

WISCONSIN

# Badger BUILDER

ISSUE 1 // 2023

Official Publication of the Wisconsin Builders Association®

## New WILL Report Shows How Laws and Regulations Add to Wisconsin Housing Prices

READ ABOUT IT ON PAGES 10 & 11

  
**WISCONSIN  
BUILDERS  
ASSOCIATION**

Delivered to you as a  
benefit of membership  
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## 2023 WBA EXECUTIVE COMMITTEE

**PRESIDENT** • Mike Howe (MCHBA)

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**TREASURER** • Mike Derrick (SCVHBA)

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**STATE REPRESENTATIVE** • Brian McKee (MABA)

**PAST OFFICERS REPRESENTATIVE**

David Belman (MBA)

**ADVOCACY CHAIR** • Kraig Lassig (LABA)

**MEMBERSHIP & LOCAL OFFICERS CHAIR**

Jason Chilson (GSHBA)

## 2023 WBA NATIONAL REPRESENTATIVES & DIRECTORS

**STATE REPRESENTATIVE** • Brian McKee (MABA)

**BUILDER-DIRECTOR** • Mike Howe (MCHBA)

**ASSOCIATE-DIRECTOR** • Ryan Krueger (MBA)

## NAHB BUILD-PAC TRUSTEES

**TRUSTEES** • Brian McKee (MABA), David Belman (MBA)

**ALTERNATES** • Monica Sommerfeldt Lewis (CVHBA)

## OTHER COMMITTEES & COUNCILS

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Cory Sillars (WABA)

**FINANCE COMMITTEE CHAIR**

Chad Wuebben (MABA)

**WB FOUNDATION PRESIDENT**

Harvey Kessel (MABA)

BY MIKE HOWE, WBA PRESIDENT

# Leading the Charge

## *Hello Everyone!*

First of all, thank you to those who took the time to travel to Manitowoc at the end of January for our Member Meeting Day and Installation Celebration. We had a great turn out for both the meeting and dinner event, and hope that everyone who attended enjoyed themselves and our city.

Since I don't know all of our members, I wanted to quickly introduce myself and how I got to the position of WBA President. I started in the industry in 1999 and in that time have completed many new home and commercial projects. I have been active in my local association, the Manitowoc County Home Builders Association, serving as 2006, and have been on the WBA Executive Committee for the last several years. On the National level, I think it's important to attend the International Building Show when able to learn from others across the country, and am very active in my Builder 20 group. My wife Emily and I have four kids and reside in Manitowoc.

As WBA President in 2023, it is a goal of mine to raise PAC dollars to support those in office who support our industry. Without them serving in the Capitol both on the state and national levels, we are at risk of anti-development measures being put in place. One of the ways I hope to support this mission is by continuing to promote the Champions of Housing Club that was started in 2022. For those who want to learn more about Champions of Housing, please visit [wisbuild.org/give](http://wisbuild.org/give)

Additionally, I look forward to speaking to our local associations and continuing the effort to drive membership across Wisconsin. It's been said before, but I truly believe it is important to be a member of this association and give back to the industry from which you make a living; something I think all of us as members believe.

Lastly, this industry is not going to succeed without more people entering the workforce. That's why I've made it a goal of mine to pass legislative provisions this year dealing with the workforce. I've also been working with Lincoln High School to create a technical High School trades and manufacturing program parting with local businesses, staff, and the school board to create opportunities for youth to start learning the trades in the 9th grade while still taking the core classes required for graduating high school. If we can all be involved in our local school districts, we can make an impact introducing young people to the trades, and showing the importance that a home cannot be built from a smart phone.

Thank you all for your membership, and please don't hesitate to let me know if you have suggestions on how to better the association, or need assistance in your day-to-day work. ■

**-Mike**



### MISSION STATEMENT

A professional trade association, WBA advances the housing industry for members and consumers through government involvement, education and promotion.

### VISION STATEMENT

Affordable, innovative and environmentally conscious homes accessible to all.

### MOTTO

*"Protecting the American Dream"*



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## From the Editor

BY ALICIA NALEID, DIRECTOR OF COMMUNICATIONS

# A Home Building Study

Last in 2022, the Wisconsin Institute for Law and Liberty (WILL) released a new policy report on the home building industry titled *Priced Out of House and Home: How Laws and Regulation Add to Housing Prices in Wisconsin*.

Many of our members may remember early last year, we reached out encouraging builders and developers to participate in a survey WILL put together on the topic. We thank our members who took the time to answer these questions, as the information released in the study gives us statewide data and information that will help drive policy decisions moving forward.

We hope you enjoy reading the summary of the study which you can find on pages 10-11. To find a link to the complete study, please visit:

[www.will-law.org/housing](http://www.will-law.org/housing). ■

-Alicia

A photograph of a modern living room with a large window wall overlooking a lush green landscape. The room features a dark grey sectional sofa, a wooden coffee table, and a leather armchair. The text "WEATHER SHIELD. WINDOWS & DOORS" is overlaid on the image, with "WEATHER SHIELD." in a larger font. Below the image, the website "WEATHERSHIELD.COM" is displayed in white text on a dark background.

**WEATHER SHIELD.**  
WINDOWS & DOORS

**WEATHERSHIELD.COM**

# 2022 WBA HIGHLIGHTS



Our successes in 2022 were the direct result of listening to you - our members - and providing the resources, education, and network opportunities to help drive the industry forward together. Thank you for joining or continuing your membership; we see great opportunities ahead!

Legislative Blueprint Videos and Thirty on Thursday Webinars to inform members

**800 VIEWS  
ON YOUTUBE**



Number of new home permits pulled by the industry statewide

**10,000+ BUILDING PERMITS**

Bills/Rules Lobbied in Favor Of:

**48**

Bills/Rules Lobbied Against:

**4**

Additional Bills/Rules Monitored:

**37**

Meetings w/ Legislators:

**118**

**MAGAZINES 14,000**



Badger Builder Magazines distributed statewide

**36**

Visits to local associations by WBA staff



Virtual meetings between WBA and Local Association staff

**15**

**\$14,000**

was collected by members to support those pursuing continuing education in homebuilding

**SCHOLARSHIPS**



**CONTINUING EDUCATION**

**436**



free continuing education courses taken for dwelling contractor license renewal

Dollars redeemed by members through the Member Rebate Program



**REBATES \$100K+**



**ELECTION CYCLE SPENDING**

**\$70K+**

raised by members to support pro-housing candidates

Calls and emails by members to legal, code, and safety hotlines

**35**

**HOTLINE INQUIRIES**



GAIN/LOSS YEAR TO DATE:

-15

**MEMBERSHIP**



TOTAL MEMBERS:

3,564

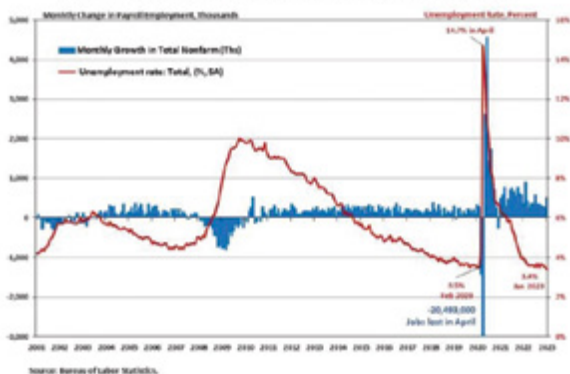
**PROTECTING THE AMERICAN DREAM**

# A New Year Starts With Strong Gains

Job growth rebounded in January. After declines for five consecutive months, total nonfarm payroll employment increased by 517,000 in the first month of 2023 and the unemployment rate hit a 53-year low at 3.4% as more people entered the labor market.

Construction industry employment (both residential and non-residential) totaled 7.9 million and exceeds its February 2020 level. Residential construction gained 5,500 jobs, while non-residential construction employment gained 19,300 jobs in January. Residential construction employment exceeds its level in February 2020, while 96% of non-residential construction jobs lost in March and April 2020 have now been recovered.

Figure 1. Monthly Change in Payroll Employment and Unemployment Rate



Total nonfarm payroll employment increased by 517,000 in January, following a gain of 260,000 in December, as reported in the Employment Situation Summary. It marks the largest monthly job gain in six months. The estimates for the previous two months were revised upward. The estimate for November was revised up by 34,000 from +256,000 to +290,000, while the December increase was revised up by 37,000, from +223,000 to +260,000.

The unemployment rate edged down to 3.4% in January, the lowest level since 1969. The number of employed persons increased by 894,000.

Meanwhile, the labor force participation rate, the proportion of the population either looking for a job or already with a job, edged up 0.1 percentage point to 62.4% in January, reflecting the increase in the number of persons in the labor force (+866,000). Moreover, the labor force participation rate for people who aged between 25 and 54 increased to 82.7%. Both of these two rates are still below their pre-pandemic levels in the beginning of 2020, and are not fully recovered from the COVID-19 pandemic.

Figure 2. Labor Force Participation Rate (% SA)



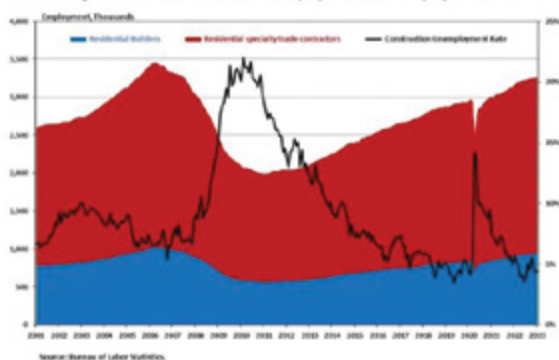
In January, job gains were broad-based, led by gains in leisure and hospitality (+128,000), professional and business services (+82,000), and health care (+58,000).

Employment in the overall construction sector rose by 25,000 in January, following a 26,000 gain in December. Residential construction gained 5,500 jobs, while non-residential construction employment gained 19,300 jobs in December.

Residential construction employment now stands at 3.3 million in January, broken down as 934,000 builders and 2.3 million residential specialty trade contractors. The 6-month moving average of job gains for residential construction was 6,100 a month. Over the last 12 months, home builders and remodelers added 114,600 jobs on a net basis. Since the low point following the Great Recession, residential construction has gained 1,282,900 positions.

In January, the unemployment rate for construction workers ticked up by 0.1 percentage point to 4.4% on a seasonally adjusted basis. The unemployment rate for construction workers has been trending lower, after reaching 14.2% in April 2020, due to the housing demand impact of the COVID-19 pandemic. ■

Figure 3. Residential Construction Employment and Unemployment Rate



# Planning for a Dynamic Future



**HARVEY KESSEL**  
WBA PRESIDENT

A new approach, featuring more engagement, collaboration and outreach, is at the heart of the Foundation's planning for the future. It is the product of a careful strategic planning process. It calls on us to build new relationships and strengthen existing ties with key stakeholders and local builders associations in all parts of Wisconsin. Housing demand is high, but labor markets are tight. Our goal is to open an educational pipeline to promising careers for young people and ensure that construction pros can access education to keep their skills relevant and up to date.





## DEEPENING PARTNERSHIPS STATEWIDE

To be truly effective, the Foundation must expand relationships with local associations and other industry partners throughout Wisconsin to heighten awareness and build lasting partnerships. Harvey Kessel, Foundation president, said collaboration – such as helping to fund local associations holding career events – will help introduce a new generation to the opportunities of the construction industry. “The issue cannot be ignored,” Kessel said. “We must get the word out to everyone about the variety of rewarding and honorable careers available in the construction industry. It is the only way we can achieve our share of the shrinking labor pool.” By partnering with local associations on outreach and educational programming, the Foundation will magnify our impact and spread our influence to all corners of Wisconsin.

## BUILDING AWARENESS

The Foundation is committed to establishing comprehensive awareness of our programs. We will boost our services and promote our mission with home builders, educational partners and students throughout Wisconsin. We will craft a marketing strategy and build effective online promotional tools to spread our message and deepen our impact for the good of the entire industry.

## A STRONG FOUNDATION, BUILT FOR THE FUTURE

Our strategy also focuses on strengthening our financial framework and enhancing our organizational structure to improve processes, communication and decision-making. Through these efforts, we will ensure that the Wisconsin Builders Foundation continues to offer strong educational programs that will keep Wisconsin’s residential construction industry thriving and growing. ■

Give today for their  
**tomorrow.**



Improvements come at a cost and we hope you can help by providing support.  
Please visit: [wisbuildfoundation.org](http://wisbuildfoundation.org) to make a monetary donation today!

# New WILL Report Shows How Laws and Regulation Add to Wisconsin Housing Prices

**THE NEWS:** The Wisconsin Institute for Law & Liberty (WILL) issued a new policy report, *Priced Out of House and Home: How Laws and Regulation Add to Housing Prices in Wisconsin*. The report examines the ways in which government regulation has contributed to the rising cost of home prices in Wisconsin. The report makes recommendations for both state and local policy makers to remove barriers to the development of more affordable market-rate housing.

**THE QUOTE:** WILL Policy Director, Kyle Koenen, said, “Arbitrary government regulations that restrict property rights and depress the supply of affordable, market-rate housing options are pricing more and more families out of their version of the American dream. Policymakers at all levels of government should work to remove unnecessary barriers that contribute to the growing costs of homes nationwide.”

**BACKGROUND:** Over the past few years, the rising cost of housing has been a growing concern amongst Americans, particularly those looking to purchase their first home. Fewer Americans believe that now is a good time to buy a home than those who believed this during the Great Recession. Furthermore, a record low number of Americans believe they are ever going to own a home. Historically, low levels of housing inventory suggest that the lack of supply plays a key role in the shortage of affordable market-rate housing options. In a nation where homeownership has historically been one of the primary means of wealth creation for lower- and middle-class families, the increase of people being crowded out of the housing market has the potential to obstruct upward mobility in the long-run.

This tight supply can be attributed to a number of factors, including the inflation of construction materials and a lack of qualified labor. However, for developers that prepare land for housing and builders that build the homes, government regulations from the local, state and federal level make it more difficult and expensive to develop affordable-market rate housing.

## KEY FINDINGS:

- Government adds approximately \$88,500 to the average cost of each new-built home in the Midwest. Based on national data on the cost of regulation, and regional data on the cost of new homes, this figure represents more than a quarter of the cost of the average new home.
- The regulatory hoops before new construction can begin are extensive. A survey of Wisconsin builders found that the average development takes 14 months to even begin construction. Much of this is due to a tangled web of regulations where development can be stopped at every term.
- Hyper-local control obstructs affordable market-rate housing and the exercise of property rights. National research shows that most people are supportive of the development of affordable housing, so long as it is not in their backyard. The more opportunities for community input on a particular project, the less likely it is that the project will reach completion.

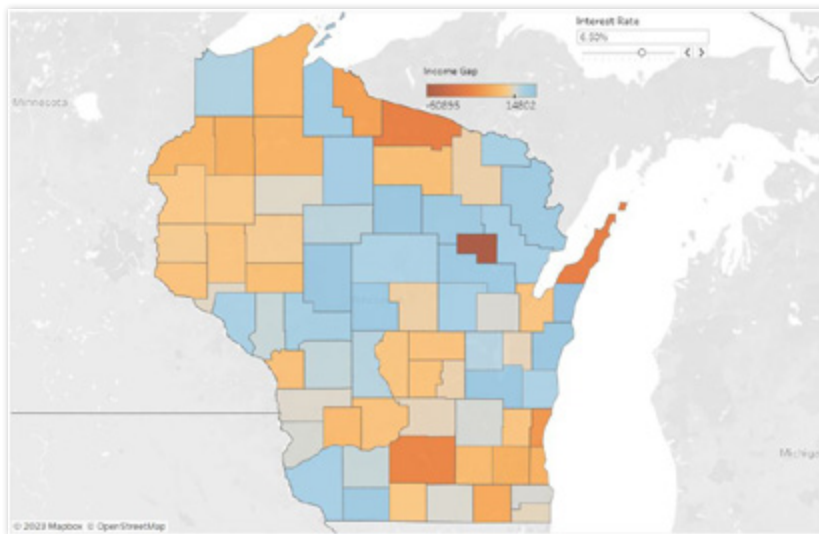
- “Pro-environment” policies often worsen sprawl and pollution. Requirements for extensive green space in a development sound good on paper, but limit the density of new developments. This increases urban sprawl as people must move further and further out to find an affordable home.

**POLICY RECOMMENDATIONS:** Based on the findings of this report, WILL recommends the following to Wisconsin policymakers at both the state and local level:

- More “by-right” zoning. “By-right” zoning leads to the creation of community-wide standards on what sort of building can and cannot be allowed. It limits the ability for “hyper-localism” to stymie new development of projects outside of those standards.
- Decrease or eliminate minimum lot sizes and minimum setbacks. These policies limit supply, hike prices, and encourage sprawl. We should allow the market to decide how big lots must be to meet consumer demand.

- Encourage “missing middle” housing. It’s become typical to only allow the building of low-density housing, often standalone single-family housing; even though denser and more affordable types of homes, like duplexes, used to be a more prominent form of housing in Wisconsin. These types of housing that fill in the “middle” between rented apartments and large single-family homes allow for greater density, while also potentially providing another source of income (from renters) to the working-class homeowner.
- Create transparency in the process for approvals and rejections. The level of subjectivity and opacity in the municipal evaluations of individual development proposals leads to unpredictability; and, often the appearance of incompetence or impropriety. Setting clear standards on areas, such as green-space requirements and fees to which the developer will be subjected to, will work to streamline the process.

**HEATMAP OF AFFORDABILITY BY COUNTY:** This map shows the severity of housing unaffordability across our state. For each county, we consider the median household income. We also consider the median price of a home and the household income that would be necessary for that median-priced home following the rule of thumb that no more than 30% of household income should be spent on housing. The interest rate on the home loan (which factors into that calculation) can be adjusted with the slider. The colors show the gap between each county’s median household income and the income needed for its median-priced home. Mouse over a county to see specific numbers. ■



Difference between Median Household Income and Income Needed to Buy a House of Median Price  
Figuring on a 5.0% down payment and 30% of household income going to a mortgage. Both medians are county-specific.

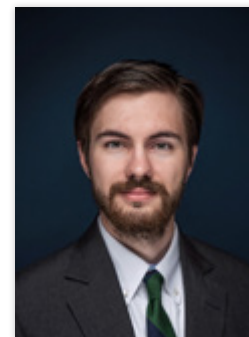
Sources: <https://www.wra.org/HousingStatistics/> and <https://www.revenue.wi.gov/Pages/RA/TVC-Taxes.aspx>



**Kyle Koenen**  
Director of Policy



**Will Flanders**  
Research Director



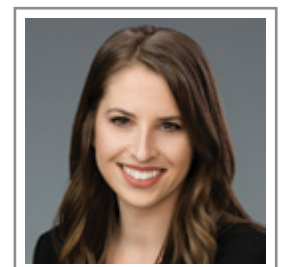
**Noah Diekemper**  
Senior Research Analyst



## Wisconsin Supreme Court: A Comparison of Candidates

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The two candidates that emerged from the primary election for Wisconsin Supreme Court are Daniel Kelly and Janet Protasiewicz. These two candidates will face off in the general election on Tuesday, April 4. Below is an overview of the candidates and their answers to questions sent to them by the Wisconsin State Journal.



**ALICIA NALEID**  
DIRECTOR OF COMMUNICATIONS

## Every Wisconsin Supreme Court justice claims to be independent, yet each falls into one of two ideological camps. Why should voters believe you'll be any different?

**Kelly:** My service on the (Wisconsin Supreme Court) demonstrates I am committed to preserving and applying the original public meaning of our constitutions. I wrote my opinions in a manner designed to squeeze out all personal politics and preferences. I did this by using rigorous logic to move from the premises of the case (the law) to the conclusion. An unbroken chain of logic guarantees the conclusion is commanded by the law.

**Protasiewicz:** Over the past several months I've heard from people across Wisconsin who are tired of a Wisconsin Supreme Court that puts partisan politics ahead of the rule of law. I'm committed to being an impartial, nonpartisan justice who believes in upholding our Constitution, protecting our rights and keeping Wisconsinites safe. As a judge and 25-year prosecutor, I know how important it is to return common sense to the court.

## What one decision you either issued or joined in the majority best typifies your approach to the law?

**Kelly:** In *Tetra Tech v. DOR*, the court had to determine whether it would follow a long line of cases in which the court ceded part of its authority to the executive branch. My opinion describes how those cases conflict with the terms of our Constitution. My commitment to our Constitution is reflected in my conclusion that the Constitution must always take precedence over all else.

**Protasiewicz:** I'm proud of my record as a judge and prosecutor. My job is to uphold the Constitution. Sometimes there are laws that I disagree with, but my duty to the people of Wisconsin is to apply the law and common sense. I've done this throughout my career and look forward to serving the state as the next Supreme Court justice.

## What recent Wisconsin Supreme Court decision do you feel the court got wrong?

**Kelly:** *Becker v. Dane County*. The Supreme Court upheld a COVID-related public health order modeled on the order at issue in *Wisconsin Legislature v. Palm*. The court failed to acknowledge that local levels of government must respect the separation of powers just as much as the state government. Therefore, the court erred in upholding the Dane County order for the reasons outlined in my separate opinion in *Palm*.

**Protasiewicz:** I've been clear that I believe the court's decision last year regarding legislative maps was wrong. As the dissent noted, Wisconsin's current maps fail to deliver representative government to the people of Wisconsin, and the process was not rooted in the law. This was a decision rooted in partisan extremism, not common sense. I'll always be an impartial justice who upholds our Constitution.



## Daniel Kelly

**Age:** 58

**Hometown:** Ottawa

**Family:** Wife, five children

**Current position:** Consultant

**Prior elected office:** Justice, Wisconsin Supreme Court (by appointment)

**Education:** Bachelor's degree in political science with a minor in Spanish from Carroll College; law degree from Regent University

**Website:** [justicedanielkelly.com](http://justicedanielkelly.com)



## Janet Protasiewicz

**Age:** 60

**Hometown:** Franklin

**Family:** Married to Gregory Sell, stepchildren

**Current position:** Milwaukee County Circuit Court judge

**Prior elected office:** Milwaukee County Circuit Court

**Other public service:** Served on the boards of the Association of Marquette University Women, the American Red Cross-Wisconsin Chapter, the Polish Heritage Alliance and Marquette University Law School Alumni Association

**Education:** Bachelor's degree from UW-Milwaukee; law degree from Marquette University

**Website:** [janetforjustice.com](http://janetforjustice.com)

# Possible Housing Package Coming Soon



There is a package of policy items that are currently under consideration for introduction this legislative session. The package is a result of several meetings over the summer and fall of 2022 with a diverse group of interested parties that included WBA. In addition to WBA, some of the groups that participated in this policy meetings included the League Municipalities, Towns Association, Counties Association, and the Wisconsin Realtors Association (WRA).



**BRAD BOYCKS**

WBA EXECUTIVE DIRECTOR

## Some of the items currently being discussed include:

- State loan funds to be used by municipalities for zero or low interest loans for developers to pay for infrastructure. Modeled after a bill introduced in Indiana.
- Revolving loan program for municipalities to administer, to redevelop older housing units in downtown areas in smaller communities (second floor residential above first floor retail)
- Revolving loan program for the redevelopment of current vacant commercial property (old Shopko stores, vacant malls, and vacant office space, etc.) to be used for single family and multifamily housing
- Funding the workforce housing remodeling bill that was passed last session with no funding
- Fund WEDC's ability to list "workforce housing shovel ready sites" (bill vetoed last session because of lack of a funding source)

- Eliminate a county's ability to require a supermajority for a zoning change and eliminate any municipality from being able to enforce a supermajority for a zoning change
- If a subdivision complies with municipalities zoning and the comprehensive plan, it cannot be denied unless "the project would have an adverse impact on public health or safety that is significant, quantifiable, director, and unavoidable"
- Make it more difficult to legally challenge a subdivision in court after it is approved

We are hopeful that the policy items mentioned above will be introduced in late winter 2023 and will be available as individual pieces of legislation and also for possible inclusion in the upcoming state budget. Any stand-alone bills would begin with the legislative process in standing committees (likely the housing committee) in both houses, prior to getting a vote by the full state assembly and state senate. Any provisions included in the state budget would be reviewed and approved by the Joint Committee on Finance during hearings this spring.

The WBA Advocacy Group was briefed on these provisions during their recent meeting in Manitowoc on January 20 and were supportive of the ideas as concepts. When introduced, these items would be added to the list of things we would be advocating for in 2023 along with a bill to get more students into the trades and a bill that would address allow for greater flexibilities on what can be placed in the setback of highways regulated by the Wisconsin Department of Transportation. ■

# The 2023 Crew!



If you missed our 2023 President's Installation, you missed out! We had a great time at The Venue at Union Square where we installed our Board of Directors, 2023 Executive Committee, and presented awards to deserving members. National Association of Home Builders Vice Chairman Carl Harris joined us to give remarks about the importance

of the housing industry and pertinent updates as they pertain to NAHB, and we installed 2023 WBA President Mike Howe and 2023 Associate Vice President Andy Voeltner.

***A special thank you to Mike and his family and the generous event sponsors who helped us pull off a fantastic celebration! ■***





## 2023 WBA Executive Committee Members

**Mike Howe**, *President*

Mike Howe Builders, Inc. – Manitowoc, WI

**Jim Doering**, *President-Elect*

Zilber Ltd./Homes By Towne/Towne Realty, Inc. – Milwaukee, WI

**Mike Derrick**, *Treasurer*

Derrick Custom Homes – New Richmond, WI

**Andy Selner**, *Secretary*

Alair Homes Green Bay – De Pere, WI

**Cory Sillars**, *Past President*

Dan Sillars General Contractor Inc. – Wausau, WI

**Andy Voeltner**, *Associate Vice President*

Omni Financial – Fitchburg, WI

**Jody Swenson**, *Associate Vice President-Elect*

Knight Barry Title – Holmen, WI

**Brian McKee**, *NAHB State Representative*

Midwest Homes – Madison, WI

**David Belman**, *Past Officers Representative*

Belman Homes – Waukesha, WI

**Kraig Lassig**, *Advocacy Group Chair*

Lautz Lassig Custom Builders – West Salem, WI

**Jason Chilson**, *Membership and Local Officers Group Chair*

Kafka Granite – Mosinee, WI



AWARD RECIPIENTS



**BUILDER OF THE YEAR**

**Phil Simon**

Michael F. Simon Builders  
*Waunakee, WI*



**ASSOCIATE OF THE YEAR**

**Andy Kuc**

Focus on Energy  
*Statewide*



**RISING STAR**

**Jason Chilson**

Kafka Granite  
*Mosinee, WI*



**RISING STAR**

**Kraig Lassig**

Lautz Lassig Custom Builders  
*West Salem, WI*



**HALL OF FAME**

**Harvey Kessel**

Wisconsin Building Supply  
*Windsor, WI*

# SEE YOU IN JUNE!

## 3 EVENTS | 2 DAYS

**Join the Wisconsin Builders Association and Wisconsin Builders Foundation for a fantastic two days in Wisconsin Dells!**

The Member/Board Meeting as well as the Celebration of Housing will both take place at Wintergreen Conference Center, with the WB Foundation Golf Outing taking place the next day at Trappers Turn. Be sure to visit the website listed below for all the event and registration details!

## Wednesday, June 21



**Member/Board Meeting**  
8:30 AM - 3:30 PM



**Celebration of Housing**  
5:30 PM - 9:00 PM

## Thursday, June 22



**WB Foundation  
Golf Outing**

- - visit [association.wisbuild.org/eventcalendar](http://association.wisbuild.org/eventcalendar) to register for one or all! - -

# 2023

## Wisconsin Builders Association

January						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April						
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July						
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

## Dates

Jan 20	WBA President's Installation, Manitowoc
Jan 31-Feb 2	IBS, Las Vegas, NV
Feb 16	Finance Committee Meeting
Apr 06	WB Foundation Annual Meeting
Apr 13	Executive Committee Meeting
May 04	Finance Committee Meeting
Jun 6-10	NAHB Spring Leadership, Washington, DC
Jun 21	Building Industry Council Annual Meeting
Jun 21	Member Meeting Day
Jun 21	Celebration of Housing
Jun 22	WB Foundation Golf Outing

Jul 27	Finance Committee Meeting
Aug 10	Executive Committee Meeting
Sept 19-23	NAHB Fall Leadership Meeting, Palm Springs, CA
Oct 05	Virtual Member Meeting Day
Oct 12-13	NAHB Training Session, Minneapolis, MN
Oct 19	Executive Officer Summit
Nov 02	WB Foundation Meeting
Nov 09	Trends in Housing
Dec 07	Finance Committee Meeting
Dec 14	Executive Committee Meeting

## Single-Family Housing Permits in Wisconsin: 2022

WISCONSIN BUILDERS ASSOCIATION | 660 John Nolen Drive, Ste. 320, Madison, WI 53713 | Phone: (608) 242-5151

COUNTY	2022 Oct. - Dec. by County	2021 Oct. - Dec. by County	2021-2022 % change (Oct. - Dec.)	2022 Year-To-Date	2021 Year-To-Date	2021-2022 % YTD change
ADAMS	28	21	33.3%	97	91	6.6%
ASHLAND	3	4	-25.0%	26	19	36.8%
BARRON	26	16	62.5%	141	100	41.0%
BAYFIELD	12	9	33.3%	71	92	-22.8%
BROWN	64	132	-51.5%	442	574	-23.0%
BUFFALO	5	8	-37.5%	55	29	89.7%
BURNETT	22	25	-12.0%	103	124	-16.9%
CALUMET	24	26	-7.7%	128	210	-39.0%
CHIPPEWA	53	85	-37.6%	234	288	-18.8%
CLARK	16	7	128.6%	84	50	68.0%
COLUMBIA	32	3	966.7%	115	82	40.2%
CRAWFORD	10	14	-28.6%	55	70	-21.4%
DANE	228	123	85.4%	1207	1222	-1.2%
DODGE	17	18	-5.6%	133	125	6.4%
DOOR	31	67	-53.7%	193	256	-24.6%
DOUGLAS	18	10	80.0%	84	68	23.5%
DUNN	25	34	-26.5%	148	115	28.7%
EAU CLAIRE	61	7	771.4%	248	263	-5.7%
FLORENCE	0	0	0.0%	0	17	-100.0%
FOND DU LAC	25	17	47.1%	143	124	15.3%
FOREST	0	0	0.0%	9	2	350.0%
GRANT	8	24	-66.7%	71	83	-14.5%
GREEN	18	13	38.5%	82	82	0.0%
GREEN LAKE	7	11	-36.4%	43	62	-30.6%
IOWA	7	13	-46.2%	65	64	1.6%
IRON	5	10	-50.0%	47	44	6.8%
JACKSON	10	0	100.0%	72	18	300.0%
JEFFERSON	77	40	92.5%	186	211	-11.8%
JUNEAU	31	5	520.0%	173	97	78.4%
KENOSHA	47	53	-11.3%	261	244	7.0%
KEWAUNEE	1	8	-87.5%	43	50	-14.0%
LA CROSSE	44	16	175.0%	193	178	8.4%
LAFAYETTE	5	13	-61.5%	39	43	-9.3%
LANGLADE	0	0	0.0%	6	1	500.0%
LINCOLN	13	22	-40.9%	91	97	-6.2%
MANITOWOC	8	17	-52.9%	77	88	-12.5%

The data reflected is compiled using information submitted by municipalities to the Department of Safety and Professional Services (DSPS) as required by 2015 Wisconsin Act 211.

## Single-Family Housing Permits in Wisconsin: 2022

...CONTINUED...

COUNTY	2022 Oct. - Dec. by County	2021 Oct. - Dec. by County	2021-2022 % change (Oct. - Dec.)	2022 Year-To-Date	2021 Year-To-Date	2021-2022 % YTD change
MARATHON	33	42	-21.4%	278	237	17.3%
MARINETTE	47	66	-28.8%	74	140	-47.1%
MARQUETTE	14	0	100.0%	68	26	161.5%
MILWAUKEE	22	38	-42.1%	163	158	3.2%
MONROE	16	20	-20.0%	87	106	-17.9%
OCONTO	43	32	34.4%	235	199	18.1%
ONEIDA	22	61	-63.9%	169	218	-22.5%
OUTAGAMIE	67	88	-23.9%	364	385	-5.5%
OZAUKEE	40	33	21.2%	293	228	28.5%
PEPIN	6	5	20.0%	42	22	90.9%
PIERCE	24	43	-44.2%	148	176	-15.9%
POLK	36	27	33.3%	211	162	30.2%
PORTAGE	34	31	9.7%	158	106	49.1%
PRICE	2	4	-50.0%	25	22	13.6%
RACINE	27	32	-15.6%	163	208	-21.6%
RICHLAND	7	8	-12.5%	44	33	33.3%
ROCK	85	63	34.9%	298	239	24.7%
RUSK	1	3	-66.7%	44	25	76.0%
SAUK	38	15	153.3%	180	129	39.5%
SAWYER	17	5	240.0%	58	75	-22.7%
SHAWANO	9	22	-59.1%	72	73	-1.4%
SHEBOYGAN	28	49	-42.9%	124	176	-29.5%
ST CROIX	88	56	57.1%	453	465	-2.6%
TAYLOR	3	10	-70.0%	44	49	-10.2%
TREMPEALEAU	13	0	100.0%	87	42	107.1%
VERNON	18	24	-25.0%	117	100	17.0%
VILAS	32	45	-28.9%	240	218	10.1%
WALWORTH	75	93	-19.4%	308	442	-30.3%
WASHBURN	12	17	-29.4%	73	78	-6.4%
WASHINGTON	42	43	-2.3%	189	371	-49.1%
WAUKESHA	128	210	-39.0%	742	991	-25.1%
WAUPACA	10	21	-52.4%	83	80	3.8%
WAUSHARA	15	0	100.0%	101	45	124.4%
WINNEBAGO	75	34	120.6%	300	307	-2.3%
WOOD	28	25	12.0%	126	97	29.9%
<b>TOTALS</b>	<b>2138</b>	<b>2136</b>	<b>0.1%</b>	<b>11326</b>	<b>11711</b>	<b>-3.3%</b>

The data reflected is compiled using information submitted by municipalities to the Department of Safety and Professional Services (DSPS) as required by 2015 Wisconsin Act 211.

BY ALICIA NALEID, DIRECTOR OF COMMUNICATIONS

# Home Building Numbers Remain Consistent

The latest new home construction numbers from year-end 2022 show just a very slight decrease compared to those of 2021.

The data, submitted by all municipalities across the state, shows 11,326 permits were pulled statewide between January 1 and December 31, just 3 percent less than the 11,711 permits pulled during 2021.

“We’re pleased with these year-end numbers, after a slow start the first half of the year,” said WBA President Mike Howe. “At the culmination of the second quarter, we were down 24 percent compared to the second quarter of 2021, so to recover from that so quickly is great news for the industry.”

While down slightly compared to 2021, Wisconsin numbers are still above those nationally, with the National Association of Home Builders recently reporting single-family starts ending the year down more than 10%, its first annual decline since 2011.

“Low mortgage rates in 2021 tremendously aided the home building industry, as they helped offset high material prices,” said WBA Executive Director Brad Boycks. “The interest rates of 2022 really impacted existing home sales, along with home building. Simply put, homeowners could no longer afford mortgages on homes they may have been able to afford just a year earlier.” ■

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- Renewal Price Protection
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### Contact Don Miller

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