

The Golden Rule

JUNE 2023



CALENDAR *of* EVENTS

June 15 — Rafter's Game in Wisconsin Rapids

July 21 - Jeff Nygaard Golf Outing - Glacier Woods in Iola

Sept 8-11 - Parade of Homes

Sept 12 - Installation and Awards Banquet

Rafters Baseball Game

June 15, 2023

Game at 6:35pm

\$36 per Ticket



GSHBA reserved the Rat Trap, the elevated party deck along 3rd baseline. The area will open when the gates open an hour before the game. We will have a ballpark food buffet filled until the 5th inning. Open bar with beer, cidars, seltzers and sodas until the 7th inning.



Seats are limited RSVP today to office@gshba.net



TEE EVENTS
AWARDS
RAFFLE PRIZES



Too many great PRIZES to list!

July 21, 2023
 Glacier Woods Golf Club
 \$95 Per Golfer

REGISTRATION IS CLOSED.

THE GOLF OUTING IS FULL.

Includes Lunch, 18 Holes of Golf with a cart, Dinner and Two Drink Chips

- 9:00 Registration at Glacier Woods
- 10:00 Shot Gun Start
- 4:00 Dinner, Awards & Prizes
- 4:15 Raffles and Awards

Ham and Swiss Sandwich for lunch. Broasted chicken and beef tips, Garlic mashed potatoes and California



Hole in One PACKAGE

This package is **ONLY AVAILABLE ONLINE** for **pre-sale thru July 7th** and will not be sold at the event.

Package is for an individual golfer & includes:

- 60 general raffle tickets (\$60 value)
- Happy Gilmore package (1 - 3' string and 1 - mulligan) (\$10 value)
- 4 drink chips (\$20 value)
- 1 - Free birdie - Change one of your not so good holes to a birdie. This free birdie card will only be available in this package. (\$Priceless)
- 1 - entry into the Hole in One Package exclusive raffle. Prize is 18 holes of golf for a foursome at Glacier Wood and a \$50 gift card at the Tee Time Lounge

Looking for Outing Sponsors

Green sponsor (3 available) -

These sponsors will get a sign at the green of a hole or near the cart path on the way to the next hole. Not required to attend the event - Cost is \$200

Email office@gshba.net if you are interested in being a green sponsor.



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PARADE OF HOMES **STATEMENT**

Business Name _____ Date _____

*Please check the size of ad you'd like and also if your ad will remain the same as last year, same with changes (mark them on the sample), or new ad.
Please send new ads to office@gshba.net*

Same ad as last year Same ad with changes New Ad

B&W AD RATES

1/4 ~ \$225 1/2 ~ \$265 Full ~ \$345

COLOR AD RATES

1/4 ~ \$275 1/2 ~ \$375 Full ~ \$535

Ads requiring extensive design/layout will be billed accordingly at \$60 per hour. Formatting, color or image manipulation and scanning will be additional.

Signature _____

AD AND PAYMENT DUE BY JUNE 30, 2023

*Please fill out the form and send the **WHITE COPY**, along with ad information (such as changes or new copy) and payment (check should be made out to GSHBA) in the enclosed envelope to Golden Sands Home Builders Association.*

*Keep the **YELLOW COPY** for yourself as a receipt.*

Thank You for Supporting the GSHBA Parade of Homes!



**WISCONSIN
BUILDERS
ASSOCIATION**

Advocacy Digest | May 19, 2023

Brad Boycks, Executive Director

Support for Hearings Held on Workforce Housing Package

On Thursday, May 18, the Senate Committee on Housing, Rural Issues, and Forestry and the Assembly Committee on Housing and Real Estate held public hearings on a package of workforce housing bills that we have been working on for the past several months. WBA President Mike Howe, WBA Outside Legal Counsel Robert Procter, and WBA Executive Director Brad Boycks testified in favor of the package of bills and took questions from committee members.

The bills that make up the workforce housing package are:

- Senate Bill 296 (SB 296)**, relating to judicial review of local governmental decisions related to certain land development, local approval of residential housing development, and amendment of zoning ordinances
- Senate Bill 297 (SB 297)**, relating to housing rehabilitation loans awarded by the Wisconsin Housing and Economic Development Authority
- Senate Bill 293 (SB 293)**, relating to residential housing infrastructure revolving loan fund and revolving loan program
- Senate Bill 294 (SB 294)**, relating to a main street housing rehabilitation revolving loan fund and loan program
- Senate Bill 295 (SB 296)**, relating to commercial-to-housing conversion revolving loan fund and loan program

For the past several months, we have been working with Senate Housing, Rural Issues, and Forestry Chair Quinn and Vice-Chair Jagler, Assembly Housing and Real Estate Chair Brooks, the Wisconsin Realtors Association, the Wisconsin League of Municipalities, the Wisconsin Towns Association, and the Wisconsin Counties Association on the policy items contained in SB 296, 297, 293, 294, and 296.

SB 296 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.

SB 297 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). SB 297 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.

SB 293, SB 294, and SB 295 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.”

WBA believes that passage of SB 293 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).

SB 293 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.

Finally, SB 296 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.

According to our National Association of Home Builders, excessive and outdated regulations add over \$93,000 to the final price of a new home, increasing the total by nearly 24 percent.

Additionally, in a 2019 report titled *Falling Behind: Addressing Wisconsin’s Workforce Housing Shortage*, Wisconsin has created 75 percent fewer lots and 55 percent fewer new homes than pre-recession averages, in just the last 11 years. This scarcity has been compounded by a series of other factors, such as lot and other local government restrictions, volatile interest rates, and inflated costs of materials. These bills will go a long way in assisting the many challenges faced in the creation of workforce housing.

WBA will now be working with bill authors to determine if any of the bills need slight changes prior to them being voted out of each housing committee and then being made available for a vote before the full State Assembly and State Senate in June.

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Phone (715) 341-4328 Fax (715) 341-4573

Floor Covering

CARPET CITY FLOORING CENTER

FREEMAN, HOWARD

3640 PLOVER RD WISCONSIN RAPIDS, WI 54494
www.carpetcitywi.com Email: howardf@carpetcitywi.com
Phone (715) 421-4556 Fax (715) 421-1666

CARPETS PLUS OF WI

FREEMOND, HOWARD

1230 POST ROAD PLOVER, WI 54467 Phone: 715-341-0422
EMAIL: howardf@carpetcitywi.com

reSAWN TIMBER co.

DIANE PETFALSKI

PHONE (414) 881-6339 EMAIL dpetfalski@resawntimberco.com
<https://resawntimberco.com/>

SAINDON CARPET ONE FLOOR & HOME

SAINDON, MICK AND TANNER

2651 POST ROAD PLOVER, WI 54467
www.carpetone.com

WELLING KITCHEN, BATH & FLOOR

FRITSCH, DAVE

3701 PATCH STREET STEVENS POINT, WI 54481 www.wellingkbf.com
Email: dave@wellingkbf.com
Phone (715) 344-6363 Fax (715) 344-2689

WOODSTOCK HARDWOOD FLOORING & DESIGN CENTER

KERSTEN, PHILIP

360 US HIGHWAY 45 BIRNAMWOOD, WI 54414
www.woodstockflooring.com Email: phil@woodstockflooring.com Phone (715) 449-2280

Glass Service

PRECISION GLASS AND DOOR, LLC

TURZINSKI, DONALD

3101 POST ROAD STEVENS POINT, WI 54481

www.precisionglasswi.com Email: don@precisionglasswi.com Phone (715) 344-8525

Fax (715) 344-8560

HT GLASS & MIRROR CENTER OF STEVENS POINT

BROOKS, BRODIE

EMAIL brodie@htglassmirror.com PHONE (715) 252-2494

Graphic Design and Marketing

TK GRAPHICS & CONSTRUCION

KRUTZA, THOMAS

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Gutters

PRO SEAMLESS OF WISCONSIN

TRZEBIATOWSKI, TONY

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Phone (715) 423-5616 Email: tony@pro-seamless.com brodie@pro-seamless.com

MAXIMUM FLOW SEAMLESS GUTTERS

ZAGRZEBSKI, DERRICK 1014 W. RIVER ROAD
MOSINEE, WI 54455 Email: maxgutters@yahoo.com
Phone (715) 341-0482

Heating, Ventilation & Air Conditioning

BOB'S PLUMBING & HEATING OF CWI

KONKOL DEREK
8105 STONEY RD. AMHERST, WI 54406
www.bobsplumbingandheating.biz Email: bobsph@wi-net.com

JG PLUMBING AND HEATING LLC

421 LORRY ST. AMHERST, WI 54406
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www.jgplumbingonline.com

POINT HEATING & COOLING

MEAD, RICHARD

2730 WISCONSIN AVE. PLOVER, WI 54467 Website www.pointheating.com Email: office@pointheating.com
Phone (715) 345-1979 Fax (715) 345-2199

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5368 HWY 66 STEVENS POINT, WI 54481
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RJ RASMUSSEN PLUMBING & HEATING INC.

WELLENS, RICK
2441 WILLOW DR.
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BOB PETTER
2211 CARMEL COURT PLOVER, WI 54467 Phone (715) 341-4646

DENNIS WORZALLA
1330 OKRAY DRIVE STEVENS POINT, WI 54481 Phone (715) 344-3107

Insulation, Drywall & Paint

ALPINE INSULATION & DRYWALL

WOYAK, RYAN
100 EAST BRIDGE ST. WAUSAU WI 54403
Phone: 920-980-0842

RAFLIK DRYWALL, LLC

RAFLIK, KEVIN
4464 RIVER HEIGHTS CT. PLOVER, WI 54467
Phone: 715-341-7367 Email: raflikdrywall@charter.net

SPRAY TECH INSULATORS

CALEB STUDZINSKI
N4310 EBBE ACRES DR. WAUPACA, WI 54981
Phone (715) 412-0571 <https://spraytech-sf.com> Email: calebs@spraytech-sf.com

Insurance & Employee Benefits

COMMUNITY INSURANCE & ASSOCIATES

BLENKER, MELISSA
5474 HIGHWAY 10E, SUITE 2
STEVENS POINT, WI 54482
www.community-insurance.com
Email: melissa@community-insurance.com
Phone (715) 344-2222

COMPASS INSURANCE SERVICES

SALIENKO, JR., MIKHAIL
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STEVENS POINT, WI 54482
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W5307 STATE ROAD 21 NECEDAH, WI 54646
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EVERWELL BENEFITS

DeBOT, BRAD
2925 WELSBY AVE. STEVENS POINT, WI 54481
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FELCKOWSKI, AMY
2825 POST RD. STEVENS POINT, WI 54481
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TRICOR, INC.

VANDERHEI, GARY
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Email: Gvanderhei@tricorinsurance.com
Phone (715) 600-0122 Fax (715) 344-8825

Interior Decorators & Designers

DESIGNERS 2

ANDERSON, BRAD
3233 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
www.designers2.net Email: brad@designers2.net
Phone (715) 341-7761 Fax (715) 254-0635

INSPIRED BY DESIGN

SARA HAUMSCHILD
2737 N. 44th AVE
WAUSAU, WI 54401
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SMALL SPACE BIG STYLE

RENE JERZAK
5370 HWY 10E STEVENS POINT, WI 54482
Phone: 715-344-0740 Email: ssbs@ssbsdesign.com www.ssbswisconsin.com

Landscaping Material

COUNTY MATERIALS CORP.

KIZEWSKI, MARTY
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www.countymaterials.com Email: marty.kizewski@countymaterials.com
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KAFKA GRANITE

JASON CHILSON
N7519 PACIFIC ESTATES CT
PORTAGE, WI 53901
Phone: (715) 316-7817 Email: jchilson@kafkagrantee.com

Land Development

CLASSIC DEVELOPMENT CORP. OF PLOVER

HELMRICK, KEITH & MOODIE, DAVID
[1811 BROOKRIDGE DRIVE PLOVER, WI 54467](http://1811BROOKRIDGEDRIVE.PLOVER.WI.54467)
Email: khelmrick@classic-development.com
Phone (715) 344-2524 Fax (715) 341-6719

Land Surveying

POINT OF BEGINNING, INC.

GROHOLSKI, SCOTT
[5709 WINDY DRIVE, SUITE D](http://5709WINDYDRIVE.SUITE.D)
STEVENS POINT, WI 54482
www.pobinc.com Email scott@pobinc.com
Phone (715) 344-9999 Fax (715) 344-9922

RETTLER CORPORATION

MIKE HELMRICK
3317 BUSINESS PARK DRIVE STEVENS POINT, WI 54482
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Landscaping & Lawn Care

FISHER SERVICES LLC

FISHER, SCOTT
[6630 CTY RD HH STEVENS POINT, WI 54482](http://6630CTYRDHH.STEVENSPOINT.WI.54482)
www.scottslawnco.com Email: awish@wi-net.com
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GREEN THUMB

STAMPFLI, LANCE
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GREAT OUTDOORS LANDSCAPING

CORDY, AARON
5563 STATE HWY 66 STEVENS POINT, WI 54481
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Overhead Doors

A+ DOORS LLC

4086 COUNTY ROAD R STEVENS POINT, WI 54467

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Phone (715) 344-4129 www.aplusdoorswi.com

GARAGE FORCE

W1235 CTY RD T

ALMA, WI 54610

Phone: (608) 418-8204 Email: ekarsten@allamericancoop.com

CENTRAL DOOR SOLUTIONS, LLC

WOYAK, BRUCE

1400 INTEGRITY PARKWAY PLOVER, WI 54467

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PREMIER OVERHEAD DOORS, INC.

NEWBY, CRAIG & BRENDA

124 MAIN STREET, P.O. BOX 25 ALMOND, WI 54909

Email: premierdoors4u@gmail.com

Phone (715) 366-8860 www.premierdoorswi.com

TW SERVICES OVERHEAD DOORS

JON TULLBERG

6193 COUNTY HWY Y HAZELHURST, WI 54531

Email: twjontulliberg@yahoo.com

Phone (715) 366-7089

Portable Toilets

CROCKETT SEPTIC, LLC

VAN SEDUM, GEORGE

2811 W GRAND AVE WISCONSIN RAPIDS, WI 54495

www.crockettseptic.com Email: lori@crockettseptic.com

Phone: (715) 451-0438

Plumbing, Heating & Cooling

BOB'S PLUMBING & HEATING OF CWI

KONKOL, BOB

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VAN DREEL PLUMBING & HEATING

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Real Estate Sales**FIRST WEBER GROUP REALTORS**

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5424 US HWY 10 E STEVENS POINT, WI 54481 www.firstweber.com
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KPR BROKERS

TEAM KITOWSKI
2417 POST RD PLOVER, WI 54467
Phone: 715-598-6367 admin@kprbrokers.com

NEXTHOME PRIORITY

ZIMMERMAN, JOSHUA
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NORTHWOOD HOLMES HOMES REAL ESTATE

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1001 THEATER DR. PLOVER, WI 54467
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RE/MAX CENTRAL WISCONSIN

WILLIAMS, MIKE
3080 VILLAGE PARK DR PLOVER, WI 54467
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Email: mike@centralwisconsinrealty.com

Restaurants**LUCKE'S**

3252 MECCA DR. PLOVER, WI 54467
EMAIL: luckes3252@gmail.com PHONE: 715-252-6842

THE SKY CLUB

FREUND, ERIC
2200 POST RD PLOVER, WI 54467
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WHITETAIL LANES

3659 COUNTY ROAD Q
AMHERST JUNCTION, WI 54407
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Restoration

SERVPRO OF STEVENS POINT & WAUSAU

5217 HEFFRON CT. STEVENS POINT, WI 54481
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www.servproausau.com

Roofing Contractors

COYOTE CONSTRUCTION LLC

HANSEN, GARY
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www.steelroofingwi.com
Email: coyotesteelroofs@wi-net.com Phone (715) 498-7811

Septic Services

ACUANTIA

FIELDER, SVEN
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Phone (715) 252-9285

STOLTZ ENTERPRISES LLC

RYAN STOLTZ
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Email: stoltzenterprise@gmail.com

Siding & Sunrooms

DURALUM BUILDING CENTER

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Snow Removal

POINT MASONRY LLC

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PHONE: (715) 344-8104 EMAIL: pointmasonry.jbacher@gmail.com

Solar Energy

NORTH WIND RENEWABLE ENERGY CORP

ROB PECK
1626 W PEARL ST STEVENS POINT, WI 54481
Phone (715) 630-6451 Fax (715) 952-4501 Email: rob@northwindre.com

Title Company

PORTAGE COUNTY TITLE LLC

STEPHANIE WILHELM
2926 POST ROAD
PLOVER, WI 54467 PHONE: 715-342-4500

Water Care

MAHER WATER CORPORATION

MAHER-BARON, DANIELLE & BARON, SAM
2901 HOOVER AVE. STEVENS POINT, WI 54481
www.maherwater.com Email: dani@maherwater.com sam@maherwater.com
Phone (715) 344-2900 Fax (715) 344-3047

Windows

FELTZ LUMBER

HOFFMAN, AL
3737 MINNESTOA AVE STEVENS POINT, WI 54481
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HT GLASS & MIRROR CENTER OF STEVENS POINT

BROOKS, BRODIE
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PELLA WINDOW AND DOORS OF WISCONSIN

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Window Cleaning

A BRIGHTER IMAGE LLC. WINDOW CLEANING

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Window Coverings

BLINDS AND DESIGNS BY KELLY

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