

WISCONSIN

Badger BUILDER

ISSUE 2 // 2023

Official Publication of the Wisconsin Builders Association®

Housing WINS BIG in Wisconsin

READ ABOUT IT ON PAGES 12 & 13



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Chad Wuebben (MABA)

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Harvey Kessel (MABA)

BY MIKE HOWE, WBA PRESIDENT

Leading the Charge

I hope this finds you personally enjoying your summer and having a successful business season.

As I mentioned in the last issue of the Badger Builder, workforce development is a big priority of mine, not only within my local area of Manitowoc, but across the entire state. I truly believe our industry needs to tap into our younger kids to teach them and invite them alongside us to show that a career in the homebuilding industry is one that provides a stable and successful future.

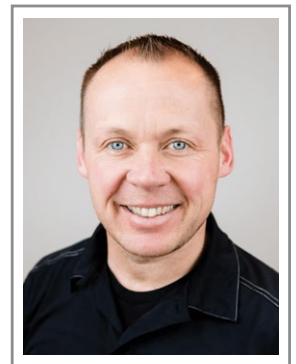
Recently, I was able to attend the grand opening of the McKenzie Regional Workforce Center in Fitchburg. At the heart of the center is the Skilled Trades Training Program – a program designed to educate and support interested youth to pursue careers as plumbers, carpenters, HVAC technicians, electricians, and more. Partners and volunteers will train hundreds of young people in the skilled trades, giving them a great path forward. This project, conceived by the Madison Area Builders Association and the Boys and Girls Club of Dane County, will serve as a national template in preparing young people for quality, family-sustaining jobs at a time when the skilled trades are facing a labor shortage. I encourage you all to learn more about this

project (bgcdcbuilds.org/about), and challenge you all to connect with organizations and school districts to pursue the conversation of introducing the trades to youth in your area.

Looking forward, we are excited that representation from the South Central Wisconsin Builders Association will be joining us at our upcoming Trends in Housing Conference to tell us about their impressive Student Build program, whose house recently sold for over \$500,000. Be sure to mark your calendars for November 9 in Green Bay to join us. For more on the Trends in Housing Conference, check out page 16.

I look forward to continuing to connect with you at meetings and events throughout the remainder of the year and am always available if you have suggestions on how we can better the association or industry across the state. Please don't hesitate to reach out to me! ■

-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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We Did it Again!

We did it again! The National Association of Home Builders announced in May their awards honoring local and state associations that have demonstrated exceptional achievements in membership. This year, the WBA again took home the award for statewide membership retention. So, thanks to all of you for renewing, and to our local associations for their dedicated partnership!

We also again recognized nine Badger Craftsman Award winners for the third year in a row. These projects were spectacular, and you can read about (and see!) them on page 16.

In keeping with the theme of threes, our third annual Trends in Housing Conference is coming up quickly on

November 9th. This year's event will be held in Green Bay, and we are looking forward to offering continuing education credits not just for DCQs, but hopefully for plumbers, electricians, and others in the trades as well. We've been hard at work confirming the agenda, but please check out page 8 for information on our planned topics!

As always, thank you for your continued membership, and please feel free to reach out to us any time about ways in which we can help you and your business. ■

-Alicia




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Construction Job Openings Rise, But Long-Run Trend is Declining

The count of open, unfilled jobs for the overall economy moved lower in May, falling to 9.8 million. While ongoing tight labor market conditions have likely confirmed one to two more Fed rate hikes through the start of the Fall, the JOLTS survey is another data point indicating an ongoing but gradual cooling of macro conditions.

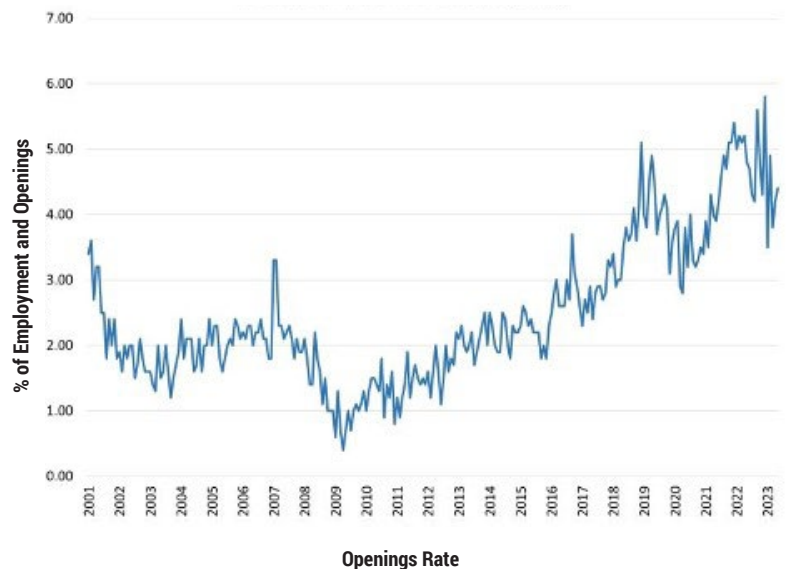
The count of open jobs was 11.4 million a year ago in May 2022. The count of total job openings will continue to fall in 2023 as the labor market softens and the unemployment rises. From a monetary policy perspective, ideally the count of open, unfilled positions slows to the 8 million range in the coming quarters as the Fed's actions cool inflation.

While higher interest rates are having an impact on the demand-side of the economy, the ultimate solution for the labor shortage will not be found by slowing worker demand, but by recruiting, training and retaining skilled workers. This is where the risk of a monetary policy mistake can be found. Good news for the labor market does not automatically imply bad news for inflation.

The construction labor market saw an increase for job openings in May, although this occurred off of downwardly revised April estimates. The count of open construction jobs increased from a revised reading of 347,000 in April to 366,000 in May. These data come after a data series high of 488,000 in December 2022. The overall trend is one of cooling for open construction sector jobs as the housing market slows and backlog is reduced, with a notable uptick in month-to-month volatility since late last year.

The construction job openings rate increased from 4.2% in April to 4.4% in May. The recent trend of these estimates points to the construction labor market having peaked in 2022 and is now entering a stop-start cooling stage as the housing market adjusts to higher interest rates.

Construction Labor Market: Job Openings



Despite additional weakening that will occur later in 2023, the housing market remains underbuilt and requires additional labor, lots and lumber and building materials to add inventory. Hiring in the construction sector ticked up to 4.8% in May after a 4.5% reading in April. The post-virus peak rate of hiring occurred in May 2020 (10.4%) as a post-covid rebound took hold in home building and remodeling.

Construction sector layoffs slowed to a 1.5% rate in May, after a 2.4% in April. In April 2020, the layoff rate was 10.8%. Since that time, the sector layoff rate has been below 3%, with the exception of February 2021 due to weather effects and March 2023 due to some market churn.

Looking forward, attracting skilled labor will remain a key objective for construction firms in the coming years. While a slowing housing market will take some pressure off tight labor markets, the long-term labor challenge will persist beyond the ongoing macro slowdown. ■

Trends in Housing Conference

Join us to hear about the latest home improvement, innovation and universal design practices, receive free legal advice, and hear about a successful workforce development project!

THURSDAY, NOVEMBER 9
Radisson Hotel & Conference Center
Green Bay, WI
9:00AM - 3:00PM

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WISCONSIN BUILDERS
FOUNDATION



TOPICS TO BE COVERED

- Innovation in Building Practices
 - State of the Home Improvement Industry - Keynote by Dave King; Home Improvement Research Institute
 - Universal Design Panel Discussion
 - Student Build Success; the Next Generation of Trades Workforce
 - Legal Pitfalls in Homebuilding
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Member Fee: \$99/\$119

Non-Member Fee: \$125/\$145

early bird prices good through 9/21!

Scan the QR Code or visit
association.wisbuild.org/eventcalendar
to register!



Supporting Wisconsin's Building Future

The WB Foundation again had a great turnout for the annual golf outing, this year with perfect weather at Trappers Turn Golf Club. Thanks to all those who attended, the Foundation raised \$11,500 for scholarships going to those pursuing additional education in homebuilding.



HARVEY KESSEL
WBA PRESIDENT

2023 SCHOLARSHIP RECIPIENTS

NAME	SCHOOL	AREA OF STUDY	LOCAL HBA
Kalene Rasmussen	Northcentral Tech	Welding	WRBA
Mason Meverden	Northcentral Tech	Architectural Design	WRBA
Lance LeGrave	UW- Stevens Point	Business	DCHBA
Amelia Arndt	UW - Milwaukee	Architecture	BCHBA
Brady Carlson	1901 Sheetmetal Apprentice		SCWBA
Alex Evans	UW-Madison	Engineering	SCWHBA
Joseph Olsen	Highland Community College, Freeport, IL	Civil Engineering	SCWHBA
Lynsey Streeter	UW-Stout	Interior Design	ERHBA
Seth Hoksbergen	Fox Valley Tech	Construction Management Technology	MABA
Thomas Mara	Western Technical College	Building Construction & Cabinetmaking	
Dylan Degnan	Madison College	Construction & Remodeling	MABA
Ethan Oines	Western Technical College	General Education & Construction Mgt	

Foundation

Looking forward, the Foundation is continuing in its mission of offering training for residential construction in Wisconsin. We are excited to take over the Trends in Housing Conference which is coming up quickly on November 9 in Green Bay. This year, we will be offering continuing education credits for Dwelling Contractor Qualifiers, and also plan to have credit available for other trades professions.

Topics that will be covered at the conference include:

- » Innovation in Building Practices
- » State of the Home Improvement Industry
Keynote Address by Dave King; Home Improvement Research Institute
- » Universal Design Panel Discussion
- » Student Build Success; the Next Generation of Trades Workforce
- » Legal Pitfalls of Building



Visit www.wisbuildfoundation.org to become a Partner in Wisconsin's Building Future!

Foundation



Foundation



Foundation



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Housing Wins Big in Wisconsin

It is hard to remember a bigger week for housing advocacy in the State of Wisconsin than what has occurred in June with the passage, signing, and funding of a workforce housing legislation package.

Over the last year, we have been working hard on the development and building of more workforce housing options in Wisconsin.

- » **Assembly Bill 264 (AB 264)**, now 2023 Wisconsin Act 14, relating to residential housing infrastructure revolving loan fund and revolving loan program
- » **Assembly Bill 265 (AB 265)**, now 2023 Wisconsin Act 15, relating to a main street housing rehabilitation revolving loan fund and loan program
- » **Assembly Bill 266 (AB 266)**, now 2023 Wisconsin Act 16, relating to judicial review of local governmental decisions related to certain land development, local approval of residential housing development, and amendment of zoning ordinances
- » **Assembly Bill 267 (AB 267)**, now 2023 Wisconsin Act 17, relating to housing rehabilitation loans awarded by the Wisconsin Housing and Economic Development Authority
- » **Assembly Bill 268 (AB 268)**, now 2023 Wisconsin Act 18, relating to commercial-to-housing conversion revolving loan fund and loan program

AB 264, AB 265, and AB 268 all create zero interest loans to create more workforce, single family homes, workforce multifamily housing, and senior housing, and requires municipalities to show changes that they have implemented to reduce the cost of housing in the projects being considered

for a zero-interest loan from WHEDA. Those cost saving items include “voluntarily revising zoning ordinances, subdivision regulations, or other land development regulations to increase development density, expedite approvals, reduce impact, water connection, and inspection fees, or reduce parking, building, or other development costs with respect to the development of residential housing supported by the project.”



BRAD BOYCKS
WBA EXECUTIVE DIRECTOR

WBA believes that AB 264 will be beneficial to spur the additional development and construction of single-family workforce homes. When we have surveyed our membership over the past several years asking them what can be done to bring down the cost of workforce housing, we have learned the main costs drivers can be traced to the cost of residential infrastructure and the requirements passed by local units of government (impact fees and minimum lot sizes to name a few).

AB 264 addresses both of these issues by requiring a local unit of government to work with a developer to find ways to make changes on the local level to voluntarily reduce the cost of housing and provide a zero-interest loan at an amount that does not exceed 20 percent of the total cost of the project including land.

AB 266 will help streamline the approval process for residential housing and also assure that only a simple majority is required to rezone land and establishes that only those that have an owner interest in the property that is subject to approval or will sustain damages and has provided a statement or has testified at a previous public meeting, may seek review of the land use proposal.

AB 267 is a follow up to 2021 Act 221, which created a loan program for the remodeling of existing workforce homes administered by the Wisconsin Housing and Economic Development Authority (WHEDA). AB 267 makes some changes to the homes that may qualify for these loans in addition to including work done for the remove of asbestos and the repair or replacement of interior walls, ceilings, or floors.

AB 268 establishes a zero-interest loan program that can be used for the remodeling or demolition of vacant commercial buildings that can then be used for workforce multifamily housing or senior housing.

In addition to these bills being signed into law the legislature's budget writing committee, the Joint Committee on Finance, also included provisions to fund these bills that will be administered by WHEDA. AB 267/Act 17 will receive \$50 million, AB 264/Act 14 will receive \$275 million, AB 265/Act 15 will receive \$100 million, and AB 268/Act 18 will receive \$100 million.

We will continue to communicate with you on the implementation of these bills, but are excited that some big steps have been made to build more! ■

Housing Package Timeline

June 30, 2022: Representative Brooks convenes meeting to discuss workforce housing policy options for 2023-2024 legislative session

Summer and Fall 2022: WBA, WI Counties Association, WI Towns Association, WI Realtors Association, League of Municipalities, and WI Economic Development Association meet to discuss matters; WBA offers Indiana legislation to start a state loan program for infrastructure

November 2022: Rep. Brooks named Assembly Housing Chair; Senator Quinn named Senate Housing Chair

Winter and Spring: WBA assists and advocates for bills

May 9, 2023: Workforce Housing Package Introduced

June 13: Assembly votes on and passes Workforce Housing Package; Senate votes on and passes Workforce Housing Package

June 22: Governor Evers Signs Bills into Law

**Thank you to the following individuals who have contributed
1,000 towards the Building a Better Wisconsin PAC.**

YOU ARE CHAMPIONS OF HOUSING!

Brian McKee, John Stoker, Robert Procter, Don Miller, Kathy Raab, Jim Reif,
Cory Sillars, Tim Roehl, John Shaline, Don Tierney, Brandon Bartow,
Mike Howe, Mark Etrheim, Gordon Veldboom, Jr., David Belman, Toby Van Sistine

Celebration of Housing

We had a fantastic time at our Celebration of Housing this year, held on June 21 at the Wintergreen Conference Center in the Wisconsin Dells.

We presented the Local Association of the Year award to Northland Area Builders Association, La Crosse Area Builders Association, and the Brown County Builders Association.

CONGRATULATIONS!

Introduced two years ago, the award is meant to recognize the hard work and dedication of the executive officer and leadership of a local association. This year we decided to make three categories for locals based on the number of members. The award is based on metrics that the state association could access and awarded on a point-based scoring in five areas: membership retention, membership growth, new member recruitment, political fundraising, and WBA Board of Directors attendance at state meetings. Each award comes with a trophy and a \$500 scholarship to the Executive Officer to attend the AMC Conference or another in-state professional development opportunity.

We also are excited to announce our nine recipients of Badger Craftsman Awards across a wide range of building categories.



LOCAL ASSOCIATION OF THE YEAR
Brown County Builders Association



LOCAL ASSOCIATION OF THE YEAR
Northland Area Builders Association



LOCAL ASSOCIATION OF THE YEAR
La Crosse Area Builders Association

Best Home Feature

PERTHEL HOMES, INC. | MENOMONEE FALLS

You can't beat the undeniable sanctuary that is a screened-in porch. You get to experience the positive aspects of sitting outside and relaxing without having to experience the negative aspects of it, like high winds, bugs, or scorching sun. Conveniently located just off the kitchen and dinette is our signature covered, screened in porch! Complete with audio system, TV, fans, real log burning fireplace and custom EzPorch polyvinyl windows, perfect to open on a warm summer day OR close and enjoy your porch well into Winter! This space is large enough for the WHOLE family to enjoy all year round or perfect for a cozy date night! The screened porch is a place to enjoy nature – and not just its sights, but also its smells, sounds, and tastes – while protected from mosquitoes and other annoying bugs, especially at night when lights glow at sunset.



BEFORE



Best Room Addition – Remodel

CRIMSON VALLEY CONSTRUCTION | HUDSON

The goal of this living room addition was to create a modern space with sophisticated, clean lines and be a focal point to showcase the value of the home and its ideal location.

Working with Cocobello Interiors, we removed the roof and built new twelve-foot-tall walls with nearly floor to ceiling windows. A fourteen-foot-wide Andersen folding door with a retractable screen was added to the patio wall to allow for a seamless connection to the spacious deck and fire table, making it a perfect space for entertaining.

To create a focal point, we installed a three-sided, modern fireplace that is accompanied by floating benches and surrounded by Glacier White Dekton. To cap off the Dekton, we worked with Forest Products Supply to build a rich, dark stained walnut mantle surround that transitions to a soft white as it extends the length of the ceiling. To add dimension to the room's new height and conceal the color changing LED lighting, the coffered ceiling is designed with three bays and detailed molding on the multifaceted beams.



AFTER



Best Kitchen

ALAIR HOMES GREEN BAY | DE PERE

The goal of this new custom kitchen was to maximize natural light and views. The kitchen is the heart of the home and there is no shortage of space to entertain with two islands featuring custom cabinetry and quartz tops. The photos show the seamless transition to the pantry – hidden, yet easy access as it wraps around the perimeter. The quartz tops extend to the windows acting as the sill. The tile backsplash adds texture and depth. It’s certainly a place family and friends will want to gather.



Best New Home Under \$350K

MIKE HOWE BUILDERS | MANITOWOC

The owner’s goal was to repurpose a dilapidated piece of riverfront property into a happy home for family getaways. An old building was raised on the riverfront property to make way for a 1,300 square foot bunk house cottage, featuring 1 bedroom and 1 bath, plus an 8-bed bunk house upstairs. The property was relandscaped along the waterway to offer beautiful views from within the cottage and while enjoying the yard. Floor to ceiling windows that wrap a corner of the cottage overlook the river view. It includes a spacious kitchen for entertaining, LVP flooring, and a boat slip for water recreation. Materials for the project were heavily recycled from other projects, including windows, doors, cabinets, and siding. Parking was also added. Mike Howe Builders succeeded in creating a user-friendly getaway that offers peace, quiet and stunning river views.

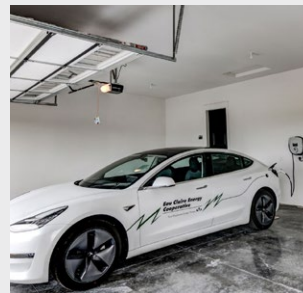
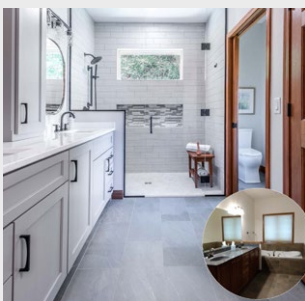


Best Whole House Remodel

DEGNAN DESIGN-BUILD-REMODEL | DEFOREST

After purchasing this home, our clients wanted to make it their own. They knew they hated the kitchen and master bathroom when they bought it. Searching for a home at a much higher budget, they were unable to find what they wanted. Instead, they purchased this moderately priced home and then put a significant amount of money into remodeling it to make it what they wanted. With a beautiful backyard and the perfect location, this house had plenty of space.

Redesigning the kitchen layout and opening it to the main living space created a great room. A new patio door out the back along with a deck and refurbished screen porch create outdoor living. And then a new master bathroom with a walk-in shower finishes it off! Nearly every room in this entire house was updated. This home used to feel like it was locked in Y2K, but now it is ready for 2025 and beyond!



Best Single-Family Community

C&M BUILDERS & REAL ESTATE | EAU CLAIRE

In a partnership between C&M Home Builders and Eau Claire Energy Cooperative, the first electric vehicle ready neighborhood development has been developed in Eau Claire. A total of 44 homes in the Trilogy Community are being built to accommodate EV (electric vehicle) chargers in every single home. These homes will each feature a level two electric vehicle charger provided by Eau Claire Energy Cooperative and installed by C&M, at no charge to the homeowners.

The spacious one acre lots are located near walking trails and easy access to city and highways.

Trilogy also features a community wastewater treatment system, which eliminates the need for wastewater drain fields on the individual lots. Buyers enjoy country living with the benefits of a sewer pipe hook up without city taxes or restrictive ordinances.

No more worries about individual system failures, unsightly pipes and tanks, inspections, repairs, and pump-outs. The system achieves highly treated wastewater quality and will be managed by professionals to assure its ongoing success!





Best New Home \$350K-\$500K

URSO BUILDERS LLC | MCFARLAND

This modern farmhouse built in Fitchburg, Wisconsin was designed for contemporary living with a relaxed feel and abundant amenities. Upon entering through the double front entry doors, you're greeted by warm natural light pouring through the vaulted great room. A pocket office near the front entry stands ready for working from home. The open concept kitchen, dining and great room are made for entertaining with a tiled fireplace, large island, and separate beverage center.

The primary suite is a wash of blues and whites with a custom-tiled shower, walk-in closet, and heated tile floors. The lower level features a large living room with attached flex room as well as a dedicated workout room to accommodate the equipment of an active lifestyle.

The exterior of this home showcases board and batten siding, with brick and cedar accents. Wood ceilings can be found overhead on both the front and back porches while wooden posts and shutters enhance the curb appeal of this hospitable Urso Builders home.



Best New Home \$500K-\$750K

PORTSIDE BUILDERS, INC | STURGEON BAY

This home is situated on a unique waterfront property, a private peninsula offering panoramic views of the bay of Green Bay. Working with the zoning constraints of the lot, the home was thoughtfully designed and positioned to take full advantage of these majestic views from nearly every room in the home.

This four-bedroom, four-bathroom, custom-built, open-concept home with an office and sunroom, allows the homeowners to take full advantage of waterfront living. The sunroom is a prime spot to enjoy the view year-round and glass sliding doors accommodate indoor/outdoor enjoyment in the warmer months. The gas fireplace in the great room adds coziness in the cooler months.

The kitchen features custom-maple cabinets with smart storage solutions, and island, all with quartz countertops, a ceramic tile backsplash, and a spacious walk-in pantry. The primary suite includes a bathroom with a custom maple vanity with dual sink, custom-tiled walk-in shower, and a large walk-in closet.



Front door with sidelight windows, covered front porch, lap siding, Cedar Impression shakes, and Cultured Stone accents all make for an impressive and welcoming exterior.

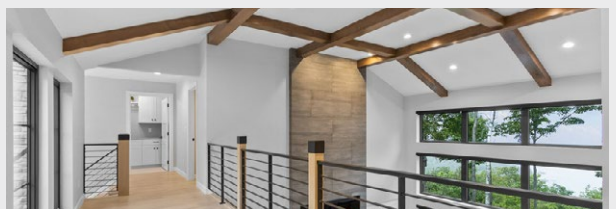
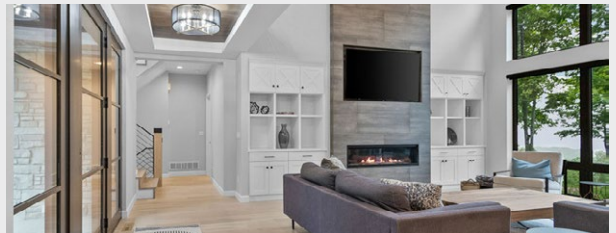


Event Recap

Best New Home \$1.2M-\$2.25M

DELEERS CONSTRUCTION | DE PERE

Step into this Modern Home from the inviting, large front porch, into an open concept living space. The use of neutral tones, warm wood, and large windows truly encompass the natural beauty of the home and its surroundings. The creative cabinetry designs provide optimal storage and organization. The Kitchen features a trayed ceiling with beam work, a large island, Wolf/Sub-Zero Appliances, and a dry bar on the back wall. Tranquility can be found by stepping into the Master Suite where luxury finishes complete the space and allow outdoor access to the views overlooking the bluffs of Door County.



Event Recap





GENERAC
BUILDER ALLIANCE



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Only Zoning Reform Can Solve America's Housing Crisis

ADAPTED BY KAHLENBERG'S NEW BOOK, "EXCLUDED: HOW SNOB ZONING, NIMBY-ISM, AND CLASS BIAS BUILD THE WALLS WE DON'T"



During the worst days of Covid, when supply chains broke down for automobile production, the cost of used cars skyrocketed in response to the limited supply. Over time, car manufacturing began to rebound and prices moderated.

But when it comes to housing, there is a perpetual supply malfunction that inflates costs: local government zoning policies that expressly forbid developers from building homes where people want them. Ordinances routinely ban the construction of multifamily housing and require homes to be built on very large lots, artificially boosting the price of shelter – the single biggest expense for most Americans. These policies serve the narrow interests of wealthier incumbent homeowners, and they make life more difficult for young middle-class families starting out and low-income families who must choose between paying renting and buying food or medicine.

People often think that the free market is what gives communities their dramatically different housing costs and demographic makeups, but that's only part of the story. In a market economy, communities with strong public schools and safe streets will, of course, command higher property values. Homes in those areas could be made much more affordable, however, if localities made it possible to build more units on the available land.



RICHARD KAHLENBERG

Strict residential zoning laws have a deeply unsavory origin. In the early 20th century, many cities enacted radical zoning policies that forbade Black people from buying in white neighborhoods. Today the primary target of such laws is poor and working-class people of all races. Wealthy white communities sometimes exclude poor white households, and wealthy Black communities sometimes exclude poor Black families. Since the passage of the 1968 Fair Housing Act, racial segregation in housing has fallen by 30% but income segregation has

doubled, in part because of pervasive class discrimination through zoning.

Though some might expect areas populated by conservatives to be the most exclusionary, it is areas where highly educated liberals live that engage in the worst forms of economically exclusionary housing policy. Researchers writing in the *Journal of Experimental Social Psychology* in 2018 found that highly educated Americans have comparatively tolerant racial attitudes but hold "negative attitudes toward the less educated." Americans with different levels of education all have biases, they wrote, but "the targets of prejudice are different."

Exclusionary housing practices are linchpin in the architecture of educational inequality in America. Because 73% of American children attend neighborhood public schools, where you live

typically determines the quality of schooling. Most people who are concerned about improving education naturally focus attention on what school boards and state education officials do, but it's at least as important to focus on what the local and state officials running housing policy are up to.

For 60 years, researchers have found that the economic segregation of students, which is driven by housing policy, shapes educational opportunity even more powerfully than spending per pupil. In Montgomery County, Md., for example, county officials pursued two strategies for raising the achievement of low-income students. In a program that started in 2000, the school board spent an extra \$2,000 per pupil in high-poverty schools. In another program begun decades earlier, the county council enacted an "inclusionary zoning" law that requires builders to set aside a portion of new developments for low-income families. Over time, as Heather Schwartz of RAND found in a 2010 study, the housing authority's plan cut the math achievement gap between low-income and middle-class students in half, while the school board's program had much less impact. Zoning-induced housing costs also prevent workers from moving to places where they can make the highest wages, which is typically in coastal cities. Research shows that this barrier to mobility damages American economic productivity, to say nothing of the aspirations of individuals and families. When people do move to higher wage regions, exclusionary zoning laws often force them to live in the far reaches of metropolitan areas. This means longer commutes, which are associated with higher blood pressure and divorce rates, and more miles on the road, which is bad for the environment.

By separating Americans by income and education – and therefore, very often, by race, ethnicity and political party – exclusionary zoning is also bad for American democracy. When people of different backgrounds don't come to know one another as neighbors and school classmates, it is far easier to demonize those with whom they disagree.

The good news is that this is a problem with a solution. Though there has long been a research consensus that exclusionary zoning is harmful, there was until recently an equally potent

political consensus that little could be done about it. This conventional wisdom began to change in 2018, when Minneapolis became the first major city to eliminate zoning laws that exclude multi-family housing.

Since then, similar zoning changes have prevailed in Oregon, California, Arkansas, Utah, Montana and Vermont, and in cities such as Charlotte, N.C., and Portland, Oregon. Reformers aren't calling for high-rise apartment buildings in the middle of quiet residential neighborhoods. They typically aim to legalize "missing middle" housing, such as duplexes, triplexes and "accessory dwelling units" (ADUs), or granny flats. Once California required cities to make it easier to build ADUs, Los Angeles saw an explosion of backyard and garage units. In 2022, the city issues 7,160 ADU permits, compared with just 1,287 permits for single-family homes.

Politicians are desperate to slow skyrocketing housing prices, and anger over class discrimination cuts across racial and party lines. In California and Oregon, zoning reform would not have passed without Republican support. Scott Wiener, a democratic state senator in California, observed that "groups that don't normally work together" championed reform and beat representatives from wealthier districts who "wanted to keep certain people out of their community." As a matter of raw political math, Democrats who represent constituencies that feel looked down upon because of their race and Republicans who represent groups that feel looked down upon because of their low education levels outnumber those in exclusive suburbs.

At the national level, Congress could enact what I've called an Economic Fair Housing Act. The law would give plaintiffs who are hurt by unjustified exclusionary zoning laws the chance to sue municipalities for income discrimination in federal court, the same way that people of color can currently sue for race discrimination by local governments.

Exclusionary zoning laws thwart opportunity for people trying to pursue the American dream and forbid landowners from doing what they want with their own property. These laws, and the walls they erect, need to come tumbling down. ■

Single-Family Housing Permits in Wisconsin: 2023

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

COUNTY	2023 Apr - Jun by County	2022 Apr - Jun by County	2022-2023 % change (Apr - Jun)	2023 Year-To-Date	2022 Year-To-Date	2022-2023 % YTD change
ADAMS	31	29	6.9%	63	49	28.6%
ASHLAND	7	8	-12.5%	16	18	-11.1%
BARRON	46	41	12.2%	64	81	-21.0%
BAYFIELD	22	23	-4.3%	52	39	33.3%
BROWN	157	121	29.8%	266	256	3.9%
BUFFALO	16	14	14.3%	43	39	10.3%
BURNETT	33	39	-15.4%	54	58	-6.9%
CALUMET	54	29	86.2%	99	70	41.4%
CHIPPEWA	66	81	-18.5%	94	127	-26.0%
CLARK	24	18	33.3%	59	45	31.1%
COLUMBIA	37	27	37.0%	65	53	22.6%
CRAWFORD	20	6	233.3%	28	14	100.0%
DANE	325	366	-11.2%	707	680	4.0%
DODGE	39	49	-20.4%	88	96	-8.3%
DOOR	84	44	90.9%	140	89	57.3%
DOUGLAS	18	23	-21.7%	35	34	2.9%
DUNN	41	34	20.6%	67	76	-11.8%
EAU CLAIRE	68	72	-5.6%	101	121	-16.5%
FLORENCE	0	0	0.0%	0	0	0.0%
FOND DU LAC	28	45	-37.8%	66	90	-26.7%
FOREST	0	0	0.0%	7	8	-12.5%
GRANT	36	9	300.0%	89	42	111.9%
GREEN	21	14	50.0%	45	49	-8.2%
GREEN LAKE	8	8	0.0%	24	28	-14.3%
IOWA	26	27	-3.7%	42	44	-4.5%
IRON	12	18	-33.3%	18	26	-30.8%
JACKSON	12	23	-47.8%	34	44	-22.7%
JEFFERSON	27	38	-28.9%	57	82	-30.5%
JUNEAU	43	61	-29.5%	78	98	-20.4%
KENOSHA	37	106	-65.1%	69	148	-53.4%
KEWAUNEE	14	15	-6.7%	26	28	-7.1%
LA CROSSE	69	48	43.8%	110	102	7.8%
LAFAYETTE	19	11	72.7%	42	29	44.8%
LANGLADE	0	0	0.0%	5	6	-16.7%
LINCOLN	30	31	-3.2%	52	47	10.6%
MANITOWOC	22	22	0.0%	47	44	6.8%

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: 2023

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COUNTY	2023 Apr - Jun by County	2022 Apr - Jun by County	2022-2023 % change (Apr - Jun)	2023 Year-To-Date	2022 Year-To-Date	2022-2023 % YTD change
MARATHON	93	74	25.7%	149	142	4.9%
MARINETTE	13	6	116.7%	26	22	18.2%
MARQUETTE	16	22	-27.3%	31	41	-24.4%
MILWAUKEE	28	39	-28.2%	132	92	43.5%
MONROE	19	25	-24.0%	55	47	17.0%
OCONTO	71	81	-12.3%	110	121	-9.1%
ONEIDA	58	55	5.5%	89	82	8.5%
OUTAGAMIE	112	125	-10.4%	176	202	-12.9%
OZAUKEE	49	76	-35.5%	101	174	-42.0%
PEPIN	4	14	-71.4%	13	22	-40.9%
PIERCE	18	29	-37.9%	33	74	-55.4%
POLK	73	72	1.4%	109	117	-6.8%
PORTAGE	50	46	8.7%	96	88	9.1%
PRICE	11	5	120.0%	21	18	16.7%
RACINE	43	44	-2.3%	113	91	24.2%
RICHLAND	17	13	30.8%	38	30	26.7%
ROCK	47	110	-57.3%	115	160	-28.1%
RUSK	8	9	-11.1%	22	31	-29.0%
SAUK	48	45	6.7%	89	93	-4.3%
SAWYER	17	15	13.3%	26	33	-21.2%
SHAWANO	22	19	15.8%	39	40	-2.5%
SHEBOYGAN	44	28	57.1%	64	64	0.0%
ST CROIX	95	142	-33.1%	182	244	-25.4%
TAYLOR	17	17	0.0%	36	26	38.5%
TREMPEALEAU	29	24	20.8%	49	46	6.5%
VERNON	29	35	-17.1%	52	55	-5.5%
VILAS	76	87	-12.6%	112	123	-8.9%
WALWORTH	103	108	-4.6%	153	174	-12.1%
WASHBURN	20	23	-13.0%	31	35	-11.4%
WASHINGTON	55	56	-1.8%	100	106	-5.7%
WAUKESHA	191	205	-6.8%	334	456	-26.8%
WAUPACA	20	24	-16.7%	46	50	-8.0%
WAUSHARA	26	33	-21.2%	44	60	-26.7%
WINNEBAGO	55	77	-28.6%	102	157	-35.0%
WOOD	34	45	-24.4%	76	69	10.1%
TOTALS	3103	3328	-6.8%	5816	6245	-6.9%

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