

The Golden Rule

President's Message

Dear Members of the Golden Sands Home Builders Association,

Happy New Year! As we welcome 2025, I want to take a moment to reflect on the incredible year we had and share my excitement for all the opportunities that lie ahead. Thank you for your dedication, participation, and sense of community. Your contributions make a difference not only to our organization but also to the communities we serve.

Looking back, I am incredibly grateful to everyone who contributed their time and talents to building our parade float and ringing bells for the Salvation Army. These acts of service exemplify the generosity and commitment of our members, and I couldn't be prouder to be part of such a remarkable group. If you have an event or idea on how we can give back please don't hesitate to let me know.

This year is already shaping up to be exciting, with many fantastic events on the horizon. Here are some highlights:

January 14th: Don't miss our joint meeting with the Wausau Area Builders. This is a great opportunity to network and collaborate with our regional peers.

February 11th: Join us for a meeting at the new Mid-State Education Center, an excellent addition to our community. We are thrilled to host one of our gatherings in this modern space.

March 19th: We plan a fun field trip to tour Stratford Homes, followed by a delightful dinner at Buccaneers. This promises to be both informative and enjoyable.

May 3rd: This year's Hammer Down 5K race will take place at a new location—Anchor Bay. Mark your calendars and get ready for another fantastic event!

These events are more than dates on a calendar; they are opportunities to connect, learn, and grow together. We encourage you to bring a colleague, friend, or family member who might enjoy these experiences as much as you do.

Thank you for your continued support and enthusiasm. I look forward to seeing you at our upcoming events and working together to make 2025 another incredible year for the Golden Sands Home Builders Association.

Wishing you a year filled with happiness, health, and success.

Warm regards,

Jay Wolf



Jay Wolf, Edward Jones

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**Golden Sands Home Builders Association and
Wausau Area Builders Association combined Dinner & Networking Event**

January 14, 2025

at Great Northern Distillery 1011 2nd St. Stevens Point

Drinks 6:00pm

Dinner 7:00pm Smoke House Barbeque Pulled Smoked Pork, Brisket and Chicken
Gift Exchange going on throughout the night. If you'd like to participate bring a gift
(suggested price range between \$20 - \$30)

Guest Speaker Brad Boycks from the Wisconsin Builders Association

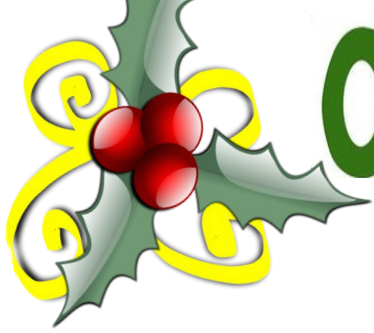
One member free - additional guests \$18

RSVP by January 7, 2025



To View the Directory online go to www.gshba.org or Click
on this link

[GSHBA MEMBER DIRECTORY](http://www.gshba.org)



CHRISTMAS PARTY

Thank you Whitetail Lanes for hosting the 2025 GSHBA Christmas Party and serving another fantastic holiday dinner for us. Thank you Furniture & ApplianceMart for providing an air fryer oven prize for one lucky member. Every time a member attended a GSHBA event in 2024 their name was added to this prize drawing. Some had over 15 entries! We will do this again next year as an incentive to be active and involved. Thank you to everyone that came out to celebrate the holidays and enjoy dinner and music at the party!

NEW MEMBER SPECIAL DEAL!

Register for **ONLY \$195*** to experience the **products, connections** and **experts** you won't see anywhere else!

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MID-STATE
TECHNICAL COLLEGE



MEMBERSHIP DINNER, TOUR AND GUEST SPEAKER

FEBRUARY 11, 2025 - 6:00PM

AT MID-STATE TECHNICAL COLLEGE

5000 Coye Drive, Stevens Point

Ryan Kawski, Dean of Mid-State, will give us the recent updates to the academic programs and give us a tour of the new Point facility. Dinner will be catered in. Mark your calendar & watch your email for more info.

SCHOLARSHIPS

Over a dozen scholarships for local students are available NOW on our website at ww.gshba.org. Please share this with any students you know that could benefit from these funds.



The deadline to apply is March 3, 2025.

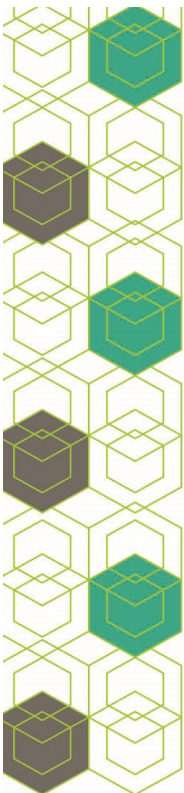


REGISTER TO
RING™



Thank you Konkols from Bob's Plumbing & Heating, Mark Robinson with Blenker Construction, the Marty's with Jon Marty's Custom Carpentry and Jay Edwards & Sam Cypher with Edward Jones for taking some of

the GSHBA Salvation Army Bell Ringing shifts this year! This is a great opportunity for us to contribute back to our community during the holidays



**COMMUNITY
INSURANCE**

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Referrals Welcome! Each month 2-\$100 Winners drawn from those who referred that month.
End of the year all of the referrers will be in a grand prize drawing for \$1,000.

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HAMMER DOWN

5K

MAY 3, 2025 AT ANCHOR BAY

GSHBA IS HOSTING THE 4TH ANNUAL HAMMER DOWN 5K!

REGISTRATION OPENS NEXT WEEK ON OUR WEBSITE [GSHBA.ORG](https://www.gshba.org)

WE HAVE A NEW ROUTE ALONG THE WISCONSIN RIVER.

WATCH YOUR EMAIL NEXT WEEK FOR MORE DETAILS ON HOW TO PARTICIPATE, VOLUNTEER AND SPONSOR THIS COMMUNITY EVENT.



We are always looking for educational and informative speakers to present at our monthly meetings.

If you have a topic that you feel would benefit our members and would like to speak at a meeting, reach out to Carrleen at **(715) 340-2242**.



LOOKING FOR A WINDOW PARTNER? I CAN HELP!

Hi, I'm Brian Jeske. I am a 25 year veteran of Pella Windows and Doors of Wisconsin. My wife and I relocated from the greater Milwaukee area. I am a 5 time Pella Corporation presidents club winner. I work with residential builders, remodelers, architects, and homeowners to help select the right windows and doors for their projects. I take pride in my customer service, detail and accuracy. How can I help you with your project?

Why Pella?

- Rated #1 for Innovation
- Rated #1 for Highest Quality
- The Best Warranty
- Energy Efficiency
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**Pella Windows & Doors
of Wisconsin**

Brian Jeske - Sales Representative
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The final portions of the regulatory reform bill supported by the Wisconsin Builders Association (2023 Wis. Act 16) takes effect on January 1, 2025. Act 16 supports housing projects by making the approval process more reliable and consistent. It provides a clear judicial remedy for unlawful denials, limits who can challenge an approved development in court, and requires that a simple majority approve any rezoning.

As WBA members know, creating new housing faces numerous obstacles that substantially limit supply and exacerbate the housing affordability crises. Those include government regulation that accounts for an average of 40.6 percent of multifamily development accounts and 23.8 percent of single-family home costs. Opposition from and lawsuits by NIMBYs (Not In My Back Yard) will often delay or kill housing projects. The WBA worked on and supported Act 16 to bring more sanity to the development process.

Key Provisions of Act 16

1. Clear Standards for Approval and Judicial Remedy:

Act 16 provides a clear standard for approval and a judicial remedy for permits and administrative approval required for residential housing development. Act 16 requires the local governing body to approve any application for any permit or administrative approval (e.g., conditional use permit, building permit, etc.) that meets the existing requirements for such approval. Those conditions must be specified in the statute or the ordinances. So long as the residential development meets the requirements, the local governing body may not deny a permit or administrative approval because it does not like it or the neighbors oppose it. This provision becomes effective January 1, 2025.

2. Streamlined Process to Challenge Denials:

Act 16 provides a clear process to challenge a local governing body's denial of a permit or administrative approval. The person who received the denial can file a mandamus action demanding the court to order the local governing body to approve the permit or other needed approval. If the court finds the denial unlawful, the local governing body must approve it. In the past, courts often felt compelled to send the matter back to the local governing body for further action, causing further delay and possible mischief. This provision becomes effective January 1, 2025.

3. Limited Challenges to Approved Developments:

Act 16 limits the persons that can challenge the final action of a local governing body. Approved residential developments, especially multifamily developments, can die in litigation commenced by angry neighborhoods or other third parties. Act 16 limits the people and circumstances under which they can challenge an approval. This provision is already effective. Only specific parties may file an action under this section:

[The applicant,](#)

An individual with ownership interest in the property,

Person with Personal Damages:

Must experience or imminently face personal and distinct damages from public harm.

Must have provided a prior written or oral statement on the approval to the relevant political body.

An entity with at least one member, partner, or stockholder eligible under points 1, 2, or 3.

Local Government Unit,

A State Agency

4. Eliminated Zoning Supermajority Requirement:

Previously, a supermajority vote was required to pass a rezoning petition if a certain threshold of neighbors objected. This provision of Act 16 eliminates this county zoning requirement, and becomes effective January 1, 2025, allowing rezoning to pass with a simple majority. It does not change the supermajority requirement if a local governing body wants to downzone a property.

Act 16 includes additional provisions to streamline the development process, marking a significant victory for the WBA and housing advocates across Wisconsin. This reform will help foster a healthier, more efficient path for housing development, paving the way for increased housing options for Wisconsinites.