



**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 State 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-A: 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 .02 miles from State Highway 41 via State Street. State Highway 41 traverses through downtown Marinette into Michigan. The site is in close proximity to major retail establishments such as Walgreens, banks, and restaurant establishments and five minutes from the City's industrial area and home to Marinette Marine. The site is also located seven minutes from the University of Wisconsin Green Bay Marinette and six minutes from Northeast WI Technical College. The site is minutes away from the Marinette City Park, Civic Center Pool, and Higley Field Recreation complex.

➤ See Attachment 3: Site Location

# Marinette Gold Shovel Site State Street Development

## 5. Site Ownership

The site is owned by a third party and is listed with Broadway Real Estate for \$179,9000. The sale price includes lots on both sides of the railroad tracks. The land has been cleared except for a 3-bedroom 1-3/4 bathroom house with attached garage.

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 0.02 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, or to Menominee Michigan just over the Menominee River in just under 2 minutes.

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 Menominee 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 40,017 SF, or 0.92 acres and the other at 54,062 SF, or 1.24 acres

### Site Status:

The parcel is predominantly vacant land having been cleared of structures except for a 3-bedroom house and attached garage.

### Easements:

There are no known easements on this site.

# Marinette Gold Shovel Site State Street Development

## Zoning:

The site is currently Zoned B-1 Local Shopping District; however, the City of Marinette is open to rezoning this site for residential development as long as the proposed development meets zoning requirements and within the general characteristics of the neighborhood

*Please see the City's Zoning Ordinance for information related to single and multifamily zoning requirements*

- See Attachment 4: Parcel Information

## **8. Surrounding Land Use**

The site is zoned B-1 Local Shopping District with parcels on the west side of State Street zoned R-2 single and two family residential, and the east side is zoned B-3 commercial/community business district.

- 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.

- 12" water main runs north/south along the eastern property line down State Street
- 6" water main runs east/west along the southern property line down Elm and then Pine Streets
- There are two fire hydrants near the site. One on the southern end of the parcel on the parcel side of the Elm Street and the other hydrant is located across the street on the northern end of the property on the eastern side of State Street.

### 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 north/south along State Street
- 8" sanitary sewer runs east/west along the south property line down Elm and Pine Streets

## Marinette Gold Shovel Site State Street Development

### Storm Water Management:

The southern parcel has storm sewer on two sides while the northern lot has storm sewer on one side. These lines serve the surrounding neighborhood. Any new development will need to meet stormwater 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 west side of State Street.

### Natural Gas Infrastructure:

Wisconsin Public Service maintains a gas main that runs north/south along State Street and East/West along Ash and Pine Streets.

### Telecommunications Infrastructure

The following telecom providers can service this site:

- **Spectrum** currently has a fiber on the pole running throughout the community and can provide speeds between 100 megabytes and 1 Gigabyte depending on need.
- **CenturyLink** currently offers 15-megabyte speed to this area.

➤ See Attachment 7: Private Utilities

## 11. Development Limitations

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

## Marinette Gold Shovel Site State Street Development

### 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

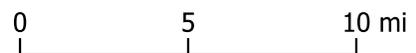
The site sits within a federal designated opportunity zone. Opportunity Zones are federally designated census tracts providing substantial tax-favorable treatment for individual and institutional investors who invest realized capital gains in businesses and properties in those zones for an extended period.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

# State Street Development Site: Regional Location



 State Street Site Location



# Economic Overview

---

## City of Marinette, WI

---



Cedar Corporation  
1-800-472-7372

Demographic Profile .....3  
Employment Trends .....5  
Wage Trends .....5  
Cost of Living Index .....6  
Industry Snapshot .....7  
Occupation Snapshot .....9  
Industry Clusters .....11  
Education Levels.....12  
City of Marinette, WI Regional Map.....13  
FAQ .....14

# 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.

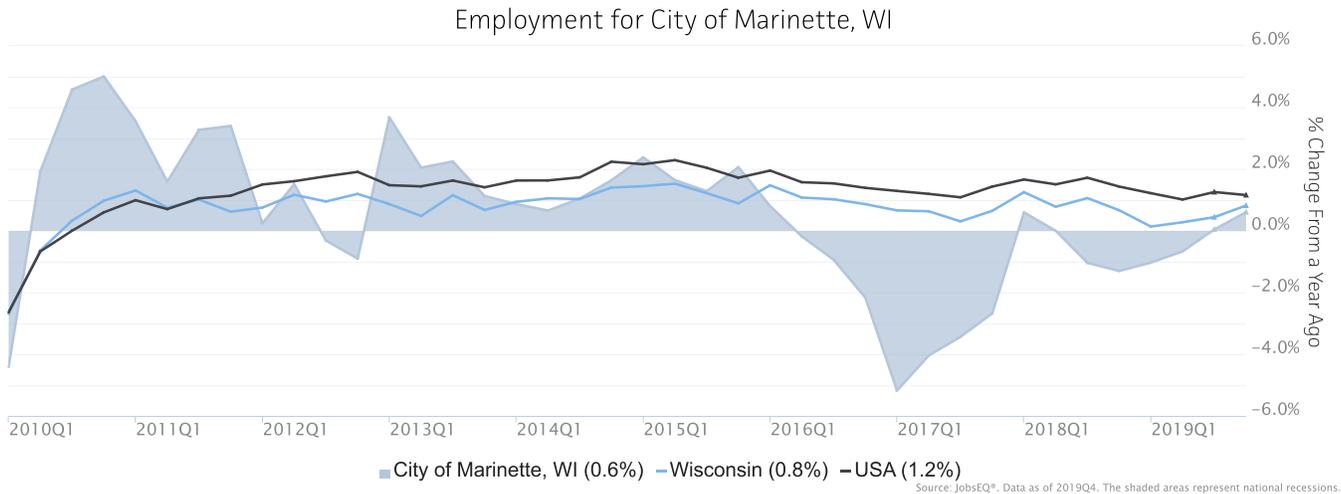
3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

4. Census 2019, annual average growth rate since 2009

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

# Employment Trends

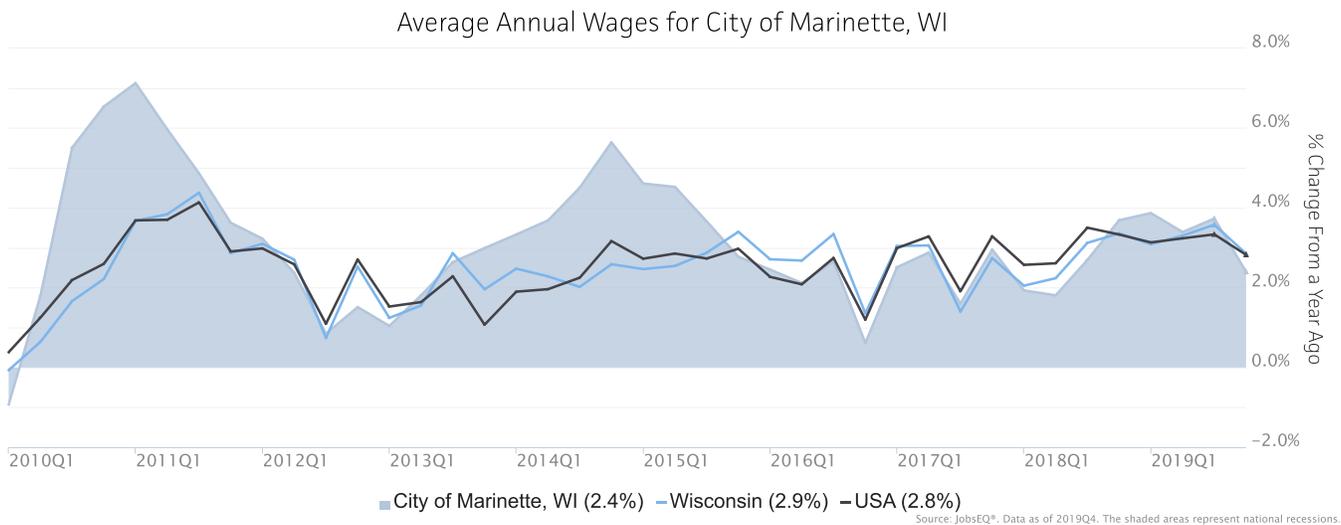
As of 2019Q4, total employment for the City of Marinette, WI was 10,726 (based on a four-quarter moving average). Over the year ending 2019Q4, employment increased 0.6% in the region.



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®](#)

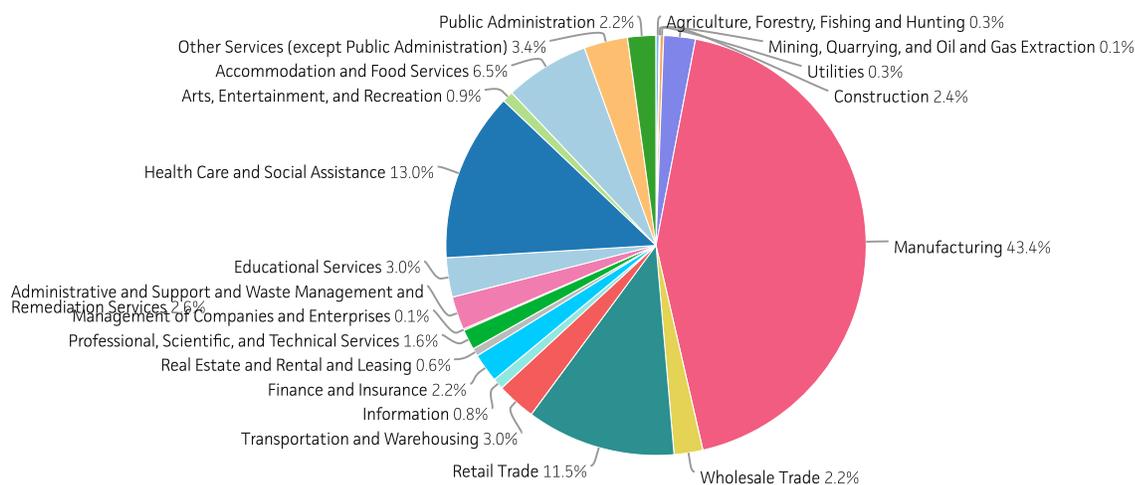
Data as of 2019Q4

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.jobseq.com)

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.

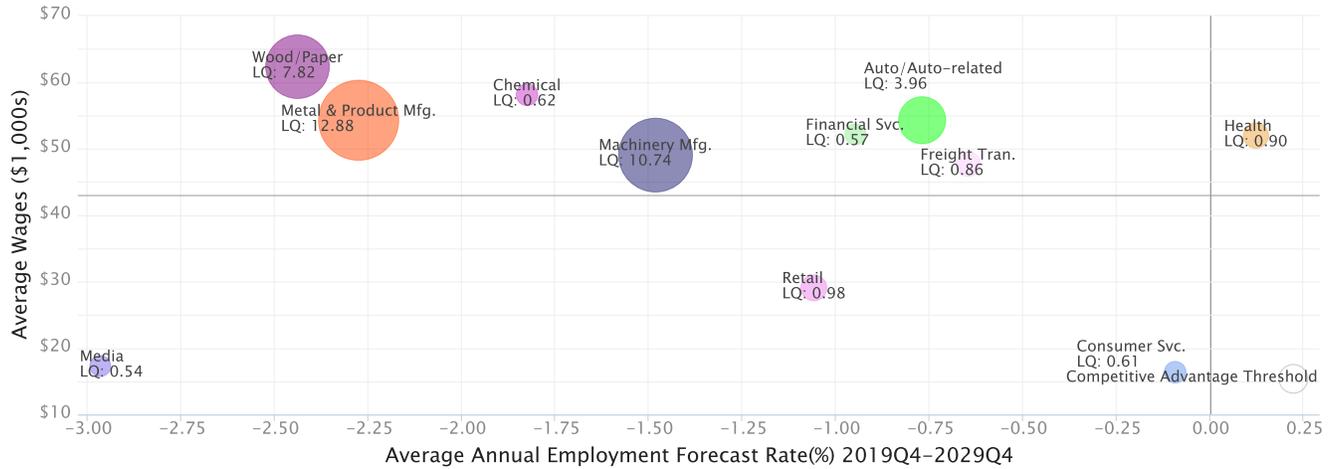
2. Wage data are as of 2018 and represent the average for all Covered Employment

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



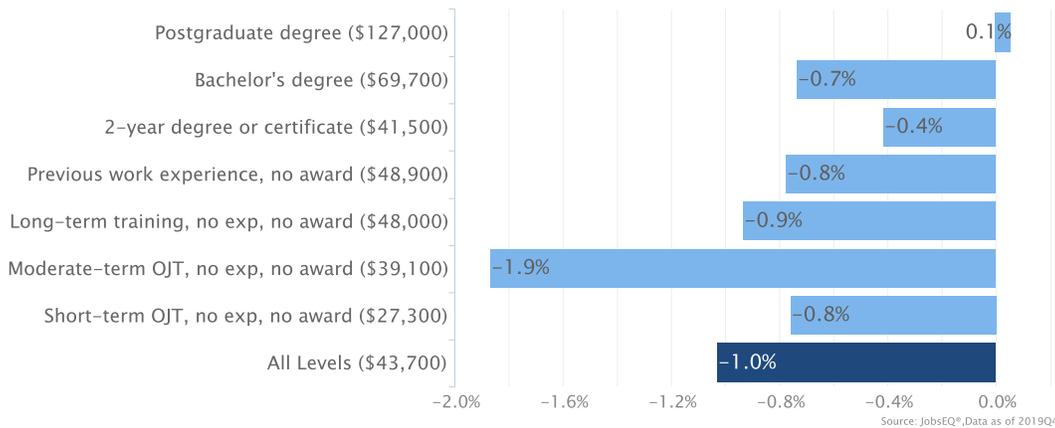
Source: JobsEQ®, Data as of 2019Q4

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 are 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?

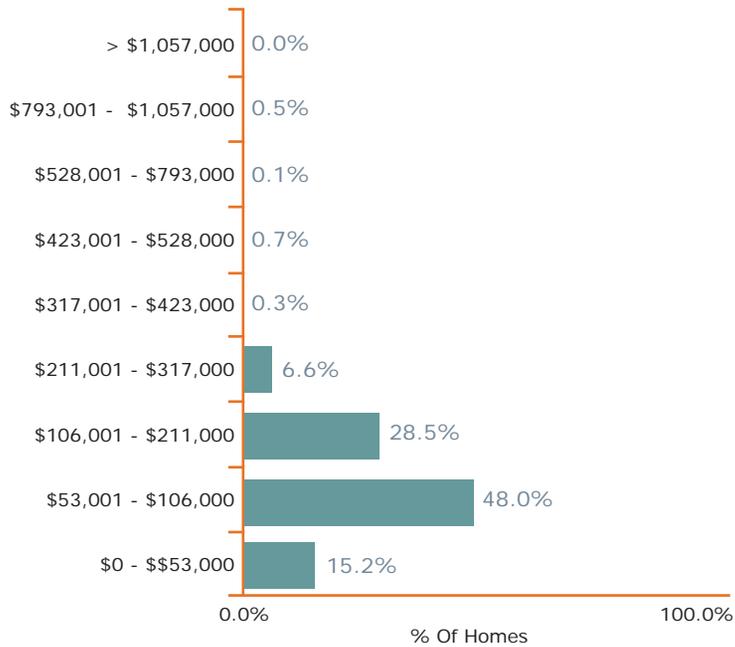
The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 820 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 23 major groups, 96 minor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

## About This Report

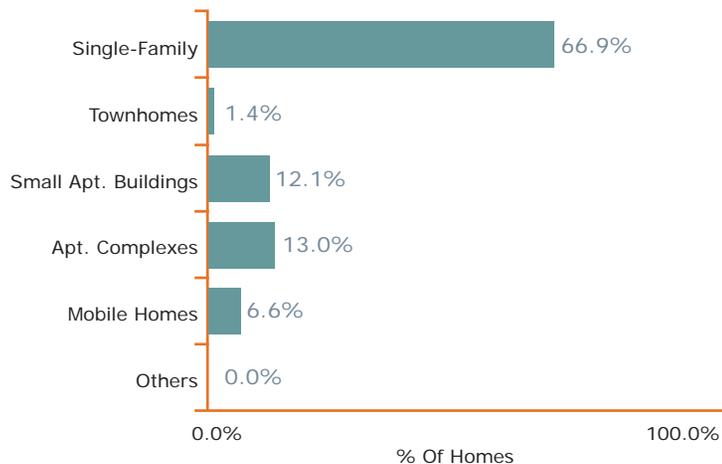
This report and all data herein were produced by JobsEQ®, a product of Chmura Economics & Analytics. The information contained herein was obtained from sources we believe to be reliable. However, we cannot guarantee its accuracy and completeness.

# 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



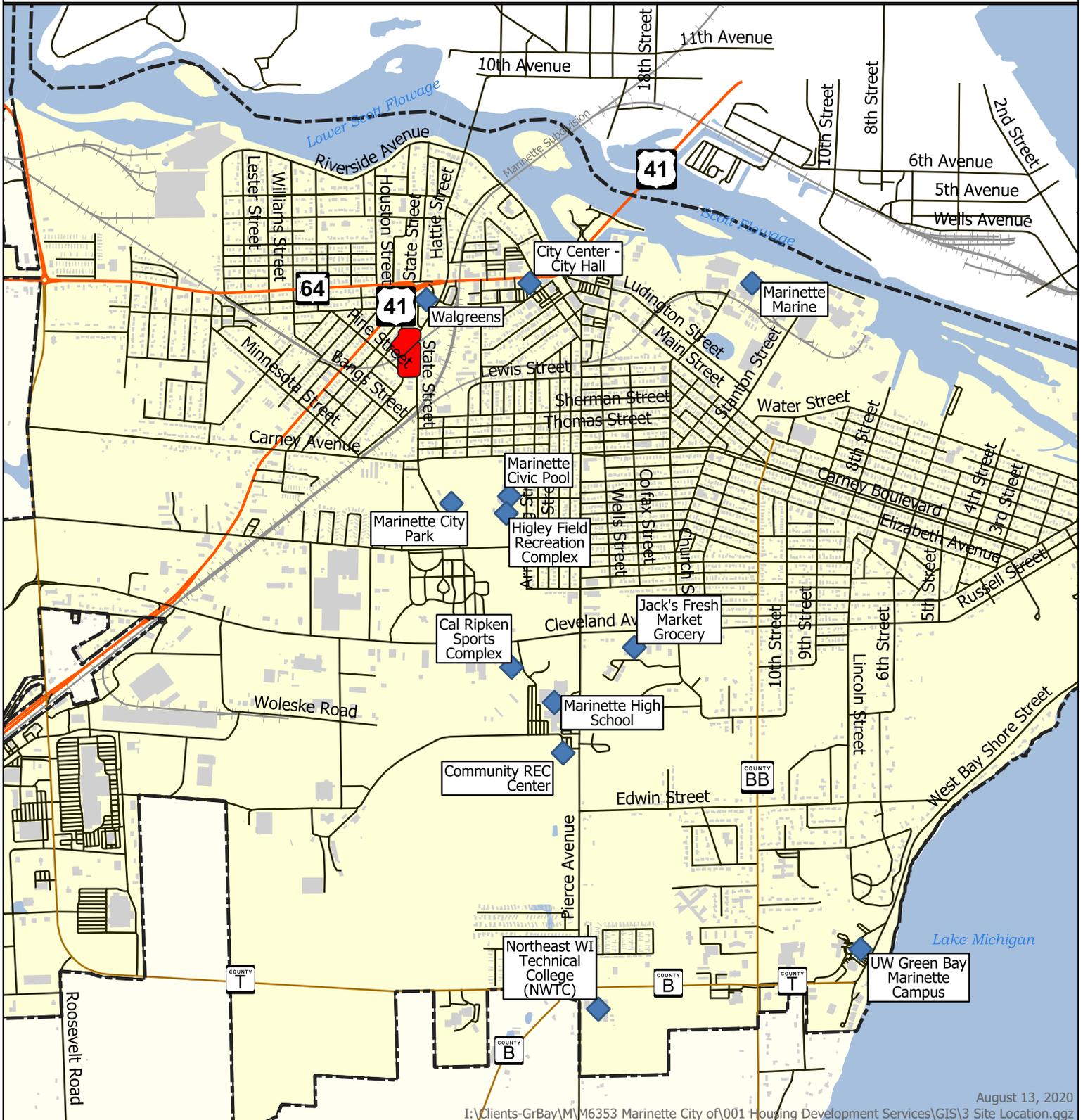
Single-family detached homes are the most common housing type in the City of Marinette, accounting for 66.88% of the city's housing units. Other types of housing that are prevalent in Marinette include large apartment complexes or high rise apartments (12.96%), duplexes, homes converted to apartments 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.

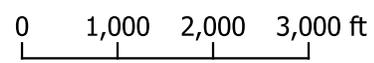
# State Street Development Site: Site Location



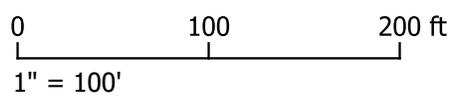
August 13, 2020

I:\Clients-GrBay\166353 Marinette City of\001 Housing Development Services\GIS\3 Site Location.gqz

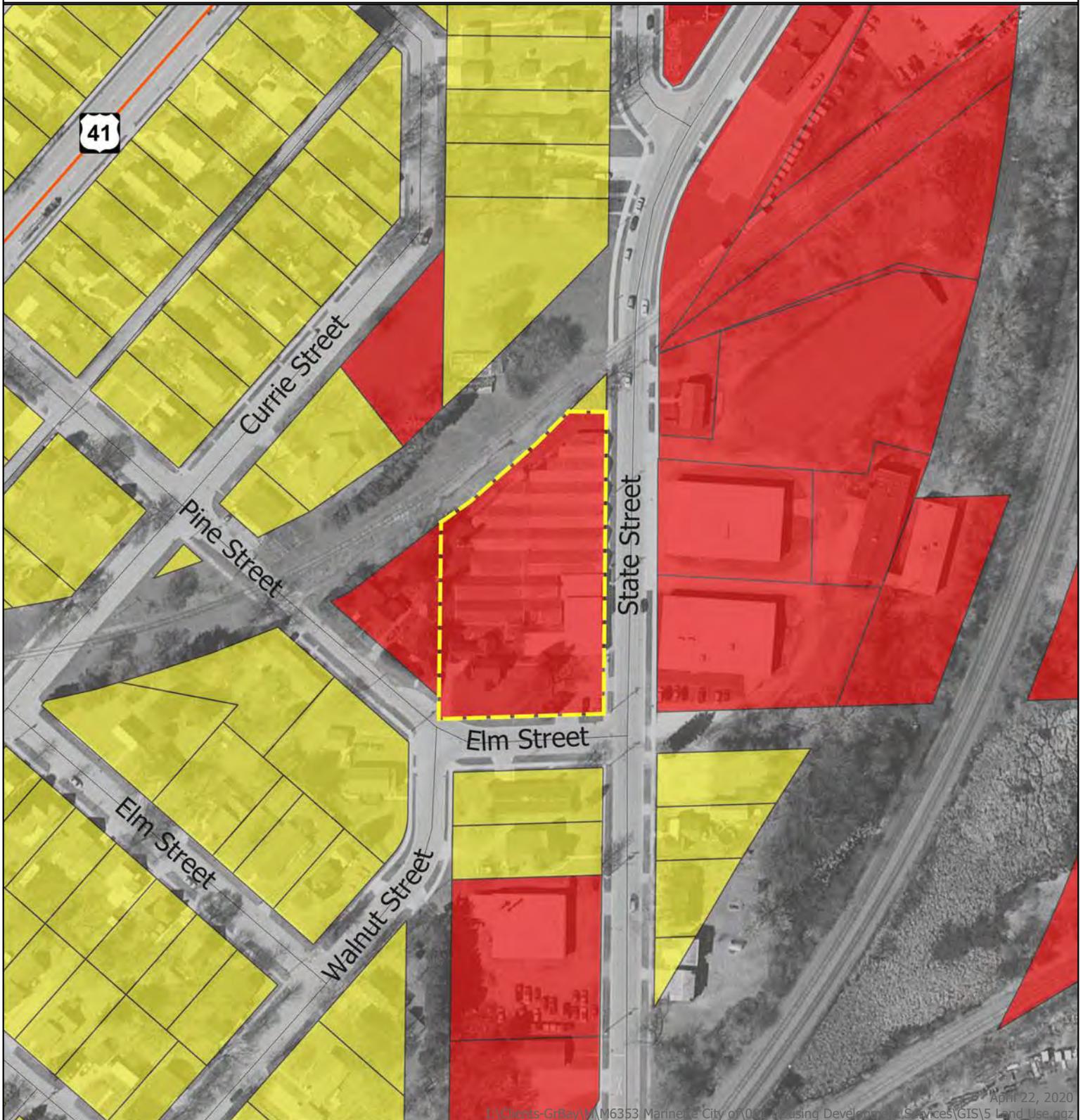
- Development Site Location
- ◆ Points of Interest



# State Street Development Site: Site Information



# State Street Development Site: Surrounding Land Use



April 22, 2020  
I:\Clients-GrBay\11\6353 Marinette City of 01 Housing Development Services\GIS\5 Land Use.gaz

- Single Family Residential
- Commercial
- Recreation
- Vacant

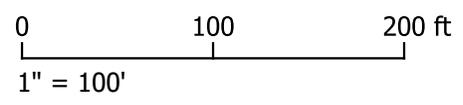
0 150 300 ft  
1" = 150'



# State Street Development Site: Municipal Infrastructure



-  Development Site
-  Gravity Main
-  Hydrants
-  Storm Manholes
-  Water Main
-  Storm Mains
-  Manholes

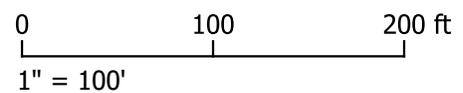


# State Street Development Site: Private Utilities

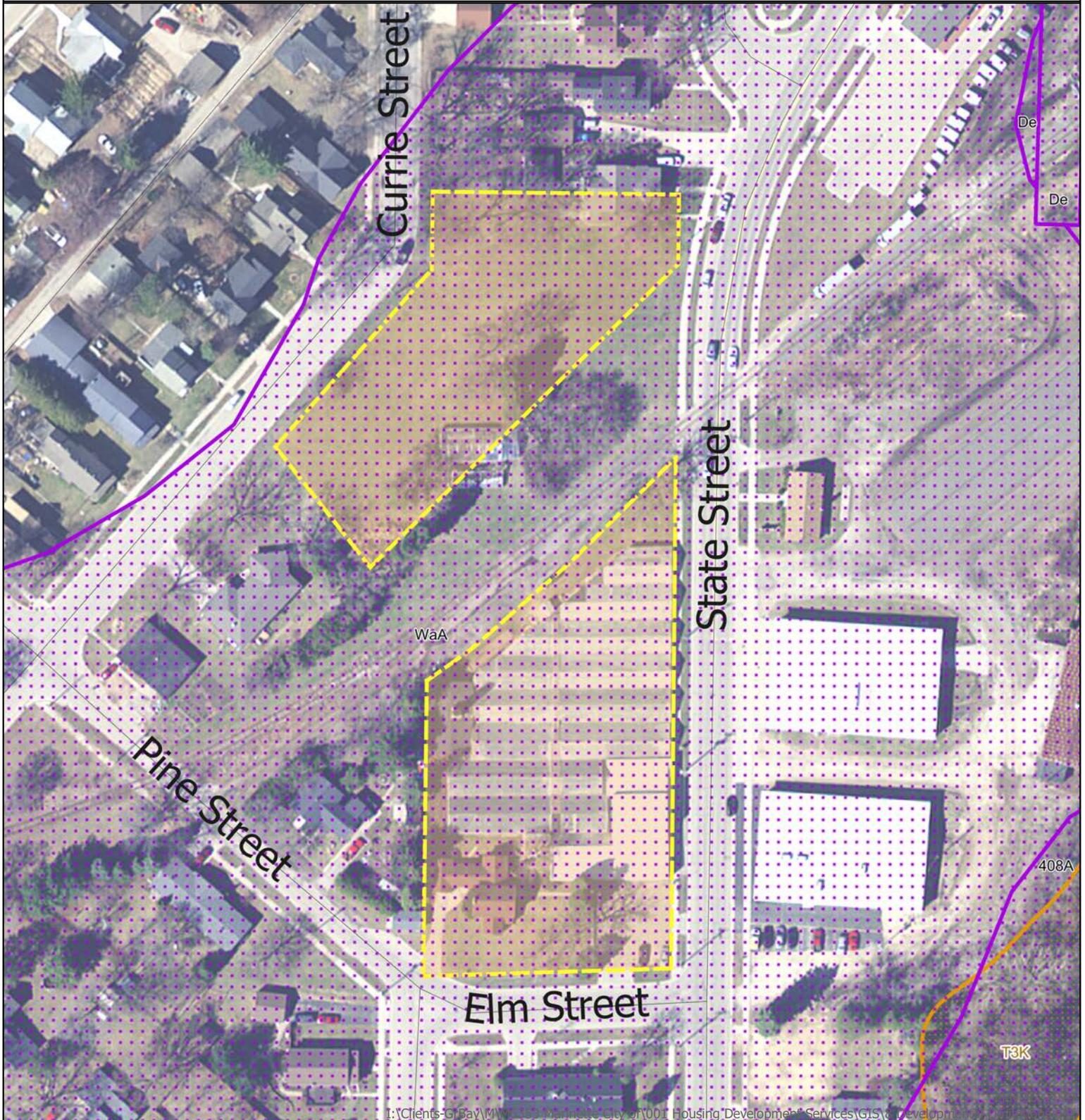


I:\Clients-GrBay\M\6355 - marinette City of\001 Housing Development Services\GIS\Projects\151115\_151115.gpx May 27, 2020

-  Development Site
-  3-Phase Electric
-  Wisconsin Public Service Gas Main



# State Street Development Site: Developmental Limitations



I:\Clients-GrBay\W\6353-Marinette-City-of\001-Housing-Development-Services\GIS\Development-Limitations-Map

-  Wetland
-  Wetland too small to delineate
-  Maximum Extent Wetland Indicators
-  FEMA Flood Fringe
-  FEMA Floodway

