

**REAL ESTATE APPRAISERS APPLICATION  
ADVISORY COMMITTEE  
MINUTES  
DECEMBER 6, 2006**

**PRESENT:** Donald Chudnow, Lynn Gregorash, Harv Simmons, Steve Vitale, Anthony Hearn, Marla Britton, Gary Gruenisen, Larry Nicholson, Frank D. Hopp, Karen Scott, Ursula Volk, Linda Verbecken

**STAFF PRESENT:** Tim Wellnitz, Bureau Director; Ruby Jefferson-Moore, Legal Counsel; Nicole Goodman, Bureau Assistant; Other Department staff were present for portions of the meeting

**CALL TO ORDER**

Karen Scott, Chair, called the meeting to order at 10:03 a.m. A quorum of 12 members was present.

**ADOPTION OF AGENDA**

**MOTION:** Linda Verbecken moved, seconded by Steve Vitale, to approve the agenda as published. Motion carried unanimously.

**APPROVAL OF OCTOBER 12, 2006 MINUTES**

**MOTION:** Harv Simmons moved, seconded by Larry Nicholson, to approve the minutes of October 12, 2006 as written. Motion carried unanimously.

**ADMINISTRATIVE REPORT – TIM WELLNITZ, BUREAU DIRECTOR**

Mr. Wellnitz asked the Committee their opinions on receiving their agendas electronically. The Committee is in favor of receiving their agenda electronically.

Mr. Wellnitz informed the Committee that the Department is considering posting open session recordings on the Departments website.

**DISCUSSION AND APPROVAL OF APPROPRIATE APPRAISAL STANDARDS TO BE USED IN THE REVIEW PROCESS**

The Committee reviewed the licensee application and determined that no changes need to be made.

**INFORMATIONAL ITEMS**

Ruby Jefferson-Moore provided the Committee with a copy of the new RL 80-87 rules that have taken effect.

### **CLOSED SESSION**

**MOTION:** Lynn Gregorash moved, seconded by Donald Chudnow, to convene to Closed Session to consider licensure or certification of individuals pursuant to § 19.85(1)(b), Stats., and to consider individual histories pursuant to § 19.85(1)(f), Stats. Roll Call Vote: Karen Scott-yes; Marla Britton-yes; Donald Chudnow-yes; Lynn Gregorash-yes; Linda Verbecken-yes; Harv Simmons-yes; Ursula Volk-yes; Steve Vitale-yes; Gary Gruenisen-yes; Anthony Hearn-yes; Larry Nicholson-yes; Frank Hopp-yes Motion carried unanimously.

Open Session recessed at 10:22 a.m.

### **RECONVENE TO OPEN SESSION**

**MOTION:** Donald Chudnow moved, seconded by Ursula Volk, to reconvene into Open Session at 12:19 a.m. Motion carried unanimously.

### **VOTE ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION, IF VOTING IS APPROPRIATE**

#### **APPRAISAL REPORTS REVIEWED ON DECEMBER 6, 2006**

##### **BRETT BRANDENBURG - LICENSED**

**MOTION:** Larry Nicholson moved, seconded by Donald Chudnow, to recommend that the Department approve Brett Brandenburg's appraisal reports as submitted. Motion carried unanimously.

##### **STEVEN BREHMER - LICENSED**

**MOTION:** Ursula Volk moved, seconded by Harv Simmons, to recommend that the Department approve Steven Brehmer's appraisal reports as submitted with coaching comments. Motion carried unanimously.

##### **JOSEPH BYKOWSKI – LICENSED (AQB)**

**MOTION:** Anthony Hearn moved, seconded by Linda Verbecken, to recommend that the Department deny Joseph Bykowski's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

##### **FREDERICK CATTELAN - LICENSED**

**MOTION:** Linda Verbecken moved, seconded by Ursula Volk, to recommend that the Department issue a notice of intent to deny Frederick Cattelan's appraisal reports subject to receipt of one additional report that complies with

USPAP and includes all three approaches to value and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**LAURIE EHLEITER - LICENSED**

**MOTION:** Larry Nicholson moved, seconded by Frank Hopp, to recommend that the Department deny Laurie Ehleiter's appraisal reports as submitted because the reports do not comply with USPAP and refer the supervisor to DOE and that 3<sup>rd</sup> appraiser be questioned as to whom did that particular report. Motion carried unanimously.

**STEVEN GIBERT – LICENSED (AQB)**

**MOTION:** Harv Simmons moved, seconded by Steve Vitale, to recommend that the Department issue a notice of intent to deny Steven Gibert's appraisal reports subject to receipt of one additional report that complies with USPAP and includes all three approaches to value and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**TIMOTHY GUNBY – LICENSED**

**MOTION:** Frank Hopp moved, seconded by Larry Nicholson, to recommend that the Department approve Timothy Gunby's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**MATTHEW HAASCH - LICENSED**

**MOTION:** Ursula Volk moved, seconded by Steve Vitale, to recommend that the Department approve Matthew Haasch's appraisal reports as submitted with coaching comments. Motion carried unanimously. Abstained  
Donald Chudnow

**DANIEL HANSON - LICENSED**

**MOTION:** Linda Verbecken moved, seconded by Marla Britton, to recommend that the Department deny Daniel Hanson's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**MICHELLE HALLENBRAND - LICENSED**

**MOTION:** Gary Gruenisen moved, seconded by Marla Britton, to recommend that the Department approve Michelle Hallenbrand's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**KELLY HOFFMANN - LICENSED**

**MOTION:** Marla Britton moved, seconded by Donald Chudnow, to recommend that the Department issue a notice of intent to deny Kelly Hoffmann's appraisal reports subject to receipt of one additional report that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**JENNY KOHLHOFF – LICENSED (AQB)**

**MOTION:** Linda Verbecken moved, seconded by Harv Simmons, to recommend that the Department issue a notice of intent to deny Jenny Kohlhoff's appraisal reports subject to receipt of one additional report that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**SARA LANCHENMAYER – CERT. RESIDENTIAL**

**MOTION:** Frank Hopp moved, seconded by Steve Vitale, to recommend that the Department approve Sara Lanchenmayer's appraisal reports as submitted. Motion carried unanimously.

**DENNIS LURA – LICENSED (AQB)**

**MOTION:** Anthony Hearn moved, seconded by Steve Vitale, to recommend that the Department issue a notice of intent to deny Dennis Lura's appraisal reports subject to receipt of one additional report that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously. Donald Chudnow-Abstained.

**JEFFREY MEYER - LICENSED**

**MOTION:** Ursula Volk moved, seconded by Frank Hopp, to recommend that the Department approve Jeffrey Meyer's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**CHRISTOPHER NELSON – CERT. RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Linda Verbecken, to recommend that the Department approve Christopher Nelson's appraisal reports as submitted. Motion carried unanimously.

**THOMAS NOVAK – CERT. RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Steve Vitale, to recommend that the Department deny Thomas Novak's appraisal reports as submitted because

the reports do not comply with USPAP and refer to DOE. Motion carried unanimously. Lynn Gregorash-Abstained.

**WAYNE OLSON – LICENSED (AQB)**

**MOTION:** Harv Simmons moved, seconded by Frank Hopp, to recommend that the Department approve Wayne Olson's appraisal reports as submitted. Motion carried unanimously.

**CHARLES PACE – CERT. RESIDENTIAL**

**MOTION:** Lynn Gregorash moved, seconded by Donald Chudnow, to recommend that the Department approve Charles Pace's appraisal reports as submitted. Motion carried unanimously.

**TIFFANY PETERS - LICENSED**

**MOTION:** Anthony Hearn moved, seconded by Lynn Gregorash, to recommend that the Department approve Tiffany Peter's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**BETH ROBERTS – LICENSED (AQB)**

**MOTION:** Marla Britton moved, seconded by Frank Hopp, to recommend that the Department deny Beth Robert's appraisal reports as submitted because the reports do not comply with USPAP and refer to DOE. Motion carried unanimously.

**BARBARA ROBERTSON – CERT. RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Harv Simmons, to recommend that the Department issue a notice of intent to deny Barbara Robertson's appraisal reports subject to receipt of two additional reports that comply with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

**WILLIAM RODRIQUE – CERT. RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Larry Nicholson, to recommend that the Department approve William Rodrique's appraisal reports as submitted. Motion carried unanimously.

**MATTHEW RUTHENBERG – LICENSED**

**MOTION:** Donald Chudnow moved, seconded by Ursula Volk, to recommend that the Department issue a notice of intent to deny Matthew Ruthenberg's appraisal reports subject to receipt of one additional report that complies

with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**JAMES SCHULZ – LICENSED**

**MOTION:** Lynn Gregorash moved, seconded by Frank Hopp, to recommend that the Department approve James Schultz's appraisal reports as submitted. Motion carried unanimously.

**ANN SIME – CERT. RESIDENTIAL**

**MOTION:** Anthony Hearn moved, seconded by Linda Verbecken, to recommend that the Department deny Ann Sime's appraisal reports as submitted because the reports do not comply with USPAP and refer to DOE. Motion carried unanimously.

**JOSETTE THOMPSON – LICENSED**

**MOTION:** Larry Nicholson moved, seconded by Harv Simmons, to recommend that the Department deny Josette Thompson's appraisal reports as submitted because the reports do not comply with USPAP and refer the supervisor to DOE. Motion carried unanimously.

**JANIE TILSEN – CERT. RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Lynn Gregorash, to recommend that the Department issue a notice of intent to deny Jane Tilsen's appraisal reports subject to receipt of one additional report that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**JAMES TREDWELL – LICENSED**

**MOTION:** Gary Gruenisen moved, seconded by Ursula Volk, to recommend that the Department approve James Tredwell's appraisal reports as submitted with coaching comments. Motion carried unanimously. Steve Vitale- Abstained.

**DARIN VOEGELI – LICENSED**

**MOTION:** Steve Vitale moved, seconded by Donald Chudnow, to recommend that the Department approve Darin Voegeli's appraisal reports as submitted. Motion carried unanimously.

**ALFRED WILLIE III – LICENSED (AQB)**

**MOTION:** Linda Verbecken moved, seconded by Harv Simmons, to recommend that the Department approve Alfred Willie III's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**JAMES WOLLAN – LICENSED**

**MOTION:** Anthony Hearn moved, seconded by Frank Hopp, to recommend that the Department issue a notice of intent deny James Wollan's appraisal reports subject to receipt of one additional report that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**WANDA WOOD – CERT. RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Linda Verbecken, to recommend that the Department issue a notice of intent deny Wanda Wood's appraisal reports subject to receipt of one additional report that complies with USPAP and other requested information subject to approval by the reviewing appraiser.. Motion carried unanimously.

**PAUL ZANONI – CERT. RESIDENTIAL**

**MOTION:** Steve Vitale moved, seconded by Lynn Gregorash, to recommend that the Department approve Paul Zanoni's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**VISITORS COMMENTS**

None.

**ADJOURNMENT**

**MOTION:** Marla Britton moved, seconded by Ursula Volk, to adjourn the meeting at 12:30 p.m. Motion carried unanimously.

**Next meeting: February 15, 2007**