

# The Cutting Edge



Volume 15, Issue 2 February 2024

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## CALENDAR OF EVENTS:

- March 12 MSHBA BOD Meeting Altona Supper Club, NH 5:30 pm BOD Meeting
- March 12 SHOP TALK 2024 Altona Supper Club, NH, 6:30 pm Speakers: Jason Vanderkin & More
- April 10 Badger Craftsman Award Deadline

## PRESIDENT'S MESSAGE

By Matt Lefeber, Wrightway Home Improvements LLC

Good Day Fellow MSHBA Members

I'm sure everyone has a lot on their plate. The nice weather has pushed projects along and made it nice to work outside.

First I am sorry to announce Gail Forster will be stepping down as a board member to follow her dreams. Gail brought great energy, ideas and enthusiasm to everything she did. We wish her the best on her new adventures and hope to see her again. Thank you Gail!

With that we are still looking for a President Elect and Director. Both of these opportunities are a great way to meet new people and help our organization moving forward. If you are looking to get involved, please give me a call, I would be happy to discuss.

A quick note to any High School seniors; Get MSHBA's scholarship form filled out. MSHBA will be giving out a \$500 scholarship to anyone continuing their education in the construction industry.

Information can be found at the guidance offices.

Lastly, March is fast approaching and that means we will be having our Spring SHOP TALK 2024 Event at the Altona in New Holstein. This event always promises to have great conversations about the current state of the construction industry at the local, state and national levels. Bring a guest and enjoy a meal.

Hope to see you there!!

Matt Lefeber

## Attend SHOP TALK 2024

**Stay Informed.** Join us March 12 for SHOP TALK 2024.

Get the latest information about supply issues, lumber pricing and much more. In addition, find out about new products, UDC updates and local trends and forecasting from a line-up of local speakers.

**TOPICS & SPEAKERS NEEDED.** We are looking for speakers to talk about the newest products and launches in 2024. What is new in your industry and how can it help our members. **Volunteer to speak at SHOP Talk 2024.** Contact Tena or Matt to volunteer.



## MSHBA Membership



### Mid-Shores Home Builders Association, Inc.

#### 2024 MSHBA OFFICERS

**President: Matt Lefebber**  
Wrightway Home Improvements  
920-923-0721

**President-Elect: Open Position**

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

**Secretary: Denise Bangart**  
Envoy Mortgage  
920-522-4345

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

#### 2024 DIRECTORS

**Jerry Mallmann**  
Chilton Furniture  
920-849-9023

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

**Gail Forster**  
Precision Floors & Decor  
920-400-1123

**WBA Directors**  
**Dan Schneider**

**NAHB Delegate**  
**Kevin Schmitz**

**NAHB Alternate Delegate**  
**Open Position**

### MEMBERSHIP... the Ultimate Building Resource

#### THANK YOU FOR RENEWING YOUR MEMBERSHIP!

Jannette Trucking & Excavating Inc.  
Zander Press Inc.

#### 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.

### Mid-Shores HBA & WBA Scholarship Opportunities

Mid-Shores Home Builders Association, Inc. (MSHBA) would like to invite graduating students to apply for our annual MSHBA scholarship award. We will again be offering a \$500 scholarship to area high school students in the Calumet area continuing their education in the trades. Contact Tena or your high school guidance department for an application.

The deadline to apply is April 29.

In addition, the WBA is offering education scholarships. Applications and program information can be found at [www.wisbuild.org/wb-foundation](http://www.wisbuild.org/wb-foundation).

### 2024 EXHIBITOR REGISTRATION Opportunity

#### TRI-COUNTY HOME AND OUT- DOOR LIVING SHOW

*Sponsored by the Eastern Ridge Home  
Builders Association*

ERHBA will extend MSHBA members discount-ed booths in its upcoming Tri-County Home and Outdoor Living Show. The show will be held March 22, 23 and 24, 2024 at the FDL County Fairgrounds Company. Contact ERHBA at [info@easternridgehba.org](mailto:info@easternridgehba.org) for more information.

### 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)



### Volunteer to Serve in a MSHBA Leadership Position in 2024

#### President Elect & Directors Needed

**MSHBA Directors:** MSHBA's Board is looking for members to fill open Officer and Director terms starting in 2024. Terms are for 1, 2 or 3 years. Specifically needed are a **President Elect (1-year term)** and **two Director**.

**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. Terms are for one year.

**NAHB Alternate Delegate:** We are looking for a Builder Member to represent MSHBA on NAHB's Leadership Council. Terms are for one year and run from March 1 – February 27, 2025. Kevin Schmitz is MSHBA's National Delegate.

### MARCH BOD MEETING

**March 12 at 6:30 am**

*Altona Supper Club, New Holstein*



### Mid-Shores Home Builders Association, Inc.

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) 898-5030  
[hartwigs1@charter.net](mailto:hartwigs1@charter.net)

**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)





## Advocacy Digest | January 19, 2024

Brad Boycks, Executive Director



### Urban Towns Legislation Meets Stiff Opposition During Senate Hearing

Recently, the Senate Committee on Transportation and Local Government conducted a hearing on Senate Bill 691 (SB 691), also known as the "Urban Towns" bill, as labeled by the bill authors and the Wisconsin Towns Association, the bill's leading advocate.

In essence, SB 691 proposes to allow certain towns that meet specific metrics outlined in the bill to reclassify themselves as "urban towns." To achieve this reclassification, a town must meet certain requirements and obtain approval through a vote at a town meeting. Some key requirements include:

- The town must have a population exceeding 5,000 and a population density of 750 persons per square mile.
- The town should provide law enforcement services.
- The town must have enacted a subdivision ordinance.
- The town should have enacted a zoning ordinance or be subject to county zoning.

If a town successfully votes to reclassify as an "urban town," it would no longer be subject to extraterritorial zoning or plat approval by a neighboring city or village. Additionally, any future "significantly developed territory" could

only be annexed by a city or village with unanimous approval from the affected property owners.

A significant provision of the legislation would compel cities, villages, and sanitary or utility districts in cities and villages to allow urban towns to connect to their sewer systems. Notably, the bill authors, Senator Pat Testin and Representative Karen Hurd, announced the removal of the section related to water and sewer hookup from the bill.

The idea of establishing a different type of town, rather than incorporating into a village or city, has been in existence for nearly 30 years and has faced opposition from the Wisconsin Builders Association (WBA), viewed as a strategy to impede annexation and hinder future development. Previous attempts allowed for the creation of "charter towns."

WBA reached out to various developer members across the state, confirming their longstanding opposition to the policy goals of SB 691 in creating "urban towns."

The Senate committee hearing on SB 691 spanned approximately five hours, featuring testimonies from town officials supporting the bill and city/village officials opposing it.

In conclusion, WBA believes that finding middle ground on such a significant issue in the last few months of the 2023-2024 legislative session will be challenging. WBA has proposed the idea of establishing a Legislative Council Study Committee to review town, city, and village procedures on annexation, as well as the issue of extraterritorial zoning and plat approval. A deliberate and thoughtful conversation this summer could enable town officials, city/village officials, legislators, and WBA developer/builder members to review current state statutes and propose changes to streamline the development process, encouraging more single-family home construction statewide.

### How to Have a Growing and More Profitable Business

Virtual: Thursday, February 15

12:00PM - 1:00PM

Everyone is welcome - DCQ Holders Earn 1 CEU



# BADGER CRAFTSMAN AWARDS

Associates General Building Projects New Builds



Remodels



Developments



[CLICK TO SUBMIT](#)



**NAHB**  
National Association  
of Home Builders

Exclusive discounts that benefit you,  
your business and your family  
[nahb.org/Savings](https://nahb.org/Savings)

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

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**AVIS**

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**Heartland**

**DELL** Technologies

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BUSINESS SOLUTIONS

**FARMERS**  
INSURANCE



**HotelPlanner**

**houzz** PRO

**RingCentral**

**VOYAGER**



NAHB **IBS**