

**REAL ESTATE APPRAISERS APPLICATION  
ADVISORY COMMITTEE  
MINUTES  
JANUARY 24, 2008**

**PRESENT:** Donald Chudnow, Frank D. Hopp, Larry Nicholson, Harv Simmons, Linda Verbecken, Steve Vitale, Ursula Volk, and Greg Landretti

**EXCUSED:** Gary Gruenisen, Anthony Hearn and Lynn Gregorash

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

**CALL TO ORDER**

Tim Wellnitz, Bureau Director, called the meeting to order at 10:11 a.m. A quorum of eight members was present.

**ADOPTION OF AGENDA**

**MOTION:** Linda Verbecken moved, seconded by Frank Hopp, to approve the agenda as written. Motion carried unanimously.

**APPROVAL OF DECEMBER 6, 2007 MINUTES**

**MOTION:** Harv Simmons moved, seconded by Donald Chudnow, to approve the minutes of December 6, 2007 as written. Motion carried unanimously.

**Election of Officers for 2008**

**MOTION:** Harv Simmons moved, seconded by Larry Nicholson, to nominate Linda Verbecken as Chair. Motion carried unanimously.

Linda Verbecken assumed the Chair position.

**MOTION:** Steven Vitale moved, seconded by Donald Chudnow, to nominate Frank Hopp as Vice Chair. Motion carried unanimously.

**MOTION:** Harv Simmons moved, seconded by Steven Vitale, to nominate Donald Chudnow as Secretary. Motion carried unanimously.

The roll call was inadvertently not called at the beginning of the meeting, so a motion was approved to affirm the previous motions.

**MOTION:** Larry Nicholson moved, seconded by Frank Hopp, to affirm the adoption of the agenda, the approval of the minutes and election of officers. Motion carried unanimously.

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

### **Introduction of New Committee Member**

The Committee welcomed Greg Landretti and he gave a brief description of his background. The Committee members introduced themselves.

### **Introduction of New DOE Administrator and Department General Counsel**

Mr. Wellnitz informed the Committee that due to scheduling conflicts the new DOE Administrator and Department General Counsel were unable to attend today's meeting but will be present at the Committee's next meeting.

### **2008 Meeting Dates**

The Committee was provided a copy of the 2008 meeting dates.

### **Annual Policy Review**

Mr. Wellnitz reviewed the Department's policies with the Committee.

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

The Committee discussed changing the policy on the time period between receipt of the information requested for a re-review and completing the re-review. It was recommended to the Department to change the time period between receipt of a re-review and reply of the re-review from 2 weeks to 30 days of receipt or the next Committee meeting, which ever is later.

**MOTION:** Harv Simmons moved, seconded by Donald Chudnow, to recommend to the Department to change the time period between receipt of a re-review and completing the re-review from 2 weeks to 30 days of receipt or the next Committee meeting, which ever is later. Motion carried unanimously.

## **INFORMATIONAL ITEMS**

### **Letter Regarding December 31, 2008 Deadline to Submit Experience for Review for AQB Compliance**

Ruby Jefferson-Moore provided the Committee with a letter that informed Licensed Appraisers that the Department will no longer review appraisal experience for compliance with the AQB 2000-hour experience requirement after December 31, 2008.

### **CLOSED SESSION**

**MOTION:** Steven Vitale 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: Linda Verbecken-yes; Donald Chudnow-yes; Harv Simmons-yes; Steven Vitale-yes; Larry Nicholson-yes; Frank D. Hopp-yes; Ursula Volk-yes; and Greg Landretti-yes. Motion carried unanimously.

Open Session recessed at 10:59 a.m.

### **RECONVENE TO OPEN SESSION**

**MOTION:** Harv Simmons moved, seconded by Donald Chudnow, to reconvene into Open Session at 1:30 p.m. Motion carried unanimously.

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

#### **APPRAISAL REPORTS REVIEWED ON JANUARY 24, 2008**

##### **TRACY BENO – CERT. RESIDENTIAL**

**MOTION:** Steve Vitale moved, seconded by Frank Hopp, to recommend that the Department issue a notice of intent to deny Tracy Beno's appraisal reports subject to receipt of a signed letter from the supervisor stating the role of the applicant in the appraisal report and subject to the approval of the reviewing appraiser. Motion carried unanimously. Donald Chudnow – abstained.

##### **ERIN BIGLER – AQB**

**MOTION:** Harv Simmons moved, seconded by Don Chudnow, to recommend that the Department deny Erin Bigler's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

##### **KATHRYN BIRK – LICENSED**

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

**DANA BOHANSKI – LICNESED**

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

**KYLE BROOM – CERT. RESIDENTIAL**

**MOTION:** Donald Chudnow moved, seconded by Harv Simmons, to recommend that the Department issue a notice of intent to deny Kyle Broom's appraisal reports subject to receipt of a signed letter from the supervisor stating the role of the applicant in the appraisal report and subject to the approval of the reviewing appraiser. Motion carried unanimously.

**ROBERT CALL – AQB**

**MOTION:** Larry Nicholson moved, seconded by Steven Vitale, to recommend that the Department approve Robert Call's appraisal reports as submitted. Motion carried unanimously.

**SHANNON CLARKSEN – CERT. RESIDENTIAL**

**MOTION:** Harv Simmons moved, seconded by Donald Chudnow, to recommend that the Department table Shannon Clarksen's application. Motion carried unanimously.

**JASON CURRIE - AQB**

**MOTION:** Steven Vitale moved, seconded by Greg Landretti, to recommend that the Department approve Jason Currie's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**ANDREW DAMMIER – CERT. RESIDENTIAL**

**MOTION:** Frank Hopp moved, seconded by Steven Vitale, to recommend that the Department deny Andrew Dammier's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**ANTHONY DARGA – CERT. RESIDENTIAL**

**MOTION:** Steven Vitale moved, seconded by Donald Chudnow, to recommend that the Department deny Anthony Darga's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**DENNIS DUCKETT – LICENSED**

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

**JESSE EGAN – CERT. RESIDENTIAL**

**MOTION:** Larry Nicholson moved, seconded by Donald Chudnow, to recommend that the Department deny Jesse Egan's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**JANET FAZEN – AQB**

**MOTION:** Ursula Volk moved, seconded by Harv Simmons, to recommend that the Department deny Janet Fazen's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**RONALD FUHRMANN – CERT. RESIDENTIAL**

**MOTION:** Donald Chudnow moved, seconded by Frank Hopp, to recommend that the Department approve Ronald Fuhrmann's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**PERRY GAGNON – CERT. GENERAL**

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

**RYAN GIERYN – CERT. GENERAL**

**MOTION:** Greg Landretti moved, seconded by Steven Vitale, to recommend that the Department approve Ryan Gieryn's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**JAMIE GREELEY – CERT. RESIDENTIAL**

**MOTION:** Donald Chudnow moved, seconded by Harv Simmons, to recommend that the Department deny Jamie Greeley's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**BRIAN GROSHEK – CERT. RESIDENTIAL**

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

**PAUL HENDRICKS – LICENSED**

**MOTION:** Donald Chudnow moved, seconded by Greg Landretti, to recommend that the Department approve Paul Hendrick's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**MARK HOFFMAN – CERT. RESIDENTIAL**

**MOTION:** Steven Vitale moved, seconded by Harv Simmons, to recommend that the Department approve Mark Hoffman's appraisal reports as submitted. Motion carried unanimously.

**SHANE HOGER – AQB**

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

**JOHN JAQUEZ – LICENSED**

**MOTION:** Harv Simmons moved, seconded by Frank Hopp, to recommend that the Department deny John Jaquez's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**MICHAEL KESSENICH – CERT. GENERAL**

**MOTION:** Steven Vitale moved, seconded by Greg Landretti, to recommend that the Department approve Michael Kessenich's appraisal reports as submitted. Motion carried unanimously.

**MARK KURTH – AQB**

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

**LILLIAN LETTON – CERT. GENERAL**

**MOTION:** Harv Simmons moved, seconded by Greg Landretti, to recommend that the Department issue a notice of intent to deny Lillian Letton's appraisal reports subject to receipt of an explanation of the inconsistent statement of the appraiser's contribution. Motion carried unanimously.

**MARY LOUWARD – CERT. RESIDENTIAL**

**MOTION:** Steven Vitale moved, seconded by Larry Nicholson, to recommend that the Department approve Mary Louward's appraisal reports as submitted. Motion carried unanimously.

**MATTHEW MACDONALD – CERT. RESIDENTIAL**

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

**LISA MCKAY – CERT. RESIDENTIAL**

**MOTION:** Harv Simmons moved, seconded by Frank Hopp, to recommend that the Department approve Lisa McKay's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**BRADLEY MCNALLY – CERT. RESIDENTIAL**

**MOTION:** Steven Vitale moved, seconded by Harv Simmons, to recommend that the Department approve Bradley McNally's appraisal reports as submitted. Motion carried unanimously.

**TODD MILLER – CERT. GENERAL**

**MOTION:** Steven Vitale moved, seconded by Donald Chudnow, to recommend that the Department deny Todd Miller's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**NANCY MYERS – CERT. GENERAL**

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

**JENNIFER OGDEN – CERT. GENERAL**

**MOTION:** Frank Hopp moved, seconded by Greg Landretti, to recommend that the Department issue a notice of intent to deny Jennifer Ogden'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.

**BRADY O'LEARY – LICENSED**

**MOTION:** Donald Chudnow moved, seconded by Steven Vitale, to recommend that the Department approve Brady O'Leary's appraisal reports as submitted. Motion carried unanimously.

**ANTHONY ORLANDO - AQB**

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

**BRIAN PAGE – LICENSED**

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

**AMANDA POULSON – LICENSED**

**MOTION:** Donald Chudnow moved, seconded by Larry Nicholson, to recommend that the Department deny Amanda Poulson's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**TANNA ROBINSON - LICENSED**

**MOTION:** Steven Vitale moved, seconded by Larry Nicholson, to recommend that the Department issue a notice of intent to deny Tanna Robinson's appraisal reports subject to of additional information that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**STEVE SCHEMEHORN – AQB**

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

**TIMOTHY SCHNEIDER – LICENSED**

**MOTION:** Greg Landretti moved, seconded by Frank Hopp, to recommend that the Department approve Timothy Schneider's appraisal reports as submitted. Motion carried unanimously.

**KELLY SILVERNAIL – CERT. RESIDENTIAL**

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

**JARED SMITH – CERT. RESIDENTIAL**

**MOTION:** Donald Chudnow moved, seconded by Ursula Volk, to recommend that the Department approve Jared Smith's appraisal reports as submitted. Motion carried unanimously.

**KURT STAMMER – CERT. RESIDENTIAL**

**MOTION:** Harv Simmons moved, seconded by Greg Landretti, to recommend that the Department issue a notice of intent to deny Kurt Stammer'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.

**LEE STEIGERWALDT – CERT. GENERAL**

**MOTION:** Greg Landretti moved, seconded by Donald Chudnow, to recommend that the Department approve Lee Steigerwaldt's appraisal reports as submitted. Motion carried unanimously.

**SHELAGH STOERZINGER – CERT. GENERAL**

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

**DENISE STOLTZ – CERT. RESIDENTIAL**

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

**DANIEL SWEENEY – CERT. GENERAL**

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

**LEON SWEET – CERT. GENERAL**

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

**LAURIE TONN – CERT. RESIDENTIAL**

**MOTION:** Donald Chudnow moved, seconded by Ursula Volk, to recommend that the Department issue a notice of intent to deny Laurie Tonn'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.

**JEANNA TURNER – AQB**

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

**JAMES VON VONDEREN – CERT. RESIDENTIAL**

**MOTION:** Steven Vitale moved, seconded by Donald Chudnow, to recommend that the Department approve James Von Vonderen's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**JESSICA WAGNER – LICENSED**

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

**TIMOTHY WAGNER – LICENSED**

**MOTION:** Larry Nicholson moved, seconded by Frank Hopp, to recommend that the Department issue a notice of intent to deny Timothy Wagner'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.

**JENNIFER WEISS – CERT. RESIDENTIAL**

**MOTION:** Harv Simmons moved, seconded by Greg Landretti, to recommend that the Department approve Jennifer Weiss' appraisal reports as submitted. Motion carried unanimously. Donald Chudnow – abstained.

**DAVID WALLS – CERT. RESIDENTIAL**

**MOTION:** Steven Vitale moved, seconded by Greg Landretti, to recommend that the Department approve David Walls' appraisal reports as submitted. Motion carried unanimously.

**JEAN WILLS – CERT. RESIDENTIAL**

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

**TIMOTHY WIZA – CERT. RESIDENTIAL**

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

**VISITORS COMMENTS**

None.

**ADJOURNMENT**

**MOTION:** Steven Vitale moved, seconded by Greg Landretti, to adjourn the meeting at 1:46 p.m. Motion carried unanimously.