

# The Cutting Edge



Volume 16, Issue 12 December 2025

## Inside this issue:

Membership Updates	2
Holiday Party Invite	3
Holiday Party RSVP	4
WBA Advocacy	5
IBS Registration	6
Why Attend IBS?	7
Insurance/Savings	8+

## PRESIDENT'S MESSAGE

By Derek Fritsch, Green Hammer Construction LLC

Greetings Everyone,

The holiday season is upon us, and I'm excited to invite you to our Holiday Party at the Altona Supper Club! Please RSVP by **December 8th** if you're able to attend.

This year, we will again be hosting a Toys for Tots drive and a food drive, and we will also be auctioning items to benefit the PAC Fund. If you have an item you'd like to donate, please reach out to Tena.

WBA Treasurer Alex Forer will be joining us to install our new Officers, along with several Board members. I'd like to extend my appreciation to all of them for stepping up and volunteering their time and talents.

A heartfelt thank you also goes out to all MSHBA members for renewing your membership.

Lastly, as this is my final letter of the year, I want to recognize last year's board

members and directors for their dedication and hard work. We had an outstanding year, and I'm confident we'll carry that momentum into 2026!

Thank you again, and I look forward to seeing you at the Holiday Party!

Derek Fritsch  
MSHBA President  
Owner, Green Hammer  
Construction LLC

## CALENDAR OF EVENTS:

- December 4 BOD/ Budget Meeting 7:00 am at Seven Angels Restaurant, Chilton
- December 11 MSHBA Annual Holiday Party Altona Supper Club, NH Awards, Installations & Auction following Dinner RSVP by Dec. 8, form enclosed on pages 4&5
- January 16 WBA Member Meeting Day & President's Installation Green Bay

## MSHBA Holiday Party:

**RSVP by December 8 for the December 11 Installation, PAC Auction & Holiday Party!**

See page 3 for more

**Poinsettia Sponsor: Needed**

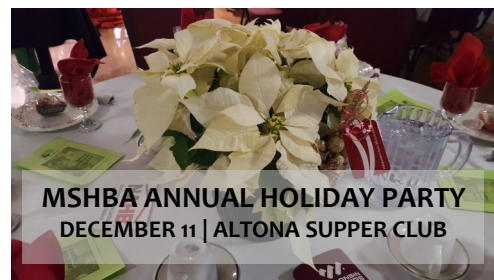
## WBA & NAHB Events:

**Member Meeting Day & 2026 President's Installation Dinner:** Registration is open for the [Member Meeting](#) and [President's Installation](#) on January 16 in Green Bay.

**IBS: February 17-17, Orlando FL**  
For more information, Visit [www.buildersshow.com](http://www.buildersshow.com)



*Wishing you and your family a  
Christmas warm with happiness and  
a New Year filled with joy.  
From the Board & Staff of Mid-Shores  
Home Builders Association*



**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***WBA Director****Derek Fritsch****NAHB Delegate****Kevin Schmitz****NAHB Alternate Delegate****Open Position****PO Box 125****New Holstein, WI 53061**[www.midshoreshomebuilders.com](http://www.midshoreshomebuilders.com)**Executive Officer Tena Hartwig**

2104 Mary Ave.

New Holstein, WI 53061

Phone (920) 539-9014

[hartwigs1@charter.net](mailto:hartwigs1@charter.net)

## MSHBA Membership



### MEMBERSHIP... the Ultimate Building Resource

#### THANK YOU FOR RENEWING YOUR MEMBERSHIP!

Advanced Custom Geothermal LLC – 18 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.

### DECEMBER BOD/BUDGET MEETING

**December 4 at 7:00 am***Seven Angels, 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](http://www.wisbuild.org/member-benefits)



### Auction Items are Needed for MSHBA's BBW Auction

To raise much need funds for the Building a Better Wisconsin Fund, a live auction will held in conjunction with our Holiday Party on December 11. Please consider a donation.

#### What is Building a Better Wisconsin (BBW)?

BBW is WBA's political action committee, most commonly referred to as a PAC. It is WBA members from across the state combining their resources to support pro-housing, pro-business candidates running for office in Wisconsin.



**Can't attend the Holiday Party?** Please consider donating towards our PAC auction. Mid-Shores needs to raise \$720.00 for our Building a Better Wisconsin PAC fund. Please consider donating, in cash, what you would ordinarily donate/spend on the auction. **Personal, not business, checks can be written to BBW PAC and mailed to MSHBA, PO Box 125, New Holstein WI 53061. Thank you for your support!**

### Volunteer to Serve in a MSHBA Leadership Position

**MSHBA Directors:** MSHBA's Board is looking for members to fill open **President Elect** and **Secretary** term starting in 2026. Terms are for 1 year. Officers & Directors will be installed at the December 11 Holiday Party.

**WBA Directors:** We are looking for a Builder & an Associate Member to represent MSHBA on WBA's Board of Directors. 1 year term. Nominations are due by December 19. Director's will be expected to attend 3 annual meetings of which one is held virtually.

**National Delegates:** A Builder Delegate and Builder Alternate Delegate position is open. 1 year term. Nominations are due by January 30.

**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 Derek or Tena know.

**Mid-Shores Home Builders Association Inc.**  
cordially invites you to our

# **ANNUAL HOLIDAY PARTY**

**INSTALLATION | GIVING | PAC AUCTION**

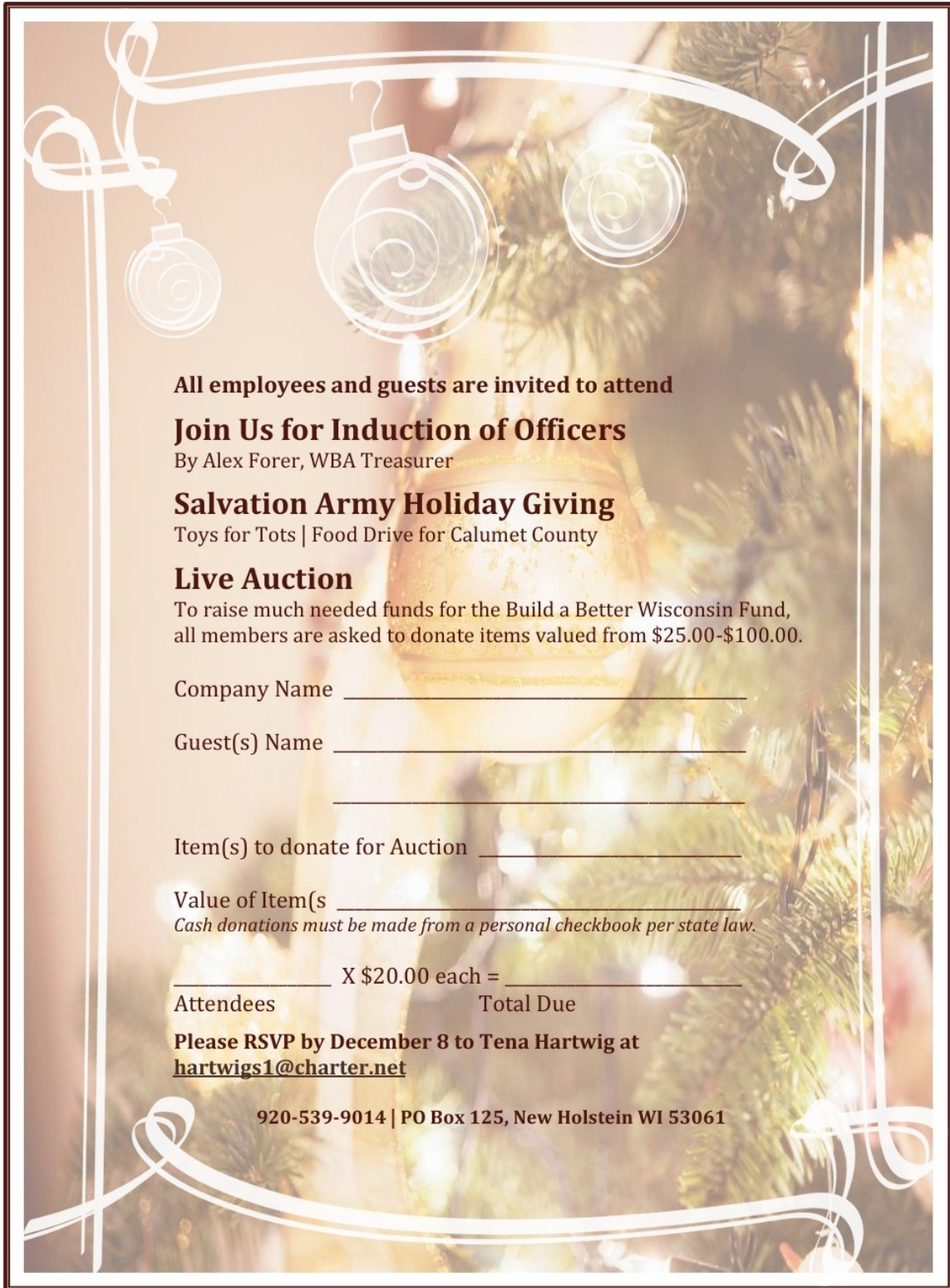
**December 11**  
**5:30 pm Cocktails | 6:30 pm Dinner**

**Altona Supper Club**  
2306 Calumet Dr, New Holstein

**\$20.00 per person | Cash Bar | RSVP by December 8**

In the Spirit of Christmas Giving we are asking everyone to bring a donation for Toys for Tots and/or bag of non-perishable food items for the Calumet County Salvation Army Bread of Life Assistance Center.





**All employees and guests are invited to attend**

**Join Us for Induction of Officers**  
By Alex Forer, WBA Treasurer

**Salvation Army Holiday Giving**  
Toys for Tots | Food Drive for Calumet County

**Live Auction**  
To raise much needed funds for the Build a Better Wisconsin Fund, all members are asked to donate items valued from \$25.00-\$100.00.

Company Name \_\_\_\_\_

Guest(s) Name \_\_\_\_\_  
\_\_\_\_\_

Item(s) to donate for Auction \_\_\_\_\_

Value of Item(s) \_\_\_\_\_  
*Cash donations must be made from a personal checkbook per state law.*

\_\_\_\_\_ X \$20.00 each = \_\_\_\_\_

Attendees \_\_\_\_\_ Total Due \_\_\_\_\_

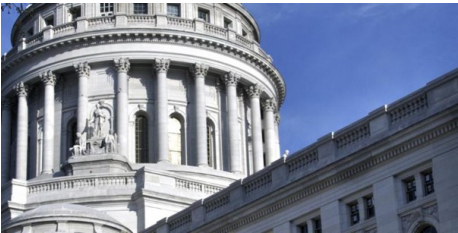
**Please RSVP by December 8 to Tena Hartwig at [hartwigs1@charter.net](mailto:hartwigs1@charter.net)**

**920-539-9014 | PO Box 125, New Holstein WI 53061**



**WISCONSIN  
BUILDERS  
ASSOCIATION**

**Advocacy Digest | November 21, 2025**  
**Brad Boycks, Executive Director**



### **AB 450 – Commercial Building Code Effective Date Delay**

The Wisconsin State Senate has approved AB 450, a bill that delays implementation of the commercial building code update to April 1, 2026. The measure passed 20–13, with all Republicans voting in favor along with Democratic Senators Kristin Dassler-Alpheim of Appleton and Brad Pfaff of Onalaska.

AB 450 previously cleared the State Assembly on a voice vote in October. The bill now heads to Governor Evers, who has not yet indicated whether he plans to sign or veto it. A coalition lobbyist recently met with a policy advisor in the governor's office and described the request to sign the bill as "a tough lift," though the advisor acknowledged the coalition's support as the governor considers his decision.

With strong Democratic support in the Assembly and two Democratic votes in the Senate, there is a credible opportunity to convince the governor to sign the bill.

However, the updated code technically went into effect on November 1, which presents an additional challenge for supporters.

### **AB 452 – Platting Process Reforms**

AB 452, a bill incorporating several WBA-driven reforms to the platting process, continues to advance with strong bipartisan backing. Many of the changes included in AB 452 originated from a WBA subcommittee and are designed to streamline early-stage development work and reduce delays.

Key provisions in the bill include:

- Allowing developers to meet informally with municipal representatives before submitting a preliminary plat to review subdivision concepts and applicable requirements.
- Permitting preliminary versions of sewer, water, road design, grading, stormwater, soil tests, landscaping, and street lighting to be used when seeking preliminary plat approval.
- Prohibiting municipalities from requiring installation of streets, sewer, water, and other improvements before approval, while allowing conditional approvals that require installation within a reasonable timeframe.
- Requiring municipalities—the approving authority—to issue final certification within 10 days. Certification must also come from the surveyor and all parties with an interest in the property, with the municipal certification typically submitted last.

tion within 10 days. Certification must also come from the surveyor and all parties with an interest in the property, with the municipal certification typically submitted last.

The State Senate passed AB 452 with an amendment last week on a voice vote, and the State Assembly approved the amended bill on Wednesday. With bipartisan support behind these common-sense updates, we are optimistic that Governor Evers will sign AB 452 into law before Christmas.

### **Next Steps: Additional Priority Bills**

With several key victories this session, WBA advocacy now turns to securing State Senate floor votes on three additional priority bills:

- **AB 194:** Updates to WHEDA loan programs originally passed last session.
- **AB 451:** Authorizes creation of workforce housing TIF districts by municipalities.
- **AB 453:** The Truth in Planning proposal, requiring automatic rezoning of land designated for future housing when specific conditions are met after a developer applies for rezoning.

We are engaging key senators to help move these bills to the Senate floor. If you have relationships with your State Senator, please reach out and encourage support for passing AB 194, AB 451, and AB 453.

## *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

Elite Building and Design 312-572-9551

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

Meggert Enterprise LLC 920-894-1110

### ***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



**Download a copy NOW at**  
**midshoreshomebuilders.com**





2026 NAHB INTERNATIONAL BUILDERS' SHOW®

Feb 17-19  
Orlando, FL



## REGISTER EARLY & SAVE!

Your local association membership comes with an NAHB Membership and NAHB Members qualify for special registration rates to attend the **2026 NAHB International Builders' Show® (IBS).**



There's no better place to see what's new and what's next for our industry than the Builders' Show.

Exclusive NAHB Member Rates

**\$75\***  
**EXPO PASS**

See product/technique demos, 1,700+ companies, new products, solutions and trends on the IBS Exhibit Floors.

**EXPO+EDUCATION**  
**PASS \$595\***

Includes Expo Pass access PLUS 120+ IBS Education sessions covering trends and insights from industry experts.

\*NAHB Member pricing valid 10/1/25 - 1/9/26. Visit [BuildersShow.com/fees](https://BuildersShow.com/fees) for details. Manufacturer and software provider registrants are not eligible.



Register  
& Save

**[BUILDERSSHOW.COM/WHYIBS](https://BUILDERSSHOW.COM/WHYIBS)**

Did you know the **NAHB International Builders' Show® (IBS)** is produced annually by the National Association of Home Builders (NAHB) — and it's the premier event for anyone in the residential construction industry? Whether you're just starting out or a seasoned pro, IBS is the ultimate destination to connect, learn and explore everything that's shaping the future of home building.

# WHY ATTEND IBS?

## MAKE CONNECTIONS THAT MATTER.

Meet future collaborators, suppliers and business partners.

## EXPLORE NEW IDEAS AND REFINE YOUR SKILLS.

IBS Education sessions and IBS Centrals are perfect for learning and sharing with like-minded pros.

## STAY AHEAD OF THE CURVE.

Discover the latest techniques and innovations with construction product and technique demos.

## DISCOVER WHAT'S NEXT.

IBS Exhibit Halls are organized into six product categories, plus the Outdoor Exhibits, making it easy to find what you need.



**Join us at IBS 2026 in Orlando, Feb 17-19.  
We're planning an amazing event for you!**



Register  
& Save

**BUILDERSSHOW.COM/WHYIBS**



**Kwik  
TRIP**

# Hey, WBA!

  
**WISCONSIN  
BUILDERS  
ASSOCIATION**

**Save 6¢ per gallon of fuel as a member of  
the Wisconsin Builders Association!**

## Benefits include:

- Save 6¢ on every gallon of fuel purchased at Kwik Trip, Kwik Star & Stop-N-Go locations.
- 10% off in-store purchases & car wash discounts up to 50%.
- Choose from three different fuel programs to find the best fit.
- No annual or monthly fees.



Subject to credit approval. Some in-store exclusions apply. Kwik Trip Business Plus MasterCard is issued by Regions Bank, pursuant to a license by MasterCard Int'l Inc. MasterCard is a registered trademark of MasterCard Int'l Inc.



**Questions? Contact Brayton Duin**  
 608-793-4708 or [bduin@kwiktrip.com](mailto:bduin@kwiktrip.com)

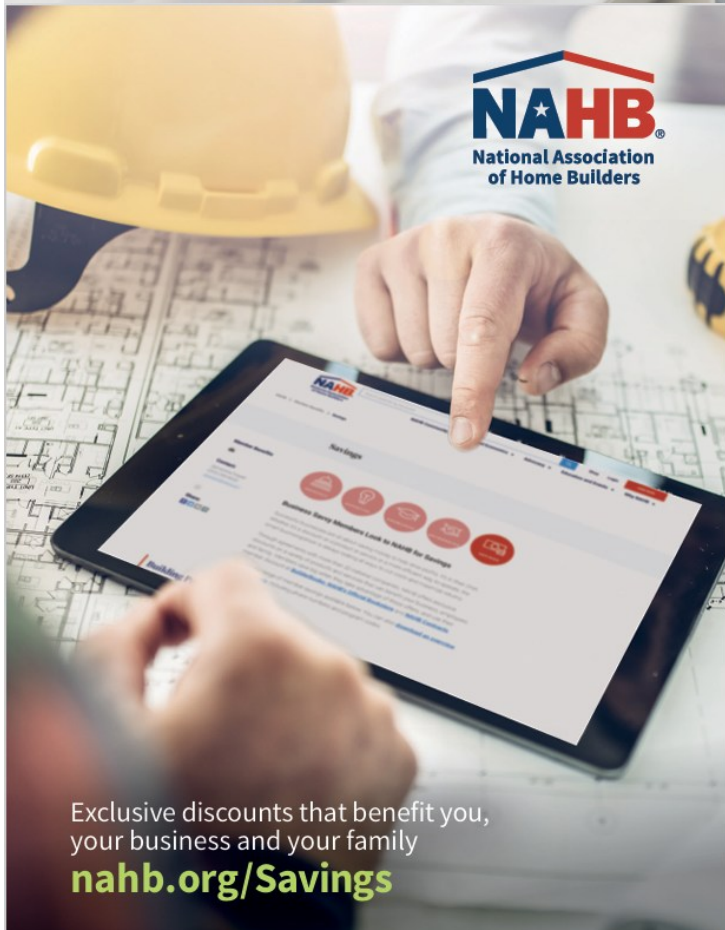


**Building a house is a labor of love.**  
But frankly, your insurance shouldn't make more work for you.

Members of the Wisconsin Builders Association (WBA) are eligible to save money on their insurance needs with discounts available through Frankenmuth Insurance.

**Ready to have a frank conversation about your insurance? Let's talk today.**

Visit us at **www.fmins.com** to find an independent agent near you.



Exclusive discounts that benefit you,  
your business and your family

**[nahb.org/Savings](http://nahb.org/Savings)**

NAHB Member  
**SAVINGS**  
*Put your membership to work.*

**LOWE'S PRO**

**T-MOBILE FOR BUSINESS**

**NISSAN**

**DELL Technologies**

**Active&Fit DIRECT**

**AVIS**

**BMW**

**Budget**

**FARMERS INSURANCE**

**GOODYEAR**

**Heartland**

**Hertz**

**Holman**  
Doing What's Right

**HotelPlanner**

**indeed**

**MemberDeals**  
EXCLUSIVE MEMBER ONLY OFFERS

**odp**  
BUSINESS SOLUTIONS

**RingCentral**

**SiriusXM**

**TForce Freight**

**sam's club**

**TrueCar**

**ups**

**VOYAGER**