

City of Manitowoc Building Inspection Monthly Report

May 2025

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	2025 Year to Date	2024 End of Year	2023 End of Year
Total	371	1,510	3,805	2,938

Project Value	Current Month	2025 Year to Date	2024 End of Year	2023 End of Year
Total	\$2,513,088	\$18,309,351	\$65,466,381	\$68,305,202

Permit Fees	Current Month	2025 Year to Date	2024 End of Year	2023 End of Year
Total	\$30,908	\$166,327	\$559,676	\$519,216

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	2025 Year to Date	2024 End of Year	2023 End of Year
Total	712	3,380	8,180	6,936

Plan Review Activity

	Current Month	2025 Year to Date	2024 End of Year	2023 End of Year
Building Inspection	58	235	642	523
E-Plan Exam	1	10	28	0
Total	59	245	670	523

New Commercial Projects: Current Month

Project Name	Location	Project Type	Value
Fehrs	S 8 th St	Façade Alteration	\$14,902
WAF	S 16 th St	Fence	\$3,300
Coffee Lab	Dufek Dr	Sign	\$2,700

New Commercial Projects: Top 10 Under Construction

Project Name	Location	Project Type	Value
Maritime Ford Storage	S 15 th Street	New 3,750 SF 9-Unit Storage Facility	\$275,000
US Bank	Washington St	Roof Replacement	\$204,800
Northern Labs	West Drive	Alteration 1,702 SF Micro Lab	\$199,758
USPS	Franklin St	Roof Replacement	\$184,100
Scotty's Landscape	N 8 th St	600 SF Porch	\$73,522
City of Manitowoc	River Point Dr	480 Roofed Picnic Shelter	\$59,400
Kohler Credit Union	N Rapids Rd	New EMD Sign	\$50,000
Kohler Credit Union	Washington St	New EMD Sign	\$50,000
Towsley's	Dewey St	Lunch Room Alteration	\$37,150
Open Bible Bap. Church	S 14 th St	Interior Alteration	\$25,000

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New Residential Starts: Current Month 2025

	Buildings	Units	Value
1-Family	1	1	\$400,000
2-Family	0	0	\$0
3 & 4-Family	0	0	\$0
5+-Family	0	0	\$0
Total	1	1	\$400,000

New Residential Starts: Current Month 2025, Year to Date, End of Year

	Current Month	2025 Year to Date	2024 End of Year	2023 End of Year
Buildings	1	13	36	26
Units	1	15	41	32
Value	\$400,000	\$4,828,000	\$13,358,764	\$9,238,867

Property Maintenance Code Enforcement: Current Month 2025

	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	4	3	5	4	8
Fence, Shrub, Wall	1	0	4	1	1
Garbage / Junk	5	16	12	5	23
Illegal Sign	2	0	15	2	4
Junk Vehicle	0	1	2	0	1
No Permit	2	1	8	2	3
Plumbing Code	3	1	4	3	7
Rental Registration	2	1	9	2	4
Substandard Structure	2	1	27	2	4
Temporary Housing	0	0	0	0	0
Zoning Issue	1	1	1	1	1
Total	22	24	87	22	56

- 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.