

Celebrating 25 Years! 1998-2023

The Cutting Edge



Volume 16, Issue 1

January 2025

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PRESIDENT'S MESSAGE

By Derek Fritsch, Green Hammer Construction LLC

Hello everyone,

I am excited to be your MSHBA president for 2025! I greatly appreciate being welcomed into this association and look forward to expanding our membership and community outreach.

Thanks everyone, for your PAC contributions of \$870, this surpassed our goal of \$720! Also, thank you for the donations towards toys for tots and food for the Salvation Army. Lastly, thank you to everyone who attended the holiday party.

Our next general membership meeting is on March 11th at the Altona Supper Club. Our SHOP TALK 2025 will be with Kelly Endter from CESA 6 to go over youth apprenticeships. High

school principals and representatives are invited to attend as well. Youth apprenticeships are a great opportunity to encourage high school students to look into the trades and hopefully secure future employment with companies like our own. I strongly encourage

your attendance, as you may light a spark in a student's future!

Looking forward to seeing you all soon!

Thank you,
Derek Fritsch
MSHBA President
Owner, Green Hammer Construction LLC



CALENDAR OF EVENTS:

- January 14 BOD Meeting 7:00 am at Seven Angels Restaurant, Chilton
- January 31 WBA Member Meeting Day & President's Installation River Falls
- March 11 BOD Meeting 5:30 pm at the Altona Supper Club
- March 11—SHOP TALK 2025 6:30 pm at the Altona Supper Club

Attend SHOP TALK 2025

Stay Informed. Join us on **March 11** for **SHOP TALK 2025 at the Altona Supper Club**. More details to follow.

Get the latest information about Youth Apprenticeships in our area. In addition, find out about new products and launches, UDC updates and local trends from a line-up of local speakers.

WBA & NAHB Events:

Member Meeting Day & 2025 President's Installation Dinner: Registration is open for the [Member Meeting](#) and [President's Installation](#) on **January 31** in River Falls.

IBS: February 25—27
For more information, Visit www.buildersshow.com



MSHBA Membership



2025 MSHBA OFFICERS

President: Derek Fritsch
Green Hammer Construction LLC
920-905-3513

President-Elect: Kevin Schmitz
K & J Construction and Design LLC
920-849-8811

Treasurer: Julie Schmitz
K & J Construction and Design LLC
920-849-8811

Secretary: Open Position

Past-President: Matt Lefeber
Wrightway Home Improvements
920-923-0721

2025 DIRECTORS

Jerry Mallmann
Chilton Furniture
920-849-9023

Dave Amel
Premier Properties Realty, LLC
920-980-4477

Nick Zurn
Precision Floors & Decor
920-400-1123

Jennifer Schad
Kraus Construction Inc.
920-905-2853

WBA Directors
Dan Schneider

NAHB Delegate
Kevin Schmitz

NAHB Alternate Delegate
Open Position

MEMBERSHIP... the Ultimate Building Resource

THANK YOU FOR RENEWING YOUR MEMBERSHIP!

Advanced Custom Geothermal LLC—18 years
Green Hammer Construction LLC—3 years
Wrightway Home Improvements—8 years

Mid-Shores HBA offers a 3-Pay Dues Payment Program...

MSHBA offers an option to pay your dues in three consecutive monthly payments of \$150.00. Your membership will take into effect on your final payment. A 3-Pay Dues payment contract will be included with your renewal statement.

JANUARY BOD MEETING January 14 at 7:00 am Seven Angels Restaurant, Chilton



WBA Member Benefits...

- Kwik Trip Rewards
- Contracts/Forms
- Member Hotline
- Insurance
- Rebate Form
- Continuing Education
- Coaching & Consulting



Even More Benefits are available at www.wisbuild.org/member-benefits

WBA Member Events:

- Member Meeting Day & Installation—January 31

www.wisbuild.org



Volunteer to Serve in a MSHBA Leadership Position in 2025

MSHBA Directors: MSHBA's Board is looking for a member to fill open Secretary term starting in 2025. Terms are for 1 year. Specifically Let me know if you would be interested in this leadership opportunity. **WBA Directors:** We are looking for a Builder & an Associate Member to represent MSHBA on WBA's Board of Directors. Director's will be expected to attend 3 annual meetings of which one is held virtually.

Officers & Directors Advocate for MSHBA: How do they advocate... They save member's money. They fight for sensible regulations. In the end, MSHBA along with WBA & NAHB is one of the most effective business groups in the country. Interested in representing MSHBA and your industry, let Matt or Tena know.

HOME PLANNING GUIDES

are available for distribution at your Business. Contact Tena for delivery



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New Holstein, WI 53061
www.midshoreshomebuilders.com

Executive Officer Tena Hartwig
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New Holstein, WI 53061
Phone (920) 539-9014
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MSHBA Raises \$870 & Meets its BBW PAC Goal!

MSHBA held its Build A Better Wisconsin (BBW) PAC auction and fundraiser on December 12. \$620.00 was raised at the auction. Combined with previous PAC donations, our total is \$870.00. Our 2024 goal was \$720.00; therefore, we met our goal!

Thank you for your contribution to the 2024 Build A Better Wisconsin & MSHBA Auction and thank you to those who purchased items at this year's event! Special thanks to our auctioneer, **Dave Amel, Premier Properties Realty LLC**. Thank you **Chilton furniture** for sponsoring the poinsettias. Also, thank you for the toys and food for the Calumet County Salvation Army Bread of Life Assistance Center!

Derek Fritsch of Green Hammer Construction LLC was officially sworn in as MSHBA's 2025 President by WBA Treasurer Andy Selner on December 12.

2025's Officers & Directors installed include:

President Elect – Kevin Schmitz, K & J Construction and Design LLC

Secretary – Open Position

Treasurer – Julie Schmitz, K & J Construction and Design LLC

Past President - Matt Lefeber of Wrightway Home Improvements LLC

Board of Directors:

Nick Zurn, Precision Floors & Décor

Dave Amel, Premier Properties Realty, LLC

Jerry Mallmann, Chilton Furniture

Jennifer Schad, Kraus Construction Inc.

Congratulations and thank you for your association involvement and leadership!



Volunteer to Serve in a MSHBA Leadership Position

MSHBA: 1 Open Position—Secretary (1 year-term)

WBA Directors: 2 Open Positions – We are in need of a builder and associate member to serve one year. The WBA Board meets 3 times a year (January 31 in River Falls, June 26 in La Crosse and October 9 virtually)

NAHB Delegates: Delegate Kevin Schmitz, K & J Construction and Design LLC, Alternate Delegate—**Open Position**



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FL1124

Members of our local association are automatically NAHB Members, which means that you can experience the **NAHB International Builders' Show® (IBS)** at the member rate.



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#IBS2025



BADGER CRAFTSMAN AWARDS

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Advocacy Digest | December 28, 2024

Brad Boycks, Executive Director



The final portions of the regulatory reform bill supported by the Wisconsin Builders Association (2023 Wis. Act 16) takes effect on January 1, 2025. Act 16 supports housing projects by making the approval process more reliable and consistent. It provides a clear judicial remedy for unlawful denials, limits who can challenge an approved development in court, and requires that a simple majority approve any rezoning.

As WBA members know, creating new housing faces numerous obstacles that substantially limit supply and exacerbate the housing affordability crises. Those include government regulation that accounts for an average of 40.6 percent of multifamily development accounts¹ and 23.8 percent of single-family home costs². Opposition from and lawsuits by NIMBYs (Not In My Back Yard) will often delay or kill housing projects. The WBA worked on and supported Act 16 to bring more sanity to the development process.

Key Provisions of Act 16

1. Clear Standards for Approval and Judicial Remedy:

Act 16 provides a clear standard for approval and a judicial remedy for permits and administrative approval required for residential housing development. Act 16 requires the local governing body to approve any application for any permit or administrative approval (e.g., conditional use permit, building permit, etc.) that meets the existing requirements for such approval.

Those conditions must be specified in the statute or the ordinances. So long as the residential development meets the requirements, the local governing body may not deny a permit or administrative approval because it does not like it or the neighbors oppose it. This provision becomes effective January 1, 2025.

2. Streamlined Process to Challenge Denials:

Act 16 provides a clear process to challenge a local governing body's denial of a permit or administrative approval. The person who received the denial can file a mandamus action demanding the court to order the local governing body to approve the permit or other needed approval. If the court finds the denial unlawful, the local governing body must approve it. In the past, courts often felt compelled to send the matter back to the local governing body for further action, causing further delay and possible mischief. This provision becomes effective January 1, 2025.

3. Limited Challenges to Approved Developments:

Act 16 limits the persons that can challenge the final action of a local governing body. Approved residential developments, especially multifamily developments, can die in litigation commenced by angry neighborhoods or other third parties. Act 16 limits the people and circumstances under which they can challenge an approval. This provision is already effective. Only specific par-

ties may file an action under this section:

- The applicant,
- An individual with ownership interest in the property,
- Person with Personal Damages:
 - Must experience or imminently face personal and distinct damages from public harm.
 - Must have provided a prior written or oral statement on the approval to the relevant political body.
- An entity with at least one member, partner, or stockholder eligible under points 1, 2, or 3.
- Local Government Unit,
- A State Agency

4. Eliminated Zoning Supermajority Requirement:

Previously, a supermajority vote was required to pass a rezoning petition if a certain threshold of neighbors objected. This provision of Act 16 eliminates this county zoning requirement, and becomes effective January 1, 2025, allowing rezoning to pass with a simple majority. It does not change the supermajority requirement if a local governing body wants to downzone a property.

Act 16 includes additional provisions to streamline the development process, marking a significant victory for the WBA and housing advocates across Wisconsin. This reform will help foster a healthier, more efficient path for housing development, paving the way for increased housing options for Wisconsinites.

Written by Robert Procter, Axley Attorneys

¹National Association of Home Builders and the National Multifamily Housing Council, *New Research Shows Regulations Account for 40.6 Percent of Apartment Development Costs* <https://www.nahb.org/news-and-economics/press-releases/2022/06/new-research-shows-regulations-account-for-40-point-6-percent-of-apartment-development-costs>

²National Association of Home Builders, *Regulation Now Accounts for \$93,870 of the Average New Home Price*, <https://eyeonhousing.org/2021/05/regulation-now-accounts-for-93870-of-the-average-new-home-price/#:~:text=A%20new%20NAHB%20study%20shows,NAHB%20in%20March%20of%202021.>

Mid-Shores Home Builders Association Inc. Members

Appliances

Silica For Your Home 920-929-0126

Automotive Dealership

Vande Hey Brantmeier 920-849-9331

Builder/Contractor

Atkins Development Group 920-288-1687
 Best Exteriors LLC 920-659-1555
 Birschbach Builders LLC 920-238-9253
 Christel & Heiberger Builders, Inc. 920-898-2820
 Green Hammer Construction LLC 920-905-3513
 K & J Construction and Design LLC 920-849-8811
 Kraus Construction, Inc. 920-894-7008
 Schneider & Schneider Construction, LLC 920-898-1300

Building Supplies/Lumberyard

Drexel Building Supply 920-894-2424
 Potter Building Supply 920-853-3814

Cabinetry

Interior Woodworking, LLC 920-230-6040
 Valley Cabinet Inc. 920-347-1168

Concrete/Masonry

Darboy Stone & Brick, Inc. 920-734-2882
 Roffers Concrete Construction Inc. 920-864-7624

Excavating

Jannette Trucking and Excavating, Inc. 920-853-3454

Exterior Home Improvement

Wrightway Home Improvements 920-923-0721

Financial

Great Midwest Bank 920-849-9382
 Premier Financial Credit Union 920-898-4232
 State Bank of Chilton 920-849-9371

Flooring

Chilton Furniture, Inc. 920-849-9023
 Precision Floors & Décor 920-400-1123

Gutters/Downspouts

Nickols Gutters 920-841-1069
 Pinnow Sheet Metal Inc. 920-231-8632

Heating/Air Conditioning

Advanced Custom Geothermal LLC 920-894-3999
 Manitowoc Heating & Refrigeration Services, Inc. 920-686-7378

Insulation

Alpine Insulation Co., Inc. 920-458-8188
 City Wide Insulation 920-336-2603

Plumbing

Ditter Plumbing Co. 920-898-4192
 Meggers Enterprise LLC 920-894-1110
 Meyer Plumbing LLC 920-894-8444

Printing / Signs

Zander Press Inc. 920-756-2222

Real Estate

Premier Properties Realty, LLC 920-980-4477
 Thiel Real Estate 920-849-2222

Windows

Pella Windows & Doors of WI 920-435-3791



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