

City of Manitowoc Building Inspection Monthly Report

November 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	267	4,070	3,805	2,938

Project Value	Current Month	2025 Year to Date	2024 End of Year	2023 End of Year
Total	\$2,155,672	\$55,944,277	\$65,466,381	\$68,305,202

Permit Fees	Current Month	2025 Year to Date	2024 End of Year	2023 End of Year
Total	\$22,623	\$492,251	\$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	597	7,922	8,180	6,936

Plan Review Activity

	Current Month	2025 Year to Date	2024 End of Year	2023 End of Year
Building Inspection	28	658	642	523
E-Plan Exam	7	38	28	0
Total	35	696	670	523

New Commercial Projects: Current Month

Project Name	Location	Project Type	Value
Edward Jones	N Rapids Rd	1,490 Alteration Office Space	\$178,000
Culligan of Manitowoc	Marshall St	Re-Roof	\$71,400
United One CU	Menasha Ave	Interior Alteration	\$33,000

New Commercial Projects: Top 10 Under Construction

Project Name	Location	Project Type	Value
Allie Warehouse	West Dr	New 75,500 SF Pre-Eng. Warehouse	\$3,900,000
St. Francis of Assisi	Grand Avenue	Addition, 14,208 SF Office / Hospitality	\$1,900,000
R2H	Vits Dr	Addition 18,000 SF	\$1,214,680
MPSD Lincoln HS	S 8 th Street	Roof Replacement	\$822,320
Dollar General	N Rapids Rd	New 10,600 SF Retail Store	\$670,000
Ziggs Coffee	Washington St	Interior Alteration	\$421,400
MPSD	S 23 rd St	New 2,014 SF Press Box / Concessions	\$400,000
Smile Clinic	N 18 th Street	Alteration 4,900 SF	\$360,071
Edward Jones	N Rapids Rd	Interior Alteration	\$290,000
Maritime Ford Storage	S 15 th Street	New 3,750 SF 9-Unit Storage Facility	\$275,000

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New Residential Starts: Current Month 2025

	Buildings	Units	Value
1-Family	1	1	\$575,000
2-Family			\$0
3 & 4-Family			\$0
5+-Family			\$0
Total	1	1	\$575,000

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	33	36	26
Units	1	63	41	32
Value	\$575,000	\$15,335,789	\$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	0	7	0	0
Fence, Shrub, Wall	0	0	5	0	0
Garbage / Junk	5	6	8	5	13
Illegal Sign	1	8	17	1	10
Junk Vehicle	0	1	1	0	1
No Permit	1	0	7	1	2
Plumbing Code	0	0	6	0	0
Rental Registration	0	0	7	0	0
Substandard Structure	1	0	24	1	2
Temporary Housing	0	0	1	0	0
Zoning Issue	1	1	2	1	3
Total	9	16	85	9	31

- 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.