

The Cutting Edge



Volume 15, Issue 11 November 2024

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CALENDAR OF EVENTS:

- **Nov 14 WBA Trends in Housing Conference** Middleton, Register by Nov. 7, flyer on page 6
- **December 10 BOD/ Budget Meeting** 6:30 am at Seven Angels Restaurant, Chilton
- **December 12 MSHBA Annual Holiday Party** Altona Supper Club, NH Awards, Installations & Auction following Dinner RSVP by Dec. 9, form enclosed on pages 4&5

PRESIDENT'S MESSAGE

By Matt Lefeber, Wrightway Home Improvements LLC

Hello MSHBA Members, I'm going to start off this month with our **2024 Home Planning Guide**. You will see these out at local businesses I if you have not gotten yours let us know we have extras available. I would like to thank all those involved with putting the guide together this year. A lot of time and effort goes into putting the guide out. Your efforts are greatly appreciated.

There is a great opportunity to get continuing ed credit in when WBA holds there **Trends in Housing Conference** on November 14th. This will be held at the Madison Marriot West, Middleton. Register by November 7. As an added bonus our very own Gary Roehrig will be a speaker. For those who don't know Gary he was a charter member of the MSHBA and Past President of MSHBA and the WBA.

It seems a little early, but I would like to personally invite everyone to this years **Holiday Party**. It will be held on December 12 at the Altona. We will have our auction to raise funds for our PAC goal and have next years officers installed. We are looking for a president elect and a secretary to volunteer.

Thanks for reading and have a great month!!

Matt

2024 HOME PLANNING GUIDE FREE DOWNLOAD

DOWNLOAD at
midshoreshomebuilders.com





Mid-Shores Home Builders Association, Inc.

2024 MSHBA OFFICERS

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

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

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

Nick Zurn
Precision Floors & Decor
920-400-1123

Jennifer Schad
Kraus Construction Inc.
920-905-2853

WBA Directors
Dan Schneider

NAHB Delegate
Kevin Schmitz

NAHB Alternate Delegate
Open Position



Mid-Shores Home Builders Association, Inc.

PO Box 125
New Holstein, WI 53061
www.midshoreshomebuilders.com

Executive Officer Tena Hartwig
2104 Mary Ave.
New Holstein, WI 53061
Phone (920) 539-9014
hartwigs1@charter.net

MSHBA Membership



MEMBERSHIP... the Ultimate Building Resource

THANK YOU FOR RENEWING YOUR MEMBERSHIP!

Manitowoc Heating & Refrigeration Services Inc. – 12 years
Premier Financial Credit Union – **Charter Member of 26 years!**
Premier Properties Realty, LLC – 17 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 10 at 6:30 am

Seven Angels, Chilton

100% of Members have renewed their Membership in 2024! AND MSHBA has the top retention rate in the state!

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

WBA Member Events:

- Trends in Housing Conference — November 14
- Member Meeting Day & Installation—January 31

www.wisbuild.org

Volunteer to Serve in a MSHBA Leadership Position in 2025

MSHBA Directors: MSHBA's Board is looking for members to fill open Officer terms starting in 2025. Terms are for 1 year. Specifically needed are a **President Elect and Secretary (1-year term each)**. Let me know if you would be interested in this leadership opportunity. Officers & Directors will be installed at the December 12 Holiday Party.

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. Let me know if you could fill this state leadership role.

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. You, your ideas and your help are needed to build an even stronger Association, which in turns gives you stronger representation at the city, county, state and national levels. Interested in representing MSHBA and your industry, let Matt or Tena know.



HOME PLANNING GUIDES

are available for distribution at your Business. Contact Tena to arrange delivery!

2024 Home Planning Guide

Home is now more important than ever! Your home should reflect your ever-changing family needs. We invite you to download, keep and use the **2024 Home Planning Guide**, sponsored by Advanced Custom Geothermal LLC, Chilton Furniture and Potter Building Supply, as a resource in planning your next home transition.

In addition, we encourage you to visit "Consumer Info" at www.midshoreshomebuilders.com to view more articles to make your home more livable.

Thank you for your continued support!

Julie Schmitz, Chairperson, K & J Construction and Design, LLC

Jennifer Pitzen, Christel & Heiberger Builders, Inc
Bill Weber, Pella Windows & Doors of Wisconsin
Dave Amel, Premier Properties Realty, LLC

Thank You Home Planning Guide Sponsors and Advertisers!

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Advertisers: The Guide features 31 ads!

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Interior Woodworking
Jannette Trucking & Excavating, Inc.
K & J Construction and Design LLC
Karr-Bach Builders, Inc.
Kraus Construction Inc.
Krueger Electric
Macco's Floor Covering Center
Meggers Enterprise LLC, Plumbing
Overhead Solutions
Pella Windows & Doors of Wisconsin
Potter Building Supply
Prange Electric LLC
Precision Floors & Décor
Premier Financial Credit Union

Premier Properties Realty, LLC
Quest Interiors
Reinl Accounting Inc.
Roffers Concrete Construction
Silica For Your Home
State Bank of Chilton
Thiel Real Estate
Valley Cabinet Inc.
Vande Hey Brantmeier
Weber Well Drilling, Inc.
Wrightway Home Improvements
Zander Press Inc.

SAVE THIS GUIDE TO HELP PLAN YOUR NEXT HOME TRANSITION

Mid-Shores
HOME BUILDERS ASSOCIATION INC.

LEARN MORE ABOUT CREATING SPACES THAT SUPPORT YOUR FAMILY'S NEEDS

Page 1 - MSHBA Members
Page 3 - All the Buzz About Electronic Doorbells
Page 9 - 5 Ways to Make Small Rooms Look Larger
Page 15 - How to be Prepared if Disaster Strikes
Page 19 - 3 Low-Cost Ways to Create Stunning Spaces
www.midshoreshomebuilders.com

POTTER BUILDING SUPPLY

Advanced Custom Geothermal LLC

Chilton Furniture

2024 Home Planning Guide

FLEXIBLE SPACES FOR MODERN LIFE
Your home should reflect your ever-changing family needs.

Additional copies are available for distribution at your business. Contact Tena to arrange delivery.

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

ANNUAL HOLIDAY PARTY

INSTALLATION | GIVING | PAC AUCTION

December 12
5:30 pm Cocktails | 6:30 pm Dinner

Altona Supper Club
North Room, 2306 Calumet Dr, New Holstein

\$20.00 per person | Cash Bar | RSVP by December 9

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 Andy Selner, 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 9 to Tena Hartwig at
hartwigs1@charter.net

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

Trends in Housing Conference

Are you ready to step into the future of residential living?

Join us at the highly anticipated Trends in Housing Conference, where innovation, insights, and inspiration converge to shape the next era of housing excellence.

THURSDAY, NOVEMBER 14
Madison Marriott West | Middleton
8:30AM - 3:00PM

**YOU'RE
INVITED!**



TOPICS TO BE COVERED

- Top 10 FAQs on the Uniform Dwelling Code
 - The Smarter, More Connected Home
 - Understanding the Impact of Zoning & Governance Policies in Residential Construction
 - Navigating Legal Challenges in the Building Industry
- ...plus a presentation by NAHB economist!

Scan the QR Code or visit
association.wisbuild.org/eventcalendar
to register!



NAHB **IBS**™

Feb 25-27, 2025
Las Vegas

REGISTER EARLY & SAVE*

\$75 Expo Pass | \$595 Expo+Education Pass

* NAHB Member pricing valid through January 10, 2025 | See BuildersShow.com/fees.



FL1124

Members of our local association are automatically NAHB Members, which means that you can experience the **NAHB International Builders' Show® (IBS)** at the member rate.



GET REAL BUSINESS SOLUTIONS

Top trends & strategies to wow your customers



SEE THE LATEST PRODUCTS

Construction demos & incredible innovations



EXCHANGE IDEAS

Connect with business partners & industry experts



Use the QR code to **Learn More & Register!**

#IBS2025





Advocacy Digest | October 21, 2024

Brad Boycks, Executive Director



Important Facts to Consider When Updating the Building Code

Recently, the Department of Safety and Professional Services (DSPS) convened a meeting of the Uniform Dwelling Code Council (UDC Council) in September to begin reviewing the one- and two-family building code. This was the council's first meeting since August 2022.

At the recent UDC Council meeting, Tim Schmitz of the International Code Council (ICC) delivered a presentation encouraging the council to transition away from the current Wisconsin code for one- and two-family homes—the Uniform Dwelling Code (UDC)—and instead adopt the International Residential Code (IRC) as the base code. Wisconsin has used the UDC as its base code since moving to a statewide, uniform building code in 1978.

The Wisconsin Builders Association (WBA) has long supported the use of the UDC as the state's base code. While WBA has endorsed past code updates that reference national codes like the IRC, the organization believes Wisconsin should not fully adopt the IRC. Shifting to the IRC would likely eliminate many features of our building code that have been developed by builders and inspectors to address building practices unique to Wisconsin.

Simply put, now is not the time to make

dramatic changes to our current building code that will significantly increase the cost of housing, especially in a market where homes are already unaffordable for most families. For example, according to the [NAHB Metro Area Econ Dashboard](#), only 12% of families in the Milwaukee Metro market can afford a home at the median price of \$389,300.

A December 2022 study, "[Priced out of House and Home](#)" found that "government regulation added about \$88,500 to the cost of the average new home—representing significantly more than a year's worth of income for the median Wisconsin household." Major changes to the current building code, particularly the energy code, will only further increase regulatory costs for new home construction.

Currently, Wisconsin follows the [2009 energy code](#), and the majority of the state falls into climate zone 6. According to data from the [Home Innovation Research Labs](#), moving from the 2009 energy code to the 2021 version in [climate zone 6](#) would increase the cost of a home by \$13,847 to \$16,170. It would take over 16 years of energy savings to offset the initial costs of these updates. However, a Redfin [report](#) shows that families in the Milwaukee metro area typically remain in their homes for only 11.6 years.

Policymakers must always consider that when home prices rise, more families are priced out of the market. Every year, the National Association of Home Builders (NAHB) publishes a study on the impact of home price increases on mortgage affordability. [NAHB's 2024 study](#) revealed that "nationally, 103.5 million households are already unable to afford the median-priced (\$495,750) new home with a mortgage interest rate of 6.5%." The same study showed that in Wisconsin, increasing the cost of a home by \$1,000 would disqualify an additional 1,211 families from receiving a mortgage in 2024.

By combining this data, we can conclude that moving Wisconsin to the 2021 version of the code would increase home costs by approximately \$15,000. This price increase would push 18,165 families out of the market for homeownership in Wisconsin.

Regardless of the outcome of the upcoming state senate and state assembly elections in November, this will be a key issue for our advocacy efforts in the next legislative session. If you are in contact with members of the legislature, it is crucial to discuss how decisions made during the code update process could impact housing affordability in a market where many families are already priced out of purchasing a home.

Again, now is not the time to make dramatic changes to our building code that will further increase housing costs in an already challenging market.

SPIKES Thank You for Everything you Do!

On behalf of all members of Mid-Shores Home Builders Association, Inc., I would like to extend a heartfelt **THANK YOU** to you and all of our Spikes for your dedication to this association and our industry!

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
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
Meggers Enterprise LLC 920-894-1110
Meyer Plumbing LLC 920-894-8444

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



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