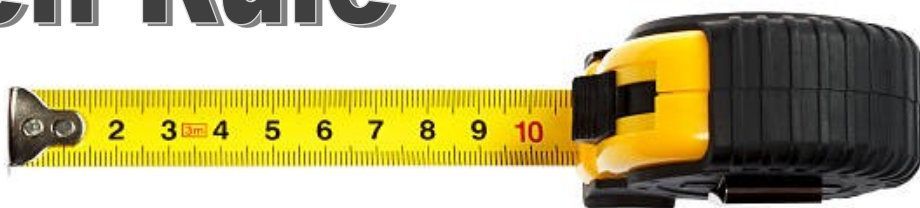


The Golden Rule

JUNE 2024



President's Message

Thank you to Mikhail Salienko and everyone on his committee for a job well done at the Hammer Down 5k that took place on April 27. Attendance was good, the weather cooperated, and fun was had at Lucke's after the run was completed. Music, food, and drinks were a good recipe for recovery for those who participated.

We had a nice turnout at the membership meeting last month at Whitetail Lanes. Thank you to those who bid on the Parade of Homes advertising items during our annual auction night. The income derived from this auction helps to advertise the event to the public. And, in the big scheme of things, the overall income from the Parade helps to fund a large portion of the scholarships we give out through GSHBA. One of our main priorities is to grow our industry, and assisting students who are on track to pursue a career in the trades or a similar avenue, does just that.

Speaking of the Parade, we are in the final stretch for advertising opportunities in our booklet as the deadline to do so is right around the corner. If you are contemplating placing an ad and are wondering if it is worth the investment, keep in mind that the Parade of Homes is our flagship event. It garners the largest public attendance, by far, of any of our annual gatherings. If you want the greatest reach for your advertising dollar, this is it. So please get your ad to Carrleen by June 27.

See you at the open house at Alchemy Concrete in Nelsonville on June 11.



Mark Robinson, Blenker Construction

5741 Windy Dr Ste D, Stevens Point, WI 54482

715-824-5665

mark.robinson@blenkerco.com

CALENDAR *of* EVENTS

June 11 - Alchemy Concrete Open House

June 27 - Parade of Homes Ads Due

July 19 - Jeff Nygaard Golf Outing

Sept 4 - Parade of Homes Bus Tour

Sept 6-9 - Parade of Homes

Sept 29 - Winner Winner Chicken Dinner



YOU'RE
INVITED
TO AN

Open HOUSE

3025 County Rd Q Nelsonville, WI 54458

JUNE
11


PLEASE COME JOIN US AT THE
SHOWROOM FOR SOME DRINKS
AND BARBQUES

5:00 - 7:00 PM



build Northcentral WI
my future

Build My Future Northcentral WI invites area high school students to spend the day learning about and interacting with different careers within the building industry. Students will be encouraged to participate in hands-on demonstrations, equipment operations, and learning labs all hosted by industry partners.

 Kolbe Windows & Doors
Storage Facility
141 W Thomas Street
Wausau, WI



CONSTRUCTION
CAREER DAY
& INTERACTIVE
SHOWCASE FOR
STUDENTS

 9.25.24

REGISTER TODAY!



REGISTRATION IS OPEN FOR
EXHIBITORS & SPONSORS!

Join us and promote your part of
the industry and/or your business
to our future workforce!



Wausau Area Builders Association
WausauAreaBuilders.com
715.842.9510



psst...we have options for
you to get involved with the
Parade of Homes events too!



Jeff Nygaard Golf Outing



Tee Events
Awards
Raffle Prizes

July 19, 2024

Glacier Woods Golf Club

\$100 Per Golfer

REGISTER YOUR TEAM SOON!

Limited to first 144 Golfers

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

9:00am Registration at Glacier Woods Golf Club
10:00am Shot Gun Start
4:00pm Dinner, Awards & Prizes

Register at www.gshba.org

Looking for Golf Outing Sponsors

The annual Jeff Nygaard Golf Outing event helps us fund the scholarships we award. GSHBA couldn't offer these scholarships without this event and without all our member's generosity. Sponsorship options are below.

Tee sponsors (1 available) - These sponsors will need to attend and man the hole with a game or activity for golfers. Sponsorship includes 2 lunches, 2 dinners and 4 drink chips - Cost \$200

Green sponsor (6 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 sponsor.

OUTDOOR GRILLING - PACKER GAME - MEAT RAFFLE



**WINNER
WINNER
CHICKEN
DINNER!**

PLUS OINKERS

Sunday September 29

11:00 AM - 2:00 PM

**At Lucke's
Dine In or Grab & Go**



Tickets at www.gshba.org or Lucke's

\$20 Includes: Charcoal grilled 1/2 Chicken or Pork Chop, Baked Potato, Coleslaw, Beans, Roll and a Drink Ticket. Proceeds fund scholarships for local students pursuing careers in the building industry.



Trivia Unplugged

benefiting



**Saturday, June 1 from 5-9 p.m.
Moose Lodge, Stevens Point**



Thank you Steve at Whitetail Lanes for hosting our May membership event and preparing another excellent meal. Elections for the 2024-2025 Board of Directors and Officers were held. If you were unable to attend the ballot is on the next page. Ballots will be accepted via email at office@gshba.net thru June 15th. One vote per company membership.

We held a live auction for Parade of Homes Advertising. Thank you Aaron Cordy & Ryan Hyer for auctioneering. Thank you to everyone that sponsored an auction item! Don't miss the opportunity to advertise in the Parade of Homes book this year. **Parade Ads are due June 27th.**



THANK YOU PARADE OF HOMES SPONSORS!

Parade of Homes Platinum Sponsorship – Erbes Construction

Ticket Sponsor – Hyer Homes

Map Sponsor – Community First Bank

Live Radio Feed / House #1 – Erbes Construction

Radio Weather Sponsors – Ag Country Farm Credit Services and Bergman Builders

Article Sponsor – Central Door Solutions

Associate Spotlight – Welling Kitchen, Bath and Floor

Booklet Cover – Edward's Quality Construction

Builders Spotlight – Stone Point Custom Homes

Prize Sponsor – Hyer Homes

Notes Page of the Parade Booklet – Dean Altmann
Trucking & Excavating

Bus Tour – Hyer Homes

Bus Tour Lunch Sponsor – Central Door Solutions

Bus Tour Drink Sponsor – Edward Jones – Jay Wolf and
Alchemy Concrete

Back Cover – Atlas Construction

QR Code Sponsor - Stone Point Custom Homes

GOLDEN SANDS HOME BUILDERS ASSOCIATION
Officer and Board of Director Ballot 2024

MEMBER NAME _____

PRESIDENT-ELECT

____ KURT BERGMAN – BERGMAN BUILDERS (BUILDER)

TREASURER

____ MIKE HELMRICK – RETTLER CORPORATION (ASSOCIATE)

BOARD OF DIRECTORS – VOTE FOR 4

____ ERIC CHOJNACKI – FREEDON HOME BUILDERS (BUILDER)

____ BRUCE WOYAK – CENTRAL DOOR SOLUTIONS (ASSOCIATE)

____ ROB ERBE – ERBE CONSTRUCTION (BUILDER)

____ PAM ZINDA – AG COUNTRY FARM CREDIT SERVICES (ASSOCIATE)

_____ - NOMINATION FROM THE FLOOR

DIRECTORS REMAINING ON THE BOARD :

MIKHAIL SALIENKO – COMPASS INSURANCE (ASSOCIATE)

RYAN HYER – HYER HOMES (BUILDER)

JENNIFER NOVOTNY – THE PORTAGE COUNTY BANK (ASSOCIATE)

TED PEOTTER – FURNITURE AND APPLIANCEMART (ASSOCIATE)

MARK ROBINSON – BLENKER COMPANIES (BUILDER)

MIKE HELMRICK – RETTLER CORP (ASSOCIATE)

KURT BERGMAN – BERGMAN BUILDERS (BUILDER)

JAY WOLF – EDWARD JONES (ASSOCIATE)

CAREY LARSON - DURALUMN BUILDING CENTER (BUILDER)

• **BUILDER MEMBER OF THE YEAR**

Name of Nominee _____
Business Name _____

• **ASSOCIATE MEMBER OF THE YEAR**

Name of Nominee _____
Business Name _____

TOUR THE
most beautiful HOMES

PARADE of HOMES
SEPTEMBER 6-9, 2024

This year we have 11 homes in the Parade. See list below of participant builders and houses. There are several ways members can be involved in the Parade. First, be sure to advertise in the Parade of Homes book. This book goes to a very targeted audience of parade attendees. It is a members only opportunity to advertise. Ads are due on June 27th. The ad form is on the next page. Second, reach out to a builder to see if they need help at their home with ticket taking or anything else during the weekend. Lastly, help spread the word about the event. If you have an electronic board at your company or an area you could put up posters, please share the event. We will be doing a lot on social media so please share those posts and the Parade event as they become available.

The Parade Bus Tour will be held September 4th. Mark your calendar and watch your email for details to sign up.

PARADE OF HOMES 2024 PARTICIPANTS

<u>PARADE BUILDER</u>	<u>PARADE HOME ADDRESS</u>
Bergman Builders	7075 Esker Road Custer, WI
Bergman Builders	2159 Peninsula Place Junction City, WI
Blenker Construction	2596 DuBay Colony Rd, Junction City, WI
Edwards Quality Construction	6397 County Rd O Rudolph, WI 54475
Erbes Construction	2714 N. Biron Drive (Village of Biron) Wisconsin Rapids
Heartland Custom Homes	233 County Rd. Z Nekoosa, WI
Hyer Homes	2121 Peninsula Place Junction City 54443
Jon Marty Custom Carpentry	1748 Two Sister's Court Stevens Point, WI 54482
Precision Builders by Alan Hucke	4048 Bentley Rd. Rosholt, WI
Stone Point Custom Homes	1490 East Shore Trail, Wisconsin Rapids, WI 54494
Woodcraft Homes	1394 Rain Dance Trail Nekoosa, WI



STATEMENT

PARADE OF HOMES

Business Name _____ Date _____

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.

Please check the size and color of ad you'd like.

If you'll be using the same ad as last year please mark it same, same with changes (mark them on the sample), or new ad. Please send new ads to office@gshba.net

Ads requiring extensive design/layout will be billed accordingly at \$60 per hour.

Formatting, color or image manipulation and scanning will be additional.

**AD AND PAYMENT
DUE BY JUNE 27, 2024**

- 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

Signature _____

Thank You for Supporting the GSHBA Parade of Homes!



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?

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- Simply Beautiful
- Superior Performance



Pella Windows & Doors of Wisconsin

Brian Jeske - Sales Representative
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bjeske@pellawi.com
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PARTICIPATING
MANUFACTURERS

THE AVERAGE REBATE PER
BUILDER/REMODELER COMPANY
WHO PARTICIPATED IN 2023 WAS:

\$1,586.75

1

Register

2

Submit a
Rebate Claim

3

Receive a
Rebate Check





SEE YOU IN JUNE!

3 EVENTS | 2 DAYS

Join the Wisconsin Builders Association and Wisconsin Builders Foundation for two fantastic days in Wisconsin Rapids!

The Member/Board Meeting as well as the Celebration of Housing will both take place at Hotel Mead Conference Center, with the WB Foundation Golf Outing taking place the next day at Bullseye Golf Club. Be sure to visit the website listed below or scan the QR code to join us!

Wednesday, June 19



Member/Board Meeting
10:00 AM - 3:30 PM



Celebration of Housing
5:00 PM - 9:00 PM

Thursday, June 20



**WB Foundation
Golf Outing**

**SCAN TO REGISTER
for EVENTS**



- - visit association.wisbuild.org/eventcalendar to register for one or all! - -

State Organizations Release Solutions to Housing Crisis

More Housing Wisconsin (MHW), a partnership between the League of Wisconsin Municipalities, Wisconsin Builders Association, and Wisconsin REALTORS® Association, released the fourth in a series of briefing papers which serves as a toolkit to lay the foundation for making informed, local housing policy decisions.

To increase the number and types of housing units available in communities across Wisconsin, the current problems plaguing the housing market must be understood: construction of new housing has not kept pace with demand, increased cost of construction materials, a “lock-in effect” due to high mortgage interest rates, and out-of-date local land-use regulations and zoning restrictions.

This latest briefing paper details what municipalities can do to begin eliminating zoning barriers to more housing choices and supply by reducing minimum lot and dwelling unit size restrictions:

- Reduce minimum lot sizes and widths
- Reduce setback requirements to allow greater use of existing lots
- Increase permitted lot coverages to match historic patterns
- Adopt a Traditional Neighborhood Development (TND) ordinance

In addition to the monthly briefing papers produced by More Housing Wisconsin, the group conducts monthly interviews with those in the housing field who have been successful implementing housing initiatives, allowing leaders to share best practices and explain how municipal staff and officials have partnered with the private sector with strong ideas and plans for successful projects.

View the monthly briefing papers on the League’s website <https://www.lwm-info.org/1706/More-Housing-Wisconsin> and the short videos on the League’s YouTube channel, @leagueofwisconsinmunicipal2030

List of Retirements in State Assembly and Senate Continues to Grow

With the enactment of new district maps covering all 99 state assembly districts and 33 state senate districts, the list of those choosing to either run for a different office or retire has continued to grow this spring.

This reason why some in the legislature decide to retire or seek a new office is largely based on being redistricted out of their current seat and not wanting to move, being paired in a district with a member of the same party, or the political makeup of the district has changed so much it is no longer feasible to run and expect to get reelected.

By the close of business on Friday, May 24, candidates choosing to not run again in their current district and district number are required to file a declaration of noncandidacy with the Elections Commission.

The political website Wispolitics.com recently reported the following individuals have filed the paperwork with the Elections Commission to not run in their current seat in 2024:

Assembly Departures

<i>Name</i>	<i>Party</i>	<i>Reason</i>
Dave Considine	D	Retirement
Sue Conley	D	Retirement
Katrina Shankland	D	Running for 3rd CD
Evan Goyke	D	Won city attorney
Jimmy Anderson	D	Running for 16th SD
Samba Baldeh	D	Running for 16th SD
Melissa Ratcliff	D	Running for 16th SD

Kristina Shelton	D	Retirement
Tod Ohnstad	D	Retirement
Gae Magnafici	R	Retirement
Angie Sapik	R	Retirement
John Macco	R	Retirement
Marisabel Cabrera	D	Elected judge
Jon Plumer	R	Retirement
Jimmy Boy Edming	R	Retirement
Nik Rettinger	R	Retirement
Daniel Riemer	D	Retirement
Terry Katsma	R	Retirement
Dora Drake	D	Running in special election
Lakeshia Myers	D	Running in special election
Warren Petryk	R	Retirement
Ty Bodden	R	Retirement

Senate Departures

<i>Name</i>	<i>Party</i>	<i>Reason</i>
Lena Taylor	D	Appointed judge
Dan Knodl	R	Running for Assembly after paired in Senate seat
Rob Cowles	R	Retirement

NAHB Announces a 10-Point Plan to Tame Shelter Inflation, Ease the Housing Affordability Crisis
 With a nationwide shortage of roughly 1.5 million housing units that is making it increasingly difficult for American families to afford to purchase or rent a home, the National Association of Home Builders (NAHB) today unveiled a [10-point housing plan](#) designed to tame shelter inflation and ease the housing affordability crisis by removing barriers that hinder the construction of new homes and apartments.

“The lack of homes is the primary cause of growing housing affordability challenges,” said NAHB Chairman Carl Harris, a custom home builder from Wichita, Kan. “Any policy that seeks to improve affordability without addressing the need to increase the supply of single-family and multifamily for-sale and for-rent housing is doomed to fail.”

Shelter inflation – rent and homeownership costs – is still rising well above a 5% rate, and for the past year, more than half of overall inflation in the economy has been due to rising housing costs. The only way to effectively tame shelter inflation – particularly with elevated interest rates for both mortgages and development/construction loans – is to build more attainable, affordable housing.

With policymakers at all levels of government looking for ways to provide more affordable homeownership and rental housing opportunities for all Americans, NAHB is offering a plan that outlines initiatives that can be taken at the local, state and federal levels to address the root of the problem – the impediments to increasing the nation’s housing supply.

1. **Eliminate excessive regulations.** On average, regulations account for nearly 25% of the cost of a single-family home and more than 40% of the cost of a typical apartment development. Agencies and officials at all levels of government must thoughtfully consider the true effect regulations have on small businesses by requiring a more thorough analysis, including indirect costs associated with a proposed rule. Federal efforts to further regulate the housing industry must be subject to greater congressional oversight, allow for increased public participation in the process, be based on sound data, and should only be undertaken after a careful consideration of the costs and benefits as well as the potential effects on small businesses. At the local level, policies like rent control actually worsen the nation’s housing affordability crisis by discouraging new development, which is key to bringing down rising prices.

2. **Promote careers in the skilled trades.** In any given month, there is a shortage of roughly 400,000 construction workers, and home builders will need to add 2.2 million new workers over the next three years just to keep up with demand. This severe labor shortage is exacerbating the housing affordability crisis through higher home building costs and construction delays. Policymakers at all levels of government can help by supporting funding for building and construction trades education and providing more placement services to job seekers. In addition to promoting training and jobs in the trades, Congress can help by adopting sensible immigration policies that preserve and expand existing temporary work visa programs while also creating new market-based visa programs that will accurately match demand with available labor.

1. **Fix building material supply chains and ease costs.** The cost of building materials has surged 38% since the pandemic, with the four-fold lumber price spike in 2021 adding more than \$30,000 to the price of an average new single-family home. The price of distribution transformers is up 72% since February 2020, and the severe shortage of transformers is delaying housing projects across the nation. Federal policymakers can help mend faulty building material supply chains and ease price spikes and volatility through boosting the production of sorely needed transformers and other materials, ending tariffs on Canadian lumber shipments into the U.S. and on building materials coming from China, and increasing the domestic supply of timber from federally owned lands in an environmentally responsive manner.

2. **Pass federal tax legislation to expand the production of affordable and attainable housing.** The Low-Income Housing Tax Credit finances the production of affordable rental housing, but demand for this housing greatly exceeds available resources. NAHB supports bipartisan legislation to increase resources for this program. NAHB also supports bipartisan proposals to create a new tax credit to produce affordable workforce rental housing geared toward middle-income households, such as teachers, health care professionals and law enforcement.

3. **Overturn inefficient local zoning rules.** Many local and state governments have adopted zoning laws that inhibit home construction and drive up costs. Inefficient land use policies make it harder and more expensive to build. Localities need to rework their zoning plans to increase density and allow more flexibility for developers. NAHB supports ideas such as reducing minimum lot sizes, allowing more accessory dwelling units, minimizing parking requirements and promoting missing middle housing (townhomes and duplexes). In addition, localities should consider a range of housing types, including multifamily; opening up areas where residential development has not been previously allowed; and prioritizing development around existing or planned transit stations. Accommodating these ideas can increase supply and lower overall housing costs.

Alleviate permitting roadblocks. Permitting delays at all levels of government delay housing projects and raise construction costs. At the federal level, Congress can reform the Clean Water Act (CWA) and the Endangered Species Act (ESA) to expedite the permitting processes by providing clarity and predictability while respecting environmental safeguards. Obtaining a CWA Section 404 permit takes upwards of one year, and completing a required ESA consultation can take years. At the state level, the Building Industry Association of Washington estimates that the [average permitting delay in the state is 6.5 months and costs home buyers more than \\$31,000](#). One easy solution is a time limit on how long the government has to either deny or approve a permit. If the time limit ends without action, the permit is deemed approved.

Adopt reasonable and cost-effective building codes. New homes are resilient and energy efficient, yet there continues to be a push to mandate the use of restrictive, costly energy codes that raise housing costs while providing little energy savings to consumers. The U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Agriculture (USDA) recently finalized a decision that requires them to insure mortgages for new single-family homes only if they are built to the 2021 International Energy Conservation Code (IECC) and HUD-financed multifamily housing be built to 2021 IECC or ASHRAE 90.1-2019. [A study by the Home Builders Association of Greater Kansas City found that building to the 2021 IECC can add as much as \\$31,000 to the price of a new home](#) while only minimally increasing the energy efficiency of the home. Meanwhile, [a Home Innovation Research Labs study revealed that it would require up to 90 years for a home buyer to realize a payback](#) on the added upfront cost of the home. That's not a reasonable trade-off for a new home buyer and clearly would do very little to provide meaningful energy savings for residential homes and apartments. Policymakers also have to update appraisal practices to ensure that appraisers recognize the value of energy-efficient and other green and innovative features in newly constructed homes.

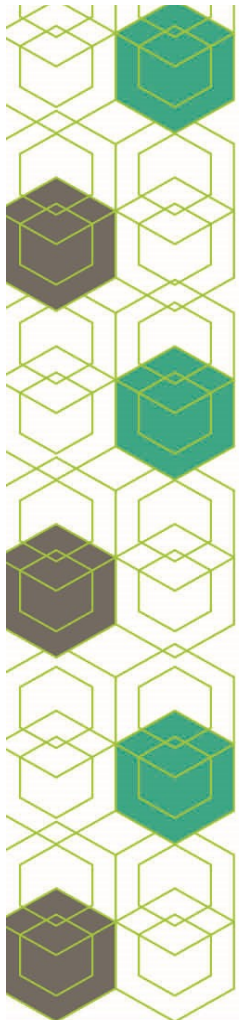
1. **Reduce local impact fees and other upfront taxes associated with housing construction.** While some impact fees may be necessary to cover the costs of increased public services for new home developments, those fees must be imposed fairly with the cost to the home buyer in mind. When fees are levied arbitrarily or used to fund unrelated city or county services not connected to new home construction, they unfairly raise housing costs for home buyers and renters alike. Excessive impact fees also act as a barrier to home construction at a time when more housing is needed to satisfy unmet demand.

Make it easier for developers to finance new housing. Like home buyers seeking a mortgage, home builders and developers rely on banks for financing to build new homes and housing developments. Banks posted a decline in the volume of total outstanding acquisition, development and construction (AD&C) loans during the fourth quarter of 2023 as interest rates increased and financial conditions tightened. Fannie Mae, Freddie Mac and the Federal Home Loan Banks should be encouraged to support a secondary

1. market for AD&C financing that would expand financing options so that builders can increase the housing supply.
2. **Update employment policies to promote flexibility and opportunity.** Building a typical single-family home requires the skills and commitment of 11 to 30 independent specialty trade contractor firms. Subcontracting out large portions of work has consistently proven to keep housing production costs low and provide opportunities for small businesses. But a builder's ability to compete efficiently and optimally price a home depends on the degree to which overall costs are certain and predictable. The current patchwork approach for determining worker status (i.e., employee or independent contractor), calculating overtime pay and prevailing wages, and documenting employment status not only creates additional and unforeseen burdens, but also disincentivizes housing production. Employment policies and requirements must both recognize the common practices among regulated industries and be simple and economical enough for all-sized businesses to comply.

The nation's home builders are committed to doing their part to boost housing production to meet the needs of a growing population, make homeownership and renting more affordable, and elevate housing as a national priority. But we cannot do it alone. By implementing these practical solutions and reaffirming their commitment to housing, policymakers at all levels of government can help fulfill the promise of the Housing Act of 1949, which set a goal of "a decent home and a suitable living environment for every American family."

Learn more about each element of the plan at nahb.org/plan.



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www.kerberrose.com Phone (715) 341-1115

APPLIANCES

Ferguson Enterprises, Inc. Michelle Cusack 2425 North 14th Ave. Wausau, WI 54401
www.ferguson.com Email: michelle.cusack@Ferguson.com Phone (715) 679-2397

Furniture & Appliance Mart Ted Peotter 2917 Business Park Dr. Stevens Point, WI 54481
www.furnitureappliance.com Email: ted.peotter@bostonfam.com Phone (715) 344-7700

AUDIO & VIDEO

Solarus Kevin Swenson 440 E Grand Ave. Wisconsin Rapids, WI 54494
www.solarus.net Phone (715) 421-8111

ARCHITECTURE

A-K Design Professionals LLC K Andy Kunkel 916 Western Ave. Mosinee, WI 54455
www.a-kdesignprofessionals.com a_design@hotmail.com (715) 321-1301

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County Materials Corp. Marty Kizewski 2000 Patch St. Stevens Point, WI 54481
www.countymaterials.com Email: marty.kizewski@countymaterials.com Phone (715) 341-3765

Kafka Granite Jason Chilson N7519 Pacific Estates Ct. Portage, WI 53901
www.kafkagranite.com Email: jchilson@kafkagranite.com Phone (715) 316-7817

Krukowski Stone Co. Joanie Whit 162445 County Road C Mosinee, WI 54455
www.krukowskistone.com Email: joaniew@krukowskistone.com Phone (715) 693-6300

BUILDERS

Ability Builders, Inc. Mark Camalieri 6559 County Rd. A Amherst, WI 54406
www.abilitybuildersinc.com Email: ability@wi-net.com Phone (715) 824-3988

Bergman Builders, Inc. Kurt Bergman 2200 Okray Dr. Plover, WI 54467
www.bergmanbuilders.com Email: bergmanbuilders@charter.net Phone (715) 341-5982

Blenker Construction Melissa Ellingson 5741 Windy Dr., Suite D Stevens Point, WI
www.blenkerco.com Email: melissa.ellingson@blenkerco.com Phone (715) 824-5665

Curb Appeal Exteriors Inc. Jay Jicinsky 3449 State Hwy 54W Nekoosa, WI 54467
www.bcurbappealabc.com Email: curbappealabc@gmail.com Phone (715) 342-4066

Denyon Homes Heath Tappe 5309 Schofield Ave. Schofield, WI 54476-4330
www.denyonhomes.com Email: office@denyonhomes.com Phone (715) 410-1110

Duralum Building Center Carey Larson 3250 Mecca Dr. Plover, WI 54467
www.duralumbuildingcenter.com Phone (715) 344-7363

Edward's Quality Construction Andy Edwards 4959 County Road D Vesper, WI 54489
www.edwardsqualityconstruction.com Email: edwardsqualityconstruction@yahoo.com Phone (715) 213-8180

Erbes Construction Mark Jr. & Rob Erbes 3010 Cleveland Ave. Plover, WI 54467
www.erbesconstruction.com Email: erbes@erbesconstruction.com Phone (715) 344-7499

Eric Beggs Construction Eric Beggs 6314 5th Ave. Bancroft, WI 54921
www.ericbeggsconstruction.com Email: ebeggs11@yahoo.com Phone (715) 498-8858

Evergreen Builders, Inc. Oscar Fuentes N660 N. Curtis Lake Lane Coloma, WI 54930
Email: evergreenbuildersusa@gmail.com Phone (608) 481-0151

Freedom Home Builders Eric Chojnacki 7134 Country Beautiful Lane Stevens Point, WI 54482
Email: ericchojnacki@hotmail.com Phone (715) 252-5028

Heartland Custom Homes Will Blakey and Matt Elmhurst 2450 Plover Rd. Plover, WI 54467
www.hchbuilder.com Email: hch@hchbuilder.com Phone (715) 344-8886

Hyer Homes Ryan Hyer 3530 Karrington Pl. Plover, WI 54467
www.hyerhomes.com Email: ryanhyer@gmail.com Phone (715) 340-7773

Impact Remodeling LLC Daniel Pautz 3374 Evergreen Ave Wisconsin Rapids, WI 54494
Email: dan_impactremodelingllc@gmail.com Phone (715) 340-5915

JMJ Construction Company, Inc. James Seebruckn Marty 302 Bickford Street, New Lisbon WI
www.jmjbuilds.com Email: nicholem@jmbuilds.com Phone (608) 733-6301

Jon Marty's Custom Carpentry, LLC Jon Marty 3960 Bluff Rd. Stevens Point, WI 54482
www.jmcchomes.com Email: jmcchomes@gmail.com Phone (715) 592-4663

JS Home Improvement Jeremy Szymkowiak PO Box 186 Amherst, WI 54406-0186
Email: jershimmy16@gmail.com

Kezeske Construction LLC Luke Kezeske 4629 N Tree Lake Ln. Rosholt, WI
Email: kezeskeconstruction@gmail.com Phone (715) 321-5800

Nicholson Construction Bill Nicholson 2616 Blaine St. Stevens Point, WI 54481-4705
Email: nicholson91@live.com Phone (715) 347-8887

Peskie Builders, Inc. Dan Peskie 3351 Tommy's Turnpike Plover, WI 54467
Email: dpeskie@peskiebuilders.com Phone (715) 344-5783

Precision Builders By Alan Hucke, Inc. Alan Hucke 1605 Willow Springs Dr. Stevens Point, WI 54481
www.precisionbuilderswi.com Email: alanjucke@precisionbuilderswi.com Phone (715) 341-5485

Pro Seamless of Wisconsin Tony Trzebiatowski & Brodie Brooks 2010 26th St. N Wisconsin Rapids, WI 54494
Email: tony@pro-seamless.com brodie@pro-seamless.com Phone (715) 423-5616

R. Smith Construction Inc. Ryan Smith 525 Copperleaf Ct. Plover, WI 54467
www.rsmithconstructionwi.com Email: rsmithcon@gmail.com Phone (715) 343-5250

Stevens Point Log Aaron Cordy 1203 Stans Dr. Stevens Point, WI 54482
www.stevenspointloghomes.com Email: aaron@pointlogs.com Phone (715) 544-4194

Stone Point Custom Homes Seth Stormoen 1203 Stans Dr. Stevens Point, WI 54482
www.stevenspointloghomes.com Email: seth@pointlogs.com Phone (715) 544-4194

Stoltz Enterprises LLC Ryan Stoltz 5260 Ann Marie Ct. Stevens Point, WI 54482
Email: stoltzenterprise@gmail.com Phone (715) 252-9005

Stratford Homes Tom Kolb 212501 St. Hwy 97 Stratford, WI 54484
Email: tkolb@stratfordhomes.com Phone (715) 687-3133

Wally World Inc. Walter Kotlowski N2504 State Rd. 13 Adams, WI 53910
Email: wallykotlowski@gmail.com

Warrior Construction LLC Stacy and Ron Johnson 2109 Ironwood Ave. Stevens Point, WI 54482
www.warriorconstruction.net Phone: 715-252-3888 Email: warriorconstruction.llc@gmail.com

Welling Kitchen, Bath & Floor Ariel Welling 3701 Patch St. Stevens Point, WI 54481
www.wellingkbf.com Email: ariel@wellingkbf.com Phone (715) 344-6363

Woodcraft Homes James Schmidt W5175 State Rd. 21 Necedah, WI 54646
www.woodcrafthomeswi.com Email: jean@woodcrafthomeswi.com Phone (608) 565-2478

W. Much Construction Wayne Much N 3384 Alm Lane Waupaca, WI 54981
Email: wmuchconst@sbcglobal.net Phone (715) 258-2341

BUILDING MATERIALS & LUMBER

ABC Supply Mike Martin 102 Fulton St. Wausau, WI 54403
Email: mike.martin@abcsupply.com Phone: (715) 845-6271

Drexel Building Supply Keith Strebelski W3053 Country Road F Berlin, WI 54923
www.drexelteam.com Email: keith.strebelski@drexelteam.com Phone (920) 361-2833

Duralum Building Center Carey Larson 3250 Mecca Dr. Plover, WI 54467
www.DuralumBuildingCenter.com Phone (715) 344-7363

Feltz Lumber Rick Okray 3737 Minnesota Ave. Stevens Point, WI 54481
Phone: (715) 344-4970 Email: feltzro@sbcglobal.net

reSAWN Timber co. Diane Petfalski Phone: (414) 881-6339
Email: dpetfalski@resawntimberco.com www.resawntimberco.com

Torborgs Waupaca Lumber Curt Drews 1682 Royalton St. Waupaca, WI 54981
Email: curt@torborgs.com Phone (715) 256-3635

Wisconsin Building Supply Chuck Milloux 2200 COUNTRY ROAD B PLOVER, WI 54467
Phone 715- 344-0100 Email: chuck.milloux@wibuildingsupply.com

CABINETS

Mid-State Supply & Kitchen Design Tim Retzlaff PO Box 510 Wautoma, WI 54982
www.mssupply.com Email: rt@mssupply.com Phone (920) 716-4710

Thorcraft Custom Kitchen Jesse Zepplin W8836 Cty Hwy X Thorp, WI 54771
Phone (715) 669-7557 Email: jrzepplin@thorcraft.net www.customcabinets.co

Welling Kitchen, Bath & Floor Ariel Welling 3701 Patch St. Stevens Point, WI 54481
www.wellingkbf.com Email: ariel@wellingkbf.com Phone (715) 344-2688

Woodstock Hardwood Flooring & Design Center 360 US Hwy 45 Birnamwood, WI 54414
www.woodstockflooring.com Phone (715) 449-2280 Email: phil@woodstockflooring.com

CELLULAR SERVICE

Cellcom Chad Krueger 152 Crossroads Dr. Plover, WI 54467 www.cellcom.com Email: chad.krueger@cellcom.com Phone (715) 321-1020

CONCRETE & MASONRY

Alchemy Concrete Judah Haas PO Box 161 Nelsonville, WI 54458
www.alchemyconcrete.com Email: judah@alchemyconcrete.com Phone (715) 824-3010

County Materials Corp. Marty Kizewski 2000 Patch St. Stevens Point, WI 54481
www.countymaterials.com Email: marty.kizewski@countymaterials.com Phone (715) 341-3765

Firkus Masonry, Inc. Ryan Firkus 2000 Patch St. Stevens Point, WI 54481
Rmail: fminc.att.net Phone (715) 572-8027

Kafka Granite Jason Chilson N7519 Pacific Estates Ct. Portage, WI 53901
www.kafkagranite.com Email: jchilson@kafkagranite.com Phone (715) 316-7817

Krukowski Stone Co. Joanie Whit 162445 County Road C Mosinee, WI 54455
www.krukowskistone.com Email: joaniew@krukowskistone.com Phone (715) 693-6300

Point Masonry LLC Jason Bacher 3336 Lindbergh Ave. Stevens Point, WI 54481-5447
Phone: (715) 344-8104 Email: pointmasonry.jbacher@gmail.com

COUNTERTOPS

Feltz Lumber Rick Okray 3737 Minnesota Ave. Stevens Point, WI 54481
Phone: (715) 344-4970 Email: feltzro@sbcglobal.net

Stone Innovations, Inc. Dave & Matt Lansing 3611 Post Rd. Plover, WI 54467
www.stoneinnovations.com Email: stoneinn@stoneinnovations.net Phone (715) 345-1601

Welling Kitchen, Bath & Floor Ariel Welling 3701 Patch St. Stevens Point, WI 54481
www.wellingkbf.com Email: arielwelling@wellingkbf.com Phone (715) 344-2688

Woodstock Hardwood Flooring & Design Center Philip Kersten 360 US Hwy 45 Birnamwood WI , 54414
www.woodstockflooring.com Email: phil@woodstockflooring.com Phone (715) 449-2280

DECKS

Warrior Construction LLC Stacy and Ron Johnson 2109 Ironwood Ave. Stevens Point, WI 54482
Phone: 715-252-3888 Email: warriorconstruction.llc@gmail.com

DISPOSAL SERVICES

Central Wisconsin Recycling LLC Brady Beggs 6314 5th Ave. Bancroft, WI 54921
Email: bradyb88@yahoo.com Phone (715) 498-4164

DRYWALL

Patino Drywall Ramiro Patino 163315 Taliesin Way Scholfield, WI 54476
Email: patinosdrywall@gmail.com Phone (715) 302-3389

Raflik Drywall Kevin Raflik 4464 River Heights Court Plover, WI 54467
Email: raflikdrywall@charter.net Phone (715) 341-7367

ELECTRIC CONTRACTORS

Central State Electric Corp. Kevin Modrzewski 3017 Hoover Rd. Stevens Point, WI 54481
www.centralstateelectric.com Email: info@centralstateelctric.com Phone (715) 341-2762

Gauge Electric Rodney Vezina 5261 Bees Lane Plover, WI 54467
Email: gaugerv@gmail.com Phone (715) 572-7723

Home Run Electric LLC Eric Millard 5640 Balsam Circle Wisconsin Rapids, WI 54494
Email: hrulectric@gmail.com

Sand Country Electric LLC Rusty Roe 12107 Old Trail Wisconsin Rapids, WI 54494
Email: sandcountryelectricllc@gmail.com Phone (715) 459-4154

ENERGY CONSULTANT

Focus on Energy Jim Pisani and Andy Kuc N2115 Lake Dr. Lodi, WI 53555
Email: jpisani@psdconsulting.com Phone (608) 260-5867

North Wind Renewable Energy Cooperative Amy Lewallen 578 Allen St. Amherst, WI 54406
Email: amy@northwindre.com Phone: (715) 630-6451

EQUIPMENT

Wood Street Rental Jeff Wiesman 2240 Wood St. Stevens Point, WI 54481
Email: jrwiesman@gmail.com Phone (715) 342-9099
www.woodstreetrental.com

R.H. Liquidation Ryan Hofferber N2598 Hwy 22, Waupaca, WI 54981
Email: ryan@rhliquidators.net Phone (715) 258-8886

ELEVATORS

A-1 Elevator Sales & Services Tony Pfefferman 2213 Velp Ave. Green Bay, WI 54303
Email: www.a1elevator.biz Phone (920) 434-9088

EXCAVATING

Dean Altmann Trucking & Excavating Dean Altmann 1343 State Hwy 13/34 Junction City, WI 54443
Email: dean@deanaltmanntrucking.com Phone (715) 457-2651
www.deanaltmanntrucking.com

Kyle Kluck Trucking & Excavating Inc. Kyle Kluck 5628 State Hwy 66 Stevens Point, WI 54482
Email: kylekluck@mwwb.net Phone (715) 340-0763

Optimal Terrain Orean Trzebiatowski 5285 County Rd K Amherst WI 54403
Email: oreanw.optimalterrain@gmail.com Phone (715) 572-5474

Stoltz Enterprises LLC Ryan Stoltz 5260 Ann Marie Ct. Stevens Point, WI 54482
Email: stoltzenterprise@gmail.com

FENCING

Security Fence and Supply Co. Inc Wayne Jr. Semmerling 1508 DuBay Ave. Stevens Point, WI 54482
Email: wayne@securityfenceandsupply.com Phone (715) 344-6340
www.securityfenceandsupply.com

FINANCIAL SERVICES & LENDERS

AG Country Farm Credit Services Pam Zinda 1216 Wildwood Dr. Stevens Point, WI 54482
Email: pam.zida@agcountry.com Phone (715) 344-1000
www.agcountry.com

Associated Bank Karen Yach Plover/Wisconsin Rapids/Stevens Point
Email: karen.yach@assocaitedbank.com Phone (715) 345-3704
www.associatedbank.com

Community First Bank Dan Hebbe 5525 Hwy 10 East Stevens Point, WI 54481
Email: dhebbe@cfbwi.com Phone (715) 344-5522
www.cfbwwi.com

CoVantage Credit Union Sarina Vang PO Box 910 Stevens Point, WI 54481
Email: sarina.vang@covantagecu.org

Edward Jones Jay Wolf 3040 Village Park Dr. Plover, WI 54467
Email: jay.wolf@edwardjones.com Phone (715) 252-8981
www.edwardjones.com

KeySavings Bank Gerald Canon 811 E Grand Ave. Wisconsin Rapids, WI 54494
Email: gcanon@keysavingsbank.com Phone (715) 423-6460
www.keysavingsbank.com

Members' Advantage Credit Union Melissa Kara 1610 Lincoln St. PO Box 1208 Wisconsin Rapids, WI 54495
Email: melissak@membersadvantagecu.com Phone (715) 421-7702

Nicolet National Bank Andrea Sasman 5517 Vern Holmes Dr. Stevens Point, WI 54482
Email: asasman@nicoletbank.com Phone: (715) 241-2535
www.nicoletbank.com

Paper City Savings Association Korbi Feltz 2008 County Rd. HH Plover, WI 54467
Email: kfeltz@papercitysavings.com Phone (715) 204-1663
www.papercitysavings.com

Simplicity Credit Union Christie Keen 2331 Post Rd. Plover, WI 54467
Email: ckeen@simplicity.coop Phone (715) 544-6645

Prevail Bank Dawn Klesmith 5709 Windy Dr. Suite A Stevens Point, WI 54482
Phone (715) 345-1621
www.prevail.bank

The International Bank of Amherst Butch Pomeroy PO Box 39 Amherst, WI 54406
Email: butch@ibamherst.com Phone (715) 824-3325
www.ibamherst.com

The Pineries Bank Diane Hintz 3601 Main St. Stevens Point, WI 54481
Email: bank@pineries.com Phone (715) 341-5600
www.pineries.com

The Portage County Bank Jennifer Novotny 5417 Vern Holmes Dr. Stevens Point, WI 54482
Email: jennifer@portagecountybank.com Phone (715) 254-0056

U.S. Bank Jake Heyroth NMLS # 502454 5673 US Hwy 10 East Stevens Point, WI 54482
Email: jason.heyroth@usbank.com Phone (715) 342-2225

FIREPLACES & WOOD STOVES

Ferguson Enterprises, Inc. Michelle Cusack 2425 North 14th Ave. Wausau, WI 54401
Email: michelle.cusack@Ferguson.com Phone (715) 679-2397
www.ferguson.com

SnowBelt Fireplace & Stove, Inc Adrian Albrecht 1200A Wildwood Dr. Stevens Point, WI 54482
Phone (715) 341-4328 Email: adrian@snowbeltfp.com
www.snowbeltfireplace.com

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Ancora Stone and Tile Kristi Kontny 3655 Kettle Ct. E. Delafield WI 53018
www.ancorastone.com Email: chrisboyce@ancorastone.com Phone (414) 788-3588

Carpets Plus of WI Mark Snellnow 1230 Post Rd. Plover, WI 54467
Phone (715) 341-0422 Email: m.sellnow@carpetspluswi.com

reSAWN Timber co. Diane Petfalski Phone: (414) 881-6339
Email: dpetfalski@resawntimberco.com www.resawntimberco.com

Saindon Carpet One Floor & Home Mick and Tanner Saindon 2651 Post Rd. Plover, WI 54467
www.saindoncarpetone.com Email: sales@saindoncarpetone.com Phone: (715) 342-4230

Welling Kitchen, Bath & Floor Dan Fritsche 3701 Patch St. Stevens Point, WI 54481
www.wellingkbf.com Email: dave@wellingkbf.com Phone (715) 344-6363

Woodstock Hardwood Flooring & Design Center Philip Kersten 360 US Hwy 45 Birnamwood WI , 54414
www.woodstockflooring.com Email: phil@woodstockflooring.com Phone (715) 449-2280

GLASS SERVICES

Precision Glass and Door, LLC Don Turzinski 3101 Post Rd. Stevens Point, WI 54481
www.precisionglasswi.com Email: don@precisionglasswi.com Phone (715) 344-8525

GUTTERS

Pro Seamless of Wisconsin Tony Trzebiatowski 2010 26th St. N., Wisconsin Rapids, WI 54494
Email: tony@pro-seamless.com & brodie@pro-seamless.com Phone (715) 423-5616

Maximum Flow Seamless Gutters Derrick Zagrzebski 1014 W. River Rd. Mosinee, WI 54455
Email: maxgutters@yahoo.com Phone (715) 341-0482

INSULATION, DRYWALL & PAINT

Alpine Insulation & Drywall Ryan Woyak 100 East Bridge St. Wausau, WI 54403 Phone (715) 498-4164

Patinos Drywall and Insulation LLC Ramiro Patino 163315 Taliesin Way Schofield, WI 54476
Email: patinosdrywall@gmail.com Phone (715) 310-3389

Raflik Drywall, LLC Kevin Raflik 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
www.spraytech-sf.com Email: calebs@spraytech-sf.com Phone (715) 412-0571

INSURANCE & BENEFITS

Community Insurance & Associates Melissa Blenker 183 S Main St Amherst, WI 54406
www.community-insurance.com Email: melissa@community-insurance.com Phone (715) 344-2222

Compass Insurance Services Mikhail Salienko 5569 Hwy. 10 East, Stevens Point, WI 54482
www.compassinsurance.net Email: mikhail.salienko@compassinsurance.net Phone (715) 544-1586

Glavinsured Agency Russ Glavin 107 S. Main St. Necedah, WI 54646-8283 Mailing: PO Box 500 Necedah, WI 54646-8283
Email: info@glavinsured.com Phone (608) 565-7800

The Benefit Doctor Brad DeBot and Phil Hollis 2925 Welsby Ave. Stevens Point, WI 54481
Email: bradd@thebenefitdoctor.com. Brad DeBot (715) 344-4333 Phil Hollis (715) 340-2299

Rural Mutual - Zinda Insurance Group Jennifer Zinda Mancl and Stacey Zimmermann 3205 Post Rd. Plover, WI 54467
Office (715) 341-5808 Cell (715) 340-3879 Email: jzinda@ruralins.com szimmermann@ruralins.com

The Insurance Center Amy Felckowski 2825 Post Rd. Stevens Point, WI 54481
Email: afelckowski@ticinsurance.com Phone (715) 315-3944

INTERIOR DESIGN

Design Theory 19 Mindy Hoppe 632 N 3rd Street, Wausau WI 54403
www.designtheory19.com Email: mindy@designtheory19.com Phone (715) 574-8834

Scotties Interiors Cathy Marks Sargent & Lecia Marks Franson 204 N 2nd Ave. Wausau WI 54401
www.scottiesinteriors.com cathy@schottiesinteriors.com (715) 845-1325

Designers 2 Brad Anderson 130 McDill Ave. Stevens Point WI 54481
www.designers2.net Email: brad@designers2.net Phone (715) 341-7761

Inspired By Design Sara Haumschild 2737 N. 44th Ave. Wausau, WI 54401
Email: sara@inspiredbydesigninteriors.com Phone (715) 344-0740

Small Space Big Style Rene Jerzak 5370 Hwy 10E Stevens Point, WI 54482
www.ssbswisconsin.com Email: ssbs@ssbsdesign.com Phone (715) 344-0740

LANDSCAPING MATERIAL & SERVICES

County Materials Corp. Marty Kizewski 2000 Patch St. Stevens Point, WI 54481
www.countymaterials.com Email: marty.kizewski@countymaterials.com Phone (715) 341-3765

Fisher Services LLC Scott Fisher 6630 Cty Rd. HH Stevens Point, WI 54482
www.scottslawnco.com Email: awish@wi-net.com Phone (715) 592-6927

Green Thumb Lance Stampfli 4275 County Rd. R, Stevens Point, WI 54481
Email: gthumb@charter.net Phone (715) 342-1700

Kafka Granite Jason Chilson N7519 Pacific Estates Ct. Portage, WI 53901
www.kafkagranite.com Email: jchilson@kafkagranite.com Phone (715) 316-7817

Schalow's Nursery Inc. Gordon Schalow 8461 Heritage Dr. Marshfield, WI 54449
www.schalows.com Email: gschalow@schalows.com Phone (715) 591-3478

Central Door Solutions, LLC Bruce Woyak 1400 Integrity Parkway Plover, WI 54467
www.centraldoorsolutions.com Email: bwoyak@centraldoorsolutions.com Phone (715) 342-4153

LAND DEVELOPMENT & SURVEYING

Classic Development Corp. of Plover Keith Hlemrick and David Moodie 1811 Brookridge Dr. Plover, WI 54467
Email: khelmrick@classic-development.com Phone (715) 344-2524

Point of Beginning, Inc Scott Groholski 5709 Windy Dr. Suite D Stevens Point, WI 54482
www.pobinc.com Email: scott@pobinc.com Phone (715) 344-9999

Rettler Corporation Mike Helmrick 3317 Business Park Dr. Stevens Point, WI 54482
www.rettler.com Email: info@rettler.com Phone (715) 341-2633

OVERHEAD DOORS

A+ Doors LLC Alan Pavelski 4086 County Road R Stevens Point WI 54467
www.aplusdoorswi.com Email: sales@aplusdoorswi.com Phone (715) 344-4129

Garage Force Todd Miller W1235 Cty Rd T Alma, WI 54610
Email: ekarsten@allamericancoop.com Phone (608) 418-8204

Premier Overhead Doors, Inc Craig & Brenda Newby 124 Main St. PO Box 25 Almond, WI 54909
www.premierdoorswi.com Email: premierdoors4u@gmail.com Phone (715) 366-8860

TW Services Overhead Doors Jon Tullberg 6193 County Hwy Y Hazelhurst, WI 54531
Email: twjontullberg@yahoo.com Phone (715) 366-7089

PEST CONTROL

Central Wisconsin Pest Control Mark Pearson PO Box 64 Nelsonville, WI 54458
Email: cwpestcontrol@gmail.com Phone (715) 498-1662

PLUMBING, HEATING & COOLING

Bob's Plumbing & Heating of Central Wisconsin Bob Konkol 8105 Stoney Rd. Amherst, WI 54406
www.bobsplumbingandheating.biz Email: bobsph@wi-net.com Phone (715) 824-3902

Excel Plumbing Inc. Scott Kerchefski 225 Kramer Ave. Junction City, WI 54443
Email: info@excelplumbinginc.net Phone (715) 343-5882

Ferguson Enterprises, Inc Ted Peotter 2425 North 14th Ave. Wausau, WI 54401
www.ferguson.com Email: michelle.cusack@ferguson.com Phone (715) 675-3384

JG Plumbing and Heating LLC Jon Glodowski 421 Lorry St. Amherst, WI 54406
www.jgplumbingonline.com Phone (715) 340-1720 Email: jgplumbingheating@gmail.com

Point Heating & Cooling Richard Mead PO Box 728 Plover, WI 54467
www.pointheatingandair.com Email: office@pointheating.com Phone (715) 345-1979

Richard's Plumbing, Heating & AC, LLC Cory Wojtalewicz 1520 DuBay Ave. Stevens Point WI 54482
Email: richardsplumbing@yahoo.com Phone (715) 344-7989

RJ Rasmussen Plumbing & Heating Inc. Rick Wellens 2441 Willow Dr. Plover, WI 54467
Email: service@rjrasplumb.com Phone (715) 345-1979

Van Dreef Plumbing & Heating Greg Van Dreef 3314 Howard Ave. Stevens Point, WI 54481
Email: gvandreef69@yahoo.com Phone (715) 341-7860

PORTABLE TOILETS

Crockett Septic, LLC George Van Sedum 2811 W Grand Ave. Wisconsin Rapids, WI 54495
www.crockettseptic.com Email: lori@crockettseptic.com Phone (715) 451-0438

REAL ESTATE

First Weber Group Realtors Diane Jahn 5424 US Hwy 10E Stevens Point, WI 54481
www.firstweber.com Email: jahnd@firstweber.com Phone (715) 498-9722

KPR Brokers Team Kitowski 2417 Post Rd. Plover, WI 54467

www.kprbrokers.com Phone (715) 598-6367 Email: admin@kprbrokers.com

Next Home Priority Joshua Zimmerman 20 Park Ridge Dr. Stevens Point, WI 54481

www.nexthomepriority.com Email: zimmerman@nexthomepriority.com Phone (715) 323-2634

RE/MAX Central Wisconsin Mike Williams 3080 Village Park Dr. Plover, WI 54467

Email: mike@Centralwisconsinrealty.com Phone (715) 544-4881

RESTAURANTS

Lucke's Dana Larson and Jake Hucke 3252 Mecca Dr. Plover, WI 54467

Email: lukes3252@gmail.com Phone (715) 252-6842

The Sky Club Eric Freund 2200 Post Rd. Plover, WI 54467

www.skyclubdining.com Email: skyclubsupperclub@gmail.com Phone (715) 341-4000

Whitetail Lanes Steve Cieslewski 3659 Country Road Q Amherst Junction, WI 54407

www.whitetaillanes.com Email: whitetail@whitetaillanes.com Phone (715) 824-3108

RESTORATION

Servpro of Stevens Point & Wausau 5217 Heffron Ct. Stevens Point, WI 54481

www.office@servprowausau.com Email: office@servprowausau.com Phone (715) 544-4855

ROOFING CONTRACTORS

Coyote Construction LLC Gary Hansen 4125 Lake Emily Road Amherst, WI 54406

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

SEPTIC SERVICES

Acuantia Sven Fielder PO Box 559 Stevens Point, WI 54482

www.acuantia.com Email: sfielder@acuantia.com Phone (715) 252-9285

Stoltz Enterprises LLC Ryan Stoltz 5260 Ann Marie Ct. Stevens Point, WI 54482

Email: stoltzenterprise@gmail.com Phone (715) 341-1115

SNOW REMOVAL

Point Masonry LLC Jason Bacher 3336 Lindbergh Ave. Stevens Point, WI 54481-5447

Phone: (715) 344-8104 Email: pointmasonry.jbacher@gmail.com

TITLE COMPANIES

Home & Land Title LLC Stephanie Wilhelm 20 Park Ridge Dr. Suite A Stevens Point WI 54481

www.halttitle.com Email: stephanie@halttitle.com Phone (715) 310-8549

Knight Barry Title Services, LLC Trina Barnett 3060 Village Park Dr. Plover, WI 54467

www.knightbarry.com Email: trinab@knightbarry.com Phone (715) 544-1900

Portage County Title LLC Ashley Saindon 2926 Post Rd. Plover, WI 54467

www.portagecountytittle.com Email: pct@title-pros.com Phone (715) 342-4500

WATER CARE

Maher Water Corporation Danielle Maher-Baron 2901 Hoover Ave. Stevens Point, WI 54481

www.maherwater.com Email: dani@maherwater.com Phone (715) 344-2900

WINDOWS

Feltz Lumber Matt Wisz 3737 Minnesota Ave. Stevens Point WI 54481

www.feltzlumber.com Email: feltzmw@feltzlumber.com Phone (715) 344-4970

Pella Window and Doors of Wisconsin Brian Jeske 500 Pilgrim Way Green Bay, WI 54304

www.pellawi.com Phone (715) 496-4320 Email: bjeske@pellawi.com

Pro Seamless of Wisconsin Tony Trzebiatowski 2010 26th St. N., Wisconsin Rapids, WI 54494

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

WINDOW CLEANING

A Brighter Image LLC Window Cleaning Mike Minger

www.abrigherimagellc.com Email: mike@abrigherimagellc.com Phone (715) 340-0490

WINDOW COVERINGS

Blinds and Designs By Kelly Kelly Roth 77 Sunset Blvd. Stevens Point WI, 54481
www.blindsanddesignsbykelly.com Email: kellyroth@att.net Phone (715) 295-0000

Designers 2 Brad Anderson 130 McDill Ave. Stevens Point WI 54481
www.designers2.net Email: brad@designers2.net Phone (715) 341-7761

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