

# The Cutting Edge



Volume 15, Issue 3

March 2024

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## PRESIDENT'S MESSAGE

By Matt Lefeber, Wrightway Home Improvements LLC

Hello MSHBA Members,  
We have a new addition to the Membership. Gary Morgen from City Wide Insulation has joined the clan. I would like to welcome Gary and City Wide to MSHBA.

Also, I would like to thank those who renewed their membership. We appreciate their continued support and involvement.

Those who renewed, Christel & Heiberger Construction Inc, Kraus Construction Inc., Best Exteriors LLC, Meyer Plumbing LLC, Pella Windows & Doors of Wisconsin and Precision Floors & Décor.

A quick reminder for high school seniors to get a scholarship form filled out. They can be found at the local guidance office.

March is also our SHOP TALK 2024 event on the 12<sup>th</sup>. We have several speakers lined up for this event. Stop out and update yourself on the current state of the building industry. See the attached flyer on page 3 for details.

Last, we are looking for volunteers to serve as a director on the MSHBA board. It is a great way get involved and connect with others in the industry.

Thanks for reading and see you at SHOP TALK 2024 on the 12<sup>th</sup>

Matt Lefeber

## CALENDAR OF EVENTS:

- March 12 MSHBA BOD Meeting Altona Supper Club, NH 5:30 pm BOD Meeting
- March 12 SHOP TALK 2024 Altona Supper Club, NH, 6:30 pm Speakers: James Doering, Brian Witkowski, & Jason Vanderkin
- April 10 Badger Craftsman Award Deadline



## MSHBA Membership



### Mid-Shores Home Builders Association, Inc.

#### 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

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

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

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

### MEMBERSHIP... the Ultimate Building Resource

#### THANK YOU FOR RENEWING YOUR MEMBERSHIP!

Best Exteriors LLC – 5 years  
Christel & Heiberger Builders, Inc. – Charter Member of 26 years  
Kraus Construction, Inc. – 15 years  
Meyer Plumbing LLC - 19 years  
Pella Windows & Doors of WI – Charter Member of 26 years  
Precision Floors & Décor—3 years

#### WELCOME NEW MEMBER!

City Wide Insulation  
Gary Morgen  
1860 Enterprise Drive  
De Pere WI 54115  
920-336-2603  
[Gary.morgen@truteam.com](mailto:Gary.morgen@truteam.com)  
[www.truteam.com](http://www.truteam.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.

### Mid-Shores HBA & WBA Scholarship Opportunities

Mid-Shores Home Builders Association, Inc. would like to invite graduating students to apply for our annual MSHBA scholarship award. We will again be offering a \$500 scholarship to area high school students in the Calumet area continuing their education in the trades. Contact Tena or your high school guidance department for an application. The deadline to apply is April 29.

In addition, the WBA is offering education scholarships. Applications and program information can be found at [www.wisbuild.org/wb-foundation](http://www.wisbuild.org/wb-foundation).

### MARCH BOD MEETING

**March 12 at 5:30 pm**  
**Altona Supper Club, New Holstein**

### 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)



**Badger Craftsman Awards Deadline: April 10**  
[www.wisbuild.org](http://www.wisbuild.org)

### Volunteer to Serve in a MSHBA Leadership Position President Elect & Directors Needed

**MSHBA Directors:** MSHBA's Board is looking for members to fill open Officer and Director terms in 2024. Terms are for 1, 2 or 3 years. Specifically needed are a **President Elect (1-year term)** and **two Directors**.

**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. Terms are for one year.

### 2024 EXHIBITOR REGISTRATION Opportunity TRI-COUNTY HOME AND OUT- DOOR LIVING SHOW

**Sponsored by the Eastern Ridge Home Builders Association**

ERHBA will extend MSHBA members discounted booths in its upcoming Tri-County Home and Outdoor Living Show. The show will be held March 22, 23 and 24, 2024 at the FDL County Fairgrounds Company. Contact ERHBA at [info@easternridgehba.org](mailto:info@easternridgehba.org) for more.

### Mid-Shores Home Builders Association, Inc.

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) 898-5030  
[hartwigs1@charter.net](mailto:hartwigs1@charter.net)

# JOIN US FOR SHOP TALK 2024

## When

**March 12, 2024**  
**6:30 PM | Buffet Dinner**

## Where

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

## TOPICS



- \* **CONNECT 2024** Find out how the state is advocating for builders everyday and how your Membership benefits you. —Featuring *James Doering, Wisconsin Builders Association President*
- \* **UDC UPDATE** Get answers to your questions regarding Wisconsin building codes and ordinances —Featuring *Brian Witkowski, Witkowski Inspection Agency LLC*
- \* **BUILDING MATERIALS 2024** Find out what you can expect in 2024 and what Drexel Building Supply is doing to help builders. —Featuring *Jason Vanderkin, Drexel Building Supply*

## RSVP

**HARTWIGS1@CHARTER.NET**  
**TEXT OR CALL 920-539-9014**

**midshoreshomebuilders.com**



*Celebrating 25 Years! 1998-2023*



**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](mailto:bduin@kwiktrip.com)**



## Advocacy Digest | February 27, 2024

Brad Boycks, Executive Director



### Bill to Establish Right of Way Special Exemption Passes Senate, Assembly

Recently, both the state Senate and the state Assembly voted unanimously in favor of our efforts to provide a process for landowners to receive a "special exemption" from the Wisconsin Department of Transportation (WisDOT) to place certain items in the highway setback. The provisions outlined in Senate Bill 413 (SB 413) are the culmination of working with members on a common-sense solution to an issue that goes back more than a decade.

SB 413 demonstrates a thoughtful approach to collaboration with stakeholders, and we appreciated the efforts made to engage with our organization. Over the past several years, WBA has collaboratively engaged with officials from the WisDOT to establish a clear framework for developers. This framework aims to facilitate the placement of specific improvements in the setback of a state highway, while acknowledging that developers may not be compensated for these improvements in the event of a highway expansion.

Finally, we have reached out directly to officials at the WisDOT and members of Governor Evers' policy staff to ensure there are no issues with getting SB 413 signed into law to finally conclude this long process.

Thank you to all the members who have provided guidance in the drafting of this bill and those who have contacted their member of the state Senate and state Assembly asking them to support SB 413.

### Urban Towns Legislation Dies with End of Session in State Assembly

The State Assembly recently concluded its business for the 2023-2024 legislative session, which did not include moving Assembly Bill 768 (AB 768) out of committee to receive floor action. AB 768, also known as the "Urban Towns" bill, as labeled by the bill authors and the Wisconsin Towns Association, the bill's leading advocate. The inaction by the state assembly to advance the bill prior to adjournment guarantees this bill will not pass this legislative session.

Previously, the senate version of the legislation, SB 691, received a public hearing in the Senate Committee on Transportation and Local Government on January 10.

In essence, AB 768/SB 691 proposed to allow certain towns that meet specific metrics outlined in the bill to reclassify themselves as "urban towns." To achieve this reclassification, a town must meet certain requirements and obtain approval through a vote at a town meeting. Some key requirements include:

The town must have a population exceeding 5,000 and a population density

of 750 persons per square mile.

- The town should provide law enforcement services.
- The town must have enacted a subdivision ordinance.
- The town should have enacted a zoning ordinance or be subject to county zoning.

If a town successfully votes to reclassify as an "urban town," it would no longer be subject to extraterritorial zoning or plat approval by a neighboring city or village. Additionally, any future "significantly developed territory" could only be annexed by a city or village with unanimous approval from the affected property owners.

The idea of establishing a different type of town, rather than incorporating into a village or city, has been in existence for nearly 30 years and has faced opposition from the Wisconsin Builders Association (WBA), viewed as a strategy to impede annexation and hinder future development. Previous attempts allowed for the creation of "charter towns."

WBA reached out to various developer members across the state, confirming their longstanding opposition to the policy goals of AB 768/SB 691 in creating "urban towns."

In conclusion, WBA believes that finding middle ground on such a significant issue in the last few months of the 2023-2024 legislative session would have been challenging. WBA has proposed the idea of establishing a Legislative Council Study Committee to review town, city, and village procedures on annexation, as well as the issue of extraterritorial zoning and plat approval. A deliberate and thoughtful conversation this summer could enable town officials, city/village officials, legislators, and WBA developer/builder members to review current state statutes and propose changes to streamline the development process, encouraging more single-family home construction statewide.



# BADGER CRAFTSMAN AWARDS

Associates General Building Projects New Builds



Remodels



Developments



[CLICK TO SUBMIT](#)



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National Association  
of Home Builders

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NISSAN

**AVIS**

**Budget**

**GOODYEAR**

**Heartland**

**DELL** Technologies

**ODP**  
BUSINESS SOLUTIONS

**FARMERS**  
INSURANCE



**HotelPlanner**

**houzz** PRO

**RingCentral**

**VOYAGER**



NAHB **IBS**