


**July/August 2025**

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## Thinking about buying a home? Reach out to find out what your options are!

Whether you're looking for your first home, moving up to a large home or want to custom build, Bell Bank Mortgage is here to help.

Your dream home awaits. If you're interested in learning more about the loan process and your loan options, we'd love to help!



Jason Weber  
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



[bellbankmortgage.com](http://bellbankmortgage.com)

# MABA UPCOMING EVENTS

AUG  
**27**

**MABA Happy Hour**  
Gerhard's Kitchen Bath & Lighting  
5-8pm

Hosted By



SEP  
**10**

**MABA Golf Outing**  
Pleasant View Golf Course  
4 Foursomes remaining!

Premier Sponsor



Proud to offer:



SEP  
**TBD**

**Oktoberfest**  
Prost! | 401 E. Washington Ave, Madison  
5-8pm

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OCT  
**2**

**Fall Sporting Clays**  
Milford Hills, Johnson Creek  
11:30am - 3:30pm

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OCT  
**10-12  
&  
17-19**

**FALL PARADE  
OF HOMES**


EXCLUSIVELY SPONSORED BY



OCT  
**15**

**MABA Happy Hour**  
Marling HomeWorks showroom  
5-8pm

Hosted By



Learn more & register for MABA events at  
[member.maba.org/events/calendar/](http://member.maba.org/events/calendar/)





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### Flexible Financing Options

- Purchase and Refinance Loans
- Home Construction Loans
- Home Renovation
- Bridge Loans
- Home Equity/Lines of Credit

### GMB Advantages

- Competitive Rates and Fees
- Fast Pre-Approvals
- Local Servicing
- Local Underwriting/Approvals
- Local Appraisal Partners



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## 2025 BOARD OF DIRECTORS

### OFFICERS:

**PRESIDENT**  
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	Angie Kieta
Urso Builders	LP Building Solutions
Rob Carey	Jim Lampe
Precision Design Build	Dane Building Concepts
Linda Heipp	Crystal Welsh
Hallmark Building Supplies	Coyle Carpet One
Ed Hoksbergen	Brendan Woods
Encore Homes	Baer Insurance Services

**EXECUTIVE DIRECTOR:** Chad Lawler

**ASSOCIATE DIRECTOR:** Lisa Kratz

**EVENTS & OFFICE ASSOCIATE:** Faith Barrett

**CTE INSTR & WORKFORCE SPEC:** Pat Hatlen

**GOVERNMENT AFFAIRS ASSOC:** Ismail Chaoui





Trusted By The **WBA**



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# HAVE YOU REDEEMED YOUR BPA YET?

**\$4200 VALUE INCLUDED WITH YOUR MEMBER BENEFITS**



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**SALES + SALES PROCESS**

Small Business Growth Partner's services are not available to the general public. Eligibility is reserved solely for active WBA members – for no additional cost. Developed through focusing on the issues of small business builders, remodelers, and trade companies, your BPA will include a detailed and comprehensive analysis of your business.



MADISON AREA  
BUILDERS ASSOCIATION



DISCLAIMER: The Right Angle is the official newsletter of the Madison Area Builders Association. The Madison Area Builders Association is a non-profit trade organization dedicated to promoting a positive business environment by uniting, serving, and representing all aspects of the building industry.

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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# July Membership Meeting

Dahmen's at Hawks Landing

## QUARTERLY MEETING RECAP: NEW TOOLS, VALUABLE DATA, AND BYLAW UPDATES

At the July 23, 2025 Quarterly Meeting, we unveiled several key initiatives to support members and the community. Major updates include: bylaw changes, fee study, and a new website!



### NEW WEBSITE LAUNCH...mababuilds.org

#### DEVELOPMENT MAP

An **interactive map** with information on current and upcoming developments across the Madison area. Easily locate land opportunities and better understand growth trends throughout the region.

#### MUNICIPALITY PAGES

Find Municipality contact information, comprehensive plans, permit info, and more all in one place. Why search for the information, we've done it for you!

#### UPCOMING ELECTION INFORMATION, DANE COUNTY BUILDING PERMIT REPORTS, AND MORE TO COME!

Scan the QR code to the left to visit the new website: [www.mababuilds.org](http://www.mababuilds.org)

## RESIDENTIAL CONSTRUCTION FEE STUDY RELEASED

MABA hired Vierbicher to produce a detailed report on municipal fees related to development and construction across the 16 fastest-growing local jurisdictions. This provides insight that can guide members and clients in making strategic decisions about where to build.

Scan the QR code to the right to view the fee study or visit [www.mababuilds.org](http://www.mababuilds.org)



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# July Membership Meeting

Dahmen's at Hawks Landing

## BYLAW CHANGES PROPOSED AND VOTED ON

Significant updates to the MABA Bylaws were proposed by the Board of Directors and brought forward for a member vote. The changes reflect modern association management practices and allow policies—rather than rigid bylaws—to better adapt to evolving trends and technology. **The Bylaw Proposals were approved!**

### MODERNIZED MEMBERSHIP STRUCTURE

Streamlined requirements for Builder and Associate members to reduce barriers to entry.

### GREATER FLEXIBILITY & EFFICIENCY

Allows for electronic voting, virtual meetings, and updated processes that reflect how the Board and committees already operate.

### STRENGTHENED GOVERNANCE

Clarifies Board roles, adjusts Director term lengths, and formalizes succession planning.

### ENHANCED FOCUS ON WORKFORCE DEVELOPMENT

Adds training and skilled trades promotion to MABA's stated purpose, aligning with local and national workforce initiatives.

### ETHICS & COMPLIANCE TOOLS

Establishes policies for ethics and antitrust compliance, providing flexibility for updates.

### UPDATED FINANCIAL OVERSIGHT

Formalizes a schedule for audits and ensures continued protection for Board members through required insurance coverage.

### LANGUAGE & STRUCTURE CLEAN-UP

Removes outdated terms (like "facsimile") and gender-specific language to create a more inclusive and streamlined document.

**THANK YOU to everyone who attended, voiced your opinions, and helped MABA evolve!**





MABA Happy Hour hosted by **FERGUSON HOME**



**NEW SHOWROOM GRAND OPENING CELEBRATION!**




**WISCONSIN BUILDERS ASSOCIATION CONGRATULATIONS!**

The Wisconsin Builders Association presented Badger Craftsman Awards on June 26 to two MABA Members, Michael F. Simon Builders and Victory Homes of Wisconsin. The awards recognize excellence in residential construction and design across Wisconsin. More than 6,400 votes were cast by WBA Members and the general public.

Also John Stoker from Victory Homes of Wisconsin was honored to be named 2024 WBA Builder of the year for his outstanding contributions to the housing industry!


<b>MICHAEL F. SIMON BUILDERS</b> Best Remodel - Room Addition Best Home Feature	<b>VICTORY HOMES OF WISCONSIN</b> Best New Home over \$2.25M	<b>JOHN STOKER, VICTORY HOMES</b> 2024 WBA Builder of the Year
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**MABA MEMBERS**  
*after hours!*

We kicked off the summer in style—  
networking with apps and drinks while  
stepping into the future of home design.





**WELCOME**

**SO MUCH ROOM FOR ACTIVITIES!**



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**SHOWROOM GRAND OPENING**  
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"Ok, now which one is the big saw?"

# 75<sup>th</sup> PARADE OF HOMES IN REVIEW



34 Homes

- 11 Parade Site Homes
- 23 Scattered-Site Homes

2 Parade Sites

7,655 Tickets Sold  
\$83,275 in Ticket Revenue





10,629 Visits to Parade Sites  
47,505 Visits to Scattered-Sites

3,387 Unique Visitors to Virtual Parade of Homes (first week!)  
4,425 Site Sessions on Virtual Parade of Homes (first week!)





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Single Family and Duplex Permits Issued  
Municipality Report

<i>Municipality</i>	<i>2025 Total</i>	<i>2024 Total</i>	<i>2025 Starts</i>	<i>2024 Starts</i>	<i>2025 Avg. Value</i>	<i>2024 Avg. Value</i>	<i>2025 Avg. Sq Ft</i>	<i>2024 Avg. Sq Ft</i>
Albion (T)	\$2,350,000		3		\$783,333		2,222	
Black Earth	\$1,100,000		1		\$1,100,000		2,750	
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)		\$600,000		1		\$600,000		2,850
Bristol (T)		\$850,000		1		\$850,000		3,794
Burke (T)	\$969,000	\$370,000	2	1	\$484,500	\$370,000	1,523	1,800
Cottage Grove	\$7,598,000	\$5,471,000	15	11	\$506,533	\$497,364	2,595	2,715
Cottage Grove (T)	\$350,000	\$1,705,000	1	3	\$350,000	\$568,333	1,166	3,227
Cross Plains	\$7,886,000	\$8,526,000	13	19	\$606,615	\$448,737	1,987	2,181
Cross Plains (T)	\$2,150,000		3		\$716,667		2,153	
Dane	\$1,002,000		2		\$501,000		2,688	
Dane (T)	\$780,000		1		\$780,000		3,000	
Deerfield	\$380,000		1		\$380,000		1,266	
Deerfield (T)	\$2,224,000	\$615,000	2	1	\$1,112,000	\$615,000	3,198	3,150
DeForest	\$13,377,000	\$19,775,000	20	39	\$668,850	\$507,051	3,101	2,605
Dunkirk (T)	\$700,000	\$800,000	1	2	\$700,000	\$400,000	2,692	2,400
Dunn (T)	\$6,458,000	\$2,450,000	7	3	\$922,571	\$816,667	2,529	3,270
Fitchburg	\$15,168,548	\$18,506,000	32	43	\$474,017	\$430,372	2,156	2,263
Madison	\$42,995,368	\$34,318,000	82	84	\$524,334	\$408,548	2,183	2,055
Mazomanie	\$1,813,000		2		\$906,500		3,233	
McFarland	\$5,964,000	\$4,595,000	13	10	\$458,769	\$459,500	2,044	2,309
Medina (T)		\$500,000		1		\$500,000		2,850
Middleton	\$21,426,000	\$17,303,000	35	38	\$612,171	\$455,342	2,527	2,147
Middleton (T)	\$11,916,000	\$22,774,000	9	20	\$1,324,000	\$1,138,700	3,595	5,281
Montrose (T)	\$1,653,600		3		\$551,200		1,907	

<i>Municipality</i>	<i>2025 Total</i>	<i>2024 Total</i>	<i>2025 Starts</i>	<i>2024 Starts</i>	<i>2025 Avg. Value</i>	<i>2024 Avg. Value</i>	<i>2025 Avg. Sq Ft</i>	<i>2024 Avg. Sq Ft</i>
Mount Horeb	\$5,720,000	\$1,745,000	11	4	\$520,000	\$436,250	2,324	1,899
Oregon	\$23,248,500	\$16,580,000	54	38	\$430,528	\$436,316	2,042	2,246
Perry (T)	\$850,000	\$740,000	1	2	\$850,000	\$370,000	1,625	2,200
Pleasant Springs (T)	\$250,000		1		\$250,000		1,200	
Primrose (T)		\$700,000		1		\$700,000		3,850
Roxbury (T)	\$550,000	\$3,589,000	1	5	\$550,000	\$717,800	1,833	3,850
Springdale (T)	\$1,434,000	\$2,880,000	2	3	\$717,000	\$960,000	2,593	5,217
Springfield (T)		\$1,450,000		2		\$725,000		3,900
Stoughton	\$12,737,000	\$7,557,000	41	21	\$310,659	\$359,857	2,177	2,357
Sun Prairie	\$19,601,523	\$13,443,000	44	31	\$445,489	\$433,845	1,987	2,598
Sun Prairie (T)		\$1,100,000		2		\$550,000		2,700
Vermont (T)	\$600,000	\$775,000	1	1	\$600,000	\$775,000	1,500	4,350
Verona	\$11,552,148	\$21,307,000	23	45	\$502,267	\$473,489	2,150	2,271
Verona (T)	\$3,857,000	\$3,930,000	3	4	\$1,285,667	\$982,500	4,278	4,775
Waunakee	\$35,287,000	\$30,147,000	52	53	\$678,596	\$568,811	3,051	2,739
Westport (T)	\$3,693,000	\$11,036,000	5	7	\$738,600	\$1,576,571	4,200	5,112
Windsor (T)	\$25,453,600	\$12,853,000	47	19	\$541,566	\$676,474	2,795	2,681
York (T)	\$405,000		1		\$405,000		1,350	

Year to Year May Comparison					Year to Date Comparison				
YEAR	SUM	COUNT	AVG VALUE	AVG SQ FT	YEAR	SUM	COUNT	AVG VALUE	AVG SQ FT
2015	34,673,000	108	321,046	2,654	2015	151,958,000	488	311,389	2,609
2016	50,067,499	143	350,122	2,635	2016	169,221,499	528	320,495	2,557
2017	40,520,000	114	355,438	2,828	2017	177,724,466	534	332,817	2,619
2018	39,564,000	116	341,068	2,581	2018	192,075,000	557	344,838	2,594
2019	33,872,000	89	380,584	2,762	2019	181,940,774	501	363,155	2,723
2020	31,994,000	91	351,582	2,514	2020	197,662,000	504	392,186	2,762
2021	49,015,000	114	429,956	2,807	2021	261,518,000	613	426,619	2,773
2022	55,689,500	112	497,227	2,706	2022	265,921,500	565	470,657	2,801
2023	54,278,000	111	488,990	2,841	2023	269,747,000	557	484,285	2,819
2024	51,864,000	90	576,266	2,669	2024	270,850,000	517	523,887	2,589
2025	61,940,100	118	524,916	2,349	2025	293,999,287	536	548,506	2,409



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)	\$2,350,000	\$300,000	3	1	\$783,333	\$300,000	2,222	1,550
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)		\$600,000		1		\$600,000		2,850
Bristol (T)		\$4,530,000		5		\$906,000		4,099
Burke (T)	\$969,000	\$370,000	2	1	\$484,500	\$370,000	1,523	1,800
Christiana (T)	\$500,000		1		\$500,000		1,700	
Cottage Grove	\$8,967,000	\$8,445,000	18	17	\$498,167	\$496,765	2,562	2,686
Cottage Grove (T)	\$1,603,000	\$1,705,000	3	3	\$534,333	\$568,333	1,995	3,227
Cross Plains	\$8,799,000	\$8,526,000	15	19	\$586,600	\$448,737	1,984	2,181
Cross Plains (T)	\$2,150,000		3		\$716,667		2,153	
Dane	\$1,002,000		2		\$501,000		2,688	
Dane (T)	\$780,000		1		\$780,000		3,000	
Deerfield	\$380,000		1		\$380,000		1,266	
Deerfield (T)	\$2,224,000	\$615,000	2	1	\$1,112,000	\$615,000	3,198	3,150
DeForest	\$14,371,000	\$19,775,000	22	39	\$653,227	\$507,051	3,060	2,605
Dunkirk (T)	\$700,000	\$800,000	1	2	\$700,000	\$400,000	2,692	2,400
Dunn (T)	\$7,698,000	\$3,545,000	8	5	\$962,250	\$709,000	2,809	3,208
Fitchburg	\$18,952,548	\$23,814,000	41	50	\$462,257	\$476,280	2,057	2,344
Madison	\$50,881,368	\$48,431,000	99	119	\$513,953	\$406,983	2,165	2,003
Mazomanie	\$1,813,000		2		\$906,500		3,233	
McFarland	\$6,391,000	\$5,131,000	14	11	\$456,500	\$466,455	2,030	2,241
Medina (T)	\$403,000	\$1,080,000	1	2	\$403,000	\$540,000	1,550	3,000
Middleton	\$25,985,000	\$24,966,000	43	50	\$604,302	\$499,320	2,480	2,287
Middleton (T)	\$15,731,000	\$27,269,000	11	24	\$1,430,091	\$1,136,208	3,910	5,323

Municipality	2025 Total	2024 Total	2025 Starts	2024 Starts	2025 Avg. Value	2024 Avg. Value	2025 Avg. Sq Ft	2024 Avg. Sq Ft
Montrose (T)	\$1,653,600		3		\$551,200		1,907	
Mount Horeb	\$6,991,000	\$2,220,000	13	5	\$537,769	\$444,000	2,378	2,066
Oregon	\$26,077,500	\$19,919,000	63	44	\$413,929	\$452,705	2,043	2,322
Perry (T)	\$650,000	\$740,000	1	2	\$650,000	\$370,000	1,625	2,200
Pleasant Springs (T)	\$750,000		2		\$375,000		1,562	
Primrose (T)		\$700,000		1		\$700,000		3,850
Roxbury (T)	\$2,418,000	\$4,171,000	2	6	\$1,209,000	\$695,167	2,886	3,733
Rutland (T)	\$1,200,000		1		\$1,200,000		4,615	
Springdale (T)	\$1,434,000	\$2,880,000	2	3	\$717,000	\$960,000	2,593	5,217
Springfield (T)		\$1,450,000		2		\$725,000		3,900
Stoughton	\$15,412,000	\$11,057,000	48	32	\$321,083	\$345,531	2,181	2,225
Sun Prairie	\$23,922,523	\$13,443,000	53	31	\$451,368	\$433,645	2,015	2,598
Sun Prairie (T)		\$1,100,000		2		\$550,000		2,700
Vermont (T)	\$800,000	\$775,000	1	1	\$800,000	\$775,000	1,500	4,350
Verona	\$17,887,148	\$23,581,000	34	50	\$526,093	\$471,620	2,392	2,235
Verona (T)	\$6,867,000	\$4,845,000	6	5	\$1,144,500	\$969,000	4,070	4,710
Waunakee	\$38,591,000	\$34,577,000	56	61	\$689,125	\$566,836	3,080	2,714
Westport (T)	\$3,693,000	\$13,898,000	5	10	\$738,600	\$1,389,800	4,200	4,614
Windsor (T)	\$26,883,600	\$12,853,000	50	19	\$537,672	\$676,474	2,759	2,681
York (T)	\$405,000		1		\$405,000		1,350	

Year to Year June Comparison

YEAR	SUM	COUNT	AVG VALUE	AVG SQ FT
2015	36,614,000	113	324,017	2,753
2016	33,836,500	111	304,833	2,629
2017	39,796,000	117	340,136	2,707
2018	33,540,000	101	332,079	2,452
2019	40,465,000	115	351,869	2,567
2020	44,214,000	117	377,897	2,778
2021	42,244,000	97	435,505	2,873
2022	72,715,000	139	523,129	3,004
2023	58,907,000	123	478,918	2,777
2024	59,121,000	109	542,394	2,538
2025	55,473,000	99	560,333	2,440

Year to Date Comparison

YEAR	SUM	COUNT	AVG VALUE	AVG SQ FT
2015	188,572,000	601	313,763	2,636
2016	203,057,999	639	317,774	2,570
2017	217,520,466	651	334,132	2,635
2018	225,615,000	658	342,879	2,573
2019	222,405,774	616	361,048	2,694
2020	241,876,000	621	389,494	2,765
2021	303,762,000	710	427,833	2,787
2022	338,636,500	704	481,017	2,841
2023	328,654,000	680	483,314	2,811
2024	329,971,000	626	527,110	2,580
2025	350,385,287	637	550,055	2,413



# BLAZE Construction Camp

July 7 - 31, 2025

*TRAILBLAZERS in the Trades*

**CAREER PRESENTATIONS, TABLE BUILDS AND  
FIELD TRIPS**



8 Skilled Presentations  
3 Field Trips  
7 Campers

33 Volunteers  
6 picnic tables built  
34 hours of Trades Education

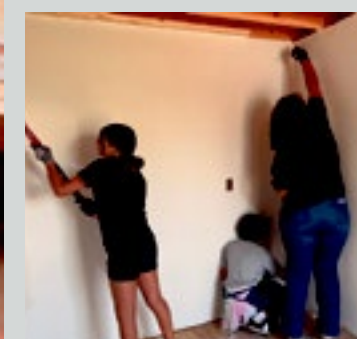
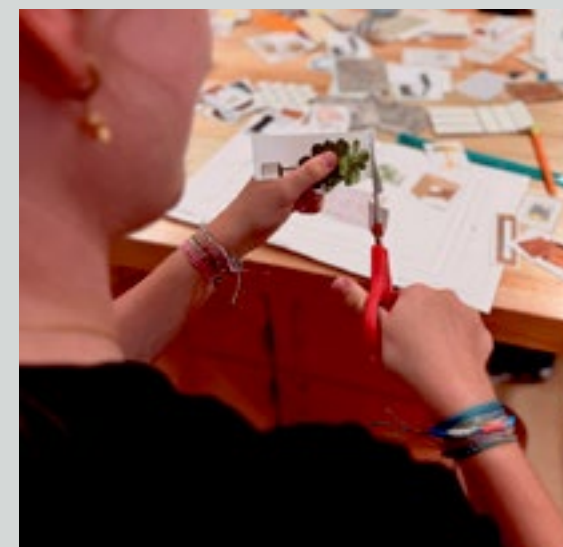
# BLAZE Construction Camp

## INTERIOR DESIGN OF THE SHEDS



Across the month of July, campers spent Mondays and Thursdays learning skilled trades from our members, while completing the interiors of the sheds built last year. They installed electrical, drywall, primer, paint, flooring, and cabinets.

Despite heat advisories, the campers showed up focused, engaged, and a joy to work with. As a special bonus, each camper got to take home one of the six treated lumber picnic tables they built!



## THANK YOU FOR YOUR CONTRIBUTION!

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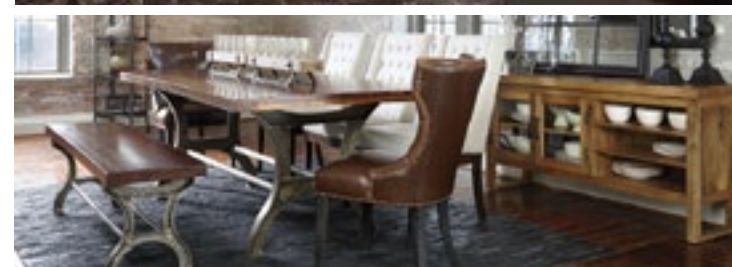


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