

Badger Write Away

WI Chapter 17



INTERNATIONAL RIGHT OF WAY ASSOCIATION

Issue 202

June 2009

2nd Quarter Chapter Meeting

June 3-4, 2009

Holiday Inn

Manitowoc

Updates in Right-of-Way Practice & A Nuclear Energy Experience

This program has been approved by the IRWA for 3.5 hours of continuing education credit for SR/WA recertification requirements

MORNING EDUCATION PROGRAM

10:00 a.m. to 11:30 a.m.

Updates in Right-of-Way Practice: Roundabouts

Presenters: Dave Steiro, Steiro Appraisal Service,
Chair of Chapter 17's Transportation Committee

Norman Pawelczyk, Wisconsin Department of
Transportation NE Region, Chair of Chapter 17's
Valuation Committee

Roundabouts are becoming ever more common on
Wisconsin streets and roads. Dave and Norman's
presentation addresses engineering and traffic
safety arguments for roundabouts, public response,
and some of the valuation issues encountered in
recent WisDOT projects involving roundabouts.
Dave and Norman will be assisted by
Sandra Carpenter of Graef.

LUNCH: 11:30 p.m. to 12:30 p.m.

BUS: Board the bus at our hotel meeting site
at 12:30. We expect to return to the hotel by
4 pm.

AFTERNOON EDUCATION PROGRAM

1:30 p.m. - 3:30 p.m.

A Visit to the Point Beach Nuclear Plant

Our group will travel to the Point Beach Energy
Center in Two Rivers. There we will attend a
presentation on nuclear power by Laurretta
Krcma-Olson, Supervisor of Community
Relations for the plant. Point Beach is one of
two nuclear power plants in Wisconsin. Its two
reactors can generate over 1,000 megawatts.
Most of its power is transmitted to Green Bay
and other communities along the western Lake
Michigan coastline. This is a timely presentation
given the recent resurgence of interest in
nuclear power.

AGENDA

Tuesday, June 2 ~ Training

8:00 a.m. - 5:00 p.m. Course 400 Principles of Real Estate
Appraisal, Day One

Wednesday, June 3 ~ Training and Meeting

8:00 a.m. - 5:00 p.m. Course 400 Principles of Real Estate
Appraisal, Day Two

4:30 p.m. - 6:00 p.m. Executive Board Meeting

6:15 p.m. - 8:00 p.m. Social Event - Hotel Lounge

Thursday, June 4 ~ 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. - 11:30 a.m. Morning Program

11:30 a.m. - 12:30 p.m. Lunch

12:35 p.m. Board Bus for Point Beach

1:30 p.m. - 3:30 p.m. Afternoon Program

3:30 p.m. Bus leaves Point Beach

4 p.m. Adjourn

If you stay, Register IRWA!

Holiday Inn - Manitowoc



4601 Calumet Avenue
Manitowoc, WI 54220
Phone No.: (920) 682-6000
Fax No.: (920) 682-6140

www.holiday-inn.com/manitowocwi

A block of rooms has been reserved for
June 1-3, 2009 • Single \$70 / Double \$80
(Room Block expires on May 18)



IRWA Badger Chapter 17 Officers

President John Rolling, PhD, SR/WA
 International Director Barb Taves
 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: July 1, October 1

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Badger
 Write Away

DATES TO REMEMBER

May 7, 2009	Affiliate Meeting Rodeway Inn & Suites, Tomahawk
May 13-14, 2009	Course 701- Property Management: Leasing (Country Springs Hotel, Waukesha)
June 2-3, 2009	Course 400 - Principles of Real Estate Appraisal (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. 1-2, 2009	Course 200 - Principles of Real Estate Negotiation (Radisson Hotel, La Crosse)
Sept. 2, 2009	3rd Quarter Executive Board Meeting Radisson Hotel, La Crosse
Sept. 3, 2009	3rd Quarter General Chapter Meeting Radisson Hotel, La Crosse
Oct. 17, 2009	Region 5 Fall Forum Doubletree Inn, Milwaukee
Dec. 9, 2009	Brokers Continuing Education Course Holiday Inn & Suites, Madison West
Dec. 9, 2009	4th Quarter Executive Board Meeting Holiday Inn & Suites, Madison West
Dec. 10, 2009	4th Quarter General Chapter Meeting Holiday Inn & Suites, Madison West
Dec. 11, 2009	USPAP Update Holiday Inn & Suites, Madison West

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John Rolling - President - Chapter 17



Greetings members and friends of Badger Chapter 17!

I have some sad news to report. Jerry Fetting, a long-time member of this chapter and chapter president for 2000, died in January. Jerry had been with Dairyland Power Cooperative for 37 years. He retired in 2001. Jerry was a good man, a fine right-of-way agent, and a great colleague. Jerry took his profession seriously and he gave back to the profession through his IRWA involvement. Jerry welcomed new members into our organization and he helped people make connections through the organization. Thanks, Jerry, from all of us.

Jerry's death makes me think of the generational succession that continues in mature organizations like ours. Our chapter celebrated its 50th anniversary in 2007. Think of the number of members who have passed through our chapter over this time-it must be 1000 or more! Jerry influenced a lot of those members. Who will each of us influence? Jerry recognized a responsibility to his profession. What can we do to fulfill our responsibilities to the profession? Some of us have talents in organizing events. Some of us have talents in writing/publishing/webmastering. Others have talents in maintaining our records, keeping tabs on our finances or other organizational functions. All of us have specialized knowledge about our particular corners of the industry-so all of us have information we can share to help our colleagues develop their skills. We all gain as each one of us improves. I call on all our members to reflect on how each of us can get involved with the chapter and move the profession forward. I think Jerry would like that.

Speaking of opportunities to get involved, I direct your attention to the program for our upcoming June 4 meeting in Manitowoc. Our morning presentation is a great example of "members helping members." Dave Steiro and Norm Pawelczyk, chairs of the Transportation and Valuation Committees, have organized a session on traffic roundabouts. I expect to learn a lot from this presentation. I hope you'll give Dave and Norm the respect they deserve through your attendance. Look for more such "right-of-way practice" sessions put on by our own members in future meetings. Better still-think of a presentation that you can make for your colleagues! Jeff Ekola, Chair of the Programs and Outreach Committee, will be happy to hear from you.

We also have opportunities to participate in helping to develop the profession outside the chapter. The International Education Conference will be held in Indianapolis, June 28-July 1. You can learn a lot from the sessions and you will meet colleagues from throughout North America and beyond. Need more encouragement? How about that \$250 "scholarship" that the chapter has set aside for the first 10 members who register for the conference. (Contact Marilyn Smith for details.) And by the way, I expect that our region-mate, the Indiana Chapter, will ask us for some physical help at the conference. Can those of us who will attend devote a few hours to help out? I'll be happy to take names of volunteers for coordination with the Indiana chapter.

Finally, let me speak a bit about "outreach." Elsewhere in this issue you will see an announcement for the Appraisal Institute's Wisconsin Chapter "Condemnation Seminar" to be held May 14 in Milwaukee. The AI chapter approached us to help them promote the event. I encourage you to attend the AI seminar. I intend to myself. The AI chapter will be promoting some of our courses among their members in return. We welcome the opportunity to work with other organizations on matters affecting our profession.

John Rolling, SR/WA, President

Chapter News

Badger Chapter 17
First Quarter Executive Board
Meeting Minutes
March 4, 2009

CALL TO ORDER/OFFICER REPORTS

President's Report - John Rolling, SR/WA,
President called the meeting to order at
4:50 p.m.

Quorum - 14 out of 20

Secretary's Report – Rick Dickson

Secretary Rick Dickson submitted the Executive Board Meeting Minutes held December 3, 2008 and the General Membership Meeting Minutes held December 4, 2008 as published in the March 2009 Badger-Right-of-Way, Issue #201. Motion made by Mike Halcarz and seconded by Barb Taves to approve the Secretary's report. Motion carried.

Treasurer's Report – Beth Massey

Treasurer Beth Massey presented the financial report. Checking balance is \$23,286.06; Certificate balances are \$5,579.18 and \$13,088.38.

Board discussed transferring portion of checking balance to another bank or credit union to disperse funds. President Rolling proposed motion to transfer \$18,000 to another checking account, at discretion of Treasurer, and leave \$5,000 in checking account with Anchor Bank. Barb Taves seconded motion. Motion carried.

Beth Massey outlined budget discussed at last meeting and proposed reducing cutting anticipated expenses and gains from upcoming courses by 50%. Gaylord Plummer proposed motion to accept budget as proposed by Beth Massey. Ernie Kretschmann seconded motion. Motion carried.

COMMITTEE REPORTS

Advertising: Marilyn Smith

It was a good year for advertisements in the roster and looking forward to next year.

Asset Management: Joe Stepnik - No Report

Education Committee: Doug Hartmann and Dawn Neuy

Ernie Kretschmann presented report for Doug and Dawn.

Course 407 - Fourteen people attended today's course. The Education Committee had anticipated that this would not be a revenue generating course, as it is not yet an approved course and the chapter had to prepare the course handouts. Thank you to Mr. Orell Anderson for facilitating this very new course. All registrants will be recognized by International as having attended this course once it officially becomes an active course within the IRWA curriculum.

SR/WA Study Session - The Study Session anticipated for June will need to be pushed back as John Rolling has not yet received approval by IEC to teach this course. Discussed delaying Study Session until September or October. Ernie will have Doug and Dawn contact John to coordinate.

Discussion as to whether all coursework needs to be completed in order to take part in the SR/WA Study Session. Members of the Board had differing opinions. Ernie Kretschmann will have Doug and Dawn investigate this issue further.

Course 701 (Property /Asset Management: Leasing) - This course will be facilitated by Rick Dickson on May 13 and 14 at Country Springs Hotel in Waukesha.

Course 200 - Deanna Loewenhagen has tentatively agreed to facilitate this course in September 2009.

December 2009 - Real Estate Broker's Continuing Education and the USPAP Update will be scheduled in December.

Rick Dickson discussed need for Course 400 (Principles of Real Estate Appraisal) for new WisDOT personnel.

Chapter News

(Executive Board Meeting Minutes - continued from page 4)

Environment: Gaylord Plummer, SR/WA

The Environment Chairs had conference call last Friday. Gaylord missed conference call. He will get minutes to Rick Dickson to include in Newsletter.

Finance: David Hollenberger

David was not present at meeting. Beth said the books have not been audited yet.

Greeters & Arrangements Committee: Heidi Fischer

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

The 2nd Quarter 2009 Executive Board and General meetings will be held at the Holiday Inn in Manitowoc on June 3-4, 2009.

Course 701 (Property Asset/Management: Leasing) will be held at the Country Springs Hotel in Waukesha on May 13-14, 2009.

The 3rd Quarter 2009 Executive Board and General Meeting was to be held on September 16-17 in La Crosse. The hotel is unavailable those days. They do have availability for September 2-3 or September 9-10. Board discussed two dates and Gaylord Plummer made motion to move meeting to September 2-3. Beth Massey seconded motion. Motion carried.

The 4th Quarter 2009 Executive Board and General Meeting will be held in Madison. Discussed hotel options of Howard Johnson on E. Washington and the Holiday Inn on West side of Madison. Rates for both hotels are similar. There have been requests from chapter members to have meeting on West side of Madison. However, this hotel is not available on December 2-3, but is available December 9-10. Board approved moving meeting to December 9-10.

Legislation Committee: Bob Bokowski, SR/WA

The Dane County Circuit Court invalidated Wis. Admin. Code Ch. Trans. 233 (Trans 233). The court ruled that WisDOT failed to follow proper rulemaking procedures when adopting changes to the rule in 1999 and 2001. The State dissolved TRANS 233 prior to this ruling.

There is also legislation incorporated into the current proposed Budget that would limit Commerce's role in overseeing relocation and also limit attorney's fees in eminent domain litigation. The Board asked Bob to keep an eye on upcoming changes.

Liaison Committee: Jason Hogan

No Report

Membership Committee: Marla Britton, SR/WA - No Report

Newsletter Committee: Laura Humphrey & Kathy Rudolph

The Newsletter was submitted for Newsletter of the Year. If time permits, draft of Newsletter will be sent to contributors for their review before going to printer.

Nominations/Special Awards Committee: Barb Taves

Barb Taves is looking for suggestions for Treasurer for next year.

Past Presidents Committee: Barb Taves

No Report

Professional Development Committee: Jeff Ekola, SR/WA

Two candidates for SR/WA designation are awaiting approval from International. They are Bob Bokowski and Dave Karl.

There are several other members who would like to partake in the upcoming SR/WA study session and exam. John Rolling asked that Jeff Ekola verify that the candidacy for these members have been fulfilled so they can take part in the study session and exam.

Chapter News

(Executive Board Meeting Minutes - continued from page 5)

Programs and Outreach Committee: Ernie Kretschmann

Discussed possibility of touring a wind farm for September meeting.

Relocation Committee: Reggie Draheim, SR/WA & Don Spenner, SR/WA

Continuing discussion with Department of Commerce to redo Code and proposal to adopt Federal Rule with caveats where Wisconsin exceeds payments. There is also a discussion to eliminate the Business Replacement Payment and transfer to Re-establishment. A Committee is meeting once a month to discuss updating code. Once developed, Don requested Chapter's support for going to regulation committee for changes. Board discussed that IRWA can't get involved in legislation issues. Chapter can offer their support by holding seminars through IRWA to update members on changes. Don thought he may be able to have a summary report by September meeting.

Right of Way Research Committee: Lorraine Winchel

No Report

Survey Committee: Dave Karl, SR/WA

No Report

Transportation and Railroads Committee: Dave Steiro

Discussed possibility of putting together a presentation on roundabouts for the June meeting.

Utilities and Pipelines Committee: Mike Halcarz

Joint Use Conference will be held on March 18-19 at Chula Vista Resort. Conference is sponsored by the Wisconsin Utility Association, Wisconsin State Telephone Association and the Wisconsin Cable Communications Association.

The agenda consists of speaker presentations and Break-out sessions. Ernie Kretschmann

and Dawn Neuy of WE Energies will be conducting one of these sessions, "ROW Challenges."

In addition there will be three legal representatives participating in this conference from Washington D.C., and six additional presenter/speakers from other states.

The meeting will culminate with a lunch and a presentation by Pat Richter, former Athletic Director, University of Wisconsin.

Mike will have registration forms at tomorrow's meeting.

Valuation Committee: Norm Pawelczyk

Norm will be giving a presentation at the March 5, 2009 meeting pertaining to new Real Estate Transfer Return process along with other information that can be obtained from the Department of Revenue that is helpful in the appraisal process. Norm will be gathering information to pass along in the appraisal industry for future meetings.

Webmaster Committee: Deb Zimmermann

No Report

Northwest Affiliate: Ed Trapp

The Affiliate meeting will be scheduled for May 7 or 14. Meeting will probably be held in Stanley. Ed is working with the speaker as to what date works best. There will be a DNR presentation of NR40.

Region 5 Representative: Jerry Lund, SR/WA

Region Chairs tabled the realignment review and have instead been given the task of defining the purpose of the Regions and how better the Regions can serve the Chapters. A task force will report back to the IEC this June in Indianapolis.

Two International Bylaw Amendments were adopted at the Indianapolis Board Meeting.

1) Create a new governing council consisting of

Chapter News

(Executive Board Meeting Minutes - continued from page 6)

the IEC and Region Chairs called the International Governing Council. 2) Past International Presidents may stay on the Advisory Council if they continue to serve the Association through attendance and participation in annual International Board Meetings at least once every three years.

The 2009-2010 IRWA Budget Proposal will be reviewed and discussed at the Spring Forum in Charleston, West Virginia.

International will be continuing to convert a core group of IRWA courses to online content. Chapters will receive credit for those taking an online course in their state.

New Chapter Officer Installation procedure to allow current and past Region Chairs; and current and past Chapter Presidents to install new officers.

Certification and Designation Task force continuing to look at a 10-year path of education, certification and designations for interested right-of-way professionals. Thirty percent of current IRWA members have designations.

Four hundred members above last year at this

time. No significant course cancellations. Good attendance at FAU.

OLD/NEW BUSINESS

Old Business

Motion made by Jeff Ekola and seconded by Rick Dickson for Chapter to pay for expenditures for tailgating items for Brewers Game stand alone event. Board approved motion.

New Business

Motion was made by John Rolling and seconded by Barb Taves to donate \$1,000 to the Education Foundation. Board approved motion.

Motion was made by Jerry Lund and seconded by Gaylord Plummer to purchase \$300-\$350 of Harley Davidson merchandise for the Raffle at International Conference. Board approved motion. Jerry Lund and Tom Erstad will purchase items.

Meeting adjourned at 6:17 p.m.

Respectfully submitted,

Richard Dickson, Secretary

Region 5 Fall Forum

Mark your Calendars!!

The Region 5 Fall Forum will be held at the Doubletree Inn in Milwaukee on Saturday, October 17. A social event will be planned for Friday evening, October 16.

It's a great chance to hear firsthand what is happening within the Region and to meet members from other Chapters.

Look for more information in the next issue of the Newsletter.

Chapter News

Badger Chapter 17

First Quarter General Meeting Minutes

March 5, 2009

President John Rolling called the meeting to order at 9:03 am with a saxophone serenade to the IRWA membership. President-Elect Ernest Kretschmann led the Pledge of Allegiance.

Introduction of Guests: Jeff Ekola introduced Ken West and Danelle Dove from Crystal Falls, Michigan. Both are appraisers and are considering joining IRWA. Pam Johnson and Cindy LaVenture from SRF in Minnesota. Norm Pawelczyk introduced Dennis Rhodes, Steve Swette, Dawn Van Oudenhoven, and Kathy Curren from WisDOT. Jodi Isaacson introduced Calvin Hettwer from Steigerwaldt.

Treasurer Beth Massey presented the 1st quarter financial status. Fund balances at total just under \$42,000 between CD's and checking. Budget passed similar to last year, but reducing budget for courses by \$5,000.

Secretary Dickson discussed that minutes from last meeting were submitted and approved by Board at last night with no changes.

Jeff Ekola presented for Lorraine Winchel for stand alone events. There are seven tickets available for the Miller Park Brewers Game for Friday May 8. Those interested should contact Lorraine. Lorraine is working on obtaining Badger Football tickets; limited to four tickets per member at \$10/ticket. Also possibility of event at Fireside theatre; if strong interest, notify Lorraine for which performance to pursue.

Jerry Lund updated members on Region news. See Executive Board Meeting minutes for more details. Jerry thanked all volunteers, including Board Members and Executive Committee, who keep this organization running. President Rolling thanked Jerry for his work in IRWA.

Badger

Write Away

President Rolling talked about upcoming International Conference in Indianapolis. This is in our Region and it is the 75th Anniversary of our Association. President Rolling would like a good show of support of members to attend the conference. Marilyn Smith talked about conference reimbursement. Details are in the newsletter. Members who are interested should contact Marilyn.

Mike Halcratz discussed Wisconsin Utilities Association Joint Use Conference coming up in Wisconsin Dells on March 18-19. See Executive Board Meeting Minutes for more information. Mike has flyers and registration forms available for those who are interested.

President Rolling discussed the upcoming programs for Chapter Meetings. The 2nd Quarterly meeting will be held in Manitowoc and will center on right of way practice hot topics. Dave Steiro is putting together this program. It will include a visit to the Point Beach Nuclear Facility. The Third Quarter meeting will be held in La Crosse in September. Ernie Kretschmann is putting together this program, which may include wind power. President Rolling also discussed the wonderful program lined up for today's meeting.

Dave Steiro, Chair of Transportation Committee, would like additional committee support if anyone is interested.

John Sanderson, Department of Commerce, discussed the proposed state budget bill that would remove Department of Commerce's oversight in Eminent Domain actions.

Meeting adjourned 9:31 am

Respectfully submitted,

Richard Dickson, Secretary

IRWA 55th Annual International Education Conference

Indiana Chapter 10 is hosting the 55th Annual International Education Conference and 75th Anniversary Celebration. The Conference will be June 28th through July 1st, 2009 in Indianapolis, Indiana.

In addition to attending the Education Conference, the City of Indianapolis offers a wide variety of attractions. Connected via skywalk to the Indiana Convention Center and Circle Centre Mall, the hotel is just steps from Lucas Oil Stadium, White River State Park, NCAA Hall of Champions, Conseco Fieldhouse, Victory Field and just minutes from the famed Indianapolis Motor Speedway.

Information regarding breakout sessions and registration for the education conference can be found online at irwaonline.org.

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.

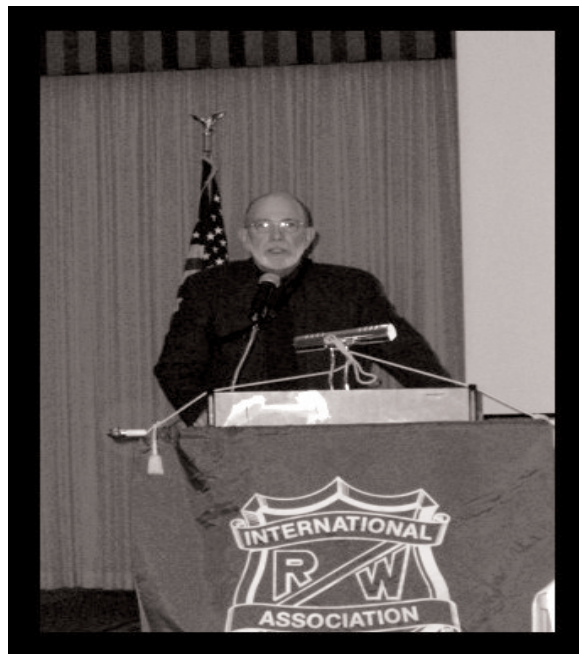
PLEASE NOTE: Individuals need to submit their own Education Conference registration and payment directly to IRWA. Reimbursements will be paid to participants after the Conference.

Chapter News

Chapter General Meeting ~ March 5, 2009 Neenah, Wisconsin



MMMM....Good!!! Thanks to Heidi Fischer for putting together another great social event! The Neenah Pub Crawl was a hit and the evening ended with members enjoying a few slices of delicious pizza.



President John Rolling welcomes members to the 1st Quarterly Meeting in Neenah.



Secretary Rick Dickson presents the minutes from the 2008 4th Quarterly Meeting. The minutes were approved by the Chapter.



Region Chair Jerry Lund updates Chapter 17 members on new events in the Region.

Chapter News

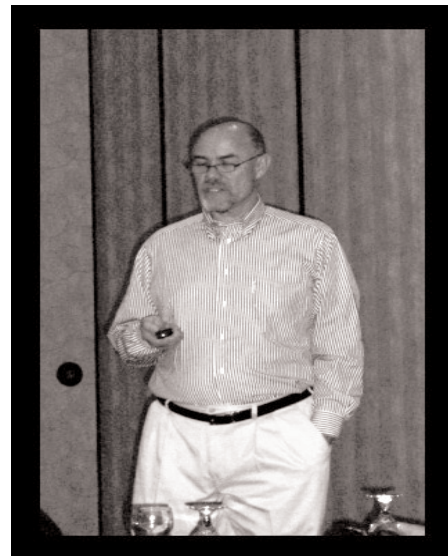
Chapter General Meeting ~ March 5, 2009 Neenah, Wisconsin



Morning presenter, Norm Pawelczyk, discussed recent changes to DOR's electronic transfer returns and plans to make this data available to the public.



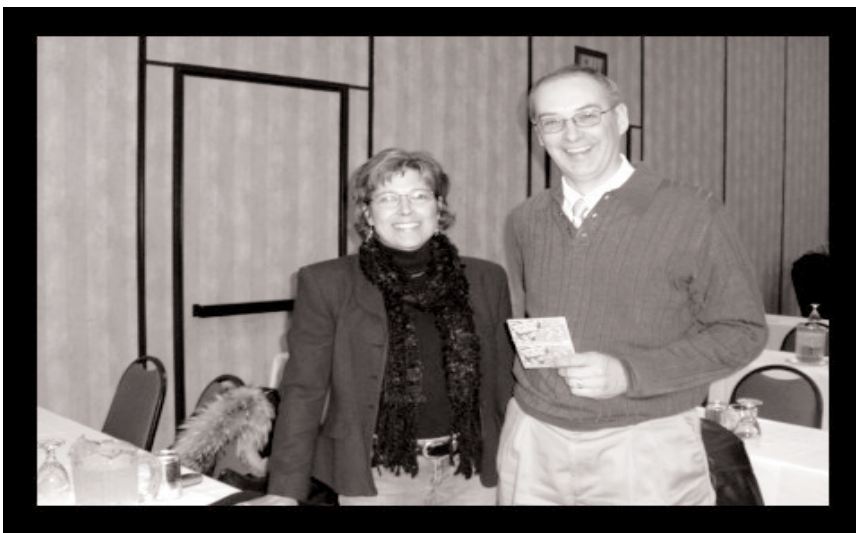
Morning presenter, Jerry Apps, shared many wonderful stories about the history of his farm as outlined in his most recent book, "Old Farm."



Morning presenter, Orell Anderson, discussed trends in the valuation of environmentally damaged properties.



Afternoon presenter, Paul Wozniak, gave great insight in to the history of the conservation movement in NE Wisconsin.



Thanks to guests Danelle Dove and Ken West from Crystal Falls, Michigan for attending the meeting. And congratulations to Ken for being the lucky lottery ticket winner!

Chapter News

IRWA UTILITY/DOT LIAISON COMMITTEE MINUTES

March 17, 2009

The meeting was called to order by Chairperson Jason Hogan.

The following agenda items were discussed:

Forms: 2nd Move Authorization Letters / Compensability Waiver:

At our previous meeting, Mike Bauman passed out two versions of 2nd move form letters. It was decided with solicited input from utilities that the single page format will be implemented.

WisDOT will be implementing a new Form for "STATEMENT OF NON-REIMBURSEMENT BY UTILITY" with the following language:

Referencing the project identified above, {Utility Company} will not be requesting compensation for the relocation of their facilities at this time.

{Utility Company} reserves the right to request compensation from the Wisconsin Department of Transportation, designated as the "DEPARTMENT," for compensable utility relocations on this project if relocation costs increase, accommodating changes to the project plan, or accommodating changes to the relocation plans of other utility companies. Any request for compensation by {Utility Company} must be sent to the DEPARTMENT within one year of the completion of the Contract Period as defined in the State of Wisconsin Standard Specification for Highway and Structure Construction.

Road Contractors Requesting info from utilities:

Utilities have been receiving letters requesting information and updates on the status of relocations as part of their bid process. This

creates significant effort on the utilities part to seek out the status of each project for several prospective bidders. It is presumed that contractors are being guided to do so as part of WisDOT's spec. book. WisDOT will look into their bidding requirements for follow up at our next meeting. Utilities hope to redirect contractors to WisDOT's Regional Utility Coordinators.

WisDOT Policy 96.10(C) draft revision - Utility environmental permits / review, 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. 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. If utilities have a project with merit to try this draft process, it was suggested to try it.

Inadequate planning locates for DOT survey projects:

Concerns of utilities failing to perform planning locates for surveying, and the difficulty of locates being performed at different times throughout the 10-day window. Most utilities subcontract locaters to perform the work and need facilities to be located on the plans. In the future, WisDOT will contact the utility directly of known unmarked facilities and will continue to coordinate joint meetings for marking large projects.

Clear-Zone impacts on utilities:

A clear-zone is the area at the edge of the traveled road (solid white painted line) extending away from the road a varying distance determined by design speed, curves, etc., that is made available for safe use by errant vehicles.

Chapter News

(Utility/DOT Liaison Committee Minutes- continued from page 12)

WisDOT Utility Accommodation Policy (96.20, para. D), requires "The longitudinal location of above-ground utility facilities shall be outside of the clear-zone". So how do you calculate clear-zone? We refer to the WisDOT Facility

Development Manual - Chapter 11, Section 15-1, (9.1) AND Chapter 11, Section 40-1, (10.2) to determine width. The Facilities Development Manual can be found at:

<http://roadwaystandards.dot.wi.gov/standards/fdm/01-05-005.pdf>. The annual average daily traffic (AADT) can be found online at: www.dot.wisconsin.gov/travel/counts/index.htm.

WisDOT informed Utilities that a signed Highway Permit (DT 1553) is to be considered their approval of placement, and moving forward will be considered the approval of facilities that may be located within the clear-zone.

WisDOT 511 Traveler Information WisDOT Lane Closure System:

WisDOT needs to know when any roadwork is going to affect traffic - especially on high-volume highways such as Interstates, freeways, expressways, and major 2-lane roads. Similar to other state DOTs, Wisconsin has developed a 511 Traveler Information system. You can now dial 511 or click on: <http://www.511wi.gov/> to see real time information on road conditions along with road, ramp, lane, and shoulder closures including planned and emergency events. Utilities will need to get on board for compliance by notifying DOT. The notification process by utilities is currently being worked out to be a three to fourteen day notification process. Attached to the minutes is the project scope.

TLE's - prescriptive rights:

Utilities are being asked to sign TLE's on projects where prescriptive rights exist and no relocations are necessary. Utilities prefer a 'no conflict letter' or 'consent' to be sufficient to move forward.

Survey monuments:

DOT survey monuments are available in excel format. Anyone interested in obtaining a copy should contact:

Glen R. Schaefer, PE, LS

Geodetic Engineer

Monument Maintenance Coordinator

Wisconsin Height Modernization Program

WisDOT Surveying and Mapping Section

3502 Kinsman Boulevard

Madison, WI 53704

Office Phone 608-243-5989

Cell phone 608-235-4680

glen.schaefer@dot.state.wi.us

Please specify format (i.e., Degrees and decimal degrees, Degrees, minutes, and decimal minutes or Degrees, minutes, seconds, and decimal seconds)

Next Meetings:

The next meetings are scheduled for:

- Thursday, May 21, 2009
- Thursday, August 20, 2009
- Thursday, November 19., 2009

Items for the agenda should be submitted at least one week prior to the meeting to:

Jason Hogan, Chairperson

E-mail: jasonhogan@alliantenergy.com

Phone: 608-458-4871

Respectively submitted,

Jason Hogan

Alliant Energy

Chapter/Affiliate News

~ MILESTONES and ANNOUNCEMENTS ~

ANNOUNCEMENTS

Chapter 17 congratulates the following members for receiving the SR/WA designation:

- David Karl, SR/WA
- Robert Bokowski, SR/WA

BADGER CHAPTER 17A - AFFILIATE NEWS

The next Affiliate meeting will be held Thursday, May 7, 2009 at the Roadway Inn & Suites in Tomahawk. The Roadway Inn & Suites is located at 1738 Comfort Drive and reservations can be made by calling 715-453-8900. Meeting agenda is as follows:

- 8:30-9:00: Registration (\$15/members and \$20.non-members
(Includes refreshments and lunch)
- 9:00-9:30: Business Meeting
- 9:30-10:00: Refreshment Break/Networking
- 10:00-11:00: Travis Wanless, State Patrol, speaking about "Zero in Wisconsin" program,
highway and motorcycle safety
- 11:00-12:00 Susie Klinger, from Tomahawk Railway speaking about WI Operation Life
Saver -railroad crossing safety and trespassing
- 12:00-1:00 Lunch (served at the Roadway Inn)
- 1:00-1:15: Fill out consent form for Harley Davidson tour
- 1:15-2:30: Tour of Harley Davidson Tomahawk Operations Plant
(Fully enclosed, low healed shoes are required)

Please confirm attendance by contacting:

Ed Trapp, Chair • (715) 379-5576 • edtrapp@att.net
Jody Isaacson, Vice-Chair • (715) 453-3274 • jodyl@slstomahawk.com

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
Stand-Alone Events: Lorraine Winchel • 608-246-3825 • lorraine.winchel@dot.state.wi.us

Chapter/Affiliate News

6TH ANNUAL CONDEMNATION APPRAISAL SYMPOSIUM

MAY 14, 2009

Wisconsin Chapter of the Appraisal Institute Office

11801 W. Silver Spring Dr., Ste 200 • Milwaukee, WI 53225 • Phone: (414) 271-6858

SCHEDULE

- 9:30 a.m. - 10:00 a.m. Registration
10:00 a.m. - 10:10 a.m. Introduction - Steve Vitale
10:10 a.m.- 10:30 a.m. Recent Legal Developments -Tom Hartley
10:30 a.m.- 11:10 a.m. Recognizing and Measuring Changes in Highest and Best Use -Ben Southwick & Scott Mac Williams
11:10 a.m.- 11:40 a.m. Project Influence and Scope of the Project Rules - Chuck Graupner & Scott Williams
11:40 a.m. - 12:10 p.m. Perspectives of the Condemnation Commission - Stan Riffle
12:10 p.m.- 12:50 p.m. Lunch (Provided)
12:50 p.m.- 1:20 p.m. Perspectives of the Mediator -Amy Seibel
1:20 p.m.- 2:00 p.m. The After Thoughts: PLE, TLE and Other Issues - Alan Marcuvitz & Larry Nicholson
2:00 p.m. - 2:10 p.m. Break
2:10 p.m. - 2:50 p.m. The Appraiser and Other Expert Witness Roles in Challenge Actions and Relocations - Sue Sager & Kevin Zarem
2:50 p.m. - 3:30 p.m. Differences Between State and Federal Eminent Domain Procedures - Bob Roth & Steve Vitale
3:30 p.m. - 4:00 p.m. Q & A
4:00 p.m. Social Hour

CONTINUING EDUCATION CREDIT

This seminar is approved for the following hours of continuing education/recertification upon successful completion.

- | | |
|---|-----------------------------------|
| ~ State Certification: 6 hrs. | ASSESSOR CREDIT APPLIED FOR |
| ~ State Licensure: 6 hrs. | ~ Appraisal: 1 hrs. |
| ~ Appraisal Institute: 6 hrs. | ~ Law/Management: 5 hrs. |
| ~ CLE Credit is being applied for. 6 hrs. | (please call to confirm approval) |

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

- ~ \$90 Appraisal Institute Members & DOT/DOJ Members
- ~ \$115 Non-members

Fee includes one day of instruction, breaks, lunch, and course materials. Registration & fee must be received by May 7, 2009. 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 7, 2009. After May 7, 2009 no refunds will be made.

TO REGISTER, please go to:
<http://www.appraisalinstitute.org/education/Wisconsin>

Chapter News

Course 701 - PROPERTY ASSET MANAGEMENT: LEASING WAUKESHA, WI - May 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	DATE/TIME	FEE
Country Springs Hotel 2810 Golf Road P.O. Box 2269 Waukesha, WI 53187 Phone: (262) 547-0201	Wednesday & Thursday May 13-14, 2009 8 am - 5 pm	\$415 Members \$520 Non Members
	*Add \$15 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 ~ Property/Asset Management: Leasing

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**

Check for \$_____ is enclosed.

Education

Course 400 - PRINCIPLES OF REAL ESTATE APPRAISAL MANITOWOC, WI - June 2-3, 2009

Course Description: This course introduces the principles of real estate and real property valuation to the participants. It is also a refresher course for the experienced right of way professional who would like to enhance his or her appraisal abilities. At the conclusion of this two-day course, participants will be able to:

- express an understanding of basic real estate terms and principles;
- demonstrate a basic knowledge of the valuation process and its components;
- discuss the definitions of and steps in each of the three approaches to value (cost, sales comparison and income capitalization);
- solve problems that show an understanding of the three approaches to value.

In addition, two case studies (residential and commercial) will be utilized throughout the course.

- Topics:**
- Types and Uses of Appraisals
 - Area and Site Analysis
 - Sales Comparison Approach
 - Introduction to Partial Acquisitions
 - The Appraisal Process
 - Types of Value
 - Highest and Best Use Analysis
 - Reconciliation and Final Value Determination
 - Economic Principles
 - Market Analysis
 - Cost Approach

COURSE LOCATION/ACCOMMODATIONS	DATE/TIME	FEE
Holiday Inn 4601 Calumet Avenue Manitowoc, WI 54220 Phone: (920) 682-6000	Tuesday & Wednesday June 2-3, 2009 8 am - 5 pm	\$415/Members \$520/Non Members

*Add \$15 if registering after **May 26, 2009**

Instructor: John D. Rolling, Ph.D., SR/WA is an independent fee appraiser and Principal of Rolling & Co., Madison, Wisconsin. He has specialized in appraisals, appraisal review and litigation support for public and utility projects since 1990. His right-of-way experience includes road, airport, pipeline and electric transmission projects. He holds general appraiser certification in Iowa, Minnesota and Wisconsin. He has taught at the college level and as a corporate trainer as well as for IRWA. Mr. Rolling is also an Appraiser Qualifications Board-Certified USPAP Instructor.

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

REGISTRATION FORM ~ Course 400 ~ Principles of Real Estate Appraisal

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**

Check for \$_____ is enclosed.

Education

Course 200 - PRINCIPLES OF REAL ESTATE NEGOTIATION LA CROSSE, WI - September 1-2, 2009

Course Description: This course presents a unique blend of the communication skills associated with successful, real-world right of way negotiations. With an emphasis on the practical as opposed to the theoretical, this course sets the stage for all IRWA Communication courses that follow.

- Topics:**
- Overview of types of negotiations
 - Pre-negotiation “must do’s”
 - Creating your own individual negotiation style
 - Three types of negotiations
 - Communicating effectively throughout the negotiation process
 - Negotiating with attorneys and other “powerful” owners
 - Common issues, tactics, and pitfalls in negotiations
 - Preparing for administrative settlements, legal settlements and condemnation

COURSE LOCATION/ACCOMMODATIONS	DATE/TIME	FEE
Radisson Hotel La Crosse 200 Harborview Plaza La Crosse, WI 54601 Phone: (608) 784-6680	Tuesday & Wednesday September 1-2, 2009 8 am - 5 pm	\$415/Members \$520/Non Members

*Add \$15 if registering after **August 26, 2009**

Instructor: Deanna Loewenhagen, SR/WA, has twenty- four years experience in negotiations, lands management and relocation in both the public and private sectors. She was the lead Relocation Specialist with Wisconsin Department of Commerce in Madison charged with regulating public agencies engaged in acquisition/relocation activities and to mediate/negotiate disputes between agencies and displaced persons and relocation training facilitator for the Wisconsin Department of Transportation, Bureau of Highway Real Estate. Deanna received a Bachelor of Science in Business Administration from the University of Wisconsin - La Crosse. Her areas of emphasis were management, economics, marketing and accounting. She owned and operated a real estate firm and continues to hold a Wisconsin Real Estate Broker's License. She is a member of the Wisconsin Association of Mediators. Selected as the Badger Chapter 17's "Professional of the Year" in 2002. Deanna is an authorized instructor of the International Right of Way Association in the disciplines of negotiations and relocation.

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

REGISTRATION FORM ~ Course 200 ~ Principles of Real Estate Negotiation

Membership Number _____
Name _____
Title _____
Address _____
City, State, Zip _____
Phone _____
Email Address _____

**To Register Online with a credit card,
please visit www.irwaonline.org**

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

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

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 - 2nd Quarter General Meeting June 4, 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 June 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 June 1, 2009.

NOTICE: *The Executive Board will meet at 4:30 p.m. - 6:00 p.m. on Wednesday, June 3 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

Holiday Inn

4601 Calumet Ave
Manitowoc, WI 54220

Phone: (920) 682-6000
Fax: 920-682-0301

www.holiday-inn.com/manitowocwi



~ Directions ~

Conveniently located at I-43 and US 151.

Exit 149

Turn east off exit ramp.

If you stay, Register IRWA!