



President's Message

September marks the end of our fiscal year at GSHBA. Thanks to our many volunteers who helped grow our presence in the local community. A special thank you to our committee chairs for making it all happen:

- Mikhail Salienko, Hammer Down 5k – over 200 participants ran, walked, crawled, or drove their way to the finish line. An event to promote wellness in the community to show we care about more than just the products and services we provide. Nice work Mikhail.
- Eric Chojnacki, Polar Plunge - \$1,500+ was raised for Special Olympics in the name of GSHBA. An outstanding way to support an outstanding cause. Thanks to those who braved the cold water and raised the donations. And thanks to Eric for bringing this idea to GSHBA.
- Seth Stormoen, Golf Outing – 37 foursomes smacking golf balls around Glacier Woods in Iola. Weather was great, fun was had, prizes were won, and a courtesy bus ride was offered thanks to Stone Innovations. Another huge success! Atta boy Seth.
- Jennifer Novotny, Place of Peace Meal – a memorable event that helped provide food and personal products for those in need. A new opportunity this year that warms the soul. No kidding, volunteer next year and you'll see. Way to go Jennifer...inspiring idea!
- Jon Marty, Parade of Homes – 11 beautiful homes to be on display September 6-9. Always our biggest event, it's a great way to showcase your work to the local community. It's also a lot of work to bring it all together. Thanks for stepping up Jon.
- Carey Larson, Winner Winner Chicken Dinner – slated to take place September 29 at Lucke's in Plover during the Packers game, be sure to attend! To raise awareness, we will be doing additional advertising this year. Thank you, Carey, for the extra work this time around.
- In addition to these events, numerous GSHBA members volunteered to ring bells for the Salvation Army during the Christmas season. We also participated in the winter holiday parade in Stevens Point. Thanks to those who helped!
- Ted Peotter, Membership – I would be remiss to not mention the efforts put forth by Ted this year. Though this committee isn't an "event", it is the lifeblood of our organization. We can't grow our membership without someone focused on doing just that. Ted went above and beyond. Great job!

As a reminder, proceeds derived from these community events are used to help fund educational scholarships for students aiming to land a career in our industry. It's our way of giving back while growing our workforce for the future. Both Jennifer Novotny and Ryan Hyer headed up the committee who chose which applicants would be awarded with scholarships.

Jay Wolf is the incoming president...we're in great hands. No doubt he will set us up to do even better next year. But he can't do it alone. Please volunteer to help him knock it out of the park. You'll be glad you did.



Mark Robinson, Blenker Construction

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CALENDAR *of* EVENTS

Sept 4 - Parade of Homes Bus Tour 8:00am at Central Door Solutions

Sept 6-9 - Parade of Homes *Mon & Friday 3-7pm Sat & Sun 11am-6pm*

Sept 17 - Awards & Installation Dinner at Sky Club in Plover

Sept 29 - Winner Winner Chicken Dinner at Lucke's



The current tenant in our GSHBA office (located at 1001 Theater Dr in Plover) will be leaving at the end of August. We would like to open up the opportunity to lease space to all our GSHBA members prior to listing the space for rent. The office is 1,512 sq feet and can be divided into four separate office areas. There is a kitchen, bathroom and lobby area. We are open to renting out the entire space or the office spaces separately. The price is negotiable dependent on your needs.

If you are interested, reach out to me via email office@gshba.net or call 715-340-2242.



This year we have 11 homes in the Parade. See list below of participant builders and houses. Reach out to a builder to see if they need help at their home with ticket taking or anything else during the weekend. 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.

PARADE OF HOMES 2024 PARTICIPANTS

PARADE BUILDER

Bergman Builders

Bergman Builders

Blenker Construction

Edwards Quality Construction

Erbes Construction

Heartland Custom Homes

Hyer Homes

Jon Marty Custom Carpentry

Precision Builders by Alan Hucke

Stone Point Custom Homes

Woodcraft Homes

PARADE HOME ADDRESS

7075 Esker Road Custer, WI

2159 Peninsula Place Junction City, WI

2596 DuBay Colony Rd, Junction City, WI

6397 County Rd O Rudolph, WI 54475

2714 N. Biron Drive (Village of Biron) Wisconsin Rapids

233 County Rd. Z Nekoosa, WI

2121 Peninsula Place Junction City 54443

1748 Two Sister's Court Stevens Point, WI 54482

4048 Bentley Rd. Rosholt, WI

1490 East Shore Trail, Wisconsin Rapids, WI 54494

1394 Rain Dance Trail Nekoosa, WI



*Annual Installation Dinner
& Awards Banquet*

**You are cordially invited to the
Annual Installation Dinner
& Awards Banquet**

Tuesday, September 17, 2024

Sky Club in Plover

Cocktail Hour 6:00pm

Dinner & Program 7:00pm

**Dinner buffet includes Ham, Chicken, Fish,
Mashed Potatoes, Gravy and Vegetables.**

RSVP by September 12th

To office@gshba.net

One Free Dinner with Membership.

Additional guests \$20

PARADE - O F - HOMES

September 6-9, 2024

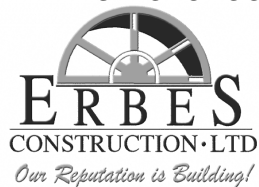
Fri. & Mon 3:00pm - 7:00pm
Sat & Sun 11:00am - 6:00pm



GOLDEN SANDS
HOME BUILDERS ASSOCIATION



PLATINUM SPONSOR



ADVANCE TICKETS

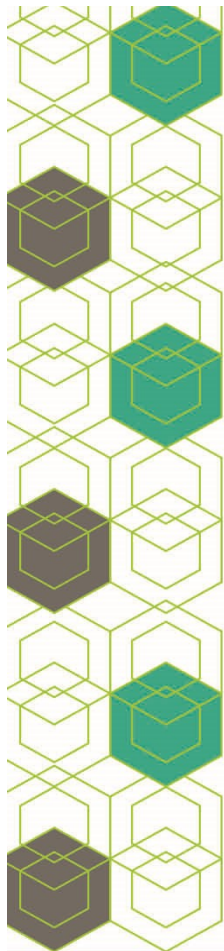
\$12



Tickets Available at any Parade Home during Parade Hours \$15.

Visit us Online for Directions to Parade Homes
and Advance Ticket Locations

www.gshba.org



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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build my future Northcentral WI

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!

OUTDOOR GRILLING - PACKER GAME - MEAT RAFFLE



**WINNER
WINNER
CHICKEN
DINNER!**

PLUS OINKERS

Sunday September 29

11:00 AM - 2:00 PM

At Lucke's *3252 Mecca Dr. Plover*

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.

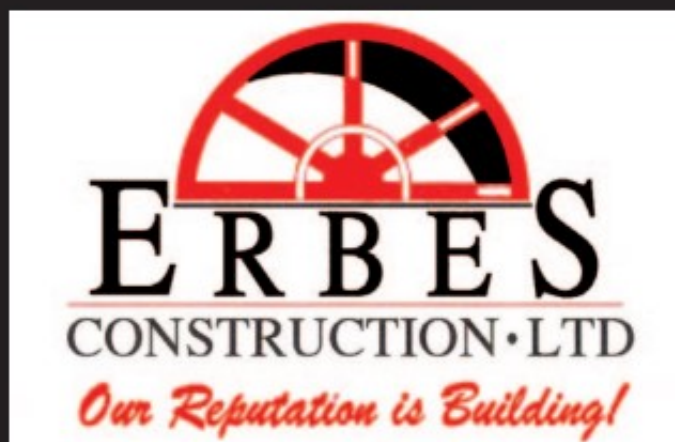
We are looking for Volunteers to help serve at the Chicken Dinner!

Shifts are from 10:45 - 12:30 & 12:30 - 2:15pm.

Email office@gshba.net if you are able to help.

*Successful events are the result of successful partnerships.
Golden Sands Home Builders Association would like to thank this year's sponsors.*

PLATINUM SPONSOR:



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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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Brian Jeske - Sales Representative
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Enclosed below are highlights of the August 2024 More Housing Wisconsin Briefing Paper 6 titled “Streamline standard development approval process and create expedited review for workforce housing”.

To review the entire whitepaper along with the previous five papers [click here](#).

Streamline standard development approval process and create expedited review for workforce housing. Overly long development approval processes can act as a significant barrier to more housing and add to the cost of a housing project, which is then passed onto prospective renters or buyers.

Simplifying and streamlining the development approval process by, for example, expanding administrative reviews and reducing governing body approvals, is an important action communities can take to remove barriers to the creation of housing options affordable to households at or near the area median income. Another step communities can take to increase the number and reduce the cost of workforce housing is to create a separate expedited approval process and waive or reduce development fees for such housing projects.

Conducting a self-assessment of the permitting process. Examine, for example, how long a typical housing development review takes from start to finish and whether there are any improvements that can be made to the process. Identify process bottlenecks and redesign the process so that it is as efficient as possible.

One practical difficulty is that efforts to overhaul the permitting process can last months and require substantial time commitments by staff. A full review should involve community and stakeholder engagement, coordination between different municipal departments, public forums, and reports. Recommendations flowing out of a systematic review of the permitting process typically include implementing multiple strategies designed to increase efficiency, such as: - Establishing a one stop permitting location. - Imposing a maximum time limit on the municipal review process. - Improving user-friendliness by providing applicants with information and assistance at the beginning of the application process.

Developing a transparent, easy to follow “developer’s checklist” of zoning and other requirements that must be met before a project is launched.

Developing forms and permits that are simple, easy to access, and make the development process as transparent and efficient as possible.

Changing zoning code to reduce need for individual variances and conditional use permits and eliminate or reduce need for elected body approvals. “Whenever possible, a zoning code should be written simply and clearly. A zoning administrator should be able to administer the review of most site development requests and uses that are permitted by right.”

Only when a legislative action is required, such as changes to zoning ordinance text or maps and approval of development agreements, should the elected body be included in the process.

Under Wisconsin state law, “if a person submits a complete application for a permit related to a residential housing development meeting all existing requirements that must be satisfied to obtain the permit at the time the application is filed,” then the municipality “shall grant the application.”

If all zoning code requirements are met, then the zoning administrator should be able to sign off on a project just as if it were a building permit. In developing the review standards in your zoning ordinance, use these best practices: •

Provide clear, consistent, and streamlined standards for all land uses permitted by right and allow site plans and applications for these uses to be reviewed by the zoning administrator.

Consider allowing administrative departures for benign minor issues where the exact language of the ordinance does not fit. Require findings, record keeping, and reporting to the legislative body as appropriate.

Establish consistent findings for the plan commission to review and consider in their approval process.

In addition, “development review can be made more efficient by removing the elected body from the responsibilities of site plan review for permitted uses, special [i.e., conditional] land uses, and other general development approvals.”

Finally, consider modifying your ordinances to give the zoning board of appeals or plan commission power to approve conditional use permits, not the governing body.

Combining public hearings to consolidate the community comment process. It is sometimes necessary for multiple local boards and commissions to review a housing development proposal. Each of these boards or commissions may need to conduct a public hearing on the proposal. Multiple hearings and multiple approval requirements can add considerable time to the permitting process. Combining multiple hearings into a single hearing can reduce the total permit approval process time. Combining public hearings requires coordination and cooperation between departments and boards, as well as procedural changes within the zoning code. Under Wisconsin state law, “if a person submits a complete application for a permit related to a residential housing development meeting all existing requirements that must be satisfied to obtain the permit at the time the application is filed,” then the municipality “shall grant the application.”

Administrative agreements between participating boards may be necessary; in other cases, board and commission rules and regulations may need to be revised to facilitate joint hearings.

Offering Pre-approved plans. Authorize as approved for construction in specified zoning districts blueprints for specific housing types. “Pre-approved plans that meet a community’s criteria provide a great deal of predictability and consistency for a homeowner, builder, and even neighbors. Decisions have already been made about what types of buildings are acceptable ahead of time. This shortens approval timelines and eases the workload of the zoning administrator.”

“The most common area in which pre-approved plans are used is for Accessory Dwelling Units (ADUs) as a standalone structure. Floor plans and building elevations will typically be found in a design manual or website for a property owner to select from. (The configuration of a lot or building will need to be considered alongside the pre-approved plan.) Some communities provide pre-approved plans for free or at a very low cost; others have partnered with architectural or design firms to sell their pre-approved plans at a lower cost than a custom design.”



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Click on this link [GSHBA MEMBER DIRECTORY](#)