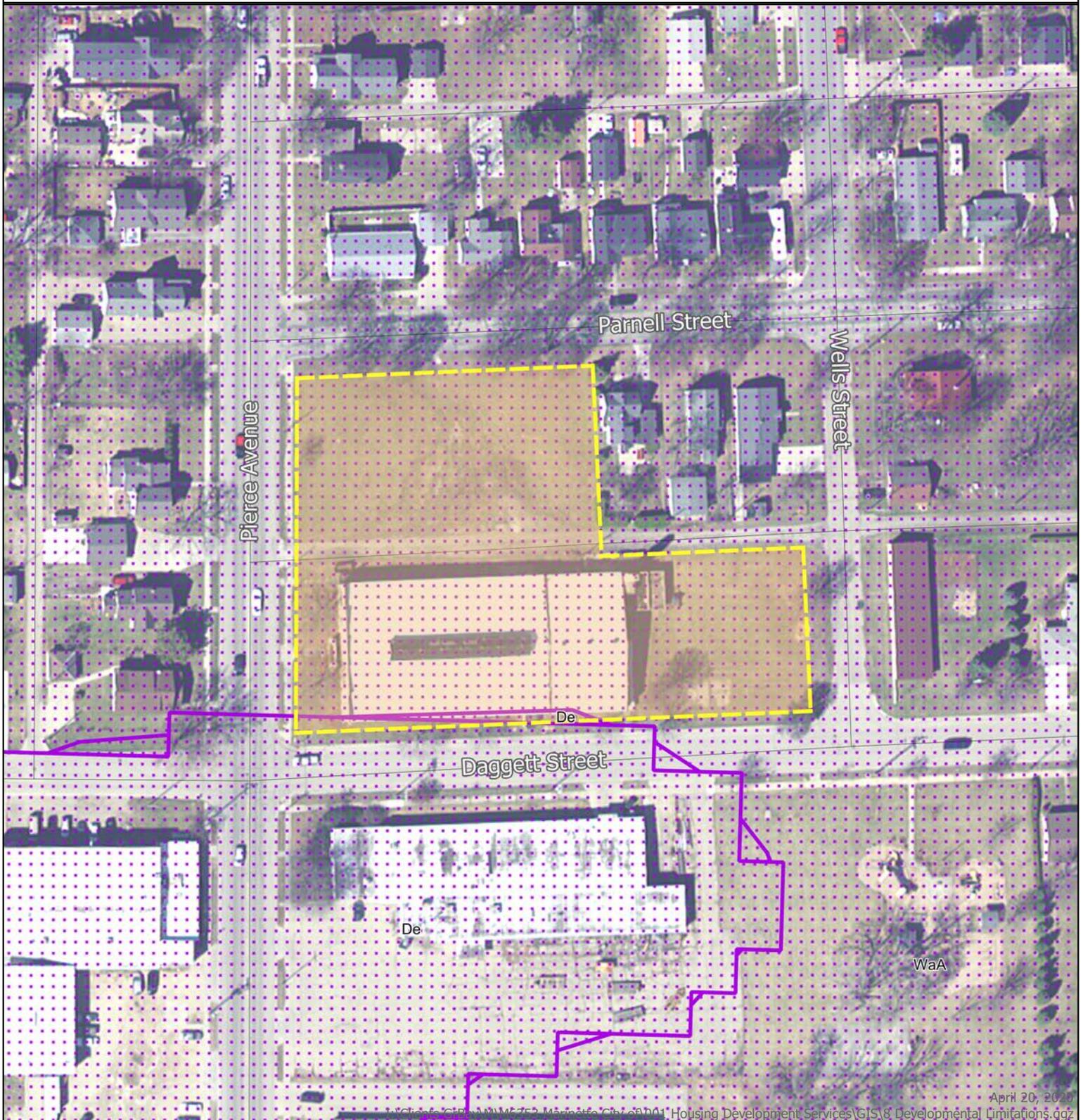


May 27, 2020  
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-  Development Site
-  3-Phase Electric
-  Wisconsin Public Service Gas Main



# Parnell Street Development Site: Developmental Limitations



April 20, 2020

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- WI DNR Delineated Wetlands
- Maximum Extent Wetland Indicators
- Wetland too Small to Delineate
- FEMA Flood Fringe
- FEMA Floodway

0 50 100 ft  
1" = 100'

