

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
midshoreshomebuilders.com

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
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Kevin Schmitz

NAHB Alternate Delegate
Open Position



PO Box 125

New Holstein, WI 53061
www.midshoreshomebuilders.com

Executive Officer Tena Hartwig
2104 Mary Ave.
New Holstein, WI 53061
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hartwigs1@charter.net

MSHBA Membership



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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

WBA Blueprint - [Click here](#) to view the latest edition.



HOME PLANNING GUIDES

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

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

ANNUAL HOLIDAY PARTY

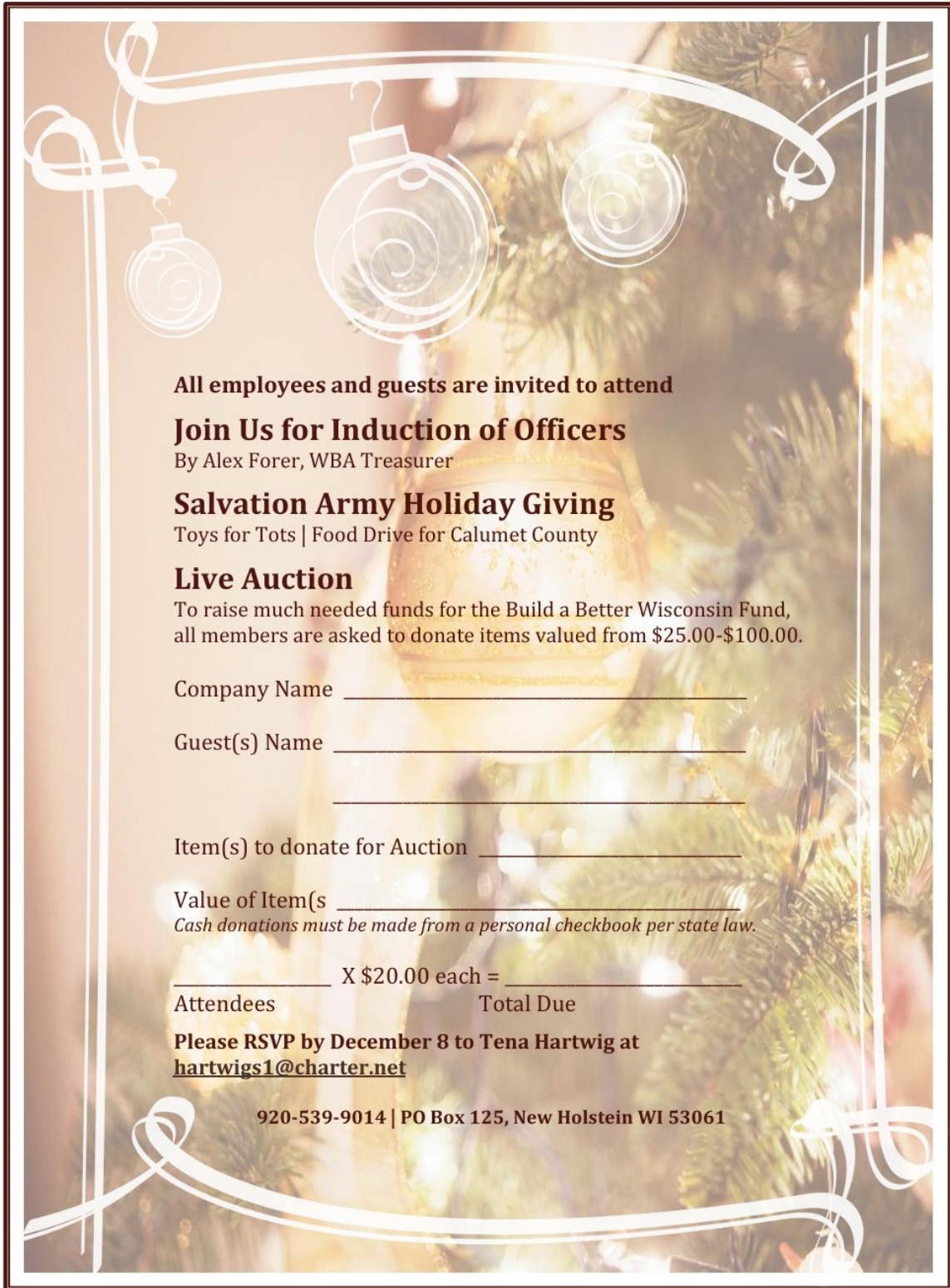
INSTALLATION | GIVING | PAC AUCTION

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

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



Advocacy Digest | October 20, 2025

Brad Boycks, Executive Director



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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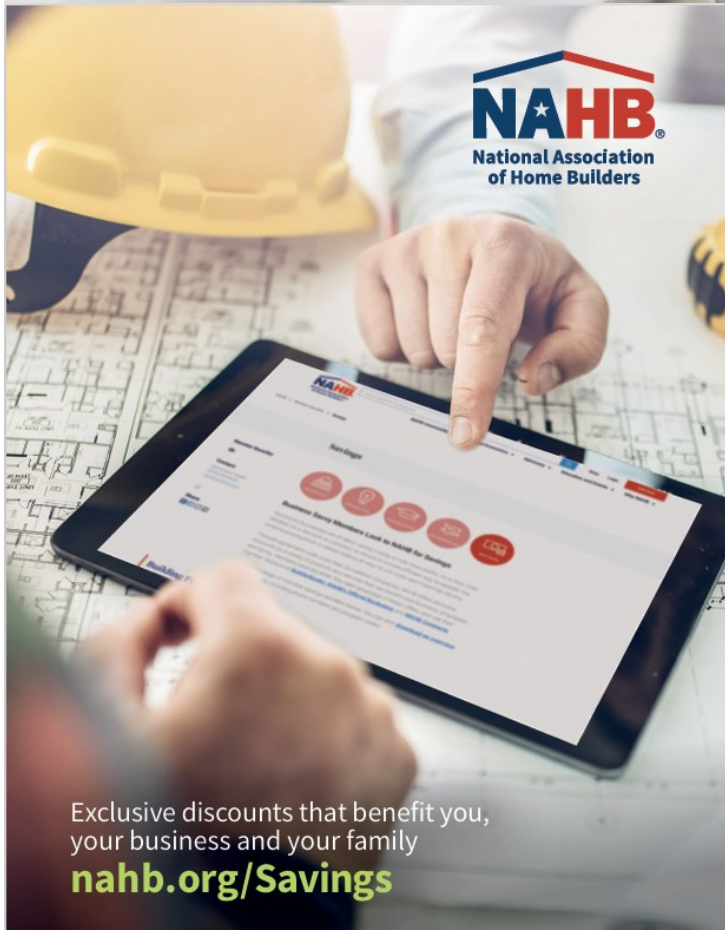
Questions? Contact Brayton Duin
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