

City of Manitowoc Building Inspection Monthly Report

July 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	440	2,390	4,286	3,805

Project Value	Current Month	2026 Year to Date	2025 End of Year	2024 End of Year
Total	\$13,457,240	\$54,241,707	\$63,184,254	\$65,466,381

Permit Fees	Current Month	2026 Year to Date	2025 End of Year	2024 End of Year
Total	\$77,765	\$395,023	\$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	855	4,870	8,573	8,180

Plan Review Activity

	Current Month	2026 Year to Date	2025 End of Year	2024 End of Year
Building Inspection	76	432	694	642
E-Plan Exam	8	50	43	28
Total	84	482	737	670

New Commercial Projects: Current Month

Project Name	Location	Project Type	Value
Mariner Lux Apts	Anchor Dr Bldg #A - #D	Early Start Footing / Foundation Only	\$112,000
Mariner Lux Apts	Mariner Ln Bldg #E - # F	Early Start Footing / Foundation Only	\$112,000

New Commercial Projects: Top 10 Under Construction

Project Name	Location	Project Type	Value
Community First CU	Bayshore Dr	New Credit Union 5,250 SF	\$3,581,721
Doneff Apartments	Expo Dr	16-Unit Apartment 14,978 SF	\$1,826,512
Washingtgon JR HS	Division St	Interior Alterations	\$1,242,770
Five Below	Calumet Ave	Tenant Build Out 8,805 SF	\$1,242,000
Take 5 Oil Change	Calumet Ave	New 1,638 SF Structure	\$959,000
PetSmart	Calumet Ave	Tenant Build Out 13,873 SF	\$850,000
Five Below / PetSmart	Calumet Ave	Building Shell Improvements	\$819,172
Stangel Elementary	Cedar Ave	Interior Alterations	\$645,230
Briess	Jay St	Interior Alteration	\$640,435
Skana Aluminum	Mirro Dr	Roof replacement	\$620,532

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New Residential Starts: Current Month 2026

	Buildings	Units	Value
1-Family	1	1	\$300,000
2-Family			
3 & 4-Family			
5+-Family	1	59	\$9,358,182
Total	2	60	\$9,658,182

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	2	19	33	36
Units	60	82	63	41
Value	\$9,658,182	\$5,321,500	\$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	0	0	8	0	0
Fence, Shrub, Wall	1	4	2	1	5
Garbage / Junk	15	16	10	15	31
Illegal Sign	0	0	4	0	0
Junk Vehicle	1	4	7	1	6
No Permit	0	2	4	0	2
Plumbing Code	1	1	7	1	2
Rental Registration	0	1	9	0	1
Substandard Structure	4	3	34	4	6
Temporary Housing	0	0	0	0	0
Zoning Issue	1	0	1	1	1
Total	23	31	83	23	54

- Closed cases may include: Closing of current month's open cases and closing of previous month's open cases.
- 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.
- Inspection times may include: Initial investigation of site, field warnings, code enforcement education, placard postings, and site re-inspections to determine compliance.