

# THE GAD REPORT

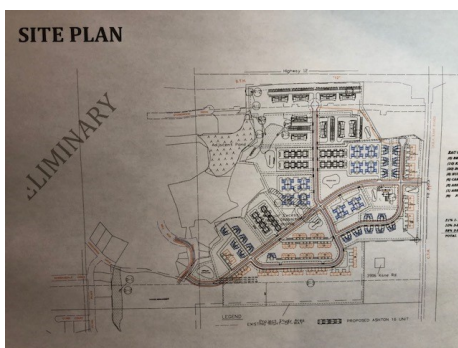
VOLUME 13, ISSUE 1 NOVEMBER 2019

## CITY COUNCIL APPROVES NORTH CROSSING HOUSING

Last month, we told you about a large housing development that would be located on the North Crossing near Menards Distribution Center and be constructed in phases based on market need with over 600 units available.

After some modest tweaks to the plan, namely to add an area of twin homes on the far western portion of the property in order to better blend types of housing together. With the adjustments to the plan, the company, S.C. Swiderski of Mosinee will now construct 536 units over the 108 acre site, with less density and more space between buildings. The plan

will be to have a large amount of low income housing using seven types of housing styles to accommodate different income levels. Of the apartments,



nearly 390 of them will be made available to people in the 60% to 120% median household income rate.

The housing units will begin construction next

year and will take several years to complete, but with the acute need for housing in Eau Claire, the timetable may be accelerated.

Other housing is in process of being approved nearby off Jeffers Road and a 300 plus unit apartment complex is currently being planned for the far southside of Eau Claire at the far west end of Lorch Drive where utilities are available to be extended into the project from the Florian Gardens.

Those projects will be before the city council later this year.

## CHIPPEWA FALLS ADDS TINY HOMES

The Chippewa Falls City Council has approved the addition of tiny homes in the city limits.

The homes, designed for long term or short term occupancy are 8 by 12 feet with money being secured by a grant to construct a

larger unit that could house four or five on a temporary basis.

Two of the homes will be set at Notre Dame Parish in Chippewa Falls and will be the fifth location for tiny homes, with four located in the city limits and one in

Lake Hallie. They are located near a power source so that the units have power for light cooking and heat.

Each tiny home costs from \$5000 to \$7000 to construct and is on a frame with a hitch and wheels so it can be moved easily.

HAVE YOU GOTTEN OUR TEXT MESSAGES?



NATIONAL ASSOCIATION of REALTORS®

REALTOR PARTY

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**GOVERNMENT DAY**

February 5, 2020

Registration Is Now Open!!



## SAVE THE DATE:

2020 REALTOR® & Government Day is Wednesday, February 5th at the Concourse Hotel and State Capitol in Madison.

## WIND ENERGY MAY COME TO EAU CLAIRE COUNTY

RWE Renewables Americas is looking at two townships in far southern Eau Claire County for the possibility of constructing 40 to 70 wind turbines over 20,000 acres of farm land.

The land in the townships of Clear Creek and Pleasant Valley have been identified as possible candidates for wind energy due to their proximity of a transmission line from Xcel Energy, and potential reliable wind generation. There are many steps that

have to be secured prior to an construction. The company has been meeting with land owners for the last two months to gauge interest in the project that has a lifespan of 30 years.

First, the company would need to construct a meteorological tower with a small windmill on top to catalog the wind to see if its even viable to move forward. Second,

the company would have to determine if the existing transmission line owned by Xcel Energy has the capacity for an additional 200 megawatts of electricity on their line. Then conditional use permits would need to be obtained, lease agreements signed, infrastructure developed and construction of towers that will reach 500 feet in the air.

Property owners would receive (continued below)

## MEETING IN CLEAR CREEK NOVEMBER 5TH

lease payments for 30 years and both the townships and county would receive payments. Over the 30-year span of the lease, Eau Claire County would receive 60% of the dollars and the two townships would received the other 40%. The payments would be around \$26 million.

This is not a project that will occur overnight. There

will be an informational meeting on November 5th at the Clear Creek town hall at 7pm. Company officials will explain the project and try to answer questions.

If all of the steps are taken, permits are issued, leases are signed and capacity is available on the line, and PSC approval, it will be at least three years before construction will begin in the townships. Other

wind farms that have been planned in western and southern Wisconsin have met with resistance or have been turned down outright, while projects in southern Minnesota and Iowa have been approved and are busy generating electricity. Unless extended, the company would have to dismantle the towers in 30 years.

## LOCATION OF PEPIN COUNTY SHOP NOT DECIDED

Kwik Trip wants the land the current highway shop is on and is willing to pay the county a million dollars to get it. The problem:

The County Board has yet to decide on a location to move their shop to. Citing high land prices for the last two locations, the board was

divided in its vote. Other land suggestions came up and a handful were looked at, but two were not liked by several supervisors as they claimed the sites were not central to the county.

The price tag currently floating around by the board is nearly \$16,500 per acre to

acquire enough land to build a new shop. The land is located northwest of the city of Durand off Highway 25. Other sites were south of Arkansaw and north of the city on a site off Highway 85. The same arguments, and lack of two-thirds affirmative votes have stalled any purchases.



## RANWW RECEIVES SPECIAL OPPORTUNITY ZONE GRANT FROM NAR

Your Association was one of 30 across the nation to apply for and receive a special grant to hold an Opportunity Zone education program this fall.

Our program will be held on Friday, December 6th from 8:30am until noon at Sevenwinds Casino and Conference Center, at the intersection of County Road B & K east of Hayward.

The site was selected spe-

cifically due to it being in one of the largest Opportunity Zone tracks in Wisconsin.

Out of the 120 tracks in the state, your Association has 13 of them, the largest in Sawyer and Washburn counties, with others in Eau Claire, Chippewa Falls, Menomonie, Ladysmith and Rice Lake.

The program is being

put together now and speakers will be announced around mid month. We are inviting builders, developers, REALTORS®, members of several chambers of commerce and other people who want more information on the zones, the opportunities to build commercial or residential housing, the tax implications and how to get started and the resources that are available.

Watch for more information soon.



## REGISTRATION IS OPEN FOR REALTOR® & GOVERNMENT DAY

Registration is now open for the 2020 WRA REALTOR® & Government Day. This year's event is earlier than normal, being held on Wednesday, February 5th at the Concourse Hotel in Madison.

As in year's past, we will take a motorcoach from our office to Madison, departing at 8:30am. A box lunch will

be provided with our arrival at the Concourse around noon.

The program will start at 1pm with an issues briefing, guest speakers, then a short walk to the capitol to meet with our legislative leaders and their staffs from 3pm until 4:30, then its back to the hotel for a reception.

The motorcoach departs

Madison at 5:45 with an arrival back at the office at 8:30pm.

The motorcoach seats 45, the meeting room at the capitol seats 45, that's why we need 45 people to attend this year's program.

Send an email to [bruce@ranww.org](mailto:bruce@ranww.org) to secure your spot. Admission is free and your voice is needed.

## FALL IS THE RIGHT TIME TO INVEST IN RPAC

It's November, there is a cold Canadian breeze moving thru the region, and your dues for 2020 are now due. Don't forget RPAC! Why? Your investment in RPAC on your dues means that 40% of your dollars come back to *your Association* to invest in advocacy and support of candidates for local and state office.

As any candidate can tell

you, advertising of all kinds, print, radio, television and Internet is very expensive, doing mailings is very expensive, organizing fundraisers and coordinating appearances at debates is expensive, and given next year is a huge year with a Presidential primary, a Supreme Court race, and a 7th Congressional race thru the winter and spring months, along with all the traditional

local races for city council, school board, county board, sheriff, register of deeds, county clerk and town boards, your investment is needed. Turn to Page 4 for more reasons to invest.

2019 is the 40th anniversary of our local PAC, your investment is needed to continue to support our advocacy efforts.

## 12 Reasons to Renew Your Large Donor/Major investor Council Membership In 2019

1. In 2010, some appraisers and the City of Milwaukee wanted legislation passed that would prevent real estate licensees from giving **opinions of value** unless they had an appraiser's license. It didn't pass thanks to your help and the WRA's efforts to kill this legislation.
  2. In some states, local governments can **regulate brokerage services** that are currently regulated by state and federal laws. Not in Wisconsin! The WRA helped pass a law that prohibits local governments from interfering with Wisconsin license law.
  3. In some states, attorneys are required at every closing. Not in Wisconsin! Your right to use **state approved forms** was reaffirmed by the state Supreme Court, thanks to an amicus brief filed by the WRA.
  4. In some states and municipalities, state or local governments have **rent control** laws or ordinances. Not in Wisconsin! The WRA took the lead years ago and helped pass a law that prohibits local rent control.
  5. Some members of Congress wanted to eliminate the **mortgage interest deduction** for second homes. The NAR and WRA were successful in maintaining this deduction because of the importance of second homes to the real estate market in Wisconsin.
  6. Prior to 2016, Wisconsin REALTORS® could be sued up to six years after a closing. Today, we have significantly improved liability protection for real estate firms and agents by creating a **two-year statute of limitations** from closing.
  7. For years, some Wisconsin municipalities imposed expensive and unnecessary **time of sale requirements** on property owners. Not anymore! Wisconsin law now prohibits local time of sale requirements that would limit or impede a property owner's right to transfer property.
  8. For 30 years, the State of Wisconsin imposed **weatherization requirements** on rental properties. Not now! The legislature eliminated the rental weatherization program, which required weatherization of rental units and certification before the property was sold or transferred.
  9. Some Wisconsin municipalities prohibited homeowners from **renting their property** on a short-term basis. Today, we have a new law that protects the ability of homeowners to rent out their home by allowing local communities to regulate but not prohibit such rentals for seven days or more.
  10. Historic rehabilitation is a priority for communities across the State of Wisconsin. Through the efforts of the WRA and other allies, Wisconsin maintains the **state historic rehabilitation tax credit** up to \$3.5 million per project.
  11. Some Wisconsin cities imposed rigid and expensive **rental property inspection programs**. A new law limits the authority of municipalities to conduct inspections of rental property unless there is evidence of blight, high rates of building code complaints or violations, deteriorating property values, or increase in single family home conversions to rental units.
  12. Over the years, some state lawmakers have made several attempts to increase the **real estate transfer tax**. The WRA has stopped all these proposals, including the last proposal to double the transfer fee that would cost your seller hundreds of dollars on the sale of their home.
- This is only a small sample of our legislative successes at the State and Federal level, made possible by your contributions so we can support candidates who support our industry.



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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

*"The courtesy of a reply is appreciated."*

I receive a lot of emails every day. I receive about 750 a day from meeting notices to zoning decisions to regional planning agendas and charitable activities that I'm involved with.

I receive news from every newspaper, television and radio station in our jurisdiction and for an area about 200 miles in every direction.

I receive notices and information from hundreds of my fellow GADs, WRA, NAR, a couple hundred other sources of information I use in my daily job as your

Government Affairs Director. I also send a lot of emails. Mostly it's a reply to a question, a confirmation of a webinar or meeting, or if you are a Direct Giver or Large Donor Council member, I am asking you to support a candidate that has asked WRA for help.

Everyone is very busy so I don't usually call people. The reason is simple. If I am asking you to invest in RPAC, or supporting a candidate for office, RSVP for REALTOR® and Government Day or other function, I want a paper trail of that conversation.

I also ask for you to respond. If you want to support what I am asking for, please tell me by returning my email. If you don't, please tell me by returning my email.

When WRA assigns a goal for fundraising, they expect me to hit that mark, be it for a candidate or for our annual RPAC fundraising. Recognizing that all of our funding efforts are voluntary, I can't force you to invest. But I can respectfully ask one thing of each of you when I send you an email:

*"The courtesy of a reply is appreciated."*

