

# The Cutting Edge



Volume 16, Issue 11 November 2025

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## PRESIDENT'S MESSAGE

By Derek Fritsch, Green Hammer Construction LLC

Hello MSHBA Members, I'd like to kick off this month by highlighting the latest edition of the **Home Planning Guide!** You'll soon see copies available at local businesses. If you haven't received yours yet, please let us know — we have extras on hand. A big thank-you goes out to everyone who helped put this year's guide together. Your time, effort, and dedication are truly appreciated!

It may feel a bit early, but I'd also like to personally invite everyone to our **Annual Holiday Party on December 11 at the Altona Supper Club.** We'll hold our traditional auction to raise funds for our PAC goal and install next year's officers. Thank you for reading, and have a wonderful month!

Derek Fritsch  
MSHBA President  
Owner, Green Hammer Construction LLC

## 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!

## CALENDAR OF EVENTS:

- December 4 BOD/ Budget Meeting 7:00 am at Seven Angels Restaurant, Chilton
- December 11 MSHBA Annual Holiday Party Altona Supper Club, NH Awards, Installations & Auction following Dinner  
RSVP by Dec. 8, form enclosed on pages 4&5

# HOME PLANNING GUIDE

## FREE DOWNLOAD

Download a copy NOW at [midshoreshomebuild-](http://midshoreshomebuild-)

SAVE THIS GUIDE TO HELP PLAN YOUR NEXT HOME TRANSITION

*Mid-Shores*  
HOME BUILDERS ASSOCIATION INC.

**YOUR HOME, YOUR WAY: SMART TIPS TO MAKE IT HAPPEN**

Page 1 – MSHBA Members  
Page 3 – Remodeling Ideas to Refresh Your Empty Nest  
Page 9 – Money Matters: First-Time Home Buyers Basics  
Page 15 – Best Bets for Happy Pets  
Page 19 – Maintenance Tips for First-Time Home Owners  
[www.midshoreshomebuilders.com](http://www.midshoreshomebuilders.com)

**POTTER** Heating and Cooling **Drexel** BUILDING SUPPLY

*Home Planning Guide*

READY TO CREATE YOUR DREAM HOME  
Start with the best local materials and trusted experts to bring your vision to life.

# MSHBA Membership



**2025 MSHBA OFFICERS**  
**President: Derek Fritsch**  
*Green Hammer Construction LLC*  
 920-905-3513

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

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

**Secretary: Open Position**

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*Wrightway Home Improvements*  
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**Dave Amel**  
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**Nick Zurn**  
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**WBA Director**  
 Derek Fritsch

**NAHB Delegate**  
 Kevin Schmitz

**NAHB Alternate Delegate**  
 Open Position



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) 539-9014  
[hartwigs1@charter.net](mailto:hartwigs1@charter.net)

## MEMBERSHIP... the Ultimate Building Resource

### THANK YOU FOR RENEWING YOUR MEMBERSHIP!

Manitowoc Heating & Refrigeration Services Inc. – 13 years  
 Premier Financial Credit Union – **Charter Member of 27 years!**  
 Premier Properties Realty, LLC – 18 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 4 at 7:00 am**  
*Seven 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](http://www.wisbuild.org/member-benefits)  
**WBA Blueprint** - [Click here](#) to view the latest edition.



**HOME PLANNING GUIDES** are available for distribution at your Business. Contact Tena to arrange delivery!

### Premier Media Sponsors:



### Area Chamber Membership

MSHBA is a member of New Holstein, Chilton and the Kiel Area Chamber of Commerce. Represent MSHBA and attend any of their meetings or events.

- [New Holstein Area Chamber of Commerce](#)
- [Kiel Area Chamber of Commerce](#)
- [Chilton Chamber of Commerce](#)



# Home Planning Guide

A homeowner’s dream—whether building a new home or updating their current one—starts with quality local products and skilled local professionals. To support a homeowner’s journey, MSHBA developed the **Home Planning Guide**—a helpful resource to assist in designing or renovating their home to match their evolving style and needs.

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

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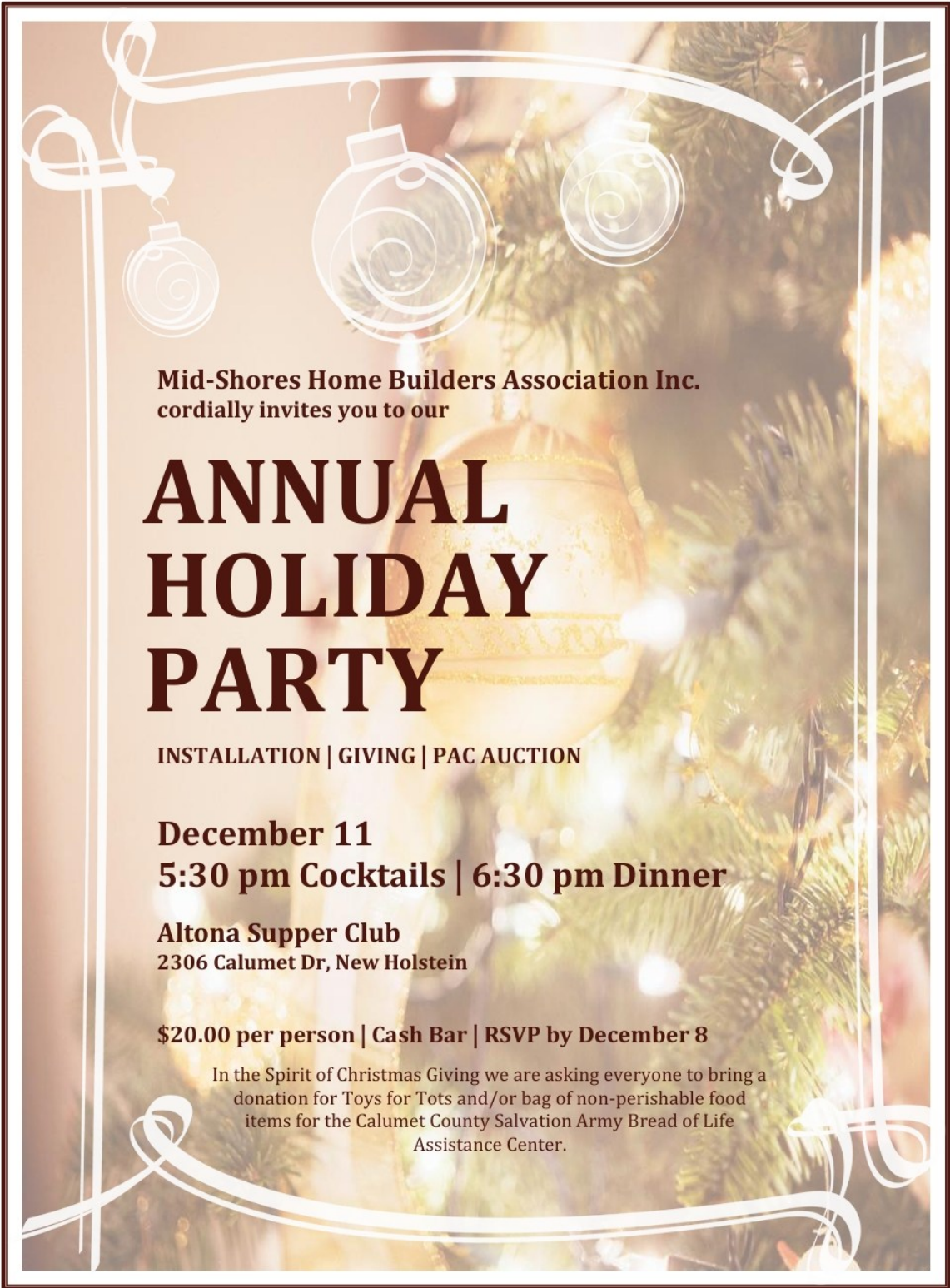
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**Mid-Shores Home Builders Association Inc.  
cordially invites you to our**

# **ANNUAL HOLIDAY PARTY**

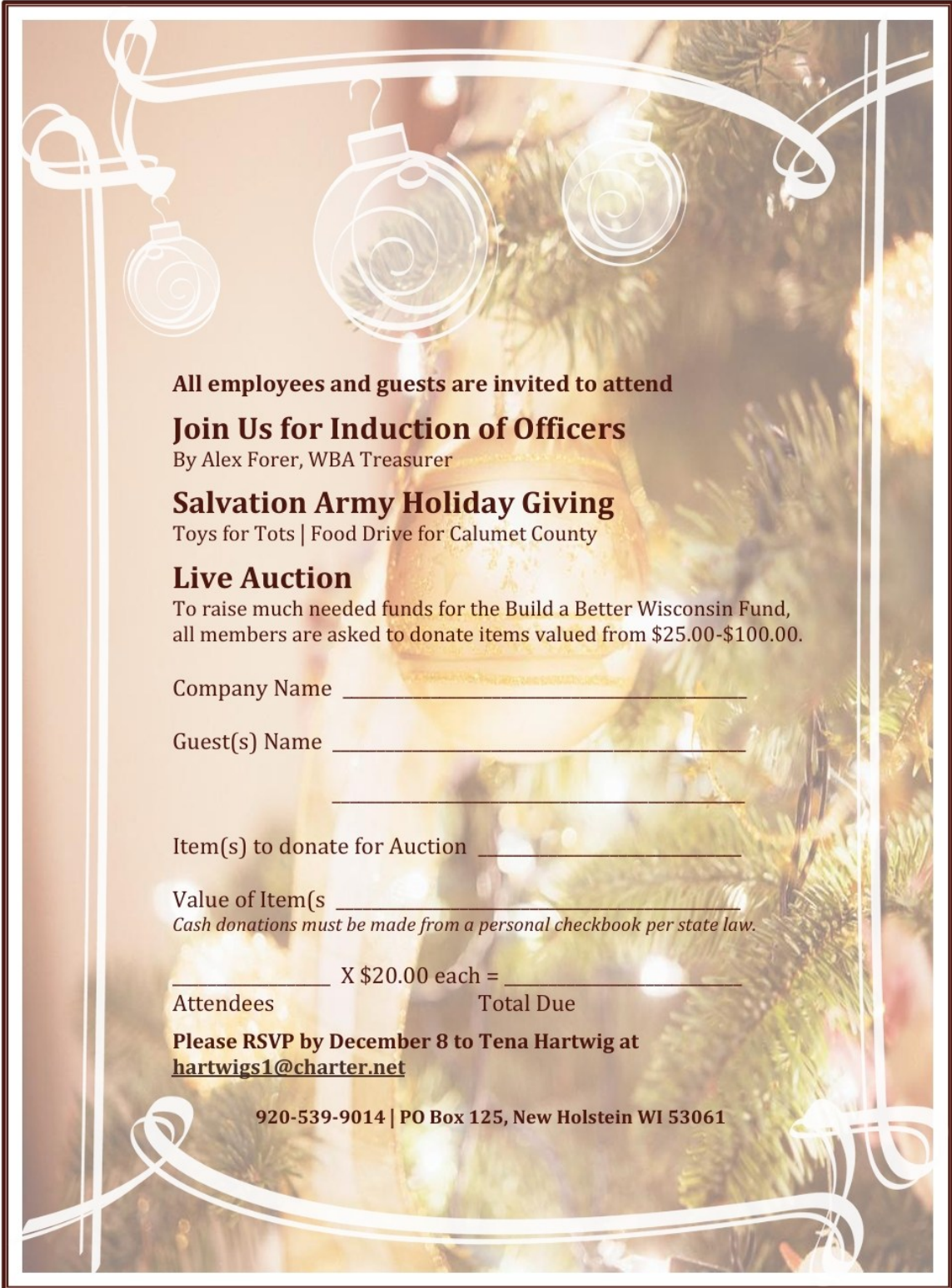
**INSTALLATION | GIVING | PAC AUCTION**

**December 11  
5:30 pm Cocktails | 6:30 pm Dinner**

**Altona Supper Club  
2306 Calumet Dr, New Holstein**

**\$20.00 per person | Cash Bar | RSVP by December 8**

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 Alex Forer, 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 = \_\_\_\_\_

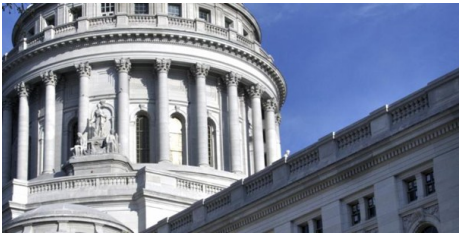
Attendees

Total Due

**Please RSVP by December 8 to Tena Hartwig at**

**[hartwigs1@charter.net](mailto:hartwigs1@charter.net)**

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



**Pro-Housing Bills Advance in the State Legislature**

You’ve likely received several VoteVoice alerts asking you to contact your legislators in support of key pro-housing bills. Thank you to all who took the time to reach out—your advocacy is making a real difference!

Here’s a quick rundown of where several WBA-supported bills stand in the legislative process:

**Bills Passed by the State Assembly and Now in the Senate**

- **AB 194** – Makes updates to WHEDA loan programs, including allowing them to be combined (“stacked”) with TIF and historic tax credits. *Passed the Assembly*

on a voice vote.

- **AB 450** – Delays the effective date of the commercial building code update from November 1, 2025, to April 1, 2026. *Passed the Assembly on a voice vote.*

- **AB 551** – Authorizes municipalities to create PAYGO workforce housing TIF districts, allowing the increment to pay down housing infrastructure costs for small homes on small lots. *Passed the Assembly 88–7.*

- **AB 452** – Implements several platting process reforms developed by a WBA subcommittee, including:

- Allowing developers to meet informally with municipal staff before submitting preliminary plats.
- Permitting submission of preliminary (not final) versions of infrastructure and design plans.
- Requiring municipalities to allow conditional approval of plats before infrastructure installation.
- Setting a 10-day deadline for the final

municipal certification needed before recording a plat. *Passed the Assembly on a voice vote last week.*

- **AB 453** – “Truth in Planning” – Automatically rezones land planned for future housing if certain criteria are met. The bill also extends the time TIF funds can be used for local housing improvements from 1 year to 2 years and updates the definition of “newly platted residential development.” *Passed the Assembly 55–39, with all Republicans and Rep. Lisa Subeck (D–Madison) voting in favor.*

**Bills Awaiting Assembly Floor Votes**

- **AB 449** – Encourages the construction of accessory dwelling units (ADUs).
- **AB 454** – Establishes a new workforce housing loan program administered by WHEDA.

The WBA will continue advocating for the passage of AB 449 and AB 454 by the full Assembly and for Senate approval of all remaining pro-housing measures.

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Questions? Contact Brayton Duin  
608-793-4708 or [bduin@kwiktrip.com](mailto:bduin@kwiktrip.com)

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