

Celebrating 28 Years! 1998-2026

The Cutting Edge

BLUEPRINT TO **100** Industry Pulse Check

10 minutes of your time could influence the next 10 years of our industry.

Start now



Volume 17, Issue 6

June 2026

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PRESIDENT'S MESSAGE

By Kevin Schmitz, K & J Construction and Design LLC

Fellow members, The busy season is upon us, not that everyone wasn't already busy. We will resume General membership meetings in the fall. For now, though, we could use a little help gathering donations or prizes for our annual Trap Shoot. This is one of our

only fund raisers and any help would be appreciated. We are also looking at doing another Home Planning Guide in place of our Parade of Homes, as we are again having difficulty finding enough entries. If anyone has any ideas for topics to be discussed,

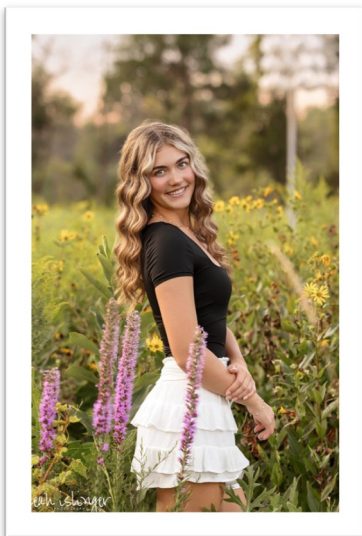
please forward them to a board member, or write up a little something on it. We are trying to incorporate topics and ideas for homebuilding and buying in the magazine along with the advertising. Enjoy the summer,
Kevin Schmitz
MSHBA President

CALENDAR OF EVENTS:

- June 11 MSHBA BOD Meeting 7:00 am at 7 Angels, Chilton
- 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 Scholarship Recipient – Brooklyn Durdahl

Mid Shores Home Builders Association, Inc. recently awarded a \$500 scholarship to an area student. Brooklyn Durdahl of Chilton was selected based on academic and community ambitions that demonstrate a positive impact on the construction industry as well as society. Brooklyn will be attending UW - Madison, pursuing a degree in Civil Engineering and Architecture. Congratulations Brooklyn!



Mid-Shores HBA,
Thank you so much for awarding me your MSHBA 2026 Educational Scholarship. I truly appreciate your support for my education. This scholarship will help me continue pursuing my studies in civil engineering and architecture at UW -Madison and work toward my future goals. I am very grateful for your investment in my future and this opportunity.
Sincerely,
Brooklyn Durdahl



MSHBA Membership



2026 MSHBA OFFICERS

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

President-Elect: Matt Lefeber
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

MEMBERSHIP... the Ultimate Building Resource

THANK YOU FOR RENEWING YOUR MEMBERSHIP!

Interior Woodworking LLC – 19 years
Valley Cabinet – 15 years

WELCOME NEW MEMBER:

Focus on Energy
Kenadi Mayo
1 S Pickney Street, Suite 340
Madison WI 53703
Phone 920-610-0129
Email Kenadi.Mayo@focusonenergy.com

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.

SAVE THE DATES:

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

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

JUNE BOD MEETING

June 11 at 7:00 am

7 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

Volunteer to Serve in a Leadership Position in 2026

MSHBA Directors: MSHBA's Board is looking for a member to fill an open Secretary. Terms are for 1 year.

WBA Directors: We are looking for 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.

Take NAHB's Industry Pulse Check by June 15

Today, we're asking for your participation in one of the most important initiatives NAHB has undertaken: the **Blueprint to 100**. This effort aims to build an association that better meets industry needs as NAHB approaches the 100th anniversary of its founding. The Industry Pulse Check is our first step in this initiative to gain insights so we can build an association that meets your needs.

Industry Pulse Check is Not Your Usual Spring-time Questionnaire - The Industry Pulse Check is **different** from the usual springtime questionnaires you receive from NAHB. Feedback from the Industry Pulse Check will help us decide which programs, education, resources and member benefits we'll invest in as NAHB approaches its 100th anniversary.

I encourage you to complete the Industry Pulse Check. NAHB wants to hear from members about what's working, what's missing and what matters most in the home building industry. Take the Industry Pulse Check at blueprint.nahb.org.

Member & HBA Incentives - Members who complete the Pulse Check are eligible for prizes, and EOs with the highest percentage of members who complete the Pulse Check can win a business grant for their HBA.

Influence the Direction of NAHB - This is your opportunity to influence the direction of the association and the industry we serve. Please take the Industry Pulse Check and champion participation among your members. Together, we can help design what's next for residential construction.

Thank you for your leadership and commitment to the home building industry.

Sincerely,

Bill Owens

2026 NAHB Chairman



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Advocacy Digest | May 29, 2026 Brad Boycks, Executive Director



New Tool for Residential Infrastructure Financing: Neighborhood Improvement Districts

Wisconsin's 2025 Act 120, signed into law on March 27, 2026, significantly expands the state's Neighborhood Improvement District (NID) statute to give municipalities a new path for financing residential development infrastructure. For the first time, NIDs can be used to fund streets, water, sewer, storm-water, and sidewalks needed to support new

housing — without tapping the general fund or municipal borrowing capacity.

Under the new framework, a developer petitions the municipality to create a NID, which then imposes a special assessment on parcels within the district. Infrastructure costs are repaid in installments through the property tax roll over a term the municipality sets. Buyers are informed of any existing assessment through required disclosure on condition reports. The process is streamlined for

single-owner situations, which is the typical case for a developer-owned subdivision.

The expansion makes it easier to move housing projects forward — particularly in smaller or underserved markets — while ensuring that growth is funded by the properties that benefit from it rather than the broader community.

An issue paper with additional detail can be found on pages 4 & 5.

Additional WBA Events & Resources:

- March [Blueprint](#).
- [Register](#) for Summer Events:
 - June 24—Member Meeting Day & Celebration of Housing
 - June 25—WB Foundation Golf Outing
- Badger Builder Magazine. Available [online here](#).
- September 23—WB Foundational [Invitational](#).

Start Forming Your Teams for the Jerry Arenz Memorial Trap Shoot – August 13

Mid-Shores Home Builders Association, Inc. is excited to announce that we will again be hosting the **Jerry Arenz Memorial Trap Shoot** this summer. Jerry was a strong supporter and past chairperson of the Trap Shoot. It is with honor that we dedicate the shoot to his name and host the shoot at the **Winnebago Eastshore Conservation Club**, where he was a long-time member! The shoot will be held **Thursday, August 13** and is open to the public. Registration will start soon.

JERRY ARENZ MEMORIAL TRAP SHOOT



50 BIRDS | AUGUST 13

**WINNEBAGO EASTSHORE
CONSERVATION CLUB**





NEIGHBORHOOD IMPROVEMENT DISTRICTS

An expanded tool for Wisconsin housing

2025 WISCONSIN ACT 120

TOOL DESCRIPTION

Wisconsin's Neighborhood Improvement District (NID) statute has been part of the local development toolkit since 2005. 2025 Wisconsin Act 120, enacted March 27, 2026, substantially expanded it: for the first time, NIDs can directly finance the infrastructure new residential development requires (streets, water, sewer, stormwater). This gives every Wisconsin municipality a statutory path to support new construction without putting the general fund or municipal borrowing capacity at risk. Using NIDs for residential development can lower a home's purchase price and allow infrastructure costs to be financed over time.

A BRIEF HISTORY OF NIDS

In practice, Milwaukee has been the leading example in Wisconsin, where Neighborhood Improvement Districts have funded anti-blight work, neighborhood improvements, and community initiatives, often governed directly by local residents and property owners. Business Improvement Districts (BIDs), a sister statute to NIDs, are a much more commonly utilized tool and are similar to NIDs in their establishment structure and operations.

WHAT ACT 120 DOES

Act 120 creates a parallel category of NID under Wis. Stat. § 66.1110(8) purpose-built for residential development infrastructure. The new track:

- ▶ **Authorizes special assessments** for infrastructure related to residential development: streets, utilities, stormwater, sidewalks, and similar improvements within the district.
- ▶ **Requires petition by all owners.** All owners of taxable property must petition together. Natural fit when a single developer owns the parcel.
- ▶ **Streamlines procedure for small districts.** Mailed notice may be skipped under single ownership, and the 5-member elected board does not apply until at least 5 owners exist.
- ▶ **Allows installment collection** through the property tax roll via special assessment over a repayment period the municipality designates.
- ▶ **Adds buyer disclosure** on the residential and vacant land condition reports for any existing NID special assessment.
- ▶ **Preserves all existing NID authority.** The original community-organizing NID is unchanged.

QUICK FACTS

Statute: Wis. Stat. § 66.1110(8)

Effective: March 29, 2026 (October 1, 2026 for real estate disclosure)

Who can use it: Any city, village, or town. Petition must be filed by all owners of taxable property in the proposed district.

Funds: Streets, utilities, stormwater, sidewalks, and similar residential infrastructure

Repayment: Tax-roll installments over a period the municipality sets

HOW IT WORKS

In the typical case, a developer owns 100% of a platted subdivision and uses the new track to finance roads, sewer, water, stormwater, and other infrastructure costs related to a residential development. The process moves through five clear stages, with the municipality controlling each step and the landowner shouldering the financial obligation.

- 1. Petition.** The developer, as sole owner of the proposed district, petitions the municipality to create a sub. (8) NID with authority to approve a special assessment. With a single owner, the all-owners petition requirement is satisfied automatically.
- 2. Plan.** The planning commission designates the proposed district and adopts a proposed initial operating plan describing the infrastructure to be funded (streets, utilities, stormwater, sidewalks, etc.), the per-parcel cost allocation, and the repayment terms. The district must include land that is nearby but does not need to be contiguous parcels. Certified-mail notice can be skipped because there is a single owner.
- 3. Adopt.** The planning commission holds a public hearing on the proposed district and operating plan. With no protest filed within 30 days, the local legislative body votes to adopt the plan, and the municipality imposes the special assessment on the parcels. Proceeds may fund only infrastructure related to residential development within the district.
- 4. Build.** Infrastructure is constructed using debt or existing capital financed by the municipality or the developer and is paid down by proceeds from the special assessment.
- 5. Sell, disclose, repay.** Lots are sold to builders and homebuyers. The condition report discloses the existing NID special assessment, so buyers take the lot subject to those requirements. The assessment is collected in installments through the property tax roll over the maximum number of years the municipality designates.

WHY IT MATTERS

For the public. This creates more housing. By giving projects another workable path to finance and build infrastructure. NIDs make it easier for new homes to actually happen. More housing means more options, less competition for existing homes, and downward pressure on housing costs over time.

For people looking for housing. It expands where housing can be built. Projects that might not have worked before, especially in smaller or underserved markets, can now move forward, opening up more communities and neighborhoods to new housing opportunities.

For communities. Communities have a proactive tool to support new housing while financing infrastructure over time. Infrastructure is funded by the properties that benefit, allowing growth to happen in a fiscally responsible way.

With Act 120, NIDs have evolved from a tool for organizing existing neighborhoods into a financing mechanism for building new ones.



2025 WISCONSIN ACT 120

For more information, contact the Wisconsin Builders Association, the Wisconsin REALTORS® Association, or the League of Wisconsin Municipalities. This fact sheet is for educational purposes only and does not constitute legal advice.

Our Builders Want to Get to Know You!

Network with Builders

This conference offers a unique opportunity to connect with top builders while they explore the latest **trends and innovations** in the housing industry. This is your opportunity to foster partnerships that can enhance your business success and promote the building industry.



Join us for the
2026 Trends in Housing Conference



**WISCONSIN BUILDERS
FOUNDATION**

Thursday, November 12, 2026

Don't miss out on the chance to showcase your business
and engage with potential partners!

**Reserve your booth or become a sponsor
today!**

2 Trends in
0 Housing
2 Conference
6
8:30 AM - 4:15 PM

Scan to Register



Sheraton Milwaukee Brookfield Hotel

375 S Moorland Road
Brookfield, WI 53005

For more information:
pmeskan@wisbuild.org



WEDNESDAY

September 23, 2026

SENTRYWORLD
STEVENS POINT

TREAT YOUR BEST CUSTOMERS!



We're excited to announce the launch of our new Golf Invitational — a premier play-your-own-ball event at the stunning SentryWorld Golf Course. Designed for golfers who love a true test of skill and friendly competition, this invitational offers a championship-caliber experience in a beautiful setting.

Visit www.wisbuild.org to register!



SUPPORTING THE WISCONSIN BUILDERS FOUNDATION

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.fmains.com to find an independent agent near you.



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