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Institute®**
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Real Estate Solutions*

Wednesday,
May 22, 2019

16TH 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 <i>Dean Joseph Kearney</i>
9:00 a.m. - 12:00 p.m.	Program I – “What’s New Since 2018 Symposium”
9:00 a.m. - 9:30 a.m.	New Publication by the Appraisal Institute “Real Property Valuation in Condemnation” <i>Steve Vitale</i>
9:30 a.m. - 10:00 a.m.	New Relocation Laws and Interaction With Just Compensation - <i>Laura Sadler</i>
10:00 a.m. - 11:00 a.m.	How to Complete a Successful Mediation Mediator – Atty. Stan Riffle Atty. for Condemnor – Atty. Andrew Rossmeyssl Atty. for Condemnee – Atty. Joe Niebler, Jr.
11:00 - 11:15 a.m.	Break
11:15 - 12:00 p.m.	Case Law Update <i>Atty. John Van Lieshout</i>
12:00 - 12:45 p.m.	Lunch
12:45 - 2:30 p.m.	Studies of Complete Taking Cases Moderator/Commentator: Atty. Alan Marcuvitz Lead Counsel for Owners: Attys. Joe Niebler, Jr. and Smitha Chintamaneni Lead Counsel for Condemnor s: Atty. Sara Beachy Appraisers for Owners: Art Sullivan and Tierney Lalor Appraisers for Condemnors: Larry Nicholson and Cherie Laffin
2:30 - 2:45 p.m.	Break
2:45 - 4:00 p.m.	Studies of Complete Taking Cases (Continued)
4:00 - 4:30 p.m.	Q & A - Panel Discussion

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 15, 2019. **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 15, 2019. **After May 15, 2019 no refunds will be made.**

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

SPEAKERS

Sara Beachy is a partner and member of the Litigation and Construction & Transportation Focus Groups Axley Brynson, LLP in Madison, WI. Sara concentrates her practice in the areas of eminent domain/condemnation, municipal law, and commercial litigation. She presents regularly to appraisers, engineers, real estate professionals, other lawyers, and acquiring authorities on eminent domain, appraisal, and acquisition issues. She is also one of the authors of the recently published State Bar of Wisconsin book, *Condemnation Law and Practice in Wisconsin* (2d ed. 2018). Before joining Axley, Sara served as an Assistant Attorney General at the Wisconsin Department of Justice, where she represented State agencies in eminent domain, transportation, and land use litigation. She is also experienced in constitutional, environmental, and open records law. Sara graduated cum laude from the University of Wisconsin Law School.

Smitha Chintamaneni is a Shareholder with the firm of von Briesen & Roper, s.c. She received her B.A. from Washington University in St. Louis in 2000 and her J.D. from Washington University in St. Louis in 2003. Her areas of practice include eminent domain, real estate, construction, and insurance coverage, with an emphasis on litigation. She regularly represents private and public sector clients in trials and arbitration proceedings. She is a member of the State Bar of Wisconsin, Wisconsin Commercial Real Estate Woman, and Professional Dimensions. Smitha is admitted to practice law in Wisconsin and Illinois.

Cherie A. Laffin, MAI has engaged exclusively in real estate appraisal with Scott Williams Appraisal Inc. in Wausau since 1998. She has been active in both residential and commercial appraising. Currently, she is primarily involved in appraising commercial properties throughout central and north central Wisconsin. Cherie has also developed a practice in appraising properties for condemnation and litigation. She earned a Bachelor of Science degree in General Studies with a business and economics minor from the University of Wisconsin – Stevens Point.

Tierney Lalor is a Wisconsin State Certified General Appraiser and the owner of Lalor Land Services, LLC since 2002. Based in Watertown, WI, Tierney provides real estate appraisals on a variety of commercial properties, with significant experience on eminent domain appraisals. She has provided full service eminent domain appraisals for vacant land, and improved commercial, residential, and farm properties and has a Master Contract for appraisal services with the Wisconsin Department of Transportation. Tierney also provides municipality and property owner appraisals for eminent domain. She is certified as a Disadvantaged Business Enterprise (DBE), is a Practicing Affiliate of the Appraisal Institute a member of the Badger Chapter of the International Right-of-Way Association.

Alan Marcuvitz is a Shareholder with the firm of von Briesen & Roper, s.c. He received his B.S. degree from Marquette University's College of Business Administration and his J.D. degree from Marquette Law School. 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.

Joseph C. Niebler Jr. is a Partner with Niebler Pyzyk Carrig, Jelenchick & Hanley LLP in Menomonee Falls, WI. Joe focuses his practice in the areas of real estate, construction, and general commercial litigation. He has successfully represented both businesses and individuals in a variety of matters ranging from landlord/tenant disputes in small claims court to complex environmental litigation involving multiple plaintiffs and defendants in the federal district courts. Joe also has extensive experience litigating family law issues, including divorce, custody and placement of minor children and post-judgment modification and contempt. He has both a B.A. and J.D. from Marquette University.

Lawrence Nicholson, MAI is the owner The Nicholson Group, a Milwaukee-based commercial real estate valuation firm. Larry has over 30 years of real estate valuation and consulting experience. He has the MAI designation from the Appraisal Institute and is a Certified General Appraiser in Wisconsin. He has extensive experience with a variety of property types including office buildings, shopping centers, apartments, hotels, golf courses, waterparks, marinas, industrial facilities and land. 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 serves by Governor appointment to the Real Estate Appraisers Board for the State of Wisconsin. 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.

Laura Sadler is Vice President of TerraVenture Advisors of Elm Grove, WI. TerraVenture is a right of way real estate firm that provides acquisition, relocation, project management and property management for public transportation, airport and utility projects. Laura has significant experience providing relocation services in eminent domain matters on behalf of condemners. She received her B.S. in General Business Administration from the University of Wisconsin – Stout in 1994.

H. Stanley Riffle is a founding partner of Arenz, Molter, Macy, Riffle & Larson, 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 condemners 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.

Andrew Rossmessl joined Appleton's Herrling Clark Law Firm in July, 2005, and is currently a Shareholder. His practice includes a variety of matters, with a concentration in the areas of business, real estate, banking, municipal, litigation and transactions. He received his B.S. from the University of Wisconsin - Madison in 2000 and her J.D. from Marquette University in 2005. Aside from the practice of law, Andrew is involved in his community, having sat on a number of Boards of Directors, including the Trout Museum of Art Board, the Corporate Board of Directors for the YMCA of the Fox Cities, and his recent tenure as Chairman of the Appleton YMCA Board of Directors.

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 condemnation proceedings. 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 eminent domain 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.

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 three 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.

S. Steven Vitale, MAI is Senior Managing Director of Valbridge Property Advisors | Milwaukee, a commercial real estate appraisal firm based in Brookfield, WI. Valbridge Property Advisors launched in 2013 as a joint effort of over 40 independently owned appraisal firms from across the U.S. and is now among the Top 3 national commercial real estate valuation and advisory services firms with 200 MAIs, 70 office locations and 675 staff across the U.S. Vitale Realty Advisors, LLC (now dba Valbridge) was founded in 1998 and has established itself as a longtime appraisal services leader in Wisconsin. 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.