

THE GAD REPORT

VOLUME 12, ISSUE 1 DECEMBER 2018

TONY EVERS ELECTED WISCONSIN GOVERNOR

With record voter turnout in Madison and Milwaukee, along with an 86% turnout in Eau Claire, Tony Evers narrowly defeated incumbent Governor Scott Walker by a margin of just over 31,000 votes.

The same huge turnout advanced challenger Josh Kaul to a new job as Wisconsin attorney general, defeating incumbent Brad Schimel.

There were a handful of close races around the state for seats in the state Assembly and state Senate. In our jurisdiction, former 68th Assemblyperson Kathy Bernier won the 23rd Senate seat from the retiring Terry Moulton. In the other open

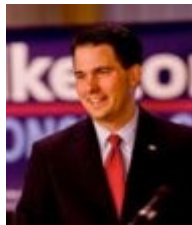
Senate seat from western Wisconsin, former state Assemblyman Jeff Smith returns to Madison after defeating Mel Pittman. With outgoing Assemblyman Dana Wachs running for, then dropping out of the race for Governor, his open seat went to newcomer Jodi Emerson who defeated Echo Reardon for the 91st Assembly position that covers most of the city of Eau Claire. Elsewhere, the open 68th Assembly seat

saw Altoona police chief Jesse James win election over Wendy Sue Johnson.

Senator Janet Bewley, Representatives Rob Stafsholt, Treig Pronschinske, Warren Petryk, Jimmy Boy Edming, Beth Meyers, Romaine Quinn, and Rob Summerfield were all re-elected to their respective seats.

Evers will start the new session with the most powerful veto pen of any state Governor in the nation. He

will be sworn in on January 7th in Madison.



State Superintendent of Public Instruction Tony Evers was elected as the next Governor of Wisconsin by 1.2%

SHORT TERM RENTAL DENIED IN ALMA

The Alma City Council denied an application for a short term rental in a zoned residential property.

The proposed property that was to be listed as an Airbnb property was denied a conditional use permit by a 5 to 0 margin, while the

Alma Planning Commission also denied the permit by a vote of 3 to 2.

Of concern to commission members is the frequency with which permits are allowed in residential areas for businesses purposes. The applicant had been

using the property as an Airbnb for several months without a valid permit from the city until the city ordered her to stop and go thru the proper procedure to obtain the permits needed to operate.

You are invited to the annual RPAC Appreciation event. This year, it's a casual breakfast at the RANWW Conference Center. SAVE THE DATE Monday, January 21 from 7:30 to 9am. Our special guest will be Tom Larson from WRA who will be available to answer your questions on the new Legislative session. FREE admission if you invested in 2018, or \$35 at the door.

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SAVE THE DATE

WEDNESDAY, APRIL 24, 2019



Once again REALTOR® & Government Day will be held at the Concourse Hotel in downtown Madison. This year, our jurisdiction will have a few new faces representing them at the capitol as well as a couple of familiar faces in new offices. We'll be in the capitol as work begins on the state budget, and with a new Governor in the east wing, working together will be paramount to getting the people's work done. SAVE THE DATE and plan to join us in Madison. More information will be coming after the first of the year.

Questions? Contact Bruce King, Government Affairs Director via email:
bruce@ranww.org

WANTED: 50 LARGE DONOR COUNCIL MEMBERS IN 2019



To mark the 50th anniversary of RPAC (and the 40th anniversary of RANWW's PAC), we are looking to recruit 50 current and new Large Donor Council members in 2019.

The Association has been among the top three in terms of Large Donor Council membership the past four years, and wants to involve as many of our members as possible to assure that our Association has the means to sup-

port candidates and incumbents for both local and state office.

To help with budgeting, we are providing a twelve month investment at only \$85 per month, set up on the day of your choosing with WRA. Large Donor Council membership is a minimum \$1000 investment, at \$85 a month, you'll be recognized as an LDC

immediately, and will be eligible for all the benefits of participation as soon as you agree to be an LDC. You will have \$700 to invest in local or state candidates and \$300 will go to RPAC...40% of that \$300 comes to your Associations PAC to support candidates and other advocacy programming.

To set up your LDC investment for 2019, contact Bruce (bruce@ranww.org).

RPAC Appreciation Breakfast on January 21st 7:30 to 9am at the RANWW Conference Center. Special Guest Tom Larson from WRA.

PROPOSED JACKSON COUNTY MINE STOPPED BY JUDGE

A La Crosse County judge denied a motion by three petitioners who were seeking to stop a Colorado based company that wanted to develop a frac sand mine and processing plant in the northeastern part of Jackson County.

The ruling by judge Scott Horne would allow the case to move to an evidentiary phase, which the attorney for

the mining company stated that the company would likely not try to advance the mine plan forward.

Should the company decide to stop pursuing the mine, the plaintiffs would then drop their lawsuit against the company.

The sand the plant was to produce is Northern White sand, which many oil compa-



nies use, but firms in Texas and elsewhere are developing cheaper alternatives that save money in transportation from Wisconsin to Texas.

RICE LAKE PASSES A WHEEL TAX

The Rice Lake City Council adopted a \$20 per vehicle wheel tax, joining Eau Claire, Chippewa Falls and St. Croix County who are implementing the tax.

The first reading of the tax was read and adopted by a vote of 5 to 3, with councilmen Mark O'Brien, Harlan

Dodge and Dan Lawler opposing. Mayor Michael Diercks is opposed to the tax and may veto the measure when it comes before the council for a final vote on November 27th.

The Department of Transportation requires a 90 day moratorium before the tax can be implemented. The tax, if

final approval is granted, is estimated to raise nearly \$200,000 in the second year of implementation.

The tax shows up on your vehicle's registration fee for every vehicle you own, farm equipment, large trucks and semis are exempt from the tax.



RPAC Ap-
preciation
Breakfast on
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RANWW
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Tom Larson
from WRA.

OVER ONE BILLION DOLLARS IN SCHOOL REFERENDUMS

The recent election ushered in a new Governor and Attorney General. It also ushered in a record amount of referendum dollars approved by taxpayers for schools throughout Wisconsin.

Over \$1.3 billion in building and classroom improvements over and above their operating budgets were approved across the state.

In all, 82 referendums were on the ballot. Of those

82 questions, 77 of the 82 were approved by electors. The five losing referendum questions amounted to only \$44 million of the 1.3 billion that was approved.

With referenda that were on the spring ballots this year, nearly \$2 billion of new buildings, expansions and programs were approved by taxpayers.

Since revenue caps were imposed after the 1993-94 school year, districts have had to go to referendums to exceed those caps. By increasing numbers, those referenda are passing and for substantial numbers. A handful of districts have passed measures over \$100 million each for new schools, security measures, athletic fields and other capital improvement projects.

OPPORTUNITY ZONES RULES RELEASED

A federal program set forth by the Treasury Department for Qualified Opportunity Zones has been released.

Across the nation, over 8000 Opportunity Zones have been identified, with over 100 in Wisconsin and a number of those in our jurisdiction. Opportunity Zones exist in Eau Claire with three, one in Menomonie and Chip-

pewa Falls. Others are located over much of Rice Lake, part of Ladysmith, one in Ashland County, one in Bayfield County, and two large tracks in Washburn County from Spooner to the north and west, and in Sawyer County from Hayward south and southeast along Highway 27.

At its meeting in Boston last month, NAR went on

record in support of the Opportunity Zones tax incentives that have the potential to have a large impact on economically depressed areas by using capital gains tax reductions to attract long-term investment capital.

The Internal Revenue Service and other agencies are providing rules and guidance for the project.

BAYFIELD COUNTY HAS NEW ECONOMIC DEVELOPMENT DIRECTOR

The Bayfield Economic Development Corporation has tapped Withee native Cole Rabska to be their new director.

Cole will assume full time duties after January 1st when outgoing director Scottie Sandstrom retires.

Bayfield County is a substantial tourist destination year round and the northern part of the county was recently tapped as an Opportunity Zone that could encourage business startups in the county.

Cole has experience in property management and education, working with contrac-

tors and managing a large vacation rental business.

The vacation rental business is also in strong demand across most of Bayfield County with both seasonal and year-round rentals, Cole will have no problem translating those assets into economic opportunities for the county.

2019 marks the 50th Anniversary of RPAC. It also marks the 40th Anniversary of RANWWs PAC. To mark the occasion, we are looking for 40 of our members to join the Large Donor Council for 2019. To help make this as budget friendly as possible, we are offering you the opportunity to spread your investment out for the entire year, but receiving the benefits of membership from day one. It's an investment of \$85 a month to your credit or debit card. With the 2018 election season behind us, our members had a huge impact on candidates on both sides of the aisle. Local elections occur on April 2, candidates for those offices need support from our members. Contact Bruce to set up your investment and to learn more about the benefits of LDC membership!



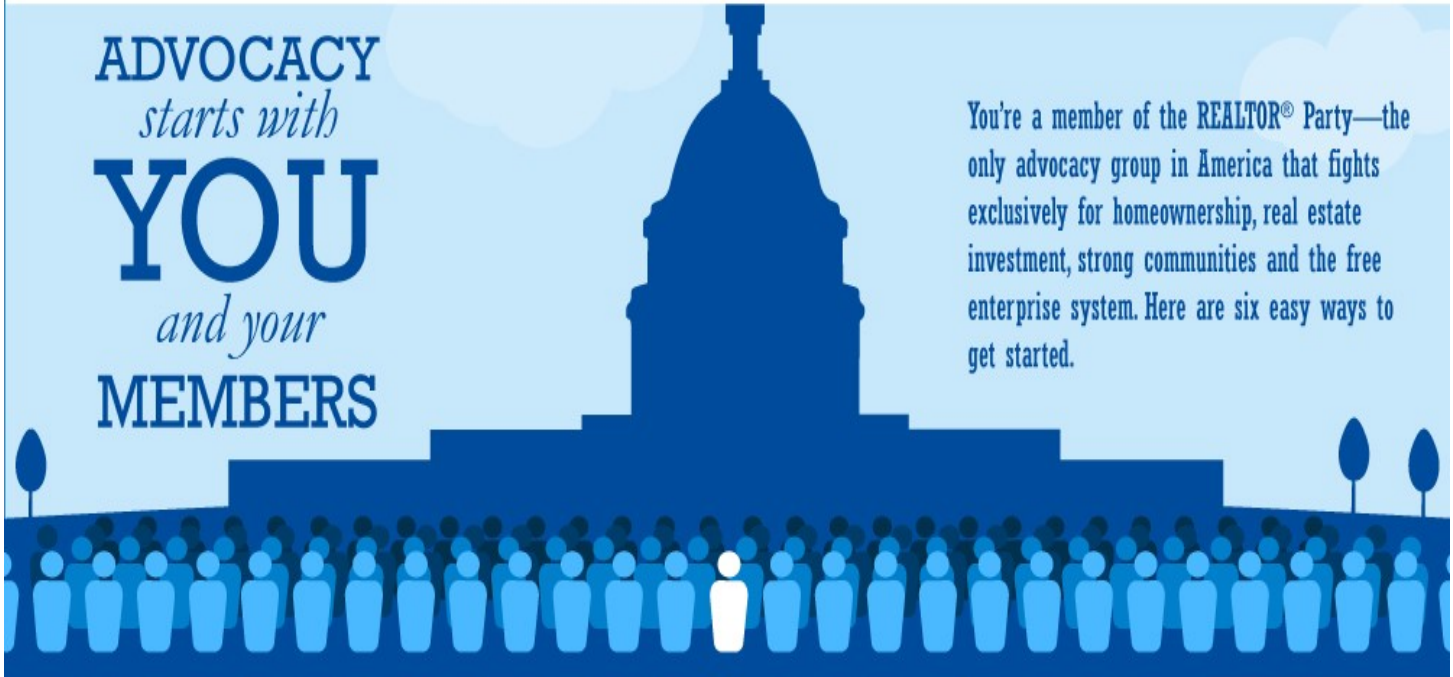
RANWW

**Realtors® Association of
Northwestern Wisconsin**

Contributions are not deductible for income tax purposes. Contributions to RPAC are voluntary and are used for political purposes. You may refuse to contribute without reprisal and the National Association of REALTORS® or any of its state associations or local boards will not favor or disfavor any member because of the amount contributed. 70% of each investment of \$1000 or more is available for your use, 30% of your investment is retained by RPAC for use to support state and national candidates, of that, 40% is returned to RANWW for use in its PAC after WRA reaches its fundraising goal, until then, 30% is sent to the National PAC to support federal candidates and is charged against your limits under 2 U.S.C. 447a.

ADVOCACY
starts with
YOU
and your
MEMBERS

You're a member of the REALTOR® Party—the only advocacy group in America that fights exclusively for homeownership, real estate investment, strong communities and the free enterprise system. Here are six easy ways to get started.



STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Register To Vote	REALTOR® Party Mobile Alerts	Follow Us	Visit Us Online	Check Your Email	Do Your Research
Our goal is to have as many of our members registered and at their polling place on Election Day as possible	Text REALTOR to 30644 to have national and state calls for action sent directly to your phone	Follow the REALTOR® Party on Facebook and Twitter. Use #REALTORParty in your posts.	Stay tuned to www.realtoractioncenter.com for the latest news and information	The REALTOR® Party News newsletter is sent the 2nd Thursday of the month	Learn who your elected officials are and where they stand on real estate issues

www.realtoractioncenter.com



RANWW

Realtors® Association of Northwestern Wisconsin



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“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

I attended the fall regional economic forum in Duluth last month. The forum (or REIF, as its known) is a reading of the economic vitality



of eastern and northeastern Minnesota and the northern three tiers of Wisconsin that includes about a quarter of our jurisdiction. The discussion turned into a developing trend of artisan businesses opening and developing

throughout the region. Unemployment is very low in all of the counties surveyed. One area that needs to be addressed in the regions the level of regulation that is hindering many craft or boutique businesses from starting or expanding.

I also attended the regional Housing and Economic Development Conference at Lambeau Field in Green Bay.

This one day conference brought nearly 300 bankers, financial specialists, developers, municipal governments and REALTORS® together to discuss housing needs



across Wisconsin in the next several years, and a number of the factors that could impede housing.

Innovative ideas were presented on a wide variety of housing types from the conventional single family to condos to a company that uses shipping containers and transforms them into single family dwellings.



Commemorating 50 Years of the Fair Housing Act