

# THE GAD REPORT

VOLUME 10, ISSUE 6 JULY, 2017

## BIG RIVER EDUCATION CENTER ANNOUNCED

Menomonie Street in Eau Claire will see significant changes over the next five years.

First, in partnership with the YMCA and Menards, a large indoor tennis center is currently under construction on a long vacant lot on the north side of Menomonie Street.

Second, the land across the road from the tennis center, home to Fabick Cat, County Materials and the former Student Transit buildings will be demolished and used to construct the Sonnentag Events Center to replace the aging Zorn Arena on the UW-EC campus. The arena will seat up to 5000 people and will

be used by the YMCA, Mayo Clinic and UWEC.

Now comes plans to build an event and recreation complex that will include classrooms, apartments for over 350 students and a restaurant.

Student housing shortages have long been a problem with students being housed in hotels for the past several years. This year, two entire hotels will be taken off line for two years to house students at the Towers dorms undergo top to bottom restoration, and other dorms are constructed and brought online.

The university recently received a \$400,000 EPA grant to clean the site and

the Wisconsin Economic Development Corporation added \$500,000 grant to help demolish more than a dozen buildings on the 30 acre site.

In addition to the event and recreation center, the site will include access to the Chippewa River, extension of the bike trail that will connect to the existing trail system, possible shopping area and a hotel are all planned for the west end of the complex.

The wrecking ball will start swinging this fall with demolition beginning this fall and construction beginning on the education in the spring with the entire complex done in five years.

## SAWYER COUNTY ROOMING ORDINANCE RESCINDED

After a year of work, public hearings, partial adoption, revisions, more hearings and more adoption of a tourist rooming ordinance in Sawyer County, which licenses residential renting for a period of 30 days or less, an which has caused a large amount of

controversy in the community, was brought before the Sawyer County Zoning committee in closed session on June 16th. After the closed session was done and in open session, the group voted to rescind the entire ordinance and recommend that the county board do the

same, which they did a week later. Citizens, with input from REALTORS®, made the case that elements of the ordinance were flawed, unworkable and unenforceable and asked on several occasions to put it on hold until an (con't on page 2) . .



### **RPAC Appreciation Lunch**

**Thursday, October 5th**

**11:00AM—1:30PM**

**Florian Gardens**

**Eau Claire**

**Admission is FREE with ANY RPAC Investment or \$35 at the door.**

**R.S.V.P. to Bruce King:**

[bruce@ranww.org](mailto:bruce@ranww.org)

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# WRA LEGISLATIVE ★ ALERT ★

A look at how current WRA-supported legislation is moving and making progress toward preserving and protecting a healthy real estate economy.

## Gov. Walker's Proposal to Eliminate the Forestry Tax



The proposed 2017-19 state budget would end the state portion of the property tax levy, thereby permanently lowering property taxes by approximately \$90 million per year. The state forestry tax, which increases each time a property's value increases, would no longer be imposed on Wisconsin property owners.

### Background:

The governor's budget removes funding for the state forestry program from the property tax and replaces it with general purpose revenues in the amount of \$180 million over two years to ensure continued funding for the important forestry program.

The new funding will protect state payments to the forestry account in the conservation fund.

Ending the state-levied property tax will save the median value homeowner approximately \$27 per year today and more in the future as home values increase.

### What's in play:

**Proposal:** The WRA supports the elimination of the state forestry property tax and will work with the legislature to see this proposal signed into law with the passage of the state budget later this year.

### Bill status:

Introduced.



The WRA engages in advocacy on behalf of REALTORS® and property owners through a variety of programs including:





**RANWW IS ONE  
OF TWO  
ASSOCIATIONS IN  
WISCONSIN WITH  
A PLATINUM "R"!!  
MAKE YOUR  
RPAC  
INVESTMENT  
TODAY, CONTACT  
BRUCE**

## RANWW TO OFFER CANDIDATE TRAINING ACADEMY

RANWW will be offering a comprehensive one day workshop for anyone who is considering running for public office at the local, state or national level.

The Candidate Training Academy is administered by Cornerstone Solution under contract with NAR. It's a free service to the Association and will be held in the RANWW Conference Room on Thursday, October 26 from 8:30am until 4:30pm. Partici-

pation will be limited to the first 25 people who register. This is open to REALTORS®, affiliates and members of the public who are thinking about running for office.

All materials will be provided, and we are also extending an invitation to our neighboring Associations in case people there are interested.

Cornerstone Solution has a long history of developing strategies for political campaigns, from developing a message, to financing to executing Get Out The Vote and target audience.

With recent changes in federal, state and local campaign finance laws, it's vital to know everything involved in running a campaign.

Register with Bruce  
([bruce@ranww.org](mailto:bruce@ranww.org)).

## ORDINANCE WAS RESCINDED FOR "LEGAL REASONS"

*From Page 1 . .* The "legal reasons" may be that a number of residents secured the law firm of Wheeler Van Sickle & Anderson, S.C. and represented more than 30 vacation rental in the county.

At issue is an opinion that much of the county's ordinance is illegal in the eyes of the state statutes, that statute being 2016 Act 176 which

established the following:

*"that expressly prohibits a local ordinance which requires that a rental property or rental unit be certified, registered or licensed."*

Wisconsin 2016 Act 176 was passed by the Legislature and signed into law by Governor Walker on March 2, 2016.

In review of the county

ordinance, it was discovered there were a number of issues that clashed with state law including singling out one type of rental property for enforcement.

Also questioned were members of the ad-hoc committee who they represented may have benefited by the ordinance being in place. For now, it's off the books.

## DREDGING MAY IMPACT FARMERS

Residents in Nelson and Alma are upset over the Army Corps of Engineers plan to store more than 270,000 cubic yards per year of sand from the Mississippi River south of Pepin.

It's not the dredging, it's where the Corps wants to put some of the sand...namely on heavy agricultural land in

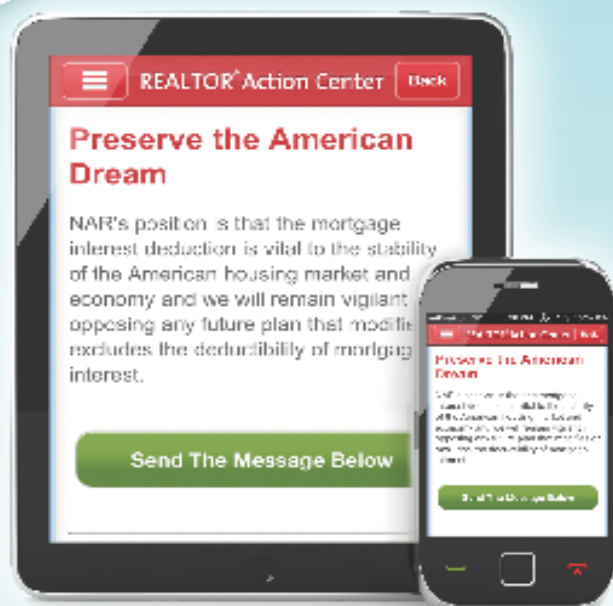
Buffalo and Wabasha counties. Hundreds of local citizens gathered on both sides of the river to voice their opposition over the plan which would allow the Corps to purchase or through eminent domain to take several hundred acres of land and store sand and silt from the river.

Residents stated that there are better alternatives to using

productive farmland, such as filling existing sand pits, donating it to the counties or municipalities to spread on roadways.

The Corps has concluded the public comment period and will make a decision later this year on the sites available and the amount of sand that will be stored.





## WHERE WILL YOU BE WHEN YOU GET THE CALL FOR ACTION?

As a busy professional on the go your **lifeline to clients and your office is your phone**. Fewer and fewer of us are tied to a traditional desktop or laptop anymore to complete the functions of our work. Smartphones and tablets are how we increasingly manage our information and daily tasks.

### THE REALTOR® ACTION CENTER MOBILE APP – DON'T JUST GET IT – USE IT! DOWNLOAD AND LOGIN TODAY

The REALTOR® Action Center mobile app contains a host of features to help you VOTE, ACT and INVEST on the go:

#### ★ **MOBILE ADVOCACY**

When there is a Call for Action you will **receive a standard push notification** alerting you. The new mobile action alert format will make your participation a snap. **No forms to fill out. Shorter, easier** summaries of the issue and why your action is important.

#### ★ **ACTION PROFILES**

The app will contain a summary of your REALTOR® Party engagement. A list of open action items, actions you have already taken, your current year's RPAC investment amount, and more.

#### ★ **INVEST IN RPAC**

Through the REALTOR® Party mobile app you can easily make an investment in RPAC on your mobile phone. To help you plan your investment amount, your action profile displays your total amount invested year to date.

#### ★ **ADVOCACY REPORTS**

Track how your state and local associations **are doing in terms of their advocacy efforts**. Help us reach our annual 15% goal!

#### ★ **SURVEYS**

Take important REALTOR® Party surveys on your phone.

#### ★ **REALTOR® PARTY TRACKER**

Learn how your state and local association is using NAR programs to build political strength in your own backyard. Find out what tools and programs NAR is providing your association and how much money those programs cost.

**To download, text "App" to 30644 and remember to login!**

## U.S. SUPREME COURT TO HEAR REDISTRICTING PLAN

The U.S. Supreme Court will hear an appeal of a lawsuit that charged that Wisconsin's legislative map boundaries were the result of an unconstitutional gerrymander later this year and may make a decision by next summer.

While the plaintiff's were happy to hear this news, the justices also voted 5 to 4 to keep Attorney General Brad Schimel's request for a stay that will keep the maps that were drawn in 2010 in place

until a final decision by the high court is rendered, nearly guaranteeing that the current maps will be in place for the 2018 election cycle with a final decision not expected until next summer, it would be too late to change the maps for statewide and legislative races.

Cited by the plaintiff's in the case are the results

of the last three election cycles in Wisconsin that saw the Assembly take 60 of 99 seats for the Republican candidate in 2012 increasing to 64 candidates winning election despite a nearly even statewide vote for Democrats and Republicans.

Also an issue is the rumor that Justice Anthony Kennedy, a swing voter on the court, may retire prior to oral arguments this fall.

## "A YEAR OF REPLENISHMENT" CAMPAIGN CONTINUES

Now is the time to make an investment in your business.

Our 2017 campaign theme is "A Year Of Replenishment". Already, we are seeing candidates for public office preparing for next year's races. By building up your Direct Giver account now, you will be in a position to help the candidates of your choice

get their name and position out to the public. Running a political campaign at any level is time consuming and very, very expensive.

Whether you invest at the Direct Giver level (\$100—\$999) or a member of the Large Donor Council (\$1000—\$10,000), you can use 70% of those funds to support candidates for public office.



## BAYFIELD CAFO HEADS TO COURT

Bayfield County will meet the state Department of Natural Resources in court in July over the county's proposed CAFO ordinance, specifically, that part of the county ordinance that addresses additional restrictions on CAFOs in order to protect water quality.

While the county ordi-

nance is restrictive, the DNR rejected the ordinance and have not been able to reach an agreement.

At issue in the requirement of the county ordinance that there be no phosphorus discharge in order to maintain water quality standards. The proposed CAFO is near South Fish Creek and concerns are

that widespread application of manure on farmland and possible runoff would harm not only the creek, but could contaminate nearby wells and eventually runoff into Lake Superior.

The hearing is set for July 10th at 3pm in the Bayfield County courthouse in Washburn.



We are the REALTOR® Party

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
					
<b>Register To Vote</b>	<b>REALTOR® Party Mobile Alerts</b>	<b>Follow Us</b>	<b>Visit Us Online</b>	<b>Check Your Email</b>	<b>Do Your Research</b>
Our goal is to have as many of our members registered and at their polling place on Election Day as possible	Text <b>REALTOR</b> to <b>30644</b> 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 <a href="http://www.realtoractioncenter.com">www.realtoractioncenter.com</a> 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](http://www.realtoractioncenter.com)



# RANWW

**Realtors® Association of  
Northwestern Wisconsin**





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**WWW.RANWW.ORG**

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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 Cable in Bayfield County to the north. We are the fourth largest of the 19 Associations in terms of membership. Your Association covers 355 units of local government, monitoring a wide variety of issues that can and do affect you. In addition to local government, your GAD also monitor 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 38 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!!



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## MY THOUGHTS—BY BRUCE KING

When I was in Washington D.C. recently, members of Congress were asked to reauthorize the National Flood Insurance Program. Here's where we are to date:

### ***Congressional Actions To Date***

The House Financial Services Committee approved seven NFIP reform and reauthorization bills, which are expected to be combined into one; the combined bill currently awaits consideration by the full House of Representatives. While the bill includes a 5-year reauthorization and private market reforms including the "Flood

Insurance Market Parity and Modernization Act"(H.R. 1422) to reduce barriers to private flood insurance, the bill would:

End all grandfathering after 4 years;

Not provide for accurate property level flood mapping; the burden would remain on the property owner to prove the maps are wrong; and

Fails to provide an analysis of the total cost of flood insurance due to multiple new fee and policy provisions scattered across the bill.

### ***Congressional Actions***

### ***Needed***

Thank House Financial Services Committee members for making progress on a 5-year reauthorization and reform measure before September 30, when National Flood Insurance Program (NFIP) authority expires.

Oppose the bill's provision that would end all grandfathering after 4 years.

Support strengthening the bill to create accurate, property-level flood maps.

Request an analysis of the total cost of flood insurance, including multiple new policy and fee changes in the bill.

