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Institute®**

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Real Estate Solutions

**Wednesday,
May 25, 2016**

13TH ANNUAL



CONDEMNATION APPRAISAL SYMPOSIUM

Marquette University Law School Eckstein Hall

1215 W. Michigan St., Milwaukee, WI 53233

The Condemnation Appraisal Symposium is the go-to event of the year for those real estate and legal professionals who are currently engaged, or who wish to be more involved, in eminent domain matters. This high-level program provides the latest information and open debate on condemnation case law, appraisal techniques and other timely topics presented by attorneys, appraisers, educators, and government officials, while again offering valuable networking opportunities with those practitioners active in this specialty area.

9:00 - 9:45 a.m.	Registration
9:45 - 10:00 a.m.	Welcome Dean Joseph Kearney
10:00 - 11:30 a.m.	Condemnation Appraisal for Public Utilities: A Review and Critique of Regression Analysis Attorney Robert Roth & Orell Anderson and James Sanders
11:30 a.m. - 12:15 p.m.	Case Law Update Attorney John Van Lieshout
12:15 - 12:45 p.m.	Box Lunch
12:45 - 1:30 p.m.	Reasonably Probable Highest & Best Use: Cost to Cure Issues Attorney Smitha Chintamaneni & Arthur Sullivan
1:30 - 2:15 p.m.	Environmental Issues Attorney Howard Roston & Larry Nicholson
2:15 - 2:30 p.m.	Break
2:30 - 3:15 p.m.	Inverse Condemnation Issues Attorney Nicholas Boerke & Steve Vitale
3:15 - 4:00 p.m.	Uneconomic Remnant & Evidentiary Issues Attorney Alan Marcovitz & Mike MaRous
4:00 - 4:30 p.m.	What We Learned Today - Q & A led by Dr. Mark Eppli
4:30 - 5:30 p.m.	Social Hour

**See Speaker Bios on page 2.

CONTINUING EDUCATION CREDIT

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

~ State Certification:	6 hrs.
~ State Licensurer:	6 hrs.
~ Appraisal Institute:	6 hrs.
~ CLE Credit is being applied for:	6 hrs.

This program was developed and is administered by the Wisconsin Chapter of the Appraisal Institute. Attendees are eligible to receive 6.0 hours of Appraisal Institute continuing education credit.

ASSESSOR CREDIT

~ Appraisal:	2 hrs.
~ Law/Management:	4 hrs.

Credit may be withdrawn in full or in part if the program actually presented does not conform to the duration or content of material as originally approved. The Appraisal Institute enforces the attendance requirements mandated by state regulatory agencies.

REGISTRATION AND FEES

~ \$120.00

Fee includes one day of instruction, refreshments, lunch, and course materials. Registration & fee must be received by May 13, 2016. **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 13, 2016. **After May 13, 2016 no refunds will be made.**

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

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

SPEAKERS

Orell Anderson, MAI specializes in real property damage economics and has consulted on some of the world's largest challenges such as Hurricane Katrina, the Bikini Atoll Nuclear Test Sites, the World Trade Center and Flight 93 Crash Site; the largest climate, environmental and terrorist cases in the history of today's world. Mr. Anderson recently founded Strategic Property Analytics, Inc. For 15 years prior to this he was a member of Bell Anderson & Sanders LLC and before that he was the co-founder of the real estate damages practice at PricewaterhouseCoopers. Mr. Anderson is co-chair of the American Bar Association's Litigation Sub-Committee on Expert Witness Programming, and Co-chair of the ABA's Environmental Committees on Damages and Eminent Domain. He is the immediate past Chair of the International Right of Way Association's Valuation Community of Practice, and holds the MAI designation from the Appraisal Institute. As a qualified expert, Mr. Anderson has testified in Federal and state courts and volunteers on a special taskforce for major real estate fraud for the Los Angeles district attorney's office. He is dedicated to his practice in real property damage economics and strategic analytics. He is a frequent speaker, instructor and writer, as well as an enthusiastic artist.

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

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

Mark J. Eppli, Marquette College of Business Professor of Finance and Robert B. Bell, Sr., Chair in Real Estate, joined Marquette in 2002. Prior to that he was professor of finance and real estate in the School of Business and Public Management at The George Washington University for 11 years where he directed the MBA program in real estate and urban development. Eppli's research focuses on shopping center economics, singlefamily housing valuation, commercial mortgage finance, new urbanism and commercial real estate development. He has been widely published in journals including *Real Estate Economics*, *Journal of Real Estate Finance and Economics*, *Land Economics*, *Journal of Fixed Income*, *Journal of Portfolio Management*, *Journal of Real Estate Research*, *Southern Economic Journal*, *Journal of Real Estate Literature*, *The Appraisal Journal*, *Real Estate Review*, and others. Additionally, Eppli is coauthor of *Real Estate Development: Principles and Process*, the bestselling real estate development text in the world. Prior to obtaining his doctorate, Eppli was manager of research and investment analysis with PM Realty Advisors and commercial real estate acquisitions specialist at GE Capital. He has served as a consultant to a number of finance, real estate and government entities. He's been honored for his work to attract minorities to the real estate profession, and in December 2011, Eppli was named to the board of the Federal Home Loan Bank of Chicago. Eppli earned his bachelor's, master's and doctoral degrees from the University of Wisconsin, concentrating in finance, real estate and urban land economics.

Joseph D. Kearney is in his thirteenth year as dean of Marquette University Law School and is only the ninth person to hold the position since 1908. Before coming to Marquette Law School to teach in 1997, Dean Kearney practiced for six years at Sidley & Austin in Chicago. He also served as a law clerk to the Honorable Antonin Scalia, Justice of the United States Supreme Court, and to the Honorable Diarmuid F. O'Scannlain of the United States Court of Appeals for the Ninth Circuit. An accomplished teacher, scholar, administrator, and lawyer, Dean Kearney is an honors graduate of Yale College and Harvard Law School.

Alan Marcovitz is a Shareholder with the firm of von Briesen & Roper, s.c. He received his B.S. degree from Marquette University's College of Business Administration and his J.D. degree from Marquette Law School. His areas of practice include eminent domain, property taxation and real estate development, in all of which he is acknowledged as exemplary counsel. While most of his practice is on behalf of the private sector, he has also provided significant representation to local governments. He is a member of the State Bar of Wisconsin, the Milwaukee Bar and American Bar Associations. He is also a member of Owners' Counsel of America.

Michael S. MaRous, MAI, CRE, is president and owner of MaRous and Company. He has appraised more than \$15 billion worth of primarily investment-grade real estate in more than 25 states. In addition to providing documented appraisals, he has served as an expert witness in litigation proceedings for many law firms; financial institutions; corporations; builders and developers; architects; local, state, county, and federal governments and agencies; and school districts in the Chicago metropolitan area. Mr. MaRous has acted as a consultant in regard to valuation issues for a significant number of marital and partnership dissolution matters involving real estate holdings valued at several million dollars to more than one billion dollars. His experience in marital dissolutions, partial interests, condemnation, damage impact, easements, bankruptcies, and other valuation issues is extensive. He has provided highest and best use, marketability, and feasibility studies for a variety of properties. He has also held public office as an elected official in Park Ridge, Illinois. Mr. MaRous has been involved with many of metropolitan Chicago's largest redevelopment areas and public projects, including the Interstate 355 extension and the O'Hare International Airport, the Midway Airport, and the McCormick Place expansions.

Lawrence Nicholson, MAI is the owner The Nicholson Group, a Milwaukee-based commercial real estate valuation firm. Larry has over 30 years of real estate valuation and consulting experience. He has the MAI designation from the Appraisal Institute and is a Certified General Appraiser in Wisconsin. He has extensive experience with a variety of property types including office buildings, shopping centers, apartments, hotels, golf courses, waterparks, marinas, industrial facilities and land. He is an expert in condemnation-related appraisals as well as in partial interest valuation and frequently provides expert testimony and litigation support services. Larry serves by Governor appointment to the Real Estate Appraisers Board for the State of Wisconsin and is currently chairman of the board. Larry has taught the Valuation of Real Estate course at the University of Wisconsin-Madison School of Business where he graduated from in 1981 with a Master's degree in real estate appraisal and investment analysis.

Howard A. Roston is a shareholder in the Condemnation & Eminent Domain, Real Estate and Litigation Groups, practicing out of the Minneapolis office of Fredrickson & Byron LLP. He has substantial condemnation law experience, representing both landowners and taking authorities. In addition to his condemnation practice, Howard represents clients in matters involving real estate including foreclosures and receiverships, zoning and land use, landlord/tenant, lien law, real estate tax protests, real estate transactional law, and construction dispute resolution. He has handled real estate transactions and disputes involving commercial, industrial sales, acquisitions, leasing and land use. As a real estate investor in addition to being a lawyer, his advice is both legally astute and pragmatic. He recognizes that most clients have a business concern, not just a legal issue to resolve. Mr. Roston graduated from the University of Minnesota Law School, J.D. in 1996 cum laude as well as the University of Minnesota School of Journalism and Mass Communication, B.A. 1992.

Robert Roth of Niebler, Pyzyk, Roth & Carrig, LLP focuses his practice on business and corporate law and complex civil litigation. For the past twelve years he has directed the majority of his practice time to the representation of landowners in eminent domain cases, cases involving land use or real estate property taxation appeals. His experience extends across matters involving real estate law, health law, tax law, antitrust, bankruptcy law and military law. Mr. Roth has tried cases in the Federal and/or State of Courts of Arizona, California, Colorado, Illinois, Pennsylvania, and Wisconsin. He has either tried or consulted on condemnation cases in Louisiana, Virginia, Ohio, and Iowa. He maintains an active practice in both Wisconsin and in Arizona, where he has been admitted to practice since 1975 and 1984, respectively. In 1998 he retired as a Colonel, from active and reserve assignments, after 28 years of service with the United States Army.

James Sanders, MBA, owner of Real Estate Appraisal Litigation in Tucson, Arizona, delivers expert witness testimony at the state and federal court levels. He provides an in-depth, comprehensive analysis of complex eminent domain cases involving issues such as high voltage transmission lines, United States Border Fence takings, and other complex right of way takings. His property examinations include a variety of statistical techniques in order to fully understand each market and provide well-supported opinions of value. An appraiser since 1975, Mr. Sanders holds an MBA in Decision Science from the University of Arizona which includes graduate level training in statistics and market research. He has an undergraduate degree in Chemistry with a minor in Mathematics. He went on to become an adjunct professor at Pima Community College for several terms and an instructor for the State of Arizona continuing education program. Mr. Sanders spent twenty years as a reviewer for *The Appraisal Journal* of the Appraisal Institute specializing in statistical analyses. He also conducts seminars and lectures at state and international conferences about the different forms of real estate analyses.

Art Sullivan, MAI, SR/WA, R/W-AC, is the President of Appraisal Specialists of Wisconsin. As a certified general appraiser based in Oshkosh, Art travels the state providing valuation services on a wide variety of property types, most typically those being effected by condemnation proceedings. After obtaining his Masters in Education from the University of Wisconsin - Oshkosh (1988), Art began his career in real estate in the early 1990's as a salesperson. He entered the field of appraisal in 2004, training extensively in eminent domain and starting his own firm in 2008. Art has completed his MAI designation with the Appraisal Institute and SR/WA with the International Right of Way Association (IRWA). Art is also certified in right of way appraisal (R/W-AC) by the IRWA. He has worked for private property owners as well as several municipalities, providing appraisal and expert witness services in the field of eminent domain.

John M. Van Lieshout is a shareholder with Reinhart Boerner Van Deuren, s.c. in Milwaukee, Wisconsin and is the co-author of "Wisconsin Condemnation Law and Practice" published in December 2009 by the State Bar of Wisconsin CLE Books.

S. Steven Vitale, MAI is Senior Managing Director of Valbridge Property Advisors | Vitale Realty Advisors, LLC, a commercial real estate appraisal company based in Brookfield, Wisconsin. Valbridge Property Advisors launched in March 2013 as a joint effort of over 40 independently owned appraisal firms from across the U.S. Upon launch, Valbridge immediately ranked among the Top 3 national commercial real estate valuation and advisory services firms, with 145 MAIs, 59 office locations and 600 staff across the U.S. Vitale Realty Advisors, LLC, founded in 1998 by S. Steven Vitale, MAI, is a longtime appraisal services leader in Wisconsin. Steve received a Bachelor of Business Administration in 1988 with majors in finance and real estate from the University of Wisconsin - Milwaukee. Following a period working as a commercial real estate broker, Steve earned a Masters of Science degree in Real Estate Appraisal and Investment Analysis from the University of Wisconsin - Madison in 1991.