

Celebrating 25 Years! 1998-2023

The Cutting Edge



Volume 15, Issue 5

May 2024

Inside this issue:

Membership	2
Scholarship Opportunity	2
WBA Member Benefits	2
WBA Leg Summary	3-5
More Wisconsin	6
NAHB Member Savings	7-8

PRESIDENT'S MESSAGE

By Matt Lefeber, Wrightway Home Improvements LLC

Hello MSHBA Members,
I would first like to thank Chilton Furniture, Roffers Concrete Construction and Valley Cabinet for renewing their membership. We appreciate the support.
Builders, if you could keep in mind our fall parade of homes. It a great way to show case your skills and to

do some advertising for your company.
I know we're in full building mode and everyone is busy!! Hoping you can carve out some time to attend our last general membership meeting until fall. It will be at the Optimist Chalet in New Holstein on May 14th. Brats, Burgers and Refreshments

are on MSHBA. If possible we would like attendees to bring a dish to pass. John Searles from WHEDA will be our speaker. More information is listed below.
Hope to see a lot of you there!!
Matt Lefeber

CALENDAR OF EVENTS:

- May 14 MSHBA BOD Meeting Optimist Chalet, NH
5:30 pm BOD Meeting
- May 14 Spring Bust-up Cookout & GMM Optimist Chalet, New Holstein
- May 15 Badger Craftsman Award Voting Deadline

Mid-Shores Home Builders Association, Inc.

Invites you to Join us for our last GMM until Fall

Spring Bust-up Cookout

May 14 at the Optimist Chalet

2200 Mason Street, New Holstein

- 5:30 p.m. Board of Director's Meeting
- 6:00 p.m. Join us for Cocktails
- 6:30 p.m. Cookout, General Membership Meeting & Installation of Directors
- **Guest Speaker: Jon Searles, WHEDA—WHEDA - Join us for a WHEDA presentation on new funding opportunities for workforce and seniors housing, including Restore Main Street, Vacancy to Vitality and Infrastructure Access Loan programs.**
- **MSHBA Leadership Approval & Installation of New Directors**
 - Nick Zurn, Precision Floors & Décor
 - Derek Fritsch, Green Hammer Construction LLC
 - Jennifer Schad, Kraus Construction Inc.



Brats, hamburgers & refreshments are compliments of MSHBA

Please bring a dish to pass!

MSHBA Membership



2024 MSHBA OFFICERS

President: Matt Lefebor
Wrightway Home Improvements
920-923-0721

President-Elect: Open Position

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

Secretary: Open Position

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

WBA Directors

Dan Schneider

NAHB Delegate

Kevin Schmitz

NAHB Alternate Delegate

Open Position

MEMBERSHIP... the Ultimate Building Resource

THANK YOU FOR RENEWING YOUR MEMBERSHIP!

Chilton Furniture—25 years
Roffers Concrete Construction Inc—19 years
Valley Cabinet Inc—13 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.

MAY BOD MEETING

May 14 at 5:30 pm

Optimist Chalet, New Holstein

WBA Scholarship Opportunity

WBA is offering education scholarships to students enrolled or accepted into a Wisconsin or Minnesota institute of higher education in their building trades program. Applications and program information can be found at www.wisbuild.org/wb-foundation. The deadline to apply is May 31.



Volunteer to Serve in a MSHBA Leadership Position President Elect & Secretary Needed

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

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



Badger Craftsman Award voting is now open through May 15. Please vote one time per day, per category.

[Badger Craftsman Awards Site](#)

REGISTRATION is now OPEN for these WBA Events

- June 19 [Member Meeting Day](#) at Hotel Mead Conference Center, Wisconsin Rapids
- June 19 [Celebration of Housing](#) at Hotel Mead Conference Center, Wisconsin Rapids
- June 20 [Golf Outing](#) at Bullseye Golf Club, Wisconsin Rapids

MSHBA 2024 Parade of Homes – Builder Entry

Mid-Shores HBA will be holding its 19th Annual **Parade of Homes** in **October, dates TBD**. To make our Parade viable and to satisfy the broad interests of our customers, our parade includes not only new home construction but also large remodeling projects and accessory buildings. It is our hope that this parade will provide a direct and immediate benefit to area builders, sub-contractors, and suppliers as it provides the opportunity to showcase the incredible talent and workmanship our area contractors can provide. Each parade entry is also featured on Mid-Shores HBA's website. **At this time, please start to secure your parade entry for an October Parade of Homes.**



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- 1 What Passed?
What Didn't Pass?
- 2 Building Codes
- 3 BLAR Fund Legal Update
- 4 More Housing Wisconsin Coalition

Contents

Improving the homebuilding landscape

Advocacy plays a crucial role in supporting the housing industry by promoting policies that ensure access to safe, affordable housing for all.

In an era where housing affordability and accessibility remain key challenges, advocacy efforts play a pivotal role in shaping legislative agendas and policies that impact the homebuilding industry. This summary document provides an overview of recent advocacy initiatives and legislative efforts aimed at addressing critical issues facing

the housing sector. From advocating for affordable housing solutions to promoting fair housing practices, these efforts are instrumental in shaping the future of housing policy. This document highlights victories, ongoing challenges, and the importance of continued engagement in advocating for a more equitable housing landscape.





What Passed?

Thanks to bipartisan efforts and joint efforts with industry partners, we have accomplished much in the area of pro-housing legislation.

Workforce Housing Package

- 2023 WI Act 14:** created loan program at state level to fund infrastructure for residential developments
- 2023 WI Act 15:** provides low-interest loans for rehabilitation of second and third story apartments over main-level businesses
- 2023 WI Act 16:** requires political subdivisions to approve certain permit conditions related to residential housing developments
- 2023 WI Act 17:** allocates funds to WHEDA to ensure qualified applicants are given their approved low or no-interest loans for rehabilitation of certain residential properties
- 2023 WI Act 18:** offers low-interest loans for the version of demolition of vacant commercial buildings to workforce housing

STATE BUDGET WINS

- Additional funding for equipment and technology upgrades at DSPS
- 16 new positions for new DSPS staff
- Complete phase out of personal property tax



Other Notable Items

- 2023 WI Act 157: relating to highway setback areas and DOT's authority to approve subdivision plats
- 2023 WI Act 143: a person may claim tax benefits of an amount up to 15% of the person's investment in workforce housing for eligible employees and up to 15% of investment of establishing child care program for employees
- 2023 WI Act 135: applicant can use grant money for enhancement or improvement for technical education facility relating to construction; previously could only be used for manufacturing

What Didn't?

There were some efforts we were successful in stopping during this last legislative session, that would have been harmful to housing in Wisconsin had they moved forward:

- The ability for towns to become *Urban Towns*; would have likely stopped future annexations that would provide more housing choices.
- A bill allowing municipalities to create *Stretch Codes*; exceeding state energy code
- The ban forbidding munis from banning gas hookups to homes

The below listed items are ones we advocated for but did not pass:

- Allowing builders to list spec homes on platforms like Zillow
- Awards program and individual income tax credit for apprenticeship and youth apprenticeship program completion

Unfortunately, Governor Evers vetoed three pieces of legislation which passed and would have provided relief to commercial plan review; SB186/AB197, SB187/AB198, and SB188/AB199. In total, the measures would have expanded the approval authority to local units of government and allowed construction to begin before plan approval, both of which would have allowed an expedited process, thus lessening of red tape for project starts.

These and other pro-building measures will be considered in 2024 as WBA constructs the next legislative agenda.



ELMER MOORE JR.
CEO
Wisconsin Housing & Economic Development Authority

"The resources in the amount of \$525M are an unprecedented investment in workforce housing as a result of bipartisan efforts."



BUILDING CODES

Monitoring changes in building codes is crucial for maintaining compliance with updated regulations and standards. There has not been much in the way of the UDC, as the code council has not met since August of 2022. Revisions to the plumbing code went into effect in fall of 2023, the same time an update to the Commercial Building Code was stopped by the Joint Committee for the Review of Administrative Rules.

Lastly, the Electrical Code Council began reviewing the state code in March 2024.

 Uniform Dwelling Code Council

 State Plumbing Code

 Commercial Building Code

 Electrical Code Council

The BLAR Fund

The Builders Legal Action and Research Fund (BLAR Fund) is one of the great success stories of the Wisconsin Builders Association (WBA).

This fund, which was established by the WBA Board of Directors in 1993, is an important tool for advancing policies that benefit housing in Wisconsin. The fund is financed every year by all WBA members, and is administered by the WBA Executive Committee.

BLAR funds were used to support:

- Challenged bird glass lawsuit in Madison
- Research for setback bill
- Software for local HBA's to track agendas and minutes of local gov't
- Helped fund Fasset v. City of Brookfield
- Funded successful Village of Sussex case with MBA and MABA



MORE HOUSING WISCONSIN

It is not news to any of us that Wisconsin is experiencing a significant housing shortage. A recent study estimates Wisconsin will need to build 200,000 housing units by 2030 to accommodate all the people who want to live and work here. The Wisconsin Builders Association has proudly joined forces with the Wisconsin Realtors Association and the League of Wisconsin Municipalities to create More Housing Wisconsin. Our coalition seeks to educate and inform Wisconsin city and village leaders and staff about zoning changes and other strategies communities can use to help address this state's housing shortage. The ultimate goal is to bring tools, resources, and best practices to municipalities to help communities initiate housing solutions that meet their unique needs and strengthen our economy.

At the direction of Curt Witynski, of Witynski Consulting, LLC., More Housing Wisconsin will create and provide monthly briefing papers throughout the year that will serve as a toolkit to local governments with ideas and solutions to help solve the workforce housing shortage. Witynski will also conduct monthly interviews with those in the field who have been successful implementing housing initiatives, allowing leaders to share best practices and explain how municipal staff and officials have partnered with the private sector with strong ideas and plans for successful projects.

For more information on More Housing Wisconsin, or to spread the resources with municipalities where you live and work, visit lwm-info.org/1706/More-Housing-Wisconsin



JIM DOERING, WBA PRESIDENT

“The vision of WBA is *Affordable, Innovative, and Environmentally Conscious Homes for All*, and through this partnership, we continue to dedicate resources to achieving that goal statewide.”

PROTECTING THE AMERICAN DREAM

608-242-5151

WWW.WISBUILD.ORG

2024 MEMBER SAVINGS PROGRAM AT A GLANCE

nahb.org/savings



AUTO

COMPANY	SAVINGS	PRODUCTS	INFO
BMW	Earn up to \$1,500 on a new BMW or up to \$500 on a new MINI	BMW	memberdeals.com/nahb/shopping.php?action=view&sub=bmw&login=1
GOODYEAR	Members must log into NAHB.org to save 15% on Goodyear Tires.	Goodyear Tires & Services	nahb.org/goodyear
NISSAN	Save \$450 to \$3,800 on sedans, crossovers, SUVs and trucks.	Nissan	nahb.org/nissan

BUILDING MATERIALS

COMPANY	SAVINGS	PRODUCTS	INFO
LOWE'S	5% off* in store, plus 2% statement credit with Commercial Account (LCA) or Lowe's Business Advantage (LBA). 5-10% off online orders using any payment method.	Building Materials	lowes.com/nahb 877-435-2440

WIRELESS

COMPANY	SAVINGS	PRODUCTS	INFO
T-MOBILE	Save 12% on wireless.	Cell Phones, Internet, Plans & More	nahb.org/t-mobile

TRAVEL & ENTERTAINMENT

COMPANY	SAVINGS	PRODUCTS	INFO
AVIS	Save up to 30% off Avis PAY NOW rates when making a reservation with Avis Worldwide Discount (AWD) number G572900.	Rental Cars	avis.com/nahb 800-331-1212 AWD #G572900
BUDGET	Save up to 35% off Budget PAY NOW rates when making a reservation using Budget Customer Discount (BCD) number Z536900.	Rental Cars	budget.com/nahb 800-283-4387 BCD #Z536900
HOTELPLANNER	NAHB members can save up to 65% on hotel room rates at over 800,000 properties worldwide in more than 250 countries.	Hotels	nahb.hotelplanner.com 800-497-2175
MEMBER DEALS	Up to 50% off.	Theme Parks, Movie Tickets, Concerts, Water Parks & Gift Cards	memberdeals.com/nahb/?login=1 877-579-1201
SAM'S CLUB	Save over 60% on a new membership plus receive travel and entertainment credit	Club Membership	memberdeals.com/nahb/packages.php?sub=packages&action=view&id=3291&login=1

Health & Wellness

COMPANY	SAVINGS	PRODUCTS	INFO
ACTIVE & FIT DIRECT	Find your perfect gym for \$28/month.	Fitness Membership	nahb.org/nahb-community/member-benefits/savings/active-and-fit

NAHB Members Saved over **\$40,000,000** last year

2024 MEMBER SAVINGS PROGRAM A GLANCE

nahb.org/savings



FUEL

COMPANY	SAVINGS	PRODUCTS	INFO
VOYAGER	Save on Fuel with Voyager card for Business. Savings anywhere Mastercard is accepted.	Fuel Savings & Fleet Management	usbank.com/splash/corporate-payments/transportation/nahb.html

BUSINESS MANAGEMENT

COMPANY	SAVINGS	PRODUCTS	INFO
DELL	Up to 40% off Dell computers, servers, electronics & accessories.	Computers & Hardware	dell.com/nahb 800-757-8442
ODP BUSINESS SOLUTIONS	Up to 75% off online regular prices on their Best Value List of preferred products. Plus, free shipping over \$50.	Office Supplies	offerediscunts.org/nahb 855-337-6811 x2897
UPS SHIPPING	Flat-rate pricing, 50% discount for next day shipping, 30% for ground commercial/residential.	Business Shipping	1800members.com/nahb 800-MEMBERS
YRC FREIGHT	At least 75% off Less Than Truckload (LTL) shipping over 150lbs.	Freight Shipping	1800members.com/nahb 800-MEMBERS
RINGCENTRAL	Save 15% off monthly on a new RingCentral Office service. Receive \$50 off the list price on any RingCentral phone. Current NAHB RingCentral users are eligible for discounts by calling and re-signing a 24 month agreement.	Message, Video & Phone	ringcentral.com/nahb 800-417 0930
HEARTLAND	Merchant processing and payroll solutions at reduced fees for NAHB Members	Payment & POS Solutions	go.heartlandpaymentsystems.com/nahb 800-613-0148

INSURANCE

COMPANY	SAVINGS	PRODUCTS	INFO
FARMERS INSURANCE	Choose an insurance plan that fits you and save at least 10%	Personal & Business Insurance Needs	farmersinsurancechoice.com/nahb 888-528-0530

NAHB ASSOCIATION DISCOUNTS

COMPANY	SAVINGS	PRODUCTS	INFO
NAHB INTERNATIONAL BUILDERS' SHOW®	Up to \$200 off show registration. Up to \$3.75 per sq. ft. off exhibit space.	Trade Show	buildersshow.com
STRUCTURE PRODUCTIONS	Discounts on professional video and television production services.	Visual Media	structure-productions.com
NAHB CONTRACTS	Up to 30% off contract rates.	Legal	nahb.org/nahbcontracts
HOUSINGECONOMICS	\$100 off annual subscription.	Economic & Housing Data	housingeconomics.com
BUILDERBOOKS	10% off books. Up to 45% off research.	Books	builderbooks.com
ONLINE EDUCATION	Up to 30% off webinars; Up to 50% off online courses.	Education	nahb.org/education

*Discounts are as of 2/9/24 & subject to change at any time. Visit nahb.org/savings for latest deals & limited time offers.