



RANWW

Realtors® Association of
Northwestern Wisconsin

Making Your Membership Work For You

August Newsletter

Mark your Calendar

August 21

Annual RANWW Golf Outing

August 28

RANWW Monthly Mixer at 1917

September

REALTOR® Safety Month

September 13

2nd Annual RANWW ATV/UTV Ride

September 29-October 1

WRA Annual Convention

MLS

- Address Entry Reminder: Ensure Accurate Search Results

ADVOCACY

- Overview of 17-7-04 Tree Preservation Ordinance
- Do you know of something RANWW should be made aware of?

PROFESSIONAL GROWTH

- Make professional growth a priority

UPCOMING EVENTS

- RANWW Golf Outing August 21
- RANWW Monthly Mixer August 28
- 2nd Annual RANWW ATV/UTV Ride September 13
- New Member Orientation, October 28

ASSOCIATION UPDATES

- Don't forget to register for the Annual Golf Outing!

EMPOWERING REALTORS®, BUILDING COMMUNITIES.



Welcome Our Newest Members

Jacob DeGear

Keller Williams Realty Diversified

Sydnee Tyree

Pine Point Real Estate

Anna Rippley

JC Norby & Associates

Jerad Polden

Full Circle Landscaping & Excavation

Brianna Hanson

Coldwell Banker Brenizer

Grace Geske

Keller Williams Realty Diversified

Karl Knutson

Knutson Home Inspections LLC

Douglas Miller

Symple Real Estate

Evan Peterson

Keller Williams Realty Diversified

Owen Hunter

Coldwell Banker Brenizer

Tana DeYoung

Edina Realty Spooner

Matthew Wickham

Property Shoppe Realty



RANWW 2026 Board of Directors



RANWW

Realtors® Association of
Northwestern Wisconsin

Leadership Election Results



Alex Hartung

Treasurer



Amber Steffel

Director



Max Perrenoud

Director



Sara Maas

Alternate
Director

New Board members will be installed in January 2026.

Interested in learning more about serving? Talk to your broker, a current Board member or someone at the Board Office today!

Mark Your Calendars

- RANWW Golf Outing: August 21
- RANWW Monthly Mixer August 28
- REALTOR® Safety Month: September
- 2nd Annual RANWW ATV/UTV Ride: September 13
- RANWW Monthly Mixer: September 25
- New Member Orientation: October 28

Visit our [EVENTS CALENDAR](#) to learn more and register.

Registration Now Open!

RANWW Annual Golf Outing – Register Now!

It's that time again! Registration is now open for the RANWW Annual Golf Outing at Wild Ridge Golf Course.

We sold out in record time last year, so don't wait—grab your spot today! [Click HERE](#)



You're Invited: RANWW Monthly Mixer – August 28th

Mark your calendars! Our next RANWW Monthly Mixer is happening on Thursday, August 28th from 5:00 to 7:00 PM at 1917 in Chippewa Falls.

This casual after-hours event is the perfect way to connect with fellow REALTORS® and industry professionals in a relaxed, social setting.

Enjoy appetizers, networking, and the chance to win a gift card giveaway!

Thank you to our generous sponsors, [All Title Services, Inc](#) & [Security Financial Bank](#)

No registration is required—just stop by and say hello! We look forward to seeing you there.



☐ Save the Date: 2024 WRA Annual Convention

Sept. 29–Oct. 1
Kalahari Resort, WI Dells

Get ready for the largest REALTOR® event in Wisconsin! The 2024 WRA Annual Convention is happening September 29–October 1 at the Kalahari Resort in Wisconsin Dells—and you're invited to join REALTORS® from across the state for three unforgettable days of learning, networking, and fun.

□ **Why Attend?**

- Top-notch speakers & CE sessions
- Industry insights & professional development
- Inspiring keynotes and energizing events
- Connection with fellow REALTORS®
- And, of course... the famous convention party!

Don't wait—secure your spot today!

□ Rooms at the Kalahari fill fast, so book your stay early!

□ Learn more and register at wra.org/convention



MLS
recent updates & info

Paying MLS dues? Please include your invoice #

Address Entry Reminder: Ensure Accurate Search Results

We've seen an increase in listings with incorrectly formatted addresses—particularly where the **street direction** (e.g., N, S, E, W) and **street type** (e.g., St, Ave, Dr) are entered in the same field as the **street name**, or are abbreviated.

Please remember:


- Each address component must be entered in its **designated field** (e.g., Street Dir, Street Name, Street Type).
- **Do not abbreviate any part of the address.** Use full terms such as “**County Road**” instead of “**Cty Rd**” and “**Highway**” instead of “**Hwy.**”

Incorrect formatting can result in:

- **Inconsistent or missing search results** on MLS and third-party sites
- **Inaccurate map placement**
- **Reduced visibility of your listing**

Proper data entry helps ensure your listings display accurately across the MLS and all syndicated platforms, improving exposure and client experience.

Do



Street # 1234 ?

Street Direction E ?

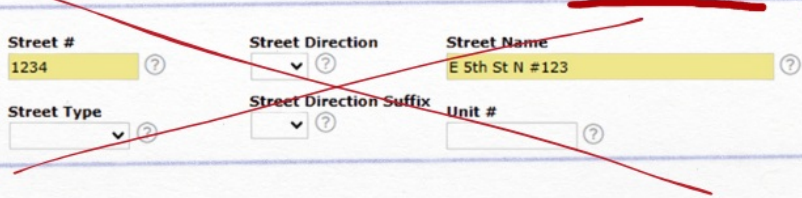
Street Name 5th ?

Street Type Street ?

Street Direction Suffix N ?

Unit # 123 ?

Don't



Street # 1234 ?

Street Direction ?

Street Name E 5th St N #123 ?

Street Type ?

Street Direction Suffix ?

Unit # ?

If you have questions about the correct format or where to enter each component, please reach out to our office at Staff@ranww.org or 715-835-0923. We're happy to assist!



This past month RANWW had a Call for Action to REALTORS in Eau Claire for the City of Eau Claire Ordinance 17-7-04 Tree Preservation Ordinance. I would like to thank those who took the time to participate in the Call for Action and reached out to me with any questions and concerns they had. The Call for Action was sent out to those who are residents in Eau Claire.

Our concerns and reason for the Call for Action were:

1. High Costs:

Charging \$400 per inch for the removal of 30 percent of the caliper can lead to costs in the thousands for routine projects.

2. Infringement on Property Autonomy:

Except for a narrow exemption for lots of 10,000 square feet or less with up to four units, almost every property owner will be affected. This process effectively transfers control of private land management decisions to the city, undermining the fundamental rights of property owners to manage their own lots.

3. Impact on Housing Supply and Infill:

The combination of high fees and complex approval processes makes infill projects, accessory units, and small-scale developments financially and logistically unfeasible. When it is more expensive to clear two or three trees than to build the unit itself, both developers and owner-occupants will likely withdraw from these projects, restricting new inventory and exacerbating the affordability crisis the city aims to address.

The Eau Claire City Council took our message into consideration and passed an exemption for existing lots of single-family homes and twin homes/duplexes, regardless of lot size, from the tree preservation ordinance. The tree preservation ordinance will also not apply to projects containing at least 25% affordable housing units at or less than 60% County Median Income (CMI) rent and are deed restricted for 30 years.

The \$400 fee was not amended, but with removing the 10,000 square foot requirement and removing single family homes and twin homes/duplexes it was a big win for property owners and REALTORS in Eau Claire.

If you have any questions or concerns with this Call of Action or know of something in your area that RANWW should be made aware of please contact Ian at ian@ranww.org.

Thank you,



Ian Gauger
RANWW Advocacy Coordinator

Donate to RPAC



Do you invest in
RPAC?



Donate to Direct Giver



When you invest in **RPAC**, your money is pooled together and contributed on a nonpartisan basis to candidates who support housing and real estate interests. If you wish to designate which candidate **receives** your investment, invest in the **Direct Giver** program



Professional Growth

**For the Early Birds... Self-Study
CE Now Available!**

Why wait? Get a head start on the 2025-26 CE biennium with the Wisconsin REALTORS® Association's Self-Study CE course!

The printed book is available now—and when you order, you'll also receive a complimentary electronic PDF version so you can study anytime, anywhere.

Wisconsin licensees are required to complete 18 one-hour CE courses to renew their real estate license. Don't wait until 2026—knock it out early with content that's fresh, relevant, and tailored to today's market.



□ [Click here to learn more and order your materials.](#)

On-Demand CE options coming soon—stay tuned!



Association Updates

Stay Informed with NAR's Consumer Guide Series

Empowering Homebuyers & Sellers

The Consumer Guide Series offered by NAR, is a valuable resource designed to help homebuyers and sellers navigate key real estate topics with confidence. Each guide provides expert insights from REALTORS® and industry professionals, ensuring consumers have the knowledge they need to make informed decisions.

The latest guide in the series focuses on [state and local tax \(SALT\) deductions](#). This guide explains federal tax law changes that temporarily quadruple the amount of state and local taxes (SALT) that taxpayers can deduct and will make homeownership more accessible and affordable, especially for people in higher-tax states.

These guides are free and available to the public, making them a great tool for REALTORS® to share with clients.

Check out the full series [HERE](#)

Upcoming FOREWARN Safety *Online* Training Sessions

Agent safety is always a priority! To support increased activations and usage of FOREWARN, we're offering monthly **online** training sessions to help agents get the most out of this valuable tool.

August Online Training Session:

- August 6 at 9 a.m. CST
- August 20 at 1 p.m. CST

Join us as we demonstrate how to effectively use FOREWARN, share insider tips and tricks, and hold a live Q&A session.

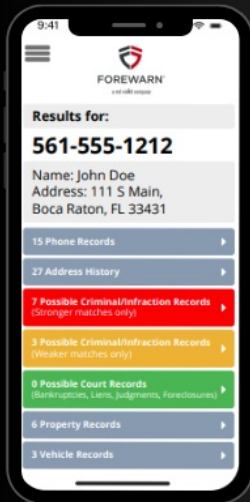
Registration: To sign up, please visit our [registration page](#).



**SAFER SHOWINGS.
SMARTER ENGAGEMENTS.**

Register for a live training of FOREWARN

Know your prospect...*in seconds*



1 Receive a call



2 Enter phone #
in FOREWARN app



3 Get instant prospect info
(Identity verification, criminal history, and more)



Introducing: WRA's Partnership for Success Program?

If you're a new or aspiring REALTOR® in Wisconsin and a member of a minority group, the WRA's Partnership for Success Program may be a perfect fit. This program is designed to promote diversity within the real estate industry and offers scholarships to help cover startup costs like licensing, dues, and education.

This is a powerful opportunity to jumpstart your real estate career with financial support and mentorship—right here in Wisconsin!

☐ Learn more and apply [HERE](#)

Let's help shape a more inclusive future for our profession!



Affiliate Connection

NEW FEDERAL REPORTING RULES ARE COMING ARE YOU PREPARED?

Starting December 1st, 2025, new reporting requirements from the US Department of Treasury, Financial Crimes Enforcement Network (FinCEN) will impact real estate transactions in your market — especially for brokerages and agents working with legal entities.

WHAT YOU'LL LEARN:

Which transactions are affected
Who is responsible for reporting
What information must be collected
Penalties for non-compliance
How Knight Barry can help you stay compliant

LET'S TALK

Get your office ready for these sweeping changes. Contact your local Knight Barry office to schedule a session today.

www.KnightBarry.com

FORMATS AVAILABLE



Zoom Mini-Session
15-30 minutesession.
Perfect for quick team meetings.



In-Person Seminar
Tailored presentationsfor
law firms, larger brokerag
offices, and lenders.



Locally owned and operated right here in Eau Claire, **Legends Title Services, LLC** brings 300+ years of combined experience in title insurance and settlement services to agents, lenders, buyers and sellers. Don't let the location fool you - our team is equipped with tools to assist in areas far beyond

We are committed to ensuring smooth real estate transactions through personalized service, fast/responsive communication and a deep understanding of the industry.

Whether you're representing a first-time home buyer or coordinating a complex commercial transaction, our team is ready to help your clients close with confidence. Connect with us at legendstitle-service.com or call **715-514-5748**. We look forward to hearing from you!



Are you an RANWW Affiliate who wants to shine a little brighter? We'd love to feature you in an upcoming Affiliate Spotlight!

If you're interested, just email me at kristyn@ranww.org. I'll get you on the schedule and follow up with the details on what I'll need and when you'll be featured.

We love showing off the amazing businesses that support our Association—don't miss your chance to be in the spotlight!

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Benefits**

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Benefits**

**Stay Up to Date with the State and National
REALTOR® News**

[WRA Website](#)

[NAR Website](#)

WRA



**August
Magazine**



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Top Notch Support is Just a Phone Call Away

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