

City of Manitowoc Building Inspection Monthly Report

March 2026

This report reflects the monthly activities of inspection staff for all inspections of permitted work, application and plan review and enforcement of minimum housing and property maintenance standards.

Permit Activity¹

Permits Started	Current Month	2026 Year to Date	2025 End of Year	2024 End of Year
Total	210	599	4,286	3,805

Project Value	Current Month	2026 Year to Date	2025 End of Year	2024 End of Year
Total	\$5,142,805	\$14,373,767	\$63,184,254	\$65,466,381

Permit Fees	Current Month	2026 Year to Date	2025 End of Year	2024 End of Year
Total	\$34,520	\$114,792	\$547,311	\$559,676

1. Annual report data may differ from monthly report data as scope of work and project value may be adjusted from the original permit application or a project may be cancelled or postponed throughout the calendar year.

Inspection Activity

Inspections	Current Month	2026 Year to Date	2025 End of Year	2024 End of Year
Total	547	1,832	8,573	8,180

Plan Review Activity

	Current Month	2026 Year to Date	2025 End of Year	2024 End of Year
Building Inspection	45	121	694	642
E-Plan Exam	8	26	43	28
Total	53	147	737	670

New Commercial Projects: Current Month

Project Name	Location	Project Type	Value
Take 5 Oil Change	Calumet Ave	New 1,638 SF Structure	\$959,000
Lakeshore Comm. Fdn.	Memorial Dr	Office Alteration	\$289,000
Manitowoc Disposal	Johnston Dr	Fire Restoration	\$150,000

New Commercial Projects: Top 10 Under Construction

Project Name	Location	Project Type	Value
Doneff Apartments	Expo Dr	16-Unit Apartment 14,978 SF	\$1,826,512
Take 5 Oil Change	Calumet Ave	New 1,638 SF Structure	\$959,000
Lakeshore Comm. Fdn.	Memorial Dr	Office Alteration	\$289,000
Allie Warehouse	West Dr	Fire Suppression System	\$259,847
Luxe Beauty Bar	Expo Dr	Interior Alteration 4,367 SF	\$217,389
Hersite	E Albert Dr	Upgrade wet system, paint booths	\$163,459
Manitowoc Disposal	Johnston Dr	Fire Restoration	\$150,000
Immanuel Lutheran	Pine St	Alteration work 1,968 SF	\$100,000
Multi-Family	N 7 th St	Replace existing block wall	\$86,7638

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New Residential Starts: Current Month 2026

	Buildings	Units	Value
1-Family	1	3	\$1,076,000
2-Family	1	2	\$300,000
3 & 4-Family			
5+-Family			
Total	2	4	\$1,376,000

New Residential Starts: Current Month 2026, Year to Date, End of Year

	Current Month	2026 Year to Date	2025 End of Year	2024 End of Year
Buildings	0	4	33	36
Units	0	8	63	41
Value	\$0	\$2,606,000	\$15,335,789	\$13,358,764

Property Maintenance Code Enforcement: Current Month 2026

	This Month's New Cases	This Month's Closed Cases ²	YTD Active Cases	This Month's Reviews ³	This Month's Inspections ⁴
Electrical Code	1	1	5	1	3
Fence, Shrub, Wall	1	1	5	1	2
Garbage / Junk	9	9	12	8	19
Illegal Sign	0	10	4	0	10
Junk Vehicle	4	1	5	4	5
No Permit	0	2	6	0	4
Plumbing Code	1	0	8	1	2
Rental Registration	1	3	8	1	4
Substandard Structure	0	0	26	0	0
Temporary Housing	0	1	0	0	1
Zoning Issue	0	0	1	0	0
Total	17	28	80	16	50

2. Closed cases may include: Closing of current month's open cases and closing of previous month's open cases.
3. Review times may include: Validation of complaint, documentation of findings, digital photo recording, compliance letters, investigative cross referencing of multiple data bases, citation data entry, court proceeding preparation and attendance, bid and notification preparation for abatement or demolition.
4. Inspection times may include: Initial investigation of site, field warnings, code enforcement education, placard postings, and site re-inspections to determine compliance.