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Institute®**  
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Wednesday,  
May 23, 2018

**15TH 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.*

8:30 - 8:45 a.m.	<b>Registration</b>
8:45 - 9:00 a.m.	<b>Welcome</b> <i>Dean Joseph Kearney</i>
9:00 - 10:00 a.m.	<b>Dividing / Delaying a Project</b> <i>Atty. Allen Arntsen and Larry Nicholson</i>
10:00 a.m. - 11:00 a.m.	<b>Avigation Easements</b> <i>Atty. Steve Streck and Steve Vitale</i>
11:00 - 11:15 a.m.	<b>Break</b>
11:15 - 12:00 p.m.	<b>Case Law Update</b> <i>Atty. John Van Lieshout</i>
12:00 - 12:45 p.m.	<b>Lunch</b>
12:45 - 2:30 p.m.	<b>Studies of Partial Taking Cases</b> <i>Moderator/Commentator: Atty. Alan Marcuvitz</i> <i>Lead Counsel for Owners: Attys. Nick Boerke and Smitha Chintamaneni</i> <i>Lead Counsel for Condemnor s: Atty. Stan Riffle</i> <i>Appraisers for Owners: Dominic Landretti, Art Sullivan and Beth Smith, Real Estate Generalist</i> <i>Appraisers for Condemnors: John Rolling and Gene Bock</i>
2:30 - 2:45 p.m.	<b>Break</b>
2:45 - 4:00 p.m.	<b>Studies of Partial Taking Cases (Continued)</b>
4:00 - 4:30 p.m.	<b>Q &amp; A - Panel Discussion</b>
4:30 - 5:30 p.m.	<b>Social Hour</b>

\*\*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 Licensurer: 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Credit may be withdrawn in full or in part if the program actually presented does not conform to the duration or content of material as originally approved.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

~ \$120.00

Fee includes one day of instruction, refreshments, lunch, and course materials. Registration & fee must be received by May 16, 2018. **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 16, 2018. **After May 16, 2018 no refunds will be made.**

### CO-SPONSORED BY:



**REGISTER TODAY, <http://www.appraisalinstitute.org/education/Wisconsin>**

**QUESTIONS?** Please contact the Wisconsin Chapter of the Appraisal Institute, 414-271-6858, [www.wisai.com](http://www.wisai.com).

# SPEAKERS

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**Allen A. Arntsen** is a retired partner and trial attorney with Foley & Lardner LLP. He has substantial experience in federal and state condemnation actions, zoning and land use appeals, developer issues, annexations, and public financing, and has represented both acquiring agencies and landowners in over 50 contested eminent domain cases involving a condemnor's right to take property, relocation benefits, and valuation issues before condemnation commissions, courts and juries. Mr. Arntsen graduated from the University of Wisconsin-Madison in 1981 and was a law clerk to Wisconsin Supreme Court Justice Roland B. Day before beginning his trial practice. Mr. Arntsen is listed in *The Best Lawyers in America*, has been Peer Review Rated as AV® Preeminent™, the highest performance rating in Martindale-Hubbell's peer review rating system. He was named 2012 and 2017 Madison Eminent Domain and Condemnation Law Lawyer of the Year by *The Best Lawyers in America*.

**Gene Bock, SRA** is the owner of Southern Wisconsin Appraisal, an appraisal-valuation firm located in Racine, WI. Gene holds the SRA designation from the Appraisal Institute and is a Certified General Appraiser in both Wisconsin and Illinois. He has over 40-years of appraisal experience while spending part of this career as the Senior Appraiser and Review Appraiser for a local Savings and Loan. Most of Gene's career has been as an independent fee appraiser completing appraisal assignments throughout Wisconsin and parts of Illinois. Gene specializes in eminent domain valuation assignments such as valuation for total acquisitions, valuation of air-rights, easement valuations, recreational/conservation easement valuation, as well as the valuation of partial acquisitions. He has completed such assignments for public agencies and private owners alike. Gene has also served multiple appointments on the Racine County Land Commission. In addition to being a designated member of the Appraisal Institute, Gene is also a Senior Member (ASA) of the American Society of Appraisers and a Certified Review Appraiser (CRA) of the National Association of Review Appraisers and Mortgage Underwriters. He graduated from UW-River Falls with a B.S. in Land Management.

**Nicholas J. Boerke** is an attorney in the Milwaukee office of von Briesen & Roper, s.c.. He received his B.B.A. in finance, with honors, from the University of Wisconsin-Milwaukee's Lubar School of Business in 2007 and his J.D., *magna cum laude*, from Marquette University Law School in 2012. Nick's practice focuses on property taxation and eminent domain litigation. Nick also assists with real estate purchase and sale transactions and tax incremental financing. Nick is a member of the State Bar of Wisconsin, Milwaukee Bar Association and American Bar Association.

**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.

**Dominic Landretti, MAI, AI-GRS**, is a real estate valuation consultant specializing in a variety of property types. Coupled with a background in accounting and auditing, Mr. Landretti provides a unique and detailed approach to valuation. Services for a wide client base include appraisal and consulting for financing purposes, eminent domain, litigation support, expert testimony, property tax appeal, market studies, and real and personal property assessment. He has given numerous presentations regarding valuation and appraisal standards issues and is an active member of the Wisconsin Chapter of the Appraisal Institute, serving as President in 2016. He has owned and managed Landretti & Company in Madison since 2006. Previous experience includes accounting and auditing specialties at TDS Telecom and Baker Tilly Virchow Krause. He graduated from UW-LaCrosse with a B.S. in Accounting.

**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.

**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.

**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 condemn- nation 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 condemn- nation 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.

**John Rolling, SRWA** is an independent fee appraiser with Rolling & Barnes, LLC in Madison, WI. He has specialized in appraisal and appraisal review regarding property interests acquired for public agency and utility projects since 1990. He has testified as an expert witness in eminent domain cases at condemnation commission hearings and circuit court trials in several Wisconsin counties. He is an instructor for the International Right of Way Association's courses "Principles of Real Estate Appraisal," "Easement Valuation," and "The Valuation of Partial Acquisitions" and he is an AQB-Certified USPAP Instructor.

**Elizabeth Smith, SR/WA**, is a Real Estate Generalist at the Milwaukee Metropolitan Sewerage District (MMSD) and a principal at TerraVenture Advisors, LLC. MMSD is a regional government agency that provides water reclamation and flood management services for about 1.1 million people in 28 communities in the greater Milwaukee Area. TerraVenture Advisors, an eminent domain consulting firm founded in 2009 by Beth and three colleagues, provides project administration, acquisition, relocation and property management services to state, municipal and utility clients in Wisconsin and Michigan. Beth has considerable experience in providing relocation and project management services on projects throughout the state of Wisconsin, including a number of complex, contentious relocations. She entered the field in 1998 as a right of way agent with the Wisconsin Department of Transportation. From 1999 - 2008, Beth worked at Ayres Associates, an engineering consulting firm, and worked her way up to Manager of Real Estate Services. Beth received a Bachelor of Business Administration in real estate and urban land economics from the University of Wisconsin - Madison. She earned her SR/WA (Senior Right of Way Agent) designation from the International Right of Way Association (IRWA) in 2012.

**Steve M. Streck** is a partner of Axley Brynelson, LLP and a member of the Litigation and Construction & Transportation Practice Groups. Steve concentrates his practice in eminent domain/condemnation, property value litigation and construction litigation. He has vast experience representing both condemning authorities and property owners in condemnation proceedings. Mr. Streck also has particular expertise in commercial litigation, construction defect litigation and insurance coverage for construction defect damages. Steve received a J.D., cum laude, Order of the Coif, from the University of Wisconsin-Madison Law School and a B.A. from the University of Wisconsin-Madison.

**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 | Vitale Realty Advisors, LLC, a commercial real estate appraisal company based in Brookfield, Wisconsin. Valbridge Property Advisors launched in March 2013 as a joint effort of over 40 independently owned appraisal firms from across the U.S. Upon launch, Valbridge immediately ranked among the Top 3 national commercial real estate valuation and advisory services firms and now has 200 MAIs, 70 office locations and 675 staff across the U.S. Vitale Realty Advisors, LLC 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.