

City of Manitowoc Building Inspection Monthly Report

August 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	431	2,956	3,805	2,938

Project Value	Current Month	2025 Year to Date	2024 End of Year	2023 End of Year
Total	\$6,148,783	\$38,242,889	\$65,466,381	\$68,305,202

Permit Fees	Current Month	2025 Year to Date	2024 End of Year	2023 End of Year
Total	\$59,669	\$329,200	\$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	869	6,089	8,180	6,936

Plan Review Activity

	Current Month	2025 Year to Date	2024 End of Year	2023 End of Year
Building Inspection	67	477	642	523
E-Plan Exam	4	19	28	0
Total	71	496	670	523

New Commercial Projects: Current Month

Project Name	Location	Project Type	Value
Lakeside Foods	S 30 th St	Fire Suppression System Alteration	\$182,940
Pick N Save	Calumet Ave	Interior Alteration 5,272 SF	\$180,000
Applebees	Calumet Ave	Interior Alteration for IHOP	\$70,000

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 th Street	Roof Replacement	\$822,320
Smile Clinic	N 18 th Street	Alteration 4,900 SF	\$360,071
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
Lakeside Foods	S 30 th St	Fire Suppression System Alteration	\$182,940
Pick N Save	Calumet Ave	Interior Alteration 5,272 SF	\$180,000
Kohlbeck Enterprises	Washington St	Interior Alteration	\$140,000

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New Residential Starts: Current Month 20254

	Buildings	Units	Value
1-Family	2	2	\$789,312
2-Family	0	0	\$0
3 & 4-Family	0	0	\$0
5+-Family	3	30	\$2,175,000
Total	5	32	\$2,964,312

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	5	28	36	26
Units	32	57	41	32
Value	\$2,964,312	\$12,542,812	\$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	0	5	5	0	6
Fence, Shrub, Wall	0	0	4	0	0
Garbage / Junk	14	15	15	14	31
Illegal Sign	8	1	15	8	16
Junk Vehicle	1	2	5	1	3
No Permit	0	2	7	0	1
Plumbing Code	0	0	5	0	1
Rental Registration	7	4	11	7	11
Substandard Structure	2	1	26	3	5
Temporary Housing	0	0	1	0	0
Zoning Issue	1	0	2	1	2
Total	33	30	96	34	76

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.