

THE GAD REPORT

VOLUME 12, ISSUE 9 AUGUST, 2019

CITY COUNCIL & PLAN COMMISSION MOVING ON AFFORDABLE HOUSING

With the conclusion of the Chippewa Valley Housing Task Force recommendations for increasing affordable housing in the city, and increasing discussion among the city council, the first element of a long term strategy is taking shape.

The Plan Commission will review a plan for the City of Eau Claire to purchase 20 acres of land from a private party that is located off Jeffers Road, south of Highway 312 near the Union Pacific rail line.

The land, which has only been partially platted, has enough room for 14 single family home lots, which could translate into as many as 30 homes, depending on

size and lot usage. Much of the rest of the property has a hilly terrain and would not be suitable for building homes or roads.

With anticipated approval from the council, engineers will look at the property to get an idea of how many buildable lots will be available and where the best place for city services will be.

The city will also set rules governing the size and selling price for the homes, emphasizing the need for the new construction to be affordable and will stay affordable in the future.

Recently, the council voted to move up \$500,000 in future spending to next

year's budget to find ways to secure more affordable housing in the city, including rental housing.

The Plan Commission will also be asked to approve the first construction in the new Cannery District. The apartment project will consist of two buildings, one a 71 unit market-rate building and the second a 41-unit structure with some rents specifically targeted for low-income families.

The buildings will be constructed on the far southern edge of the Cannery district, which is expected to see substantial development in the near future.

NEW APARTMENTS AND CONDOS COMING SOON

The Eau Claire Plan Commission will hear development plans for other parts of the city as well, including annexing vacant land from the Town of Washington for a housing project. The land, which has city water and sewer nearby, is located off Town Hall

Road, across Interstate 94 near Chaput Produce. The land will be divided into three lots for 30 plus townhomes or condos for a high density residential use. Similar construction lies just down the road from the proposed site. Elsewhere, Beneen Rentals is proposing

to construct two townhome buildings on vacant land off Fairfax Street. The 31 units are three stories with two car garages in one building and one car garages and one bedroom in the second building, location is near South Middle School.

**HAVE YOU GOTTEN
OUR TEXT MESSAGES?**



NATIONAL
ASSOCIATION of
REALTORS®



REALTOR
PARTY

Eau Claire Moving On Housing 1

New Apartments and Townhomes Coming 1

Sand Mines to Stay Open During Chapter II 2

Have You Made Your RPAC Investment? 2

CAFO Moratorium in Burnett County 3

How Best to Use a Nursing Home 4

My Thoughts 7



SAVE THE DATE:

2020 REALTOR® & Government Day is Wednesday, February 5th at the Concourse Hotel and State Capitol in Madison.

BARRON COUNTY SAND MINES TO CONTINUE OPERATING

Emerge Energy, the parent company for Superior Silica Sands, which operated a number of frac sand mines and processors in Wisconsin and other states, recently filed for Chapter 11 bankruptcy protection.

The filing will allow Emerge to continue to operate as before and pay its employees while restructuring



EMERGE
energy services

its debt. The Wisconsin plants and mines generally produce the more sought after Northern

White sand, which in use as a proppant, is much harder and less of it is needed to break rock up

and get oil out of the shale.

Mines particularly in Texas have turned to cheaper sources of locally produced sand closer to mines, saving transportation costs, but at the same time, those mines are overproducing cheaper grades of sand which is hurting the bottom line of Emerge and other sand producers across the country.

The company currently has no plans to close plants.

HAVE YOU INVESTED IN RPAC?

Have you made your investment in RPAC yet?

Over the last two legislative sessions, WRA has advanced, and had passed, most in bi-partisan fashion, bills that are consumer friendly, real estate friendly and land use friendly.

That does not happen unless legislators from both sides of the aisle are there to

help pass them. WRA has had over 120 bills passed over two sessions. We need to support those legislators who support your industry and your livelihood.

Now is the perfect time to make an investment in your business. Any amount from \$100 to \$10,000 will support those who support your business.



HOUSING CONFERENCE IN RICE LAKE

Seating is very limited for the 2019 Housing Conference sponsored by Momentum West.

Speaking at this year's conference will be Stuart Kuzik from WHEDA discussing WHEDA suite of housing programs and projects for housing within Opportunity

Zones. Dave Pawlisch from DOA on their housing pro-



grams, Seth Hudson from Cedar Corporation of costs of

infrastructure and the role of TIFs. Pete Kilde from West Cap, Erin Welty from WEDC and afternoon panel discussions. The day starts with your GAD, Bruce King substituting for WRA's Tom Larson, presenting on housing trends and current inventory, and opportunities in the current market.



SAVE THE DATE: The RANWW Installation Banquet is Wednesday, September 25th at Wild Ridge in Eau Claire.

BARRON COUNTY PRESENTS FINDINGS FROM HOUSING STUDY

The first of several meetings were held across Barron County to discuss the recently completed housing needs study.

Over 2000 responses were collected and analyzed by the county Economic Development Corporation and the West Central Wisconsin Regional Planning Commission, who facilitated the public meetings. Panelists include representatives from local

housing authorities, county administrators, and economic development corporation. Bruce King, Government Affairs Director for RANWW was a panelist for the county-wide presentation and the city of Barron.

Once the study is completed, and the remainder of the public presentations have been concluded, a final county wide

presentation will be held in mid-September in Rice Lake.

After the presentation, a countywide request for proposals will likely be sent to developers from Eau Claire, La Crosse, Onalaska and Minneapolis to gauge their interest in building apartments for any income classification, as well as single family and multi family dwellings throughout the county where need is the greatest.

MORATORIUM OF CAFO'S IN BURNETT COUNTY

The Burnett County board, facing the possibility of a 26,000 hog concentrated animal feeding operation in the county, instead passed a one year moratorium on operations with more than 1000 animals.

As with other counties that have passed moratoriums, Burnett will form a study committee that will look at

the impact of big farming operations along with possible contamination of area creeks and groundwater supplies.

The operation that triggered the ban is proposing to have up to 26,000 hogs that would produce nearly seven million gallons of manure a year, with the proposed operation close to a tributary that flows into the St. Croix River. The vote for the moratori-

um was not unanimous, with board members concerned about the message that it sends. Dissenters state that it sends the wrong message about CAFOs, when there is already one operating in the county, what message it sends about farming in general and concerns that any kind of agricultural operation is no longer welcome in the county.

PROPOSALS WANTED FOR HERITAGE MANOR SITE

The City of Rice Lake is looking to repurpose a landmark with a century of service to the community.

Heritage Manor has in its long lifetime served as a hospital and then a nursing home. Its most recent use is that of the public library

while the current facility undergoes renovations.

With housing and apartments badly needed in the county, one use could be to convert the facility into apartments similar to a facility undergoing the same upfit in Altoona. The facility could be torn down and the land used

for other purposes such as a police and fire station as some have suggested.

Other possibilities include razing the facility and constructing new apartments, townhomes or condos on the 1.75 acre site, or moving a commercial business into the space.



WRA State Convention is September 10 & 11 in Wisconsin Dells, NAR National Convention & Expo is November 8–11 in San Francisco.

LARGE DONOR COUNCIL HITS 208 MEMBERS!

If the bulk of this story looks familiar . . . It is.

This is the same article that ran on the front page of last month's *GAD Report*. It's being repeated due to the importance and urgency for our members to act and invest in RPAC.

Let's start with the Large Donor Council. If you have been a member of this group of 225 statewide investors, you've received a letter from

WRA asking you to renew your investment for 2019. If you are new to this, a Large Donor Council member (or Major Investor in NAR-speak) is an investment of \$1,000 to \$10,000, 70% being retained by you as a Direct Giver and 30% going to RPAC. An LDC investment does not have to be paid all at once, however if you wish to be recognized at the WRA

Convention in September, you'd need to be all paid up by August 16th. For the first time this year, you can use an American Express card for your investment.

If you prefer a Direct Giver investment, it's \$100 to \$999, with 100% of that investment staying under your control, you decide who get it and how much, you will be asked from time to time by WRA or your GAD to invest in a candidate running in our jurisdiction or elsewhere.

NOW IS THE TIME TO INVEST IN RPAC

Remember that you will never be asked to support someone that does not support your interests.

You can make your Direct Giver investment on a credit card or by check. You can always add to your investment at any time, a good example of that is when a candidate asks you to be a sponsor for their fundraiser, you can

quickly add dollars via credit card to your Direct Giver account and support the candidate of your choice.

Support of local candidates for local offices is needed the most as these public servants are the ones that will most directly impact your day to day business. Housing, affordable, workforce, employer assisted, low-income, market-rate, twin homes, condos

duplexes, triplexes, four plexes, any configuration of housing you can think of is needed in all of the communities that RANWW serves. Having leaders at the local and state level that have the vision to help make that happens is just one reason why you need to invest in RPAC right now. Read on Page 5 more about why investing in RPAC is needed now.

HAYWARD PLACEMAKING PROJECT CONTINUES

Placemaking continues in Hayward as teams of community members working with the Northwest Wisconsin Regional Planning Commission drill down to find key areas in the community that make it a great place to live, work and attract tourists from across the state and around the world. These exercises

are driven by the power of 10...10 destinations in a region, 10 places within each destination and within each place ten things to do.

Powered in part by a \$2000 Smart Growth grant that your Association received toward this project, members were looking at venues,

parks, attractions, the beach area, additional signage, recreational activities, additional green spaces, disk golf, creating a dog park, extending the bike path and trail system.

All of the input gathered will be collated into a plan of action moving forward and presented by the end of September.

12 Reasons to Renew Your Large Donor/Major investor Council Membership In 2019

1. In 2010, some appraisers and the City of Milwaukee wanted legislation passed that would prevent real estate licensees from giving **opinions of value** unless they had an appraiser's license. It didn't pass thanks to your help and the WRA's efforts to kill this legislation.
 2. In some states, local governments can **regulate brokerage services** that are currently regulated by state and federal laws. Not in Wisconsin! The WRA helped pass a law that prohibits local governments from interfering with Wisconsin license law.
 3. In some states, attorneys are required at every closing. Not in Wisconsin! Your right to use **state approved forms** was reaffirmed by the state Supreme Court, thanks to an amicus brief filed by the WRA.
 4. In some states and municipalities, state or local governments have **rent control** laws or ordinances. Not in Wisconsin! The WRA took the lead years ago and helped pass a law that prohibits local rent control.
 5. Some members of Congress wanted to eliminate the **mortgage interest deduction** for second homes. The NAR and WRA were successful in maintaining this deduction because of the importance of second homes to the real estate market in Wisconsin.
 6. Prior to 2016, Wisconsin REALTORS® could be sued up to six years after a closing. Today, we have significantly improved liability protection for real estate firms and agents by creating a **two-year statute of limitations** from closing.
 7. For years, some Wisconsin municipalities imposed expensive and unnecessary **time of sale requirements** on property owners. Not anymore! Wisconsin law now prohibits local time of sale requirements that would limit or impede a property owner's right to transfer property.
 8. For 30 years, the State of Wisconsin imposed **weatherization requirements** on rental properties. Not now! The legislature eliminated the rental weatherization program, which required weatherization of rental units and certification before the property was sold or transferred.
 9. Some Wisconsin municipalities prohibited homeowners from **renting their property** on a short-term basis. Today, we have a new law that protects the ability of homeowners to rent out their home by allowing local communities to regulate but not prohibit such rentals for seven days or more.
 10. Historic rehabilitation is a priority for communities across the State of Wisconsin. Through the efforts of the WRA and other allies, Wisconsin maintains the **state historic rehabilitation tax credit** up to \$3.5 million per project.
 11. Some Wisconsin cities imposed rigid and expensive **rental property inspection programs**. A new law limits the authority of municipalities to conduct inspections of rental property unless there is evidence of blight, high rates of building code complaints or violations, deteriorating property values, or increase in single family home conversions to rental units.
 12. Over the years, some state lawmakers have made several attempts to increase the **real estate transfer tax**. The WRA has stopped all these proposals, including the last proposal to double the transfer fee that would cost your seller hundreds of dollars on the sale of their home.
- This is only a small sample of our legislative successes at the State and Federal level, made possible by your contributions so we can support candidates who support our industry.



RANWW

Realtors® Association of
Northwestern Wisconsin



40th Anniversary 1979-2019

In recognition of the 40th Anniversary of your Association's Political Action Committee and the 50th Anniversary of RPAC, we are offering an opportunity to members to invest in RPAC thru the Direct Giver Program. This program will give you **100% control** of your Direct Giver dollars to invest in **local and state candidates.**

The investment is \$40 per month, charged to your credit or debit card to invest in candidates for partisan and non-partisan offices. REALTORS® Terry Weld and John Lor won election to the Eau Claire City Council, in part, with the financial backing of RPAC.

Support of local elections, and REALTORS® running for local offices is just one of the things RPAC does for you.

Have questions? Get answers by contacting Bruce King (bruce@ranww.org).



WRA now accepts American Express for RPAC investments! To set your investment up, use this link:

<https://secure.donationpay.org/wra/directgiver.php>



**REALTORS® ASSOCIATION
OF NORTHWESTERN
WISCONSIN**

3460 Mall Drive
Suite 5A
Eau Claire, WI 54701

Phone: 715-828-1976 home office/text
Phone: 715-835-0923 board office
E-mail: bruce@ranww.org

Bruce King
Government Affairs Director

WWW.RANWW.ORG

"OUR MISSION IS TO HELP OUR
MEMBERS BE MORE SUCCESSFUL IN
REAL ESTATE"

The REALTORS® Association of Northwestern Wisconsin is the largest association in terms of area, stretching from Millston, Whitehall and Fountain City to the south all the way to central Bayfield and southern Ashland county to the north. We are the fourth largest of the 19 Associations in terms of membership. Your Association covers 375 units of local government, monitoring a wide variety of issues that can and do affect you. In addition to local government, your GAD also monitors issues at the state and national level that will have a direct or indirect impact on housing and the industry, as well as legislation that can affect the consumer. Your Government Affairs Director works with members and affiliates to raise investment dollars for RPAC that help to support elected officials that support your business. RANWW is one of only three REALTOR® Association's in Wisconsin that have their own PAC, which was started 40 years ago to support candidates at the local and state level. We maintain a Facebook page, called "The GADabouts", that aims to keep you up to date on political issues that will affect your business. Your GAD also produces a periodic government affairs program posted on our YouTube channel, RANWWTV!!



MY THOUGHTS—BY BRUCE KING

Last month, I went to Cincinnati to attend the annual GAD Institute. It's an opportunity to connect with over 250 of my colleagues from across the nation, local decision makers who are dealing with housing issues large and small, and NAR staff and invited speakers.

Not only did I have an opportunity to learn a lot during the conference, it's the opportunity before and after the sessions to meet in quiet, semi-private areas of the hotel, or go to dinner with colleagues and share ideas. The networking to me is as much a necessity as at-

tending the workshops and general sessions.

NAR Chief Advocacy Officer, Bill Malkasian and I had a wonderful conversation about housing and things to come that NAR is working on. Other NAR staff and our political representative for Region 7 made themselves available for one-on-one meetings with me during the conference.

WRA's Tom Larson and I discussed in part some of the legislation your state association is currently working on, be watching for that to be made available later this fall.

After three days and

nights, we came away with new ideas, met new colleagues, and shared ideas of things that work, and don't work with my peers.

One of the realities of this job is that friends and colleagues move on; a handful of GADs and NAR staff have the opportunity to pursue new adventures, some within real estate, others just outside, but retaining "a hand in the business".

Having been your GAD for fifteen years, puts me toward the higher end of the experience scale among my peers, something I do not take lightly.

