

LET'S LEVEL

the Official Publication of the Wausau Area Builders Association



Dinner Meeting

Thursday, May 17th

At The Elk's

Cocktails at 6:00 pm, dinner at 7:00 pm

MAY 2018, VOLUME 37

OUR MISSION:

The Wausau Area Builders Association chartered in 1967 and affiliated with the Wisconsin Builders Association and National Association of Home Builders, is a professional non-profit trade association. Serving the community, we represent the interests and concerns of the customer, building trades, industry suppliers, and all facets of the building industry.

CALENDAR OF
— EVENTS —

*June 5th-10th
Parade of
Homes*





801 South 24th Ave.
Wausau, WI 54401
Phone (715) 842-9510
www.WausauAreaBuilders.com

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PRESIDENT'S MESSAGE



Welcome to Spring 2018! Warm weather is finally upon us this week. Last week we had our annual Silent Auction to benefit Build Wisconsin. Thank you to Brad Boycks of WBA for joining us at Weston Lanes. We had a very involved crowd and a super fun Auction. Thanks to Larry Meyer, coming out of retirement, to conduct our LIVE auction.

We also participated in the Wausau Region Chamber Business Expo where we had opportunity to connect with many area leaders, and I would share a shout of thanks to the many volunteers that gave a few hours to work our booth and promote WABA! Especially Kyle VanOrder for spending the day.

This week marks our newest event taking place: The Parade of Trades! Our Building Youth Into Builders committee has teamed up with the Parade of Homes and is conducting an event where local high school students can participate in a tour of how homes are actually constructed visiting three Parade Homes and a cabinet facility. Thank you Sorensen Construction, Larry Meyer Construction, Timber River, and Elite Cabinets.

And finally, remember to put the Parade of Homes in your calendars and take the tour with your fellow members on the Monday prior to the event. Our Parade Builders put a huge amount of effort into this event which is one of the best venues for our members to "Strut their stuff" for the community to see. If you are a builder member, please consider participating in this as a Parade Builder in the future. It will help build your business!

Our May meeting will be the last member meeting for this season, so join us at the Elks and get the most recent updates for the Parade of Homes and other summer activities.

Russ Utech, 2018 WABA President

Joke of the Month

Son: Mom can I get twenty bucks?

Mom: Does it look like I am made of money?

Son: Well isn't that what M.O.M stands for?

MANAGER'S MESSAGE

It's been an interesting month both inside the office and outside! I don't think I have had two days that have been the same since I



started here at WABA, but that is ok with me it keeps coming into work exciting.

The next couple months we will be bringing various events to the community; Parade of Trades (a career day showcasing the trades at some of the Parade of Homes houses and

Elite Custom Cabinetry with 5 of the area high schools), the Parade of Homes, and our Golf Outing. We have committees for each of the events that have been working hard to make them all great events for WABA and I can't wait to be a part of them. I hope that you will join us at the events or help to spread the word about them. Our committees have been growing but we could still use more help. If you are interested in joining any of them please reach out to me or the committee chairs.

I am writing this letter before the end of April as I will be busy at the Chamber Expo and then in Washington D.C. for a NAHB conference. I will be joining all the other new Association Managers at NAHB headquarters to gain more knowledge and trade tips regarding my position here at WABA. The WABA Board of Directors encourages me to be a resource for our membership and this conference should be helping me take a big leap into becoming that.

With the upcoming events and our Monthly Membership Dinner Meeting in May I look forward to having a lot of opportunities to get to know more of you.

With Gratitude,
~ Cara Spatz, Business Manager

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NEW MEMBER

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Deer Run Stone
Jenny Gordon, Amaximmo
NorthStar Restoration Services

MAY

2018

SUN	MON	TUE	WED	THU	FRI	SAT
		1 POH Committee Meeting - 12:00 pm	2 Parade of Trades	3	4	5
6	7	8	9 BYOB Meeting 4:30 pm Home Show Committee Meeting - 3:00 pm Finance Committee Meeting - 4:00 pm	10	11	12
13	14 Membership Committee Meeting - 4:00 pm	15 BOD Meeting 4:00 pm	16 Golf Committee Meeting 10:30 am	17 DINNER MEETING	18	19
20	21	22	23	24 ITEMS FOR NEWSLETTER DUE	25	26
27	28	29 POH Committee Meeting - 4:00 pm	30	31 POH Builders Material Pick-up 4:00-5:00 pm		

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Monthly Dinner Meeting

May

Get Ready Members for a Beautiful Event! Mark your calendar for **Thursday, the 17th of May @ "The Elk's"**...located @ 414 Scott Street Wausau. Cocktail hour starts off @ 6 PM and I will have "Complimentary Beer" setup, from our local brewery for your pleasure! Then we will all sit down @ 7 PM to start a "VERY TASTY" plated sit-down salad, dinner, along with dessert..."Just for You!!" Here's what "The Elk's" is preparing for us!! Stuffed Pork Chops & Baked Chicken, Mashed Potatoes & Gravy, Scandinavian Blend Veggies, Tossed Salad w / French & Ranch Dressing, Rolls w / Butter, Coffee, Milk, Ice Water, and Dessert "Ice Cream w / Chocolate Sauce!" Yummy!! It's been a year since we've been there, and The Elk's just love having us!! So watch for your email invite & get your reservation in...you don't want to miss this one!! Spring is finally here so let's have a packed house!

Mrs. Gloria J. Fenhaus
Director & Chairman of Events

Attention

Please notify the Association Office if you have any information that could be shared in the newsletter regarding members of the Association. Such as births, deaths, surgeries and so on.

Congratulations to Travis Hoffman and his wife who welcomed their new baby, Rhett Ayden to this world on 4/1/2018. Both momma and baby are doing well!

For the Community

The Building Youth into Builders Committee will be holding its first "Parade of Trades". This event will be held on May 2nd. We will have 4 buses with students from Wausau East, Wausau West, DC Everest, Marathon and Edgar participating. They will go to several of our parade homes. Each home will have two stations featuring electrical, siding, design, roofing, plumbing and landscaping. This is a great learning opportunity for approx. 100 students who are interested in the building trades. The committee is providing the bus fees along with a lunch for each student. If you would like to donate to help fund any of the cost please call Cara at 715-845-9510.

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MILLENNIALS ARE NEW GROWTH ENGINE FOR NEW HOME SALES IN U.S.

Residential News » New York City Edition | By WPJ Staff | April 3, 2018 8:03 AM ET

According to recent data from the Census Bureau, millennials are increasingly entering the housing market as first-time buyers, as the U.S. housing industry celebrates New Homes Month in April 2018.

The homeownership rate of millennials--now at 36 percent--registered the largest gains among all age groups in 2017. As the nation's largest demographic group, more than 70 million millennials are poised to dominate the home buying market in the months and years ahead.

"Millennials are recognizing the benefits of homeownership and are eager to buy their first homes," said National Association of Home Builders (NAHB) Chairman Randy Noel. "And contrary to conventional wisdom, this generation is in the market for single-family homes in the suburbs as they look ahead to raising their families."

Home builders recognize the changing demographics and the increasing demand for entry-level homes. Yet rising construction costs and limited lot availability create significant challenges to building smaller, single-family detached homes that are both affordable to first-time buyers and cost-effective for builders.

With millennials willing to compromise on space, townhouses are offering a more affordable option for younger buyers ready to purchase their first homes. After experiencing a drop during the Great Recession, the share of new townhome construction has been rising since 2009. According to NAHB analysis of Census data, townhome construction in 2017 was up seven percent from 2016.

Millennials also are looking for homes with three bedrooms and two bathrooms, outdoor space, flexible areas that can be used for a variety of purposes and more luxurious finishes, like quartz countertops.

Ongoing economic growth and rising wages are expected to continue boosting housing demand throughout 2018. NAHB analysis of the Census Bureau's Housing Vacancy Survey shows that the number of home owner households increased by 1.5 million in 2017, while the number of renter households declined by 76,000.



NFL'S CLAY MATTHEWS TACKLES A SPECIAL REMODEL PROJECT

Reprinted from the NAHB website

Green Bay Packers linebacker Clay Matthews' bruising style of play often causes his opponents to reach for the Advil and soak in an ice bath after a game.

But off the gridiron, there's a much softer side to Matthews, especially when it comes to his family. That caring personality is on full display in a recent HouzzTV episode in which Matthews hires NAHB Remodelers member Pat Hurst of Hurst Design & Build in Middleburg Heights, Ohio, for a special home renovation.

The twist is that this project wasn't even for Matthews' own home: He was seeking a professional remodeler to renovate the home of his brother and sister-in-law, who were expecting twin boys. Matthews wanted to help create a home better suited for the needs of a growing family with two newborns.

Matthews and Hurst Design & Build were initially connected, in part, because of Hurst's large presence on Houzz. After the parties met last fall and discussed the scope of the project, Matthews knew Hurst had the right skills and experience for the job.

"Working with Clay and the Matthews family was a great experience from beginning to end," said Hurst. "The episode turned out great, too, especially because it highlights some of the benefits of Houzz and gives consumers a more realistic perspective of a typical remodeling project."

NAHB and Houzz developed a strategic partnership more than two years ago, enabling NAHB members to use Houzz's technology and marketing capabilities to connect with a community of more than 40 million home owners and others interested in building or renovating homes. NAHB members can visit <http://info.houzz.com/NAHBmembers> to create or update their free professional profiles.



Did you know?

*You can find this information by going to the
“wisbuild.org/building-resources”*

Building Resources

Building Codes

Information on Wisconsin's Uniform Dwelling Code (UDC) for one- and two-family dwellings built since June 1, 1980. Provided by the State of Wisconsin Department of Safety and Professional Services (DSPS).

Construction Recycling Directory

Courtesy of the non-profit WasteCap Resource Solutions, a directory that will help you locate recycling facilities, haulers, building specialists, and other sustainable resources near your office or project.

Lead Certification Courses

As of April 22, 2010, anyone who conducts renovations, repairs, or painting in pre-1978 or child-occupied facilities must get EPA lead certified. Find out about upcoming courses and view frequently asked questions.

Industry Quality Standards

A WBA manual published in 2009 outlining a standard level of building in Wisconsin.

Online Building Permits

The Wisconsin online building permit system was developed by the Department of Safety & Professional Services to allow municipalities to gain compliance with 2015 Act 211. Building permits for some municipalities can now be requested online through this portal.

Right to Cure Law

In the event of a dispute concerning construction defects after a a construction or remodeling project is completed, the state of Wisconsin has created a step-by-step process which allows contractors the chance to address the complaint before a lawsuit is filed.

SILENT AUCTION

Another successful silent and live auction is in the books. As a result of all the donations and successful bids, we once again exceeded our goal! We had over 60 live and silent auction donations, and a great variety of items it was. Thanks to Larry Meyer for once again being our awesome auctioneer. I think he has a new calling for his retirement years! We also raised money by having our traditional game – this year it was the bean bag toss. Thank you to the ladies at Runkel Abstract & Title and County Land & Title for running the game all night. A huge shout out to Cara and Carolyn for all their assistance getting things to run smooth and taking care of all the behind the scene details as well. It was wonderful to have Brad from WBA attend the event and assist with checking everyone out. Gloria did a great job making sure our bellies were full of food and beverages. I cannot thank Eric Golla and Jamie Wilde enough for all their help planning, asking for donations and all their work the day of the event as well. Best committee ever! After the event concluded, we already sat down and started planning next years.





ADVOCACY DIGEST



A MORE REASONABLE TIMEFRAME FOR STATUTE OF REPOSE BECOMES LAW

Recently Governor Walker Signed Assembly Bill 773 (AB 773) which contains a number of civil litigation reforms.

Representative Mark Born and John Nygren, along with Senators Dave Craig and Tom

Tiffany, deserve a great deal of credit for getting this comprehensive package of reforms passed before the close of the legislative session.

After completing other key priorities by the end of February, the passage of AB 773 became a top priority during the closing days of the legislative session mid-March. During the end of this session, AB 773 appeared to be “dead” a number of times, so passage of the final version of the bill was the result of a great deal of effort by the WBA, the Wisconsin Civil Justice Council, the Wisconsin Insurance Alliance, the Wisconsin Manufacturers and Commerce, and the National Federation of Independent Business.

This bill focuses on a number of areas, including the scope of discovery, mandatory disclosures of third party litigation financing, automatic stay of discovery, production of certain categories of electronically stored information, limits on discovery methods, reforms to class actions, changes to the statutes of limitations, interest rates on untimely payment of insurance claims, audits of unclaimed property, and--most notably for WBA members--changes to the statute of repose that result from deficiency or defect to an improvement to real property.

Under current law, the exposure period for such a claim resulting from a building or remodeling project is typically 10 years from substantial completion of the improvements. However, if the damages are sustained during years 8 through 10 from substantial completion, the time to commence an action is extended 3 additional years, making it 13 years. AB 773 amends current law to provide an exposure period of 7 years. AB 773 also provides that if the damages are sustained in years 5 through 7, then the time for commencing an action is extended 3 additional years. Thus, the exposure period would be up to 10 years instead of 13.

Now that AB 773 has been signed into law, Wisconsin joins Connecticut as the only two states that have a 7-year statute

of repose. 30 states now have longer statute of repose for construction defects which range in years from 8 to 13.

For more detailed summary of AB 773, [click here](#).

WETLAND REFORM BECOMES LAW

After several changes during the legislative process in both the state assembly and the state senate, the legislation to reform and streamline the permitting process to build in areas that contain wetlands was recently signed into law. Assembly Bill 547, authored by Senator Roger Roth and Representative Jim Steineke, became 2017 Wisconsin Act 183 with Governor Walker's signature on Wednesday, March 28, 2018.

Some of the highlights of the 2017 Wisconsin Act 183 include:

- Wetland identification and confirmations (delineations) that were provided by the Department of Natural Resources (DNR) on or after January 1, 2003 will now be effective for 15 years instead of 5 years (current law).
- The 15-year validity applies even if the wetland identification or wetland confirmation expired prior to the effective date of this bill unless a more recent wetland identification or confirmation was provided by the DNR showing that a discharge to a wetland on a parcel was conducted in compliance with a wetlands permit issued prior to the bill's effective date.
- Exempts from state permit requirements a fill of a state wetland that occurs in an urban area if the discharge does not affect more than one acre of wetland per parcel; does not affect a rare and high-quality wetland, and the development related to the fill is done in compliance with any applicable storm water management zoning ordinance or storm water discharge permit.
- Exempts from state permitting requirements a fill of a state wetland that occurs outside an urban area if the discharge does not affect more than three acres of wetland per parcel; does not affect a rare and high-quality wetland; and the development related to the discharge is a structure, such as a building, driveway, or road, with an agricultural purpose.
- “Artificial wetlands” will now be exempt from state permit requirements.
- “Artificial wetland” is defined in the bill to mean a landscape feature where hydrophytic vegetation may be present because of human modification to the landscape or

hydrology and for which the DNR has no definitive evidence showing prior wetland or stream history that existed before August 1, 1991. This definition excludes wetlands that serve as a fish spawning area or a passage to a fish spawning area and wetlands created because of a mitigation program.

- The new regulatory provisions of the bill relating to state regulated wetlands are statewide and uniform throughout Wisconsin, much like the Uniform Dwelling Code in the construction of one and two-family homes.
- DNR will have the ability to award grants to nonprofit organization to create, restore, or enhance wetlands under the in-lieu fee program on state stewardship land. DNR will also be able to make grants to nonprofit organizations for property development activities relating to wetlands created, restored, or enhanced under a wetland mitigation grant on DNR stewardship land.

For an additional summary of 2017 Wisconsin Act 183, click [here](#).

We believe that this package of changes will allow for a streamlined process for housing development, which will ultimately help drive down the cost of the development process and reduce the cost of housing for Wisconsin families.

A special thank you is due to members who helped review and craft this legislation, and to those of you that used the VoterVoice system to reach out to members of the Wisconsin legislature in support of this legislation.

DEVELOPMENT AND HOUSING AFFORDABILITY ACT NOW 2017 WISCONSIN ACT 243

Outside of a state budget, it is rare to craft a piece of legislation that has as many housing wins as 2017 Assembly Bill 770 (AB 770). Discussion on AB 770 began early in 2017 and continued as the legislation was changed in committee with one additional small change coming on the floor of the state senate very late in the process.

Representative Rob Brooks and his staff member Christopher Schaefer deserve a huge “thank you” for all the hard work they put into crafting, introducing, and making changes to AB 770. While not all municipal government advocacy groups at the end supported all of the provisions of AB 770, Representative Brooks made several changes to the original bill to get more support during the process.

Another thank you goes out to Senator Duey Stroebel for taking on a leadership role on this bill after the lead author, former Senator Frank Lasee, left his position to take a role in Governor Walker’s administration.

Some highlights AB 770 are:

- Park fees in state statutes are addressed only as an impact fee and not in multiple places in state statutes.
- Changes to provide clarifications and greater flexibility for developers to use bonds in the dedication of infrastructure that is paid for by a developer and dedicated to a municipality. These are clarifications of 2013 Wisconsin Act 280 which passed the legislature on voice votes in both houses.
- Prohibits a developer’s agreement from mandating building codes that exceed the statewide uniform standards of the Uniform Dwelling Code.
- Multiple changes to the impact fee state statutes, including refunding impact fees if not used after 8 years (current law is 10 years), municipal reporting on the usage of impact fees, allowing the use of a letter of credit to pay for an impact fee if the fee is not going to be used right away, allowing an impact fee to be paid when a permit is pulled or 6 months prior to when the fee will be used, deleting the requirement of a petition to contest an impact fee needing to be filed within sixty days of the fee going into effect, and forbidding a municipality from using impact fees for operations and maintenance of public facilities.
- Prohibits the use of inclusionary zoning ordinances.
- The income approach can be used in the valuation of property that is acquired through eminent domain.
- The regulation of storm water management systems is made more uniform. Some municipalities have stormwater stay-on requirements that far exceed the state DNR standards at a detriment to housing affordability for low and middle-income families, while failing to provide an environmental or economic benefit to the municipality that would not have been achieved by using the state DNR standard.
- Asks local units of government to be more transparent with the public on fees related to housing and development that are being charged in that municipality

AB 770 as of today is now 2017 Wisconsin Act 243 and the text of the act can be found [here](#).

EFFICIENCY COMING TO DSPS COUNCILS WITH 2017 WISCONSIN ACT 240

The third WBA-supported bill to be signed into law on April 2nd was Senate Bill 394 (SB 394), authored by Representative John Jagler and Senator Frank Lasee. SB 394 merges the functions of the Building Inspector Review Board and the Contractor Certification Council to the duties of the Uniform Dwelling Code Council. This provision was initially part of Governor Walker’s state budget, but was removed as policy at the start of the budget process.

Passage of SB 394, now 2017 Wisconsin Act 240, will bring some additional efficiencies to the Department of Safety and Professional Services while maintaining the public policy objectives of both boards and transferring those duties to the Uniform Dwelling Code Council.

Brad Boycks
WBA Director of Government and Political Affairs
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WABA Golf Scramble

Friday, June 22, 2018

10:30 Lunch/Registration

11:30 Shotgun Start



Pine Valley Golf Course

- Cash Prizes for Blind Bogey scoring
- 18 Holes with Carts
- Beverage Tickets
- Subs for lunch and Steaks for Dinner
- Goody Bags-Door prizes- Raffle Prizes
- NEW-Birdie Hole Event

Members and Non-Members

Welcome

\$65 Per Golfer

Dinner only \$20

We will pair you up and put you on a Team

Singles / Twosomes / Threesomes

2 free mulligan's per golfer-*Scramble Format*

Better your score-Buy String at the event

Team/Company Name _____ Primary Contact _____
E-Mail _____ Phone Number _____

Player 1:

Player 2:

Player 3:

Player 4:

Sponsorships-X your sponsorship level

Sign Included for all sponsors

Hole Sponsor- **\$50** _____

Lunch Sponsor -**\$200** _____

Dinner Sponsor -**\$200** _____

Beer Hole -**\$200**(includes ¼ barrel-) _____

Beverage Cart Sponsor-**\$75** (2-available) _____

Birdie Sponsor-**\$200 negotiable** (Includes hole prize) _____

Putting game-**\$100** (\$100 prize -unavailable) _____

Total Enclosed \$ _____

Please send registration and payment to the above address **before June 15, 2018** to secure your spot. To ensure a sign for your sponsorship please have in **by June 1st**.

Philip J Pesanka ***** 715-298-4186 ***** ppesanka@abbybank.com

Committee Chairman

Proceeds benefit WABA Scholarships

We Welcome Raffle Prize Donations **OR** Goody Bag Items!!