

**REAL ESTATE APPRAISERS APPLICATION
ADVISORY COMMITTEE
MINUTES
DECEMBER 6, 2007**

PRESENT: Marla Britton, Donald Chudnow (joined the meeting at 9:49 a.m.), Lynn Gregorash (joined the meeting at 9:37 a.m.), Gary Gruenisen, Frank D. Hopp (joined the meeting at 9:37 a.m.), Anthony Hearn (joined the meeting at 10:04 a.m.), Larry Nicholson, Karen Scott, Harv Simmons, Steve Vitale, and Ursula Volk

EXCUSED: Linda Verbecken

STAFF PRESENT: Tim Wellnitz, Bureau Director; Ruby Jefferson-Moore, Legal Counsel; and Nicole Goodman, Bureau Assistant

CALL TO ORDER

Karen Scott, Chair, called the meeting to order at 9:37 a.m. A quorum of seven members was present.

Frank Hopp joined the meeting.

ADOPTION OF AGENDA

MOTION: Harv Simmons moved, seconded by Steve Vitale, to approve the agenda as written. Motion carried unanimously.

Lynn Gregorash joined the meeting.

APPROVAL OF OCTOBER 4, 2007 MINUTES

MOTION: Steve Vitale moved, seconded by Gary Gruenisen, to approve the minutes of October 4, 2007 as written. Motion carried unanimously.

ADMINISTRATIVE REPORT – TIM WELLNITZ, BUREAU DIRECTOR

Mr. Wellnitz informed the Committee that this would be Marla Britton and Karen Scott's last Committee meeting. Secretary Jackson thanked Marla Britton and Karen Scott for their work on the Committee and presented them with plaques. Mr. Wellnitz informed the Committee that the Department has received two applications to fill the vacant assessor position on the Committee and hopes to have this position filled soon.

Anthony Hearn joined the meeting.

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

The Appraisal Standards Board's Position Regarding Reporting Reasonable Exposure Time

The Committee discussed the Appraisal Standards Board's position regarding reporting reasonable exposure time and Ron Hanson's letter on this issue. The Committee concluded that reasonable exposure time is good practice, but reaffirmed that it is not grounds for denial of an appraiser report. The Committee requested that Ruby Jefferson-Moore would reply to Ron Hanson on behalf of the Committee.

Donald Chudnow joined the meeting.

CLOSED SESSION

MOTION: Lynn Gregorash moved, seconded by Marla Britton, 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: Harv Simmons-yes; Karen Scott-yes; Steven Vitale-yes; Gary Gruenisen-yes; Anthony Hearn-yes; Larry Nicholson-yes; Marla Britton-yes; Frank D. Hopp-yes; Ursula Volk-yes; and Lynn Gregorash-yes; and. Motion carried unanimously.

Open Session recessed at 10:05 a.m.

RECONVENE TO OPEN SESSION

MOTION: Frank Hopp moved, seconded by Ursula Volk, to reconvene into Open Session at 12:33 p.m. Motion carried unanimously.

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

APPRAISAL REPORTS REVIEWED ON DECEMBER 6, 2007

JAMES ARPS – LICENSED

MOTION: Marla Britton moved, seconded by Lynn Gregorash, to recommend that the Department deny James Arps' appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

JAMES BARRETTE – CERT. GENERAL

MOTION: Steve Vitale moved, seconded by Larry Nicholson, to recommend that the Department issue a notice of intent to deny James Barrette's appraisal reports subject to receipt of a letter from his supervisor detailing the applicants' role in the appraisals and subject to the approval of the reviewing appraiser. Motion carried unanimously.

CRAIG BASHAW – AQB

MOTION: Harv Simmons moved, seconded by Steve Vitale, to recommend that the Department deny Craig Bashaw's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

DAVID BEAVAN – CERT. RESIDENTIAL

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

ADAM BECKS - LICENSED

MOTION: Steve Vitale moved, seconded by Lynn Gregorash, to recommend that the Department issue a notice of intent to deny Adam Beck'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.

The additional report should involve a correct income approach to value.

WILLIAM BECKWITH – CERT. RESIDENTIAL

MOTION: Lynn Gregorash moved, seconded by Frank Hopp, to recommend that the Department approve William Beckwith's appraisal reports as submitted with coaching comments. Motion carried unanimously.

JASON BENIGNI - AQB

MOTION: Gary Gruenisen moved, seconded by Harv Simmons, to recommend that the Department issue a notice of intent to deny Jason Benigni'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.

The additional report should be fully compliant.

LYNN BROWN - LICENSED

MOTION: Donald Chudnow moved, seconded by Steve Vitale, to recommend that the Department issue a notice of intent to deny Lynn Brown's appraisal reports subject to receipt of a letter from his supervisor detailing the applicants' role and subject to the approval of the reviewing appraiser. Motion carried unanimously.

SUSAN CANTWELL – CERT. RESIDENTIAL

MOTION: Marla Britton moved, seconded by Steve Vitale, to recommend that the Department deny Susan Cantwell's appraisal reports as submitted because the reports do not comply with USPAP and refer to DOE. Motion carried unanimously.

JAMES DOCKA - LICENSED

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

DENNIS DOUCETTE – AQB

MOTION: Marla Britton moved, seconded by Donald Chudnow, to recommend that the Department issue a notice of intent to deny Dennis Doucette'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.

The additional reports should contain one small residential income property and one involving a sale.

SCOTT EHLERS – AQB

MOTION: Donald Chudnow moved, seconded by Ursula Volk, to recommend that the Department deny Scott Ehlers' appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

BRENDA FIDDLE – CERT. RESIDENTIAL

MOTION: Steve Vitale moved, seconded by Larry Nicholson, to recommend that the Department approve Brenda Fiddle's appraisal reports as submitted with coaching comments. Motion carried unanimously.

JAIMES FOSTER – CERT. RESIDENTIAL

MOTION: Marla Britton moved, seconded by Steve Vitale, to recommend that the Department issue a notice of intent to deny James Foster'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.

The additional report should contain a small residential report.

KURT GIBBON - LICENSED

MOTION: Lynn Gregorash moved, seconded by Marla Britton, to recommend that the Department approve Kurt Gibbon's appraisal reports as submitted with coaching comments. Motion carried unanimously.

PAMELA GIBBS – CERT. RESIDENTIAL

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

KELLY GRAEVE – LICENSED

MOTION: Steve Vitale moved, seconded by Gary Gruenisen, to recommend that the Department issue a notice of intent to deny Kelly Graeve's appraisal reports subject to receipt of two additional reports that complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

The additional reports should contain one small residential report and one involving a sale.

DANIEL HANSEN - LICENSED

MOTION: Harv Simmons moved, seconded by Donald Chudnow, to recommend that the Department approve Daniel Hansen's appraisal reports as submitted with coaching comments. Motion carried unanimously.

LAURIE HANSEN – CERT. RESIDENTIAL (ASSESSOR)

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

ROBERT HASSELKUS – CERT. RESIDENTIAL

MOTION: Donald Chudnow moved, seconded by Gary Gruenisen, to recommend that the Department issue a notice of intent to deny Robert Hasselkus' appraisal reports subject to receipt of two additional reports that comply with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

The additional reports should contain one small residential income property and one single family and both reports need to provide some analysis and derivation for support of adjustments.

DAVID HEIDEL – AQB

MOTION: Marla Britton moved, seconded by Ursula Volk, to recommend that the Department issue a notice of intent to deny David Heidel's appraisal reports subject to receipt of requested information and subject to the approval of the reviewing appraiser. Motion carried unanimously.

A satisfactory explanation for the report that had an apparent office attached to the duplex should be submitted to the Department.

MATTHEW HOEFING – CERT. RESIDENTIAL

MOTION: Donald Chudnow moved, seconded by Frank Hopp, to recommend that the Department approve Matthew Hoefing's appraisal reports as submitted. Motion carried unanimously.

SHANE HOGER – AQB

MOTION: Marla Britton moved, seconded by Steve Vitale, to recommend that the Department table Shane Hoger's application. Motion carried unanimously.

KAREN JANSEN – CERT. RESIDENTIAL

MOTION: Larry Gregorash moved, seconded by Harv Simmons, to recommend that the Department approve Karen Jansen's appraisal reports as submitted. Motion carried unanimously.

MICHAEL JENSEN – CERT. RESIDENTIAL

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

JESSICA JOHNSON - LICENSED

MOTION: Anthony Hearn moved, seconded by Frank Hopp, to recommend that the Department approve Jessica Johnson's appraisal reports as submitted. Motion carried unanimously.

STACY KAR CZ – CERT. GENERAL

MOTION: Frank Hopp moved, seconded by Gary Gruenisen, to recommend that the Department approve Stacy Kar cz's appraisal reports as submitted. Motion carried unanimously.

MARK KURTH – AQB

MOTION: Gary Gruenisen moved, seconded by Steve Vitale, to recommend that the Department table Mark Kurth's application. Motion carried unanimously.

ROSS LARSSON – CERT. RESIDENTIAL

MOTION: Frank Hopp moved, seconded by Donald Chudnow, to recommend that the Department approve Ross Larsson's appraisal reports as submitted. Motion carried unanimously.

MARY LOUWARD – CERT. RESIDENTIAL

MOTION: Harv Simmons moved, seconded by Ursula Volk, to recommend that the Department table Mary Louward's application. Motion carried unanimously.

JOHN MACKRIS – CERT. GENERAL

MOTION: Larry Nicholson moved, seconded by Steve Vitale, to recommend that the Department approve. Motion carried unanimously.

AMY MARINCEL – CERT. RESIDENTIAL

MOTION: Steve Vitale moved, seconded by Ursula Volk, to recommend that the Department approve Amy Marnicel's appraisal reports as submitted with coaching comments. Motion carried unanimously.

JEROME MCNABB – CERT. RESIDENTIAL

MOTION: Steve Vitale moved, seconded by Larry Nicholson, to recommend that the Department approve Jerome McNabb's appraisal reports as submitted. Motion carried unanimously.

CRAIG MORGAN - AQB

MOTION: Ursula Volk moved, seconded by Steve Vitale, to recommend that the Department approve Craig Morgan's appraisal reports as submitted. Motion carried unanimously.

JOHN MURPHY – CERT. RESIDENTIAL

MOTION: Steve Vitale moved, seconded by Gary Gruenisen, to recommend that the Department deny John Murphy's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

CARIE NACHREINER – CERT. RESIDENTIAL

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

NORENE NEUMAN - LICENSED

MOTION: Harv Simmons moved, seconded by Marla Britton, to recommend that the Department table Norene Neuman's appraisal reports. Motion carried unanimously.

JEFFREY OLSON – CERT. GENERAL

MOTION: Harv Simmons moved, seconded by Donald Chudnow, to recommend that the Department approve Jeffrey Olson's appraisal reports as submitted with coaching comments. Motion carried. Marla Opposed

CHRISTOPHER PALUMBO – LICENSED

MOTION: Larry Nicholson moved, seconded by Frank Hopp, to recommend that the Department deny Christopher Palumbo's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

GARY PALUSZCYK – AQB

MOTION: Marla Britton moved, seconded by Larry Nicholson, to recommend that the Department deny Gary Paluszcyk's appraisal reports as submitted because the reports do not comply with USPAP and refer to DOE. Motion carried unanimously.

JAMES PARDEN – CERT. GENERAL

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

BARRY PETERSON – CERT. RESIDENTIAL

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

KENT REAMES – CERT. GENERAL

MOTION: Gary Gruenisen moved, seconded by Steve Vitale, to recommend that the Department approve Kent Reames' appraisal reports as submitted. Motion carried unanimously.

SHERRY ROCKWELL – CERT. RESIDENTIAL

MOTION: Marla Britton moved, seconded by Donald Chudnow, to recommend that the Department deny Sherry Rockwell's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

TAMRA ROSE - LICENSED

MOTION: Lynn Gregorash moved, seconded by Steve Vitale, to recommend that the Department approve Tamra Rose's appraisal reports as submitted. Motion carried unanimously.

LUCAS SCHREIBER - LICENSED

MOTION: Gary Gruenisen moved, seconded by Lynn Gregorash, to recommend that the Department issue a notice of intent to deny Lucas Schreiber'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.

The appraisal report should be signed by the applicant and have the sales comparison and the land value approaches accurately developed and a clear statement of the role of the appraiser in the appraisal should be included in the report.

ISAAC SHANLEY – CERT. RESIDENTIAL

MOTION: Gary Gruenisen moved, seconded by Steve Vitale, to recommend that the Department approve Isaac Shanley's appraisal reports as submitted. Motion carried unanimously.

ROBERT SHERMAN – CERT. GENERAL

MOTION: Steve Vitale moved, seconded by Donald Chudnow, to recommend that the Department issue a notice of intent to deny Robert Sherman'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.

The appraisal report should be fully compliant and properly analyze a sale transaction.

CAROL SILVERNAIL – LICENSED

MOTION: Marla Britton moved, seconded by Steve Vitale, to recommend that the Department deny Carol Silvernail's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

MARLENE STUCZNSKI – CERT. RESIDENTIAL

MOTION: Marla Britton moved, seconded by Anthony Hearn, to recommend that the Department deny Marlene Stucznski's appraisal reports as submitted because the reports do not comply with USPAP and refer the supervisor to DOE. Motion carried unanimously.

RONALD SZMIDT – AQB

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

BRUCE TATE – CERT. RESIDENTIAL

MOTION: Donald Chudnow moved, seconded by Gary Gruenisen, to recommend that the Department approve Bruce Tate's appraisal reports as submitted with coaching comments. Motion carried unanimously.

PAUL TOMSHECK - AQB

MOTION: Marla Britton moved, seconded by Steve Vitale, to recommend that the Department approve Paul Tomscheck's appraisal reports as submitted. Motion carried unanimously.

KYLE VEENSTRA – LICENSED

MOTION: Anthony Hearn moved, seconded by Gary Gruenisen, to recommend that the Department approve Kyle Veenstra's appraisal reports as submitted. Motion carried unanimously.

KYLE VEENSTRA – CERT. GENERAL

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

GARRETT WARNER – CERT. GENERAL

MOTION: Donald Chudnow moved, seconded by Steve Vitale, to recommend that the Department approve Garrett Warner's appraisal reports as submitted with coaching comments. Motion carried unanimously.

SARAH WEITZER – CERT. GENERAL

MOTION: Marla Britton moved, seconded by Harv Simmons, to recommend that the Department approve Sarah Weitzer’s appraisal reports as submitted. Motion carried unanimously. Donald Chudnow and Anthony Hearn – abstained.

JOSHUA WHITFORD – AQB

MOTION: Marla Britton moved, seconded by Ursula Volk, to recommend that the Department table Joshua Whitford’s appraisal reports. Motion carried unanimously.

DAN WILKINS – CERT. GENERAL

MOTION: Marla Britton moved, seconded by Frank Hopp, to recommend that the Department deny Dan Wilkin’s appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously. Donald Chudnow-Abstained

TIMOTHY WILLIAMSON – CERT. GENERAL

MOTION: Anthony Hearn moved, seconded by Marla Britton, to recommend that the Department deny Timothy Williamson’s appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

JEFFREY WILLS – LICENSED

MOTION: Ursula Volk moved, seconded by Larry Nicholson, to recommend that the Department deny Jeffrey Wills’ appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

VALYNSIA WILSON - LICENSED

MOTION: Marla Britton moved, seconded by Harv Simmons, to recommend that the Department deny Valynsia Wilson’s appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

TIMOTHY WIZA – CERT. RESIDENTIAL

MOTION: Steve Vitale moved, seconded by Marla Britton, to recommend that the Department table Timothy Wiza’s appraisal reports. Motion carried unanimously. Harv Simmons – abstained.

PETER WOLTER – CERT. GENERAL

MOTION: Marla Britton moved, seconded by Anthony Hearn, to recommend that the Department issue a notice of intent to deny Peter Wolter'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.

The additional report may be a demonstration report.

CORY ZIMMERMAN – CERT. RESIDENTIAL

MOTION: Donald Chudnow moved, seconded by Gary Gruenisen, to recommend that the Department approve Cory Zimmerman's appraisal reports as submitted. Motion carried unanimously.

VISITORS COMMENTS

None.

ADJOURNMENT

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