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The GAD Report

IT BEARS REPEATING

The fall general election is next month, and the ask of our members this month is the same as last month. That is to invest in Direct Giver and support the men and women we elect to serve us in the Legislature, in Congress and in our hometowns.

And that is where I need you to make an investment in Direct Giver. Any amount over \$100 will help to fund a REALTOR® champion. Candidates for the state Assembly and Senate, 3rd Congressional District, Governor and Attorney General have been vetted by WRA staff and your fellow REALTORS® to assure that those candidates are knowledgeable on real estate and land use issues.

Requests for funding from these campaigns continue to come, which means our members with balances in their Direct Giver accounts will feel the brunt of the asks. I need more members to participate in order to provide the dollars that candidates need to be successful.

Whether you have supported RPAC thru Large Donor Council, Direct Giver or thru your dues billing, please know that it is appreciated, and also know that it is needed more than ever so that housing remains a top priority in the state Legislature next year and in years to come.

You can make your investment from \$100 to \$1000 on your Visa, Mastercard or American Express. Debit cards, personal checks and LLC checks work too. Sorry, no corporate checks. If you would like to use a check, please make it payable to "Direct Giver" and mail to:

WRA

Attn: Sandy

4801 Forest Run Road

Madison, WI 53704

To make an online investment, go to WRA's secure website:

<https://www.wra.org/dgcontribution/>

To see who is on your ballot: <https://myvote.wi.gov/en-us/Whats-On-My-Ballot>

Coming next month: A look at the fall election, endorsed candidates and area referendums.

Make your RPAC Direct Giver investment today and support those who support your business. WRA accepts Visa, Mastercard and American Express.

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



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SPECIAL POINTS OF INTEREST

- Invest in RPAC
- November Election
- Lumber Prices Down
- Orchard Hills Delayed
- 14 Reasons
- EC/Chippewa Referendums
- RANWW Members Selected
- Who To Call In Madison

YOU'RE NOT SEEING THINGS: POLITICAL ADS IN WISCONSIN TOPS IN THE NATION

Tony Evers. Tim Michels. Ron Johnson. Mandela Barns.

Ever hear anything about these guys? If you watch TV in Wisconsin, you have. Wisconsin is the center of political advertising on television. The race for Johnson's United States Senate seat has drawn the most political advertising in the nation in a two week period ending September 18. You read that right. Television advertising for the two U.S. Senate candidates was the most of any campaign in the country for that particular two week period. With Wisconsin

considered a "purple" state, we swing from Democrat to Republican, and each group fighting to get a smaller and smaller undecided voter block, the ad blitz is intended to sway very few voters who have not decided who to support, or who may vote for a third party candidate, or who may change party affiliation.

Attack ads in that same two week period made up 63% of all commercials ran for the U.S. Senate race, the race for Governor saw 74% attack ads. With five weeks to go until November 8th, don't expect it to change.

"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)

In a copyrighted story recently appearing in the *Wall Street Journal*, lumber prices, that during the pandemic rose to record highs, have now fallen to pre-pandemic levels due in part to rising mortgage rates and a slow-down in construction in parts of the country.

Prices when this edition of *The GAD Report* went to press were at \$410.80 per thousand board feet, down 70% from their March peak.

With prices coming down, and supply chain issues decreasing, lumber yards are able to keep up with demand for lumber instead of trying to stockpile what was available.

Framing-lumber has also fallen nearly 60% from March record highs and supplies are readily available for builders and remodelers.

ORCHARD HILLS HITS ANOTHER SNAG: DENIAL OF COMPREHENSIVE PLAN REVISION

Just when everything was beginning to look good for Eau Claire's Orchard Hills project, setbacks ensured. First, the Town of Washington filed a civil lawsuit against the City of Eau Claire, claiming it did not properly annex land into the city, and since some of the land in question was located within Lowes Creek County park, the county needed to sign off on it.

The case is still pending in Eau Claire County Court.

As a next step in the process to allow construction of homes on the land, the city Comprehensive Plan must be updated to allow for the annexed land to allow housing on it.

That's where the next setback occurred. The city Plan Commission voted 8 to 1 against allowing an amendment to the Comprehensive Plan. Reason given was that the plan presented by the developers lacked specific details on housing styles, types and number of units to be constructed and the possibility of some land to be used for commercial businesses.

Commissioners were concerned about the lack of specifics in the developers plan and did not feel comfortable moving forward until more concrete ideas are brought back to them.

The Orchard Hills project has been a slow go with neighbors voicing oppositions to the number of homes that were projected to be built, then opposed an additional tract of land brought in to be able to be annexed into the city. Ongoing discussions with a mediator with the neighbors and the develops are continuing and the developers are re-working their site plan to include more details so they can bring it back to the Plan Commission at a future date.



This month's Capitol Insights highlights HOAs. HOAs have a lot of power. See what The WRA has done to create transparency between homeowners and prospective buyers here: <https://action.wra.org/homeowners-ass...> Cori Lamont is the Senior Director of Legal and Public Affairs at the WRA. Listen as she talks about what the WRA has done for your industry in Wisconsin.

https://youtu.be/dJ_bt4BSTkk

14 REASONS TO INVEST IN RPAC TODAY

1. Disclosure Report
2. 40-year Access Easements
3. Homeowner Associations
4. Home Equity Theft
5. WHEDA Workforce Housing Rehabilitation Loans
6. Limiting Liability for Appraisers
7. Right to Place a Pier on Flowages
8. Property Tax Cut
9. Broadband Expansion
10. Home Inspection Reports and Defect
11. DSPS Technology Upgrades
12. Income Tax Cuts
13. COVID-19 Civil Liability Exemption
14. Removal of Bad Proposals by the Legislature

And let's not forget at the beginning of COVID-19 having real estate designated a vital business so that you could continue to conduct business while other businesses curtailed operations or shut down completely.

None of that just happens. Legislators are supported by RPAC and Direct Giver. These successes benefit you, your clients and the real estate industry. Please consider an investment today!

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.



EAU CLAIRE AND CHIPPEWA FALLS HOLD PUBLIC MEETINGS ON REFERENDUMS

The City of Eau Claire, Eau Claire School District, and the City of Chippewa Falls are holding meetings in their respective jurisdictions to allow the public to ask questions about referendums the three will have on the fall ballot.

Both Chippewa Falls and Eau Claire will ask to exceed the revenue caps to allow them to add police and firefighters and other crucial staff to their departments.

The Eau Claire School District is asking for nearly \$100 million to upgrade buildings at both high schools and a number of middle and elementary schools. Check times and locations for the next public information meeting and plan to attend.



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

RANWW MEMBERS APPOINTED TO NAR COMMITTEES



The following RANWW members have been appointed to NAR committees for 2023. They are:

Mary Jo Bove, Housing Opportunities Committee

John Flor, Board of Directors, Leading Edge Advisory Board

Julie Flor, Commitment to Excellence Committee

Bruce King, State & Local Issues

Policy Committee

Dan Lawler, RPAC Major Investor Council

Mike Pietrek, Board of Directors, Land Use Property Rights and Environment Committee

Congratulations and thank you for serving!

The 2022 RPAC campaign is in the home stretch.

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](#)

29th Assembly
Clint Moses
608-266-7683
Rep.Moses@legis.wisconsin.gov

67th Assembly
Rob Summerfield
608-266-1194
Rep.Summerfield@legis.wisconsin.gov

68th Assembly
Jesse James
608-266-9172
Rep.James@legis.wisconsin.gov

73rd Assembly
Nick Milroy
608-266-0640
Rep.Milroy@legis.wisconsin.gov

74th Assembly
Beth Meyers
608-266-7690
Rep.Meyers@legis.wisconsin.gov

75th Assembly
Dave Armstrong
608-266-2519
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87th Assembly
James Edming
608-266-7506
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91st Assembly
Jodi Emerson
608-266-7461
Rep.Emerson@legis.wisconsin.gov

92nd Assembly
Treig Pronschinske
608-266-7015
Rep.Pronschinske@legis.wisconsin.gov

93rd Assembly
Warren Petryk
608-266-0660
Rep.Petryk@legis.wisconsin.gov

State Senators

23rd Senate
Kathy Bernier
608-266-7511
Sen.Bernier@legis.wisconsin.gov

25th Senate
Janet Bewley
608-266-3510
Sen.Bewley@legis.wisconsin.gov

31st Senate
Jeff Smith
608-266-8546
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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.



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

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

**NATIONAL
ASSOCIATION of
REALTORS®**