



# RANWW

Realtors® Association of  
Northwestern Wisconsin

October 2020  
Volume 14 Issue 1

## The GAD Report

### LET'S TRY MANNERS AGAIN

Welcome to October:

The good news is that we had several members rejoin the Large Donor Council (THANK YOU!). The bad news is that nobody took me up on my manners-driven ask to invest \$100 in Direct Giver.

So, I'll ask again politely:

**PLEASE** invest \$100 or more in RPAC this month. With the election just ONE month away, we need to have the resources to support incumbents and vetted candidates for state office.

**PLEASE** use WRA's secure website to make your investment using your Visa, Mastercard or American Express card.

**PLEASE** use this website: <https://www.wra.org/dgcontribution/>

**PLEASE** know that you can still mail a check to WRA for your investment, but with the mail running slowly and millions of ballots that will be taxing the postal system, a credit or debit card gets the money in and available much faster.

**PLEASE** understand that we support Republicans and Democrats that support real estate and land use issues.

**PLEASE** realize that nomination papers for spring elections will be available 4 weeks after the November election. Did you know you can support local candidates with your Direct Giver investment?

**PLEASE** recognize that the real estate market is very strong, and your investment is badly needed, we need to raise \$18,000 yet this year.

**PLEASE** invest in RPAC.

**THANK YOU!!!**

Bruce

**It is very Important for you to stay up-to-date on the latest orders from the county health departments in our jurisdiction:**

[www.ranww.org](http://www.ranww.org)

**You will find updates at the local, state and national level regarding the coronavirus.**

**I'll continue to update the GADabouts Facebook page with new information from WRA and NAR as it occurs.**

**Stay safe, and stay informed with your Association.**

**Bruce King — Government Affairs Director**



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### SPECIAL POINTS OF INTEREST

- More Manners for RPAC
- NW WI & Duluth Hot
- Telemark Deal Off
- EC Health Officer Plan
- Invest in RPAC
- Capitol Insights

## TELEMARK DEVELOPER WITHDRAWS FROM THE PROJECT

Last month, we told you about a developer that was looking to bring the fabled Telemark lodge back to prominence, creating a year-round destination for business and entertainment.

Not so fast.

Telemark Redevelopment LLC has notified the American Birkiebiender Ski Foundation of its intention to walk away from the project.

The offer was for \$1 million to purchase the resort and ski hill part of the lodge, and was part of a deal with ABSF to purchase the entire resort from Mt. Telemark Partners, who bought the facility in 2013. The main sticking point

moving forward was the different ideas both parties had to bring the facility back to life and make it a year-round destination for not only recreation, but as a northern Wisconsin business retreat.

The company now says that it is moving on past Telemark and is exploring opportunities for development with other year-round developments and properties that will be more in line with what they wanted to accomplish at Telemark.

No other developers or plans have been set forth on the property.

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*“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)*

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### WRA Issues Successes

1. REALTORS® and Real Estate are Essential
2. Remote Online Notarization
3. Condominium Association Dispute Resolution
4. More Money for K-12 Schools and Property Tax Relief
5. Broadband Expansion
6. Income Tax Cuts
7. Seller Audio/Video Surveillance at Showings
8. Prohibit Chasing Sales

## NORTHWEST WISCONSIN AND DULUTH DESIRED DESTINATIONS FOR TWIN CITIES HOMEBUYERS

Housing inventories have been getting tighter since the pandemic began. With the tighter inventories, average selling prices have been increasing and days on the market have been falling. With the announcement that interest rates will stay near zero for the next three years, until the end of 2023, opportunities present themselves to buyers who are looking to move or get more house for the same payment.

That is, if they can find them.

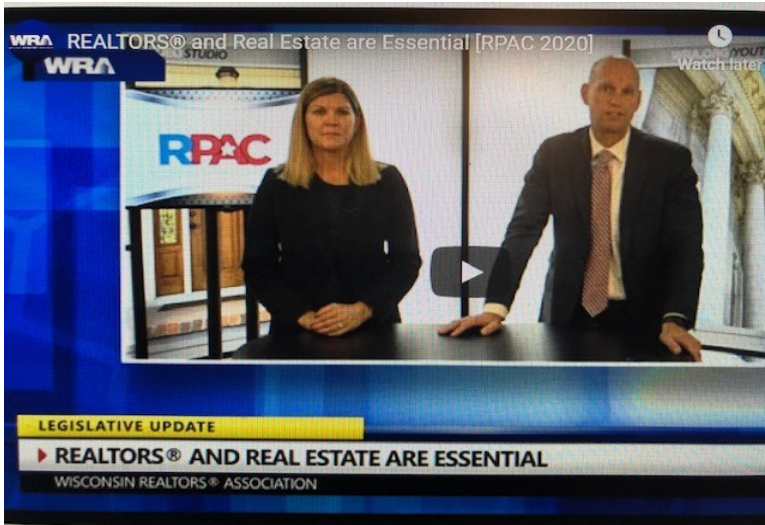
If you are looking for a home in northwestern Wisconsin, you can still find an excellent selection. If you are looking in Duluth, you’re going to have problems.

A story in the September 26th edition of the *Minneapolis Star Tribune* looked at residents of the Twin Cities that are facing working at home on a much more extended scale than thought just a few months ago, some by the employers’ choice, most by the employees’ choice.

As much as home sales have been strong across Wisconsin, they are equally strong across Minnesota and in the Northland where closed home sales hit a 15-year peak this summer, with a median home sale price at a record \$210,000 for Duluth.

Other factors that homebuyers are looking at is room in the home for an office, broadband high-speed internet, and at least in the short-term, space for children to be home schooled or participate in distance learning.

## REAL ESTATE AND REALTORS® ARE ESSENTIAL



In March, real estate services were deemed to be essential as long as they abided by safety protocols. WRA played a key role in securing that designation for you by working with key players in the capitol.

Watch this video from Tom and Cori to learn about the significance of that designation.

Moving forward, we need everyone's investment in RPAC in order to continue those partnerships. The address is:

<https://youtu.be/jyj7XbkLjIA?list=PL88okks9f7oJO1puUiqx7hHE3ekLc1RLS>

*"If they don't give you a seat at the table, bring a folding chair."  
— Shirley Chisholm (1924-2005)*

### MORE THAN FIVE MILLION IN CARES ACT FUNDING AVAILABLE FOR BROADBAND EXPANSION

Governor Evers announced more than \$5 million of funding from the federal CARES Act will be awarded for the expansion of high-speed broadband Internet. The funds will be processed thru the Public Service Commission to applicants from the 2020 broadband expansion grants that did not receive funding and who can connect customers by December 30, 2020.

The idea is to expand in areas that are underserved by high speed Internet.

### EAU CLAIRE CITY/COUNTY HEALTH OFFICER ORDINANCE MEETS WITH SUPPORT AND CONCERN

As the COVID-19 pandemic continues, health departments have been strained to keep up with guidance from the government and other sources, relaying best practices to the public and setting guidelines for trying to keep the public safe while trying to keep local businesses open with certain restrictions.

Several counties and jurisdictions have taken to try to draft ordinances to better explain what the responsibilities of the respective Health Departments are and what, if any, enforcement powers are granted to them.

Some jurisdictions have discussed and defeated ordinance legislation, while others are in the discussion phase. Public sentiment varies from total support to complete opposition.

Beginning on Page 7 of *The GAD Report*, you'll find a proposed ordinance for the City of Eau Claire and Eau Claire County. If you are in Eau Claire or the county, ask questions of your elected officials. If you are in a jurisdiction where this is either in the planning or drafting stage, please do the same.



Tune in to listen to Tom Larson and Cori Lamont of the WRA's public affairs team discuss the importance of having real estate classified as an essential business in Wisconsin. Along with that important designation comes the responsibility of investing in RPAC. Go to WRAs website to learn more on how the two go hand in hand. The address is: <https://www.wra.org/i/1/881903835>

## HOUSING PROGRAM AVAILABLE FROM NORTHWEST AFFORDABLE HOUSING

Northwest Affordable Housing (NWAH) provides funding assistance to qualifying clients in the counties of Ashland, Bayfield, Burnett, Douglas, Iron, Price, Rusk, Sawyer, Taylor, and Washburn to make major housing repairs or to purchase a home. The housing program is targeted specifically to qualifying Low- to Moderate-Income (LMI) households (household income at or below 80% county median income).

Funds are provided for making essential improvements to single-family homes serving as the principal residence of LMI owners. Eligible costs include energy-related improvements, lead-based paint hazard reduction, and repair of code violations.

Direct assistance may be provided to eligible homebuyers for acquisition (down payment and closing costs), acquisition and rehabilitation, or new construction.

HOME funds may be used for accessibility modifications to a dwelling unit occupied by an LMI person who is physically handicapped. Typical modifications include: ramps, grab bars, accessible shower stalls, wider doorways and hallways, and the installation of door handles, in place of door knobs.

Contact Kimberly Gifford at Northwest Affordable Housing in Spooner for more information. 715-635-2197 or [kgifford@nwrpc.com](mailto:kgifford@nwrpc.com).

<https://youtu.be/jyj7XbkLjIA>

## RPAC AND YOU

Did you know that you can make your RPAC investment securely online using your Visa, Mastercard and now American Express card?

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.





## IF YOU HAVE RECEIVED A BALLOT IN THE MAIL, BE SURE TO MAIL IT BACK RAPIDLY

There are less than 30 days until the fall election on November 3rd.

With talk of slower than normal delivery times from the post office, you have the option of filling out the ballot once you receive it and dropping it off at your polling station, or vote early, or by absentee, or the old way of going to the polls on November 3rd.

However you decide, know who is on your ballot and what the candidates stand for before casting your ballot. Watch for the WRA Legislative Report, recently delivered in your mailbox.



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[Politics is the art of looking for trouble, finding it everywhere, diagnosing it incorrectly and applying the wrong remedies.](#) - Groucho Marx

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## TOOLS YOU CAN USE IN YOUR BUSINESS

If you have been thinking about adding tools to your toolbox, NAR offers two excellent certificate programs that do not take a lot of time to complete and will complement your current skill set.

First is e-PRO®. The current pandemic has rushed technology to the forefront in a way not seen before. Zoom, Microsoft and Webex meetings are happening hourly.

With many members still at home, and many that will stay there after the pandemic eases, having a heightened understanding of marketing strategies and how to make technology work for you with those strategies will give you an edge.



The second is At Home With Diversity. This course addresses issues of diversity, fair housing and cultural differences and how these dynamics influence you as a real estate professional.

*The Federal Reserve has kept interest rates steady during the pandemic and they plan on keeping it that way for a long time to come.*

*They plan to keep interest rates at near zero thru the end of 2023.*

*Housing has responded with double-digit increases in sales and median prices received.*

## Representatives in the Wisconsin Legislature

29<sup>th</sup> Assembly

Rob Stafsholt

608-266-7683

[Rep.Stafsholt@legis.wisconsin.gov](mailto:Rep.Stafsholt@legis.wisconsin.gov)

67<sup>th</sup> Assembly

Rob Summerfield

608-266-1194

[Rep.Summerfield@legis.wisconsin.gov](mailto:Rep.Summerfield@legis.wisconsin.gov)

68<sup>th</sup> Assembly

Jesse James

608-266-9172

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73<sup>rd</sup> Assembly

Nick Milroy

608-266-0640

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74<sup>th</sup> Assembly

Beth Meyers

608-266-7690

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75<sup>th</sup> Assembly

Romaine Quinn

608-266-2519

[Rep.Quinn@legis.wisconsin.gov](mailto:Rep.Quinn@legis.wisconsin.gov)

87<sup>th</sup> Assembly

James Edming

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91<sup>st</sup> Assembly

Jodi Emerson

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[Rep.Emerson@legis.wisconsin.gov](mailto:Rep.Emerson@legis.wisconsin.gov)

92<sup>nd</sup> Assembly

Treig Pronschinske

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93<sup>rd</sup> Assembly

Warren Petryk

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## State Senators

23rd Senate

Kathy Bernier

608-266-7511

[Sen.Bernier@legis.wisconsin.gov](mailto:Sen.Bernier@legis.wisconsin.gov)

25th Senate

Janet Bewley

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[Sen.Bewley@legis.wisconsin.gov](mailto:Sen.Bewley@legis.wisconsin.gov)



ORDINANCE NO. \_\_\_\_

ORDINANCE AMENDING CHAPTER 8.04 "CONTAGIOUS DISEASE" BY CREATING  
SECTION 8.04.021, ENTITLED "LOCAL HEALTH OFFICER ORDERS" OF THE CODE  
OF ORDINANCES OF THE CITY OF EAU CLAIRE

THE CITY COUNCIL OF THE CITY OF EAU CLAIRE DO ORDAIN AS FOLLOWS:

***SECTION 1.** That Chapter 8.04, entitled "Contagious Disease" is hereby amended by creating  
Section 8.04.021, entitled "Local Health Officer Orders" to read as follows:*

**8.04.021 Local Health Officer Orders**

A. Purpose. The city council finds it necessary, in order to protect the public health, safety, and welfare, to empower the local health officer with certain authority, in limited circumstances with adequate procedural and substantive safeguards to ensure public oversight and preserve personal liberties while allowing necessary and prompt response in times of public health emergency, to issue general orders of general application. Any such orders shall be grounded in and supported by the best available scientific understanding as informed by the local conditions in the city of Eau Claire. The need and utilization of general orders is intended to remain exceptional and infrequent, utilized only in times of pandemic or other actual or imminent threat to the community from a highly infectious, novel or otherwise unusually difficult to treat communicable disease, illness, or comparable community wide public health threat that without prompt action significantly threatens the health and imperils the lives of residents. Even in such times, the responsibility of a local health officer to act as is reasonable and necessary cannot encompass anything and everything, but shall be focused. This section neither restricts the local health officer's statutorily granted authority to issue orders to specific individuals or entities related to communicable disease, nor the local health officer's ability to issue advisory directives, rather it delegates limited legislative authority compatible with our constitutional structure to promptly issue enforceable orders of general application consistent with chapter 252, Wis. Stats. and this code section, with retained legislative review as provided herein.

B. Order authorized during emergency declaration. In the event an emergency has been declared in the city utilizing the statutory authority provided in chapter 323, Wis. Stats., and such emergency requires an enforceable general local public health order of general application be issued, the local health officer may issue such an order consistent with the requirements of s. 252.03, Wis. Stats., and as supported by the best available scientific understanding, following review and written consent by the city manager, acting in an emergency legislative capacity.

C. Order authorized by city council. In the absence of an emergency declaration, when an enforceable general local public health order of general application is found to be necessary by the local health officer based on the local conditions, the local health officer may issue such an order consistent with the requirements of s. 252.03, Wis. Stats., and as supported by the best available scientific understanding, for a duration recommended to be no longer than 14 days, but in any event shall not be longer than 30 days.

1. Within the duration of any order issued in accordance with this paragraph, the city council may consider on its agenda a resolution to support and uphold such order. If the resolution fails, the order shall become advisory and shall no longer be enforceable within the



city. If the order is not considered by the city council within the duration of the order, the order shall be deemed approved.

2. Orders issued in accordance with this paragraph C. may be issued in no more than 30-day increments up to a maximum of 180 days from the first local public health order issued related to the same incident or local health condition.

a. Upon request of the local health officer, based on local conditions, the city council may consider resolutions to extend the enforceability of a local health officer order for an additional 90 days each to a total maximum of one year.

D. Order authorization by direct legislation. 1. As an alternate means of protecting the public health, safety, and welfare and through additional retained legislative authority, the city council may consider adoption by ordinance of a local health officer order or advisory, in whole or in part, at any time.

2. Ordinance adoption following a properly noticed meeting and public discussion shall be necessary in order to continue enforceability of any local health officer order, in whole or in part, after the time period of one year related to the same incident or local health condition.

E. Procedural Safeguards. Any order issued pursuant to paragraphs B. or C. above shall satisfy all of the following or failing to do so shall be only advisory in nature.

1. As soon as practicable upon issuance of an order and regularly thereafter, the local health officer shall undertake an investigation of all relevant local medical and public health conditions and report the same to the board of health for review and recommendation.

2. Such orders shall be no longer than 30 days in effect, but may be renewed for succeeding 30 day or shorter periods as may be required by local conditions.

3. The city manager or local health officer shall make a report to the city council regarding the local conditions and the necessity of any requirements in the local health order at every held, regularly scheduled city council meeting during the order, which shall be at least every 30 days.

4. Publication as a class 1 notice under ch. 985, Wis. Stats. for public notice and awareness of standards of conduct they must follow or be subject to enforcement. Such orders shall have the full force and effect of law immediately upon publication of the order as a class 1 notice under ch. 985, Wis. Stats., and, unless otherwise specifically provided, shall take effect immediately following publication. Publication shall be required upon the initial issuance of an order or upon the renewal of an order in which the substantive requirements for an individual of entity's actions have changed. Orders issued pursuant to paragraph B. above shall be effective immediately and shall be published according to this subsection as soon as practicable.

5. Statements as to the purpose, local conditions, current scientific understanding, and other data and findings required in subparagraphs F.2. through 6. below and all orders, shall be made available to the public through such efforts as posting on a city website and at such other locations as deemed effective by the city to enhance public information. Orders without substantive changes shall also be distributed in such manner.

F. Substantive Safeguards. Any order issued pursuant to paragraphs B. or C. above shall, in addition to requirements in paragraph E. above, also satisfy all of the following or failing to do so shall be only advisory in nature.

1. Only impose such restrictions and requirements as are necessary based on a factual inquiry into local circumstances to prevent, suppress and control direct human health risks proximately related to a highly infectious, novel, or otherwise unusually difficult to treat



communicable disease, illness, or comparable community wide public health threat that without prompt action significantly threatens the health and imperils the lives of residents, as determined in the professional judgment of the local health officer.

2. To the extent feasible, orders shall be content neutral, non-discriminatory, avoid classifications, and reasonable and necessary in scope and duration. Classification shall only be used when necessary, and if necessary, then only when such classification substantially relates to the mitigation of a threat to public health based on local conditions and as supported by best available scientific understanding.

3. State the strategic purpose of the order.

4. State the local health officer's finding that voluntary targeted disease control strategies are inadequate to achieve the order's purpose and that compulsory measures are reasonable and necessary to disrupt disease transmission.

5. State the current scientific understanding on which the order and the findings on which it relies are based, including any available evidence and the reasoning behind any assumptions the public health authority has made regarding the transmissibility and virulence of the infectious agent or toxin, the routes by which the infectious agent or toxin is transmitted, and the factors that determine the risk of transmission as they relate to the content of the order, including the local health officer's finding that a communicable disease as described in subparagraph 1. above is affecting or is likely in the near future to affect the geographic area to which the order is applied and that voluntary measures or targeted disease control measures are unlikely to be adequate to achieve the strategic purpose of the order.

6. Include any limitations, exceptions, or accommodations reasonably necessary to ensure conformance with the requirements of federal, state, and local disability laws, federal and state constitutions.

G. Advisory Directives. The local health officer shall consider the issuance of an advisory directive prior to utilization of paragraph B. or C. above. Mandatory enforceable general orders of general application shall only be utilized when deemed necessary to ensure the public health safety and welfare of the city and as otherwise provided in this section. Local health officer orders issued beyond one year that have not been previously adopted by ordinance prior to that date shall not be enforceable and shall be thereafter solely advisory in nature.

H. Exclusive application. Only those orders issued pursuant to and in compliance with this section shall be applicable within the city of Eau Claire.

I. Definitions. Those definitions contained in Section 2.52.010 are incorporated into this section as if stated fully herein.

J. Penalty. 1. Any person or entity in violation of an order issued pursuant to this section shall be assessed a forfeiture of not less than sixty dollars, in addition to the costs of prosecution. Each action in violation of this section shall constitute a separate violation.

2. Violations of an order issued pursuant to this section may result in the non-issuance or non-renewal of a city-issued license.

3. Violations of an order issued pursuant to this section shall constitute a public nuisance under chapter 9.36 of this code or under chapter 823, Wis. Stats.

SECTION 2. *That Section 1.24.030, entitled Deposit schedule and specifically paragraph C. 5 is hereby added to read as follows:*

C. The following violations of the code of ordinances shall be Class 3 violations and shall require a cash deposit consisting of a forfeiture of \$200.00 plus applicable costs, penalties, and assessments as prescribed by Wisconsin Statutes:

5. Section 8.04.021 Local Health Officer Orders

The timetable for action for the Eau Claire City Council and the Eau Claire County Board is as follows:

10/6	First reading Eau Claire County Board
10/12	Eau Claire City Council Public Comment Period
10/13	Possible Vote by Eau Claire City Council
10/22	Eau Claire County Board Vote

To date, the Eau Claire City Council has had a first reading of the proposed ordinance and has met with both support and opposition on the matter. The Eau Claire Chamber of Commerce has held a forum for their members to listen to a presentation by the Health Department, and city/county leaders. The Wisconsin Counties Association organized a statewide group to look at the measure. Other cities and counties across Wisconsin have also looked at ordinance language similar, most to date have rejected their version of the ordinance as too much of an overreach by local government.

If this issue is of concern to you, be sure to let your City Council and County Board representatives know. Likewise throughout RANWW's jurisdiction, be sure to voice your concern or support to your local elected officials when and if this measure or a similar measure comes up.

## 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!!



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

