



RANWW

Realtors® Association of
Northwestern Wisconsin

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The GAD Report

A RESONANCE OF MESSAGE

It's summer and time to pay attention to the body politic. By many accounts of pundits in the know, all offices up for election in Wisconsin on both sides of the aisle could see a total investment somewhere near \$700 million by election day on November 8.

That's \$700 million!

The title of this column is "A Resonance of Message". Resonance as a noun is described by one source as "the quality in a sound of being deep, full and reverberating". In the context of politics, it can be used to describe the political messaging that you will be subjected to between now and November 8th. Both parties, and numerous third parties will all be purchasing radio, television, cable, print, online, direct mail, billboards, yard signs...any means available to get their message to you.

This is where you come in. There are 30 open seats in the state Legislature including three state Senate seats and three Assembly seats in RANWW's jurisdiction. Two of those state Senate seats have REALTORS® running; Romaine Quinn in the 25th and Jon Kaiser in the 29th Senate district primary that will be held on August 9th. If you choose to support either or both of them, or you choose to help other candidates, please make your investment in them by making an investment in your business. And that is thru the Direct Giver program.

Direct Giver is a minimum of \$100 to \$1000 that can be invested on candidates for public office. You determine who gets the investment and how much. You will also receive requests for funding from our lobby team in Madison and can decide if you want to give their recommendation your investment.

You can use Visa, Mastercard or American Express to make your Direct Giver investment. Go to the following secure website today:

<https://secure.wra.org/donate>

Your investment is needed now more than ever in order to support incumbent legislators and vetted candidates for Assembly and Senate seats in Madison. Remember that you will NEVER be asked to support a candidate for office in Madison or Washington D.C. that has not first been vetted by WRA staff and local REALTORS®

This edition of the GAD Report has a reminder that political season is in full swing and that your investment in RPAC is needed now so that vetted incumbents and candidates have the funds they need to be competitive in the August primary and November 8 election.



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SPECIAL POINTS OF INTEREST

- Invest in RPAC
- The Resonance of Message
- Apartments Closing
- Annexation A Go
- WHEDA Grants
- Altoona Comprehensive Plan Ready

LOW-INCOME APARTMENTS IN EAU CLAIRE SET TO CLOSE IN 2023

46 units of low-income senior housing will be closing next summer according to property owner Mayo Clinic.

The units were built when Luther Hospital owned the property and was developed with an agreement with HUD to create the 46 subsidized rental units.

The program, called Section 202, provides capital to private, nonprofit groups to develop housing for the elderly. Dollars from the capital ad-

vance does not need to be repayed if the project serves very low-income elderly for 40 years.

Those 40 years expire in 2023.

Mayo Clinic will instead use the property to expand care capabilities for future needs of the Chippewa Valley. They did not specify whether the building would be kept or torn down once all tenants have left. The Eau Claire Housing Authority has a waiting list of 390 families looking for low-income housing.

“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)

Organizations that provide emergency shelter, and extremely low-income housing are set to apply for grants from the WHEDA Foundation.

The WHEDA Foundation grants are designed to improve housing for community members with complex needs such as individuals who have developmental or intellectual disabilities and individuals with incomes at or below 30 percent of the area median income, youth experiencing homelessness and people with mental and behavioral health conditions.

Grants of up to \$50,000 are available in two categories: Emergency/transitional housing and permanent housing.

Last year, 34 organizations received \$1 million to create or improve 865 beds or units.

Go to www.wheda.com for more.

ORCHARD HILLS ANNEXATION APPROVE ON A 9-2 CITY COUNCIL VOTE

The Orchard Hills project has evolved into the Stewart/Hauge annexation project with both properties totaling 438 acres being proposed to attach to the City of Eau Claire.

On June 15, the Eau Claire City Council, after much public input both for and against annexation, voted to approve moving the site into the City of Eau and extending water and sewer service to the area from an already existing line located north of the project.

Concerns remain about running water and sewer under Lowes Creek, a popular recreation and trout stream that is between the existing lines and the annexed properties.

The Wisconsin Department of Administration also voiced its concern with how the boundaries would be drawn to include the new land into the city.

A vote to further postpone the decision until August in order for residents and the developers to negotiate failed in a 7 to 4 vote.

A final vote passed 9 to 2 with the developers, Holzinger Homes, CE Wurzer Builders, Trend Stone Surfaces and Chippewa Valley Excavating noting that this vote is not the end of the approval process.

Far from it. Other permits and approvals will be needed before anything is built on the annexed land.

The last plan included 107 homes on 234 acres of land called Orchard Hills. With more land, Habitat for Humanity is looking to construct homes and other types of housing will now be able to be planned on the expanded acreage. The project, once all approvals are secured could begin next year and take 6 to 10 years to completely build out.



Wisconsin REALTORS® Association

Time to plan for this year's Annual Convention. It's back at the Kalahari in Wisconsin Dells October 2 to 4, with all the programming, fun and excitement you've come to expect from the annual gathering of real estate professionals.

Go to www.wra.org/Convention for all the information you need, programming, speakers, registration, golf and the Dells Ducks!

Wisconsin Dells October 2 to 4!

ALTOONA COMPREHENSIVE PLAN IS READY

The City of Altoona, one of Wisconsin's fastest growing cities, will approve its new blueprint for the next decade of growth in the city with the adoption of the city's Comprehensive Plan. According to the city's website:

"The City of Altoona, Wisconsin is undertaking the creation of a new Comprehensive Plan for the City. The Comprehensive Plan is the City's primary policy document that guides growth and change by illustrating the desired type, location, and appearance of development. The Plan is an expression of the community's vision for the future and a collection of coordinated strategies to pursue that vision. Comprehensive planning is an important tool for cities to guide future development of land to ensure a safe, pleasant, and economical environment for residential, commercial, industrial, and public activities. The physical layout of the community and the City's use of policies to influence the character of the built environment have significant and long-lasting impacts on the social, economic, and environmental wellbeing of the community."

The Comprehensive Plan is not the same as a zoning ordinance or zoning map, which are among the tools available to implement the Plan."

The plan will be approved July 14th.

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://secure.wra.org/donate>

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.



HERE'S HOW YOU CAN PARTICIPATE IN THE CANDIDATE SCREENING PROCESS

RANWW and WRA will be conducting candidate interviews for the open 68th, 73rd and 74th Assembly districts. All candidate interviews will be via Zoom and will originate at WRA in Madison.

We need up to five members to help interview the candidates. Your job will be to listen to the answers given and recommend a candidate from each district to be considered for endorsement by WRA

The interviews will be on **Friday, August 26th from 9 to 11am**, with each interview lasting about 20 minutes.

If you would be willing to help, please send an email to Bruce King (bruce@ranww.org).



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

SWIDERSKI OPENS ONE PROJECT, BEGINS SITE PREP ON TWO OTHERS

S.W. Swiderski, the Mosinee based developer of apartments and single family homes, recently opened their housing project in Stanley for renters.

While that project is now completed, crews are turning their attention to two larger projects in our jurisdiction.

The City of Black River Falls approved lots for 5 single family homes located above Highway 27 & Interstate 94, overlooking their apartment community that was also approved last year.

This community will feature 96 apartments and 112 storage units with a choice of three different building styles primarily

one and two bedroom units that are market-rate targeted at 60%-120% of the area median income.

The Eau Claire site has been undergoing site prep since late last fall. When completed, it will feature 3.66 acres for twin homes, 102 acres for apartments, 542 multi-family apartments with seven building styles, 2.75 miles of sidewalk, a community building with a fitness center, community room, green space with disc golf and pickle ball courts and will be targeted to market-rate renters in the 60%-120% of area median incomes. Phase 1 will begin this year and take several years to complete.

RANWW and WRA have launched our 2022 RPAC campaign.

Three levels of investment...dues billing, Direct Giver and Large Donor Council.

Several ways to pay: personal or LLC check, debit card, Visa, Mastercard or American Express.

Have questions? Contact Bruce (bruce@ranww.org) or Sandy at WRA (sandy@wra.org)

Representatives in the Wisconsin Legislature

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31st Senate
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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, 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,
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