

Spring Showcase OF HOMES



MARCH 1-2 & 6-9, 2025

Thursday/Friday 4 - 7 pm
Saturday/Sunday 10 am - 4 pm

Press Times
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30 New & 2 Remodel Projects
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welcome to the

2025 SPRING SHOWCASE OF HOMES



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The 2025 Spring Showcase of Homes is here and we have a total of 32 homes (30 New Construction & 2 Remodels) for you to tour. These builders hope to influence your next home project with their creative ideas – whether it is a remodel of your kitchen, decorating your living room or designing your new home! Find out what designs are cutting edge and what the builders have to offer firsthand at the Spring Showcase of Homes!

There are two amazing remodel transformations on display for you to tour on the second weekend of Showcase. Please Note: The dates to view remodel projects are limited to the second weekend only, Saturday, March 8 and Sunday, March 9. A remodel project is indicated by a square on the map and has a special color in the book to differentiate it from the new construction homes. Both of the remodel projects are also listed at the end of the home count to help separate these projects. As always, please respect the privacy of our homeowners while touring.

We know that pretty much anything now can be found or done online just by the click of a button. It's great to do your research online, but it's easier to get the facts and answer questions face to face. That is why we offer events like the Showcase of Homes to allow you to make a personal connection with members. What better way to find out if one of our members is the perfect fit for your next project!

As always, we encourage you to “Think BCHBA First,” because our members have access to benefits that make them the premier contractors or subcontractors in this industry! To learn more about the advantages of working with a member, check out page 16. We also encourage Members to use other BCHBA Members, which is why you will see a “Hammer Builder Symbol” on each page for newly constructed homes. See page 10 to learn more.

Don't forget about the App! If you prefer to use GPS directions to get to the homes vs. the map enclosed in the center foldout, check out the BCHBA App! Using your smart phone, scan the QR Code. Please remember that because some of these homes are on new roads or in new subdivisions, the app may only be able to get you to the general area of the house and then you can use the directions on the specific house page to get to the exact location.

I hope you enjoy everything the Spring Showcase has to offer!

Kyle Ness, C & C Custom Builders Inc.
2025 Showcase of Homes Chair



Zero-Step Entry

When you see this symbol, the home is “Zero-Step Entry”. Builders who have indicated their home as “Zero-Step Entry” have had the symbol above added to their pages. This does not imply that the home is designed to meet handicap accessibility requirements. The standards met to include the symbol above are as follows:

Zero-Step Entry:

- A minimum of one exterior entrance that is zero-step
- Since the service door from the garage to the house is the most used door, it is recommended that the door is zero-step and that it be 42” wide

Please Note: Due to unforeseen circumstances and/or weather, accessibility may be limited.



Download Our App!
Download our App to
get directions and maps
for each home!



WHAT *is the* BCHBA?

The Brown County Home Builders Association (BCHBA) is a member-based, non-profit organization established in 1956. Members are an integral part of a vibrant and progressive organization that has one fundamental goal in mind: To make the housing industry the best that it can be in the communities we serve; Brown, Kewaunee, Marinette and eastern Oconto Counties. Our dedication to the industry and quality of elevated leadership have made us one of the most influential trade associations in the state. Currently, our local Association membership is nearly 600+.

Membership - Membership is divided into two categories: Builder and Associate.

Associate Member - Any person, firm or corporation engaged in a trade, industry or profession related to shelter construction, remodeling or land development, and is of good character and business reputation, shall be eligible.

Builder Member - Any person, firm or corporation currently in the business of shelter construction, land development or remodeling; and is of good character and business reputation; and has successfully completed and passed all education programs as described in the Policy and Procedure Manual for Builder members shall be eligible.

BCHBA Events -

- **The Green Bay Home + Lifestyles Experience** is the largest home show of its kind in the region. Visit with professionals in all areas of home building, remodeling, landscaping, decorating needs, interior improvements, roofing, windows and much more. Everything for the Home... inside and out!
- **Spring & Fall Showcase of Homes** are self-guided tours of beautiful, newly-constructed spec and custom homes and amazing remodel projects throughout the Brown County area.

Our Mission: Dedicated professionals providing excellence in housing through education and innovation for the betterment of members and our community.

811 Packerland Drive, PO BOX 13194, Green Bay 54307-3194
(920) 494-9020 - BCHBA.org
Lori Frisbie - Executive Officer

DON'T FORGET ABOUT THE REMODELS!

Check out 2 amazing transformations!

The Spring Showcase of Homes will host all of the remodeling projects on the *second weekend* of the Showcase! Here's how to distinguish the remodel projects from the newly constructed homes:

Ticket - Remodels = Squares • New Construction = Circles
Map - Remodels = Orange • New Construction = Red
Individual Pages - Remodels = Squares
New Construction = Circles • Differentiating Color Schemes

Please respect the privacy of our homeowners by touring remodel projects on Saturday, March 8 and Sunday, March 9 only.

 Remodels

 New Construction

House Numbers: 31 & 32

Open March 8 & 9



BEFORE




AFTER

1

8401
COUNTY
ROAD S
PULASKI

DIRECTIONS: Hwy 41 to Cty Rd S. West to on Cty Rd S. Keep on Cty Rd S at stop sign. House on left.


CARPENTRY
UNLIMITED, LLC



New Construction

3,594 Square Feet • 2,183 Main Floor • 1,177 Lower Level

Custom zero-entry home. Lots of oversized windows on South side of home. Oversized window in great room overlooking woods. Large covered front porch and back patio. Custom trim throughout entire home. Custom and unique railing around entire open stairwell. Custom wood accent walls. Oversized flush-entry shower. Oversized walk-in pantry. Finished off lower level with large area to entertain. Custom closets throughout home. Home has finished garage. LED lighting throughout. We are proud to be certified by Focus on Energy's New Homes Program.



2

387
RED TAIL
LANE
LITTLE
SUAMICO

DIRECTIONS: Hwy 41 North to Brown Road. West on Brown Road to Cross Road, West on Nero Lane to Thomas Way, to Elizabeth Lane to Red Tail Lane.

BLACK DIAMOND
BUILDERS



New Construction

5,312 Square Feet • 3,344 Main Floor • 1,968 Lower Level

The exterior of this impressive 3,344 sq. ft. custom ranch features LP Smart siding, stone, and metal roof accents. Inside you will find extraordinary attention to detail with a stone accent wall in the dining room, and a floor-to-ceiling stone fireplace in the great room. The kitchen provides an oversized island, a large 14' long pantry with a door leading to a covered porch. The owner's suite boasts two walk-in closets and a custom tile shower. The welcoming foyer leads to a finished lower level that features an additional bedroom, playroom, large rec room, work out room, and hunting room.



3

3464
WILDERNESS
TRAIL
SUAMICO

DIRECTIONS: US-41 N to exit 176 toward Sunset Beach Rd. Turn left onto Sunset Beach Rd. Continue onto School Ln (County B). Turn right onto Oakdale Dr. Turn right onto Wilderness Trail.

BLACK DIAMOND
BUILDERS



New Construction

5,323 Square Feet • 2,610 Main Floor • 1,175 Second Floor • 1,538 Lower Level

Black Diamond Builders invites you to view this stunning, custom 2-story home situated on a beautiful, wooded lot in Suamico. The exterior consists of a mix of stone and LP Smart siding. The main level features a private owners suite with beams in the cathedral ceiling and a custom tile shower in the master bath; an office; and two covered patios. The kitchen has a large center island and a 14' long walk-in pantry. The great room boasts beams in the cathedral ceiling and a stone floor-to-ceiling fireplace. The second level features three bedrooms and two bathrooms with a loft overlooking the great room. The lower level features an additional bedroom, family room, rec room, and hunting room.



4

2692
QUAIL
LANE
SUAMICO

DIRECTIONS: HWY 41 to Lineville, East on Lineville, North on Lakeview, West on Parkland Way. North on Wilding Way, West on Gander Court, North on Quail Lane, house on right.

C & C CUSTOM
BUILDERS INC.



New Construction

6,825 Square Feet • 3,505 Main Floor • 1,509 Second Floor • 1,811 Lower Level

Visit this thoughtfully designed, transitional home on the banks of Lake Jessie located in Suamico. Designed for both relaxation and socializing, the residence features a large kitchen with butler's pantry, gorgeous primary suite, and the star of this show, the two-story entertainment area. Complete with Golf Sim, walkthrough wine display, curved bar and retractable exterior door, upper balcony, and more. You won't want to miss this house. Blending sophistication with modern amenities and offering an unparalleled living experience, we thank all of our partners for helping us build this one-of-a-kind home. Cabinetry, millwork, and layout proudly designed by C&C Custom Builders.



5

N5077
COUNTY
ROAD U
GREEN BAY

DIRECTIONS: Hwy 41 S to County S, then to County U.

LEMENSE QUALITY
HOMES, INC.



New Construction

2,086 Square Feet

Beautiful three-bedroom, 2 1/2 bath built by LeMense Quality Homes. Open concept, great room, large dream kitchen with walk-in pantry. Convenient bar located right off the back covered porch overlooking this beautiful country lot. Large master suite with walk-in tile, shower and laundry room, conveniently located by all the bedrooms. Large finished and heated garage with basement access.



6

1606
DRUSILLAS
WAY
HOWARD

DIRECTIONS: HWY 29 to exit 255 (FF). North on Sherwood Street. 2nd exit on roundabout, travel West on Shawano Ave. (Cty Trunk C). Right turn onto Gaibrelles Gate, left turn on Drusillas Way.

CREO LLC

For Sale



New Construction

3, 224 Square Feet • 1,206 Main Floor • 1,119 Second Floor • 899 Lower Level

This modern twist on a classic two-story house offers functional and spacious living while maintaining a cozy sense of home. Wrapped in dark, stunning LP Smart siding, the home makes a bold statement that will appeal to those who appreciate clean lines, the warmth of natural stone and a sleek aesthetic. Once inside, you will fall in love with the first floor's 10 foot ceilings, flexible office space, rich navy blue kitchen featuring quartz countertops, open shelving and walk-in pantry. Second floor master suite has soaking tub, vaulted bedroom ceilings and nearby laundry give the feeling of luxury. For Sale: \$599,000

7

1238
CRESCENT
HILL
HOWARD

DIRECTIONS: Hwy 29 West, North on Hillcrest, West on Shawano Ave. (Cr-C), right on Crescent Hill.

JOHNNY B HOME
CONSTRUCTION,
INC.



New Construction

3,994 Square Feet • 2,567 Main Floor • 1,427 Lower Level

This stunning home offers 2,567 square feet of main-level living, complemented by an additional 1,427 square feet of finished lower-level space. The first floor boasts soaring ceilings and an open concept design, ideal for modern living. The gourmet kitchen includes a spacious walk-in working pantry, while the adjacent mudroom and first-floor laundry add practicality to everyday life. A dedicated office and a tranquil sunroom provide versatile spaces for work and relaxation. Step out onto the covered deck, perfect for entertaining or enjoying the outdoors. The lower-level impresses with a large family room featuring a wet bar, an exercise room, and a private fourth bedroom. A convenient garage entry to the basement enhances functionality. With thoughtful design and abundant space, this home seamlessly blends elegance and comfort. Whether hosting gatherings or seeking quiet retreats, this property offers everything you need for exceptional living.



8

2844
ELM TREE
HILL
HOWARD

DIRECTIONS: 29 West, North on Cardinal Lane, West on Riverview Drive, North on Nick Place, North on Elm Tree Hill.

For Sale

KJ CUSTOM
HOMES LLC



New Construction

1,592 Square Feet

KJ Builders welcomes you to our 2025 Spring Showcase home. Enjoy the convenience of this ranch townhome located in the desirable area near Howard Commons and the Meadowbrook Park walking trails in the Village of Howard. This townhome features a classic design with a modern edge. The kitchen offers painted cabinets, a stained center island, quartz countertops with tile backsplash, and abundant storage. The owner's suite features dual sinks, tiled shower, and a walk-in closet. Additional amenities include a natural stone fireplace in the great room, painted trim w/3-panel craftsman doors, white oak LVP flooring throughout the main areas, and a convenient drop zone/bench by the back entrance. Additional features include zero-step entry w/ attached 2-car garage. Move in and enjoy carefree living!



9

427
HIDDEN
CREEK TRAIL
HOWARD

DIRECTIONS: Hwy 29 to Shawano Ave., North on Duck Creek Parkway, East on Memorial Drive, North on Hidden Creek Trail to the Cottages at Hidden Creek Neighborhood.

RADUE
HOMES INC.



New Construction

2,830 Square Feet • 1,826 Main Floor • 1,004 Lower Level

This stunning new construction home spans 2,800 sq. ft and boasts a thoughtfully designed open floor plan. Enjoy the convenience of a no-step zero entry and first-floor laundry, making daily living a breeze. The spacious master suite features a large walk-in closet and a beautifully custom-tiled shower. Step outside to relax on your covered deck, perfect for enjoying the outdoors. The finished lower level adds even more value, with a third bedroom, a recreation room, and a full bath – ideal for guests or family gatherings. As part of the Hidden Creek HOA you'll have access to the clubhouse, swimming pool and exercise area. Plus, enjoy the added benefits of lawn care and snow removal for hassle-free living.



10

4368
HILTON
HEAD
COURT
HOBART

DIRECTIONS: Take I-41 to Hwy 29 West. Take exit 255 (CR-FF). Take the 3rd exit from the roundabout onto N Hillcrest Dr (CR-FF). Turn right on Pleasant Valley Dr. Turn left on Hilton Head Court.

NHC HOMES CORP.



New Construction

4,693 Square Feet • 2,372 Main Floor • 1,143 Second Floor • 1,178 Lower Level

Nestled within Thornberry Creek Estates, this transitional home boasts an impressive stature, setting the stage for an awe-inspiring interior. Showcasing our fine craftsmanship, the home offers an abundance of character and charm, including painted millwork, custom cabinetry, exquisite tiling, and cohesive style. Stepping inside the spacious foyer, you'll find an abundance of natural light from the soaring windows in the vaulted great room. Just around the corner is the substantial kitchen, stunning butler's pantry, and second access to the inviting outdoor living spaces. From the expansive in-floor-heated garage, the mudroom offers a warm welcome. The vaulted owner's suite features a soaking tub, sizable tile shower, water closet, and a dreamy walk-in-closet. The second floor offers an additional suite w/ attached bathroom, 2 additional bedrooms, loft space, and a laundry closet. The finished lower level is just as extraordinary. It features a large family room, exercise room, sauna, moody bath and an additional bedroom.



11

4378
WINDEMER
LANE
HOBART

DIRECTIONS: HWY 29 West to Hillcrest Road (FF), South on Hillcrest Road (FF) to Riverdale (J), drive West on Riverdale (J) and take a slight right onto Trout Creek Road and then right onto Windemer Lane.

CASTLEWOOD
HOMES LLC



New Construction

5,150 Square Feet • 2,978 Main Floor • 2,172 Lower Level

With 5,150 square feet of living space, Castlewood Homes is proud to present this spacious open concept ranch home. This floor plan incorporates an innovative design with many unique details throughout. The great room is highlighted by 21-foot high cathedral ceiling with wood beams and customized stone surround fireplace. The kitchen features a 10 foot quartz island, large walk-in pantry and high end appliances. The grand master suite features a large custom tiled shower, private water closet and a spacious closet with access to the laundry room. A large covered porch overlooks Thornberry Creek golf course.




12

3587
W HANK
AVENUE
ASHWAUBENON

DIRECTIONS: Hwy 41 to Main St. Exit in De Pere, West on Main St. to Sand Acres Dr., left on Sand Acres Dr. to Highland Ridge Dr. Right on Highland Ridge Dr. to W Hank Ave.

For Sale


KJ CUSTOM
HOMES LLC



New Construction

1,832 Square Feet

KJ Builders welcomes you to our 2025 Spring Showcase home in the desirable Highland Ridge subdivision of Ashwaubenon. This quality built 1,832 sq. ft. ranch has it all! There is a mud room, powder room, and laundry room as you enter in from the spacious 3-stall garage. This home has an open concept kitchen and great room that overlooks a covered porch. The owner's suite offers a private retreat with its own bathroom and walk-in closet. An open staircase leads to the lower level which has great potential for future expansion.



13

1157
APPLEWOOD
DRIVE
LAWRENCE

DIRECTIONS: HWY 41 to Scheuring, West on Scheuring, North on Applewood Drive.

For Sale





New Construction

1,813 Square Feet

Amazing split-bedroom design by Midwest Design Homes. Open-concept great room, kitchen and dining boast cathedral ceilings, 8’ patio door and tons of natural light! Walk-in pantry with coffee bar. Large primary suite with tile shower and walk-in closet. Lower level stubbed for future expansion!



14

1629 N
HONEYSUCKLE
CIRCLE
DE PERE

DIRECTIONS: From 41 take the Scheuring Rd. Exit (Exit 161). Head East on Scheuring Rd. At the roundabout on the East side of the highway continue East on Scheuring Rd/ County Hwy-F for .4 miles. Take the immediate next right onto Lawrence Dr. Continue South on Lawrence Dr. for .8 miles. Take a right on to N. Honeysuckle Circle and the home will be the immediate left.

For Sale





New Construction

2,067 Square Feet

The Promenade is one of six floor plans offered in The Bungalows of De Pere. • Home features 10’ tray ceilings throughout the home • Kitchen features Valley Cabinet custom cabinetry, quartz countertops and island with large overhang for seating and Café stainless steel built-in appliances • Beautiful luxury vinyl plank and real wood trim throughout • Custom tile shower in master bath • Built-in Napoleon gas fireplace • Private side courtyard • Luxury low maintenance living and close to everything. We shovel the snow and cut the lawn.





15

2423
ADRIENNE
COURT
DE PERE

DIRECTIONS: Hwy 41 to Freedom, East on Freedom, left on French, right on Stellita, left on Creeks edge.

For Sale






New Construction

2,402 Square Feet • 2,000 Main Floor • 402 Lower Level

This charming split-bedroom ranch offers a thoughtfully designed floor plan with three bedrooms and 2.5 bathrooms. The open-concept living areas with a fireplace create an inviting atmosphere. A dedicated study is ideal for working from home or creating a quiet retreat. The expansive three-car garage offers ample space for vehicles, storage, and hobbies, complementing the home’s functional layout.

For Sale: \$669,900




16

1457
CHICKORY
COURT
LAWRENCE

DIRECTIONS: Hwy 41 to Scheuring Rd. East on Scheuring Rd. to Lawrence Dr. Right on Lawrence Dr. to Southbridge Rd., right on Southbridge Rd. to Lawrence Parkway to Tigerwood Trail. Left on Tigerwood Trl to Chickory Court, right on Chickory Ct. to property.

For Sale





New Construction

2,083 Square Feet

Welcome to our newest Spring preview. This spacious 2,083 sq. ft. ranch features an open-concept with 3 bedrooms and 2 1/2 baths. The master bath has his and her sinks with quartz tops and custom tile shower. The tray ceiling in the gathering room features custom wood beams and large windows looking over the beautiful backyard. The open kitchen has a large island with quartz tops, spacious walk-in pantry and a dinette that leads to a wonderful covered back patio, making it great any time of the year. For those who work from home, there is also an office up front for convenience and privacy.



17

1552
ECHO
PINE
COURT
LAWRENCE

DIRECTIONS: Hwy 41 South to County Road S, East on S to French Road, North to Lawrence Parkway, left on Tigerwood, right on Echo Pine Court.

For Sale





New Construction

2,382 Square Feet

Welcome to approachable contemporary. Some key features of this home include: a large kitchen for entertaining, a sunken living room with tiger striped tongue and groove ceiling, removable room divider slat wall and a large primary bedroom with an impressive en suite. There is incredible tile work, unique countertops and modern plumbing fixtures throughout. Truly a must-see.





18

903 N.
BROADWAY
DE PERE

DIRECTIONS: Take Hwy 172 to Webster/ Riverside Drive exit. Turn left onto Riverside Dr./N. Broadway. Home will be on the right.

For Sale








New Construction

6,473 Square Feet • 2,742 Main Floor • 1,870 Second Floor • 1,861 Lower Level

We hope you enjoy touring this newly built riverfront home that combines timeless charm and modern design for today’s family. The exterior honors the historic roots of the neighborhood and features a classic brick facade, gabled roofs, elegant limestone and copper accents. You’ll feel like you’ve stepped back in time when you enter the home. The custom woodwork, detailed moldings, vintage-inspired light fixtures and carefully crafted cabinetry add character to every room. With a nod to its historic roots, this luxury home provides the ideal setting for everyday living.



 The symbol indicates the level of BCHBA member subcontractors each builder has used. The higher hammer symbol that is present the more BCHBA member subcontractors were used. Hammer symbols were not used for remodel projects.

 When you see this symbol, the home is “Zero-Step Entry” Please Note: Due to unforeseen circumstances and/or weather, accessibility may be limited.

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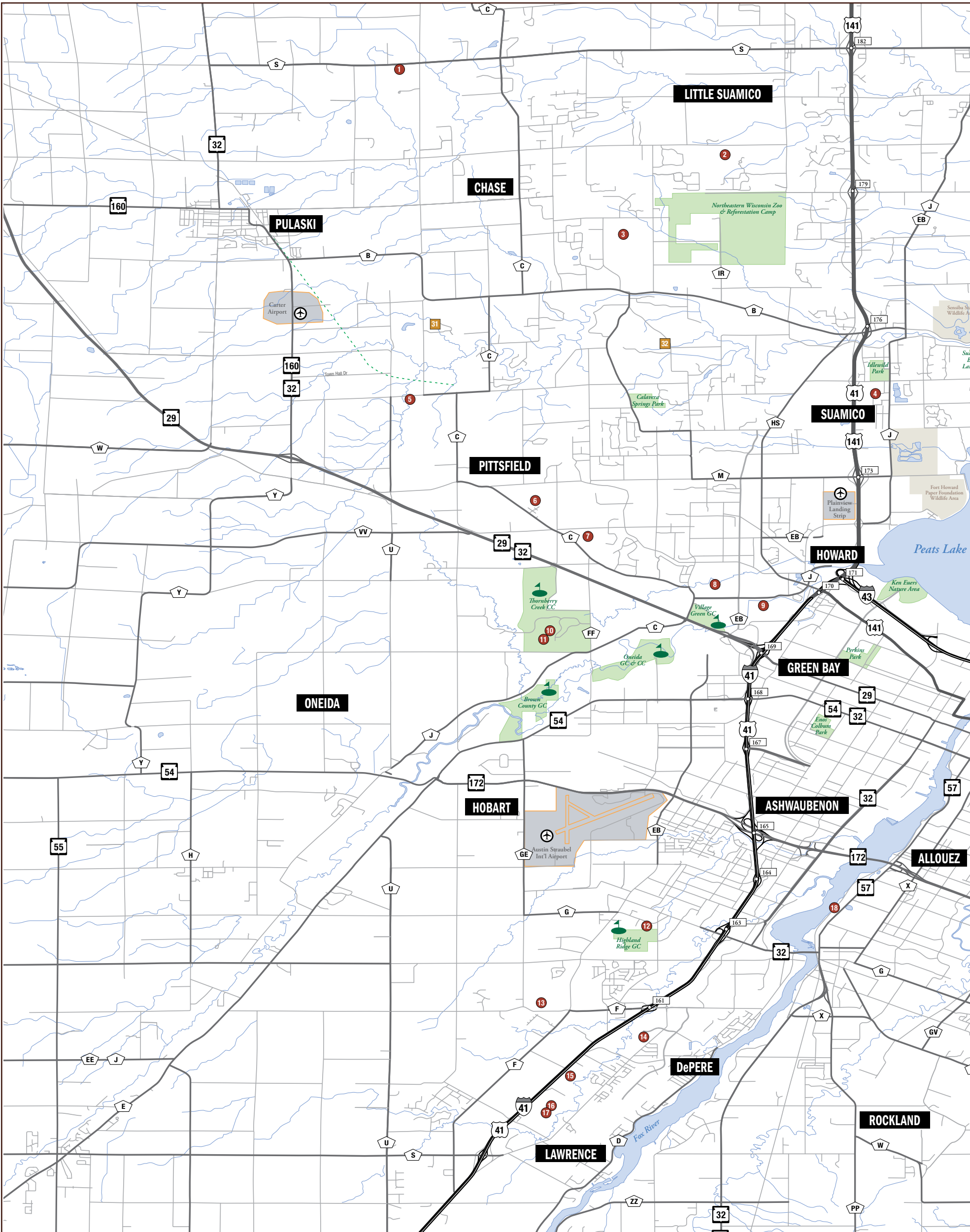
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SS



2025 SPRING SHOWCASE OF HOMES

HOME LISTINGS

- House 1
- House 2
- House 3
- House 4
- House 5
- House 6
- House 7
- House 8
- House 9
- House 10
- Carpentry Unlimited LLC
- Black Diamond Builders
- Black Diamond Builders
- C & C Custom Builders Inc.
- LeMense Quality Homes, Inc.
- Creo LLC
- Johnny B Home Construction, Inc.
- KJ Custom Homes LLC
- Radue Homes Inc.
- NHC Homes Corp.

- 8401 County Road S Pulaski, WI 54162
- 387 Red Tail Lane Little Suamico, WI 54171
- 3464 Wilderness Trail Suamico, WI 54313
- 2692 Quail Lane Suamico, WI 54173
- N5077 County Road U Green Bay, WI 54313
- 1606 Drusillas Way Howard, WI 54313
- 1238 Crescent Hill Howard, WI 54313
- 2844 Elm Tree Hill Howard, WI 54313
- 427 Hidden Creek Trail Howard, WI 54303
- 4368 Hilton Head Court Hobart, WI 54155

- House 11
- House 12
- House 13
- House 14
- House 15
- House 16
- House 17
- House 18
- House 19
- House 20
- House 21
- House 22
- Castlewood Homes LLC
- KJ Custom Homes LLC
- Midwest Design Homes, Inc.
- Atkins Development Group
- Cypress Homes, Inc.
- Adam Green Construction, LLC
- Integrity Home Builders, Inc.
- Gryboski Builders, Inc.
- Robert Peters Construction, Inc.
- BCB Construction, LLC
- Bartolazzi Custom Builders LLC
- Radue Homes Inc.



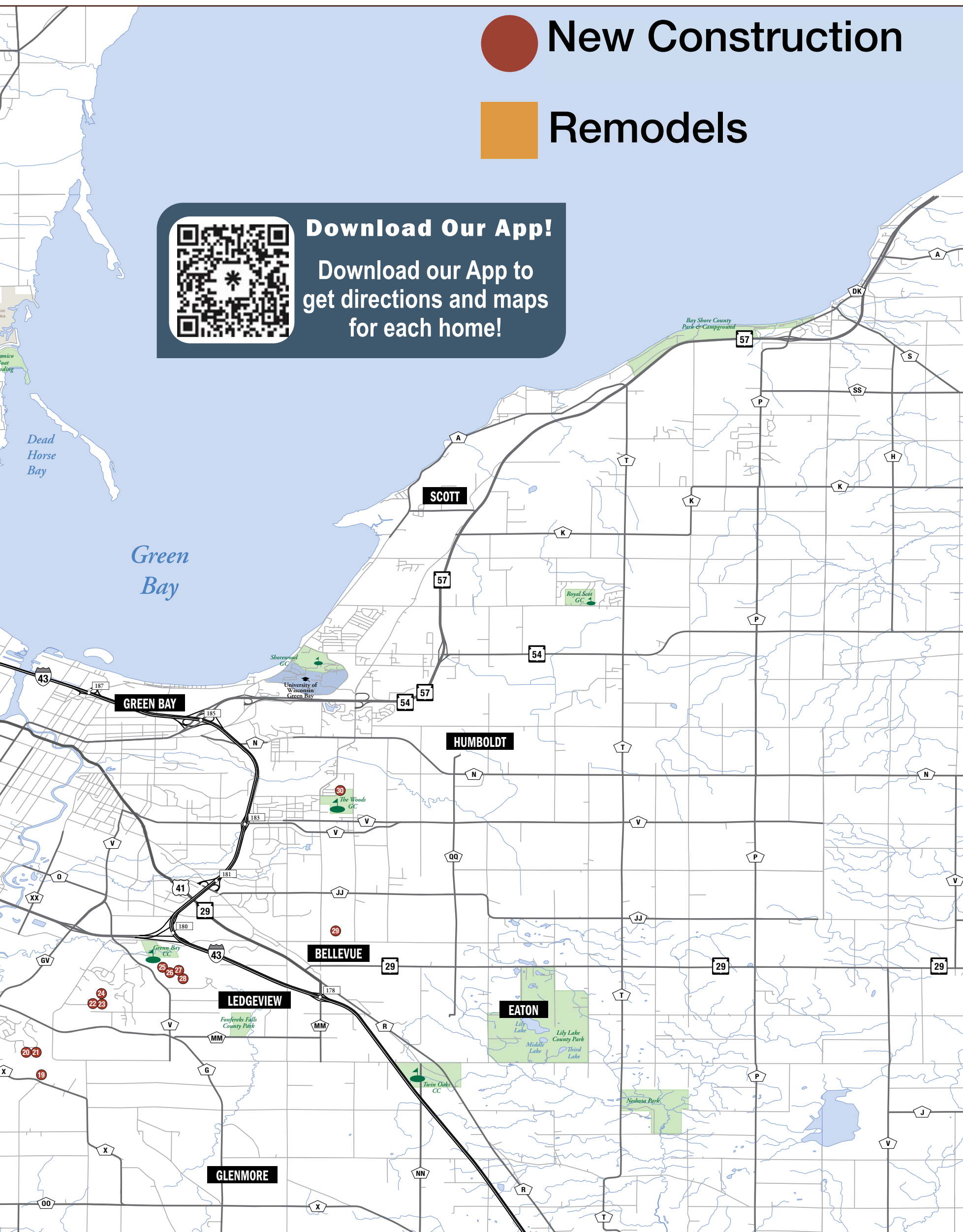
New Construction

Remodels



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get directions and maps
for each home!**



TES OVERVIEW MAP

4378 Windemer Lane Hobart, WI 54155
3587 West Hank Avenue Ashwaubenon, WI 54115
1157 Applewood Drive Lawrence, WI 54115
1629 North Honeysuckle Circle De Pere, WI 54115
2423 Adrienne Court De Pere, WI 54115
1457 Chickory Court Lawrence, WI 54115
1552 Echo Pine Court Lawrence, WI 54115
903 North Broadway De Pere, WI 54115
4062 Heritage Road Ledgeview, WI 54115
4653 Terra View Trail Ledgeview, WI 54115
4665 Terra View Trail Ledgeview, WI 54115
3993 Gladiator Lane Ledgeview, WI 54115

House 23
House 24
House 25
House 26
House 27
House 28
House 29
House 30

REMOD
House 31
House 32

TCD Homes
Radue Homes Inc.
Ledgewest Homes
Robert Peters Construction, Inc.
Black Diamond Builders
Detrie Construction, Inc.
Apple Tree, LLC
KJ Custom Homes LLC

James Kassner Construction, Inc.
Custom Kreations, Inc.

3985 Gladiator Lane Ledgeview, WI 54115
1995 Labyrinth Lane Ledgeview, WI 54115
2998 Stone Fence Place Ledgeview, WI 54115
3009 Stone Fence Place Ledgeview, WI 541152
3144 Rockcress Circle Ledgeview, WI 54115
3122 Rockcress Circle Ledgeview, WI 54115
3390 Evening Star Drive Bellevue, WI 54311
391 Baywood Trail Green Bay, WI 54311

4718 Potters Crossing Pulaski, WI 54162
3248 Northridge Court Suamico, WI 54313

WHOSE PLAN IS IT?

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If you are like many people who attend the Showcase of Homes, you may have been building your dream home in your mind for years, combining ideas from several places over time. Finally the time has come for you to transform these ideas from what was once just a dream to the reality of your new home.

Though you don't have experience as a professional architect or residential designer, over time you have looked at several floor plans and developed some knowledge of home design. After drawing your unique idea out on a piece of paper, you're ready to take it to the builder you have carefully chosen over years of viewing homes.

The builder you have chosen takes that rough drawing and makes it an official blueprint by using its in-house residential designer. You've paid for the plan and are ready to start your home-building journey. After your home is complete and you're all moved in, you see a house very similar to yours go up in the same neighborhood by the same builder.

How can the builder use your unique ideas and turn them into a copycat home? After all, you paid for the plan, so doesn't that make it yours? Not necessarily... Under the Copyright Act of 1976, payment for architectural or construction plans does not give exclusive rights to the purchaser, unless this was a written term of the original agreement.

Even though the ideas and rough sketches were originally yours, in the case of home construction documents, the architect, engineer or residential designer who formally draws up the plans are almost always considered the author of the plan and the owner of the copyrights.

So what did you purchase when you paid the builder for the plan? Unless there was an express written agreement to transfer the copyrights to you or to provide you an exclusive license, all you purchased is a non-exclusive license to use the plans to build your home. This means that you can complete your home without further permission based on the copyrighted designs, but that is the only right you have in regard to your plans.

You may be wondering: if I do not even own the plans, am I liable for copyright infringement by constructing this home using ideas from several different plans? The answer is: maybe. You do need to be careful. The plan does not need to be an exact copy for you to be liable for copyright infringement. The more



original and unique your sketches, the more likely you do not violate the copyrights of a third party.

It gets even more confusing considering there have been amendments to the Copyright Act since 1976. Under current law, copyright protection with respect to home construction is found in two different ways:

1. The protection of the design plans (blueprints or floor plans); and
2. The protection of the completed structure (extending to the overall appearance).

This means that both the drawings/ floor plans and the actual constructed home are protected under the Copyright laws. While the Showcase encourages participants to view the homes to get ideas, the floor plans and front elevations you are reviewing are for informational purposes only. You are not allowed to copy plans from the guide book without the copyright owner's permission, or it is an act of infringement. Even if you don't copy a plan, if you have a builder construct your home using the same features as a third party's home or as was found in the booklet, it is a violation. How much change is required to avoid liability for copyright infringement? Only a judge or jury knows.

Below are some tips for protecting yourself when it comes to copyright infringement.

How to protect your unique ideas:

1. Once your plans are formally drawn, obtain a transfer of copyright ownership or have the architect or residential designer grant you an exclusive license to the copyrighted work. This must be an agreement in writing signed by the owner of the copyrights.

2. Take care when signing agreements. For example, the American Institute of Architects' standard agreement would grant you a mere non-exclusive license while granting additional power to the architect not implied by law. You could end up with fewer rights than if you had no written agreement at all.
3. Formally register the copyright once you have obtained ownership. Registration is necessary to pursue a claim for infringement of one's copyright and the legal remedies available for infringement are broader for post-registration infringement than pre-registration infringement.

How to protect yourself from potential litigation:

1. If you are replicating a plan or even a specific feature of a plan in any way, ask the builder or homeowner where the plans or ideas originated. Once the owner of copyright is identified, you can attempt to obtain legal permission to adopt or incorporate aspects of the design into your future home.
2. Never ask a builder to copy the design or finished appearance of another builder.
3. Contrary to popular belief, a copyrighted work that is publicly published does not entitle the general public to use it freely.
4. Make sure to ask your builder to confirm that it has the right to build the plan or design you are considering, either through the builder's ownership of the copyrights or by written permission/ license from the copyright owner.

When dealing with copyrights, it is always better to be safe than sorry. Litigation is expensive and damages can be excessive. When looking to borrow an idea from an existing house, find the true copyright owner of the plans and obtain written permission to use a design. This will save you considerable time and expense down the road.

This article is meant to serve merely as a guideline. Copyright Infringement issues are very fact intensive. If you are concerned your plans may infringe the copyrights of another, please consult an attorney to discuss your concerns in more detail.

This article drafted with assistance from Attorney Tori Lynne Kluess and the Intellectual Property Team at the Law Firm of Conway, Olejniczak & Jerry, S.C.



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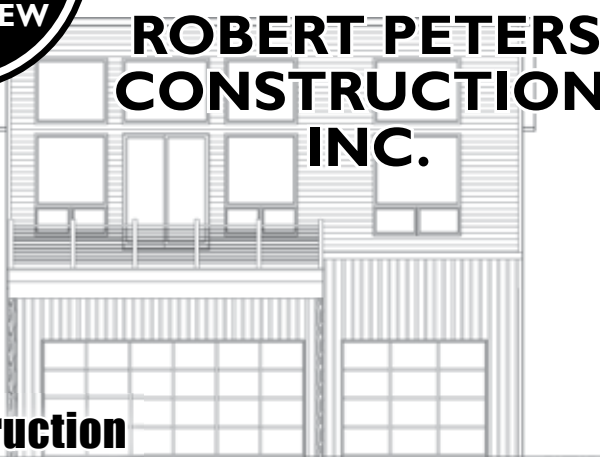
19

4062
HERITAGE
ROAD
LEDGEVIEW

For Sale

DIRECTIONS: From Hwy-172 exit onto Monroe Rd. Turn South onto GV/Monroe Rd towards CTH-G. Continue straight on GV/Monroe Rd through the first 2 roundabouts. At the Third roundabout take the second exit (East) onto Heritage Rd. Continue about 1.5 miles and the home is on the Right/South.

**ROBERT PETERS
CONSTRUCTION,
INC.**



New Construction

1,648 Square Feet • 1,435 Main Floor • 213 Lower Level

This home features a large, open kitchen and great room, perfect for entertaining. There is a large master bedroom, and a spacious walk-in closet. The master bath features duel sinks and tile shower. This home offers 3 bedrooms and 2.5 baths. There is a half bath and mudroom right off the three-stall garage. This unique home is on a beautiful lot featuring a scenic wooded background.

TTT

20

4653
TERRA
VIEW TRAIL
LEDGEVIEW

For Sale

DIRECTIONS: From GV to Oak Ridge Circle. Take a right on Grande Ridge Drive. Take a right on Terra View Trail.

**BCB CONSTRUCTION,
LLC**



New Construction

2,709 Square Feet • 1,475 Main Floor • 1,234 Second Floor

This two story home features a stunning chef's kitchen complete with huge walk-in pantry (13' x 6') with additional fridge and tons of storage space, center island, and wall of windows. Open concept great room with gas fireplace and views of the back yard. Home office off the main entry. Convenient mudroom and laundry room off of garage. On the upper level there are four large bedrooms including primary suite with his and hers walk-in closets and en-suite with double vanity. Large three stall garage with access to basement. Lower level stubbed for bathroom and has egress windows to add another bedroom.

TTT

21

4665
TERRA
VIEW TRAIL
LEDGEVIEW

For Sale

DIRECTIONS: From CTH GV head East on Oak Ridge Circle. Turn right onto Grande Ridge Drive. Take a right on Royal Vista Trail. Turn left on Terra View Trail. First house on the left.

**BARTOLAZZI
HOMES, LLC**



New Construction

3,388 Square Feet • 2,024 Main Floor • 1,364 Lower Level

With a new take on one of our most popular designs, Bartolazzi Homes is proud to present 4665 Terra View Trail! This home is a ranch with a finished basement that includes, five bedrooms and 3.5 bathrooms. The interior features a roomy, open concept design with an abundance of natural light and unique custom features. A beautiful fireplace, covered deck, ceiling height cabinets, a spacious owners suite and many other creative touches make this home one to come and see.

TT

22

3993
GLADIATOR
LANE
LEDGEVIEW

For Sale

DIRECTIONS: Monroe Rd to Dickinson Rd, left on Dollar Ln, left on Dollar Rd to right on Gladiator Ln.

RADUE HOMES INC.



New Construction

3,896 Square Feet • 1,779 Main Floor • 993 Second Floor • 1,134 Lower Level

This impressive two-story, 4 bedroom, 2.5 bath new construction home is located in a beautiful Ledgeview neighborhood. This home features an open-concept living space on the main level perfect for entertaining. Large great room with a floor to ceiling stone fireplace, huge kitchen with center island and extra large pantry. The first floor primary suite offers a tray ceiling, large master bath with tiled shower, dual sinks, and extra large walk-in closet. First level also features a covered porch, office and large laundry room with closet. Upstairs has 3 spacious bedrooms all featuring walk-in closets and a full bath with dual sinks and even a clothes chute to first floor laundry room. This home includes a 3-stall garage with rear overhead door and basement access from garage. The finished lower level adds a 5th bedroom, bathroom and rec room for even more space.

TTT




23

3985
GLADIATOR
LANE
LEDGEVIEW

For Sale

DIRECTIONS: Hwy 172 to GV/Monroe Rd. South on GV/ Monroe Rd to Dickinson Rd. East on Dickinson Rd to Dollar Lane. North on Dollar Lane to Dollar Rd. Dollar Rd to Gladiator Lane.

TCD HOMES

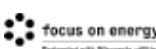


New Construction

3,829 Square Feet • 1,902 Main Floor • 732 Second Floor • 1,195 Lower Level

This home has all a family needs and more than just a touch of detail and design. The style is modern elegance with timeless charm. A delightful mix of arches, stained & painted woodwork, wallpaper, applied molding, tile work, stone, custom cabinetry, and high end Appliances will be sure to enhance your tour of the home. Soft neutral colors inside and out and plenty of natural light are a big part of the level of comfort this house creates. Relax in your personal retreat off the primary bedroom or make it your office with all the privacy you need. Entertain your guests in the conveniently located screen porch off the kitchen or step into the lower level with a wet bar and custom wine nook to treat yourself in the comfort of conditioned space. Our design team has grown with the addition of Marissa Gossen. We look forward to working with you on your next design/build experience.

TTT



24

1995
LABYRINTH
LANE
LEDGEVIEW

For Sale

DIRECTIONS: WI-172 E to GV/Monroe Rd Exit, right on GV/Monroe Rd., take 3rd exit at roundabout onto Chicago St./Dickinson Rd, left on Dollar Lane, left on Labyrinth.

RADUE HOMES INC.



New Construction


4,351 Square Feet • 2,991 Main Floor • 1,360 Lower Level

This stunning 4,351 sq. ft. ranch home is designed for ultimate comfort and accessibility. It features a no-step, zero-entry design throughout, including a covered entry and an open-concept living area on the first floor. The spacious kitchen is complemented by an extra large pantry, which includes a coffee bar and additional refrigerator. A bright, beautiful sunroom with a cathedral ceiling brings in natural light. The master suite includes a custom-tiled zero-step shower, and an expansive walk-in closet. Enjoy the ease of access with an elevator that takes you down to the finished lower level. This level offers a full bath, a recreation room with a wet bar, an exercise room, and a shop for all your hobbies and storage needs. Additionally, the home has a no-step patio, making outdoor living just as accessible and inviting as the interior.



TTT



 The symbol indicates the level of BCHBA member subcontractors each builder has used. The higher hammer symbol that is present the more BCHBA member subcontractors were used. Hammer symbols were not used for remodel projects.

 When you see this symbol, the home is “Zero-Step Entry” Please Note: Due to unforeseen circumstances and/or weather, accessibility may be limited.

25

2998
STONE FENCE
PLACE
LEDGEVIEW

DIRECTIONS: Take 172 East to GV exit turn left to first roundabout take first right onto Landmark Blvd. Go to Lime Kiln Rd. and turn right go approx. 1 ½ miles. Turn left onto Stone Fence Place, follow to home.

LEDGECREST
HOMES



New Construction
3,765 Square Feet • 1,825 Main Floor • 798 Second Floor • 1,142 Lower Level

This spacious two-story home offers 3,765 sq. ft. of elegant living split between 3 levels. As you enter from the foyer, the room dramatically opens to an over 18' ceiling in the great room with floor-to-ceiling windows. A large master suite offers both comfort and privacy. Kitchen and dining area offer plenty of space with a large 4 ½' x 9' center island, great for work and entertaining, or simple family dining. An 8' patio door opens onto a covered patio space with a view of huge backyard overlooking a pond. Going up the open stairway to the second floor you are overlooking the great room below and accessing 3 large bedrooms and 2 full baths. There is an additional 1,142 sq.ft. finished in the lower level split between a 5th bedroom, another full bath, a huge family room with a wet bar, and a home gym space. The garage offers plenty of space with 1,125 sq.ft. insulated, plastered, painted, and heated space. With easy access via an 18' x 8' and 10' x 8' garage doors. The extra deep 3rd stall opens to the backyard with a 6' x 7' overhead door onto a large concrete patio. Additionally, a stairway from the garage to the basement sums up some of the features of a home sure to please.

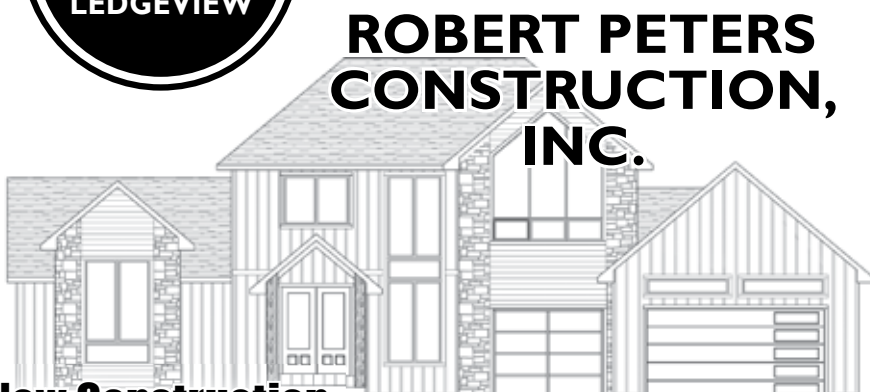


26

3009
STONE
FENCE PLACE
LEDGEVIEW


DIRECTIONS: From Hwy-172 exit onto Monroe Rd, turn North onto Monroe Rd toward Allouez Ave and Lime Kiln Rd. Take first exit at roundabout (East) onto Landmark Blvd. in about 0.4 miles turn right (South) onto Lime Kiln Rd/V. In 1.4 miles Turn left onto Stone Fence Pl. Home is located 800 ft. ahead on the right.

ROBERT PETERS
CONSTRUCTION,
INC.



New Construction
4,299 Square Feet • 1,637 Main Floor • 1,380 Second Floor • 1,282 Lower Level

This beautiful home features cultured stone accents that complements the vertical siding and large windows across the front of the home. There is a large kitchen that leads into a spacious living room and features a formal dining room to the left. This is a 4-bedroom, 3.5 bath home, with a master bed that features a large walk-in closet and beautifully designed bathroom. There is a flex room on the second floor. And the basement has a large entertaining space. The home also features a large 3 car garage with epoxy flooring.



27

3144
ROCKCRESS
CIRCLE
LEDGEVIEW

DIRECTIONS: WI-172 E to County Rd GV/ Monroe Rd in Bellevue. Take the County Rd GV N/County Rd GV S exit from WI-172 E. Take Landmark Blvd and Lime Kiln Rd to Rockcress Cir in Ledgeview.

BLACK DIAMOND
BUILDERS



New Construction
3,561 Square Feet • 1,887 Main Floor • 838 Second Floor • 836 Lower Level

Black Diamond Builders welcomes you to our 2025 Spring Showcase home. This spacious 2-story home design is perfect for a growing family. The first-floor open concept offers a great room with floor-to-ceiling stone fireplace, a kitchen with a large island and extra-large kitchen pantry. The covered patio has access from both the laundry room and the dinette. The owner's suite has a custom tile shower and a 15 ft. long walk-in-closet. The second level offers an open loft area overlooking the great room in addition to 3 bedrooms and bath. As you make your way to the lower level, you find a family room, bar area, and office.



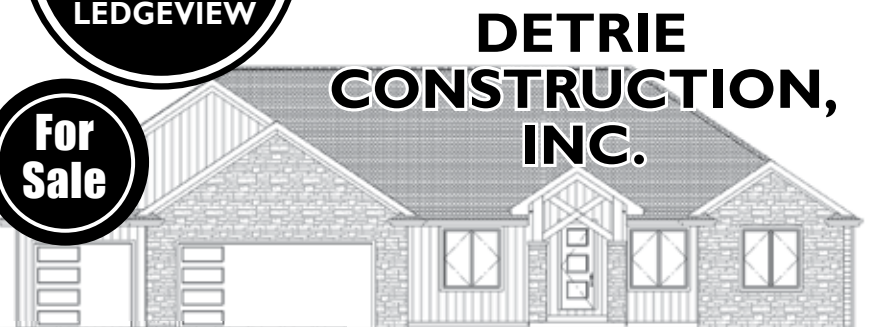
28

3122
ROCKCRESS
CIRCLE
LEDGEVIEW

DIRECTIONS: South on Lime Kiln Rd to East on Stone Fence Pl. to Right on Sweetbriar Way to Left on Rockcress Cir.


For Sale

DETRIE
CONSTRUCTION,
INC.



New Construction
3,285 Square Feet • 2,350 Main Floor • 935 Lower Level

This remarkable new split-bedroom home features beautiful cathedral ceiling w/wood collar ties, large daylight windows overlooking a covered deck & a stunning floor-to-ceiling fireplace. The inviting kitchen w/custom cabinets, quartz counters & backsplash, center island & an incredible pantry w/tons of storage space. The owner's suite provides a peaceful retreat with a tray ceiling, sizable closet, dual sinks & walk-in tile shower. The home pocket office is tucked between two additional bedrooms and the home's second full bath. The lower level of the home offers a spacious rec room w/ bar, the home's fourth bedroom & third full bath.



29

3390
EVENING
STAR DRIVE
BELLEVUE

DIRECTIONS: Hwy 43 N to Manitowoc Rd (Exit 181) Left on Manitowoc Rd and left at the first lights, Eaton Rd. Take a right at the 2nd roundabout onto S Huron Rd. Travel South on Huron about 1/2 mile to Willow Glen. Take a left on Evening Star Drive. Home is down on your right.

APPLE TREE, LLC



New Construction
2,648 Square Feet

Welcome to our Weston, one of 6 plans offered at Willow Glen. It's an impressive 2,648 sq. ft., with features such as 12' high flat ceilings, exceptional kitchen with island for entertaining and casual dining and generous windows to carry light throughout the home and sunroom, which combine to create perfect spaces to relax and enjoy! The exterior is cast stone and a cement board siding in color coordinated low maintenance options. Enjoy HOA services that include lawn care, snow removal, and a clubhouse with fitness room and outdoor heated pool, allowing you more time to enjoy life! Don't miss this beautiful house or check out locations to build your dream home at Willow Glen!



30

391
BAYWOOD
TRAIL
GREEN BAY

DIRECTIONS: North on 43, East on East Mason, North on S Huron Road, East on Sitka Street, North on Baywood Trail.


KJ CUSTOM
HOMES LLC




New Construction
3,197 Square Feet • 2,081 Main Floor • 1,116 Lower Level

KJ Builders welcomes you to our 2025 Spring Showcase home. This openconcept ranch is situated on a beautiful golf course setting in The Woods subdivision. The exterior of this home features front double doors, stone, and zero-step entry. The large kitchen/dining area boasts painted and stained cabinets, a custom hood, oversized pantry, a wet bar and an abundance of windows that frame the view! The great room has a floor-to-ceiling stone fireplace, oak beams in the cathedral ceiling, and a stacked window wall. The owner's suite boasts a ceiling with rafters and tongue and groove planks, a heated floor in the bath along with a custom tile shower and his and hers walk-in-closets. The finished lower level offers a family room w/wet bar, daylight windows, 2 bedrooms and a full bath. Other notables include wallpaper accents and upgraded appliances.



 The symbol indicates the level of BCHBA member subcontractors each builder has used. The higher hammer symbol that is present the more BCHBA member subcontractors were used. Hammer symbols were not used for remodel projects.

 When you see this symbol, the home is “Zero-Step Entry” Please Note: Due to unforeseen circumstances and/or weather, accessibility may be limited.

31

4718
POTTERS
CROSSING
PULASKI

DIRECTIONS: 29 West to Marley St. exit.
Left on Cty C, right on Brookside Drive,
right on Potters Crossing.

JAMES KASSNER
CONSTRUCTION,
INC.

Remodel

James Kassner Construction is happy to present their most recent Showcase home remodel. This year's project entails a complete kitchen expansion and makeover which includes adding an additional 4 feet to the length of the kitchen. With the expanded length, we were able to create a much larger 11' center island including seating for 6. The new kitchen also includes an expanded window system, all new cabinetry, flooring, millwork and walk-in pantry. A new sunroom was added onto the rear of the home from the dinette. Also, a new transomed entranceway was created to the great room, which also includes a spectacular new, two-story fireplace. This year's whole house remodel also includes a completely redone master bath with ceramic shower, new windows and newly installed flooring throughout the entire home.

32

3248
NORTHRIDGE
COURT
SUAMICO

DIRECTIONS: 141 North to County B. West on
B to Flintville Road. South on Flintville Road
to Northwood Road. Northwood to Wynding
Ridge Way. Right on Northridge Court.

CUSTOM
KREATIONS, INC.

Remodel

Master suite expansion - remodeling of existing main level, adding half bath, large walk-in pantry and relocation on laundry. Modifications also require added cabinets to the kitchen, all new flooring throughout. Lower level finished with fireplace, kitchenette, bedroom and bathroom, closets, etc. Exterior will have all new siding.

Think **BCHBA** First.
Do Business with a Member

WHY CHOOSE A
BCHBA MEMBER?

Quality workmanship, knowledge and experience matter, especially when you will be investing a significant amount of money with a home builder or remodeler as you build a new home or update your current one to fit your lifestyle.

Choosing a building professional with the Brown County Home Builders Association (BCHBA) can help ensure you are hiring a builder or remodeler who is committed to their craft by learning—and continuing to stay up-to-date on—the latest technology, building methods and business practices.

“Choosing a member of the BCHBA helps take the guesswork out of finding a building professional to work with. Consumers should still do their research before making any final decisions, but the BCHBA is an excellent resource for finding your initial list of potential contractors or subcontractors,” said Executive Officer Lori Frisbie.

BCHBA Members have access to continuing education courses that give them an edge in the building industry. In the home building profession, there are new building codes; energy, fire, plumbing, electrical and mechanical codes that are constantly being revised and upgraded. BCHBA Builder Members must have their state credentials up-to-date so they can be sure to follow the required updated codes when building or remodeling your home.

Membership in the BCHBA also provides building professionals with the networking opportunities they need to

learn industry trends and stay ahead of the game on new products that come on the market each year to make your home better and your life easier. They will know what the newest materials and techniques are, where to get them and how to use them. Their insights and advice will not only bring you savings and satisfaction today, but will help your home's value far down the road.

Buying a new home or making major renovations to your existing one can be a huge investment into a place your family will make memories and grow in for many years. It only makes sense to select a professional with superior training, real-world experience and in-depth knowledge of your area of need.

To find a professional home builder or remodeler in Brown, Kewaunee, Marinette or Eastern Oconto Counties, please visit <http://www.bchba.org/membership/member-directory>. The BCHBA Office at 811 Packerland Drive, Green Bay, can also provide you with a Member Directory.

Thinking About Being Your Own General Contractor?

It is the American Dream to own your own home... and many people think they will save an enormous amount of money by building their own. This could be a costly mistake financially, emotionally and physically. Many aspects need to be considered and the purpose of this article is to help you think about avoiding some of the pitfalls and what to do to make this a success.

Arranging Financing: Arranging and applying for a loan can be quite involved and should be one of the first orders of business. Even if you feel that you have enough cash to do the job, applying for a home loan to allow for inevitable overruns due to increased material and labor costs or upgrades is always advised. Most mortgage companies will not lend money to cover the unanticipated costs on a home on which construction has already begun. As a self-contractor, some lenders will not lend you more than 80% of projected costs. House plans, specifications and an itemized list of documented costs and bids must be provided to the lender. In calculating costs, do not allow for "sweat equity" as most lenders do not recognize this cost.

Bookkeeping Responsibilities:

IRS: The IRS requires that you send any sub who earns \$600.00 or more a 1099 form at the end of the year. In the event you are audited, be prepared to prove that the sub is an independent contractor – that is, you did not have to supervise work or dictate what time they reported to the job.

Tracking Materials Purchases: It is very important to be on the site or have someone you can trust to document delivery slips. Returns must be accounted for since inaccurate billing can run up costs. You need to check all invoices and account for all materials. Waste can add hundreds, if not thousands, to the cost of your home.

Construction Management: There is much more to building a home than meets the eye. Be realistic about your level of skill and the amount of time you can spend. Base your decision to put "sweat equity" into your home on your skills and the amount of stress you and your family are able to manage. Your ability to handle long-term disruption of schedules is just as important as your ability to swing a hammer ... and there's more!

Deposits - may be required by all utilities before construction can begin. Make deposits early as some may take weeks to get their services connected. Insurance - Do you know why builders carry Builders' Risk, General Liability and Workman's Compensation

insurance on all their building projects? Because they know what their liabilities are and YOU, as a self-contractor, may have to assume the same liabilities.

General Liability - Your lender may or may not require this type of insurance, but as a self-contractor, the permit purchaser and the property owner, YOU are responsible for any third party injuries that may occur on your property. Without the proper general liability protection, YOU will be held liable if anyone gets injured, including children injured playing on the job site.

Builder's Risk - The mortgage lender will require this type of insurance, which covers the home materials only (no bodily injury, etc.). Upon completion of the home and closing the loan, you will want to convert this policy to a homeowners' policy. Your lender or insurance agent can explain this.

Workman's Compensation - If you are not in the business of building homes, you may not be required to carry workman's compensation insurance; however, it would be prudent to require any subcontractors you hire to provide certification of their workman's compensation coverage.

Friendly Warning - Do not accept a release of injury in lieu of a sub having workman's compensation insurance as the release may not be binding in a court of law. There is a fine line between being an employer and a do-it-yourself minded builder. Your attorney or insurance agent can explain this.

Time Constraints: Be prepared to spend at least 35 hours per week for probably 5-6 months. This is calculated for an average 1,500 square foot home. If the home is larger, figure accordingly. Does your present employment allow enough flexibility to spend this amount of time?

Selection & Scheduling of Contractors: Remember these subcontractors have other jobs in progress besides yours. Their loyalty may be to those builders that give them the most work during the year. Will they be available to you at the proper time?

Bidding Expertise: Do you really know how to properly analyze a cost breakdown? Are you able to distinguish high bids, low bids and work quality? Are you allowing for all the materials you'll need? Is everything that will be needed to complete the task included in the bid? Do you know enough about the work to realize if it's not? If you have not projected costs efficiently and run short of funds the loan amount cannot be adjusted after it is approved.

Technical Expertise: As the general contractor of the home, it will be your responsibility to hire qualified, licensed and/or certified subcontractors. Do you have the technical expertise to oversee if the work is done properly? If, after inspection, the work is rejected by the Department of Commerce's inspector, who will absorb the cost to redo the work?

Occupational & Safety Health Administration (OSHA): As the general contractor of your own home, you can be held responsible for all subcontractors who do not adhere to the construction site OSHA safety requirements. If your job site became the target of an OSHA inspection, penalties for any infractions could be very costly.

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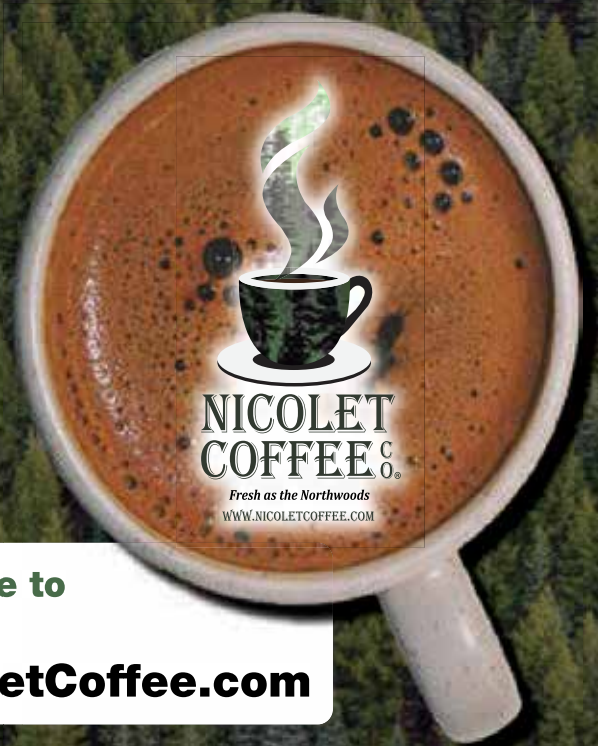


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