

The Cutting Edge



Volume 17, Issue 1

January 2026

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CALENDAR OF EVENTS:

- March 10 BOD Meeting 5:30 pm at the Altona Supper Club
- March 10—SHOP TALK 2026 6:30 pm at the Altona Supper Club

PRESIDENT'S MESSAGE

By Kevin Schmitz, K & J Construction and Design LLC

Happy New Year fellow members,

Most of you know me, but for those of you that do not. I am Kevin Schmitz, owner of K&J Construction and Design LLC. My wife Julie and I have been in the construction industry for over 20 years doing custom homes, remodeling and design services.

Last year we had a membership retention rate of over 91%. Hopefully this year we can top that and maybe even gain a membership or two. If you

know anyone in the trades that might be interested, invite them to one of our meetings. Keep posted on upcoming dates and times. A really good meeting to invite a new guest would be to our Shop Talk night on March 10 at the Altona. More info will be coming out soon.

Thanks to everyone that attended our annual Christmas party. I heard it was a big success. Julie and I were not able to attend as we had other commit-

ments sitting around a pool in 80-degree weather that week. The auction and donations totaled \$675 for the PAC fund.

On a last note, if there is any topics you would like brought up or to have a speaker talk about at one of our general membership meetings, just send a board member or Tena a message.

Thank you,
Kevin Schmitz
MSHBA President

Attend SHOP TALK 2026

Stay Informed. Join us on **March 10** for **SHOP TALK 2026 at the Altona Supper Club**. More details to follow.

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





Mid-Shores Home Builders Association, Inc.

2026 MSHBA OFFICERS

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

President-Elect: Matt Lefebvre
Wrightway Home Improvements
920-923-0721

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

Secretary: Open Position

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

2026 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 Directors

Dan Schneider
Derek Fritsch

NAHB Delegate
Kevin Schmitz

NAHB Alternate Delegate
Open Position



Mid-Shores Home Builders Association, Inc.

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New Holstein, WI 53061
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Executive Officer Tena Hartwig
2104 Mary Ave.
New Holstein, WI 53061
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MSHBA Membership



MEMBERSHIP... the Ultimate Building Resource

THANK YOU FOR RENEWING YOUR MEMBERSHIP!

Great Midwest Bank—20 years
Green Hammer Construction LLC—3 years
Meggers Plumbing LLC—18 years
Pella Windows & Doors of WI—Charter Member of 27 years
Pinnow Sheet Metal—9 years
Wrightway Home Improvements—10 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.

MARCH BOD MEETING

March 10 at 5:30 pm

Altona Supper Club, New Holstein



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:

- Celebration of Housing & Member Meeting Day & Installation—June 24
www.wisbuild.org



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 an Associate Member to represent MSHBA on WBA's Board of Directors. 1 year term. Director's will be expected to attend 3 annual meetings of which one is held virtually.

National Delegates: A 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 Kevin or Tena know.

SAVE THE DATES:

March 10—SHOP TALK 2026, Altona Supper Club

August 13—Jerry Arenz Memorial Trap Shoot, Winnebago Eastshore Conservation Club

December 10—MSHBA Holiday Party, PAC Auction & Installation, Altona Supper Club, New Holstein

MSHBA Raises \$675 towards it's BBW PAC Goal!

MSHBA held its Build A Better Wisconsin (BBW) PAC auction and fundraiser on December 4. \$675.00 was raised towards our 2025 goal of \$720.00.

Thank you for your contribution to the 2025 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 **Wrightway Home Improvements** for sponsoring the poinsettias. Also, thank you for the toys and food for the Calumet County Salvation Army Bread of Life Assistance Center!

MSHBA's Director's officially sworn in by WBA Treasurer Alex Forer on December 4.

2026's Officers & Directors installed include:

President — Kevin Schmitz, K & J Construction and Design LLC

President Elect—Matt Lefeber of Wrightway Home Improvements LLC

Secretary – Open Position

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

Past President - Derek Fritsch, Green Hammer Construction LLC

Board of Directors:

Nick Zurn, Precision Floors & Décor

Dave Amel, Premier Properties Realty, LLC

Jerry Mallmann, Chilton Furniture



Congratulations and thank you for your association involvement and leadership!



JOIN US FOR SHOP TALK 2026

When

March 10, 2026
6:30 PM | Buffet Dinner

Where

Altona Supper Club
2306 Calumet Drive, New Holstein



TOPICS

- * **HS TECH ED UPDATES** Partner with local tech ed instructors to align curriculum and skills with workforce needs and build a reliable pipeline of skilled employees. — *Featuring Area Tech Ed Instructors*
- * **IBS, THE NEXT BIG IDEA** Learn about the latest products and launches showcased at the 2026 International Builders' Show. — *Featuring MSHBA Members Kevin & Julie Schmitz, K & J Construction and Design LLC*
- * **UDC UPDATE** Get answers to your questions regarding Wisconsin building codes and ordinances.
- * **BUILDING MATERIALS 2026** See what's ahead in 2026 and how local suppliers are partnering with builders for success.

RSVP

HARTWIGS1@CHARTER.NET
TEXT OR CALL 920-539-9014
midshoreshomebuilders.com





Feb 17-19
Orlando, FL

2026 NAHB INTERNATIONAL BUILDERS' SHOW®



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

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

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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 for details. Manufacturer and software provider registrants are not eligible.



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& Save

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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



Advocacy Digest | December 18, 2025

Brad Boycks, Executive Director



Bill to Reform the Platting Process Becomes Law

In early December, Governor Tony Evers signed AB 452, a bill incorporating several WBA-driven reforms to the platting process, into law as [2025 Wisconsin Act 68](#).

Key provisions of 2025 Wisconsin Act 68 are:

Pre-Submission Review and Preliminary Plans

The act requires political subdivisions to provide a subdivider with the opportunity to meet for a nonbinding, pre-submission review. It also allows subdividers to submit preliminary plans and reports regarding water, sewer, road cross-sections, grading stormwater, soil testing, landscaping, and street lighting for review. A political subdivision cannot reject preliminary plans on the basis that the plans are preliminary and may approve preliminary plans with written conditions.

Installation of Public Improvements

Under current law, the political subdivision may require the subdivider to make and install all public improvements reasonably necessary or provide security to ensure the subdivider will make the improvements within a reasonable time. The act instead allows political subdivisions to require the subdivider to agree to install public improvements reasonably necessary and provide financial security to ensure the improvements are made within a reasonable time after the plat is approved. It also specifies that the political subdivision may not require the installation or acceptance of public im-

provements as a condition to submitting, reviewing, approving, or recording a preliminary or final plat. Additionally, any outstanding local building permits for each home site on the plat that meet the requirements of applicable building codes, zoning ordinances, and other regulations must be released upon the substantial completion of the public improvements, and cannot be withheld solely due to the status of the public improvements.

Recording Plat With Register of Deeds

Lastly, the act states that a preliminary plat that has obtained the required approvals or is deemed approved is entitled to be recorded with the register of deeds. The approving authority of the body that has the authority to review the plat must make a certification of the approval on the face of the plat within 10 days of the subdivider submitting the plat with all the required certificates and affidavits.

Thank you to the WBA members who served on the subcommittee to come up with the items contained in 2025 Wisconsin Act 68 and the lead authors of the legislation, [Representative Rob Kreibich](#) (R-New Richmond) and [Senator Dan Feyen](#) (R-Fond du Lac).

Delayed Effective Date of Commercial Building Code Vetoed

After receiving a voice vote in the State Assembly and a bipartisan vote on final passage in the State Senate, Governor Evers vetoed Assembly Bill 450 (AB 450) on Friday, December 5.

AB 450 would have delayed the effective date of the changes to the commercial building code until April 1, 2026.

Governor Evers released a statement on the veto saying, "I am vetoing this bill in its entirety because I object to the further unnecessary delay in implementing new building standards that will benefit Wisconsin communities. The Department of Safety and Professional Services, in

consultation with industry stakeholders and experts, has already delayed enforcement of the new building code until November 1, 2025. Additionally, JCRAR unconstitutionally obstructed this rule from taking effect for years, and the department was only able to implement it after lengthy litigation. This bill would not only create confusion for developers with current building projects under review but would also further delay the implementation of new safety and energy efficiency standards that have been already widely adopted. The department has and will continue to work with building professionals throughout the state to ensure proper understanding and compliance with the new building commercial code."

WBA has started discussion with other interested parties to compile a list of items in the code that need to be revised that we will then be sharing with the Department of Safety and Professional Services for consideration. Please contact Brad Boycks (bboycks@wisbuild.org) to share problematic provisions of the recently passed commercial building code.

From NAHB: House Panel Approves Major Housing Package

In a move that provides momentum for Congress to enact major housing legislation in early 2026, the House Financial Services Committee this week approved the Housing for the 21st Century Act. This bipartisan housing package — introduced by committee Chairman French Hill (R-Ark.), Ranking Member Maxine Waters (D-Calif.), Rep. Mike Flood (R-Neb.), and Rep. Emanuel Cleaver (D-Mo.) — takes much-needed steps toward addressing our nation's critical lack of housing.

The legislation contains key provisions related to land use and zoning, regulatory reforms and financing tools. It is the House response to the ROAD to Housing

Act, legislation passed by the Senate this fall that includes favorable provisions aimed at zoning and land-use policies, and rural and multifamily housing that will stimulate construction of sorely needed housing.

Of note to the housing community, the Housing for the 21st Century Act would:

- Direct the Department of Housing and Urban Development to develop best practices with key stakeholders, such as home builders and developers, to provide state and local governments with an array of options to increase housing production.
- Remove regulatory burdens for infill and mid-sized construction and eliminate time-consuming duplicative review processes under the National Environmental Policy Act.
- Provide reforms to the HOME Investment Partnerships Program that will help lower construction costs by allowing builders to source materials from any vendor that provides the best product and pricing.
- Raise multifamily loan limits and index them to the Price Deflator Index of Multifamily Construction. This will better reflect the true cost of construction and help stimulate new apartment construction by making these loans more financially feasible to use.

In addition, the House Financial Services Committee approved the NFIP Extension Act of 2026, which would extend the National Flood Insurance Program's financing and program through Sept. 30, 2026, and applies this extension retroactively to Sept. 30, 2025.

NAHB will continue to work with republican and democratic lawmakers in both chambers of Congress to pass a bicameral, bipartisan major housing package in early 2026 to reduce obstacles to help builders build more attainable, affordable housing.

WBA Member Meeting Day & Installation—January 16 at Lambeau Field

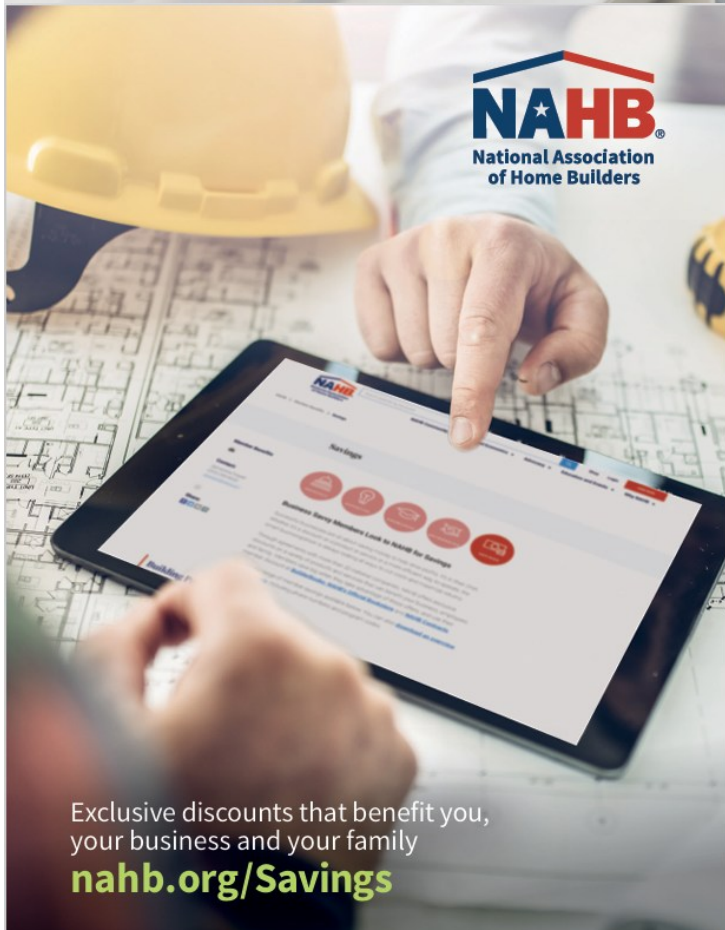


Building a house is a labor of love.
But frankly, your insurance shouldn't make more work for you.

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.



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