

# The Cutting Edge



Volume 15, Issue 1

January 2024

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## PRESIDENT'S MESSAGE

By Matt Lefeber, Wrightway Home Improvements LLC

Happy Holidays MSHBA !!

I am proud to be your new President for the up coming year. For the upcoming year I would like to focus on attendance at our quarterly General Membership Meetings. Our next GMM is our Shop Talk event in March. Details to follow.

We just concluded our 2023 year which was MSHBA'S 25<sup>TH</sup> year!! I would like to thank all past and present

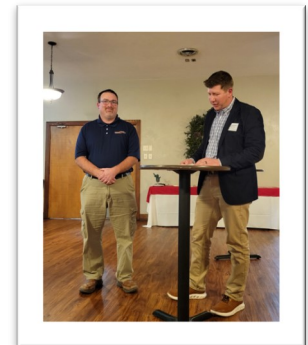
members for their commitment, you are really what makes this organization work. We had a great Holiday Party where we nearly doubled our PAC goal. We were tasked with raising \$760 and we raised \$1,365! Along with donations for toys for tots and food donations!!

Thank you for taking the time to read our newsletter, hope to talk to you soon

Lets have a great 2024!

Regards

Matt Lefeber



## CALENDAR OF EVENTS:

- January 9 BOD Meeting 6:30 am at Seven Angels Restaurant, Chilton
- February 2 WBA Member Meeting Day & President's Installation Milwaukee  
Flyer on page 5
- March—SHOP TALK 2024

## Attend SHOP TALK 2024

**Stay Informed.** Join us in March for **SHOP TALK 2024**. More details to follow.

Get the latest information about supply issues, lumber pricing and much more. In addition, find out about new products and launches at IBS, UDC updates and local trends and forecasting from a line-up of local speakers.

## WBA & NAHB Events:

**Member Meeting Day & 2024 President's Installation Dinner:** Registration is open for the [Member Meeting](#) and [President's Installation](#) on **February 2** at Milwaukee.

**IBS: February 27-29**  
For more information, Visit [www.buildersshow.com](http://www.buildersshow.com)



## How to Have a Growing and More Profitable Business

Virtual: Thursday, February 15

12:00PM - 1:00PM

Everyone is welcome - DCQ Holders Earn 1 CEU



**2024 MSHBA OFFICERS**

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

**President-Elect: Open Position**

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

**Secretary: Denise Bangart**  
Envoy Mortgage  
920-522-4345

**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

**Gail Forster**  
Precision Floors & Decor  
920-400-1123

**WBA Directors**  
**Dan Schneider**

**NAHB Delegate**  
**Kevin Schmitz**

**NAHB Alternate Delegate**  
**Open Position**



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New Holstein, WI 53061  
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**Executive Officer Tena Hartwig**  
2104 Mary Ave.  
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Phone (920) 898-5030  
[hartwigs1@charter.net](mailto:hartwigs1@charter.net)

## MSHBA Membership



### MEMBERSHIP... the Ultimate Building Resource

#### THANK YOU FOR RENEWING YOUR MEMBERSHIP!

Advanced Custom Geothermal LLC  
Birschbach Builders LLC  
Darboy Stone & Brick Inc.  
Green Hammer Construction LLC  
Meggers Plumbing LLC  
Silica For Your Home  
Vande Hey Brantmeier Automotive Group

#### 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.



### JANUARY BOD MEETING

January 9 at 6:30 am

Seven Angels Restaurant, 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)



### Volunteer to Serve in a MSHBA Leadership Position in 2024

#### President Elect & Director Needed

**MSHBA Directors:** MSHBA's Board is looking for members to fill open Officer and Director terms starting in 2024. Terms are for 1, 2 or 3 years. Specifically needed are a **President Elect (1-year term)** and a **Director**. Let Tena or Kevin know if you would be interested in this leadership opportunity. **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.

### HOME PLANNING GUIDES

are available for distribution at your Business

Contact Tena for delivery





## 25 Year Anniversary Celebration | 1998 - 2023

At this time of Celebration, we count among our many blessings our generous members! We would like to thank everyone that participated or volunteered in any way to contribute to the success of MSHBA and all of its events in the past 25 years! You weren't just a Member, you were a Board or Committee member, a spike, a sponsor, set up a Home Fest booth, purchased advertising, entered a Parade Home, donated a prize, donated to Toys for Tots, shot trap and the list goes on and on... for that we are especially grateful!

### MSHBA Raises \$1385 & Meets its BBW Goal!

MSHBA held its Build A Better Wisconsin (BBW) PAC auction and fundraiser on December 15. \$1235.00 was raised at the auction. Combined with previous PAC donations, our total is \$1385.00. Our 2023 goal was \$760.00; therefore, we met our goal!

Thank you for your contribution to the 2023 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 **Envoy Mortgage** for sponsoring the poinsettias. Also, thank you for the toys and food for the Calumet County Salvation Army Bread of Life Assistance Center!



**Matt Lefeber of Wrightway Home Improvements LLC, was officially sworn in as MSHBA's 2024 President** by WBA Secretary Andy Selner.

**2024's Officers & Directors installed include:**

**President Elect** – Open Position

**Secretary** - Denise Bangart, Envoy Mortgage

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

**Past President** - Kevin Schmitz, K & J Construction and Design LLC

**Board of Directors:**

Gail Forster, Precision Floors & Décor

Dave Amel, Premier Properties Realty, LLC

Jerry Mallmann, Chilton Furniture

**Congratulations and thank you for your association involvement and leadership!**

**Volunteer to Serve in a MSHBA Leadership Position**

**MSHBA: 2 Open Positions**—President Elect (1 year-term) and a Director needed.

**WBA Directors: 2 Open Positions** – We are in need of a builder and associate member to serve one year. The WBA Board meets 3 times a year (February 2 in Milwaukee, June 19 in Wis Dells and October 10 virtually.

**NAHB Delegates:** Delegate Kevin Schmitz, K & J Construction and Design LLC, Alternate Delegate—Open Position



# 25 Year Anniversary Celebration | 1998 - 2023

## 25 Year Anniversary Members

Alpine Insulation Co., Inc.  
 Christel & Heiberger Builders, Inc.  
 Drexel Building Supply  
 Jannette Trucking and Excavating, Inc.  
 Pella Windows & Doors of WI  
 Premier Financial Credit Union  
 Schneider & Schneider Construction, LLC  
 TK Hardwood Floor Co. LLC

## Member Anniversaries

Advanced Custom Geothermal LLC – 16 years  
 Atkins Building Group – 1 year  
 Best Exteriors LLC – 4 years  
 Birschbach Builders LLC- 11 years  
 Chilton Furniture Inc. -24 years  
 Darboy Stone & Brick Inc - 18 years  
 Ditter Plumbing Co. - 11 years  
 Envoy Mortgage – 2 years  
 Great Midwest Bank S.S.B. – 17 years

Green Hammer Construction LLC – 1 year  
 Interior Woodworking LLC – 16 years  
 K & J Construction and Design LLC – 19 years  
 Kraus Construction, Inc. – 14 years  
 Manitowoc Heating & Refrigeration Services Inc. - 11 years  
 Meggers Plumbing LLC – 15 years  
 Meyer Plumbing LLC - 18 years  
 Pinnow Sheet Metal Inc. – 7 years  
 Potter Building Supply – 9 years  
 Precision Floors & Décor – 1 year  
 Premier Properties Realty, LLC – 16 years  
 Roffers Concrete Construction, Inc. - 18 years  
 Silica For Your Home - 11 years  
 State Bank Of Chilton – 22 years  
 Thiel Real Estate - 16 years  
 Valley Cabinet Inc. - 12 years  
 Vande Hey Brantmeier Automotive Group - 8 years  
 Wrightway Home Improvements - 7 years  
 Zander Press Inc - 16 years



# WBA Presidents Installation

Friday, February 2  
Renaissance Milwaukee West Hotel  
Wauwatosa

12:30PM MEMBER MEETING  
5:00PM: REGISTRATION & COCKTAIL  
RECEPTION  
6:00PM WELCOME ADDRESS  
6:05PM INSTALLATION  
6:30PM DINNER  
7:30PM AWARDS  
8:00PM ENTERTAINMENT

## COST TO ATTEND

Individual Ticket: \$135

Table of 4: \$540

Table of 8: \$1,080

*Sponsorships  
Also Available*



To Register, Visit:  
[association.wisbuild.org/eventcalendar](http://association.wisbuild.org/eventcalendar)



**Kwik  
TRIP**

# Hey, WBA!

  
**WISCONSIN  
BUILDERS  
ASSOCIATION**

**Save 6¢ per gallon of fuel as a member of  
the Wisconsin Builders Association!**

## Benefits include:

- Save 6¢ on every gallon of fuel purchased at Kwik Trip, Kwik Star & Stop-N-Go locations.
- 10% off in-store purchases & car wash discounts up to 50%.
- Choose from three different fuel programs to find the best fit.
- No annual or monthly fees.



Subject to credit approval. Some in-store exclusions apply. Kwik Trip Business Plus MasterCard is issued by Regions Bank, pursuant to a license by MasterCard Int'l Inc. MasterCard is a registered trademark of MasterCard Int'l Inc.



**Questions? Contact Brayton Duin**  
**608-793-4708 or bduin@kwiktrip.com**

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#IBS2024 f t i y



The **2024 IBS Education line-up** is unmatched and unrivaled for the residential construction industry.

Walk away with the latest trends, newest techniques, forward-thinking business strategies and actionable items you can apply to your business right away.

Visit [buildersshow.com/register](https://buildersshow.com/register) to register for an **Expo+Education Pass** today and join your peers at this essential industry event.



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SESSIONS



**9 TRACKS**



**25%**

more education opportunities  
with encore (repeat) sessions  
& additional education rooms

Register today!

**BUILDERSSHOW.COM/REGISTER**

NAHB **IBS**<sup>TM</sup>

**Feb 27 - 29, 2024**  
**Las Vegas**

# IBS 2024 EDUCATION



**Feb 27 - 29, 2024**  
**Las Vegas**

**#IBS2024**    

Education is always a centerpiece of the Builders' Show. The 2024 IBS Education lineup promises to dazzle and captivate its attendees. A wealth of knowledge awaits every professional in the residential construction industry – [Register for an IBS Expo+Education Pass Today!](#)

## IBS Education Types

### Super Sessions

We've transformed five of our most popular IBS sessions into super-charged educational experiences.

### Learning Labs

These fast-paced sessions offer unique Ted-talk style presentation formats, interactive technology, audience participation and more.

### Game Changers

Daily keynotes featuring thought leaders who will transform the way you think about and address issues critical to the housing industry.

## IBS Building Knowledge Sessions

60-minute sessions covering the hottest building industry trends and techniques in [9 education tracks](#):

**Architecture & Design**

**Building Techniques & Strategies**

**Business Management**

**Custom Building & Remodeling**

**Land Development & Community Design**

**Multifamily Housing**

**Project Management**

**Research & Trends**

**Sales & Marketing**

**Visit [BuildersShow.com/education](https://BuildersShow.com/education)** to learn more about all of the education offered at the show.





### **Wisconsin Supreme Court Hears Redistricting Case**

On November 21, the Wisconsin Supreme Court heard oral arguments on a case that challenges the constitutionality of the current legislative maps for state assembly and state senate in Wisconsin. The main argument against the maps states that they are unconstitutional because several districts contain “municipal islands” which they say violates the Wisconsin Constitution because they are not contiguous.

Court watchers expect that the court will eventually agree with the parties that filed the lawsuit and will then ask for those involved with the case (parties for and against the arguments presented) would have the opportunity to submit new maps with specific guidance from the court to be considered.

The court has recognized the time constraints of having new maps introduced so close to when candidates would need to take out nominations papers to run in 2024 and have pledged to act quickly if that is the direction they decide to take.

### **Efforts to Reform Setback Areas on State Highways Continue**

Reforming the DOT rule regarding subdivisions that abut a state highway (TRANS 233) is a provision on our advocacy agenda and an issue that we have been working on for a number of years. Bills to ad-

dress this issue have been introduced by State Senator Cory Tomczyk (R-Mosinee) and State Representative Dave Murphy (R-Greenville) as Assembly Bill 422 (AB 422) and Seante Bill 413 (SB 413).

The major provisions of AB 422 and SB 413 are:

1. *Setback Reduction:* The Proposed Legislation modifies the setback area from 100 feet to 50 feet. The 50-foot setback is more reasonable than 100 feet to protect property owners’ interests in free use of property. WisDOT still maintains the ability to condemn additional property if needed for future transportation needs.
2. *Definition of “Structure” in Setback Area:* The Proposed Legislation clarifies that a “structure” matches a common understanding: items that are “portable,” i.e., movable. Examples include swing sets and bike paths. Non-movable items are prohibited in the setback area unless a variance is granted. The amended definition allows WisDOT to focus on safety of keeping a setback area free of non-movable objects, yet allows WisDOT

to use its future planning tools to make decisions in order to avoid absurd results. The Proposed Legislation also recognizes WisDOT’s obligation and privilege to determine what structures may create an “adverse effect” on public safety or a structure that will create adverse effects.

3. *Using “Substantial Evidence” for Decisions:* The Proposed Legislation requires WisDOT to make decisions based on “substantial evidence.” This requirement allows WisDOT to focus on public safety based on data, reports and scientific standards, and future transportation plans, but reduces decisions based on opinions of what should be allowed in a setback area without any data to support that decision.
4. *Variance Process.* The Proposed Legislation sets forth a specific statutory variance process (the “Variance Process”) to correct the confusion created by the various court cases and conflicting Wisconsin Administrative Rules. The Variance Process accomplishes the following:
  - WisDOT may still utilize its future plans, applicable data, and planning tools when considering a variance request.
  - By requiring “substantial evidence” to justify its decision, WisDOT will focus on actual plans and data to justify its decision, not just personal opinions.
  - The Variance Process allows

for statewide policy standards yet allows WisDOT flexibility in unique circumstances in which it makes sense to allow a structure within the setback area. The language presents a statutory solution for avoiding absurd results.

- WisDOT's future plans and facility improvements are a priority in determining whether to grant a variance. WisDOT may require a property owner to waive future compensation for removal of the property within the setback area if WisDOT needs the area for its transportation facilities. This accomplishes the use of one's property while still protecting the public and taxpayers for future trans-


portation facilities or required improvements.

- Sets forth a review process, which is key because denial of a variance raises questions of due process in light of the loss of use of one's property without compensation.
- The focus remains on public safety as the top priority. WisDOT may deny a variance if the use described in an owner's variance application poses a danger to public safety.

5. *Correction of Public-Facing Information:* The Proposed Legislation directs WisDOT to correct the errors currently set forth in its policies and website. While this type of information is not usually included in legislation, WisDOT's failure to fix the

inaccurate and confusing information that it stated as current policy.

Over the past few months, WBA has had multiple productive meetings with officials from the Wisconsin Department of Transportation (DOT) on slight improvements to AB 422 and SB 413. We believe we are very close to having an agreed upon list of changes to the bills that will be offered as an amendment in both houses of the legislature. Once we have agreement on an amendment, we will be working with the bill authors, the DOT, and WBA members to hold a public hearing and executive session to move both bills to a floor vote, hopefully in January or early February of 2024.



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National Association  
of Home Builders

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## NAHB Member **SAVINGS**

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**NISSAN**

**AVIS**

**Budget**

**GOODYEAR**

**Heartland**

**DELL** Technologies

**odp**  
BUSINESS SOLUTIONS

**FARMERS**  
INSURANCE

**CONSTRUCTION**  
JULIE

**HotelPlanner**

**houzz PRO**

**RingCentral**

**VOYAGER**

**ups**

**YRC**  
FREIGHT

**NAHB IBS**