

THE GAD REPORT

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20 YEAR OLD WASTEWATER TREATMENT LAW NOW ENFORCED

Wisconsin's plumbing code was revised back in July of 2000 that would require an inventory of every private onsite wastewater treatment systems and requiring a maintenance tracking program. Systems that were installed on private property after July of 2000 already meet the new standard.

Systems affected by the law include septic systems, holding tanks and mound systems for onsite wastewater management.

Since the law was adopted, virtually nothing has happened with enforcement of the regulations.

Until now. Take for example Douglas County,

where an inventory of every system in the county was conducted last year. There are over 8000 qualifying septic system in the county, and the county is responsible for not only tracking them, but assuring compliance with an inspection every three years for systems that were installed prior to July of 2000.

In March, the county will notify about one third of the residents of the new requirements, then each year, do another third of the county until all 8000 or so are notified of the new, old rules.

Enforcement is only one aspect of code enforcement. For those systems that will

need to be pumped out and inspected, costs could run into the hundreds of dollars, pumping out a system in the cold winter months, could cause damage to the system.

If a system is failing, Douglas County will give owners a year to fix or replace the system. That time can be used to arrange contractors to dig and replace the failing system. The county has financial resources available to help homeowners with dollars available thru the Community Development Block Grant program and the Rural Housing Program. The county is working on a web portal for inspections to be reported and submitted to the county.

MONDOVI SCHOOL BUILDING REMODEL MOVES AHEAD

Dollars approved by an \$18 million referendum will be moving forward in the Mondovi School District.

The architect for the project presented three building additions along with renovations of more than ten areas in the main

building. Improvements include a lobby of the gym, middle/high school office, improvements to the tech ed classroom, renovations will include the realignment of many classrooms, changing out the metals shop and improving lighting in many areas, adding new HVAC

and several plumbing upgrades.

Most of the work will be done this summer, will all upgrades done by summer of 2020. Minor projects will begin in March that be completed while school is in session.

HAVE YOU GOTTEN OUR TEXT MESSAGES?



Text REALTORS to 30644 to get alerts on CALLS FOR ACTION

SIGN UP TODAY



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SAVE THE DATE:

2019 REALTOR® & Government Day—
Wednesday,
April 24 in
Madison. Register at:

[https://
www.wra.org/
RGdayRegistration/](https://www.wra.org/RGdayRegistration/)

AMERICAN EXPRESS NOW ACCEPTED FOR RPAC INVESTMENTS

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 an eleven month investment at only \$100 per month, set up on the day of your choosing with WRA. Large Donor Council membership is a minimum \$1000 investment, at \$100 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 \$750 to invest in local or state candidates and \$350 will go to RPAC...40% of that \$350 comes to your Associations PAC to support candidates and other advocacy programming.

To set up your LDC investment for 2019, [https://
secure.donationpay.org/wra/](https://secure.donationpay.org/wra/)

PLANNING FOR DOWNTOWN BARRON STREET REBUILD

Early planning and visioning has begun on a long-term street project that over the next 6 years will rebuild La Salle Avenue from the utilities up beginning at City Hall and extending to Rolling Oaks Golf Course.

The extensive project, replacing the pavement, curbs and gutters, sidewalks and all utilities will be completed in

three phases over the six year construction window.

Discussion among business owners, residents and tourism officials center around the impact the rebuilt artery will have, in addition to creating and enhancing other routes such as US Highway 8 and 3rd Street. A number of large employers and high traffic rates are observed with those employers, officials are look-

ing at all aspects of how traffic will flow and how businesses will be impacted during construction, and how the city can rebuild and rebrand itself during and after construction is completed.

Public discussions are planned for the spring and summer with a final draft plan ready by August and construction in spring of 2020.

NEW HOME SALES HAVE 17% INCREASE IN US

New home sales in the United States hit an eight month high in November with a 17% increase to a seasonally adjusted rate 657,000.

The National Association of Homebuilders says that homes in the most affordable price point were the one's that moved quickly, adding to

the sales numbers. Interest rates have softened slightly in recent weeks, and price increases in the hottest markets have settled somewhat. Inventories of new homes for sale increased by 330,000 units in November. In the Midwest, new home sales jumped 30.5 percent with a median sale price of \$302,400. While the

numbers for November are good, year to year sales are down 7.7 percent.

Economists such as Dr. Lawrence Yun from NAR continue to see strong housing sales, stabilizing prices and interest rates in 2019, builders are looking for the same conditions.

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 in February.

Questions? Contact Bruce King, Government Affairs Director via email: bruce@ranww.org. To register: <https://www.wra.org/RGdayRegistration/>



The 4th Annual RPAC Auction will be held on Thursday, May 2nd at the Eagles Club in Lake Hallie. Start time is 5:30pm, auction at 6:30pm.

FEBRUARY 19 PRIMARY IN EAU CLAIRE COUNCIL RACE

A primary will be held for the twelve candidates running for Eau Claire City Council on Tuesday, February 19th.

Two incumbents are not running for re-election, while two other incumbents, Catherine Emmanuelle and Kate Beaton are. In addition, REALTOR® Terry Weld is giving up his at large seat to run for City Council President.

election include REALTOR® John Lor, Chandler Lorenz, Laura Benjamin, former City Councilman David

Klinkhammer, who held a district seat before being defeated last spring, Kirk Ausman, Kate Martin, Donald Motzing, Dale Poynter, Echo Reardon, who ran for the 91st Assembly district last fall and Kyle Woodman.

The April 2nd election will feature Weld against acting Council President Andrew Werthmann. If Weld wins, he is Council President and will need to run again next spring, Werthmann would retain his current district seat. If Weld loses, he is off the council for at least a year should he choose to run again.

Polls are open from 7am to 8pm.

Candidates running for

ASHLAND RECEIVES MILLION DOLLAR GRANT

Ashland will set about cleaning up and repurposing the former Soo Line Oredock near the marina into a recreation area.

The city received a \$1,050,000 grant from the U.S. Army Corps of Engineers to build roads and add utilities into the area and develop the area adjacent to the area for new development

that may move into the area. In addition to the new roads and utilities, part of the funds will be used to reconnect Stuntz Avenue to Highway 2 which will allow better traffic flow in and out of the property.

Part of the property is adjacent to land that has been designated as a maritime research facility by the U.S. Geological Survey, but other

tracts are suitable for development.

The deck of the pier is being rebuilt and that will allow better access for those with mobility issues to visit and use the new facility.

The project is part of a larger effort by the Corps to repair breakwaters, dredge harbors and work of access to the lake.

SHELL LAKE USES REFERENDUM DOLLARS, MORE ON BALLOT

The Shell Lake School District is using the remaining \$5.7 million of their referendum funds to complete building and other school improvements as part of the \$15.7 million previously approved by taxpayers.

Last year in Wisconsin, over \$1.3 billion in school

referendums were approved statewide by voters, out of 82 total referendums, 77 of them passed and more referendums will be on the spring ballot. Another in a series of referendums to exceed revenue caps will be on the ballot in Lake Holcombe. Elsewhere, Siren, Luck, Frederic and Osceola. Most of the funds at the respec-

tive schools will be used to help fund ongoing educational efforts, but security cameras, secured entrances into buildings, bigger ticket maintenance projects, and technology projects will be funded.

Additional staffing is also a permitted use of the referendums that will be on the April 2 ballot.

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 \$100 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 WRA now accepts American Express for RPAC investments!!



RPAC

1969-2019



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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



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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 \$50 per month, charged to your credit or debit card for 12 months, giving you up to \$600 to invest in candidates for partisan and non-partisan offices. With local elections in April and 2020 being a huge year for local, state and national offices, now is the time to begin building Direct Giver dollars and supporting those individuals that support real estate and land use issues.

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>



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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

As we roll thru the winter, the Legislature is gearing up for the 2019-21 budget. Governor Evers will present his ideas in early March, at which time the Joint Finance Committee will get to work piecing a budget together that the Republican controlled Legislature will pass and the Democratic Governor, with the most powerful veto pen of any state in the nation can change.

WRA has laid out a positive program of bills that it will advocate for on your behalf, very few would be considered controversial and all look on paper at least to

draw bi-partisan support. Issues such as transportation, K-12 and rural broadband will all get plenty of play in Madison.

From NAR to this column, you’ll hear a lot about housing in the month’s to come. Opportunity Zones are just getting rolled out and the opportunity for communities like Eau Claire, Menomonie, Rice Lake, Ashland, Superior and Ladysmith to attract commercial and housing to their communities needs to be supported and pursued.

A number of new housing projects have either been

approved in Eau Claire and surrounding communities or are currently in the works. Stay tuned.



If you were like me growing up, you watched “All Star Wrestling” on Channel 11. One of the performers, Larry “The Axe” Hennig passed away in December at the age of 82. While attending the University of Minnesota, Larry obtained a real estate license and was a REALTOR® from 1957 until his death on December 8, nearly 62 years.

REALTOR® Emeritus indeed.