

**REAL ESTATE APPRAISERS APPLICATION  
ADVISORY COMMITTEE  
MINUTES  
APRIL 19, 2007**

**PRESENT:** Marla Britton, Larry Nicholson, Frank D. Hopp (joined the meeting at 10:11 a.m.), Ursula Volk, Linda Verbecken (joined the meeting 10:16 a.m.), Donald Chudnow (joined the meeting at 10:12 a.m.), Lynn Gregorash, Harv Simmons, Karen Scott, Gary Gruenisen

**EXCUSED:** Anthony Hearn and Steve Vitale

**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 7 members was present.

**ADOPTION OF AGENDA**

Amendments to the Agenda:

- Open Session: add "Update on Appraisal Subcommittee Audit of the Department Audit" after "Report on Department Strategic Plan"
- Closed Session: add "Daniel Hanson – Licensed" under "Review and Consideration of Appraisal Experience and Appraisal Reports for the Following Applicants or any Mailed or Received after Mailing of the Agenda"
- Closed Session: "Denis, Michael – Cert. Residential" should be "Cert. General"

**MOTION:** Harv Simmons moved, seconded by Larry Nicholson, to approve the agenda as amended. Motion carried unanimously.

**APPROVAL OF MARCH 6, 2007 MINUTES**

**MOTION:** Marla Britton moved, seconded by Ursula Volk, to approve the minutes of March 6, 2007 as written. Motion carried unanimously.

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

**Report on Department Strategic Plan**

Secretary Jackson provided to the Board a copy of a brochure on the Department's strategic plan and outlined the main objectives regarding the plan. This is an eighteen month plan with performance measures reviewed on a quarterly basis.

### **Update on Appraisal Subcommittee of the Department Audit**

Secretary Jackson informed the Committee that the Department is awaiting a response from ASC on the Department's plan following the audit.

### **Update on Committee Appointments**

Mr. Wellnitz informed the Committee that the Secretary has reappointed everyone currently on the Committee to a term to expire on April 1, 2008.

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

The Committee agreed that two weeks is an appropriate goal for returning re-reviews to the Department. The Committee would also like to add "review procedures" as letter "d" under "Discussion and Approval of Appropriate Appraisal Standards to be Used in the Review Process" as a standard item on the agenda.

### **CLOSED SESSION**

**MOTION:** Larry Nicholson moved, seconded by Frank Hopp, 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: Marla Britton-yes; Linda Verbecken-yes; Ursula Volk-yes; Donald Chudnow-yes; Lynn Gregorash-yes; Harv Simmons-yes; Karen Scott-yes; Gary Gruenisen-yes; Larry Nicholson-yes; Frank Hopp-yes Motion carried unanimously.

Open Session recessed at 10:44 a.m.

### **RECONVENE TO OPEN SESSION**

**MOTION:** Harv Simmons moved, seconded by Linda Verbecken, to reconvene into Open Session at 12:43 p.m. Motion carried unanimously.

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

#### **APPRAISAL REPORTS REVIEWED ON APRIL 19, 2007**

#### **AHMEND AWADALLAH – LICENSED**

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

**TIMOTHY BERGGREN – CERT. RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Larry Nicholson, to recommend that the Department issue a notice of intent to deny Timothy Berggren'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.

**GARY CHARPENTIER – CERT. RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Linda Verbecken, to recommend that the Department issue a notice of intent to deny Gary Charpentier'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.

**CHERYL CREYDT – CERT. RESIDENTIAL**

**MOTION:** Larry Nicholson moved, seconded by Donald Chudnow, to recommend that the Department issue a notice of intent to deny Cheryl Creydt'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.

**MICHAEL DENIS – CERT. GENERAL**

**MOTION:** Linda Verbecken moved, seconded by Harv Simmons, to recommend that the Department deny Michael Denis' appraisal reports as submitted because the reports do not comply with USPAP and refer him to DOE. Motion carried unanimously.

**HEATHER GRAVELLE – CERT. GENERAL**

**MOTION:** Marla Britton moved, seconded by Lynn Gregorash, to recommend that the Department approve Heather Gravelle's appraisal reports as submitted. Motion carried unanimously.

**KENNETH HANSON – LICENSED (AQB)**

**MOTION:** Lynn Gregorash moved, seconded by Ursula Volk, to recommend that the Department issue a notice of intent to deny Kenneth Hanson'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.

**NANETTE HANSON – LICENSED**

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

**KENNETH HARRIS – LICENSED (AQB)**

**MOTION:** Marla Britton moved, seconded by Gary Gruenisen, to recommend that the Department issue a notice of intent to deny Kenneth Harris' appraisal reports subject to receipt of two additional reports that complies with USPAP and one report that includes all three approaches to value and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**KENNETH KONRATH – CERT. GENERAL**

**MOTION:** Lynn Gregorash moved, seconded by Ursula Volk, to recommend that the Department approve Kenneth Konrath's appraisal reports as submitted. Motion carried unanimously.

**LIBBY LEE – LICENSED (AQB)**

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

**SCOTT LITERSKY – LICENSED (AQB)**

**MOTION:** Lynn Gregorash moved, seconded by Linda Verbecken, to recommend that the Department approve Scott Litersky's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**TONY MCCOMBIE – CERT. RESIDENTIAL**

**MOTION:** Lynn Gregorash moved, seconded by Ursula Volk, to recommend that the Department approve Tony McCombie's appraisal reports as submitted. Motion carried unanimously.

**CARMELO MINESSALE – CERT. RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Larry Nicholson, to recommend that the Department issue a notice of intent to deny Carmelo Minessale'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.

**DEREK PROCK – LICENSED (AQB)**

**MOTION:** Harv Simmons moved, seconded by Ursula Volk, to recommend that the Department approve Derek Prock's appraisal reports as submitted. Motion carried unanimously.

**JAMES RIEAD – CERT. RESIDENTIAL**

**MOTION:** Harv Simmons moved, seconded by Marla Britton, to recommend that the Department table James Riead's application. Motion carried unanimously.

**DANIEL SCHMAHL – CERT. GENERAL**

**MOTION:** Lynn Gregorash moved, seconded by Gary Gruenisen, to recommend that the Department approve Daniel Schnahl's appraisal reports as submitted. Motion carried unanimously.

**MARGARET SCHROEDER – CERT. RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Ursula Volk, to recommend that the Department deny Margaret Schoeder's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**REBECCA TESCH – CERT. GENERAL**

**MOTION:** Linda Verbecken moved, seconded by Lynn Gregorash, to recommend that the Department approve Rebecca Tesch's appraisal reports as submitted. Motion carried unanimously.

**VICKI TESSENDORF – CERT. RESIDENTIAL**

**MOTION:** Harv Simmons moved, seconded by Larry Nicholson, to recommend that the Department approve Vicki Tessorf's appraisal reports as submitted. Motion carried unanimously.

**JEFFREY TOMCZAK – LICENSED (AQB)**

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

**THOMAS WALKER JR. – CERT. GENERAL**

**MOTION:** Marla Britton moved, seconded by Linda Verbecken, to recommend that the Department table Thomas Walker Jr.'s appraisal reports until the work file is received. Motion carried unanimously. Harv Simmons-abstained.

**VALYNSIA WILSON – LICENSED**

**MOTION:** Donald Chudnow moved, seconded by Frank Hopp, to recommend that the Department deny Valynsia Wilson's appraisal reports as submitted because the reports do not comply with USPAP and refer the supervisor to DOE. Motion carried unanimously.

**TAMMY ZALEWSKI – LICENSED**

**MOTION:** Ursula Volk moved, seconded by Gary Gruenisen, to recommend that the Department approve Tammy Zalewski's appraisal reports as submitted. Motion carried unanimously.

**DANIEL HANSEN – LICENSED**

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

**VISITORS COMMENTS**

None.

**ADJOURNMENT**

**MOTION:** Donald Chudnow moved, seconded by Larry Nicholson, to adjourn the meeting at 12:50 p.m. Motion carried unanimously.