

DECEMBER 2025

Event Recaps

2026 Board of Directors
Announced

2025 Association
Award Winners



THE RIGHT ANGLE

A Publication of the Madison Area Builders Association

A magnifying glass with a gold frame is held over the text '2025'. The '0' is replaced by a target symbol with concentric circles. A red arrow with a jagged tail points from the bottom left towards the center of the target. The background of the magnifying glass shows a hand holding the handle.

2025

Year in Review

maba.org | mababuilds.org | webuildmadison.org



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608.345.1138
NMLS# 631944



Alison Beilke
608.217.3418
NMLS# 867156



Annisa Baker
608.219.1915
NMLS# 238748



Corey Randl
608.669.7355
NMLS# 500032



Haiying Zhang
206.384.7089
NMLS# 832150



Jurga Jokimciute
608.358.9954
NMLS# 791901



Jason Ford
608.225.9918
NMLS# 1900724



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JANUARY 2026

S	M	T	W	T	F	S
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4	5	6	7	8	9	10
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FEBRUARY 2026

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MARCH 2026

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APRIL 2026

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MAY 2026

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JUNE 2026

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MADISON AREA BUILDERS ASSOCIATION 2026 EVENT CALENDAR

JANUARY

- 16 - WBA Member Meeting & Installation
- 24-25 - Build & Remodel Expo
- 28 - Educational Series: OSHA Update
- 28 - Quarterly Membership Meeting

FEBRUARY

- 11 - Winter Blues, Booze & Wine
- 17-19 - International Builders Show

MARCH

- 5 - BUILD Women in Construction Conference
- 19 - March Madness

APRIL

- 16 - Educational Series: "Hot Topic"
- 16 - Quarterly Membership Meeting
- 23-24 - NAHB Area 10 Leadership Conference
- 29 - Sporting Clays @ Milford Hills

MAY

- 6 - MABA Happy Hour
- 13 - Spring Career Day
- 20 - Brew, Brats & Builders

JUNE

- 18 - PARADE OF HOMES Preview Party
- 19-28 - Spring PARADE OF HOMES
- TBD - WBA Celebration of Housing
- TBD - WB Foundation Golf Outing

JULY

- 27 - MABA Foundation Golf Outing @ Blackhawk

AUGUST

- 12 - Educational Series: Tax Update
- 12 - Quarterly Membership Meeting
- 26 - MABA Happy Hour

SEPTEMBER

- 9 - Golf Outing @ Pleasant View Golf Course
- 23 - Silent Auction & Mayor's Club

OCTOBER

- 6 - MABA Happy Hour
- TBD - Fall Career Day
- 9-11 & 16-18 - PARADE OF HOMES
- 22 - Fall Sporting Clays @ Milford Hills

NOVEMBER

- 4 - MABA Happy Hour
- 18 - Educational Series: Legal Update
- 18 - Annual Membership Meeting

DECEMBER

- 2 - Holiday Party

VISIT MEMBER.MABA.ORG/EVENTS/CALENDAR FOR MORE EVENT DETAILS

JULY 2026

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AUGUST 2026

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SEPTEMBER 2026

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OCTOBER 2026

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NOVEMBER 2026

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DECEMBER 2026

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30	31					



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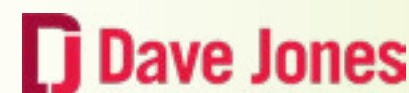


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2025 BOARD OF DIRECTORS

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Ken Nelson

Victory Homes of Wisconsin

PRESIDENT-ELECT

Paul Simon

Michael F. Simon Builders

FIRST VICE PRESIDENT

Patricia Schafer

Stagecoach Plumbing

TREASURER

Jamie Schoenemann

Builders FirstSource

SECRETARY

Molli Babler

Willow Ridge Design Build

IMMEDIATE PAST PRESIDENT

Shaun Scullion

Scullion Builders

DIRECTORS:

Brad Burrs

Urso Builders

Rob Carey

Precision Design Build

Linda Heipp

Hallmark Building Supplies

Ed Hoksbergen

Encore Homes

Angie Kieta

LP Building Solutions

Jim Lampe

Dane Building Concepts

Crystal Welsh

Coyle Carpet One

Brendan Woods

Baer Insurance Services

EXECUTIVE DIRECTOR: Chad Lawler

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GOVERNMENT AFFAIRS ASSOC: Ismail Chaoui

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EXPO

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- Brand awareness
- Professional environment
- Network with Members and Consumers

PRESENT

- Educate consumers on building & remodeling
- Show your industry expertise!
- Promote working with local businesses

SPONSOR

- Expand your market reach
- Large marketing campaign \$\$
- Show your support for MABA & NARI

SIGN UP TODAY!



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MADISON AREA
BUILDERS ASSOCIATION



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The Right Angle is published seven times per year. Notice of local, state, and national programs/events is a service to Association members. Such notices do not indicate Association endorsement or sponsorship unless specifically noted. The acceptance of advertising in The Right Angle does not indicate approval or endorsement of the advertiser or the advertiser's product by Association. Madison Area Builders Association makes no warranties and assumes no responsibility for completeness of the information contained herein.



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2025 YEAR IN REVIEW

Thank You to all the MABA Members who attended the Annual Meeting on November 12th! In case you missed it, here's a recap of MABA's 2025 Happenings!

MAJOR INITIATIVES

- **Completed Fifteen (15) Strategic Plan Initiatives** in 2025, with several others nearing completion!
- First Redraft of the **MABA Bylaws** in over a decade!
- McKenzie Regional Workforce Center
 - Next Gen, MMSD/Capital, Hires (over 25), and more to come.
- Established new Communication and Marketing Plan with Ideas by Evoke (Launch in January 2026)!
- Government Affairs Committee
 - Created [MABAbuilds.org](https://mababuilds.org) including.....
 - A **Development Map** with all residential developments listed for your convenience!
 - A **Municipal Fee Study** with Vierbicher and provided analysis of each municipality included within the Study.
 - Created the Gov't Affairs Executive Committee and created SOPs and Policies for GAC Activities



SCAN for
mababuilds.org

SCAN for the
Fee Study



FINANCIALS/ASSETS

- Projected Year-End Operating Budget: \$70K improvement over budget (budgeted \$33k loss)
- November 10th Cash Balance – \$195,000
- October 31st LPL Investment Account – \$2.32M
YTD gain of \$350K+



MEMBERSHIP

- YTD: +14 Members
- Affiliates = 5 ■ Associates = 322 ■ Builders = 101



2025 YEAR IN REVIEW continued



EVENTS

- **Parade of Homes & Fall Parade of Homes**
 - Homes Entered: Spring - 32 | Fall - 18
 - Unique Builders: Spring - 27 | Fall - 17
 - Clustered Site Visits: Spring - 10,629
 - Scattered Site Visits: Spring - 47,505 | Fall - 17,077
- **Build & Remodel Expo** grew again in 2025!
 - Booth Sales↑; Attendance↑; Ticket Sales↑
 - There's still time to sign up to Exhibit, Present a Seminar, or Sponsor the January 2026 Expo (contact Lisa!).
- Women in the Construction Industry's **BuildX Conference** in March had over 300 attendees and will return to Madison on March 5, 2026 at the Monona Terrace!
- **Political Giving**: YTD, MABA has exceeded its WBA goal by more than 400%!

PARADE
OF HOMES



COMING TO YOU (NEW) IN 2026

- **NAHB Area 10 Leadership Conference** - April 23-24, 2026
- **BuildX Back in Madison** - March 5, 2026
- Exciting Events with a casino night AND a return to Camp Randall!
- **Student Home Build** with Middleton High School Students and MRWC Participants
- Establishing two new committees: **Latino Group** and the **Young Professionals Committee**
- Implementation of a **new Communications plan** starting in January (less emails, more targeted)
- Potential Home remodel for the surviving student and his family from the Abundant Life school shooting to ensure his home is wheelchair accessible. Big shout out to Rob Carey of Precision Design Build for being our member lead.



We celebrate a successful 2025 and look forward to everything 2026 has in store for MABA and all it's Members!






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local roots.**

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for voting us the **WINNERS** **2** YEARS IN
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2025 MABA AWARD WINNERS

Congratulations to the 2025 MABA Award Winners!
MABA thanks everyone who served the Association throughout this past year!






KEN NELSON
Victory Homes of WI
Builder of the Year

PATRICIA SCHAFER
Stagecoach Plumbing
Associate of the Year

LINDA HEIPP
Hallmark Building Supplies
Volunteer of the Year

PATRICIA SCHAFER
Lifetime
Achievement



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2025 MABA CHAMPION AWARD WINNERS

Congratulations to the 2025 MABA Champion Award Winners!
We appreciate your commitment to MABA and the building industry.

**WORKFORCE
DEVELOPMENT
CHAMPION**

ROB CAREY
Precision Design
Build

Awarded to the MABA
Member who actively
supports workforce
development and
leads in industry
education

**ADVOCACY
CHAMPION**

MARK BREHMER
Windsor Building
Systems

Awarded to the MABA
Member who shows
strong leadership and
commitment to
advocacy within the
industry

**PHILANTHROPY
CHAMPION**

JIM VANDER GALIEN
Sam's Well Drilling

Awarded to the MABA
Member who leads
through generous
giving and consistent
support of the
community

**ASSOCIATION
MEMBERSHIP
CHAMPION**

MOLLI BABLER
Willow Ridge
Design Build

Awarded to the MABA
Member who
supports our staff,
members, and
community while
serving as a leader in
the industry






10

RIGHT ANGLE

DECEMBER 2025

11

WELCOME BOARD MEMBERS

Introducing the 2026 MABA Board of Directors Electees!

BUILDER MEMBER



Joe Crary
Crary Construction

ASSOCIATE MEMBERS

3 year term



Angie Kieta
LP Building Solutions

2 year term



Linda Heipp
Hallmark Building Supplies

1 year term



Brendan Woods
Baer Insurance



Andy Voeltner
OMNI Financial



Crystal Welsh
Coyle Carpet One



Madison Area Builders Association 2026 BOARD OF DIRECTORS

Executive Board



President
Ken Nelson
Victory Homes of Wisconsin



President-Elect
Paul Simon
Michael F. Simon Builders



First Vice President
Jamie Schoenemann
Builders FirstSource



Treasurer
Brendan Woods
Baer Insurance



Secretary
Molli Babler
Willow Ridge Design Build



Immediate Past President
Shaun Scullion
Scullion Builders

Directors

Brad Burrs - Urso Builders

Rob Carey - Precision Design Build

Joe Crary - Crary Construction

Linda Heipp - Hallmark Building Supplies

Angie Kieta - LP Building Solutions

Jim Lampe - Dane Building Concepts

Andy Voeltner - OMNI Financial

Crystal Welsh - Coyle Carpet One

Thank you to outgoing Board members Ed Hoksbergen & Pat Schafer!

Single Family and Duplex Permits Issued Municipality Report

Municipality	2025 Total	2024 Total	2025 Starts	2024 Starts	2025 Avg. Value	2024 Avg. Value	2025 Avg. Sq Ft	2024 Avg. Sq Ft
Albion (T)	\$4,450,000	\$1,460,000	8	4	\$556,250	\$365,000	1,793	1,581
Black Earth	\$1,600,000		2		\$800,000		2,337	
Black Earth (T)	\$700,000	\$1,060,000	1	1	\$700,000	\$1,060,000	2,333	5,650
Blooming Grove (T)		\$800,000		1		\$800,000		4,350
Blue Mounds (T)		\$1,350,000		2		\$675,000		3,500
Bristol (T)		\$6,005,000		8		\$750,625		3,656
Burke (T)	\$969,000	\$1,120,000	2	2	\$484,500	\$560,000	1,523	2,575
Christiana (T)	\$500,000	\$1,800,000	1	2	\$500,000	\$900,000	1,700	3,325
Cottage Grove	\$16,272,000	\$17,458,400	32	31	\$508,500	\$563,110	2,588	2,837
Cottage Grove (T)	\$1,603,000	\$2,205,000	3	4	\$534,333	\$551,250	1,995	3,133
Cross Plains	\$11,168,000	\$13,248,000	18	30	\$620,444	\$441,533	2,075	2,136
Cross Plains (T)	\$2,150,000	\$820,000	3	1	\$716,667	\$820,000	2,153	4,150
Dane	\$1,002,000	\$500,000	2	1	\$501,000	\$500,000	2,688	1,700
Dane (T)	\$780,000		1		\$780,000		3,000	
Deerfield	\$380,000		1		\$380,000		1,266	
Deerfield (T)	\$2,224,000	\$915,000	2	2	\$1,112,000	\$457,500	3,198	2,350
DeForest	\$25,007,000	\$38,903,000	39	73	\$641,205	\$532,918	3,029	2,721
Dunkirk (T)	\$1,250,000	\$1,550,000	2	4	\$625,000	\$387,500	2,369	2,035
Dunn (T)	\$8,798,000	\$4,865,000	10	7	\$879,800	\$695,000	2,656	3,131
Fitchburg	\$30,393,548	\$40,299,600	64	82	\$474,899	\$491,459	2,061	2,442
Madison	\$98,461,868	\$97,396,787	200	213	\$492,309	\$457,262	2,148	2,113
Mazomanie	\$1,813,000	\$600,000	2	1	\$906,500	\$600,000	3,233	2,000
Mazomanie (T)		\$372,000		1		\$372,000		1,550
McFarland	\$7,885,000	\$12,749,105	17	29	\$452,059	\$439,624	2,043	2,070
Medina (T)	\$1,213,000	\$1,080,000	2	2	\$606,500	\$540,000	2,276	3,000
Middleton	\$34,624,000	\$31,869,000	60	62	\$577,067	\$514,016	2,550	2,325

Municipality	2025 Total	2024 Total	2025 Starts	2024 Starts	2025 Avg. Value	2024 Avg. Value	2025 Avg. Sq Ft	2024 Avg. Sq Ft
Middleton (T)	\$22,438,000	\$31,674,000	19	28	\$1,180,842	\$1,131,214	3,718	5,285
Montrose (T)	\$2,383,600		4		\$595,900		2,109	
Mount Horeb	\$9,971,000	\$8,928,000	19	16	\$524,789	\$433,000	2,187	2,027
Oregon	\$34,894,500	\$42,907,056	83	87	\$420,416	\$493,185	1,994	2,456
Oregon (T)	\$600,000	\$498,000	1	1	\$600,000	\$498,000	2,230	1,700
Perry (T)	\$650,000	\$1,940,000	1	3	\$650,000	\$646,667	1,625	2,800
Pleasant Springs (T)	\$2,110,000	\$292,000	5	1	\$422,000	\$292,000	1,635	1,000
Primrose (T)	\$550,000	\$1,938,000	1	2	\$550,000	\$969,000	2,044	3,475
Roxbury (T)	\$3,493,000	\$4,171,000	4	6	\$873,250	\$695,167	2,411	3,733
Rutland (T)	\$1,700,000	\$1,009,000	2	2	\$850,000	\$504,500	3,237	1,650
Springdale (T)	\$2,004,000	\$5,897,000	3	7	\$668,000	\$842,429	2,435	3,690
Springfield (T)		\$1,450,000		2		\$725,000		3,900
Stoughton	\$25,798,000	\$25,788,000	79	70	\$326,532	\$368,400	1,921	2,290
Sun Prairie	\$35,517,523	\$23,256,000	78	56	\$455,353	\$415,286	1,952	2,521
Sun Prairie (T)		\$1,100,000		2		\$550,000		2,700
Vermont (T)	\$600,000	\$3,075,000	1	4	\$600,000	\$768,750	1,500	2,988
Verona	\$30,077,148	\$37,208,285	56	74	\$537,092	\$502,788	2,456	2,218
Verona (T)	\$11,852,000	\$5,317,000	10	6	\$1,185,200	\$886,167	4,079	4,283
Vienna (T)	\$750,000		1		\$750,000		2,788	
Waunakee	\$59,290,000	\$52,200,000	86	92	\$689,419	\$567,391	3,094	2,743
Westport (T)	\$12,324,000	\$30,412,000	12	22	\$1,027,000	\$1,382,364	4,752	4,938
Windsor		\$1,638,000		3		\$546,000		2,618
Windsor (T)	\$44,294,600	\$29,959,500	72	60	\$615,203	\$499,325	2,861	2,486
York (T)	\$1,080,000		2		\$530,000		1,892	

Year to Year October Comparison

YEAR	SUM	COUNT	AVG VALUE	AVG SQ FT
2015	28,291,000	90	314,344	2,571
2016	38,244,000	114	335,473	2,721
2017	34,467,000	96	359,031	2,643
2018	39,509,000	103	383,582	2,746
2019	37,481,000	108	347,046	2,561
2020	58,615,000	146	401,472	2,737
2021	43,212,000	87	496,689	2,929
2022	46,833,000	84	557,535	2,943
2023	58,042,000	108	537,425	2,844
2024	68,790,472	121	568,516	2,521
2025	38,547,000	70	550,671	2,299

Year to Date Comparison

YEAR	SUM	COUNT	AVG VALUE	AVG SQ FT
2015	309,386,000	1003	308,460	2,592
2016	337,511,669	1046	322,668	2,594
2017	360,001,465	1068	337,080	2,629
2018	382,222,000	1080	353,909	2,629
2019	371,908,774	1034	359,679	2,664
2020	450,542,720	1130	398,710	2,789
2021	510,052,000	1135	449,385	2,879
2022	541,210,590	1097	493,355	2,845
2023	523,511,900	1075	486,987	2,754
2024	587,077,733	1107	530,332	2,556
2025	555,396,787	1011	549,353	2,401

Single Family and Duplex Permits Issued Municipality Report

Municipality	2025 Total	2024 Total	2025 Starts	2024 Starts	2025 Avg. Value	2024 Avg. Value	2025 Avg. Sq Ft	2024 Avg. Sq Ft
Albion (T)	\$4,450,000	\$1,950,000	8	6	\$556,250	\$390,000	1,793	1,565
Black Earth	\$1,600,000		2		\$800,000		2,337	
Black Earth (T)	\$700,000	\$1,060,000	1	1	\$700,000	\$1,060,000	2,333	5,650
Blooming Grove (T)		\$800,000		1		\$800,000		4,350
Blue Mounds (T)		\$1,350,000		2		\$675,000		3,500
Bristol (T)		\$6,005,000		8		\$750,625		3,656
Burke (T)	\$2,569,000	\$1,805,000	3	3	\$856,333	\$601,667	2,348	2,478
Christiana (T)	\$1,000,000	\$2,974,000	2	4	\$500,000	\$743,500	1,780	2,633
Cottage Grove	\$17,022,000	\$20,141,400	33	36	\$515,818	\$559,483	2,594	2,807
Cottage Grove (T)	\$1,603,000	\$2,205,000	3	4	\$534,333	\$551,250	1,995	3,133
Cross Plains	\$13,777,000	\$13,737,000	23	31	\$599,000	\$443,129	2,073	2,132
Cross Plains (T)	\$2,150,000	\$820,000	3	1	\$716,667	\$820,000	2,153	4,150
Dane	\$1,002,000	\$500,000	2	1	\$501,000	\$500,000	2,688	1,700
Dane (T)	\$780,000		1		\$780,000		3,000	
Deerfield	\$380,000		1		\$380,000		1,266	
Deerfield (T)	\$2,224,000	\$915,000	2	2	\$1,112,000	\$457,500	3,198	2,350
DeForest	\$25,857,000	\$42,583,000	40	79	\$646,425	\$539,025	3,060	2,729
Dunkirk (T)	\$1,250,000	\$1,550,000	2	4	\$625,000	\$387,500	2,369	2,035
Dunn (T)	\$9,648,000	\$4,865,000	12	7	\$804,000	\$695,000	2,541	3,131
Fitchburg	\$35,492,548	\$41,916,600	75	86	\$473,234	\$487,402	2,020	2,417
Madison	\$102,995,968	\$106,568,787	210	229	\$490,457	\$465,366	2,152	2,155
Mazomanie	\$3,288,000	\$600,000	4	1	\$822,000	\$600,000	2,987	2,000
Mazomanie (T)		\$372,000		1		\$372,000		1,550
McFarland	\$9,520,000	\$13,242,105	20	30	\$476,000	\$441,404	2,003	2,070
Medina (T)	\$1,213,000	\$1,080,000	2	2	\$606,500	\$540,000	2,276	3,000
Middleton	\$39,250,000	\$38,164,000	70	68	\$560,714	\$561,235	2,530	2,437

Municipality	2025 Total	2024 Total	2025 Starts	2024 Starts	2025 Avg. Value	2024 Avg. Value	2025 Avg. Sq Ft	2024 Avg. Sq Ft
Middleton (T)	\$24,041,000	\$31,674,000	21	28	\$1,144,810	\$1,131,214	3,558	5,265
Montrose (T)	\$2,683,600	\$600,000	5	1	\$536,720	\$600,000	1,927	2,000
Mount Horeb	\$10,886,000	\$7,408,000	21	17	\$518,381	\$435,765	2,141	2,080
Oregon	\$37,743,500	\$44,333,056	87	90	\$433,833	\$492,590	2,008	2,479
Oregon (T)	\$600,000	\$498,000	1	1	\$600,000	\$498,000	2,230	1,700
Perry (T)	\$1,850,000	\$1,940,000	2	3	\$925,000	\$646,667	2,313	2,800
Pleasant Springs (T)	\$2,110,000	\$2,565,000	5	2	\$422,000	\$1,282,500	1,635	3,378
Primrose (T)	\$550,000	\$3,578,000	1	4	\$550,000	\$894,500	2,044	3,104
Roxbury (T)	\$3,493,000	\$4,171,000	4	6	\$873,250	\$695,167	2,411	3,733
Rutland (T)	\$1,700,000	\$1,009,000	2	2	\$850,000	\$504,500	3,237	1,650
Springdale (T)	\$3,204,000	\$8,056,000	4	8	\$801,000	\$1,007,000	2,942	4,128
Springfield (T)		\$1,450,000		2		\$725,000		3,900
Stoughton	\$27,096,000	\$26,898,000	82	74	\$330,439	\$363,486	1,911	2,257
Sun Prairie	\$37,464,523	\$25,574,000	82	61	\$456,884	\$419,246	1,954	2,512
Sun Prairie (T)		\$1,100,000		2		\$550,000		2,700
Vermont (T)	\$993,000	\$3,675,000	2	5	\$496,500	\$735,000	1,481	2,790
Verona	\$32,727,148	\$37,903,285	62	76	\$527,857	\$498,727	2,408	2,201
Verona (T)	\$13,132,000	\$5,317,000	11	6	\$1,193,818	\$886,167	3,999	4,283
Vienna (T)	\$750,000		1		\$750,000		2,788	
Waunakee	\$64,704,000	\$58,899,785	94	102	\$688,340	\$577,449	3,089	2,792
Westport (T)	\$15,724,000	\$30,412,000	14	22	\$1,123,143	\$1,382,364	4,957	4,938
Windsor		\$2,606,500		4		\$651,625		3,065
Windsor (T)	\$48,259,600	\$35,926,400	79	68	\$610,881	\$528,329	2,866	2,588
Windsor		\$1,429,000		3		\$476,333		2,086
York (T)	\$1,080,000		2		\$530,000		1,892	

Year to Year November Comparison

YEAR	SUM	COUNT	AVG VALUE	AVG SQ FT
2015	22,026,000	72	305,916	2,554
2016	27,922,000	85	328,494	2,673
2017	36,844,000	99	372,161	2,869
2018	39,113,000	101	387,257	2,825
2019	29,910,000	79	378,607	2,614
2020	28,967,000	76	381,144	2,527
2021	53,372,000	111	480,828	2,949
2022	39,600,000	75	528,000	2,831
2023	54,587,000	108	505,435	2,792
2024	55,149,185	86	641,269	2,802
2025	48,250,100	81	595,680	2,388

Year to Date Comparison

YEAR	SUM	COUNT	AVG VALUE	AVG SQ FT
2015	331,412,000	1075	308,290	2,590
2016	365,433,669	1131	323,106	2,600
2017	396,845,465	1167	340,056	2,650
2018	421,335,000	1181	356,761	2,645
2019	401,818,774	1113	361,023	2,661
2020	479,509,720	1206	397,603	2,773
2021	563,424,000	1246	452,186	2,885
2022	580,810,590	1172	495,572	2,844
2023	578,098,900	1183	488,671	2,757
2024	642,226,918	1193	538,329	2,574
2025	608,542,887	1101	552,718	2,400



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