



Assessor's Voice of Wisconsin

1987-88 IAAO Zangerle Award Winner 1991-92 IAAO Zangerle Award Winner



December, 2002



Presenters Dan Kolberg, Andrew Savagian and Michelle Syring at the League of Wisconsin Municipalities Conference September 2002

Brownfield Basics

The WI Department of Natural Resources' (DNR) Remediation and Redevelopment (RR) Program offers options for environmental cleanups and provides services to support redevelopment of brownfields.

The RR Program's goal is to help restore the environmental and economic health of communities throughout Wisconsin. As a local government official, you may be tackling some difficult questions about cleanup and redevelopment.

These are ways to help you find answers to those questions.

What is a brownfield?

Brownfields are abandoned or under-utilized properties with real or perceived contamination, which blocks the cleanup and reuse of the properties.

The RR Program offers the following brownfield services for public and private parties.

Financial Assistance

We offer a variety of funding programs including: Site Assessment Grants, Green Space & Public Facilities Grants, Land Recycling Loans, Environmental Remediation TIFs, Dry Cleaner Environmental Fund, Stewardship Funds, federal tax deductions for remediation and cancellation of delinquent taxes.

Technical Assistance

The RR program provides technical and regulatory support to public and private parties to help them deal with contaminated properties. These services often require a fee.

Information Technology

The DNR also has new web technologies that allow interested parties to access our data for contaminated sites, including investigation and cleanup activities.

Community Outreach

Staff are available to make presentations to the general public and government boards and councils. We also provide a wide variety of publications on brownfield tools for cleanup and redevelopment.

Call the Information Line (800) 367-6076 or Madison area (608) 264-6020 or visit the RR web site www.dnr.state.wi.us/org/aw/rr/ to obtain these publications.

Brownfield Information

Who can I contact?

For information about how DNR can assist you with specific brownfield issues, please contact your regional RR office listed below.

If you have general questions, please contact Andrew Savagian at 608-261-6422 or andrew.savagian@dnr.state.wi.us.

RR Regional Offices

Green Bay – 920-492-5868
Rhineland – 715-365-8990
Fitchburg – 608-275-3212
Milwaukee – 414-263-8688
Eau Claire – 715-839-2784

Other Resources

Re News

The RR Program's quarterly newsletter; To subscribe please send an email to andrew.savagian@dnr.state.wi.us or call 608-261-6422.

Listserv

The RR Program's bi-monthly electronic newsletter; To sign up, email majordomo@badger.state.wi.us; in the body of the email message write "subscribe rr"

WI DNR - RR Program

www.dnr.state.wi.us/org/aw/rr/

Environmental Protection Agency Region 5

www.epa.gov/Region5/

2002-2003 Officers

Steve Miner Cudahy	President (414) 769-2207
Michael Higgins Kenosha	President-Elect (262) 653-2805
Mark Schlafer LaCrosse	Vice-President (608) 789-7525
Joan Spencer Marshfield	Treasurer (715) 384-3856
Pam Hennessey Dept of Revenue	Secretary (608) 264-6895
Nan Giese Wausau	Past-President (715) 261-6605



President's message:

Welcome to the start of another busy year for our organization. I am honored to be your president for the year 2003. I pledge to you that I will work to improve WAAO and the assessment profession in the State of Wisconsin. I look forward to implementing your ideas to make WAAO stronger and more influential. I also look forward to working with all of you and I encourage your thoughts and ideas on any topics.

As President, I will assist the Committee chairs in every way possible to accomplish the goals that each committee is charged with. I am encouraging everyone to volunteer in some way this year. Maybe volunteering on a WAAO committee is what works for you; if not, I urge you find another avenue where you can share your talents. By volunteering, you can help others but it does not end there. You will personally receive so much by knowing that you are helping others. For those of you who are already working on committees, I would like to personally thank you for sharing your knowledge and skills.

Budget issues and especially health insurance will be affecting many of our department budgets for the upcoming year. In the future, the State Budget and Shared Revenue program will be a determining factor in how we are able to do our jobs. By striving to be professional and working creatively, I am sure we can rise to the challenge of providing quality assessment services within our allotted budgets.

I am looking forward to a productive year as your President.

Steve

2002-03 Board of Directors

James Siebers Mequon	2003 (262) 242-3100
Hugh Harper Readstown	2003 (608) 629-5432
Kathleen Isleb Wauwatosa	2003 (414) 479-8969
Marie Ellis Sheboygan	2004 (920) 459-3393
Paul Klauk Waukesha	2004 (262) 524-3510
Sharon McCabe Madison	2004 (608) 266-4583
Eric Miller Greenfield	2005 (414) 329-5343
John Meyer Milwaukee	2005 (414) 286-3162
Reed Johnson Dept of Revenue	2005 (608) 266-7180

IAAO Representatives

Mary Reavey Milwaukee	(414) 286-3101
Mark Schlafer La Crosse	(608) 789-7525

NCRAAO Representatives

Robert Lorier Brookfield	(262) 796-6649
Steve Miner Cudahy	(414) 769-2207
Doug Milius Dept. of Revenue	(920) 929-2970

AVOW Newsletter

Tina Bizub Milwaukee	Editor (414) 286-3728 tbizub@ci.mil.wi.us
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The Assessor's Voice of Wisconsin is published quarterly by the Wisconsin Association of Assessing Officers, a non-profit Wisconsin association. AVOW serves the information needs of Wisconsin assessors on issues of legislation, education, professional announcements and technical procedures. No part of the newsletter is construed as an endorsement by the WAAO unless so specified. The AVOW is available with membership to the WAAO. A membership form is available on the last page of this newsletter.



2002-2003 officers Pam Hennessey, Kathy Ilseb, Joan Spencer, Mike Higgins, Steve Miner, John Meyer, Reed Johnson and Mark Schlafer

General Meeting Minutes

September 25, 2002

President Nan Giese called the WAAO business meeting to order during the Wednesday morning group session of the Wisconsin League of Municipalities Assessor's Institute. There was a large turnout of members present at the meeting. Nan thanked Sherry Lee and the League for allowing WAAO time to hold the meeting

Prior to the meeting, presentations were given by Paul Welcome from Kansas on behalf of IAAO and by Nancy SaBell from Nebraska representing NCRAAO.

Secretary/Treasurer Report

The minutes from the June 3, 2002 Quarterly Meeting were approved as printed in the September 2002 AVOW issue.

Treasurer

The operating account balances total \$29,890.24, with an added \$6,851.74 in the Education fund, for a total of \$36,741.98. Several expenses for the 2002 fiscal year are pending and the fiscal year report will be an addendum to the minutes.

General Meeting

52 members attended the June 3rd General Meeting at Klemmer's in Greenfield. Receipts totaled \$1300 with expenses of \$1159.81 for a difference of \$140.19. Receipts for the Education fund raffle totaled \$116.00 with costs of \$207.00, for a difference of -\$91.00.

Membership Report

We have 570 members signed up to date for the 2003 WAAO roster. Sixty-nine members haven't mailed their dues yet, and we've added 21 new members. Dues will be accepted any time during the Institute.

Membership forms will be available at the Public Relations display for anyone interested in joining WAAO. There are many advantages to being a WAAO member, and anyone involved in assessment is encouraged to join.

Bylaw Changes

A copy of proposed bylaw changes was published in the September AVOW. Copies of the proposed changes were also provided for members at today's meeting.

Most of the proposals involve splitting the duties of the Secretary and Treasurer positions.

Noted also were a few changes that affect the membership:

- Changing of the wording from "Retired Membership" to "Retired Regular Membership" in Article II, Section D.
- Adding Section 2 of Article III requiring the President, President-Elect and Vice President to have "Regular" WAAO membership status.
- Adding Section 3 of Article III allowing the Secretary and Treasurer to be WAAO members with voting rights.
- Changing Section 5 of Article V to allow Retired members to have voting rights, thereby allowing them to continue to serve as Directors, on Committees, etc.

President Nan took over the meeting to get the vote of members present on the proposed bylaw changes.

Motion by Carol Kuehn to accept the bylaw changes as proposed. Second by Russ Schwandt. Motion carried with one "no" vote.

Committee Reports

Auditing

Joan Spencer reported The Audit Committee met yesterday and found the books of the Association in good order and without discrepancy. A letter will be forwarded to the WAAO President regarding the audit.

Awards & Resolutions

Nan Giese reported the Committee did meet and the awards will be presented at tonight's banquet.

Planning & Management

Planning and Management met May 20th to discuss proposed changes to the Association Bylaws. Recommendations were given to the Executive Board July 8th. The changes as approved by the Executive Board were the same changes approved by the membership today.

Members are encouraged to complete the membership survey form available at the membership services table in the hallway. Upon turning in the completed survey, tickets will be given out

for a special drawing of cash prizes.

IAAO Report

Mary Reavey thanked Paul Welcome and Wes Little (outgoing League Trustee President) who spoke earlier on behalf of IAAO.

This year's IAAO Conference is October 13-16 in Los Angeles, and it's not too late to register. Scott Winter from the City of Milwaukee will be putting on a session on Condo Valuation at the IAAO Conference. A version of that program is being given at this Institute.

Mary also wanted to recognize that the AVOW has been nominated and is a finalist for the IAAO Zangerle Award.

In the hallway there is a table with IAAO membership applications and promotional items. A set of three books from IAAO will be raffled off: Property Assessment Valuation, Property Assessment Administration, and The Appraisal of Real Property. A special drawing for one set of the three books from IAAO members attending this Conference will also be held.

First time members can join IAAO for half price by contacting Mary (\$75.00).

IAAO Endorsements - Mary Reavey

The results of the recent IAAO elections will be announced at the October Conference.

IAAO 2006 Host Committee Report - Mary Reavey

The Host Committee also has information available at the table in the hallway, along with T-shirts for sale. Every day of wearing the T-shirt at the Institute earns one ticket toward a drawing for prizes that will be held Thursday night at the WAAO/League hospitality room.

NCRAAO - Bob Lorier

A special thanks to Nancy SaBell, Director from Nebraska, for speaking on behalf of NCRAAO at the Institute. Next year's NCRAAO Conference will be held June 9 through 11th in Omaha, Nebraska.

Education & Training - Reed Johnson

A couple of Assessors asked Reed to remind Assessors that when certifications are expiring, there is a 60-day re-filing requirement before expiration. October 1st is the deadline for filing if certifications are expiring November 30th.

Education & Training met August 22nd. Course 312, Commercial/Industrial Modeling Concepts will be held the week of October 14th. Seventeen people are currently signed up for the Course, which is close enough to the number required to hold the Course. There is still plenty of time to sign up, by



Russ Hudziak is awarded the Distinguished Life Member Award

contacting Mary Watson (414-286-3178).

A former Fitchburg City Council member and developer are planning a program on development for the December 2nd Quarterly Meeting. Phil Sveum will take you from start to finish through the development process and answer questions.

We are planning a March 3rd program by Ann Schilling regarding environmental issues. The program will cover mold, asbestos, and other indoor environmental topics. It sounds like a great course with pertinent information.

Work is continuing to schedule the educational sessions for March 4th. Scott Shields and Reed are working on a Public Land Survey program. A follow-up of last year's Marshall and Swift has also been discussed, along with a program dealing with issues of explosive growth, particularly in Northern Wisconsin.

Reed thanked his committee members for service this past year: Pete Krystowiak, Mary Watson, Robert Leonard, Barry Feig, and Mike Couillard.

Jim Murphy, a long-time Committee member will be stepping down after today, so a special thank you to Jim for his many contributions over the years, and to Mike Couillard who will be stepping down today. Thank you also to members of the Program Sub-Committee that worked with Education and Training this year: Joyce Frey, Paul Klauck, and Paul Koller.

Reed mentioned that about 9 years ago he worked as a specialist with Pat Strabala on computer assisted mass appraisal. He had been at it a few years and was feeling rather comfortable. Pat was on the WAAO Executive Board at the time and was on his way to a meeting. Reed mentioned to Pat that when he was at the meeting, see if there was a Committee he thought Reed could serve on. Pat came back with "Congratulations, you're now Chairman of Education and Training."

After today there will be a new Chair, and Reed thanked the membership for their support and for the great turnout for the educational programs.

Membership Services - Sue Plutschack

Membership Services is responsible for the raffle and hospitality room at the Institute. Sue encouraged members to stop by the public relations booth to fill out the survey and purchase raffle tickets for the education raffle.

Public Relations - Sue Plutschack

The Committee is trying to develop an electronic format of public relations materials for members. Submissions can be e-mailed to Sue (smp@pewaukee.wi.us) or given to any member of the Public Relations Committee.

AVOW Report - Tina Bizub

Tina reported that the deadline for articles for the December AVOW issue is October 11th.

She thanked all of the members that sent in articles, and noted that electronic submissions are much easier to work with. A special thank you to John Doetze for doing the proofreading of the issues.

A lot of WAAO members have presented great programs. Tina encouraged members to submit educational articles for publication to help provide quality information for the members.

Legislative - Peter Weissenfluh

Pete thanked the members of the Committee who have worked hard this year: Andy Berkhout - Manitowoc, Tom Kienbaum - Racine, Paul Koller -New Berlin, Shannon Krause - West Bend, Al Land - West Allis, Gene Miller - DOR Madison, Steve Miner - Cudahy, Phil Sanders - DOR Green Bay, Russ Schwandt - Green Bay, Steve Wajda - Madison and Hallie Wendorff who represents various communities.

Between the budget repair bill and the pre-election there is not much going on legislatively at the time.

The Committee has had as its goal to keep abreast of all assessment and exemption-related legislation. The Committee discusses proposals and takes positions. The positions are then recommended or brought before the Executive Board for approval. Following the recommendations or policy statements from the Executive Board, the Legislative Committee notifies the membership, calls for action when necessary, testifies, meets with individual legislators, and forms and maintains coalitions.

WAAO does not have a paid lobbyist, so the most effective WAAO can be is in forming other coalitions, with the DOR, League of Municipalities, Alliance of Cities, Towns Association etc..

The Committee will be meeting soon to formulate WAAO's strategies for what we would like to accomplish this next year. Anyone with ideas or proposals for new legislation should get

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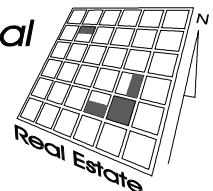
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The Public Information Program award goes to Kathee Isleb

the information to Pete or one of the Legislative Committee members.

Property Tax Exemptions - Gregg Hagopian

The Committee members are Jim Murphy, Russ Schwandt, Lynn Morgan, Kathee Isleb, Mike Higgins, Doug Milius, Craig Lake and Pete Weissenfluh. Gregg thanked them very much for their service, for the time they put in, and for driving to all the meetings. He also thanked Kathee Isleb for hosting the committee meetings.

Yesterday during one of the Institute sessions, we talked about possible updates to the exemption application form. The Committee will be meeting soon to discuss improvements to the form. Recommendations will then be brought before the Executive Board for approval, and then submitted to the Department of Revenue for approval.

The Executive Board has approved the concept of creating a state Board Of Tax Exemptions. This would create a new model by law.

Any exemption disputes would first be litigated in front of a quasi-judicial board in a less formal setting, which would be more efficient and save costs. If the taxpayer or the municipality still doesn't agree with the board's decision, it would then be appealed further to circuit court under a writ of certiorari.

Peter Weissenfluh just indicated in his report that WAAO doesn't have a lobbyist and needs to build coalitions.

We have been doing that on this concept. We met with the Milwaukee 's lobbyist about a week ago, and their lobbyist will be taking it to the Milwaukee County Council to seek approval to start lobbying for the change. Gregg has also raised the idea with the State BAR, and hopefully they will work with us as well.

Rural Concerns - Mel Raatz

We've been actively meeting in the Town of Plover (south of Stevens Point) discussing ag-use assessments, and Ag related

issues. Gene Miller explained the changes in the Ag use penalty to us. Thank to Al Romportl for being the DOR representative at the meeting. He was also drafted to act as secretary and has done an excellent job on the minutes.

We've been preparing for the classes to be held at the Wisconsin Towns Association Conference in October in La Crosse. We will also be holding a round-table discussion at one of the luncheons.

Rural Concerns will continue to work with the ag-use assessment problems. We've been trying to convince legislators to agree to some sort of reporting system for Ag land to make the job a little bit easier for Assessors. We've had Roger Cliff from the Farm Bureau at one of our meetings who is adamantly against the reporting requirement.

Meeting break to allow presentation by Secretary of Revenue, Rick Chandler

Personal Property

John Meyer thanked the members that served on the Committee this past year: Dawn Van Natta, Mary Hennen, Mary Semrad, Peter Krystowiak, Dennis Duszynski, Mark Schlafer, Carolyn Chabron and Julie Matthes. Work is continuing on the classifications guidelines project, and the committee has completed the 2003 personal property return.

Ad Hoc Commercial Sales

Wes Little reported the Committee hasn't met recently due to most members on the committee being involved in revaluations. They are still working on a plan and will meet again this fall.

ANNOUNCEMENTS

Word was received on the death of Virgil Samsal from Sheboygan Falls. Virgil held Regular WAAO membership status from 1979 through 1983 and has been a retired WAAO member since 1984. His son James is an Assessment Specialist with the Department of Revenue in Madison. Our sympathy is extended to the Samsal family.

WAAO also extends sympathy to Eric Miller, (Assessor, City of Greenfield) on the recent death of his father.

A card from WAAO was also sent to Dennis Radmer, President of The Radmer Group in St. Louis, Missouri upon hearing of the death of his mother. Dennis served as WAAO's Secretary-Treasurer from 1975 to 1977.

Sympathy is also extended to the friends and family of Barbara Simm from Northwestern Mutual Life Insurance Company. Barbara has been a WAAO member since 1992, and was also an IAAO member.



Russ Schwandt (Green Bay) accepts the Distinguished Assessment Jurisdiction Award

NEW BUSINESS

Nan Giese took a few minutes to thank everyone. "It's been a privilege and honor to serve this organization the past year." She thanked the officers, executive board, committee chairs, those that served on committees, and most of all the general membership for their support.

As the Presidency is turned over to Steve Miner, she felt confident Steve would do a good job. Nan thanked the WAAO membership for allowing her to serve as the 2002 President.

Election of Officers

The meeting was turned over to Mary Hlavinka, Nominating Chair, to conduct the election of officers. The list of officers proposed by the Nominating Committee was published in the September AVOW issue.

According to the bylaws of the Association, the President-Elect automatically succeeds to the Presidency.

President (1-Year Term)

Steve Miner - City of Cudahy

The other officers and new Directors are put before the membership for a vote.

President-Elect (1-Year Term)

Mike Higgins - City of Kenosha

Nominations from the floor for the position of President-Elect were called for three times. Hearing no nominations from the floor, a motion was made that the nominations be closed and a unanimous ballot be cast for Mike Higgins. Motion seconded and carried.

Vice-President (1-Year Term)

Mark Schlafer - City of LaCrosse

Nominations from the floor for the position of Vice-President were called for three times. Hearing no nominations from the floor, a motion was made that the nominations be closed and a unanimous ballot be cast for Mark Schlafer. Motion seconded and carried.

Secretary (1-Year Term)

Pam Hennessey - Madison DOR Nominations from the floor for the position of Secretary were called for three times. Hearing no nominations from the floor, a motion was made that the nominations be closed and a unanimous ballot be cast for Pam Hennessey. Motion seconded and carried.

Treasurer (1-Year Term)

Joan Spencer - City of Marshfield Nominations from the floor for the position of Treasurer were called for three times. Hearing no nominations from the floor, a motion was made that the nominations be closed and a unanimous ballot be cast for Joan Spencer. Motion seconded and carried.

Executive Board Members

(1-Year Term)

Replacing Mark Schlafer - New Vice-President

Kathleen Isleb - City of Wauwatosa

Nominations from the floor for the Director position were called for three times. Hearing no nominations from the floor, a motion was made that the nominations be closed and a unanimous ballot be cast for Kathleen Isleb. Motion seconded and carried.

Executive Board Members

(3-Year Terms)

Eric Miller - City of Greenfield

John Meyer - City of Milwaukee

Reed Johnson - Madison DOR

Nominations from the floor for the Director positions were called for three times. Hearing no nominations from the floor, a motion was made that the nominations be closed and unanimous ballots be cast for Eric Miller, John Meyer, and Reed Johnson. Motion seconded and carried.

Mary thanked the new officers and directors for their consideration when they were called upon by the Nominating Committee.

Installation of Officers

Paul Welcome, IAAO, administered the oath of office to install the newly elected Officers and Executive Board Members.



Nan Giese presented Steve Miner with the President's gavel for 2003

Exchange of President's Duties

Nan Giese presented Steve Miner with the official President's gavel for 2003.

Steve gave a short presentation stating a few goals he has for the year. The Committees he felt are where things really get done. He intends to try to improve the organization by working closely with the Committee Chairs, to help committees set priorities, and accomplish their specific duties and goals.

Secondly, he would like to promote volunteerism within WAAO, and encourage more members to consider participating on a committee. He feels that as committee members you grow a lot as a professional.

In addition, he would like to encourage volunteerism in members' personal lives, through charitable organizations, committees, church groups, etc. Steve has found that volunteering on a personal level is a very gratifying and it does a lot for you in other ways.

With that brief overview, Steve entertained a motion to adjourn. Motion made, seconded and carried.

Meeting Adjourned!

Addendum Fiscal Year Report

The beginning balance in the operating accounts for the 2002 fiscal year was \$22,454.18. Receipts for the year totaled \$50,083.72 with disbursements of \$44,930.23 for an ending balance of **\$27,607.67**.

The beginning balance in the Education fund was \$6,517.89. The account gained \$186.42 in interest and \$37.00 in donations. \$1,735.00 in raffle tickets were sold and prizes for the year totaled \$933.00. This leaves an account difference of \$1025.42 and an ending balance of **\$7,543.31**.

Attendance at this year's General Meetings totaled 223, versus

265 last year. Receipts totaled \$5,585.00 with expenses of \$4,800.84 for a difference of \$784.16. The average cost per paid receipt was \$18.36.

Education and Training sponsored Income 102 and Assessment Administration, Course 400 in October of 2001. Marshall Swift was held in March of 2002. Total attendance for the courses was 135. Receipts totaled \$26,100.00, with course, book and speaker expenses of \$19,810.49, for a net difference of \$6,289.51.

*Respectfully Submitted,
Joan Spencer,
Secretary/Treasurer 2002*



The Distinguished Research & Development Award was received by Eugene R. Miller and Pam Hennessey

A Call for Materials

From the Public Relations Committee

The Public Relations Committee is currently collecting copies of publications, handouts, pamphlets, copies of letters, brochures etc. The Public Relations Committee's goal is to create a library of collected materials and make them available to members in both hard copy and electronic copy.

Thanks in advance for your contributions.

If you have any materials you would like to share, please submit by sending 1 copy of each or e-mail the files to:

Marie Ellis
City of Sheboygan Assessor
828 Center Avenue
Sheboygan, WI 53081
Email: mellis@ci.sheboygan.wi.us



Membership Services

The Membership Services Committee wishes to thank all the contributors who joined us in making the W.A.A.O. Education Raffle a success at this year's Assessor's Institute in Green Bay. This dedication gives support and strength to our organization's educational efforts leading to a higher degree of professionalism. Thank you to the following for your generous donations:

R & R Assessing Services

Melvin Raatz

Two hand-made cribbage boards

Mary Reavey, City of Milwaukee

One bottle of Bailey's Irish Creme

I.A.A.O. 2006 Convention Committee

Travel clock

Travel radio

Lee Buske, Department of Revenue

Two large Packer ice scrapers

Two small Packer ice scrapers

Two tape measures

Lee Clouse, City of Green Bay

One gift pack of Bailey's Irish Creme with glasses

Dan & Sarah Hoppe, City of Green Bay

One hand-made golf putter

One calculator

Gregg Hagopian, City of Milwaukee

\$12.00 cash donation to Education fund

Fred Matthes, Ad Valorem Inc.

\$25.00 cash donation to Education fund

Thanks to all who purchased tickets for the Education Raffle and congratulations to all the winners. With your generous support we can continue to provide scholarships and quality educational programs.

Thank You,

Mary Semrad

Membership Services Committee



Nan Geise presents Mel Raatz with a Presidential Citation for his work with The Rural Concerns Committee

Rural Assessor's Exchange

By: Mel Raatz

The 2002 Municipal Institute and the Towns Association yearly gatherings are now behind us. There were excellent classes offered and opportunities to discuss individual issues and problems, besides the meeting of old friends and making new friends and acquaintances. Hopefully, you were one of the many that attended and benefited from what was offered.

As usual, there are a multitude of changes we will be addressing in the coming assessment year. Besides the legislative changes, we have to address the changing markets in our assessment districts. This past year has seen an increased interest in real estate as an investment. We are now dealing with more property owners that are investors and first time real property owners. Again, this poses a new challenge for us. The investor expects us to value his property based on the income approach, while the new property owner needs to be educated on how his property is assessed and where his property taxes go. Needless to say, the expectations of the assessor vary immensely. This will not change.

The rural assessor must not only deal with the problems of "Ag Use" assessments and penalties, but also have knowledge on valuing a variety of commercial properties as well as unique residential properties. No one individual is an expert in all fields. But all of us need to know where we can go for answers. This is where your membership with WAAO can assist you in your everyday questions. You do not have to "re-create the wheel". All you need do is to pick up the telephone or go on line to find your answers. Most WAAO members would be willing to share their knowledge and information with you. The Quarterly WAAO meetings also offer classes on various topics that could assist you in your profession. It's your opportunity and obligation to keep informed with the latest information available for your profession.







Presidential Citation Recipients

Reed Johnson, Barry Feig, Pete Krystowiak, Paul Koller, Mike Couillard, Jim "Bunny Ears" Murphy, Joyce Frey, and Paul Klauck

2002 Award Recipients

By: Nan Geise

The following awards were presented at the Wednesday evening banquet of our 2002 Annual League of Wisconsin Municipalities Assessor's Conference held in Green Bay, WI at the Regency Suites:

Distinguished Life Member – Russ Hudziak, Retired, City of Milwaukee

This award is selected and presented by the WAAO Executive Board to a WAAO member who has made substantial contributions to the assessment profession. This recently retired member of WAAO has worked in the assessment field for 35 years. He was most recently a supervisor responsible for real property assessments for both residential and commercial property plus a lengthy activity and supervision in Personal Property. Russ was our WAAO President in 1983, Most Valuable Member 1979, plus held various positions on the Nominating Committee, Legislative Committee, Personal Property Committee, Awards Committee, Ad Hoc Single Value Committee and was a WAAO Director 1979 thru 1981.

Public Information Program Award – Kathee Isleb, City Assessor, City of Wauwatosa

For promoting an understanding of the assessment process through public relations and education, extending customer service, creating an informational brochure, and documenting policies to assure policies and procedures consistency.

The City of Wauwatosa is doing a citywide revaluation this year. They began educating property owners with an article in their city newsletter last winter. Then, followed up with a

four-page insert in their June newsletter. They are also working with the City's internet consultant, Northwoods, to develop a site that not only has facts on the assessment process and property data on individual residential parcels, it will enable property owners to search their entire sales file. This will give them complete access to the same information used to set their values.

Publication Award – Tina Bizub, City of Milwaukee

The publication award went to our AVOW Editor and member of the Public Relations Committee. Tina has 15 years in the assessment field and has valued residential, commercial, condominium and apartment properties. She has helped with internal staff training and has served on various departmental work teams including public information, streamlining, and development of commercial system. She has served on WAAO committees – Public Relations and IAAO Local Host Committee for 2006. Tina has been the AVOW editor since 1999. The AVOW is a finalist for the prestigious IAAO Zangerle Award for 2002.

Distinguished Assessment Jurisdiction Award – Russ Schwandt, City Assessor, City of Green Bay

Green Bay's System consists of both Residential and Commercial valuation modules utilizing the 3 approaches to value. Also developed is a valuation system for Personal Property utilizing composite conversion factors for fixed assets. Being developed is a system for valuing Mobiles Homes. The City's system is tied to Brown County's computer system for the generation of assessment notices, assessment roll, and tax statements. Online access to county records from the Register of Deeds and property tax listing is also available. Currently under development is a website for the Green Bay Assessor's Office. Finally, it was announced that Russ surprised a number of his friends and colleagues by getting married this past spring. His beautiful wife's name is Lori. Congratulations Russ and Lori!

Distinguished Research & Development Award - Eugene R. Miller, Division Director, Bureau of Equalization, WI DOR

Pam Hennessey, WI DOR and our newly elected WAAO Secretary

John Macy, Attorney, Arenz, Molter, Macy and Riffle

Rick Stadelman, Executive Director, Wisconsin Towns Association

For their work in developing a program for, and in training, Board of Review members throughout the State of Wisconsin.



Atty Robert Horowitz received a Presidential Citation for his work regarding property tax exemptions.

Presidential Citations

This year we are recognizing several members, for their contributions to the Wisconsin Association of Assessing Officers, and Wisconsin Assessors.

For their work with Rural Concerns:

Mel Raatz, R & R Assessing Services, Oconto Falls, WI

Hallie Wendorff, Wendorff Assessing, Cross Plains, WI

For their work with Assessor Education and Training:

Reed S. Johnson, Chief Training Officer, WI DOR

Barry J. Feig, Deputy Assessor, City of Marshfield

Mary J. Watson, Assistant Supervising Assessor, City of Milwaukee

Michael W. Couillard, Assessment Supervisor, WI DOR

Peter E. Krystowiak, Deputy Assessor, City of Kenosha

For their work with Programs associated with Assessor Education and Training:

James S. Murphy, Supervisor of Equalization, WI DOR

Robert A. Leonard, Professional Assessment Services, President

Paul T. Koller, Assessor, City of New Berlin

Paul Klauck, Assessor, City of Waukesha

Joyce Frey, Assistant Assessor, City of Fitchburg

For exceptional work regarding property tax exemptions:

Robert Horowitz, Attorney

Chairperson of the Year Award – Reed S. Johnson, Chief Training Officer, WI DOR

This years Chairperson of the Year has been the Chairperson of the Education & Training Committee since 1994 in addition to being a member of the Ad Hoc IAAO 2006 Host Committee, Ad Hoc NCRAAO 2008 Host Committee, and the Planning and Management Committee. Also, Reed is a huge part in planning the educational programs with the League of Wisconsin Municipalities Assessors Conference.

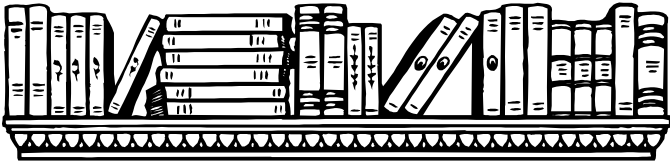
Most Valuable Member – Robert L. Lorier, City Assessor, City of Brookfield

The Most Valuable Member Award is WAAO's most prestigious award. This year's recipient has a long list of accomplishments. He was WAAO President 2000, Nominating Committee since 2001, Program Committee, Real Estate Standards Committee – Chair and member since 1993, Planning & Management Committee since 1999, Membership Services Committee, NCRAAO Representative since 1996, Ad Hoc Real Estate Investment Trusts Committee Chair, Ad Hoc IAAO 2006 Host Committee, and Ad Hoc NCRAAO 2008 Host Committee.

Bob attended UW-Milwaukee majoring in geography hoping to be an "urban planner." He graduated in May 1973. He saw an ad for an "assessor" in the City of Waukesha in the spring of 1973. He had no idea what an assessor did, but went and took a written test, interviewed and was hired to start even before he officially graduated. He replaced a man who had died from a heart attack—even then being an assessor was stressful! He worked for an assessor who would later be "removed from office." He worked for Waukesha for 4 years assessing residential properties, then moved on to the City of Brookfield in 1977 as Deputy Assessor. Bob became the City Assessor for the City of Brookfield upon the Assessor's retirement.

It was my honor to present this year's Most Valuable Member Award to Robert L. Lorier, City Assessor, City of Brookfield. Congratulations Bob, you deserve this award!

Congratulations to all our Award Recipients!



Continuing Education

Wisconsin Property Assessment Principles

Sponsor: Waukesha County Technical College
 Contact: Roger Kerkenbush 262-691-5228
 Instructor: Behling, Johnson, Saler
 Location: WCTC - Pewaukee
 Date(s): November 2, 9, 16 & 23, 2002
 Hours: 15.0 Program Hrs Appraisal & 15.0
 Program Hrs Law/Management

USPAP Update

Sponsor: Blackhawk Technical College
 Contact: Rita Brock 608-757-7726
 Instructor: James Coutts
 Location: BTC - Janesville
 Date(s): November 13, 2002
 Hours: 4.0 Program Hours Law/Management

WI Property Tax 2002: A Seminar For Taxpayers & Practitioners

Sponsor: Professional Education Systems, Inc.
 Contact: Jaci Winsand 715-833-5296
 Instructor: Lange, Pickart, Pessefall, Somers, Reavey, Weissenfluh
 Location: Sheraton - Milwaukee Brookfield
 Date(s): November 14, 2002
 Hours: 6.5 Program Hours Law/Management

National Uniform Standards of Professional Appraisal Practice (USPAP)

Sponsor: Blackhawk Technical College
 Contact: Rita Brock 608-757-7726
 Instructor: James Coutts
 Location: BTC - Janesville
 Date(s): December 3, 5, 10, & 12, 2002
 Hours: 10.0 Program Hours Appraisal &
 5.0 Program Hours Law/Management

Standards Of Professional Appraisal Practice

Sponsor: Wisconsin Indianhead Technical College
 Contact: Margaret Forrester 715-234-7082 Ext 5212
 Instructor: Lynn Gregorash
 Location: WITC - Rice Lake
 Date(s): December 10, 12 & 14, 2002
 Hours: 10.0 Program Hours Appraisal &
 5.0 Program Hours Law/Management



Nancy SaBell and Paul Welcome show off their new Packer umbrellas.



October 12, 2002

Nanette Giese, President
 WAAO
 407 Grant Street
 Wausau, WI 54403

**Re: The Wisconsin Association of Assessing Officers
 2002 Distinguished Research and Development Award**

Dear Nan:

Needless to say, I was extremely surprised but pleased to join Gene Miller, Richard Stadelman and Pam Hennessey in receiving the above-noted award. By far some of the most rewarding teaching that I do each year is for the Wisconsin Assessors. They are a great group of highly dedicated and conscientious individuals.

This award means a lot to me. Certainly not anticipated, but much appreciated.

Thanks again.

Yours very truly,
 ARENZ, MOLTER, MACY & RIFFLE, S.C.
 John P. Macy



Tina Bizub received the 2002 WAAO Publication Award

Saunders, Dwayne A
 Assessor I
 606 Precision Pkwy
 Necedah WI 54646
 (608) 547-5050

Martin Meyer
 Assessor
 Town of La Pointe
 Rt 1 Box 49
 LaPointe WI 54850

New Members

Braithwahe, Brian
 Real Property Lister
 Washington County
 432 E Washington St
 West Bend WI 53095
 (262) 335-4370
 (262) 335-6866
 rpcbrian@co.washington.wi.us

Hill, John P
 President
 John P Hill &
 Associates LTD
 208 W Stephenson St
 Freeport IL 61032
 (815) 235-1555
 (815) 235-1564
 gmhill@aol.com

Guagliardo, Christine
 Assessor I
 514 E Rossman St
 Hartford WI 53027
 (262) 673-7058
 mookie@nconnect.net

Nachreiner, Carie A
 W224 S6840 Guthrie Drive
 Big Bend WI 53103
 (262) 662-5348
 (262) 662-5348

Hansen, Gloria D
 Assessment Technician
 City of Green Bay
 2434 Sycamore Dr Apt 2
 Green Bay WI 54311-5482
 (920) 448-3071
 (920) 448-3140
 gloriaha@ci.green-bay.wi.us

Peterson, Robert L
 PAS Advanced
 WI Dept of Revenue
 12010 W Somerset Dr
 Franklin WI 53132-1047
 (414) 227-4073
 (414) 227-4071
 rpeters2@dor.state.wi.us



Mark Schlafer at The Packer Hall of Fame



Reed Johnson received the Chairperson of the Year award for 2002.

Education Committee

By: Peter Krystowiak

Programs: We discussed some ideas that we felt were appropriate to pass along to Joyce Frey regarding the *Indoor Environmental Issues* program she is working on for March 2003. Reed noted that mold, asbestos and radon would likely be topics discussed by the paid presenter. It was suggested that new home outgassing could also be discussed and the suggestion should be sent to Joyce. Another concern noted was that the Carleen Wild portion of the presentation, which sounds very interesting, should not tie up too much time and cut into the program time allotted to the paid presenter.

We discussed the concept that programs, and the March sessions in particular, have a need to focus on “real world applications” whenever possible. The committee sees this as a complement to the League’s sessions, which enable a lot of continuing education hours in a short period, and our weeklong October education programs, which focus primarily on theory and texts.

Committee Membership Changes: For the upcoming year, the committee will see some changes. Jim Murphy has announced he is resigning from the committee. Mike Couillard also announced that, due to increased workload, this would be his last year on the committee. Reed Johnson announced that he was resigning as Chairman so that he could concentrate on other priorities. He intends to remain as a member, however. Reed also announced that president-elect Steve Miner wanted to know if any current members would be interested in becoming Chairperson. Of the members present, one had possible interest. Reed will try to

get back to Steve Miner with complete information prior to the September business meeting.

March 4, 2003 Education Session: The committee has been trying to organize two concurrent five-hour sessions for this day. Reed Johnson and Scott Shields from the Bureau of Assessment Practices had previously agreed to present their latest version of *Intro to Public Land Survey* as the beginner track. The committee has been trying to find a substantive and relevant program for the appraisal track. The most recent idea that had been floated—a symposium of assorted speakers and topics—had merit, but the committee felt that the time and place were not right for it, especially in light of the fact that another session could be going on concurrently. After lengthy discussion, we will pursue a program oriented toward specific commercial appraisal topics. We will try to develop a session that is essentially in two parts. One part of the seminar would concentrate on advanced techniques and case studies that were not thoroughly dealt with at last year’s Marshall Cost Estimator program. The other part of the session would concentrate on issues of explosive growth, with examples from northern Wisconsin. This would include issues within the general appraisal process, as well as related staffing issues, such as working more efficiently and changing the staff’s overall focus to a different type or class of property.



Bob Lorier accepts the Most Valuable Member Award



On your mark, get set... Chug!

IAAO News In Brief

What's New?

By: Mary Reavey

2002-2003 President Paul Welcome, CAE promises this to be the "Year of the Member". Let your voice be heard.

- Check out the fresh, new, professional look of the IAAO website – go to www.iaao.org
- Find out about the new subscription service – remember that textbook you used to have that gave you the basics on how to appraise just about anything? The subscription service is being introduced to bring you just that. In depth appraisal discussions for a variety of properties and topics.
- Look for new and improved classes, course materials, and textbooks in the year to come.
- New logo for the 2006 Annual Conference in Milwaukee made a big hit at the 2002 Annual Conference in Los Angeles – you may remember this hot new logo was first introduced at our League meeting in Green Bay. Those buttons you picked up there are sure to be collector's items soon. Special thanks to the Promotions Team of the 2006 Local Host Committee led by John Meyer and computer wiz Tina Bizub for all their hard work. The gewgaws at the raffles were extraordinaire were an excellent touch.
- Preparations for the 2003 Conference in Nashville are underway. A very enthusiastic team promises a first-rate event. Mark your calendars for September 14-17th. Downtown Nashville here we come!!!
- IAAO Course 312 was held in Milwaukee from October 14-18th. See Pete Krystowiak for ideas you have for next year's course.

CONFERENCE REPORT:

The conference was a superb gathering of assessment professionals. Opportunities for overall knowledge, networking, and good old-fashioned fun were abundant. The program included tracks in Assessment Administration, Utility Taxation, GIS, and Real Property Valuation. The conference attendees included Wisconsinites Jerry Prellwitz and his wife, Carol Kuehn, Scott Winter, Steve Miner, Norm Seguin, and Mary Reavey.

CONGRATULATIONS TO:

- Carol Kuehn for receiving a Presidential Citation from President Debbie King at the Los Angeles Conference.
- Scott Winter – Milwaukee for an excellent conference presentation on Condo Valuation

AND FINALLY:

- To join IAAO please talk to Mary Reavey 414-286-3101.

December Quarterly Preview

By: Joyce Frey

The Program Committee has put together for the December Quarterly Meeting a session entitled "The Development Process—A Case Study". The course will take you through all facets of the development from land acquisition to plat construction to marketing and sales of the finished product.

Mr. Phil Sveum, co-principal of Sveum Enterprises LTD, will be the presenter. He has been active in real estate development, historical renovations, new construction, brokerage and property management since 1976. In addition to his real estate business, Mr. Sveum has been active in local government, having served on the Fitchburg City Council for 2 terms and was a member and chairperson of the Economic Development Committee. He also served on the Fitchburg Community Development Authority.

His presentation will focus around a case study of the Swan Creek of Nine Springs Plat. The plat is a 236-acre development located in the City of Fitchburg, which is currently under construction. Phil will touch on items of consideration on both the development and government side such as Smart Growth, new neighborhood concepts and other issues which present themselves through the planning and construction process. This should provide us with a better understanding of development issues to consider when establishing market value.

We hope that you will mark on your calendars to attend on Monday, December 2, 2002 at the Crowne Plaza in Madison.

WISCONSIN ASSOCIATION OF ASSESSING OFFICERS

www.waao.org

President	Steve Miner	Cudahy	(414) 769-2207	miners@ci.cudahy.wi.us
President Elect	Michael Higgins	Kenosha	(262) 653-2805	mhiggins@co.kenosha.wi.us
Vice President	Mark Schlafer	LaCrosse	(608) 789-7525	schlaferm@cityoflacrosse.org
Secretary	Pam Hennessey	Madison	(608) 264-6895	phenness@dor.state.wi.us
Treasurer	Joan Spencer	Marshfield	(715) 384-3856	joan@ci.marshfield.wi.us
Past President	Nanette Giese	Wausau	(715) 261-6605	nsgiese@mail.ci.wausau.wi.us

2003 Calendar

2002

October 7	Executive Board Meeting October 11 - Dec AVOW Deadline	Raintree Resort, WI Dells
December 2	Quarterly Membership Meeting	Crown Plaza, Madison

2003

January 13	Executive Board Meeting January 17 - March AVOW Deadline	Raintree Resort, WI Dells
March 3 March 4	Quarterly Membership Meeting Education & Training	Raintree Resort, WI Dells Raintree Resort, WI Dells
April 7	Executive Board Meeting April 11 - June AVOW Deadline	Raintree Resort, WI Dells
June 2 June 9-11	Quarterly Membership Meeting NCRAAO Conference	Klemmers, Greenfield Omaha, Nebraska
July 14	Executive Board Meeting July 18- September AVOW Deadline	Raintree Resort, WI Dells
September 9-12 September 10	Municipal Assessors Institute WAAO Business Meeting	Meade Inn, Wis Rapids
September 14-17	IAAO Conference	Nashville, TN
October 5-8	WI Towns Assoc Convention	KI Convention Center Green Bay
October 13	Executive Board Meeting October 17 - December AVOW Deadline	Raintree Resort, WI Dells
December 1	Quarterly Membership Meeting	

Wisconsin Association of Assessing Officers

WAAO December Quarterly Meeting

DATE: Monday, December 2, 2002

PLACE: Crown Plaza Hotel, Madison
4402 East Washington Avenue
Madison, WI 53704
608-244-4703

TIME: 10:30 a.m. Business Meeting
A.M. – Coffee
11:45 a.m. Luncheon – Buffet
12:30 p.m. Program
P.M. Soda and Cookies

PRICE: \$25.00 per person (Member)
\$35.00 per person (Non-Member)

PROGRAM: “The Development Process – A Case Study”

INSTRUCTOR: Mr Phil Sveum, Sveum Enterprise Ltd

CREDITS: 3 hours Appraisal Instruction



WAAOWAAOWAAOWAAOWAAOWAAOWAAOWAAOWAAOWAAOWAAOWAAOWAAOWAAOWAAOWAAO

If you plan on attending this meeting, please make a reservation by Monday, November 26, 2002. Per our contract, we are required to guarantee the number of guests 72 hours in advance with any meal function. So, be sure to reserve your spot at the luncheon by making your reservation today.

Mail, Telephone, Fax or E-mail to:
Joan Spencer
Treasurer, W.A.A.O.
P O Box 727
Marshfield, WI 54449-0727
Telephone: 715-384-3856
Fax: 715-384-7831
E-mail: joan@ci.marshfield.wi.us

Name: _____

Number in Party: _____

MEMBERSHIP APPLICATION FORM

WAAO Membership Classifications

REGULAR MEMBERSHIP: Open to officers, officials and employees of governmental bodies whose duties are directly related to property tax assessment and administration.

ASSOCIATE MEMBERSHIP: Open to officers, officials and employees of governmental bodies not covered by regular membership and to officials, administrators, and employees of educational institutions.

SUBSCRIBING MEMBERSHIP: Open to any individual not eligible for regular or associate membership AND who is interested in the science of property assessment and taxation and who subscribes to the purpose of the Association.

Both of these organizations are dedicated to **professionalism in assessment**. They share the common mission of improving the quality of assessment through education, involvement and commitment to the assessment process. The Wisconsin Association of Assessing Officers specifically addresses the needs of the Wisconsin Assessor. The International Association of Assessing Officers provides a broad perspective of activity in our industry.

We encourage you to become actively involved in assessment administration by becoming a member of these organizations.

For further information on the WAAO, call or write Joan Spencer, 630 S. Central Avenue, P. O. Box 727, Marshfield, WI 54449-0727. phone (715)384-3856. For information on the IAAO, call or write to IAAO, 130 East Randolph Street, Chicago, IL, (0601-62170. phone (312) 819-6100, Fax (312)819-6149, <http://www.iaao.org>.

This form can be used for joining either the IAAO or the WAAO. Please check the appropriate area, enclose a check and send to the appropriate address indicated above.

Check	Dues (Annual)
<input type="checkbox"/> New Member	<input type="checkbox"/> Membership Renewal
<input type="checkbox"/> WAAO \$25 Regular	\$20 Associate \$20 Student \$15 Retired \$50 Subscribing (August 1 through July 31)
<input type="checkbox"/> IAAO \$150 (First year, first time members \$125, or \$75 by signing up though IAAO Rep. Mary Reavey (414) 286-8447)	

Name: _____ Title: _____

Jurisdiction: Town, Village, City of: _____ Phone Number: _____

Address: _____ City: _____ State: _____ Zip Code: _____

e-mail: _____

Signature: _____ Fax Number: _____

WAAO
c/o Joan Spencer, Secretary/Treasurer
630 S. Central Avenue
P.O. Box 727
Marshfield, WI 54449-0727

