

# Badger Write Away

WI Chapter 17



Issue 201

March 2009

1st Quarter Chapter Meeting

March 4 & 5, 2009

Bridgewood Resort Hotel

Neenah

## Cutting Edge Construction: Latest Trends in Building, Development & Construction Technology

*This program has been approved by the IRWA for 4 hours of continuing education credit for SR/WA recertification requirements*

### MORNING EDUCATION PROGRAM

10:00 a.m. to 11:00 a.m.

#### Updates in Right-of-Way Practice

Presenters:

Norman Pawelczyk, Real Estate Supervisor,  
Wisconsin Department of Transportation

Orell Anderson, MAI, Bell, Anderson & Sanders,  
LLC of Laguna Beach, California

10:00 a.m. -10:30 a.m. - Valuation Committee Chairman Norman Pawelczyk will fill us in on recent Wisconsin Department of Revenue changes regarding electronic submission of transfer returns and on DOR's plan to make transfer return sales data available to the public. These changes will be important for ROW agents and appraisers.

10:30 a.m. - 11:00 a.m. -- Orell Anderson will brief us on trends in the valuation of environmentally damaged properties. Orell recently completed updating IRWA Course 407, Valuation of Contaminated Properties, and is also a contributing author of the new edition of the Appraisal Institute book, "Real Estate Damages: Applied Economics and Detrimental Conditions."

11:00 a.m. to 12:00 p.m.

#### "Old Farm - A History"

Presenter: Jerry Apps

Wisconsin author Jerry Apps will share with us the background to his new book, "Old Farm." It tells the story of the Apps' family farm from the last great glacier that dug out its valleys and formed its hills, to

*(Program and Presenter Information continued on page 4)*

Join us for our Social Event on March 4, 2009 from 6:30 p.m. - 10 p.m. at Historic Menasha Tavern Tour!

### AGENDA

#### Wednesday, March 5 ~ Training and Meeting

9:00 a.m. - 4:00 p.m. Course 407 - Appraisal of Environmentally Contaminated Real Estate  
4:30 p.m. - 6:00 p.m. Executive Board Meeting  
6:15 p.m. - 8:00 p.m. Social Event - Historic Menasha Tavern Tour

#### Thursday, March 6 ~ Chapter General Meeting

8:00 a.m. - 9:00 a.m. Registration - Rolls & Coffee  
Fees: Pre-register (\$25) at Door (\$35)  
9:00 a.m. - 9:45 a.m. Chapter General Meeting  
9:45 a.m. - 10:00 a.m. Networking  
10:00 a.m. - 12:00 p.m. Morning Program  
12:00 p.m. - 1:00 p.m. Lunch  
1:00 p.m. - 3:00 p.m. Afternoon Program

### If you stay, Register IRWA!



Bridgewood Resort Hotel  
1000 Cameron Way  
Neenah, WI 54956

Phone No.: (920) 720.8000  
Fax No.: (920) 967.0052  
Toll-free: (800) 514.5206

A block of rooms has been reserved for March 4 & 5  
Single \$91/ \$10 per Additional Adult  
(Room Block expires on February 16)



## IRWA Badger Chapter 17 Officers

President . . . . . John Rolling, PhD, SR/WA  
 International Director . . . . . Barb Taves, SR/WA  
 President Elect . . . . . Ernie Kretschmann  
 Secretary . . . . . Richard Dickson  
 Treasurer . . . . . Beth Massey

## Northwest Affiliate Officers

Chairperson . . . . . Ed Trapp  
 Chairperson-elect . . . . . Jody Isaacson  
 Secretary/Treasurer . . . . . Paul Baumgardt

Badger Write Away is published quarterly as a service to IRWA Chapter 17's members. The publication of an article, opinion or advertisement does not constitute an endorsement by the IRWA or Chapter 17. The IRWA and Chapter 17 expressly disclaim responsibility for the contents or accuracy of any article, opinion or advertisement expressed or published herein.

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Your comments and contributions are welcome.

**2009 Submittal Deadlines:** April 1, July 1, October 1

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## DATES TO REMEMBER

March 4, 2009	Course 407 - Appraisal of Environmentally Contaminated Real Estate Bridgewood Resort Hotel, Neenah
March 4, 2009	1st Quarter Executive Board Meeting Bridgewood Resort Hotel, Neenah
March 5, 2009	1st Quarter General Chapter Meeting Bridgewood Resort Hotel, Neenah
April 25, 2009	Region 5 Spring Forum Embassy Suites, Charleston, West Virginia
May 13-14, 2009	Course 701- Property Management: Leasing Country Springs Hotel, Waukesha
June 1-3, 2009	(tentative) Course TBD Holiday Inn, Manitowoc
June 3, 2009	2nd Quarter Executive Board Meeting Holiday Inn, Manitowoc
June 4, 2009	2nd Quarter General Meeting Holiday Inn, Manitowoc
June 28-July 1	Annual Conference Indianapolis, IN
Sept. 16, 2009	3rd Quarter Executive Board Meeting Radisson Hotel, La Crosse
Sept. 17, 2009	3rd Quarter General Chapter Meeting Radisson Hotel, La Crosse
October 2009	Region 5 Fall Forum, Milwaukee

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### John Rolling - President - Chapter 17



Greetings members and friends of Badger Chapter 17!

Writing this on December 31st, I'm thinking about how our professional association has served us in the past year and about the opportunities that will present themselves in 2009. Some of the common expectations for a professional association are that it should provide specialized training, should serve as a forum for discussing issues relating to the profession, and it should provide opportunities for networking/mutual support.

We've done great in furthering specialized training in 2008. This past year our Education Committee put on courses in law, engineering and appraisal and served dozens of our members in doing so. In 2009, we'll be offering the new Course 407 Appraisal of Environmentally Contaminated Real Estate, Course 701 Property Management: Leasing, and (hopefully) Course 200 Principles of Negotiation. We are also planning to present the SR/WA Study Session and Exam this year. This class helps our members broaden their understanding of all the disciplines within the R-O-W industry while smoothing the way toward the SR/WA designation. I hope that each of our members will take advantage of at least one of these training opportunities.

Our Programs/Outreach Committee does a consistently fine job in finding speakers and crafting education offerings for our quarterly meetings. Topics presented in 2008 ran a gamut from pipeline construction to time-management to dam operation to green building. I've learned lots about topics outside my expertise through attending these programs. We look forward to similarly rewarding quarterly meeting programs in 2009. Don't miss them! Sign up today for the 1st Quarterly Meeting in Neenah, March 5.

Let me single out our networking/mutual support function as a real point of pride. I joined IRWA in 1990 during my first few months in the right-of-way business. It was one of my best decisions ever. Through the years I've found our members to be great resources not just for their professional expertise but for their empathy and simple human kindness. The more I've been involved in our chapter, the more I've attended the International Education Seminar (five so far), the more I'm impressed with the people around me and the more I'm thankful to count them as colleagues. Testimony to our tradition of mutual support were the raffle and silent auction held at our December 2008 meeting. Our group raised over \$2,300 to help out a member recovering from a terrible accident. I'm proud to be part of an association that cares for its members!

We'll have more great opportunities for networking/mutual support in 2009. First, I encourage all of us to attend our quarterly meetings/programs in 2009. Sure, they take time away from our other activities. But the long-term benefits of meeting with colleagues far outweigh the momentary inconvenience. Next, I encourage all to consider joining one of the chapter committees. Look up the list of committees and their chairs on pages 59-60 of the 2009 chapter roster, then volunteer for the area of your interest. You'll be glad you did. Finally, please consider attending the International Education Conference this year. This will be held nearby, in Indianapolis, June 28-July 1. Our chapter provides several "scholarships" of \$250 to help defray your conference expenses (contact Marilyn Smith). I'll close with thanks for all you've done in 2008 and with the hope that we'll see you in Neenah on March 5!

***John Rolling, SR/WA, President***

# Chapter News

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## (Program Information - continued from Front page)

his own family's forty-year relationship with the beloved farm they call Roshara. In this quiet but epic tale, Apps describes the Native Americans who lived on the land for hundreds of years (tapping the maple trees and fishing the streams and lakes) as well as the first white settlers who tilled its sandy acres, plowing the native grasses that grew taller than their teams of oxen. For all their work, the farm proved tough to tame. Hardscrabble farming methods and hard luck often brought failure, not success. Central to Apps's work is his belief that the land is something to cherish and revere. Like Aldo Leopold before him, Apps sounds an inspirational call to readers to preserve wild and rural places, leaving them in better condition that we found them for future generations.

*LUNCH:* 12:00 p.m. to 1:00 p.m.

## *AFTERNOON EDUCATION PROGRAM*

1:00 p.m. - 2:30 p.m.

### **"River Stories, River Heroes-Origins and Evolution of Wisconsin's Environmental Protection Movement."**

Presenter: Paul Wozniak

Paul Wozniak is an environmental historian from Green Bay, Wisconsin. Since 1989, Paul has been recording the previously unpublished history of the 20th-century conservation movement in northeast Wisconsin's Fox-Wolf river basin. He has produced videos, made many public presentations, and published in popular and technical journals. A collection of more than 120 oral history interviews have been collected by his Fox/Wolf Rivers Environmental History Project. Paul will share some of this material with us. Historic photos, maps and anecdotes are used in an entertaining program. Paul regularly solicits stories and leads from the audience, so please bring any you might want to contribute to the historical record.

## *ABOUT THE PRESENTERS:*

Norman Pawelczyk, Badger Chapter Valuation Committee Chairman, is Real Estate Supervisor for the WisDOT-Northeast Region (Green Bay). Norman is also a Wisconsin-certified assessor.

Orell Anderson, MAI, is a partner in Bell, Anderson & Sanders, LLC of Laguna Beach, California. The firm's appraisal practice focuses on damages from extraordinary circumstances-including natural disasters, stigma from criminal activity, as well as environmental contamination. Orell recently updated IRWA Course 407, Valuation of Contaminated Properties, which he will facilitate for our chapter on March 4.

Jerry Apps is Professor Emeritus at the University of Wisconsin-Madison and the author of more than 25 books, many of them on rural history and country life. Jerry is a former publications editor for UW-Extension, an acquisitions editor for the McGraw-Hill Book Company, and editor of a national professional journal. Jerry has won many notable awards for his writing.

Paul Wozniak holds a Master's Degree in Environmental Sciences from the UW-Green Bay. Paul has been involved in environmental history and community mapping projects through the Fox Valley over the past several years. In 2002, Paul co-authored "Beyond Earth Day: Fulfilling the Promise," the last book of the late Gaylord Nelson, founder of Earth Day, and former governor and U.S. senator of Wisconsin. Paul is currently helping the University of Wisconsin-Green Bay launch an annual Earth Week

"green business" conference for their new Environmental Management and Business Institute. He also works as a biographer and adviser for the Wisconsin Conservation Hall of Fame in Stevens Point and serves as a member of the Sustainability Committee of the New North Regional Economic Development Organization.

# Chapter News

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Badger Chapter 17  
Fourth Quarter Executive Board  
Meeting Minutes  
December 3, 2008

## CALL TO ORDER/OFFICER REPORTS

Barb Taves, President called the meeting to order at 4:30 p.m.

### Secretary's Report – Ernie Kretschmann

Secretary Kretschmann submitted the Executive Board Meeting Minutes for September 3 2008 and the General Membership Meeting Minutes for September 4, 2008 as published in the September 2008 Badger-Right-of-Way, Issue #200. Motion to approve carried.

### Treasurer's Report – Richard Dickson

Treasurer Dickson presented the financial report. Account balances are \$39,526.80. Propose to keep some money in Money Market fund to avoid losing interest on CD if Chapter require additional money in checking to pay current expenses.

Discussion about budget, will be presented at the March meeting. Rick will carry over Environmental Committee travel expenses to 2010 since he will not be able to attend the March meeting. For the Education Class Coordinator, the Chapter reimburses travel and room if travel is over 100 miles.

## COMMITTEE REPORTS

### Advertising: Marilyn Smith

There will be twenty nine ads in the Roster. Thank you to all advertisers for their support.

### Asset Management: Joe Stepnik

The International Asset Management Committee is refining its power point presentation and will be available for presentation at a future Ch 17 meeting. It should be completed by this summer's International Conference in June.

### Education Committee: Doug Hartmann and Dawn Neuy

US Land Titles (C801) with William Rottschaefter was held on November 5 & 6, 2008 with 34 people in attendance.

Property Descriptions (C902) with Craig Poorker was held on December 3, 2008 with 24 attendees. Mr. Poorker donated his fees to the Education Fund.

Appraisal of Environmentally Contaminated Real Estate (C407) with Orell Anderson is planned for March 4, 2009 in Neenah.

Property/Asset Management: Leasing (C701) with Richard Dickson will be held on May 13 and May 14, 2009, at the Country Springs in Waukesha.

Hoping to find a facilitator for Principles of Real Estate Negotiations (C200) for April 2009.

A SRWA Study session is tentatively scheduled for June 2009 in Manitowoc. The Region was concerned with another study session being scheduled within the Region; but our members prefer to take it in state to keep costs reasonable.

Real Estate Broker's Continuing Education and USPAP update will be scheduled for Dec. 2009.

### Environment: Gaylord Plummer

International Committee is actively planning for Indianapolis Conference.

The PSC study finds that Great Lakes wind farms have potential because winds over water are more consistent than wind over land.

Emerald Ash Borer was discovered in Wisconsin in August 2008.

News Flash: Forget Wind and Solar. Pyrolysis could produce energy more efficiently than either one according to an article in the December 2008 Newsletter from "Sustainable Land Development International."

**Finance: Beth Massey** - Books will be reviewed after meeting.

### Greeters/Arrangements: Heidi Fischer

First Quarter Executive Board and General

# Chapter News

*(Executive Board Meeting Minutes - continued from page 5)*

Meetings will be at the Bridgewood Resort Hotel in Neenah on March 4-5, 2009. Heidi is planning a pub crawl for the social event on March 4.

Course 407-Appraisal of Environmentally Contaminated Real Estate will be at the Bridgewood Resort in Neenah on March 4, 2009.

Region 5 Spring Forum will be at the Embassy Suites in Charleston, West Virginia on April 25, 2009.

Second Quarter Executive Board and General Meetings will be at the Holiday Inn in Manitowoc on June 3-4, 2009.

Third Quarter Executive Board and General Meeting locations being discussed. La Crosse and Baraboo are being considered.

## **Legislation: Dave Barkei**

The Wisconsin Natural Resource Board is proposing NR40 relating to identification, classification and control of invasive species. The rule will establish criteria for classifying invasive species, prohibit or restrict transporting, possessing, and transfer or introduction of invasive species. This would include aquatic plants and algae, woody plants, terrestrial herbaceous plants, fish and aquatic invertebrate, terrestrial vertebrates and invertebrate and forest pests. Kelly Kearns of the DNR is the contact. He can be reached at 608-267-5066 or by e-mail at Kelly.Kearns@wisconsin.gov.

**Liaison: Dan Sande** - Jason Hogan will be the Chair for next year.

## **Media (sub): Debra Zimmermann**

Over 1,400 people have viewed the web site since counter was installed on the web site.

## **Membership: Marla Britton, SR/WA**

Jerrold Rohland, Tierney Lalor and David Oberhofer were presented at the September meeting.

Jennifer Malecheski, Barbara Halley and Lisa Beckman (Affiliate from MN Chapter.) can be presented at the December meeting.

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Membership: Chapter 178, Affiliate 22, Total 200.

## **Newsletter: Kathy Rudolph & Laura Humphrey**

Laura and Kathy will work together to get our newsletter submitted for the Newsletter of the Year Award.

## **Nominations/Special Awards:**

### **Tom Erstad SR/WA**

Tom Erstad reports that Past President Professional of the Year, and Employer of the Year plaques are engraved and ready for the General Meeting tomorrow.

He has Past President plaques, SR/WA Past President Plaques, and blue Past President pins that will be turned over to incoming Treasurer, Beth Massey.

Barb Taves will have to order more Professional of the Year Plaques and Employer of the Year plaques for next year.

### **Past Presidents: Tom Erstad, SR/WA**

No Report.

### **Professional Development: Jeff Ekola, SR/WA**

The SR/WA candidacy application will be simplified. The new Declaration of Candidacy can be submitted directly to International Headquarters along with the fee.

Jeff will also look into the records retention issue for old records.

### **Programs and Outreach: John Rolling, SR/WA**

The September and December 2008 programs were approved for Continuing Education credit. The March 2009 program will feature Jerry Apps, "Genealogy of Land".

### **Relocation: Reg Draheim, SR/WA and Don Spenner, SR/WA**

Don reported that Commerce is looking at reviewing Relocation Code revisions. They may use the Federal Code as a guide. Don and Reg will coordinate a course with the Education Committee.

*(continued on page 7)*

# Chapter News

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*(Executive Board Meeting Minutes - continued from page 6)*

## **Right-of-Way Research: Norman Pawelczyk**

The new Roster is published and will be distributed at tomorrow's meeting.

**Survey: Dave Karl** - No Report

**Transportation: Dave Steiro** - No report.

**Utilities & Pipelines: Mike Halcarz** - No report.

**Valuation: Norm Pawelczyk** - No report.

## **Northwest Affiliate: Ed Trapp**

Affiliate is working on recruiting new members.

## **Region 5 Representative: Jerry Lund, SR/WA**

International is compiling history of all chapters.

"Key Measures" are available on International website; but it is only a two month glimpse.

Discussed the reorganization of the Regions proposed by International. See New Business for more information on this discussion.

## **Stand-Alone Events: Lorraine Winchel**

No Report

## **Old Business:**

Jerry Lund is working on the Official Chapter Bylaws.

Scanning space available for newsletters and other items.

Duty binders for officers - Jeff Ekola is working on binders to outline important duties for the various positions. Copies of official guide is available. Tom Erstad will assist in blending the two.

## **New Business:**

Barb Taves and Jerry Lund discussed the realignment of the Regions as proposed by International. As proposed, Wisconsin will be affiliated with the western part of the Midwest instead of Ohio, West Virginia and Kentucky. There are discrepancies in the numbers of members in some of the western chapters. But our region is stable. The existing relationships suggest that the eastern connections are

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important especially in the eastern part of our Region. There would also be some advantages to gaining ties to the Iowa and Minnesota areas. Possible impact of a realignment is split.

The Board overwhelmingly voted to abstain from the vote on the realignment change due to lack of information, lack of time to assess the justification and impact, as well as not going against the grain of the rest of the Region.

Fall Forum 2009 - John Rolling reports that the Fall Forum will be held in Milwaukee either on Sept. 25 and 26 or Oct. 9 and 10. Discussion as to whether we can get good rates at the Hilton in downtown Milwaukee.

New Committee chairs are as follows:

Transportation: Dave Sterro

Finance: Dave Hollenberger

Liaison: Jason Hogan

Valuation: Norm Pawelczyk

The Board discussed continuing aid to members to attend the International Education Conference. Rick Dickson moved to continue support of \$250 for up to 15 people for unsupported member expenses. Heidi Fischer seconded. Motion passed. Marilyn Smith will keep track of this.

Doug Hartmann proposed that we use IRWA logo items instead of lottery tickets for door prizes. Motion seconded and passed to spend \$20 for a gift certificate for the IRWA on-line store.

Adjournment: Dave Karl moved, Mike Halcarz seconded. Meeting adjourned 6:30 p.m.

Respectfully Submitted,

Ernie Kretschmann, Secretary

# Chapter News

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## Badger Chapter 17 Fourth Quarter General Meeting Minutes December 4, 2008

President Barb Taves called the meeting to order at 9:00 am. President-Elect John Rolling led the Pledge of Allegiance.

President Taves invited all to review the silent auction items and place their bids.

President Taves with the assistance of Past President, Tom Erstad, inducted new members Barbara Halley and Julie Purves.

Pat President Tom Erstad presented the Professional of the Year Award to Jeff Ekola. Jeff was thanked for his many years of service and the outstanding work he has done in the service of Chapter 17 and the right of way profession. To the astonishment of everyone, Jeff was rendered speechless.

Tom also presented the Employer of the Year Award to WE Energies for its support of the IRWA and the members who have served Chapter 17 in an active manner.

Jerry Lund recognized the current officers and then proceeded to install the new officers. Chapter 17 Officers for 2009 are:

President : John Rolling  
Pres-Elect: Ernest Kretschmann  
Secretary: Rick Dickson  
Treasurer: Beth Massey

John Rolling took over as President to conduct the remainder of the meeting.

Tom Erstad presented the Past President Plaque to Barb Taves and thanked her for her leadership throughout the year.

John encouraged the Committee known as "Study and Keep Informed" to work with the Programs and Outreach Committee to plan programs and disseminate information on interesting topics. He also serenaded us with an early version of the Badger Chapter song.

The membership rosters were made available to all members.

Secretary Kretschmann reported on the Executive Board meeting highlights, including the discussion of the reorganization of Region 5. Recognized the resulting alignment with the western states in the Midwest as opposed to our current focus on the eastern states such as Ohio, Kentucky and West Virginia.

Badger chapter web site has had 1,400 hits and is a great source of information. Full minutes of this meeting are elsewhere in this issue of the newsletter.

Treasurer Dickson presented the 4th Quarter financial status. Fund balances are \$39,526.80 (checking account = \$18,566.82 and CD's = \$20,959.82).

President John Rolling noted that the September and December meetings have been approved for SR/WA recertification.

Dawn Neuy and Doug Hartmann discussed scheduling a SR/WA study session in Manitowoc next June to make it possible for more SRWA candidates to pass the tests.

Meeting adjourned 9:35 am.

Respectfully Submitted,

Ernie Kretschmann, Secretary

### HISTORIC MENASHA TAVERN TOUR

**1st Quarter 2009 Social Event**  
**Wednesday - March 4, 6:30 - 10:00 p.m. (approx.)**

Please join us for a fun social outing on Wednesday night, March 4. We will charter a bus for a very unique tour to learn about Menasha's history and will visit 3-4 historic Menasha taverns.

Local historian Nancy Barker will be our entertaining and knowledgeable tour guide.

Many of you will recall Nancy from our first tour taken in March 2006.

We will conclude our tour with a pizza dinner at Nauts Landing, a restaurant located on the site of Menasha's old City Hall and Fire Department.

A fee of \$20 per person will be charged to defray the cost of the bus, tour guide, pizza and beverages.

### Education Conference Expense Reimbursement

Pursuant to action by the Executive Board, up to 10 Chapter members are eligible for reimbursement not to exceed \$250 for appropriate expenses to attend the 2009 IRWA International Education Conference to be held in Indianapolis, Indiana in June. Reimbursement can apply towards expenses incurred for registration, travel and lodging which are not reimbursable by their employer. If you are planning to attend this year's conference and are interested in taking advantage of this promotion, please contact Marilyn Smith at (262) 567-9832 to get on the list.

First come, first served.

PLEASE NOTE: Individuals need to submit their own Education Conference registration and payment directly to IRWA. Reimbursements will be paid to participants after the Conference.

Information regarding breakout sessions and registration for the education conference can be found online at [irwaonline.org](http://irwaonline.org).

## Chapter News

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### Regional Chair Meeting with IEC ~ January 17, 2009 - Las Vegas, Nevada



Meeting between the Region Chairs and IEC to discuss the proposed region realignment. From Left, Ken Davis, SR/WA International Vice President/Treasurer Mark Rieck, Executive Vice President Faith Roland, SR/WA International President Sand Grigg, SR/WA International President-Elect.



Jerry Lund poses outside the "Flamingo" hotel in Las Vegas following his performance. Jerry received a standing ovation from the Las Vegas crowd for his one man show entitled, "What if Elvis Were a Right of Way Agent."

### Executive Board Meeting and Social Event December 3, 2008 ~ Madison, Wisconsin



Members discuss chapter business at the Executive Board Meeting.



Members enjoyed the social event that was held at the Howard Johnson's Plaza Lounge.

## Chapter News

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# Chapter General Meeting ~ December 4, 2008 Madison, Wisconsin



Barb Taves addresses the Chapter in her last meeting as Chapter President.



Jerry Lund inducting the officers for 2009.  
From left, John Rolling, President;  
Ernie Kretschmann, President Elect;  
Richard Dickson, Secretary; Beth Massey, Treasurer;  
Barb Taves, International Director.



Co-Education Chairs Doug Hartmann  
and Dawn Neuy discuss the upcoming  
courses planned for 2009.

## Chapter News

# Chapter General Meeting ~ December 4, 2008 Madison, Wisconsin



Barb Taves and Tom Erstad inducted new members Barb Halley and Lisa Beckmen.



Tom Erstad presenting the Past President's Plaque to Barb Taves. Thanks Barb for all your hard work in 2008.



Left:  
Jeff Ekola is the Chapter's  
2008 Professional of the  
Year. Congratulations!

Right:  
Ernie Kretschmann  
accepts the Employer of  
the Year award on behalf  
of We Energies.  
Way to go!



Cheri Barna, Ashley Bedell, Laura Humphrey  
and Jason Hogan visiting.



Jason Hogan thanks the Chapter for all of the  
donations received for the silent auction.

### Chapter General Meeting ~ December 4, 2008 Program ~ Madison, Wisconsin



Morning presenter, Doug Hursh of Potter-Lawson Inc., discusses the latest trends in Green building principles and practices.



Morning presenters Frank Thousand (left) and Dave Andruczyk (right) of Arnold & O'Sheridan Consulting Engineers discussed Laser scanning technology in the field of surveying.



Afternoon presenter, Ed Freer of JJR LLC discussed the Capitol West development site in Madison.



Congratulations to Laura Humphrey on her 20th lottery win!

# Chapter/Affiliate News

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## IRWA UTILITY/DOT LIAISON COMMITTEE MINUTES

November 20, 2008

The meeting was called to order by Chairperson Dan Sande. The following agenda items were discussed:

### **2nd Move Authorization Form Letter**

Mike Bauman passed out two versions of potential form letters. He asked that utilities take the form back and let him know which form would be most acceptable. Mike will take comments and revise if necessary. Comments need to be back to Mike by February 15, 2009. Goal is to have the form finalized by 2009 construction season. If you have any comments, redline a copy of the form, scan it in and e-mail it back to Mike before February 15th.

### **Corridors**

WisDOT will not be implementing the corridor concept. The study, which was discussed at the August meeting, confirmed the feeling that the expected cost savings and efficiencies could not be achieved. WisDOT permit coordinators will continue to identify where several utilities might be crossing within a close proximity and require that all the crossings be done in a "corridor".

### **Utility Environmental Permits/Review and the DNR/DOT Cooperative Agreement**

WisDOT is looking closer at their cooperative agreement with DNR. As a result, things may be changing in regards to how and when utilities get DOT and DNR permits when working on state right of way. During the meeting, Bob Fasick went through the cooperative agreement and his interpretation of it. In addition, he told the group of changes that may be coming.

The following minutes were prepared in conjunction with Bob Fasick:

A WisDOT conference call with Bureau of Environment, Office of General Counsel, and DOT utility staff will be held on November 21st to talk about utility environmental permit/review and how it relates to the DNR/DOT cooperative agreement. As of right now, WisDOT is interpreting the DOT / DNR cooperative agreement for the following three situations:

(1) WisDOT permit required - WisDOT improvement project requires utility move. Utilities would be able to work under WisDOT's state environmental permit(s), but they would be required to provide their own erosion control plan if necessary. In this scenario, utilities would not have to get a DNR permit, and would be able to take advantage of project data such as wetland delineation mapping. WisDOT's DNR/DOT Liaison would complete the environmental review.

Utilities may be required to get their own DNR permit in cases where WisDOT and DNR determine that the DNR Office of Energy (OE) would provide a better or more thorough environmental review (whether the work was entirely on or both on and off the R/W). This may be done in conjunction with large or complex improvement projects or where the utility work extends through several counties. However, when significant utility work is off the R/W, utilities should coordinate environmental review through the OE unless the work is not going to impact any environmental resources.

(2) WisDOT permit required - Utility's own project (no WisDOT improvement project). WisDOT previously felt that its utility permit would cover a utility's environmental matters; however, WisDOT has determined that this aspect does not meet the intent of the Cooperative Agreement. Therefore, a utility must coordinate with the DNR OE before WisDOT grants any permit (if environmental impact areas are present). WisDOT would require that the utility submit a DNR permit or show proof of coordination with DNR OE if no DNR permit is required prior to issuing the WisDOT utility permit.

(3) Utility work off the R/W - no permit required by WisDOT. Utility must go to DNR OE for all required environmental permits. WisDOT has no jurisdiction for utility work or environmental permits on privately owned lands.

The utilities present at the meeting had a negative opinion regarding these changes. It appeared to the utilities present that this new interpretation of the cooperative agreement will add a lot of work to utilities, DNR & DOT on projects where historically few problems ever occurred. At a minimum, the utilities expressed their concerns that whatever WisDOT and DNR agree on as the correct interpretation of the agreement, it doesn't require

# Chapter/Affiliate News

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*(Utility/DOT Liaison Committee Minutes - continued from page 14)*

utilities, WisDOT or DNR to do the same work twice. WisDOT agreed. The subject was left that more discussion would take place before any new policy would be finalized.

Supplemental action: At the upcoming regional utility conferences, Bob will present this proposed change in process. A new policy 96.10(C) has been drafted for review by all interested parties as a start to this process change. A copy is included with these minutes. After the policy has been discussed at the utility conferences and WisDOT has had a chance to discuss internally with its staff and DNR staff, it will provide an update for further discussion at the March IRWA Utility Liaison Committee meeting. It is hoped that implementation of the new process can take place sometime this spring.

## **Safety Action Plan**

WisDOT, contractors and utilities are working together to write a safety action plan using some of the lessons learned after the Oconomowoc incident. Utilities and contractors met with WisDOT earlier in the fall, WisDOT is now taking the ideas presented at that meeting and putting together a proposed plan.

## **Permit Requirements**

WisDOT permit coordinators are seeing permit applications that don't contain enough information for them to know enough to issue the permit. At a minimum, WisDOT permit coordinators need to see where utility facilities are in relation to the right of way and/or centerline. They also want something on the print that will allow them to find the area where the work will take place; for example; a notation showing the projects location in relation to a major intersection. The coordinators would also like to see designers take off some of the utility specific technical information. It is hard for them to sort through all the symbols on a drawing that doesn't pertain to what they need to review the location of the proposed utility. Also, utility companies need to stop putting notes on the drawings indicating that they are "proprietary information". This does nothing to keep it out of the requirements of the open records law.

## **Survey**

WisDOT is looking into the possibility of introducing legislation aimed at protecting survey marks. In general, WisDOT wants excavators/engineers to call if they think a survey mark will be disturbed so that it can be moved before construction. WisDOT is also looking at putting the location of Geodetic monuments on TUMS so permitting people will know when monuments are in the vicinity of utility work. The goal is to protect survey monuments.

## **Statewide Utility Conference Schedule**

- SW Region: February 11 in Baraboo
- SE Region: February 17 at WCTC in Pewaukee
- NE Region: January 9 at Rock Gardens in Green Bay
- NW Region: February 3 at Turtleback Conference Center in Rice Lake
- NC Region: February 25 at Stoney Creek in Rothschild

Next Years Meeting Schedule- No Place Change

As a result of tight budgets for the State Patrol the planned renewal of the building will not begin in 2009. As of right now, 2009 meetings will be held in the same place. 2009 meetings are currently scheduled for Tuesday, March 17th, and Thursdays May 21st, August 20th, and November 19th.

Welcome a New Chairman

The committee chairman in 2009 will be Jason Hogan from Alliant Energy. Thank you for allowing me to be the chairman for the last three years. You have truly made this a great experience for me.

Respectively submitted,

Dan Sande

Project Manager

We Energies

## Chapter News

### ~ MILESTONES and ANNOUNCEMENTS ~

#### ANNOUNCEMENTS

Introducing new company: TerraVenture Advisors, LLC. Members include Beth Massey,, Scott Dellenbach, Laura Sadler, and Teri Weil, who previously worked together at Ayres Associates Inc. Please update your rosters with new contact information as follows:

Beth Massey and Teri Weil

P.O. Box 14494  
Madison, WI 53708  
Office: (608) 249-2365  
Fax: (414) 755-0908  
e-mail (Beth) beth@tva llc.com  
cell (Beth): (608) 609-8823  
e-mail (Teri): teri@tva llc.com  
cell (Teri): (608) 609-8821

Scott Dellenbach and Laura Sadler

P.O. Box 270648  
Milwaukee, WI 53227  
Fax: (414) 755-0908  
e-mail (Scott): scott@tva llc.com  
cell (Scott): (414) 870-8820  
e-mail (Laura): laura@tva llc.com  
cell (Laura): (414) 870-8822

It is anticipated that the Chapter will hold an SR/WA Study Session in Manitowoc in June. Additional information will be made available in the next edition of the Newsletter as well as online at <http://www.irwabadgerchapter.com>.

#### BADGER CHAPTER 17A - AFFILIATE NEWS

We are saddened to report that we have lost four members in 2008, but are in the process of gaining two new members. Our annual meeting is tentatively scheduled for May 7th or 14th in Tomahawk, WI. More information on the next meeting as it develops: Affiliate officers are:

President:	Ed Trapp	- SRF Consulting
Vice-President:	Jody Isaacson	- Steigerwaldt Land Services
Secretary/Treasurer:	Paul Baumgardt	- Xcel Energy

#### PROGRAM SUGGESTIONS AND STAND-ALONE EVENTS

Chapter 17 continually strives to organize quarterly meetings and stand-alone events that are of interest to its members. If you have an idea you would like incorporated in a future program or stand-alone event, please contact: Quarterly Programs: John Rolling, PhD, SR/WA • 608-231-2120 • [jrolling@sbcglobal.net](mailto:jrolling@sbcglobal.net)  
Stand-Alone Events: Lorraine Winchel • 608-246-3825 • [lorraine.winchel@dot.state.wi.us](mailto:lorraine.winchel@dot.state.wi.us)

## Course 902 - Property Descriptions

Craig Poorker instructed Course 902, Property Descriptions on December 3, 2008 at the Howard Johnson Plaza in Madison. Twenty four people attended the course. Thanks to Mr. Poorker for generously donating his fees to the Education Fund!



# Education

## COURSE 407 - APPRAISAL OF ENVIRONMENTALLY CONTAMINATED REAL ESTATE NEENAH, WI - MARCH 4, 2009

**Prerequisites:** It is highly recommended that participants successfully complete IRWA Course 400 "Principles of Real Estate Appraisal" or equivalent, prior to attending this class. It is decidedly recommended that registrants have a basic understanding of the valuation process, techniques and that those participants know how to use a financial calculator.

**Course Description:** This is a special emphasis course dealing with the valuation of contaminated properties, not laws or simply contamination. This course covers appraisal techniques that will enable participants to understand the valuation of property affected by environmental contamination.

- Topics:**
- Understand the relationships among appraisers, right of way agents and environmental specialists
  - Know specialized terms and definitions, and understand/apply USPAP – AO9
  - Understand/apply the Detrimental Conditions (DC) Matrix and Model; identify cost, use and risk issues within the appropriate stage of the environmental remediation lifecycle
  - Understand the relationships among the subject property, disclosure, assumptions and neighborhood analysis
  - Locate/verify appropriate market data
  - Apply the DC Cost, Sales and Income Capitalization Approaches to value
  - Understand/apply and develop impaired capitalization rates from case studies; complete a debt/equity analysis; develop unbiased surveys and utilized simple statistics
  - Analyze/reconcile market data to derive diminution in value, if any, and develop an impaired value conclusion.

COURSE LOCATION/ACCOMMODATIONS	DATE/TIME	FEE
Bridgewood Resort	Wednesday	\$265 Member
1000 Cameron Way	March 4, 2009	\$330 Non-Member
Neenah, WI 53703	9:00 a.m. - 5:00 p.m.	

Phone Number: (920) 720-8000  
Toll-free: (800) 514-5206

\*Add \$15 if registering after **February 20, 2009**

**Instructor:** Orell C. Anderson, MAI, is experienced in diminution-in-value studies involving a wide variety of property types and damage issues. Diminution issues include environmental contamination, eminent domain, soil or geotechnical construction conditions, natural disasters, construction defects, tragedy, leases and other conditions that may impact property values. His firm, Bell Anderson & Sanders LLC, specializes in real estate damage economics and was founded by Randall Bell, MAI, and Orell Anderson, MAI, in 1992 at Bell & Associates, Inc. In 1997, they founded the National Real Estate Damages practice at the major international accounting and consulting firm of Price Waterhouse LLP where they were joined by Mike Sanders, MAI. Soon after the merger with Coopers & Lybrand, the team established the practice at Bell Anderson & Sanders, LLC, in Laguna Beach, CA.

*For additional information, contact Course Coordinator - Dawn Neuy at (414) 944-5753.*

### REGISTRATION FORM ~ Course 407 ~ Appraisal of Environmentally Contaminated Real Estate

Membership Number \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Email Address \_\_\_\_\_

Cost: \$265 members/ \$330 Non-members  
Please make checks payable to:  
**International Right of Way Association**  
and mail to: We Energies  
Attn: Dawn Neuy  
500 South 116th Street  
West Allis, WI 53214

**To Register Online with a credit card,  
please visit [www.irwaonline.org](http://www.irwaonline.org)**

Check for \$\_\_\_\_\_ is enclosed.

# Education

## **Course 701 - PROPERTY ASSET MANAGEMENT: LEASING WAUKESHA, WI - March 13-14, 2009**

**Prerequisites:** It is highly recommended that participants successfully complete IRWA Course 700, "Introduction to Property Management," or have otherwise acquired a basic understanding of property management functions, prior to attending this class.

**Course Description:** In this course, participants will learn the fundamentals and practical aspects of leasing through exercises, case studies and sample documents. The primary focus centers around acquisition and revenue leasing with an emphasis on private sector issues. Participants will gain a clear understanding of the reasoning and rationale behind leasing decisions. The participants will discover how to protect income through the discussion of lease terms, maintenance provisions, default clauses, assignment and subletting, risk management/loss control, and default/remedies. The participants will also learn how to maximize income through the study of feasibility analysis, lease options and leasehold marketing. This course emphasizes the practical aspects of leasing. It deals with two leasing situations:

1. Acquisition leases - when the agency is the lessee
2. Revenue leases- when the agency is the lessor

Special consideration is given to the complex problems that can arise when the lessee will construct substantial improvements. Case studies and sample documents are used throughout the course.

**Topics:** • Preface and introduction of asset and property management • Leasing program overview  
• Building "the team" • Decision making • Leasing negotiation and documentation • Leasehold administration

### **COURSE LOCATION/ACCOMMODATIONS**

Country Springs Hotel  
2810 Golf Road  
P.O. Box 2269  
Waukesha, WI 53187  
Phone: (262) 547-0201

### **DATE/TIME**

Wednesday & Thursday  
May 13-14, 2009  
8 am - 5 pm

### **FEE**

\$415 Members  
\$520 Non Members

\*Add \$25 if registering after **April 15, 2009**

**Instructor:** Richard F. Dickson is a review appraiser for the Wisconsin Department of Transportation. He has been with the WIDOT for the past 16 plus years and has experience as a State Wide: Appraiser, Property Manager, and Litigation Coordinator. He has been an instructor for the IRWA since 1991 and has taught a host of courses from Environmental Courses to Appraisal Courses. He has written the DOT Local Public Agency Manual, the Property Management Manual, and Department's policy for the appraisal of contaminated properties. He has an excellent understanding of how to relate class room instruction to your daily work needs.

*For additional information, contact Course Coordinator - Doug Hartmann at (262) 253-4535.*

## **REGISTRATION FORM ~ Course 701 ~ Appraisal of Environmentally Contaminated Real Estate**

Membership Number \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Email Address \_\_\_\_\_

Cost: \$415 members/ \$520 Non-members

Please make checks payable to:

**International Right of Way Association**

and mail to: We Energies

Attn: Doug Hartmann

W164 N9168 Water Street

Menomonee Falls, WI 53051

**To Register Online with a credit card,  
please visit [www.irwaonline.org](http://www.irwaonline.org)**

Check for \$\_\_\_\_\_ is enclosed.

# General Information

## CHAPTER 17 WEBSITE:

<http://www.irwabadgerchapter.com>

## INTERNATIONAL INTERNET ADDRESS:

<http://www.irwaonline.org>

## EMPLOYMENT OPPORTUNITIES

To find out about current employment opportunities, please use the IRWA internet address. Employers and employees can post job openings and resumes on the web by calling/faxing IRWA headquarters at: Phone (310) 538-0233 ext. 127; Fax (310) 538-1471.

## MILESTONES

A special category called MILESTONES notifies members about news relating to other members. Anyone may submit announcements to the editor. Suggested announcements may include:

Job Changes  
Promotions  
Retirements

## MEMBERSHIP APPLICATION

For membership application or information, contact Membership Committee Chair:

Marla L. Britton, SR/WA  
Clement Sutton Corporation  
237 Black River Avenue  
Westby, WI 54667  
Phone: 608.632.0261  
[prefrd@mwt.net](mailto:prefrd@mwt.net)

## NOTICE POLICY

Free notices may be placed in the newsletter subject to the following conditions:

- Notices must benefit members and may include job or meeting announcements or any IRWA-related information.
- All notices are subject to the editor's discretion on content and length.
- Notices may also be handed out at quarterly meetings if they are of benefit to others.

### Roster Change

#### ROSTER CHANGE FORM IRWA BADGER CHAPTER 17

My Roster Listing Should Read As Follows:

Name \_\_\_\_\_

Company/Organization \_\_\_\_\_

Title \_\_\_\_\_

Address (newsletter) \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Telephone:

Business ( ) \_\_\_\_\_

Residence ( ) \_\_\_\_\_

Fax ( ) \_\_\_\_\_

E-mail: \_\_\_\_\_

Return to Membership Committee Chair:  
Marla L. Britton, SR/WA, Clement Sutton Corporation  
237 Black River Avenue, Westby, WI 54667

### Registration

#### Registration Form Badger Chapter 17 - 1st Quarter General Meeting March 5, 2009

Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

Registration Fee: *(includes continental breakfast and lunch)*

Registration by Mail: \$25 per person

Registration at the Door: \$35 per person

Check Enclosed in the amount of \$ \_\_\_\_\_

Make Checks Payable to: **Badger Chapter 17**

Mail registration and check prior to March 1, 2009 to:

*Heidi Fischer  
City of Madison  
Office of Real Estate Services  
P.O. Box 2983  
Madison, WI 53701-2983*

Cancellation Policy: Full refund will be given with written notice of cancellation prior to March 1, 2009.

**NOTICE:** *The Executive Board will meet at 4:30 p.m. - 6:00 p.m. on Wednesday, March 4, 2009.*

*All committee chairs are encouraged to attend and/or send a written report.*

*We need your input and ideas to maintain a successful chapter.*

# Badger Write Away

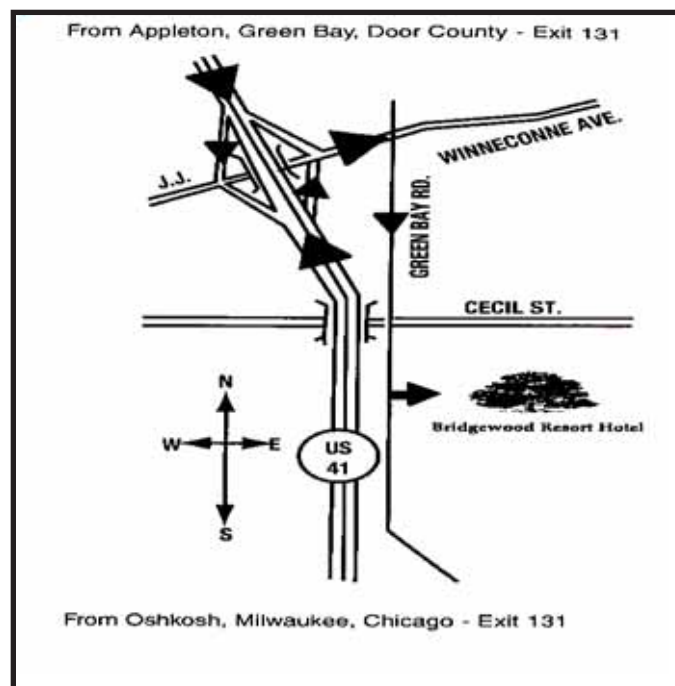
International Right of Way Association  
Badger Chapter 17  
c/o Kathy Rudolph and Laura Humphrey  
Timbers-Selissen Land Specialists, Inc.  
2115 East Clairemont Avenue, Suite 2A  
Eau Claire, WI 54701

## Bridgewood Resort Hotel

1000 Cameron Way  
Neenah, WI 54956

Phone: (920) 720.8000  
Toll Free: (800) 514.5206  
Fax: (920) 967.0052

[www.bridgewoodresorthotel.com](http://www.bridgewoodresorthotel.com)



### ~ Directions ~

From U.S. Hwy 41 take the Winneconne Ave/WI-114 exit #131.

Turn onto WI-114 East.

Turn right onto South Green Bay Road.

Continue straight ahead onto Jewelers Park Drive.

Turn left onto Cameron Way. (2 miles)

**If you stay, Register IRWA!**