



Wisconsin Real Property Listers Association

THE BACK 40

by Edna H. Lippart and Jeffrey H. Bluske

The first state-wide organizational meeting of Listers was held September 22, 1952 in Wisconsin Rapids. Vernon M. Kelly, Wood County presided. Mr. A.J. Thelan, Secretary of the Wisconsin County Boards Association explained that previous to this meeting, regional meetings had been held in Wausau, Eau Claire, Appleton and Jefferson relative to organizing a state-wide association of Tax Listers. Those on the original organizational committee were:

Oscar Odegard - Lincoln County
Francis A. Mozuch - Portage County
Allen Henke - Dodge County
Dan H. McArthey - Brown County
Arthur Gruennert - Jefferson County
Rollo W. Simonds - Sauk County
Ralph Hill - Barron County
Vernon Kelly - Wood County

The original name adopted at the meeting was "THE WISCONSIN COUNTIES ASSOCIATION OF REAL ESTATE DESCRIPTION DEPARTMENTS". They also divided the state into three districts each served by a vice president.

The following is the declaration of policy to justify the creation of this state-wide association:

1. That the taxpayers of Wisconsin to a large degree are dependent upon the efficiency of County Real Estate Description Departments in determining the accuracy of the tax assessment rolls upon which their individual real estate tax payments are based.

2. That such efficiency to a great degree is dependent upon modern up to date equipment and the operation of the same in each county department so as to accurately and currently reflect all real estate transfer changes in the tax assessments rolls.

3. That inseparably attached to the efficient operation of such departments is the duty of all such agencies to devote their highest cooperative efforts to establish uniform and accurate methods in the property description field.

4. In order to achieve these purposes it is essential that a state-wide facility be created which will provide the means of keeping abreast of new developments in this field and the means of acting cooperatively with other agencies active in this work both at the state and local level.

The first officers were elected for two years terms and were:

Dan H. McArthey, President - Brown County
Flora B. Weber, Secretary/Treasurer - Waukesha County
Orrin Learman, Eastern District Vice President - Dodge County
Oscar Odegard, Northern District Vice President - Lincoln County
Margaret Halstead, Western District Vice President - Rock County

The first convention or institute as it was called, was held in Wausau on February 9-10, 1953. The Wisconsin County Boards Association, the Wisconsin University Extension Division, the Wisconsin Taxation Department along with our Association were co-sponsors.

In 1954, fall district meetings were held, where the Vice Presidents conducted the meetings.

In 1956, a bi-annual convention was held in Waukesha on August 11. New two year officers elected were:

Oscar Odegard, President - Lincoln County
Adolph Schinkton, Eastern District Vice President - Door County
Dorothy Bostedt, Northern District Vice President - Marinette County
Herbert Grunke, Western District Vice President - Columbia County
Elsa Dramm, Secretary/Treasurer - Manitowoc County

In 1958, the bi-annual convention was held on September 14-16 in Sturgeon Bay. The new officers elected were:

Adolph Schinkton, President - Door County
Olga Gordon, Eastern District Vice President - Sheboygan County
L.H. Stuebs, Northern District Vice President - Shawano County
Herbert Grunke, Western District Vice President - Columbia County
Margaret Halstead, Secretary/Treasurer - Rock County

In 1960, the bi-annual convention was held on September 25-27 in Merrill. It was decided at this meeting to meet annually instead of every two years. Officers were still elected for two years. The Legislative Committee recommended that the officers of the association be allowed 8 cents per mile and \$5 per diem for traveling to specially called meetings. The recommendations were adopted unanimously.

New officers elected were:

Herbert Grunke, President - Columbia County
L.H. Stuebs, Northern Vice President - Shawano County
Evelyn Hintz, Eastern Vice President - Walworth County
Chester H. Gerber, Western Vice President - Iowa County
Margaret Halstead, Secretary/Treasurer - Rock County

In 1961, the first Annual Convention was held October 5-6 in Janesville.

In 1962, the Annual Convention was held September 17-18 in Green Bay. The newly elected officers were:

L.H. Stuebs, President - Shawano County
Walter Manthei, Northern Vice President - Eau Claire County
William Rock, Eastern Vice President - Ozaukee County
Mildred Korhn, Western Vice President - Grant County
Deloris A. Biron, Secretary/Treasurer - Oconto County

During this convention it was voted and passed to rotate district vice presidents each year to act as president in the absence of the president.

In 1963, the Annual Convention was held September 29-30 and October 1 in Waukesha. During this meeting, the members voted to change the name of the association to "COUNTY TAX LISTERS ASSOCIATION". The election of officers was also changed from a two year term to a one year term, except the office of Secretary/Treasurer.

In 1964, Walworth County hosted the convention on October 7-9 at the Sterlingworth Hotel in Elkhorn. The following officers were elected:

William Rock, President - Ozaukee County
Ruby Meihack, Northern Vice President - Clark County
Hugh Swoboda, Eastern Vice President - Brown County
Edward Rezin, Western Vice President - Wood County
Evelyn Hintz, Secretary/Treasurer - Walworth County

Per Dien was waived at this meeting, with only 8 cents per mile being allowed for travel to meetings.

In 1965, the convention was held September 15-17 in Marinette. The annual dues were increased to \$10.00. Officers are:

Hugh Swoboda, President - Brown County
Otis Lehman, Eastern Vice President - Dodge County
Wendell Wall, Western Vice President - La Crosse County
Edwin Rehfeldt, Northern Vice President - Marathon County
Evelyn Hintz, Secretary/Treasurer - Walworth County

In 1966, the convention was held September 20-22 in La Crosse. Officers elected were:

Otis Lehman, President - Dodge County
Marion Elliott, Western Vice President - Sauk County
James Jury, Northern Vice President - Langlade County
Roland Baierl, Eastern Vice President - Kewaunee County
Edna H. Lippart, Secretary/Treasurer - Jefferson County

In 1967, the convention was held September 20-22 in Eau Claire. Members voted to allow \$200 for next convention expenses. New officers were:

Adolph Schinkton, President - Door County
Elaine Schuetze, Eastern Vice President - Manitowoc County
Eleanora Orme, Western Vice President - Juneau County
Walter J. Manthei, Northern Vice President - Eau Claire
Edna H. Lippart, Secretary/Treasurer - Jefferson County

In 1968, the convention was held September 18-20 in Sturgeon Bay. New officers were:

James Jury, President - Langlade County
Albert McClurg, Eastern Vice President - Washington County
Les Brennom, Western Vice President - Trempealeau County
Dorothy Bostedt, Northern Vice President - Marinette County
Frances Condella, Secretary/Treasurer - Waukesha County

In 1969, the convention was held September 17-19 in Antigo. The Department of Transportation agreed to send copies of all highway re-location maps to the Tax Lister in each county. New officers were:

Lester Brennom, President - Trempealeau County
Dorothy Bostedt, Northern Vice President - Marinette County
Albert McClurg, Eastern Vice President - Washington County
Marion Elliott, Western Vice President - Sauk County
Frances Condella, Secretary/Treasurer - Waukesha County

In 1970, the convention was held September 23-25 in Hudson. New officers were:

Edna H. Lippart, President - Jefferson County
Wendell Wall, Western Vice President - La Crosse County
Rueben Hintz, Northern Vice President - Langlade County
Otis Lehman, Eastern Vice President - Dodge County
Eleanora Orme, Secretary/Treasurer - Juneau County

In 1971, the convention was held September 22-24 in Manitowoc. New officers were:

Edna H. Lippart, President - Jefferson County
Aliene Miller, Eastern Vice President - Waupaca County
Jean Wuthrich, Western Vice President - Green County
Dorothy Bostedt, Northern Vice President - Marinette County
Eleanora Orme, Secretary/Treasurer - Juneau County

Constitution amended Article VII to read: All officers shall be elected for a term of one year.

The Legislative Committee has legislation that was introduced as Senate Bill 415; "This bill changes currently optional real property lister county offices into mandatory posts. It also places upon him the duty of preparing all property description lists for tax and assessment purposes throughout the county. Amendment to said bill was to make the lister totally responsible for descriptions of real estate on the rolls."

\$200 again allowed for next convention if needed.

In 1972, the association celebrated its 20th Anniversary September 20-22 in Waukesha at the Ramada Inn, hostess was Frances Condella. The following officers were elected:

Dorothy Bostedt, President - Marinette County
Jane Rusch, Northern Vice President - St. Croix County
Marion Elliott, Western Vice President - Sauk County
Robert Ehrlich, Eastern Vice President - Sheboygan County
Betty Speller, Secretary/Treasurer - Oconto County

An Education Committee was adopted to study the possibility of a school for Tax Listers. Serving on the committee were Edna Lippart, Jefferson County; Frances Condella, Waukesha County; and, Marion Elliott, Sauk County.

In 1973, the convention was held September 19-21 in Green Bay at the Downtowner Motel and was hosted by Hugh Swoboda. The following officers were elected:

Robert Ehrlich, President - Sheboygan County
Ed Rezin, Western Vice President - Wood County
Gloria Anderson, Northern Vice President - Barron County
Lois Nyman, Eastern Vice President - Walworth County
Gladys Kempfert, Secretary/Treasurer - La Crosse County

Education Committee reported that Waukesha County Vocational and Technical School held school for Real Property Listers the four Saturdays in March. A second school was held in Wausau in October. A Certified Study Committee was created with Deloris Biron as Chair. Dues were increased from \$10 to \$20 per year.

In 1974, the convention was held September 18-20 in Lake Delton. The following officers were elected:

Jean Schultz, President - Columbia County
John Thomas, Eastern Vice President - Dodge County
Jack Ophoven, Western Vice President - Sauk County
Helen Lund, Northern Vice President - Douglas County
Jane Rusch, Secretary/Treasurer - St. Croix County

Our Association voted to contribute \$200 to the Wisconsin Society of Land Surveyors to produce a movie. A special committee was formed to revise our manual, Robert Ehrlich was appointed chairman.

In 1975, the convention was held September 10-12 in Sheboygan at the Grand Executive Inn. Host was Robert J. Ehrlich. The officers elected were:

Al Strand, President - Eau Claire County
Jeffrey H. Bluske, Western Vice President - La Crosse County
Elizabeth Proulx, Northern Vice President - Chippewa County
Matt Nebel, Eastern Vice President - Winnebago County
Helen Low, Secretary - Kenosha County
Lois Nyman, Treasurer - Walworth County

The name of our association was again changed and adopted to: "THE WISCONSIN COUNTY REAL PROPERTY LISTERS ASSOCIATION." Edna Lippart, Jefferson County and Anita Becker, Ozaukee County were appointed to revise our manual.

In 1976, the convention was held September 15-17 in Elkhorn at the Sterlingworth Motor Inn, Lois Nyman was hostess. The following officers were elected:

Mary Sonnenberg, President - Washington County
Mike Nemeč, Western Vice President - Rock County
Nancy Meyers, Eastern Vice President - Calumet County
Mary Jensen, Northern Vice President - Taylor County
LaVoun Wruck, Secretary - Green Lake County
Elizabeth Proulx, Treasurer - Chippewa County

The Manual was finished and distributed to all members. There were talks about testing lists on the contents of the manual.

In 1977, our silver anniversary convention was held September 14-16 in Rhinelander at the Holiday Inn, hosted by Vivian Levknecht. Elected to office were:

Matt Nebl, President - Winnebago County
Lois Nyman, Eastern Vice President - Walworth County
Marion Grill, Northern Vice President - Eau Claire County
Marion Elliott, Western Vice President - Sauk County
LaVoun Wruck, Secretary - Green Lake County
Nancy Meyer, Treasurer - Calumet County

During this meeting it was decided to unite with other organizations to oppose the new January 1st assessment roll date in order to have the bill repealed. The Certification Committee was also dissolved.

History of the first 25 years was put together by Edna H. Lippart, Jefferson County with a few additions from Jeffrey H. Bluske, La Crosse County.

In 1978, the convention was held September 20-22 in Racine at the Clayton House - Golden Lantern. Our host was Deloris A. Biron. New officers were:

Frances Condella, President - Waukesha County
Marion Grill, Northern Vice President - Eau Claire County
Lori Dlask, Western Vice President - Juneau County
Elaine Schuetze, Eastern Vice President - Manitowoc County
Jermaine Small, Secretary - Rock County
John Thomas, Treasurer - Portage County

This year the new condominium laws went into effect. First year association discussed putting together a directory of lists covering the whole state. The State Department of Revenue announced that any county needing help converting their records to computer could ask them for free assistance.

In 1979, the annual convention was held September 19-21 in Wausau at the Midway Motor Inn, hostess was Kathleen K. Hollman. New officers were:

Roland Baierl, President - Kewaunee County
Mary Foley, Northern Vice President - Pierce County

Lori Dlask, Western Vice President - Juneau County
Anita Becker, Eastern Vice President - Ozaukee County
Jermaine Small, Secretary - Rock County
Vivian Levknecht, Treasurer - Oneida County

The State Department of Revenue presented a program on Computer Assisted Mass Appraisal commonly known as CAMA. The Legislative Committee discussed the possibility of amending Chapter 70.09 to allow splits after January 1st, vote ended up in opposition. Chapter 70.53 was also amended "to transmit to the Department of Revenue a copy of the corrected assessment roll." We saw our first slides of Earth from the Landsat satellites put up several years ago.

In 1980, our convention was held August 20-22 in Stevens Point at the Holiday Inn Holidome, which was hosted by John R. Thomas. New officers were:

Lois Nyman, President - Door County
Mary Foley, Northern Vice President - Pierce County
LaVoun Wruck, Western Vice President - Green Lake County
Matt Nebl, Eastern Vice President - Winnebago County
Lori J. Cattle, Secretary - Juneau County
Karen Sylvester, Treasurer - Marinette County

State Department of Administration reported on the high costs and duplication of land records in Wisconsin. Historic year for association, voted to change our district boundaries from 3 to 5 to go into effect beginning on 1981. This was first year Presidents plaques were discussed.

In 1981, the convention was held September 16-18 in La Crosse at the Radisson Hotel, with Jeffrey H. Bluske hosting. The new board of directors representing the five districts were:

Jeffrey H. Bluske, President - La Crosse County
Gloria Anderson, 1st District Vice President - Barron County
Lois Nyman, 2nd District Vice President - Door County
Marion Grill, 3rd District Vice President - Eau Claire County
LaVoun Wruck, 4th District Vice President - Green Lake County
Jermaine Small, 5th District Vice President - Rock County
Lori J. Cattle, Secretary - Juneau County
Betty Speller, Treasurer - Oconto County
Lois Nyman, Immediate Past President - Door County

First year that estimated fair market values were to be listed on tax bills. Association dues were raised to \$25 and registration to \$10. President plaques were made up for all past presidents. Board of Directors duties discussed as an addition to our By-Laws. By-Laws changed to reflect that our Annual Convention be called Annual State Meeting.

In 1982, our annual state meeting was held September 15-17 in Marinette at the Holiday Inn, with Karen Sylvester as hostess. The new Board members were:

LaVoun Wruck, President - Green Lake County
Coureen Rogers, 2nd District VP - Vilas County
Sue Ritland, 3rd District VP - Jackson County
Lila Benson, 4th District VP - LaFayette County
William Metzinger, 1st District VP - Ashland County
Jean Wuthrich, Secretary - Green County
Marion Grill, Treasurer - Eau Claire County
Jeffrey H. Bluske, Immediate Past President - La Crosse County

Constitution amendments changed our name to "WISCONSIN REAL PROPERTY LISTERS ASSOCIATION." By-Law changes added committee duties and general procedures for new members to follow. Changes to our association emblem were planned.

In 1983, our annual state meeting was held September 14-16 in Oshkosh at the Pioneer Inn. Matt Nebl, Winnebago County and Donna Hedrich, Calumet County were co-hosts. New Board members were:

Karen Sylvester, President - Marinette County
Betty Hedrington, 3rd District VP - Chippewa County
Elaine Kundert, 4th District VP - Green County
Andrew Erdman, 5th District VP - Jefferson County
Lucille Hebard, 1st District VP - Rusk County
James Goeser, 2nd District VP - Waupaca County
Jean Wuthrich, Secretary - Green County
Paul Aschenbrenner, Treasurer - Forest County
LaVoun Wruck, Immediate Past President - Green Lake County

The Wisconsin County Boards Association became the Wisconsin Counties Association. We became an affiliate of WCA through the need for a lobbyist. Our first year with a very successful panel discussion made up of a lister, surveyor, register of deeds, treasurer and attorney, many different views of the same topic.

In 1984, our 32nd meeting was held September 19-21 in Eau Claire at the Civic Center Inn, Marion Grill, Eau Claire County and Betty Hedrington, Chippewa County were co-hostesses. The new Board of Directors included:

Lori J. Scully, President - Juneau County
Paul Klawiter, 4th District VP - Richland County
Gladys Kempfert, 5th District VP - Manitowoc County
Marge Olson, 1st District VP - St. Croix County
Lois Nyman, 2nd District VP - Door County
Annette Erickson, 3rd District VP - Monroe County
Marion Grill, Secretary - Eau Claire County
Betty Hedrington, Treasurer - Chippewa County
Karen Sylvester, Immediate Past President - Marinette County

The State Department of Revenue stated tax bills would change again with Woodland Tax Law values shown with fair market values. Cassette taping of our seminars began and a new library of tapes was started. Treasurers position was amended to be a two year term beginning in 1985. September became official month to hold all annual meetings. First changes to Chapter 70.09 drafted to bring duties and responsibilities up to date.

In 1985, our annual meeting was held September 18-20 in Racine at the Sheraton Hotel. Dennis Stephan was host. New Board members were:

Jermaine Small, President - Rock County
Gloria Anderson, 1st District VP - Barron County
Karen Sylvester, 2nd District VP - Marinette County
Shirley Johnson, 3rd District VP - Trempealeau County
LaVoun M. Wruck, 4th District VP - Green Lake County
Patricia Wettstein, 5th District VP - Calumet County
Marion Grill, Secretary - Eau Claire County
Andrew Erdman, Treasurer - Jefferson County
Lori J. Scully, Immediate Past President

Governor Anthony Earl created to Wisconsin Land Records Committee to examine and address immediate land records needs. Listers had concerns over rising cost of forms, compiled lists of vendors. Association began microfilming the secretaries records and minutes, one set to be kept in the Madison Archives Vault. Symposium used for the first time instead of hospitality. Education Committee given job to tabulate annual state meeting survey each year for new host. Full Disclosure Tax Bill went into effect.

In 1986, our annual state meeting was held September 17-19 in Stevens Point at the Holiday Inn Holidome. Meeting host was John Thomas. New Board members:

Betty Hedrington, President - Chippewa County
Gloria Anderson, 1st District VP - Barron County
Karen M. Sylvester, 2nd District VP - Marinette County
Ruby Meihack, 3rd District VP - Clark County
Dorothy L. Williams & Janet S. Filip, 4th District VP - Sauk County
Marilyn E. McCabe, 5th District VP - Sheboygan County
Paul Klawiter, Secretary - Richland County
Andrew Erdman, Treasurer - Jefferson County
Jermaine Small, Immediate Past President - Rock County

Design of pin with association logo on it approved to be distributed in 1987. Managed Forest Lands (MFL) was enacted this year. Legislature started complete revision of Chapter 74. WCA dropped the ball in helping us with our proposed revisions to Chapter 70.09. Legislative Committee chair appointed for a two year term.

In 1987, our annual state meeting was held September 16-18 in Black River Falls at the Arrowhead Lodge. Sue and Jim Ritland hosted the meeting. New Board members are:

Jeffrey H. Bluske, President - La Crosse County
John E. Miller, 1st District VP - Waupaca County
Lori J. Scully, 2nd District VP - Juneau County
LaVoun Wruck, 3rd District VP - Green Lake County
Jermaine Small, 4th District VP - Rock County
Shirley Haugen, 5th District VP - Bayfield County
Paul Klawiter, Secretary - Richland County
Shirley Johnson, Treasurer - Trempealeau County
Betty Hedrington, Immediate Past President - Chippewa County

The Wisconsin Land Records Committee completed its work in July and gave their report to new Governor Tommy Thompson. WRPLA joined the newly formed Wisconsin Land Information Association as charter members and agreed to co-sponsor the first WLIA conference in Oshkosh. Our Constitution was ammended - Article VII, " All officers shall be elected for a one year term except the Secretary and Treasurer who will both serve a two year term. The Secretary shall be elected on the even years, while the Treasurer shall be elected on the odd years."

In 1988, William and Lynn Metzinger, hosted our 36th annual meeting September 21-23 in Ashland at the Hotel Chequamegon. New Board of Directors were:

La Voun Wruck, President - Green Lake County
Gloria Anderson, 1st District VP - Barron County
Karen M. Sylvester, 2nd District VP - Marinette County
Marion Grill, 3rd District VP - Eau Claire County
Nancy Lee Schmidt, 4th District VP - Columbia County
Jermaine Small, 5th District VP - Rock County
Paul Klawiter, Secretary - Richland County
Shirley Johnson, Treasurer - Trempealeau County

Wisconsin's Lobby Law came uder fire and new compliance regualtions were imposed by the Wisconsin Countys Association. New Parcel Numbering systems were discussed as part of Wisconsin Land Records Legislation. A WRPLA test was given from information found in our manual, it was intended to aid listers in identifying areas that might need more attention and study.

In 1989, Jeff and Angela Bluske, hosted our annual meeting September 20-22 in La Crosse at the Island Inn. Elected to serve as the new Board of Directors:

Patricia A. Wettstein, President - Calumet County
Ronald Bennis, 1st District VP - Washburn County
Karen M. Sylvester, 2nd District VP - Marinette County
Sharon M. Patoka, 3rd District VP - Portage County
Nancy Lee Schmidt, 4th District VP - Columbia County
Marlene Revolinsky, 5th District VP - Manitowoc County
Paul Klawiter, Secretary - Richland County
Jeffrey H. Bluske, Treasurer - La Crosse County

Board of Review dates changed to a 30 day period. Wisconsin Land Information Program was created. Complete revision and printing of The WRPLA Manual was first discussed. Assembly and Senate sponsorship was sought for state statute changes to Chapter 70.09.

In 1990, John E. Miller and Lori J. Scully co-hosted our the annual meeting September 19-21 in Waupaca at the Grand Seasons Hotel and Conference Center. The 1990-1991 Board of Directors elected were:

Karen M. Sylvester, President - Marinette County
Janet Obadal, 1st District VP - Price County
Rick Pauls, 2nd District VP - Outagamie County
Lori J. Scully, 3rd District VP - Juneau County
Paul Klawiter- 4th District VP - Richland County

Allen Brockmeier, 5th District VP - Kenosha County
Roxanne Brown, Secretary - Burnett County
Jeffrey H. Bluske, Treasurer - La Crosse County
Patricia A. Wettstein, Immediate Past President

Art Ziegler, State Cartographer retired. Municipalities given the option to by ordinance to postpone payments of special assessments. The Education Committee met many times involving the complete revision of our Manual. WRPLA waiting for hearing on 1989 AB 804 (Chapter 70.09 changes). 28 counties represented at the 3rd Annual WLIA Conference in Stevens Point, where Governor Thompson called the members "pioneers of land information technology."

In 1991, Shirley J. Haugen hosted our annual meeting September 18-20 in Cable at the Lakewoods Lodge on the south shore of Lake Namakagon. The 1991-1992 Board of Directors elected were:

Andrew Erdman, President - Jefferson County
Janet Obadal, 1st District VP - Price County
La Voun Wruck, 2nd District VP - Door County
Lorraine Mattheisen, 3rd District VP - Monroe County
Paul Klawiter, 4th District VP - Richland County
Patricia A. Wettstein, 5th District VP - Calumet County
Roxanne Brown, Secretary - Burnett County
Marilyn McCabe, Treasurer - Sheboygan County
Karen M. Sylvester, Immediate Past President

First year for Lottery Tax Credits as property tax relief. Education Committee printed WRPLA Manual and distributed at cost \$30. New form introduced for Termination of Decedents Property Interest. Association Dues increased to \$40 and mileage reimbursement to 25 cents per mile. New State Cartographer Ted Koch. Our Chapter 70.09 amendments introduced again and become 1991 Assembly Bill 538.

In 1992, Kay Zilz hosted our 40th Anniversary Annual Meeting September 16-18, in Hudson at the Hudson House Inn.

After eight years our Chapter 70.09 amendments became 1991 Wisconsin Act 204. Lori J. Scully, Chair of Special Chapter 70.09 Committee kept the bill moving to passage. New Sustaining Membership category added to allow companies to join the WRPLA and promote their business with card sized ads in our newsletter. The Official Directory Part II takes on a new look with the addition of individual photographs.