

2019



Housing Affordability Analysis

City of Marinette

HOUSING AFFORDABILITY ANALYSIS
CITY OF MARINETTE
December 2019

TABLE OF CONTENTS

INTRODUCTION 2

 PURPOSE 2

 PROCESS AND DATA SOURCES..... 3

COMPREHENSIVE PLAN IMPLEMENTATION 4

SUMMARY OF RESIDENTIAL DEVELOPMENT IN 2018 5

RESIDENTIAL DEVELOPMENT OPPORTUNITY..... 5

DATA ANALYSIS..... 6

 LAND USE REGULATIONS 6

 EXISTING AND FORECASTED HOUSING DEMAND..... 7

 WAYS TO MEET EXISTING AND FORECASTED HOUSING DEMAND 8

 WAYS TO REDUCE TIME AND COST TO APPROVE AND DEVELOP A NEW RESIDENTIAL SUBDIVISION 8

 CONCLUSION 9

APPENDICES

 APPENDIX A..... 11

 APPENDIX B 18

 APPENDIX C..... 22

 APPENDIX D..... 23

ACKNOWLEDGMENTS

Bay-Lake Regional Planning Commission

City of Marinette

INTRODUCTION

This report complies with the newly adopted requirements contained in Section 66.10013 of Wisconsin State Statutes, and is intended to document implementation of the housing element of the City's Comprehensive Plan.

Purpose

In 2018, the Wisconsin Legislature enacted legislation that requires cities and villages with populations of 10,000 people or more to prepare two housing related reports by January 1, 2020. These reports include a housing affordability report and a new housing fee report.

This report, the *Housing Affordability Analysis*, was created to satisfy the requirements as outlined in Section 66.10013 of the Wisconsin State Statutes. The requirements of this report contained within Wis. Stat. 66.10013 can be found below.

66.10013 Housing affordability report.

- (1) In this section, "municipality" means a city or village with a population of 10,000 or more.
- (2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. [66.1001](#). The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:
 - (a) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
 - (b) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
 - (c) A list and map of undeveloped parcels in the municipality that are zoned for residential development.
 - (d) A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
 - (e) An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:
 1. Meet existing and forecasted housing demand.
 2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.
- (3) A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "Housing Affordability Analysis."

Process and Data Sources

The *Housing Affordability Analysis* was prepared by Bay-Lake Regional Planning Commission on behalf of the City of Marinette. The report was generated for the calendar year ending December 31, 2018, using the *City of Marinette Building Permit Fee Schedule*, permit/development records maintained by the Building Inspection Department and the City Assessor's office, and the *City of Marinette Code of Ordinances*. The report utilized American Community Survey (ACS) 2013-2017 5-Year Estimates to provide quantifiable measurements when analyzing the implementation of the housing element contained within the *City of Marinette 20-Year Comprehensive Plan*. Other data sources used throughout the report include the U.S. Census Bureau and the Wisconsin Department of Administration (WDOA). This report will be updated annually.

COMPREHENSIVE PLAN IMPLEMENTATION

The *City of Marinette 20-Year Comprehensive Plan* was adopted in 2004 and is currently in the process of being updated for the year 2040.

The *City of Marinette 20-Year Comprehensive Plan* contained two housing goals within the housing element. In summary, the City of Marinette's overall goal for housing at that time was: "provide for a variety of quality housing opportunities for all segments of the city's current and future population in such a way that will minimize the adverse impacts on the environment and preserve the city's community and small city character."

According to housing forecasts contained within in the comprehensive plan, "At approximately 2.1 persons per household, the City of Marinette would have 7,032 total housing units, or an increase of 1,479 housing units, in 2020 with 955 single family, 134 duplexes and 389 multi-family residential units." Based on existing available data, it is unlikely that the 2020 housing-unit projection will be met by 2020. In 2017, the City of Marinette had approximately 5,623 housing units according to 2013-2017 American Community Survey (ACS) 5-Year Estimates. This would mean that less than 75 homes have been built in the city since 2000.

In 2000, the majority of the city's housing units (65 percent) were one-unit structures, nine percent were in two-unit structures, and eight percent were in structures with 20 or more housing units. In 2017, nearly all housing types were single-family or one-unit (73 percent) while six percent were duplexes or two-units, and seven percent were multi-family apartments containing 20 or more units. Although the city has experienced an increase in the number of single family homes and a decrease in duplex and large multi-family structures since 2000, the number of multi-family structures containing 3 or 4 units and 5 to 9 units have increased providing a variety of opportunities for housing that fits the trend of communal living that we see today.

As long as low density development continues to take place and single-family homes remain the prominent housing structure of choice, the "small town" character of the city will remain especially when compared to cities experiencing rapid change due to high density development. However, sprawling low density development can lead to negative environmental impacts to land, soil, and water, but as the city continues to see an increase in medium density development or smaller multi-family development, adverse impacts on the environment could lessen.

City of Marinette 20-Year Comprehensive Plan - Housing Goals

Housing Goal #1 Provide a variety of quality housing opportunities for all segments of the City's current and future population.

Housing Goal #2 Provide for a variety of quality housing opportunities for all segments of the City's population in such a way that will minimize the adverse impacts on the environment and preserve the City's community and small City character.

SUMMARY OF RESIDENTIAL DEVELOPMENT IN 2018

Wisconsin State Statute 66.10013 (2)(a) and (2)(b) requires reporting on the number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year, as well as the total number of new residential dwelling units proposed in the applications that were approved by the municipality in the prior year. The following summary contains the residential development activities that occurred in 2018.

According to permit/development records provided by the Building Inspection Department and the City Assessor's office, the City of Marinette did not approve any subdivision plats, certified survey maps, or condominium plats in 2018. However, the city did approve three single-family building permit applications that contained a total of four new residential dwelling units.

Please see Appendix A, or the *New Housing Fee Report*, for additional information pertaining to residential development within the City of Marinette in 2018.

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Wisconsin State Statute 66.10013 (2)(c) and (2)(d) requires a list and map of undeveloped parcels in the municipality that are zoned for residential development and a list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.

According to the City of Marinette's Assessor's office, there are 293 undeveloped parcels located within the City of Marinette that are currently listed as residential use. These undeveloped parcels, comprised of 107 acres, possess major development potential located directly within the city limits. Appendix B provides a complete list of the city's 293 undeveloped residential parcels as provided by the City Assessor's office. Appendix C contains a map titled "Undeveloped Parcels" that visually displays the location of each undeveloped residential parcel within the City of Marinette.

Please note: The City of Marinette Assessor's office provided a list of the undeveloped parcels located within the city listed as residential use for the purposing of satisfying Section 66.10013 (2)(c) and (2)(d) of the Wisconsin State Statute. The list contained undeveloped residential parcel information for the year 2019 and may contain parcels that are not zoned as residential. Therefore, the information presented above as well as the map in Appendix C, use 2019 parcel data which may or may not be residentially-zoned. Zoning requirements are addressed later in this report.

DATA ANALYSIS

This portion of the *Housing Affordability Report* identifies the city's residential development regulations and calculates the financial impact that each regulation has on the cost of each new subdivision. This section also identifies ways the city can modify development regulations in order to 1) meet existing and forecasted housing demand; and 2) reduce the time and cost necessary to approve and develop a new residential subdivision in the city by 20 percent.

Land Use Regulations

Regulatory controls for residential development are commonly utilized at different levels of government to guide private land development by controlling the use, density, site requirements, design, and more. Some examples of residential development regulations include site improvement requirements, fees and land dedication requirements, and permit procedures. Below you will find information regarding the residential development regulations enforced by the City of Marinette. For more information on residential development regulations or other regulations that are enforced by the City of Marinette, please see the [Code of Ordinances of the City of Marinette](#).

The City of Marinette Zoning Ordinance - [Chapter 13](#) of the *City Code of Ordinances*, contains the written regulation and law that defines how property can be used. As it pertains to this report, the intent of the ordinance in summary is to: regulate and restrict the use of all structures, lands, and waters; regulate and restrict lot coverage, population distribution, and density; and regulate and restrict size and location of all structures in order to: promote the health, safety, morals, prosperity, aesthetics, and general welfare of the City of Marinette.

The City of Marinette is divided into zoning districts which impose different land use controls or restrictions specific to each district. The City of Marinette has six residential zoning districts that vary in use and in turn, vary in the regulatory controls that are imposed. Multi-family residence districts have additional development and design standards that are enforced and require site plan review approval prior to starting construction. Certain districts, such as RC- Residential Cluster District, must also abide by additional requirements in order to build or develop, including land dedication in addition to a site approval plan. Site plans insure that construction is in accord with the official map, subdivision ordinance, other applicable codes and ordinances, and the comprehensive plan. The procedure and list of documents required for site plan approval is lengthy and can be found in Appendix D. Overlay districts, such as the Historic Preservation overlay district, or the Waterfront Residential overlay district, can place additional restrictions on properties. There are many other regulations contained within the *City Code of Ordinances* that are not included in the Zoning Ordinance. For example, the city enforces design standards contained within [Chapter 15](#)- Subdivision and Platting Ordinance. Permit fees, listed in [Chapter 9](#) of the *City Code of Ordinances* are imposed by the City of Marinette when constructing or developing residential dwellings whether that be single-family or multi-family. Appendix A contains a list of fees and the land dedication requirements that are imposed by the city.

The *City of Marinette 20-Year Comprehensive Plan* was created to guide the physical landscape of the city. Because it establishes a future land use map that is not regulatory, zoning is often used to help implement the comprehensive plan. Other plans, such as a farmland preservation plan can also guide or persuade the development of land.

Existing and forecasted Housing Demand

The current population of the City of Marinette is 10,782 according to 2019 estimates obtained from the Wisconsin Demographic Services Center. In 2017, the City of Marinette had approximately 5,623 housing units with over 90 percent of units being occupied. It is likely that the current occupancy rate is higher than 90 percent because much like other municipalities in the state and the county, the City of Marinette is experiencing a housing shortage.

According to WDOA Population and Housing Unit Estimates, the City of Marinette is projected to have 5,046 households by 2020, and 4,801 households by 2040. Both projections are lower than the 2017 housing unit total. Furthermore, the household population is projected to decrease from 10,782 in 2019 to 10,482 in 2020 and to 9,599 in 2040. Although it is incredibly unlikely that the city will see a decrease of 300 residents in the next year, these projections, at the very least, indicate that population fluctuations are likely to take place in years to come.

The high demand for housing that the City of Marinette is experiencing aligns with the national housing shortage that is currently taking place. Wisconsin, and the City of Marinette, are experiencing a shortage in workforce housing. Workforce housing can be defined as the supply of housing in a community that meets the needs of the workforce in that community. According to a report¹ by Dr. Kurt Paulsen, “the three main causes of the workforce housing shortage [in Wisconsin] include: not building enough homes to keep up with population and income growth, construction costs outpacing inflation and incomes, and outdated land use regulations that significantly drive up the cost of housing.” As a result housing costs are rising, homeownership is declining and overall housing affordability is continuing to decline. The City of Marinette is no anomaly. Homes are not being built fast enough in the city to meet the demand of housing due to the rising cost of construction. The city has maintained strong job growth and a low unemployment rate which has aided in the creation of a major shortage in available housing that is ultimately forcing potential citizens to reside in other municipalities or counties and commute to the city for work. In addition, the city lacks affordable housing options for renters. New residential housing will need to be affordable in that, housing costs should not exceed 30 percent of

The three main causes of the workforce housing shortage are:

- 1) Not building enough homes to keep up with population and income growth
- 2) Construction costs outpacing inflation and incomes
- 3) Outdated land use regulations that significantly drive up the cost of housing

¹Paulsen, K. (2019). *Falling Behind*. Wisconsin Realtors Association.

total household income. According to ACS data, 53 percent of renters in the City of Marinette used 30 percent or more of their income for rent in 2017. As a major employer in the city continues to grow, the city will need to work diligently to increase the number of affordable housing units within the city in order to retain working-age residents while also remaining mindful of the 2020 and 2040 projections that point to a decreasing population and in turn decreased need for housing.

Ways to Meet Existing and Forecasted Housing Demand

As noted above, the City of Marinette, much like other cities located throughout Wisconsin, has been experiencing a major housing shortage. The construction of new housing is an absolute necessity to provide enough supply to meet the demand. However, strict and abundant regulatory controls and today's cost of construction hinder development.

To quickly address the shortage of housing and meet the existing housing demand, new multi-family residential development must become a priority for the city. However, new multi-family development is subject to high regulatory costs that include fees, standards and other requirements that are imposed at different stages of the development and construction process on top of the already high cost of construction. Therefore, the City of Marinette must refine regulatory controls and provide attractive financial incentives to developers. A few financial incentives that can be used to encourage development and lessen associated cost burdens include: tax abatement, fee waivers, density bonuses, and contributing underutilized buildings or land. Regulatory refinement can be accomplished through easing residential development restrictions. Given the age of the housing stock and while construction costs remain high, the city should work on reinvesting in older housing stock by creating financial incentives for the rehabilitation of older housing. This will increase the availability of homes and stabilize property values while ridding the city of blighted or dilapidated homes.

Ways to Reduce Time and Cost to Approve and Develop a New Residential Subdivision by 20 percent

Residential development regulations create regulatory barriers that have the ability to impede subdivision development within a municipality for a number of reasons. The biggest barriers to residential development include the cost imposed by development fees and the amount of time needed to review and approve a development project. The number of regulations being imposed by local governments has increased over past decades. However, as mentioned above, there are many ways in which municipalities can reduce or eliminate regulatory barriers that will in turn encourage instead of impede development.

According to research² conducted by the National Association of Home Builders and the National Multifamily Housing Council, regulation imposed by all levels of government account for an average of 32.1 percent of multifamily development costs. Regulatory costs include fees, development standards, building codes, land dedicated to public purposes, and more. Fees imposed on a multifamily development when site work begins include impact fees, utility hook-up and more. Fees imposed by the

² Emrath, P., & Walter, C. (2018, June). The Cost of Regulation to Apartment Development . *Backgrounder*. National Multifamily Housing Council, National Association of Home Builders.

City of Marinette for residential development and construction are lower when compared to other cities. The City of Marinette does not charge impact fees although permitted. Plat approval fees imposed by the city are relatively low when compared to other municipalities and the city does not charge a fee for certified survey map approval. A list of the fees imposed by the City of Marinette for residential construction, development and remodeling can be found in Appendix A. The city can further reduce costs by partially or fully waiving certain development and design standards such as parking requirements which in turn would reduce construction costs.

The time that it takes to approve and develop a new residential subdivision varies depending on the project but often can take over two years. The city could implement an expedited permitting process or streamlined approval process for residential development to reduce time. For example, the city could streamline approval to within 60 days after application submittal for development with 150 or fewer units and 90 days for larger development projects.

Please note: The City of Marinette did not approve any subdivision or multi-family residential projects for the year 2018. Therefore, the cost and time that it takes approve and develop these sites in the City of Marinette is an estimate and may not reflect the actual cost for development or the time that it takes to develop. The city will need to use subdivision projects developed in years prior to 2018 to further analyze the time that it took to approve the project and costs associated with such development in order to identify and successfully mitigate impedances that may be unique to the city.

Conclusion

There are many actions that the city can take to meet the high demand of housing at this time while also reducing the time and cost to approve and develop new residential property. By loosening regulatory land controls to allow for high density development, streamlining the approval process, and by providing financial incentives, developers will be attracted to the incredible development potential that the City of Marinette has to offer. The city will need to work diligently to research and implement regulatory systems and financial incentives to attract developers and increase the number of available affordable housing units while also remaining mindful of the 2020 and 2040 projections that point to a decreasing population and in turn a decreased need for housing.

Disclaimer: The City of Marinette has made every effort to insure the accuracy of the information provided in this report and due to the possibility of errors or other aspects of electronic communication that is beyond the city's control, the City of Marinette does not guarantee the accuracy of this document and is not liable for reliance on this information. Final determination of fees shall be calculated upon submittal. All fees are subject to change.

**HOUSING AFFORDABILITY ANALYSIS
CITY OF MARINETTE
December 2019**

APPENDICIES

APPENDIX A..... 11
APPENDIX B 18
APPENDIX C..... 22
APPENDIX D..... 23

2019



New Housing Fee Report

City of Marinette

NEW HOUSING FEE REPORT
CITY OF MARINETTE
December 2019

TABLE OF CONTENTS

BACKGROUND..... 2
RESIDENTIAL DEVELOPMENT FEES 3
RESIDENTIAL DEVELOPMENT FEES COLLECTED IN 2018 5

ACKNOWLEDGMENTS

Bay-Lake Regional Planning Commission
City of Marinette

APPENDIX A: THE NEW HOUSING FEE REPORT

BACKGROUND

In 2018, the Wisconsin Legislature enacted legislation that requires cities and villages with populations of 10,000 people or more to prepare two housing related reports by January 1, 2020. These reports include a housing affordability report and a new housing fee report. This report, *The New Housing Fee Report*, was prepared by Bay-Lake Regional Planning Commission on behalf of the City of Marinette to satisfy the requirements as outlined in Section 66.10014 of the Wisconsin Statutes. The requirements of this report contained within Wis. Stat 66.10014 can be found below.

66.10014 New housing fee report.

- (1) In this section, “municipality” means a city or village with a population of 10,000 or more.
- (2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's residential development fees. The report shall contain all of the following:
 - (a) Whether the municipality imposes any of the following fees or other requirements for purposes related to residential construction, remodeling, or development and, if so, the amount of each fee:
 1. Building permit fee.
 2. Impact fee.
 3. Park fee.
 4. Land dedication or fee in lieu of land dedication requirement.
 5. Plat approval fee.
 6. Storm water management fee.
 7. Water or sewer hook-up fee.
 - (b) The total amount of fees under par. (a) that the municipality imposed for purposes related to residential construction, remodeling, or development in the prior year and an amount calculated by dividing the total amount of fees under this paragraph by the number of new residential dwelling units approved in the municipality in the prior year.
- (3)
 - (a) A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled “New Housing Fee Report.” If a municipality does not have an Internet site, the county in which the municipality is located shall post the information under this paragraph on its Internet site on a web page dedicated solely to development fee information for the municipality.
 - (b) A municipality shall provide a copy of the report under sub. (2) to each member of the governing body of the municipality.
- (4) If a fee or the amount of a fee under sub. (2) (a) is not properly posted as required under sub. (3) (a), the municipality may not charge the fee.

APPENDIX A: THE NEW HOUSING FEE REPORT

RESIDENTIAL DEVELOPMENT FEES

This section of the report includes an inventory of fees imposed by the city for purposes related to residential construction, remodeling, or development.

On the following page you will find Table 1 which includes the fees listed under Wis. Stat. 66.10014 (2) (a) that the city imposes for purposes related to residential construction, remodeling, or development. The inventory was created using the *City of Marinette Building Permit Fee Schedule* and the *City of Marinette Code of Ordinances*.

The city imposes additional fees associated with new residential development or remodeling that are not listed under Wis. Stat. 66.10014. These fees, such as zoning fees and occupancy fees, are also included in the table. Other fees that may be associated with residential dwelling construction, development or remodeling, such as electrical or HVAC fees, are not included in the table as Wis. Stat. 66.10014 does not require reporting on these types of fees.

The *City of Marinette Fee Schedule* can be found in the *City Code of Ordinances*, Chapter 9 – Licenses and Regulations. The *Building Permit Fee Schedule* can be found [here](#) or by visiting the City of Marinette’s website under Building Inspection.

APPENDIX A: THE NEW HOUSING FEE REPORT

TABLE 1: INVENTORY OF RESIDENTIAL DEVELOPMENT FEES		
FEE CATEGORY	FEE TYPE	FEE AMOUNT
BUILDING PERMIT FEES	Single-Family - New Dwelling	\$0.12/sq. ft. (\$125.00 min.)
	Single-Family - Addition ¹	\$0.12/sq. ft. (\$125.00 min.)
	Single-Family - Alteration ²	\$8.00/thousand of valuation (\$60.00 min.)
	Multi-Family - New Building	\$0.15/sq. ft. (\$150.00 min.)
	Multi-Family – Addition	\$0.15/sq. ft. (\$150.00 min.)
	Multi-Family – Alteration	\$10.00/thousand of valuation (\$125.00 min.)
IMPACT FEES	N/A	N/A
PARK FEE	N/A	N/A
FEE-IN-LIEU OF LAND DEDICATION	Fee In-Lieu-Of Land Dedication Requirement	\$100.00/dwelling unit
PLAT APPROVAL FEE	Certified Survey Map	None
	Preliminary Plat Review	\$15.00 plus \$1.00/lot or parcel
	Final Plat Review	\$7.50 plus \$0.50/lot or parcel
STORMWATER AND EROSION CONTROL FEES	Erosion Control – Single-Family New Dwelling	\$100.00
	Erosion Control – Single-Family Addition	\$75.00
	Erosion Control – Multi-Family	\$200.00 for first acre plus \$100.00/acre thereafter
	Stormwater Management Plan (≤1 acre)	\$150.00
	Stormwater Management Plan (>1 acre)	\$150.00 plus \$50.00/acre
WATER OR SEWER HOOKUP FEES	Sewer and Water Service Laterals - Single-Family Dwelling	\$50.00
	Sewer and Water Service Laterals - Multi-Family Dwelling	\$100.00 for the first 100 ft. plus \$0.50/ft. thereafter
	Plumbing – Single-Family New Dwelling/Addition/Alteration	\$35.00 plus \$0.04/sq. ft. (\$50.00 min.)
	Plumbing – Multi-Family New Structure/Addition/Alteration	\$60.00 plus \$0.06/sq. ft. (\$100.00 min.)
MISCELLANEOUS PERMIT FEES	Zoning Permit – Single-Family New Dwelling	\$125.00
	Zoning Permit – Single-Family Remodel/Additions	\$85.00
	Zoning Permit – Multi-Family New Dwelling	\$200.00
	Zoning Permit – Multi-Family Remodel/Additions	\$150.00
	Occupancy Permit – Single-Family New Dwelling, Additions, and Alterations	\$40.00/dwelling unit
	Occupancy Permit – Multi-Family New Structure, Additions, and Alterations	\$50.00/unit
	State Seal	\$35.00

Source: *Building Permit Fee Schedule*; City of Marinette, 2019. Inventory of Residential Development Fees; Bay-Lake Regional Planning Commission, 2019.

¹ Per the *City of Marinette Code of Ordinances*, "Addition" means new construction performed on a dwelling which increases the outside dimensions of the dwelling.

² Per the *City of Marinette Code of Ordinances*, "Alteration" means a substantial change or modification other than an addition or minor repair to a dwelling or to systems involved within a dwelling.

APPENDIX A: THE NEW HOUSING FEE REPORT

RESIDENTIAL DEVELOPMENT FEES COLLECTED IN 2018

This section of the report calculates the average cost per unit to develop, construct, or remodel a residential dwelling unit within the City of Marinette. The calculation, provided in Wis. Stat. 66.10014 (2)(b), divides the total amount of fees the city imposed for purposes related to residential construction, remodeling, or development by the number of new residential dwelling units approved in the city in 2018.

Table 2 on the following page shows the total fees collected by the city during the calendar year ending December 31, 2018, and the average fee cost per residential dwelling unit for purposes related to residential construction, remodeling, or development. The table was created using the *City of Marinette Building Permit Fee Schedule*, the *City of Marinette Code of Ordinances*, and permit records provided by the City of Marinette Building Inspection Department and the City Assessor's office. **Please note:** Table 2 does not include the total dollar amount collected for each fee identified in Table 1.

According to permit records provided by the City of Marinette Building Inspection Department, the City of Marinette approved three residential development projects in 2018; one single-family home, one manufactured home, and one duplex. During this time, the city approved 16 residential addition/alternation permits but did not approve any multi-family building permits. Various development fees were enforced for each project.

In 2018, the city collected approximately \$8,575.76 in permit fees for purposes related to this report, i.e. residential construction, remodeling, and development. Of this number, approximately \$4,156.36 was generated from fees associated with new residential development while \$4,419.40 was generated from building and zoning permit fees for residential additions/alterations. The city did not impose or collect any fees for multi-family residential development.

The cost of residential development in the City of Marinette is rather low when compared to other cities and villages similar in size. In 2018, the average total cost to develop one new single-family residential dwelling unit within the City of Marinette was \$1,039.09, while the average total cost to remodel a single-family home was \$276.21. **Please note:** the "average total cost" mentioned above pertains only to the total cost of the permit fees identified in Table 2. There are other costs associated with the construction and development of new single-family structures. The City of Marinette may impose additional fees that are not listed under Wis. Stat. 66.10014 (2)(b), when constructing or remodeling a home.

APPENDIX A: THE NEW HOUSING FEE REPORT

TABLE 2: RESIDENTIAL DEVELOPMENT FEES COLLECTED IN 2018				
LIST OF PERMITS	NUMBER OF PROJECTS	NUMBER OF UNITS	TOTAL FEES COLLECTED	FEE PER UNIT
New Single-Family Building Permit	3	4	\$3645.24	\$911.31
New Multi-Family Building Permit	N/A	N/A	N/A	N/A
Remodel ³ - Single-Family Dwelling	16	16	\$3,994.40	\$249.65
Impact Fee	N/A	N/A	N/A	N/A
Park Fee	N/A	N/A	N/A	N/A
Land dedication or fee in lieu of land dedication requirement	N/A	N/A	N/A	N/A
Plat Approval Fee	N/A	N/A	N/A	N/A
Erosion Control Fee – Single-Family Dwelling	2	2	\$211.12	\$105.56
Sewer and Water Service Laterals - Single-Family Dwelling	1	1	\$50.00	\$50.00
Zoning Permit – Single-Family New Dwelling	2	3 (manufactured home and duplex)	\$250.00	\$83.33
Zoning Permit – Single-Family Remodel	5	5	\$425.00	\$85.00

Source: City of Marinette Permit Records, City of Marinette, 2019. Residential Development Fees Collected in 2018; Bay-Lake Regional Planning Commission, 2019.

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³ Remodel refers to “addition” and “alternations” as defined under Table 1.

APPENDIX B: UNDEVELOPED RESIDENTIAL PARCELS TABLE

TaxKeyNumber	StreetName	TaxClass	Acres	TotalAssessedValueLand	TotalAssessedValueImprovements
251-01076.002	2100 6th St	Residential	1.01	38,000	0
251-00040.001	High St	Residential	1.146	6,400	0
251-00569.002	Cleveland Ave	Residential	0.496	18,500	0
251-00578.000	Cleveland Vac	Residential	0.482	2,600	0
251-00579.000	Cleveland Vac	Residential	0.219	2,000	0
251-00947.003	State St	Residential	0.583	15,700	0
251-00580.000	Cleveland Ave	Residential	0.219	2,400	0
251-00569.001	Cleveland Ave	Residential	0.398	4,200	0
251-00044.000	Irving Street Vac	Residential	0.595	3,000	0
251-01066.004	Lincoln St	Residential	0.667	29,700	0
251-01410.000	Edwin St	Residential	4.359	40,600	0
251-01414.001	Pierce Ave	Residential	0.754	13,100	0
251-01414.002	Pierce Ave	Residential	3.693	19,100	0
251-01414.003	Pierce Ave	Residential	0.585	8,100	0
251-00476.000	Carney Ave	Residential	0.126	6,500	0
251-01021.001	Cleveland Ave	Residential	2.82	29,100	0
251-01049.000	Elizabeth Ave	Residential	0.123	6,400	0
251-01086.000	Lincoln St	Residential	1	9,200	0
251-01089.000	Prairie St	Residential	0.127	2,400	0
251-01094.002	Prairie St	Residential	0.228	17,100	0
251-02209.000	Edwin St Vac	Residential	0.264	6,300	0
251-01075.000	Prairie St	Residential	1.256	24,800	0
251-01058.004	Cleveland Ave	Residential	2.213	25,000	0
251-02794.000	Sherman St	Residential	0.137	7,000	0
251-02795.000	Sherman St	Residential	0.137	7,000	0
251-02809.000	Madison Ave	Residential	0.155	7,800	0
251-00001.000	Lincoln St	Residential	0.157	7,800	0
251-01105.002	Woodview Ln	Residential	3.486	53,500	0
251-01141.000	Bay Shore St	Residential	4.234	44,900	0
251-01142.001	Bay Shore St	Residential	0.437	55,600	0
251-01155.011	Leonard St	Residential	0.191	2,900	0
251-01155.012	Leonard St	Residential	0.313	4,000	0
251-01155.013	Leonard St	Residential	0.34	4,500	0
251-00060.004	Carney Ave	Residential	2	25,900	0
251-00061.000	Mc Allister	Residential	0.362	4,700	0
251-00152.003	Cleveland Ave	Residential	4.5	26,700	0
251-00561.001	Carney Ave	Residential	0.58	21,700	0
251-00564.002	Carney Ave	Residential	0.985	24,900	0
251-00980.001	Armstrong St - Vac	Residential	0.143	7,200	0
251-00982.001	Cleveland Ave	Residential	0.807	16,300	0
251-01037.000	Nora Ln	Residential	0.345	9,600	0
251-01126.002	W Bay Shore St	Residential	0.195	46,800	0
251-01124.003	Bay Shore St	Residential	0.781	56,000	0
251-01125.002	W Bay Shore St	Residential	0.108	23,300	0
251-01125.003	W Bay Shore St	Residential	0.242	36,800	0
251-01128.004	W Bay Shore St	Residential	0.794	31,800	0
251-01134.000	Bay Shore St	Residential	0.452	63,200	0
251-01155.005	Bird St	Residential	2.252	18,900	0
251-01155.008	Leonard St	Residential	0.316	4,200	0
251-01155.009	Bayview Ct	Residential	0.422	6,600	0
251-01155.010	Leonard Street Vac	Residential	1.041	1,900	0
251-01399.000	Richard St	Residential	0.248	6,900	0
251-01400.000	Richard St	Residential	0.257	6,900	0
251-01402.000	Richard St	Residential	0.248	6,900	0
251-01404.002	Off Northland Terrac	Residential	3.21	25,300	0
251-02079.000	Ella Ct	Residential	0.08	500	0
251-02079.003		Residential	0.21	1,000	0
251-02084.001		Residential	0.095	5,300	0
251-02086.001	Hattie St	Residential	0.19	2,300	0
251-02087.000	Hattie St	Residential	0.177	8,600	0
251-02098.000	Ella Ct	Residential	0.121	6,400	0
251-02099.000		Residential	0.156	7,800	0
251-02100.000		Residential	0.01	700	0
251-02101.001	Hattie St	Residential	0.033	2,500	0
251-02106.000	Hattie St	Residential	0.283	11,800	0
251-02111.000	Hattie St	Residential	0.156	7,800	0
251-02113.000		Residential	0.186	8,900	0
251-02181.000	Florence St - Vac	Residential	0.13	600	0
251-02318.000	Pierce Ave	Residential	0.128	6,600	0
251-02373.001	Wisconsin St	Residential	0.09	4,900	0
251-02374.000	Wisconsin St	Residential	0.172	8,500	0
251-02387.000	Pierce Ave	Residential	0.161	8,000	0
251-02396.000	Oakes St Vac	Residential	0.165	8,200	0

APPENDIX B: UNDEVELOPED RESIDENTIAL PARCELS TABLE

251-02414.000	Armstrong Ave	Residential	0.165	8,200	0
251-02489.000	Currie St	Residential	0.314	6,800	0
251-02511.000	Walnut St	Residential	0.165	8,200	0
251-02528.000	Elm St	Residential	0.083	1,200	0
251-02544.000	Currie St	Residential	0.021	1,500	0
251-02545.000	Currie St	Residential	0.094	5,300	0
251-02596.000	Jackson St	Residential	0.221	5,100	0
251-02642.000	Spruce St - Vac	Residential	0.154	7,700	0
251-02646.000	State St	Residential	0.176	8,700	0
251-02738.001	Minnesota St	Residential	0.333	13,100	0
251-02739.000	Carney Ave	Residential	0.132	6,800	0
251-02741.003	Minnesota St	Residential	0.539	17,700	0
251-02791.000	Sherman St	Residential	0.181	8,900	0
251-02833.000	Carney Ave	Residential	0.126	6,500	0
251-02844.000	Thomas Street Vac	Residential	0.127	6,500	0
251-02846.000	Carney Ave	Residential	0.038	2,600	0
251-02849.000	Carney Ave	Residential	0.119	6,200	0
251-02881.000	Gilbert St	Residential	0.152	7,600	0
251-02886.000	Hall Ave Vacant	Residential	0.148	7,400	0
251-02916.000	Gilbert St	Residential	0.152	5,700	0
251-02929.000	Gilbert St	Residential	0.152	7,600	0
251-03097.000	Watson Court Vac	Residential	0.163	8,000	0
251-03107.001	State St Vac	Residential	0.067	4,200	0
251-03109.002	White St	Residential	0.019	1,400	0
251-03158.003	Hall Ave	Residential	0.342	13,400	0
251-03238.000	Dawes St	Residential	0.107	5,800	0
251-03272.000	Coolidge St	Residential	0.107	5,800	0
251-03931.000	Lake St	Residential	0.18	5,700	0
251-03946.000	Lake Street Vac	Residential	0.184	5,800	0
251-03955.000	Lake St	Residential	0.167	5,500	0
251-04015.000	Bird St	Residential	0.169	5,500	0
251-04028.000	Bird St	Residential	0.151	5,200	0
251-04033.000	Chestnut Street Vac	Residential	0.17	5,500	0
251-04040.000	Bird St	Residential	0.168	5,500	0
251-04061.000	W Russell St	Residential	0.342	8,900	0
251-04094.000	Bird St	Residential	0.168	5,500	0
251-04109.001	Cushman St	Residential	0.105	14,400	0
251-04109.002	Cushman St	Residential	0.24	21,300	0
251-04135.000	Alameda St	Residential	0.409	10,000	0
251-04141.003	Lake St	Residential	0.151	5,200	0
251-03274.000	Coolidge St	Residential	0.107	5,800	0
251-03279.000	Coolidge St	Residential	0.107	5,800	0
251-03280.000	Coolidge St	Residential	0.1	5,500	0
251-03332.002	Harding St	Residential	0.206	9,800	0
251-03365.000	7th St	Residential	0.259	10,500	0
251-03384.003	Cleveland Ave	Residential	0.224	9,800	0
251-03394.002		Residential	0.277	4,000	0
251-03413.000	Highland Vac	Residential	0.09	5,200	0
251-03438.000	10th St	Residential	0.335	12,000	0
251-03447.000	10th St	Residential	0.413	13,500	0
251-03453.000	Cleveland Ave	Residential	0.138	7,000	0
251-03466.000	Jacobson St	Residential	0.127	6,500	0
251-03491.002	Newberry Ave	Residential	0.006	500	0
251-03534.000	Sherman St	Residential	0.083	4,600	0
251-03694.000	Madison Ave	Residential	0.138	7,000	0
251-03771.000	Armstrong Ave	Residential	0.138	3,600	0
251-04141.004	Lake St	Residential	0.115	1,000	0
251-04176.000	Main St Vac Merry/St	Residential	0.224	9,800	0
251-04321.000	Main St	Residential	0.131	6,700	0
251-04353.001	9th St	Residential	0.058	3,500	0
251-04377.000	Water St	Residential	0.289	11,100	0
251-04401.000	Terrace Ave	Residential	0.173	1,500	0
251-04412.000	Main St	Residential	0.174	8,600	0
251-04415.000	Main St	Residential	0.174	8,600	0
251-04480.000	Terrace Ave	Residential	0.173	8,600	0
251-04522.000	5th St	Residential	0.074	4,200	0
251-04589.000	Terrace Ave	Residential	0.171	8,500	0
251-04626.000	Main St	Residential	0.174	2,000	0
251-04635.000	Carney Blvd	Residential	0.708	17,000	0
251-04641.000	Carney Blvd	Residential	0.177	8,700	0
251-04732.000	Hosmer St	Residential	0.185	9,000	0
251-04742.000	Elizabeth Ave 300Blk	Residential	0.173	8,500	0
251-04743.001	Elizabeth Ave	Residential	0.346	6,100	0
251-04747.000	Elizabeth Ave	Residential	0.173	8,500	0

APPENDIX B: UNDEVELOPED RESIDENTIAL PARCELS TABLE

251-04871.001	Carney Blvd	Residential	0.172	8,500	0
251-04872.001	Carney Blvd	Residential	0.172	8,500	0
251-04947.000	Point & 4th	Residential	0.173	4,300	0
251-04948.000	Point St	Residential	0.172	4,300	0
251-04949.001	Point St	Residential	0.49	9,600	0
251-04959.001	Hosmer St	Residential	0.146	800	0
251-04963.000	Hosmer St	Residential	0.043	700	0
251-04976.000	Market St	Residential	0.154	5,200	0
251-04977.001	Market St	Residential	0.51	13,800	0
251-04980.000	W Russell St	Residential	0.165	5,400	0
251-07060.000	Sunset Dr	Residential	0	20,500	0
251-07069.000	W Bay Shore St	Residential	0	20,500	0
251-07076.000	W Bay Shore St	Residential	0	20,500	0
251-07087.000	Redpath Dr	Residential	0	20,500	0
251-07095.000	Redpath Dr	Residential	0	20,500	0
251-07096.000	Redpath Dr	Residential	0	20,500	0
251-08009.000	Redpath Dr	Residential	0	20,500	0
251-08017.000	Tori Ln	Residential	0.39	26,100	0
251-08019.000	Tori Ln	Residential	0.396	26,400	0
251-08021.000	Tori Ln	Residential	0.422	19,500	0
251-08029.000	Parsek St	Residential	1.068	20,200	0
251-04993.000	Hemlock St	Residential	0.166	3,500	0
251-04994.000	W Russell St	Residential	0.17	2,000	0
251-04996.000	W Russell St	Residential	0.17	2,000	0
251-04997.000	W Russell St	Residential	0.17	2,000	0
251-04998.000	W Russell St	Residential	0.17	2,000	0
251-04999.000	W Russell St	Residential	0.17	800	0
251-05000.000	W Russell St	Residential	0.166	3,500	0
251-05017.001	W Russell St	Residential	0.179	5,700	0
251-05018.001	W Russell St	Residential	0.358	4,600	0
251-05020.001	W Russell St	Residential	0.267	3,700	0
251-05022.001	W Russell St	Residential	0.418	10,100	0
251-05024.001	W Russell St	Residential	0.165	5,400	0
251-05033.000	Locust St	Residential	0.715	14,600	0
251-05051.000	Duke St	Residential	0.331	1,300	0
251-05059.000	Market St	Residential	0.332	1,300	0
251-05071.000	W Russell St	Residential	0.609	8,000	0
251-05084.000	W Russell St	Residential	0.171	5,500	0
251-05088.001	Duke St	Residential	0.34	10,700	0
251-05120.000	Duke St	Residential	0.167	4,100	0
251-05184.001	Hancock St	Residential	0.316	8,400	0
251-05186.002	Dousman St	Residential	0.541	15,700	0
251-05186.002	Dousman St	Residential	0.669	15,700	0
251-05211.000	Baxter St Vac	Residential	0.168	2,700	0
251-05212.000	Baxter St	Residential	0.168	5,500	0
251-05239.000	Carney Ave	Residential	0.165	8,200	0
251-05290.002	Daggett St	Residential	0.149	7,500	0
251-05358.000	Parnell St Vac	Residential	0.172	8,500	0
251-05419.000	Cleveland Vac	Residential	0.146	7,400	0
251-05482.000	Gina Cir	Residential	0.289	5,800	0
251-05522.000	Parkdale Dr	Residential	0.271	15,600	0
251-05539.000	Sandwood Ct Vac	Residential	0.193	12,800	0
251-05553.000	Irving St	Residential	0.255	3,800	0
251-05554.000	Irving St	Residential	0.258	3,900	0
251-05555.000	Irving St	Residential	0.261	3,400	0
251-05608.000	Riverside Ave	Residential	0.03	500	0
251-05611.001	Riverside Ave	Residential	0.063	1,100	0
251-05613.000	Riverside Ave	Residential	0.075	1,100	0
251-05615.000	Riverside Ave	Residential	0.054	700	0
251-05616.001	Riverside Ave	Residential	0.096	1,400	0
251-05618.001	Riverside Ave	Residential	0.092	1,400	0
251-05620.000	Riverside Ave	Residential	0.053	700	0
251-05623.000	Riverside Ave	Residential	0.083	800	0
251-05624.000	Riverside Ave	Residential	0.109	800	0
251-05772.000		Residential	0.186	9,000	0
251-05781.000		Residential	0.186	9,000	0
251-05802.000		Residential	0.11	5,900	0
251-05838.000	Edgewood Cir	Residential	0.209	15,900	0
251-05839.000	Edgewood Cir	Residential	0.209	16,000	0
251-05841.000	Edgewood Cir	Residential	2.23	46,200	0
251-05864.000	Point St	Residential	0.131	6,700	0
251-05865.000	Point St	Residential	0.129	6,600	0
251-05866.000	Point St	Residential	0.135	6,900	0
251-05870.000	Lewis St	Residential	0.111	5,800	0

APPENDIX B: UNDEVELOPED RESIDENTIAL PARCELS TABLE

251-05895.000	Blaine St	Residential	0.138	7,000	0
251-05924.000	Sherman St	Residential	0.141	7,100	0
251-05925.000	Sherman St	Residential	0.141	7,100	0
251-05992.000	Riverside Ave	Residential	0.18	15,500	0
251-05994.000	Riverside Ave	Residential	0.104	9,500	0
251-06111.000	Wells St	Residential	0.08	1,900	0
251-06118.000	Wells St	Residential	0.084	4,700	0
251-06165.000	Morningside Ct	Residential	0.11	2,000	0
251-06190.000		Residential	0.104	5,700	0
251-06233.000	Newberry Ave	Residential	0.115	6,000	0
251-06340.000	Lincoln St Vacant	Residential	0.351	17,900	0
251-06354.001	Shing Wa Uk Dr	Residential	0.23	8,700	0
251-06362.000	Shing Wa Uk Dr	Residential	0.213	3,300	0
251-06469.000	Lewis St	Residential	0.186	9,000	0
251-06553.000	Elizabeth Ave-Vac	Residential	0.093	5,100	0
251-06569.000	Elizabeth Ave	Residential	0.208	6,400	0
251-06826.000	Parnell St	Residential	0.14	7,100	0
251-06899.000	Cleveland Ave	Residential	0.229	9,900	0
251-06981.000	Parnell St	Residential	0.14	7,100	0
251-08072.000	Hall Ave	Residential	1.78	28,900	0
251-08110.000	Lake Park Dr	Residential	0.482	22,500	0
251-08112.001	Lake Park Dr	Residential	0.97	33,200	0
251-08115.000	Lake View Ct	Residential	0.663	24,800	0
251-08116.000	Lake View Ct	Residential	0.463	22,200	0
251-08117.000	Lake Park Dr	Residential	0.468	22,300	0
251-08118.000	Lake Park Dr	Residential	0.478	22,400	0
251-08120.000	Jordan Dr	Residential	0.503	22,700	0
251-08123.000	Jordan Dr	Residential	0.304	17,900	0
251-08124.000	Jordan Dr	Residential	0.336	18,800	0
251-08126.000	Jordan Dr	Residential	0.363	19,500	0
251-08127.000	Kati Ln	Residential	0.352	19,200	0
251-08128.000	Kati Ln	Residential	0.326	18,500	0
251-08129.000	Kati Ln	Residential	0.332	18,700	0
251-08130.000	Kati Ln	Residential	0.309	18,100	0
251-08131.000	Kati Ln	Residential	0.309	18,100	0
251-08132.000	Kati Ln	Residential	0.309	18,000	0
251-08133.000	Kati Ln	Residential	0.43	21,400	0
251-08134.000	Kati Ln	Residential	0.371	19,700	0
251-08136.000	Kati Ln	Residential	0.317	18,300	0
251-08137.000	Kati Ln	Residential	0.318	18,300	0
251-08138.000	Kati Ln	Residential	0.392	20,300	0
251-08139.000	Woodside Cir	Residential	0.364	19,600	0
251-08141.000	Woodside Cir	Residential	0.386	25,200	0
251-08142.000	Woodside Cir	Residential	0.372	24,700	0
251-08144.000	Woodside Cir	Residential	0.333	23,400	0
251-08145.000	Woodside Cir	Residential	0.308	22,500	0
251-08146.000	Woodside Cir	Residential	0.256	20,700	0
251-08147.000	Jordan Dr	Residential	0.448	27,300	0
251-08148.000	Jordan Dr	Residential	0.363	24,400	0
251-08149.001	Pierce Ave	Residential	1.267	8,300	0
251-08150.000	Jordan Dr	Residential	0.314	3,600	0
251-02632.002	Walnut St	Residential	0.207	9,500	0
251-03136.001	Dawes St	Residential	0.26	11,200	0
251-03837.001		Residential	0.253	11,000	0
251-04110.003	Bay Shore St	Residential	0.75	15,200	0
251-05609.001	Riverside Ave	Residential	0.117	1,400	0
251-05621.001	Riverside Ave	Residential	0.152	1,500	0
251-08016.003	Tori Ln	Residential	0.47	30,100	0
251-08170.001	Mallard Way	Residential	0	20,000	0
251-08170.002	Mallard Way	Residential	0	20,000	0
251-08170.003	Mallard Way	Residential	0	20,000	0
251-08170.004	Mallard Way	Residential	0	20,000	0
251-08170.005	Mallard Way	Residential	0	20,000	0
251-08170.006	Mallard Way	Residential	0	20,000	0
251-08170.009	Mallard Way	Residential	0	20,000	0
251-08170.010	Mallard Way	Residential	0	20,000	0
251-08170.013	Mallard Way	Residential	0	20,000	0
251-08170.014	Mallard Way	Residential	0	20,000	0
251-08170.015	Mallard Way	Residential	0	20,000	0
251-08170.016	Mallard Way	Residential	0	20,000	0
251-00560.004	Carney Ave	Residential	0.47	18,600	0

UNDEVELOPED PARCELS

City of Marinette, Marinette County

HOUSING AFFORDABILITY REPORT

A A: UNDEVELOPED RESIDENTIAL USE MAP

- City of Marinette Parcel
- Undeveloped Parcel
- Municipality District



BAY LAKE

Regional Planning Commission | Since 1972

Map Date: 12/2/2019 - G:\Marinette\C_Marinette\Housing Reports\2019

Source: City of Marinette, 2020; Marinette County, 2020; WisDOT, 2020; WDNR, 2019; Bay-Lake RPC, 2019.

13.1000 SITE PLAN REVIEW AND APPROVAL

13.01001 Purpose and Intent

For the purpose of promoting compatible development, stability of property values, and to prevent impairment or depreciation of property values, no person shall be issued a permit for new construction or additions without first obtaining the approval of a site plan as set forth in this section.

The Building Inspector and/or the City Engineer shall insure that such construction is in accord with the official map, subdivision ordinance and comprehensive plan of the City of Marinette and other applicable codes and ordinances of the City of Marinette.

Subject to this Ordinance, the Building Inspector and the City Engineer shall review the site, existing and proposed structures, architectural plans, neighboring uses, utilization of landscaping and open space, parking areas, driveway locations, loading and unloading in the case of commercial and industrial uses, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

A. Site plan review includes exterior modifications, additions, alterations and extensions, but does not include any internal remodeling of a site.

B. Fee

All site plans submitted to the City of Marinette for review and approval shall be accompanied by a review fee as established from time to time by the City of Marinette.

C. Site Plan Materials

Fourteen (14) copies of the site plan shall be submitted to the Building Inspector who shall make this information available to the City Engineer and Plan Commission. Plan data to be submitted with all review applications shall include the following:

APPENDIX D: SITE PLAN REVIEW

1. Site plan drawn to a recognized engineering scale not less than 1" = 50.
2. Name of project noted.
3. Owner's and/or developer's name and address noted.
4. Architect and/or engineer's name and address noted.
5. Date of plan submittal.
6. Scale of drawing noted on plan.
7. North arrow shown.
8. Existing and proposed topography shown at a contour interval not less than two (2) feet.
9. The characteristics of soils related to contemplated specific uses.
10. Total number of parking spaces noted including location and dimension.
11. Dimensions of lot.
12. The type, size, and location of all structures with all building dimensions shown including setbacks.
13. Indicate height of building(s).
14. Existing and proposed street names indicated.
15. Indicate existing and proposed rights-of-way and widths.
16. Locate existing and general location of proposed sanitary sewers, storm sewers, and water mains.
17. Locate any proposed storm water management facilities, including detention/retention areas.
18. Locate existing trees and wetlands.
19. Note location, extent, and type of proposed plantings.
20. Note location of pedestrian sidewalks and walkways.
21. A graphic outline of any development staging which is planned is required to be shown on the site plan.
22. Architectural plans, elevations, and perspective drawings and sketches illustrating the design and character of proposed structures.
23. A certified survey may be required.
24. Locational map with reference points.
25. Colored rendition map of what will be done.
26. Colored photos of existing site.

APPENDIX D: SITE PLAN REVIEW

D. Review and Findings

Subject to this Ordinance, the Building Inspector and City Engineer shall review the referred plans and render a decision as to whether or not the plans comply with the intent and purpose of this ordinance. The plans will be approved only after the Building Inspector and City Engineer have determined that the proposed building or buildings will not impair an adequate supply of light or air to adjacent property, will not substantially increase the danger of fire or traffic congestion, and will not otherwise endanger the public health or safety.

E. Sureties

The Building Inspector or City Engineer may impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping and may require appropriate sureties to guarantee that requirements will be completed on schedule. Failure to complete required improvements within specified time limits shall constitute a zoning violation and the Building Inspector shall initiate the appropriate action to correct the violation.