

THE GAD REPORT

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ALTOONA BUYS BUILDING FOR AFFORDABLE HOUSING

Once a senior living facility in Altoona, the building at 1511 Devney Drive has sat empty with limited possibilities.

Enter C & M Construction, JONAH and the City of Altoona.

Spurred to action from the recently completed Chippewa Valley Housing Task Force report, as well as Altoona's own initiatives toward increasing the amount of affordable housing in the city, the city and its partners paid \$770,000 for the vacant building with the intention of doing extensive remodeling thru the spring and summer months and having the facility, which will contain a com-

mons area and will provide housing for 24 families. JONAH and C & M Construction are providing some of the labor that is needed to complete the project, which is hoped to be move-in ready by September.

City of Altoona Housing Action Plan

The Altoona Housing Action Plan is derived in part from the 2009 Comprehensive Plan adopted by the city. Elements of the plan are taken from the consensus statements contained in the recently completed Chippewa Valley Task Force and research from other communities to gain understanding of what

works for others that can be brought to Altoona.

There are five areas contained within the plan that guides actions taken by the city moving forward:

Development Regulations, City Policies, Public Funding, Civic and Public-Private Partnerships.

The intent is to focus housing as a main element of the community's success, with timetables set in order to meet community goals and to be able to show tangible results in both the near term and in long range planning for housing in the community.

The Devney Drive project meets the first short-term goal.

HY-VEE COMING TO EAU CLAIRE

From 1963 until four years ago, K-Mart had a prominent place on Clairemont Avenue. The store, closed due to downsizing also had a part of its roof collapse prior to shutting its doors forever. The City of Eau Claire closed the street in front of the



empty store due to deteriorating pavement. That will all change as Iowa based Hy-

Vee has purchased the property and will bring another large grocer to the Eau Claire market.

Details regarding the size of the store or its offerings have not been released but plans have been submitted to the city of Eau Claire.

HAVE YOU GOTTEN OUR TEXT MESSAGES?

Text REALTORS to 30644 to get alerts on CALLS FOR ACTION

SIGN UP TODAY

NATIONAL ASSOCIATION of REALTORS® REALTOR PARTY

AFFORDABLE HOUSING COMING TO ALTOONA	1
HY-VEE COMING TO EAU CLAIRE	1
HI-CRUSH LAWSUIT	2
RPAC AUCTION RAISES \$6270	2
NEW HOTEL STOCK FOR EAU CLAIRE	4
INVESTING IN RPAC WORKS!	5
MY THOUGHTS	6



The City of Altoona Housing Action Plan will be adopted by the City Council at its meeting on May 9th.

HI-CRUSH NAMED BY LANDOWNERS IN LAWSUIT

Over 40 landowners in the City of Whitehall and the City of Blair have filed a lawsuit alleging that sand mines in both communities are acting to contaminate air, water and are a detriment to property values in both communities.

The landowners say that the company, Texas-based Hi Crush, have not done enough to decrease the impact on property owners near both mines, decrease the amount

of dust that comes from the plants, some property owners are concerned that sand has migrated into their wells, turning their water cloudy, while others are concerned that being in close proximity to the mines are hurting their property values.

Both operations were annexed into the City of Whitehall, City of Blair and the City of Independ-

ence, making it more difficult for landowners to challenge the mine operators.

The plaintiffs are asking for a fund for maintaining a testing and treatment program for medical testing of residents and monetary compensation for the landowners affected by the mining operations.

HAYWARD EMBARKS ON PLACEMAKING

The Sawyer County & Lac Courte Oreilles Economic Development Corporation and the Northwest Regional Planning Commission in partnership with a number of other local organizations will begin a Placemaking exercise in mid-May to explore all the strengths that Hayward has, and identify areas that the city can do to utilize its current facilities, attract and retain

young people to the area, attract new, non tourist business to the city.

There are several areas in the area that will be looked at for potential, including the intersection of Highways 63 and 27 (which currently is undergoing utility improvements and a road rebuild from the intersection eastward on Highway 27). Shue's Pond, Hatchery Creek the

library nature park and Hayward Beach as well as the lumberjack bowl.

Weather permitting, participants will go to all of the identified locations and address strengths and drawbacks of each facility, and over the summer, drafting a plan of action to be adopted by the city to move forward with ideas drafted by the exercise.

RPAC AUCTION RAISES OVER \$6,300

A big thank you to everyone who participated in the 4th annual RPAC Auction, held this year at the Eagle's Club in Lake Hallie.

A number of first time bidders and newer members attending this year with over 60 items to bid on. A BIG thanks to our GAD intern

LeeAnn Przyblyski for the hours of hard work securing auction items, doing Facebook Live promotion and creating the auction program for the evening.

LeeAnn's "Let's Make A Deal" themed auction kept the evening moving quickly along with some mystery prizes and,

just like the game show, a few "zonks".

The four years of the action have generated over \$34,000 for RPAC to support candidates and incumbents running for local and state offices.





RANWW

Realtors® Association of
Northwestern Wisconsin



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 \$40 per month, charged to your credit or debit card to invest in candidates for partisan and non-partisan offices. REALTORS® Terry Weld and John Lor won election to the Eau Claire City Council, in part, with the financial backing of RPAC.

Support of local elections, and REALTORS® running for local offices is just one of the things RPAC does for you.

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>



If you would like a copy of the City of Altoona Housing Plan or the Chippewa Valley Housing Task Force recommendations, contact Bruce King
bruce@ranww.org

JACKSON/MONROE SAND PROJECT IN DOUBT

The Department of Natural Resources will not overturn an administrative law judge's decision to invalidate a permit to fill in 16 acres of wetland in order for an Atlanta-based company to locate a frac sand facility there.

The DNR in its decision, said the action would be better handled within the Wisconsin court system.

In 2016, Meteor Timber has asked for approval to fill

in wetlands in order to construct a \$75-million frac sand facility in Monroe County with sand mined in Jackson County.

In order to fill in the 16 acres in question, Meteor would open up 33 acres of cranberry beds and convert them into a wetland, while preserving an additional 296 acres of wetland on the site.

Three years ago, the DNR approved the permit, but it met a challenge by several environmental groups.

At that time, Administrative Law Judge Eric Defort looked at the permit and invalidated it citing the DNR's lack of information on environmental impact prior to issuing the permit, and the need for additional information on the acres of wetlands to be filled.

MORE THAN 300 HOTEL ROOMS COMING TO EAU CLAIRE

A new Marriott Residence Inn could be coming to the North Crossing, along with the opportunity to add three commercial lots in front of the proposed 107-room Marriott branded hotel.

The proposed hotel is directly east of the current Marriott Fairfield Inn, located at the intersection of Highway 312 at Highway 53, across the

road from Xcel Energy and Kwik Trip. The proposed new hotel has already received Plan Commission approval and moves to the City Council.

Eau Claire-based Larson Companies are moving forward with the demolition of the 46 year old Clarion Hotel, which will begin after the University of Wisconsin school year ends. The plan

will be to construct three buildings on the site. The first will be a 90 room, four story hotel with construction beginning immediately and open in 2020. The second building on site would be a four-story, 103 room facility and the third building would be some kind of commercial building that could be more in the way of offices or other mixed use.

JETS FOR FRAC SAND INDUSTRY TO BE BASED HERE?

A press release from Clikia Corporation states the company "has entered into a letter of intent with a Wisconsin general aviation airport for the establishment of the company's planned charter and maintenance headquarters"

The company states it is looking to establish a private

jet charter service, aircraft maintenance facility, aircraft sales and brokerage and online parts sales business.

The company states that their headquarters will be located "in a high-demand, short-supply geographic area to provide charter service to many of the leading frac sand companies

that own frac sand mines in Wisconsin, but are based in Colorado, Oklahoma and Texas."

Based on the size of jets, possible airports include Eau Claire, Rice Lake, Menomonie, La Crosse, Mosinee and Black River Falls. The company wants a long-term lease signed by month end.

2019 marks the 50th Anniversary of RPAC. It also marks the 40th Anniversary of RANWWs PAC. We need our members to invest in RPAC, whether at the \$35 dollar level, as a Direct Giver (\$100-\$999), where you have 100% control over your dollars and who they go to, or as a member of the Large Donor Council.. Also known as NAR Major Investors, an investment all at once, or spread out over months of \$1000 or more will give you 70% or \$700 per thousand invested to support local and state candidates of your choosing, the remaining 30% goes to RPAC to do the same, selected by trustees.

REALTORS® Terry Weld and John Lor both received funding from RPAC, both were elected to local office, John winning a three year seat on the Eau Claire City Council, and Terry being elected President of the City Council.

RPAC does not buy candidates, we support candidates who support real estate issues from both sides of the political aisle and local non-partisan offices.

Your financial investment in RPAC is critical to the success of local and state candidates. Personal or LLC checks, Visa, Mastercard and for the first time, American Express cards can be used for RPAC investments.

Contact Bruce (bruce@ranww.org) to learn more and to sign up.



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.



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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

Advocacy can be a lot of fun. It’s something I do almost on a daily basis. You do it too.

As REALTORS®, you advocate for your clients, both buyers and sellers, advocating for the American Dream of homeownership. The more politically involved among you advocate at the local and state level for laws that protect the rights of private property owners and eliminate impediments to housing in our communities.

That advocacy can come in many forms, participation in RPAC, voting in elections, attending REALTOR® &

Government Day in Madison, serving on a committee with RANWW, WRA or NAR, or even on a Plan Commission or other group or committee in your city, town or village.

Advocacy is also continuing education. The REALTOR® is required to do CE in order to keep their license. In my job, its reaching out to hundreds of resources to learn everything I can in order to serve you better. I monitor an area roughly 200 miles in every direction from our jurisdiction to monitor trends and concepts that are tried in other areas that

might come here. I work with over 400 other GADs in our network to spot trends, share intel and identify groups or organizations that can provide training, resources and opportunities for myself, and all of you, to be better advocates for housing and real estate.

In RANWW, there are many ways to advocate. You can do that by attending a meeting, like REALTOR® & Government Day, the RPAC Auction, Annual Meeting, Golf Outing, Installation Banquet, WRA Convention, NAR Legislative Meeting, NAR Convention and serving on committees. Any of these will make you a better advocate.