



Wisconsin Chapter
May 23, 2024



19TH ANNUAL CONDEMNATION APPRAISAL SYMPOSIUM

Marquette University Law School Eckstein Hall

1215 W. Michigan St., Milwaukee, WI 53233

The Condemnation Appraisal Symposium is the go-to event of the year for those real estate and legal professionals engaged, or who wish to be more involved, in eminent domain matters. This high-level program provides the latest information and forum for open debate on condemnation case law, appraisal techniques and other timely topics presented by attorneys, appraisers, educators, and government officials, while offering valuable networking opportunities with those practitioners active in this specialty area.

8:15 - 8:45 a.m.	Registration
8:45 - 9:00 a.m.	Welcome – Dean Joseph Kearney
9:00 a.m. - 10:30 a.m.	Wisconsin Urban Renewal: Challenges and Opportunities <i>Atty. Christopher R. Smith Appraiser S. Steven Vitale Jim Paetsch, Senior Vice President, Milwaukee 7 Todd Taves, Senior Municipal Advisor, Ehlers</i>
10:30 a.m. - 11:30 a.m.	<i>Wisconsin Law Update Atty. John M. Van Lieshout</i>
11:30 - 12:30 p.m.	Access Issues Update <i>Atty. H. Stanley Riffle Atty. Shane VanderWaal</i>
12:30 - 1:15 p.m.	Lunch
1:15 - 2:30 p.m.	Procedural Issues and Alternatives <i>Atty. Joseph J. Rolling Appraiser Art Sullivan</i>
2:30 - 2:45 p.m.	Break
2:45 - 4:15 p.m.	Just Compensation Issues Moderator: <i>Atty. Alan Marcuvitz</i> Attys. <i>Sandra L. Tarver and Thomas Terwilliger</i> Appraisers <i>Lawrence Nicholson and Marian Barnes</i>
4:15 - 4:45 p.m.	Q & A - Panel Discussion
4:45 - 5:45 p.m.	Social Hour

**See Speaker Bios on page 2.

CONTINUING EDUCATION CREDIT

Pending approval for the following hours of continuing education/recertification upon successful completion.

- State Appraisal Certification: 6 hrs.
- State Appraisal Licensure: 6 hrs.
- Appraisal Institute: 6 hrs.
- CLE(Legal) Credit is being applied for: 6 hrs.

This program was developed and is administered by the Wisconsin Chapter of the Appraisal Institute. Attendees are eligible to receive 6.0 hours of Appraisal Institute continuing education credit. (PENDING APPROVAL)

ASSESSOR CONTINUING EDUCATION CREDIT

- Appraisal: 2 hrs.
- Law/Management: 4 hrs.

Credit may be withdrawn in full or in part if the program actually presented does not conform to the duration or content of material as originally approved. The Appraisal Institute enforces the attendance requirements mandated by state regulatory agencies.

REGISTRATION AND FEES: \$125.00

Fee includes one day of instruction, refreshments, lunch, and course materials. Registration & fee must be received by May 1, 2024. **A \$25 late fee will be imposed on any and all registrations postmarked after this date.** Seating is limited - please register early! **NO CONFIRMATION WILL BE SENT.** A full refund will be given if cancellation is made by May 17, 2024. **After May 17, 2024 no refunds will be made.**

Structure parking will be limited, so you may have to find street parking or park in the Wells Street structure, located at 1240 W. Wells Street.

CO-SPONSORED BY:



REGISTER TODAY, <http://www.wisai.com>

QUESTIONS? Please contact the Wisconsin Chapter of the Appraisal Institute, 414-271-6858, www.wisai.com.

SPEAKERS

Marian Barnes MAI, SR/WA has been appraising properties for public works projects for fifteen years in the upper midwest. Her work has included valuation of properties for conservation, aviation, road, sewer, pipeline and transmission line easements. Types of properties include quarries, agricultural, recreational, and commercial. She has also conducted appraisals for litigation and has testified in court. Prior to appraising, she worked in the environmental field assessing properties for contamination and design, installing, and maintaining remediation systems. Property types ranged from gas stations, to manufacturers, to refineries. She received a BA in geology from Albion College, Albion, Michigan and MS in geology from Northern Illinois University.

John M. Van Lieshout is a shareholder with Reinhart Boerner Van Deuren, s.c. in Milwaukee, Wisconsin and is the co-author of "Wisconsin Condemnation Law and Practice" published in December 2009 by the State Bar of Wisconsin CLE Books. John is a shareholder in the firm's Environmental/Real Estate and Litigation practices where he has built a successful practice over the last four decades. He also has substantial experience representing municipalities and government agencies with Eminent Domain issues and has litigated several complicated creditor / debtor matters including mortgage foreclosures and actions against guarantors and receiverships. John received B.A. and J.D. degrees from Marquette University.

Alan Marcuvitz is a Shareholder with the firm of von Briesen & Roper, s.c. His areas of practice include eminent domain, property taxation and real estate development, in all of which he is acknowledged as exemplary counsel. While most of his practice is on behalf of the private sector, he has also provided significant representation to local governments. He is a member of the State Bar of Wisconsin, the Milwaukee Bar and American Bar Associations. He is also a member of Owners' Counsel of America. He received his B.S. degree from Marquette University's College of Business Administration and his J.D. degree from Marquette Law School.

Lawrence Nicholson, MAI is the owner The Nicholson Group, a Milwaukee-based commercial real estate valuation firm that he founded in 1993. Larry has over 40 years of real estate valuation and consulting experience, holds the MAI designation from the Appraisal Institute and is a Certified General Appraiser in Wisconsin. He is an expert in condemnation-related appraisals as well as in partial interest valuation and frequently provides expert testimony and litigation support services. Larry served by Governor appointment to the Real Estate Appraisers Board for the State of Wisconsin from 2010 to 2018 and was chairman of the board for four years. Larry has taught the Valuation of Real Estate course at the University of Wisconsin-Madison School of Business where he graduated from in 1981 with a Master's degree in Real Estate Appraisal and Investment Analysis.

Jim Paetsch is senior vice president and executive director of the Milwaukee 7 regional economic development collaborative and oversees the organization's corporate attraction, expansion and retention activities. He works directly with companies looking to create jobs and invest capital in the region. Recent project wins include tech giant Microsoft, mining equipment maker Komatsu, gummy bear producer HARIBO, and tool manufacturer Milwaukee Tool. Paetsch holds master's degrees from Northwestern University and UW-Milwaukee, and a bachelor's degree from Northern Illinois University.

H. Stanley Riffle is a founding partner of Municipal Law & Litigation Group S.C., serving as municipal attorneys to over 50 municipal clients. Attorney Riffle handles all municipal tax appeals and condemnation litigation for all firm clients. Over the years, Attorney Riffle has been involved in hundreds of tax and condemnation proceedings and has appeared before numerous condemnation commissions, circuit and appellate courts throughout Wisconsin. In addition to handling litigation in these matters in office, Attorney Riffle has served as the Waukesha County Condemnation Commissioner for the past 20 years, has been engaged by both condemnors and condemnees as an expert witness and has mediated a significant number of tax and condemnation disputes, at the request of prominent and experienced condemnation lawyers, government lawyers or the court. Attorney Riffle has also spoken at numerous continuing legal education classes on the tax appeal and condemnation process and topics of interest, appearing at the request of the State Bar of Wisconsin, League of Wisconsin Municipalities - Attorneys Institute and the Appraisal Institute - Wisconsin Chapter and others.

J.J. Rolling is a Shareholder with the firm of von Briesen & Roper, s.c. where his practice focuses on eminent domain, property tax, and land valuation litigation. Prior to law school, he worked for his father's real estate appraisal practice. Now, he applies the insights gained there to his work representing landowners and municipal acquiring authorities. He serves as Chair of the Legislation Committee for the Wisconsin Chapter of the International Right of Way Association, and has presented on eminent domain and property issues at the request of the Appraisal Institute, the American Public Works Association, the Transportation Research Board, the International Right of Way Association, the League of Wisconsin Municipalities, and the State Bar of Wisconsin. He is a member of Owner's Counsel of America. J.J. received his B.S. in economics and his J.D. from the University of Wisconsin.

Christopher R. Smith is a Shareholder at von Briesen & Roper and is a member of the Government Law Group and co-chair of the Real Estate Section. For many years, Chris has focused his practice on development involving TIF and other governmental incentives. Chris was part of the team that negotiated the recent Microsoft deal in the Village of Mount Pleasant. Chris advises both developers and municipalities on urban redevelopment projects.

Art Sullivan, MAI, SR/WA, R/W-AC is the President of Appraisal Specialists of Wisconsin. As a certified general appraiser based in Oshkosh, Art travels the state providing valuation services on a wide variety of property types, most typically those being effected by litigation proceedings - eminent domain the most common. After obtaining his Masters in Education from the University of Wisconsin - Oshkosh (1988), Art began his career in real estate in the early 1990's as a salesperson. He entered the field of appraisal in 2004, training extensively in litigation appraisal and starting his own firm in 2008. Art has completed his MAI designation with the Appraisal Institute and SR/WA with the International Right of Way Association (IRWA). Art is also certified in right of way appraisal (R/W-AC) by the IRWA. He has worked for private property owners as well as several municipalities, providing appraisal and expert witness services in the field of eminent domain.

Sandy Tarver is an Assistant Attorney General at the Wisconsin Department of Justice and has been actively involved for several years in representing state agencies in eminent domain and property litigation. Before joining the Wisconsin Department of Justice, Sandy practiced in the area of general civil litigation at Quarles & Brady LLC. Sandy received her B.A. and J.D. from the University of Wisconsin-Madison.

Todd Taves is a Senior Municipal Advisor with Ehlers, assisting Wisconsin municipalities with capital markets transactions and economic development matters. He specializes in the field of tax incremental financing having created or amended more than 250 TIF districts in his over 20 years with the firm. Prior to joining Ehlers, Todd was the Administrator of the Village of Bellevue. He received a B.A. from the University of Wisconsin - Whitewater and an M.P.A. from the University of Wisconsin - Milwaukee.

Thomas Terwilliger has represented clients in condemnation cases ranging from the taking of property for highway and road purposes to high voltage transmission lines. Tom has extensive jury trial experience, having tried over 100 cases to verdict. Tom also has broad appellate experience, having argued before the Wisconsin Supreme Court and the Sixth and Seventh Circuits of the United States Court of Appeals. Tom's legal and trial abilities have been recognized by his peers. He has maintained the prestigious AV rating from Martindale-Hubbell for over 25 years. He was elected a Fellow of the American College of Trial Lawyers and a Fellow of the Wisconsin Law Foundation. He is admitted to practice before the United States Court of Military Justice, the United States Supreme Court, the Wisconsin Supreme Court, the Eastern and Western Federal District Courts of Wisconsin, the Sixth and Seventh Circuits of the United States Courts of Appeals, as well as the United States Court of Appeals for the Federal Circuit. Tom is a lifelong resident of Wausau and is an active member of the local community.

Shane J. VanderWaal is an attorney with more than 30 years of experience. Shane's practice includes municipal law and general civil litigation with a focus in the areas of condemnation, property tax litigation, public construction disputes, real estate litigation including boundary and surveying disputes. Shane further represents and advises clients in the area of municipal law. As the attorney for many cities, towns, villages and multijurisdictional municipal entities he has handled all aspects of municipal law including drafting ordinances, resolutions, contracts as well as representing municipalities in all court proceedings, including federal and state court and administrative agencies, municipal properties, open meeting and open record law compliance, licensing matters, and employee discipline and termination. Shane also has an extensive appellate litigation practice including a number of published decisions in the Wisconsin Court of Appeals and the Wisconsin Supreme Court. He received his B.A. degree from the University of Minnesota and his J.D. degree from Hamline University School of Law.

S. Steven Vitale, MAI, SGA is Senior Managing Director of Valbridge Property Advisors | Milwaukee, part of the largest independent real estate appraisal firm in the U.S. with over 200 MAIs and 70+ office locations. Vitale Realty Advisors, LLC (now dba Valbridge) was founded in 1998 and has established itself as a longtime leader in providing high quality appraisal services throughout Wisconsin and the Midwest. Steve received a Bachelor of Business Administration in 1988 with majors in finance and real estate from the University of Wisconsin - Milwaukee. Following a period working as a commercial real estate broker, Steve earned a Masters of Science degree in Real Estate Appraisal and Investment Analysis from the University of Wisconsin - Madison in 1991. Besides being designated an MAI by the Appraisal Institute, Steve also has been awarded the SGA designation by the Society of Golf Appraisers. Steve has been actively involved in complex appraisal assignments including eminent domain appraisals for over 30 years.