



2020 HOUSING AFFORDABILTY REPORT

CITY OF MARINETTE

**City of Marinette
1905 Hall Avenue
Marinette, WI 54143**

2020 Housing Affordability Report

**This report satisfies the requirements of Wisconsin State Statute
66.10013**

Data compiled for this report represents information from January 1, 2020 to December 31, 2020.

1. The total number of subdivision, certified survey maps, condominium plats, and building permit applications approved in the prior year.
 - a. Subdivision plats: 0
 - b. Certified survey maps: 2
 - c. Condominium plats: 0
 - d. Building permit applications: 470

2. The total number on new residential dwelling units proposed in all subdivision, certified survey maps, condominium plats, and building permit applications approved in the prior year.
 - a. Subdivision plats: 0
 - b. Certified survey maps: 0
 - c. Condominium plats: 0
 - d. Building permit applications: 4
 - i. Single family homes: 2
 - ii. Duplexes: 0
 - iii. Multi-family: 2 – 45 and 2 unit developments

3. A list and map of all undeveloped parcels in the municipality that are zoned for residential development.
 - a. Included as Attachment A

4. A list and map 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.

- a. Included as Attachment A
5. 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:
- a. Meet existing and forecasted housing demand.
 - b. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.
6. Fees imposed by the 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 Table 1. 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. City fees and process do not inhibit housing development. Construction costs and appraised value after construction inhibit housing development for the City of Marinette.

a. Fee Requirements:

- i. Included as Table 1: Inventory of Residential Development Fees
- ii. Included as Table 2: Residential Development Fees Collected in 2020

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*.

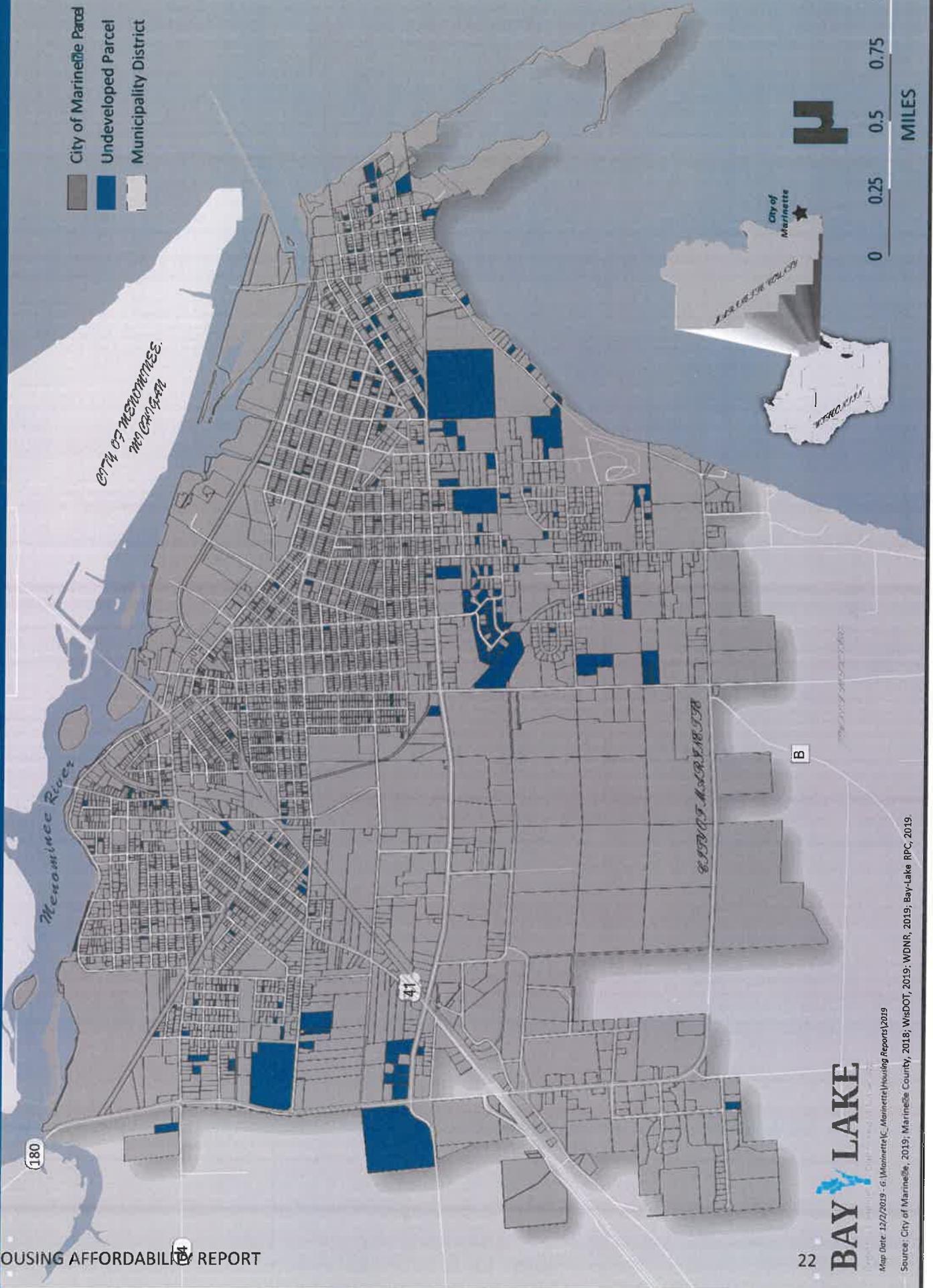
The city imposes additional fees associated with new residential development or remodeling that are not listed under Wis. Stat. 66.10014. These fees, such as zoning fees and occupancy fees, are also included in the table. Other fees that may be associated with residential dwelling construction, development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

ATTACHMENT A: UNDEVELOPED RESIDENTIAL MAP

UNDEVELOPED PARCELS
City of Marinette, Marinette County

- City of Marinette Parcel
- Undeveloped Parcel
- Municipality District



ATTACHMENT A: 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

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

Residential	0.11	251-05802.000		5,900	0
Residential	0.209	251-05838.000	Edgewood Cir	15,900	0
Residential	0.209	251-05839.000	Edgewood Cir	16,000	0
Residential	2.23	251-05841.000	Edgewood Cir	46,200	0
Residential	0.131	251-05864.000	Point St	6,700	0
Residential	0.129	251-05865.000	Point St	6,600	0
Residential	0.135	251-05866.000	Point St	6,900	0
Residential	0.111	251-05870.000	Lewis St	5,800	0

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
251-00560.004	Carney Ave	Residential	0.47	18,600	0

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, 2020. Inventory of Residential Development Fees¹ Per the *City of Marinette Code of*

TABLE 2: RESIDENTIAL DEVELOPMENT FEES COLLECTED IN 2020

LIST OF PERMITS	NUMBER OF PROJECTS	NUMBER OF UNITS	TOTAL FEES COLLECTED	FEE PER UNIT
New Single-Family Building Permit	2	2	\$307.20	\$153.60
New Multi-Family Building Permit	2	47	\$9,530.41	\$202.77
Remodel ³ - Single-Family Dwelling	56	56	\$4,173.50	\$74.52
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	1	1	\$100	\$100
Sewer and Water Service Laterals - Single-Family Dwelling	4	4	\$50.00	\$50.00
Zoning Permit – Single-Family New Dwelling	2	2 (manufactured home and 1 duplex)	\$500.00	\$125.00
Zoning Permit – Single-Family Remodel	6	6	\$300.00	\$50.00

Ordinances, "Addition" means new construction performed

Source: City of Marinette Permit Records, City of Marinette, 2020. Residential Development Fees Collected in 2020.

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.