



February 2022  
Volume 15 Issue 6

# The GAD Report

## LAST CALL: SIGN UP BY FEBRUARY 4

Welcome to February:

Close of business Friday, February 4th. That's the deadline to register for REALTOR® & Government Day and ride the free motorcoach to Madison with your fellow REALTORS®.

We need to order food and beverage for our trip to Madison. There is still room for you on the motorcoach that will depart the Lismore Hotel in Eau Claire at 8:30 am on the 9th. We will make a very brief stop for a pickup in Black River Falls before continuing our trip to the Concourse Hotel.

Registration begins at 12:30 with the program starting at 1pm. We'll have a brief overview of the day, followed by an address by Governor Tony Evers. We will then have a briefing on the four issues we will discuss with lawmakers later that day. After the briefing, we will walk to the capitol and arrive at Room 201SE by 3pm for our meeting with our legislators and their staffs. Following our meeting, we will return to the Concourse Hotel for a reception and depart shortly after 5:30 for our return to Black River Falls and Eau Claire.

This is your opportunity to be in "The Chair", and discuss legislative issues with our elected officials. This is a free event and is perfect for new REALTORS® to get a better understanding of the legislative process and discover for yourself why we keep asking you to support RPAC thru Direct Giver.

Need more information. Please watch this video and let your fellow REALTORS® explain why this day is so important:

<https://www.youtube.com/watch?v=tYskX5c3AKo>

Please join us in Madison on February 9. Contact me at [bruce@ranww.org](mailto:bruce@ranww.org) to register.



*This edition of the GAD Report will encourage you to participate in REALTOR® & Government Day on February 9th.*

*Also, candidate announcements for the fall election, and a new look at a large housing project.*



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### SPECIAL POINTS OF INTEREST

- Invest in RPAC
- Comp Plan Update
- Altoona Land Plan
- Capitol Insights
- R & G Day
- Fall Election Announcements

## ORCHARD HILLS PLAN RETURNS WITH FEWER HOMES

Orchard Hills, the largest housing project in Eau Claire County history has returned with a new, somewhat smaller footprint and changes to the septic requirement, density and access.

What hasn't changed is the neighborhood opposition to the plan.

The original plan was denied last May by the Eau Claire County Planning and Development Committee. At that time, the development group took several months to try to address

neighbors concerns and make changes to the plan.

The new plan has 107 homes on 238 acres of land. There will be individual septic systems instead of a community system and changes to the access of the development.

Local residents are concerned about the traffic and the number of houses on the site and are circulating a petition to again stop the project.

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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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Here's what is being discussed at this year's REALTOR® & Government Day.

**Workforce Housing:** A suite of eight bills that address different facets of housing in Wisconsin.

**Homeowner Associations:** A straightforward statutory structure for HOAs to allow residents to clearly understand their obligations.

**40-Year Easements:** Will eliminate a statutory expiration of access easements.

**Foreclosure Equity Theft:** Requires counties to pay any net proceeds in a property tax foreclosure sale to the former owner.

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## HOUSING NEEDS AT CENTER OF CITY OF EAU CLAIRE COMPREHENSIVE PLAN UPDATE

The current form of the Eau Claire Comprehensive Plan was adopted in 2015 and is good for ten years, with an update along the way to see what needs to be changed, updated, or items that have been completed from the plan.

What looked good in 2015 does not necessarily look good today.

What has changed is the urgent need for increasing the housing stock in the city. More single family homes, more apartments that meet all income levels and a projection of future housing needs.

Another part of the plan that will be adopted by the City Council will look at changing some zoning regulations in the city's older neighborhoods to replace very old housing that cannot be renovated or empty lots with housing that will fit in the neighborhood.

It's not only housing that is being looked at. As the city continues to grow, particularly on the west and south sides, the city is looking at the need for recreation trails and parks in new developments.

The plan also will look at lot lines and distances between neighboring homes.

To get a handle on the future needs of housing, there is a plan within the plan to conduct a housing study later this year. The study will look at housing data, look at current housing supplies and type of housing and update the city's housing policies. It should also give insights as to what type and amount of housing that will best suite the needs of the city moving forward for several more years.

Until the next full plan update after 2025.

**RANWW Members: Please watch this YouTube video on why your attendance is needed this year: PLEASE REGISTER BY COB FEBRUARY 4TH**

<https://www.youtube.com/watch?v=tYskX5c3AKo>



**COLLABORATE.  
ADVOCATE.  
PROTECT.**

**MARK THE DATE**

FEBRUARY 9, 2022 | MADISON CONCOURSE HOTEL  
OFFICIAL DETAILS COMING FALL 2021

VISIT [WRA.ORG/RGD/](http://WRA.ORG/RGD/)



### Episode 35: "The Price Is Right"

It's no secret that workforce housing is badly needed in Wisconsin. That's one of the topics we'll discuss at REALTOR® & Government Day. Learn more from WRA Treasurer and RANWW Board member Mary Jo Bowe

<https://youtu.be/BM88Jok3RFA>

## FAMILIAR NAMES ANNOUNCING FOR FALL ELECTION

Last fall, former Lt. Governor Rebecca Kleefisch announced her plan to run on the Republican ticket for Governor. Now, she has company on the ticket, and an opponent on the August 9 primary.

Kevin Nickolson announced recently that he will run for Governor this year as well. He will run on a platform of changing what he calls the "same tired political class" and bringing fresh leadership to solving Wisconsin's problems.

While rumor only, former 4-term Governor Tommy Thompson, fresh off running the UW System on an interim basis, made statements that he may consider a run this fall as well.

Closer to home, current 23rd Senate incumbent Kathy Bernier announced that she would not seek re-election, prompting 3rd Congressional District GOP treasurer Brian Westrate to announce for the office. Days later, current 68th Assembly incumbent Jesse James announced that he will not run for the Assembly and instead run for the 23rd Senate, as will Chippewa Falls nurse Sandra Scholz, prompting an August 9th primary.

And within days of those announcements, Fall Creek Village board member Karen Hurd announced her intention for James' 68th Assembly seat.

### 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.



## KNOW WHAT IS ON YOUR BALLOT WITH MYVOTE WISCONSIN

There are a number of races across our jurisdiction that will require a February 15th primary. So, how do you know for sure if your address has a primary?

MyVote Wisconsin will tell you by accessing your home address who is on your ballot, and whether you will have a primary of February 15th. You can also find your polling place, register to vote and vote absentee.

The winners of the February 15th primaries will move on to the general election of April 5th. You will know who is on the spring ballot about 21 days prior to the election. And keep this email address for the August 9 primaries and November 8th fall election. Go to: <https://myvote.wi.gov>



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

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## CITIES AND COUNTIES LOOKING TO USE FEDERAL FUNDS FOR BROADBAND

Jackson County is the latest county to pledge federal dollars from the American Rescue Plan Act.

The County Board is looking to develop a public-private partnership to develop broadband coverage throughout the county, many areas that are east of the city is sparsely populated and will require a substantial amount of fiberoptic cable.

The county is looking to approve grant funding for towns and villages and provide matching funds.

Eau Claire, Buffalo and other counties across northwestern Wisconsin are doing the same thing. TDS Telecom are currently in the process of running fiberoptic cable under most of the

City of Eau Claire that will increase connection speeds. Other counties such as Buffalo, have used federal funds to provide fiberoptic cable connection to townships in rural areas across sections of the county.

The federal funds are one funding component that is available, the state budget afforded dollars for broadband expansion.

Companies like TDS and Charter Communications are investing millions to connect primarily rural areas of counties giving consumers several tiers of service and pricing options that are linked to connection speeds.

*In Altoona, the Altoona Plan Commission and City Council will reschedule a meeting for what is being called the “East Neighborhood”, it’s an area along County Road SS and US Highway 12.*

*The stated plan is to create a general land use plan for the site, with the type and scale of whatever uses that are desired on the land.*

*The original meeting was postponed.*

Representatives in the Wisconsin Legislature

29<sup>th</sup> Assembly  
Clint Moses  
608-266-7683  
[Rep.Moses@legis.wisconsin.gov](mailto:Rep.Moses@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  
[Rep.James@legis.wisconsin.gov](mailto:Rep.James@legis.wisconsin.gov)

73<sup>rd</sup> Assembly  
Nick Milroy  
608-266-0640  
[Rep.Milroy@legis.wisconsin.gov](mailto:Rep.Milroy@legis.wisconsin.gov)

74<sup>th</sup> Assembly  
Beth Meyers  
608-266-7690  
[Rep.Meyers@legis.wisconsin.gov](mailto:Rep.Meyers@legis.wisconsin.gov)

75<sup>th</sup> Assembly  
Dave Armstrong  
608-266-2519  
[Rep.Armstrong@legis.wisconsin.gov](mailto:Rep.Armstrong@legis.wisconsin.gov)

87<sup>th</sup> Assembly  
James Edming  
608-266-7506  
[Rep.Edming@legis.wisconsin.gov](mailto:Rep.Edming@legis.wisconsin.gov)

91<sup>st</sup> Assembly  
Jodi Emerson  
608-266-7461  
[Rep.Emerson@legis.wisconsin.gov](mailto:Rep.Emerson@legis.wisconsin.gov)

92<sup>nd</sup> Assembly  
Treig Pronschinske  
608-266-7015  
[Rep.Pronschinske@legis.wisconsin.gov](mailto:Rep.Pronschinske@legis.wisconsin.gov)

93<sup>rd</sup> Assembly  
Warren Petryk  
608-266-0660  
[Rep.Petryk@legis.wisconsin.gov](mailto:Rep.Petryk@legis.wisconsin.gov)

State Senators

23rd Senate  
Kathy Bernier  
608-266-7511  
[Sen.Bernier@legis.wisconsin.gov](mailto:Sen.Bernier@legis.wisconsin.gov)

25th Senate  
Janet Bewley  
608-266-3510  
[Sen.Bewley@legis.wisconsin.gov](mailto:Sen.Bewley@legis.wisconsin.gov)

31st Senate  
Jeff Smith  
608-266-8546  
[Sen.Smith@legis.wisconsin.gov](mailto:Sen.Smith@legis.wisconsin.gov)



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, southern Ashland to the north. We are the fourth largest of the 19 Associations in terms of membership. Your Association covers 395 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 42 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 coming soon.

**Bruce King, C2EX, AHWD,  
e-PRO®  
Government Affairs Director**

**RANWW  
3460 Mall Drive  
Suite 5A  
Eau Claire, WI 54701  
715.828.1976 Home Office/  
Text  
715.835.0923 RANWW  
Office**



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