

**REAL ESTATE APPRAISERS APPLICATION  
ADVISORY COMMITTEE  
MINUTES  
MARCH 4, 2008**

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

**EXCUSED:** Gary Gruenisen

**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 10:01 a.m. A quorum of ten members was present.

**ADOPTION OF AGENDA**

**MOTION:** Harv Simmons moved, seconded by Donald Chudnow, to approve the agenda as written. Motion carried unanimously.

**APPROVAL OF JANUARY 24, 2008 MINUTES**

**MOTION:** Donald Chudnow moved, seconded by Lynn Gregorash, to approve the minutes of January 24, 2008 as written. Motion carried unanimously.

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

Tim Wellnitz informed the Committee that this will be Steven Vitale's last meeting. Mr. Wellnitz presented Steven Vitale with a plaque and a letter of appreciation from Secretary Jackson.

Mr. Wellnitz informed the Committee that the Secretary has decided to reappoint everyone on the Committee who wished to be reappointed.

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

The Committee discussed the change on Policy Statement 10 in USPAP.

Greg Landretti is reviewing the assessor application forms and will be providing a recommendation on form changes to the Committee.

The Committee requested that non-disclosure of financing terms in real estate transactions be placed on the next agenda.

## **APPRAISAL SUBCOMMITTEE**

### **Letter from Appraisal Subcommittee Regarding Field Review**

The Committee reviewed a letter from the Appraisal Subcommittee regarding the field review. The letter informed the Committee that the Department's program is in substantial compliance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended.

## **EDUCATION AND EXAMINATION**

### **Discussion of Continuing Education Credits for Committee Members**

Ruby Jefferson-Moore informed the Committee that the qualification requirements for continuing education are set at the Federal level and application review would not fit the AQB criteria.

## **CLOSED SESSION**

**MOTION:** Larry Nicholson 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; Greg Landretti-yes; Lynn Gregorash-yes; Anthony Hearn-yes. Motion carried unanimously.

Open Session recessed at 10:14 a.m.

## **RECONVENE TO OPEN SESSION**

**MOTION:** Steven Vitale moved, seconded by Greg Landretti, to reconvene into Open Session at 12:52 p.m. Motion carried unanimously.

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

### **APPRAISAL REPORTS REVIEWED ON MARCH 4, 2008**

#### **ADELINE ASP – CERT. RESIDENTIAL**

**MOTION:** Anthony Hearn moved, seconded by Lynn Gregorash, to recommend that the Department deny Adeline Asp's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**DARRELL BACHOFEN – AQB**

**MOTION:** Greg Landretti moved, seconded by Lynn Gregorash, to recommend that the Department issue a notice of intent to deny Darrell Bachofen's appraisal reports subject to receipt of information requested by the reviewing appraiser and any other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**STACY BOURLAND – CERT. RESIDENTIAL**

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

**KERRY BRAUN – AQB**

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

**JOSEPH BYKOWSKI – AQB**

**MOTION:** Anthony Hearn moved, seconded by Donald Chudnow, to recommend that the Department issue a notice of intent to deny Joseph Bykowski's appraisal reports subject to receipt of the requested cost approach and any other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**KURT CAMPBELL – CERT. RESIDENTIAL**

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

**JAMES CARRON – CERT. RESIDENTIAL**

**MOTION:** Larry Nicholson moved, seconded by Steven Vitale, to recommend that the Department deny James Carron's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**JAMES CESTKOWSKI - LICENSED**

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

**SHANNON CLARKSEN – CERT. RESIDENTIAL**

**MOTION:** Anthony Hearn moved, seconded by Harv Simmons, to recommend that the Department deny Shannon Clarksen's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**RICHELLE CORNELLA – AQB**

**MOTION:** Donald Chudnow moved, seconded by Steve Vitale, to recommend that the Department issue a notice of intent to deny Richelle Cornella's appraisal reports subject to receipt of the requested cost approach and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**MICHAEL DEMARCO – LICENSED**

**MOTION:** Larry Nicholson moved, seconded by Lynn Gregorash, to recommend that the Department issue a notice of intent to deny Michael Demarco's appraisal reports subject to receipt requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**JAMES GAMAUF – LICENSED**

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

**BRENDA GIERACH-WOODAS – CERT. RESIDENTIAL**

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

**MICHAEL HATCH – CERT. RESIDENTIAL**

**MOTION:** Steve Vitale moved, seconded by Lynn Gregorash, to recommend that the Department issue a notice of intent to deny Michael Hatch's appraisal reports subject to receipt of the requested work file and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**MICHELLE HAYES – LICENSED**

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

**LIZA HELLENBRAND – CERT. RESIDENTIAL**

**MOTION:** Lynn Gregorash moved, seconded by Harv Simmons, to recommend that the Department approve Liza Hellenbrand's appraisal reports as submitted. Motion carried unanimously.

**THOMAS INGERSOLL – AQB**

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

**SARA JOHNSON – LICENSED**

**MOTION:** Lynn Gregorash moved, seconded by Greg Landretti, to recommend that the Department deny Sara Johnson's appraisal reports as submitted because the reports do not comply with USPAP and refer supervisor to DOE. Motion carried unanimously.

**ELIZABETH KAUFFMAN – CERT. RESIDENTIAL**

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

**JENNIFER KILIAN – CERT. RESIDENTIAL**

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

**PATRICK KIRCHNER – CERT. GENERAL**

**MOTION:** Frank Hopp moved, seconded by Harv Simmons, to recommend that the Department issue a notice of intent to deny Patrick Kirchner's appraisal reports subject to receipt of the requested letter from the supervisor and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**JACK KORB – AQB**

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

**MARK LAVOLD – CERT. RESIDENTIAL**

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

**LORI LAWSON – CERT. GENERAL (ASSESSOR)**

**MOTION:** Greg Landretti moved, seconded by Steve Vitale, to recommend that the Department deny Lori Lawson's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**JAMES LIEBAERT – CERT. RESIDENTIAL**

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

**MARK LINDE – CERT. GENERAL**

**MOTION:** Greg Landretti moved, seconded by Anthony Hearn, to recommend that the Department issue a notice of intent to deny Mark Linde's appraisal reports subject to receipt of the requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**TARON MONROE – CERT. RESIDENTIAL**

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

**JOHN MURPHY – CERT. RESIDENTIAL**

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

**ERIK NELSON – LICENSED**

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

**NORENE NEUMAN – LICENSED**

**MOTION:** Ursula Volk moved, seconded by Greg Landretti, to recommend that the Department deny Norene Neuman's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**BRENT NUDI – AQB**

**MOTION:** Donald Chudnow moved, seconded by Greg Landretti, to recommend that the Department deny Brent Nudi's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**TOD PIPER – AQB**

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

**ROBERT PIPP – CERT. RESIDENTIAL**

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

**DRAGAN RADJENOVIC – CERT. RESIDENTIAL**

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

**NATHAN SANDS – CERT. RESIDENTIAL**

**MOTION:** Steve Vitale moved, seconded by Donald Chudnow, to recommend that the Department deny Nathan Sands' appraisal reports as submitted because the reports do not comply with USPAP and refer to DOE. Motion carried unanimously.

**RANDY SCHMITT – AQB**

**MOTION:** Ursula Volk moved, seconded by Greg Landretti, to recommend that the Department approve Randy Schmitt's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**MIKE SCHWOBE – CERT. GENERAL**

**MOTION:** Greg Landretti moved, seconded by Lynn Gregorash, to recommend that the Department approve Mike Schwobe's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**CHRISTOPHER SUICK – CERT. RESIDENTIAL**

**MOTION:** Harv Simmons moved, seconded by Lynn Gregorash, to recommend that the Department deny Christopher Suick's appraisal reports as submitted because the reports do not comply with USPAP and refer to DOE. Motion carried unanimously.

**DOMINIC TALARICO – CERT. RESIDENTIAL**

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

**SUSAN TRANBERG – CERT. RESIDENTIAL**

**MOTION:** Lynn Gregorash moved, seconded by Steve Vitale, to recommend that the Department deny Susan Tranberg's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**JEANNA TURNER – AQB**

**MOTION:** Ursula Volk moved, seconded by Greg Landretti, to recommend that the Department approve Jeanna Turner's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**WILLIAM WOOD – CERT. RESIDENTIAL**

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

**LAWRENCE ZIMMER – AQB**

**MOTION:** Steve Vitale moved, seconded by Anthony Hearn, to recommend that the Department approve Lawrence Zimmer's appraisal reports as submitted. Motion carried unanimously.

**VISITORS COMMENTS**

None.

**ADJOURNMENT**

**MOTION:** Harv Simmons moved, seconded by Greg Landretti, to adjourn the meeting at 1:08 p.m. Motion carried unanimously.