

# City of Manitowoc Building Inspection Monthly Report

## July 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 Activity<sup>1</sup>

| Permits Started | Current Month | 2025 Year to Date | 2024 End of Year | 2023 End of Year |
|-----------------|---------------|-------------------|------------------|------------------|
| Total           | 515           | 2,525             | 3,805            | 2,938            |

| Project Value | Current Month | 2025 Year to Date | 2024 End of Year | 2023 End of Year |
|---------------|---------------|-------------------|------------------|------------------|
| Total         | \$6,179,461   | \$32,094,106      | \$65,466,381     | \$68,305,202     |

| Permit Fees | Current Month | 2025 Year to Date | 2024 End of Year | 2023 End of Year |
|-------------|---------------|-------------------|------------------|------------------|
| Total       | \$53,035      | \$269,531         | \$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       | 946           |                   | 8,180            | 6,936            |

### Plan Review Activity

|                     | Current Month | 2025 Year to Date | 2024 End of Year | 2023 End of Year |
|---------------------|---------------|-------------------|------------------|------------------|
| Building Inspection | 99            | 410               | 642              | 523              |
| E-Plan Exam         | 3             | 16                | 28               | 0                |
| Total               | 102           | 426               | 670              | 523              |

### New Commercial Projects: Current Month

| Project Name         | Location      | Project Type                          | Value     |
|----------------------|---------------|---------------------------------------|-----------|
| Kohlbeck Enterprises | Washington St | Interior Alteration                   | \$140,000 |
| Take 5 Oil Change    | Calumet Ave   | Signage                               | \$40,000  |
| Schardt Mini Storage | Custer St     | Early Start Footing / Foundation Only | \$25,000  |

### New Commercial Projects: Top 10 Under Construction

| Project Name          | Location                  | Project Type                             | Value       |
|-----------------------|---------------------------|------------------------------------------|-------------|
| St. Francis of Assisi | Grand Avenue              | Addition, 14,208 SF Office / Hospitality | \$1,900,000 |
| MPSD Lincoln HS       | S 8 <sup>th</sup> Street  | Roof Replacement                         | \$822,320   |
| Smile Clinic          | N 18 <sup>th</sup> Street | Alteration 4,900 SF                      | \$360,071   |
| Maritime Ford Storage | S 15 <sup>th</sup> 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   |
| Kerry Ingredients     | Expo Drive                | Alteration, Hygiene Transition Zones     | \$160,000   |
| Kohlbeck Enterprises  | Washington St             | Interior Alteration                      | \$140,000   |
| Inspire Coffee House  | S 10 <sup>th</sup> Street | Alteration, Coffee House                 | \$90,000    |

# City of Manitowoc Building Inspection Monthly Report

## New Residential Starts: Current Month 20254

|              | Buildings | Units | Value       |
|--------------|-----------|-------|-------------|
| 1-Family     | 6         | 6     | \$2,517,500 |
| 2-Family     | 0         | 0     | \$0         |
| 3 & 4-Family | 0         | 0     | \$0         |
| 5+-Family    | 0         | 0     | \$0         |
| Total        | 6         | 6     | \$2,517,500 |

## 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 | 6             | 23                | 36               | 26               |
| Units     | 6             | 25                | 41               | 32               |
| Value     | \$2,517,500   | \$9,578,500       | \$13,358,764     | \$9,238,867      |

## Property Maintenance Code Enforcement: Current Month 2025

|                       | This Month's<br>New Cases | This Month's<br>Closed Cases <sup>2</sup> | YTD Active<br>Cases | This Month's<br>Reviews <sup>3</sup> | This Month's<br>Inspections <sup>4</sup> |
|-----------------------|---------------------------|-------------------------------------------|---------------------|--------------------------------------|------------------------------------------|
| Electrical Code       | 7                         | 4                                         | 10                  | 7                                    | 14                                       |
| Fence, Shrub, Wall    | 0                         | 0                                         | 4                   | 0                                    | 0                                        |
| Garbage / Junk        | 13                        | 18                                        | 15                  | 14                                   | 35                                       |
| Illegal Sign          | 0                         | 3                                         | 8                   | 3                                    | 3                                        |
| Junk Vehicle          | 5                         | 2                                         | 5                   | 5                                    | 7                                        |
| No Permit             | 2                         | 0                                         | 9                   | 2                                    | 2                                        |
| Plumbing Code         | 4                         | 3                                         | 5                   | 4                                    | 9                                        |
| Rental Registration   | 2                         | 2                                         | 8                   | 2                                    | 4                                        |
| Substandard Structure | 1                         | 4                                         | 24                  | 1                                    | 5                                        |
| Temporary Housing     | 0                         | 0                                         | 1                   | 0                                    | 0                                        |
| Zoning Issue          | 0                         | 0                                         | 1                   | 0                                    | 0                                        |
| Total                 | 34                        | 36                                        | 90                  | 38                                   | 79                                       |

- 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.