



RANWW

Realtors® Association of
Northwestern Wisconsin

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10

The GAD Report

THE CHAIR WORKING FOR YOU

So, besides the obvious, what is The Chair and why is it important?

The Chair is our new fundraising campaign that we hope will inform you of the need to participate in RPAC, hopefully at the Direct Giver level or higher. The Chair will send a consistent message every month in the GAD Report on what having a seat in The Chair means to real estate, to your customers and to you.

For example, did you know that because we had a seat in The Chair, Governor Evers signed landmark legislation that returns 140 years of riparian rights to property owners across Wisconsin. This success was achieved with bipartisan support to restore the rights of nearly 260,000 citizens. This is only one example of what happens when we have a seat in The Chair.

The Chair has also laid bare the urgent need for rural broadband and the equally urgent need for more workforce housing. Broadband will receive funding in the state budget and a line item in the national infrastructure bill could bring billions to Wisconsin.



Every month, we will bring you items that demonstrate how The Chair is working for you and your customers. Many of you will receive The Chair investment letter via mail or email in the coming weeks and months. IT IS CRITICAL TO OUR SUCCESS THAT OUR MEMBERS PARTICIPATE IN DIRECT GIVER so that we can support decision makers at all levels of government and have our seat in...The Chair.

Read more on Page 4 and INVEST IN RPAC.

This edition of the GAD Report will have a look at our new Direct Giver investment program.

It's done to give you an idea of why we ask you month after month to invest in RPAC and why we need to support decision makers that work for you and challenge those who don't.

Enjoy this month's report and remember to Vote. Act. Invest.



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SPECIAL POINTS OF INTEREST

- The Chair
- Orchard Hills Plan Fails
- BRF Housing Plan
- Capitol Insights
- Spooner School Build
- Artisan Expands

TENANT LANDLORD RESOURCE CENTER TO LAUNCH

The Affordable House Task Force of JONAH is looking to start a program in the near future to act as a resource and go-between for tenants and landlords prior to an eviction.

The Pablo Foundation awarded a \$56,000 grant for startup costs and a \$3,000 grant from the Eau Claire Community Foundation will be used to develop and launch a website.

The group wants to be a informational resource to tenants so that they are aware of their rights

and work with landlords to provide them with needed resources so if there are problems, they can be addressed before any other action is taken.

Cities the size of Eau Claire traditionally do not have much in the way of this kind of resource, these are generally found in large communities like Madison and Milwaukee. The groups hopes to start up in August.

“Just Because You Do Not Take An Interest In Politics, Doesn’t Mean That Politics Won’t Take An Interest In You.” —Pericles (430 B.C)

Last month, the Eau Claire County Board voted 23 to 5 to deny a zoning request for the Orchard Hills housing project located south of Eau Claire in the Town of Washington. Despite the town board approving the project and the development meeting all standards outlined in the county Comprehensive Plan, supervisors thought that 117 homes on 217 acres was too high density as well as traffic concerns and runoff from the site. RANWW joined with the Eau Claire Chamber of Commerce and the Chippewa Valley Homebuilders Association in support of this needed development.

BRF PLAN COMMISSION APPROVES HOUSING REZONE

The City of Black River Falls Plan Commission heard plans for a much needed development on a long vacant piece of land adjacent to Highway 27 and Interstate 94.

The plan put forth by S.C. Swiderski of Mosinee would construct 113 self-storage units on the south side of the property along with 96 housing units with a mix of one, two and three bedrooms available.

First, the Certified Survey map needed to be addressed, the commission passed it 5-0-1 with commissioner Powell abstaining.

Next came the rezone for one of the lots as the former use for the land was at one time a hotel and restaurant and is zoned B-5 shopping mall. In order to put housing units on the property, the land needed to be rezoned R-3 Multi-Family Residential.

A number of speakers addressed concerns with the third lot of the parcel being near a wetland and also were concerned about the narrow street on the south side of the property where the storage units would be located. Concerns were also raised about access and space for walking and also green space on the site.

The rezone of Lot 2 was approved.

The same steps were needed to change Lot 1 from B-5 to R-3. Again, concerns were raised about the storage units. The rezone passed.

Finally, the applicant asked for and received approval from the commission to receive a Conditional Use Permit for the storage units with the caveat that residents of the property be given first right of refusal for securing a unit for their use.

The project now moves to the City Council for approval.



Rep. Tony Kurtz discusses the competing proposals for Wisconsin broadband expansion. In this episode, WRA Executive Vice President Tom Larson talks with Rep. Kurtz about how much Wisconsin will invest in expanded broadband service to unserved areas of the Badger State. Listen here: <https://youtu.be/qOz863FJR84>

BE A PART OF THE REALTOR PARTY



The REALTOR® Party is a powerful alliance of REALTORS® and REALTOR® Associations working to protect and promote homeownership and property investment. The REALTOR® Party speaks with one voice to advance candidates and public policies that build strong communities and promote a vibrant business environment.

Now more than ever, it is critical for REALTORS® across America to come together and speak with one voice about the stability a sound and dynamic real estate market brings to our communities. From city hall to the state house to the U.S. Capitol, our elected officials are making decisions that have a huge impact on the bottom line of REALTORS® and their customers. Through the support of REALTORS® like you, the REALTOR® Party represents your interests, interests at the federal level with issues such as mortgage interest deductions and flood insurance, at the state level with rural broadband and workforce housing and at the local level with housing, zoning, parks and other quality of life issues that make our communities, large and small, places to live, work and play. You can be a part of that by volunteering on a committee, investing in RPAC, running for office or working at the polls on election day. Vote Act Invest...it's all part of the REALTOR® Party.

RPAC AND YOU

Did you know that you can make your RPAC investment securely online using your Visa, Mastercard and now American Express card? And, you can set up monthly payments!

Go to <https://www.wra.org/dgcontribution/>

If REALTORS® do not speak out, get involved and help shape the discussion, someone else will.

Nobody knows a community better than a REALTOR®. You are on the front line as defenders of real estate issues.

Investing in RPAC assures you a seat at the table when critical decisions are made for homeowners and private property owners.

Supporting vetted candidates and incumbents at all levels of elective governance is part of what RPAC is about.

Now more than ever, we need your financial investment in RPAC thru the Large Donor Council or Direct Giver.





The Chair.

Besides the obvious usage for sitting, The Chair has a different meaning altogether when it comes to real estate. The Chair symbolizes a seat at the table for a REALTOR®, GAD or lobbyist when legislation that will affect housing, land use and the rights of private property owners are discussed, or local ordinances regarding zoning and land use are planned.

The Chair means that your business interests are being represented, policies that make it easier for your customers to achieve the dream of homeownership are realized and that bills that are an impediment to housing are defeated. In short, we have a seat at the table.

Because we had a seat at the table, landmark legislation was signed into law that restored the riparian rights of nearly 260,000 of fellow Wisconsinites to place a pier. Because we had a seat at the table, housing projects of all types are being constructed and more are in the design and planning phase, and because we had a seat at the table, 1031 exchanges are getting the attention they deserve in Washington DC.

To have a meaningful dialogue with our elected representatives, we need to support them. How? Through the three principals of the REALTOR® Party: Vote, Act, Invest. First, vote for REALTOR® champions at all levels of governance. Next, act by attending REALTOR® & Government Day February 9th in Madison and last, invest in Direct Giver.

Direct Giver is a minimum investment of \$100 that goes to support local, state, and federal candidates that support your industry. It does not buy votes. If a politician can be bought for \$100, we need to have a different conversation with them. Your investment in Direct Giver can go to the candidate of your choosing. By supporting REALTOR® champions, you are supporting your industry and assuring that decisions regarding housing and land use will have a REALTOR®, GAD or lobbyist at the table.

In...The Chair.

Please make your Direct Giver investment using WRAs secure website:

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



REALTORS® POLITICAL ACTION COMMITTEE

AFFORDABLE HOUSING FUND TAPPED FOR PROJECT

The City of Eau Claire Affordable Housing Fund will use some of its fund balance to offset increased costs for Phase 2 of the Current, adjacent to the Cannery District project. The first buildings are already completed with 71 market rate priced apartments.

While the developer has received tax credits from the Low Income Housing Tax Credit fund of \$483,300 to keep 36 of their 43 units for individuals making 30 to 60% of median income, the elevated costs of materials prompted the developer to ask the city for \$192,700 in order to keep the number of low income apartments at current projections.

The Eau Claire City Council voted unanimously to use part of the \$500,000 and meet the developers request for \$192,700.



“We in America do not have government by the majority, we have government by the majority who participate” - Thomas Jefferson

ODDS AND ENDS

At the beginning of the COVID-19 outbreak last year, the Spooner school district passed a \$16 million referendum for needed classrooms, removing the small gym, adding a cafetorium at the elementary school, updating a middle school gym and installing a generator at the high school.

Those projects have begun with a groundbreaking ceremony last month with a completion date of summer 2022.

It's finally happened, across the United States there are actually more REALTORS® than there are houses for sale. According to Dr. Lawrence Yun, chief economist for NAR, there are roughly 1.3 million homes for sale. Last month for the first time, membership in the National Association of REALTORS® has topped

1,500,000 members. Your Association is also seeing substantial growth in membership with our membership roster now over 1100 members.

Cumberland based Ardisam is building a new 85,000 square foot facility in the Cumberland Industrial Park in order to consolidate a number of facilities scattered across the city.

This is the latest in a series of expansions for the manufacturer giving the company more research and development space for its IT developers, more warehouse space and more room for testing new products. The company is in a new TID district that will generate millions of tax dollars for the city over the next 15 years.

Did you know that you can use your Visa, Mastercard or American Express to make your Direct Giver investment? You can set up a recurring payment and run it until you reach the desired amount, or you can do it all at once. Remember, we also take LLC checks (sorry, NO corporate checks allowed).

Your investment in RPAC is an investment in your business!

Representatives in the Wisconsin Legislature

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OUR MISSION:

“RANWW/
NWWMLS UNITE
TO ADVOCATE FOR
REAL PROPERTY
RIGHTS, ADVANCE
PROFESSIONALISM
AND CONNECT MEM-
BERS WITH OUR
COMMUNITIES.”

RANWW GOVERNMENT AFFAIRS

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 385 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 41 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. And be watching for a podcast called “The Chair” coming soon.

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COMMITMENT TO EXCELLENCE

**Enhance your skills.
Empower your future.**

