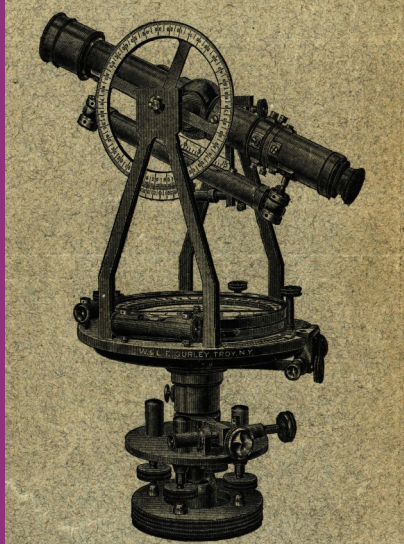


RECORDED AS...

Northeast Chapter of the Wisconsin Society of Land Surveyors



Visit us on the web: www.wsls-nec.org

CHAPTER MEETING

Thursday

January 15, 2026 5:00 PM

Rock Garden

1951 Bond Street

Green Bay, WI



It's Scholarship night, new President will be ushered in, nominations will be taken and it's Committee Sign Up Night! Hope to see you all!

TABLE OF CONTENTS	
2025 Meetings, Schedule & Location	2
2025 Chapter Representatives	3
President’s Message	4
Meeting Location	5
General Meeting Agenda	6-7
2026 Membership Application	8
Student Meal Sponsor Information	9
2025 Paid Membership Count	11
Board of Directors Meeting	12-13
General Meeting Mtg. Minutes	14-15
Wisconsin Legislative Council Memo	16-20
NWTC Civil Engineering Technology— Surveying Instructor Position	21
2025 NE Chapter Committees	22
Treasurer’s Report	24
2025 NSPS Winners	25
Committee Duties	26-32
2025 Student Meal Donations	33
77th Annual Surveyor’s Institute	34-46
CST Exam Information	47
Paid Member Roster	48-51

<u>2025 MEETINGS, SCHEDULE & LOCATION</u>
<u>Winter General Meeting</u> Rock Garden in Green Bay January 16, 2025 5:15 pm Social 5:45 pm Dinner/Mtg
<u>Winter Board Meeting</u> Drift Inn in De Pere February 20, 2025 5:30 pm Social 6:00 pm Dinner/Mtg
<u>Spring General Meeting</u> Holidays Pub & Grill in Appleton April 10, 2025 5:30 pm Social 6:15 pm Dinner/Mtg
<u>Spring Board Meeting</u> Out O’Town Club in Kaukauna May 15, 2025 5:30 pm Social 6:00 pm Dinner/Mtg
<u>Summer Golf/Trap Outing</u> Wander Springs in Greenleaf & Triple J in Brillion Area golf course/trap shoot July 17, 2025 4:45 pm Social 5:30 pm Dinner/Mtg
<u>Summer Board Meeting</u> Lakeshore Area August 21, 2025 6:00 pm Social 6:45 pm Dinner/Mtg
<u>Fall General Meeting</u> Swan Club in De Pere October 23, 2025 5:30 pm Social 6:00 pm Dinner/Mtg
<u>Fall Board Meeting</u> Nicky’s Lionhead in De Pere November 13, 2025 5:30 pm Social 6:00 pm Dinner/Mtg
<u>Winter General Meeting</u> Rock Garden in Green Bay January 15, 2026 5:00 pm Social 5:45 pm Dinner/Mtg

2025 Chapter Representatives

President - Conner Christopherson cchristopherson@coleman-engineering.com

President Elect - Mark Kamin mark.kamin@nwtc.edu

Director - Robert Clark Robert.clarkiii3@gmail.com

Past President - James Cappearth jamesc@jt-engineering

Secretary\Treasurer - Tom Leslie tom.leslie@browncountywi.gov

NE Chapter Representative - Jake Jensen jensenj@ayresassociates.com

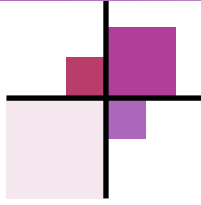
Assist. Secretary\Treasurer— Brad Nelson bdnelson77@hotmail.com

There will be a raffle for
\$200 worth of WSLS
Foundation Tickets tonight



2025 OFFICERS:

- Ryan Duckart
WSLS President
- Jake Jensen
NE Chapter Representative—WSLS
- Richard (Dick) Kleinmann
NSPS Director –WSLS



January 2026 President's Message

Northeast Chapter Members,

I have not had a year fly by quite as fast as this one. Being our Chapter President, my involvement with Young Surveyors Network and raising my one-year-old son Charlie made for a busy yet rewarding year. This would not have been possible without the help and guidance from our Board and several other members within our Chapter. Our Chapter is in good hands as Mark Kamin will serve as our 2026 President. Mark's involvement and devotion to our Chapter and students has been demonstrated time and time again.

Participation of our Chapter at the local and state level is what first inspired me to get involved and led me to be the chapter representative for the Young Surveyors Network. Please consider signing up for a committee if you are not already involved. Your involvement is what helps to strengthen our profession. Sign up sheets will be circulating during our general meeting on January 15th at the Rock Gardens in Green Bay.

A reminder to support the Foundation at this year's Annual Institute; there will be more raffle prizes than ever before! This is the Foundation's largest fund raiser of the year, and the proceeds support our young professionals through scholarships and continued growth. Also, a reminder that the NE Chapter will be hosting this year's summer meeting. Please represent our chapter by attending this meeting.

We are fortunate to have such an active and supportive chapter. Thank you again to the board, committee and active members. It has been an honor serving as your President.

Take Care,

Connor E. Christopherson, PLS - 3216

2025 Northeast Chapter President

~ GENERAL MEMBERSHIP MEETING ~

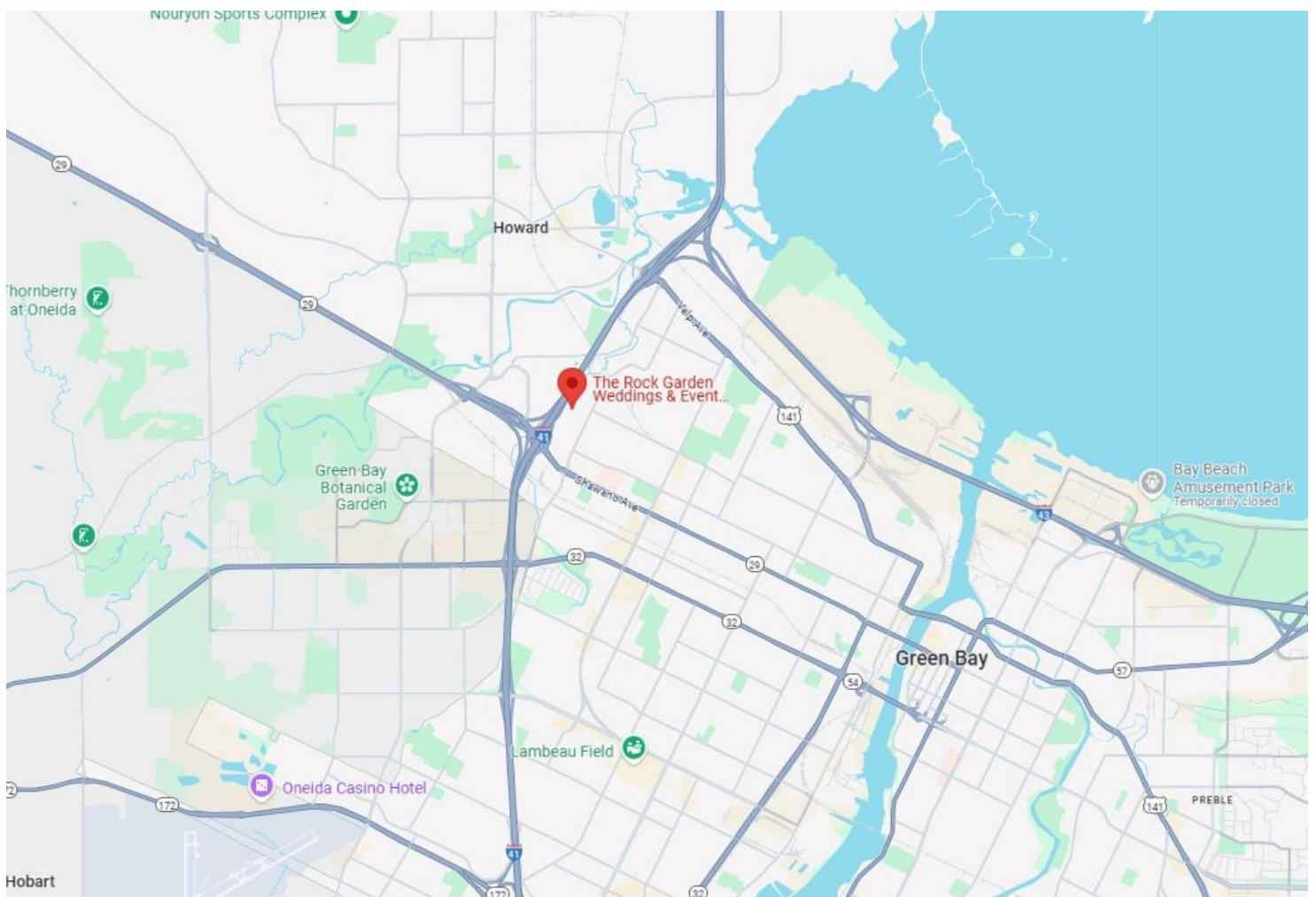
Northeast Chapter of the Wisconsin Society of Land Surveyors

Attitude adjustment is at 5:00 pm and Dinner is at 5:45 pm. Dinner will cost \$25.00.

If you plan on attending the meeting please RSVP so we can get an accurate count for the meal.

Tom Leslie Secretary\Treasurer (920) 448-4495 tom.leslie@browncountywi.gov

Connor Christopherson (920) 421-1233 cchristopherson@tntsurveyors.com



Rock Garden
1951 Bond Street
Green Bay, WI



Northeast Chapter OF THE Wisconsin Society of Land Surveyors

General Meeting Agenda



01/15/2026	5:15pm social 5:45pm meet	Meeting Location:	Rock Gardens 1951 Bond St, Green Bay, WI 54303
------------	------------------------------------	-------------------	---

- | | |
|---------------------|---------------------------------|
| President | Connor Christopherson |
| President Elect | Mark Kamin |
| Past President | James Cappeart |
| Director | Robert Clark |
| Secretary/Treasurer | Tom Leslie / Brad Nelson (Asst) |
| NE Chapter Rep | Jake Jensen |

AGENDA TOPICS

- | | |
|--|---------------|
| CALL THE MEETING TO ORDER | |
| ADDITIONS TO THE AGENDA | |
| APPROVE THE MINUTES FROM THE FALL 2025 GENERAL MEETING | |
| APPROVE THE TREASURER’S REPORT | Tom Leslie |
| WLSL REPORT | Jake Jensen |
| YOUNG SURVEYORS NETWORK | Zach Holshuer |

COMMITTEE REPORTS

- | | |
|--|----------------|
| Auditing Committee
Business: | Terry Van Hout |
| CST Committee
Business: | Howard Herrild |
| Ethics and Practices Committee
Business: | Andy Cleveland |
| Land Records Committee
Business: | Tom Leslie |
| Legislative Committee
Business: | Howard Herrild |
| Membership Committee
Business: | Ryan Klarner |
| Nominating Committee
Business: | James Cappeart |
| Program Committee | Andy Cleveland |

Business:	
Public Relations Committee	Ryan Beltrand
Business:	
Scholarship Committee	Jim Sehloff
Business:	
Seminar Committee	Tom Leslie
Business:	
Student Chapter Committee	Braden Denzine
Business:	
Trig-Star Committee	Ryan Duckart
Business:	

OLD BUSINESS

- Summer meeting for 2026 held in the NE Chapter: Sub Committee Update
- Documenting our most senior members

NEW BUSINESS

Annual Report

Presentation of Scholarships

Elections of Board of Directors

Current Nominations:

President – Mark Kamin

President Elect – Rob Clark

Director – Tony Schmidt

Past President – Connor Christopherson

Secretary/Treasurer – Tom Leslie

NE Chapter Rep – Jake Jenson

Assist. Sec/Treasurer – Brad Nelson

Committee Signup Sheets

Transition of Presidential Duties

Raffle

Any other new business?

Adjourn

2026 NORTHEAST CHAPTER OF WSLs MEMBERSHIP APPLICATION

Name: _____ Registration Number: _____

Mailing Address: _____

Place of Work: _____ Work Phone: _____ Cell: _____

Work Email: _____ Personal Email: _____

Signature: _____ Date: _____

MEMBERSHIP DUES

- () **Professional Member**
\$40.00 Any person currently registered as a Professional Land Surveyor in the State of Wisconsin
- () **Affiliate Member**
\$20.00 Any person not registered, who is interested in land surveying
- () **Lifetime Member**
No dues Any person having reached the age of 65, retired from practice, having been a member for two years prior to the date of retirement, having been recommended by a member and application approved by the Board of Directors
- () **Student Member**
\$20.00 Any person currently enrolled in a surveying curriculum (Membership will be from start of program to January following graduation)
- () **Sustaining Member**
\$80.00 _____ Any commercial or professional institution or individuals interested or affiliated with the surveying profession
Membership includes a display of their business card in Quarterly newsletter and on website
- \$120.00 _____ Membership includes a **full** page ad, display of their business card in quarterly newsletter and on the website

MAKE CHECKS PAYABLE TO: "THE NORTHEAST CHAPTER OF WSLs"

Return application and dues to: Tom Leslie 1951 Andraya Lane De Pere, WI 54115

The Northeast Chapter of the Wisconsin Society of Land Surveyors

2026 Sponsor A Student Meal Program

Sponsorships are for a free meal at any of the 4 Quarterly Northeast Chapter General Meetings. Any student or person interested in the profession is eligible. If you have someone that would like to participate, please bring him or her along to the next meeting.

Thank you to all who participated in the past 19+ years, it has been a HUGE success!

We are again asking for your support in sponsoring student meals in 2026 and beyond. Your donation will encourage students (and potential employees) to take an interest in the surveying industry and perhaps Chapter involvement.

-- Please fill out form below as you would like to be acknowledged for your free meal donation --

Date: _____

Name: _____

Company: _____

Phone Number: (H) _____ (W) _____ (Fax) _____

Email: _____

Sponsorship Fee: \$25.00 per meal

- I/We would like to sponsor _____ student meals (meals x \$25.00)... \$ _____

Make checks payable to: The Northeast Chapter of WSLS

**Return to: Tom Leslie - Secretary/Treasurer
1951 Andraya Lane De Pere, WI 54115**



SEILER

GEO SPATIAL
www.seilergeo.com



Providing high accuracy products, superior training, and support since 1945

- GNSS and total station solutions designed with the surveyor in mind.
- Field and office software that supports your workflows.
- Scanning and leading aerial mapping solutions that capture and deliver precise data faster.
- Training solutions that show you what to do with all your data.
- Experienced and knowledgeable staff to support your needs.
- Service and repair solutions to keep equipment in peak service.

Authorized Distributor for Trimble, Spectra Precision, GeoSLAM, DJI, Esri, Bluebeam, Microdrones, Delair, Seafloor Systems, Nikon, Autodesk and many more!



**Contact Us - Wisconsin
Milwaukee**

Holly Urbain - (608) 279-1007
 Steve Grady - (262) 219-2952
 Jim Nelson - (414) 322-9801
 Technical Support: 844-602-9312

Local Office: (414) 423-0780
 Email: solutions@seilerinst.com




Sales • Service • Rentals • Training • Financing • Repairs

Northeast Chapter
 OF THE
Wisconsin Society of Land Surveyors

2025 FINAL PAID MEMBERSHIP
 As of December 31, 2025

PROFESSIONAL	62
AFFILIATE	32
STUDENT	19
SUSTAINING	3
LIFETIME	<u>31</u>
TOTAL	147



Northeast Chapter of WSLs

2025 FALL BOARD OF DIRECTORS MEETING

November 13, 2025 – Nicky’s Lion Pub in De Pere, WI

There were 8 members present when President Christopherson called the meeting to order at 6:08 pm

A motion was **made, seconded, and approved** to accept the Board meeting minutes from August 21, 2025

Treasurer’s Report was accepted as given at this meeting

The following reports were given: (*email)

WLS REPORT (Jake Jensen)

- No meeting since Fall Chapter General mtg

YOUNG SURVEYORS (Zachary Holshuer)

- Preparing for Institute (expense reports, etc)
- YSH Institute session is Wed @ 10:20-Noon

AUDITING (Terry Van Hout)*

- Should have report for the January General mtg

CST (Howard Herrild)

- Time has been set aside for an Institute exam – no idea if actually being offered (numbers needed)
- Mid-State is offering an exam in December 12
- Will NWTC offer an exam next year?

ETHICS AND PRACTICE (Andy Cleveland)*

- AE-6 is still in revision mode

LAND RECORDS (Tom Leslie)

- See “Legislative” minutes (stole his fire last time)

LEGISLATIVE (Howard Herrild)

- Same info as in Land Records report

MEMBERSHIP (Ryan Klarner)*

- Membership final 2025 count: 157

NOMINATING (James Cappeart)

- New nominations will be presented at January mtg

PROGRAM (Andy Cleveland)*

- Les Van Horn declined to resurrect his 3-mile Method in OIR presentation
- There is a 40 corner in NWTC. Maybe students could use this as their Capstone project?

PUBLIC RELATIONS COMMITTEE (Ryan Beltrand)*

- Discussed Zach H email about Program Committee budget (is there?). There are so many events now,

that we just don’t have the time (and money) to participate in all of them. With so many available, but limited funds, a **motion was made, seconded, and approved** to set aside \$1500 for 2026, with a minimum of 4 events (one for sure is DITL)

- Perhaps a corner dig on Oneida lands, screen soil – get a rep from Oneida to be there?

SCHOLARSHIP (Jim Sehloff)

- Packets going out very soon

SEMINAR (Tom Leslie)

- A work in progress – it’s coming together nicely
- Mentioned that maybe we hold seminar during WSLs Summer meeting – build anticipation?
- Perhaps Bob Welch could present?

STUDENT REPESENTATIVE (Braden Denzine)*

- No report at this time

TRIG*STAR (Ryan Duckart)*

- No report at this time

2026 SUMMER MEETING (AD HOC) (Howard Herrild)

- Downpayment made to venue
- 2026 Timber Rattlers schedule comes out end of December – will check out date then
- Houdini speaker?
- Friday breakfast
- Main speaker (Steve Sorenson?)
- Meridian was mentioned as a place to hold informal meal, bonfire and such

OLD BUSINESS

- No old business to discuss

NEW BUSINESS

- Chapter scholarship name will be decided once winners are determined
- Raffle for January meeting will be \$200 worth of Institute raffle tickets, to be picked by the raffle winner at the Institute. Any funds raised will first give \$200 back to Chapter, the rest to the WSLs Foundation
- Lifetime Member interviews – should we get students to do (set questions for most part)?
- Perhaps the Chapter Past President can be the interviewer – at least one a year?
- A **motion was made, seconded, and approved** to task the Past President with at least one Lifetime

Member interview a year. \$50 per interview (lunch, drinks) and the interview posted on our website and in the newsletter. Would this be a Bylaw's change?

Being no further business, a *motion was made, seconded, and approved* to adjourn at 8:12 pm

Respectfully submitted,

Thomas Leslie
Secretary
Summer 2025 Board Meeting

WSLS Surveyors' Institute

77th Annual Wisconsin Society of Land Surveyors' Institute



January 21-23, 2026
Kalahari Resort and Convention Center
Wisconsin Dells, Wis.





Northeast Chapter of WSLs

2025 FALL GENERAL MEETING MINUTES

October 23, 2025 – Swan Club in De Pere, WI

The 2025 Summer General Meeting was held on October 23, 2025 at Swan Club in De Pere, WI. There were 57 members present, including 19 students, when President Connor Christopherson introduced:

Presentation:

Mark Kamin, Survey Instructor at NWTC, gave an update on the status of surveying at the school and the plans going forward. His notes are attached to end of the minutes

President Christopherson thanked Mark for his very interesting presentation. He then called the General Meeting to order at 7:27 pm

A motion was made, seconded, and approved to accept the General Meeting minutes of July 17, 2025 as presented in latest Chapter newsletter

A motion was made, seconded, and approved to accept the Treasurer’s Report as presented in latest Chapter newsletter

The following reports were given (*email)

WSLS Report (Jake Jensen)

- The last meeting was October 4, 2025 in Rothschild
- Discussed filling Jim Osbourne’s spot as a WLIC representative
- Point of Beginning maintenance funding was discussed. All Chapters are encouraged to donate
- The Certified Flood Plain Seminar will be held again in 2026 – details to follow
- Next meeting December 6, 2025

Young Surveyor Network (Zach Holshuer)

- YSN now has a spot on the NSPS Board of Directors
- Terry Lueschow worked hard to get a Seiler/WSLS scholarship for the YSN. The first \$1000 scholarship was presented to Zachary Holshuer, VP of Wisconsin YSN. CONGRATS Zach!

Auditing Committee (Terry Van Hout)

- Hope to have report by January General Meeting

CST Committee (Howard Herrild)

- No report at this time

Ethics and Practices (Andy Cleveland)

- No report at this time

Land Records (Tom Leslie)

- Wisconsin Legislative Council Amendment Memo for Assembly Bill 452 (Plat review)
- Wisconsin Legislative Council Amendment Memo for Assembly Bill 453 (Comp plans, Zoning Classifications, TID issues)
- Both can be found attached to the end of minutes

Legislative (Howard Herrild)

- Bob Welch attended the last DSPS meeting. A committee will issue a questionnaire to PLS asking for comments on proposed new test questions

Membership (Ryan Klarner)*

- 147 paid members at the time of this meeting

Nominating Committee (James Cappeart)

- Working on getting names to present to Board

Program Committee (Andy Cleveland)

- Thank you Mark for your report. As always, send Andy any topics you’d like to see presented

Public Relations (Ryan Beltrand)*

- Zachary H reported on the Counselor’s Initiative held recently. 160 students watched the virtual presentation
- Many opportunities are out there for the surveying profession to talk/present to the public, including kids. Several events were brought to our attention, but most had such a short time to get ready that there was no way to properly attend. A spreadsheet/list will be kept so we are more aware of when these opportunities will be held (BC Homebuilders as an example)
- NWTC has a 2-day STEM event going on in mid-late November. More info to follow – watch your email!!

Scholarship Committee (Jim Schloff)

- Information packets should go out soon – need applicants to submit!

Seminar Committee (Tom Leslie)

- Nothing has been set yet – still planning

Student Representative (Braden Denzine)*

- Speaker will be coming in to talk about becoming a PLS and/or PE (no date given)

Trig-Star (Ryan Duckart)*

- No report at this time

Old Business

- Discussed upcoming 2026 WSLs Summer Meeting. Fox Cities Stadium will be main venue (Timber Rattlers). Agenda is done but is flexible, Thursday night fun at the 2025 Summer meeting was well attended – let’s do better. Any suggestions will gladly be accepted!

New Business

- Last day to send in WSLs Award nominations is Nov. 1
- Everything is up for election this year
- Alysén Tierney is now a NSPS LIFETIME MEMBER through all her hard work and dedication to the Young Surveyors Network
- *A motion was made, seconded, and approved* to donate \$250 to the restoration and maintenance of the POB monument in Grant County. Secretary will get a check to the Welch Group
- Bucket Raffle at the Institute are now being gathering so expect a call from Lisa Van Horn. You can make your own basket or Lisa can make one for you
- Raffle raised \$400 for the YSN

Being no further business, *a motion was made, seconded, and approved* to adjourn at 7:58 pm.

Respectively Submitted,
 Thomas Leslie
 Chapter Secretary/Treasurer



CHAD ROETHLISBERGER
J & H Game Farm 5 Pheasant Guided Hunt
 (Donated by Aaron Ballast – TNT Professional Surveyors)



ZACHARY HOLSHUER
SEILER/WSLS Scholarship Winner



Wisconsin Legislative Council

AMENDMENT MEMO



Memo published: November 17, 2025

Contact: Abby Gorzlancyk, Staff Attorney

2025 Assembly Bill 453

**Senate Substitute Amendment 1
and Senate Amendment 1 to
Senate Substitute Amendment 1**

2025 ASSEMBLY BILL 453, AS PASSED BY THE ASSEMBLY

Generally, the bill makes changes to comprehensive plans, requests to change zoning classifications, and certain aspects of tax increment districts (TIDs). The bill has an effective date of January 1, 2028.

Comprehensive Plans

Under current law, unless an exception applies, ordinances enacted or amended by a political subdivision that affect land use must be consistent with the political subdivision's comprehensive plan, and the comprehensive plan must have all the required planning elements.

The bill requires a city or village to identify the areas in which residential land use is projected and to specify the minimum and maximum net density of residences that will be authorized in five-year increments over 20 years in the land use element of the comprehensive plan. If a city or village enacts or amends certain zoning and local subdivision ordinances, its ordinances must be consistent with its comprehensive plan. This includes incorporating residential net density standards into the ordinances. An ordinance is consistent with the comprehensive plan for a village or city if the ordinance permits a land use that is expressly identified for the land in the land use map of the comprehensive plan. The bill specifies that these changes do not apply to a town or county.

Under the bill, if a person submits an application for a residential housing development permit or a request to change an existing zoning classification to a city or village, and the comprehensive plan does not include net density requirements for areas in which residential land use is projected, the city or village must amend its comprehensive plan to include net density within 180 days. The application must certify that the land subject to the application is not located in a farmland preservation zoning district, an agricultural enterprise area, and is not subject to a farmland preservation agreement. If a city or village is adding net density requirements in response to one of these requests, it does not need to follow otherwise required comprehensive planning procedures to amend the comprehensive plan.

Request to Change a Zoning Classification

The bill requires a city or village to approve a request to change a zoning classification of land required in order to proceed with a residential housing development within 60 days if the following are satisfied:

- The proposed change is for an area identified on the political subdivision's comprehensive plan as projected for residential land use.
- The proposed change is for an area that is adjacent or close in proximity to existing development.
- Either the proposed net density range of the residences in the housing development fall within the net density range specified in the comprehensive plan, or the political subdivision has not added net density to the comprehensive plan within the 180-day time period described in the section above.

- 2 -

- Current housing supply in the political subdivision does not meet existing or forecasted housing demand within the next five years, as provided in the comprehensive plan.
- Certification that the proposed change is for an area that is not located with a farmland preservation zoning district or agricultural enterprise area and is not subject to a farmland preservation agreement.

The bill specifies that this request cannot be made to a town or county, nor does it apply to the extraterritorial zoning jurisdiction of a city or village.

If requesting a zoning classified change to proceed with a residential housing development, the requestor may specify its preferences regarding the zoning classification, building set back requirements, lot width or frontage requirements, lot size requirements, and building size or bulk requirements. If the zoning classification requested allows the net density of the residences proposed in the residential housing development, the land must be reclassified into that classification.

The bill allows a request to change a zoning classification to be denied if the city or village demonstrates that the denial is necessary to prevent a shortage in or overburdening of public facilities, or to address a significant threat to the public health or safety. A city or village may also deny requests to change a zoning classification or a permit for a residential housing development for one year if: (1) it issues a request for proposals for a qualifying residential development with a specific net density range that aligns with the comprehensive plan;¹ and (2) no person responds to the request, with certain specified exceptions. The bill also specifies that these provisions do apply to a town or county.

Lastly, if a person is aggrieved by a political subdivision's failure to approve a request to change a zoning classification, they may seek relief through an action for mandamus and may recover court costs including reasonable attorney fees.

TIDs

The bill defines newly platted residential development, for purposes of mixed-use TIDs, to mean residential development on a parcel that has not previously been the site of permanent structures other than agricultural structures. It also increases the housing extension currently available for certain TIDs at the end of their lifespan, from one to two years.

SENATE SUBSTITUTE AMENDMENT 1

Senate Substitute Amendment 1 includes the same provisions as 2025 Assembly Bill 453, as passed by the Assembly.

SENATE AMENDMENT 1 TO SENATE SUBSTITUTE AMENDMENT 1

Senate Amendment 1 changes the required time a city or village has to approve a request to change a zoning classification from 60 to 90 days, and creates an extension to the 90-day deadline if requested by the zoning classification change requestor. If the city or village fails to approve the request in the 90-day time frame or the extended time frame as requested, the requestor is allowed to seek relief through a mandamus action.

¹ A qualifying residential development is defined as a residential development that is reasonably expected to receive sewerage and sanitary water services from a public utility and that is not reasonably believed to be environmentally contaminated.

- 3 -

BILL HISTORY

Representative Brooks offered Assembly Amendment 1 and Assembly Amendment 2 on September 26, 2025. Representative Armstrong offered Assembly Amendment 4 on October 1, 2025 and Assembly Amendment 5 on October 7, 2025. Also on October 7, 2025, the Assembly adopted Assembly Amendments 1, 2, 4, and 5 on consecutive voice votes, and passed the bill, as amended, on a vote of Ayes, 55; Noes, 39.

On November 3, 2025, Senator Jagler introduced Senate Substitute Amendment 1 and Senate Amendment 1 to Senate Substitute Amendment 1. On November 11, 2025, the Senate Committee on Insurance, Housing, Rural Issues and Forestry recommended adoption of Senate Amendment 1 to Senate Substitute Amendment 1, Senate Substitute Amendment 1, and the bill, as amended, on consecutive votes of Ayes, 5; Noes 0.

For a full history of the bill, visit the Legislature's [bill history page](#).

AG:jal

Wisconsin Legislative Council

AMENDMENT MEMO



Memo published: October 27, 2025

Contact: Abby Gorzlaneyk, Staff Attorney

2025 Assembly Bill 452

**Senate
Amendment 1**

2025 ASSEMBLY BILL 452, AS PASSED BY THE ASSEMBLY

2025 Assembly Bill 452, as passed by the Assembly, makes various changes to the plat review process, including updates to the purpose and legislative intent sections of ch. 236, Stats.

The bill requires political subdivisions to provide a subdivider with the opportunity to meet for a nonbinding, pre-submission review. It also allows subdividers to submit preliminary plans and reports regarding water, sewer, road cross-sections, grading stormwater, soil testing, landscaping, and street lighting for review. A political subdivision cannot reject preliminary plans on the basis that the plans are preliminary, and are allowed to approve preliminary plans with written conditions.

Under current law, the political subdivision may require the subdivider to make and install all public improvements reasonably necessary or provide security to ensure the subdivider will make the improvements within a reasonable time. The bill instead allows political subdivisions to require the subdivider to agree to install public improvements reasonably necessary and provide financial security to ensure the improvements are made within a reasonable time after the plat is approved. It also specifies that the political subdivision may not require the installation or acceptance of public improvements as a condition to submitting, reviewing, approving, or recording a preliminary or final plat. Additionally, any outstanding local building permits for each home site on the plat that meet the requirements of applicable building codes, zoning ordinances, and other regulations must be released upon the substantial completion of the public improvements, and cannot be withheld solely due to the status of the public improvements.

Lastly, the bill states that a preliminary plat that has obtained the required approvals or is deemed approved is entitled to be recorded with the register of deeds. Also, the clerk of the body that has the authority to review the plat must make a certification of the approval on the face of the plat within 10 days of the subdivider submitting the plat with all the required certificates and affidavits.

SENATE AMENDMENT 1

Senate Amendment 1 changes the reference to “the clerk” for purposes of the certificate on the face of the plat after all approvals are obtained, to instead be the “approving authority.”

BILL HISTORY

Representative Kreibich offered Assembly Amendment 1 on October 1, 2025. On October 2, 2025, the Assembly Committee on Housing and Real Estate recommended adoption of Assembly Amendment 1 on a vote of Ayes, 14; Noes, 0, and recommended passage of the bill, as amended, on a vote of Ayes, 13; Noes, 1. On October 7, 2025, the Assembly adopted Assembly Amendment 1 and the bill, as amended, on consecutive voice votes.

- 2 -

Senator Feyen offered Senate Amendment 1 on October 20, 2025. On October 23, 2025, the Senate Committee on Insurance, Housing, Rural Issues, and Forestry recommended adoption of Senate Amendment 1 and concurrence of the bill, as amended, on consecutive votes of Ayes, 5; Noes, 0.

For a full history of the bill, visit the Legislature's [bill history page](#).

AG:jal

Tom,

Here is a summary of what I talked about;

The Civil Engineering Technology Program continues to be in jeopardy as it has reached 10 months without a viable candidate for the Civil Engineering Instructor position of the program. At this point many inquiries for that position have stated that pay is the lead factor for many qualified candidates not willing to even apply, currently listed at the range of \$75,000- \$83,000. The college is in the process of a compensation assessment, but at this time there is no indication that this is going to be completed in time to help with this process. The program continues to run with limited capacity thanks to part-time instructors, but without a full-time replacement, there is no guarantee of how long this can continue. To start the conversation, it was asked to have anyone who attended NWTC Civil Engineering program or those who have hired NWTC graduates to stand. Nearly everyone in attendance stood, showing the importance of this program to the NE Chapter. Although no specific request for action by the Chapter was necessary at this time, it was stated that if anyone is willing to share any compensation studies done for the Survey or Civil industries by their companies or would like to voice support of the program they can contact Gene Francisco (gene.francisco@nwtc.edu) the interim-associate dean of the program. Updates on the status of the program will be provided to the Chapter as they become available.

Mark Kamin

CIVIL ENGINEERING TECHNOLOGY-SURVEYING INSTRUCTOR

Northeast Wisconsin Technical College

2740 W. Mason Street | P.O. Box 19042

Green Bay, WI 54307-9042

Office 920-498-5674

Mark.Kamin@nwtc.edu | nwtc.edu



2025 NE CHAPTER COMMITTEES

AUDITING COMMITTEE

Chair: Terry Van Hout (360-7390)
 Larry Miller
 Tom Giese
 Steve Seitler

terry.vanhout@westwoodps.com

CST COMMITTEE

Chair: Howard Herrild (562-6457)
 Mark Kamin
 Mike Andraschko

Howard.herrild@wecenergygroup.com

ETHICS & PRACTICE COMMITTEE

Chair: Andy Cleveland (639-6908)
 Connor Christopherson
 Steve Zeitler
 Ed Harvey
 Larry Miller

andycleveland@att.net

LAND RECORDS COMMITTEE

Chair: Tom Leslie (448-4495)
 Brad Nelson

tom.leslie@browncountywi.gov

LEGISLATIVE COMMITTEE

Chair: Howard Herrild (562-6457)
 Jim Sehloff

Howard.herrild@wecenergygroup.com

MEMBERSHIP COMMITTEE

Chair: Ryan Klarner (857-6756)
 Jake Jensen
 Tom Leslie
 Larry Miller

ryank@jt-engineering.com

NOMINATING COMMITTEE

Chair: James Cappeart (764-0202)
 Connor Christopherson
 Rob Clark

jamesc@jt-engineering.com

PROGRAM COMMITTEE

Chair: Andy Cleveland (639-6908)
 Garrick Loberger
 Rob Clark
 Aaron Ballast
 Garrett Smith

andycleveland@att.net

PUBLIC RELATIONS COMMITTEE

Chair: Ryan Beltrand (498-1200)
 Zach Holshuer
 Aaron Ballast
 CJ Carmichael
 Lisa Van Horn

beltrandr@ayresassociates.com

SCHOLARSHIP COMMITTEE

Chair: Jim Sehloff (406-1477)
 Rob Clark
 Tony Schmidt
 Zach Holshuer
 Larry Miller
 Ryan Klarner

jsehloff@tntsurveyors.com

SEMINAR COMMITTEE

Chair: Tom Leslie (448-4495)

tom.leslie@browncountywi.gov

STUDENT CHAPTER COMMITTEE

Chair: Jon Keepers (715-307-3724)

jkeepers16@gmail.com

TRIG-STAR COMMITTEE

Chair: Ryan Duckart (448-4493)

ryan.duckart@browncountywi.gov

YOUNG SURVEYORS COMMITTEE

Chair: Zach Holshuer (434-9670)

zhol@vierbicher.com

PHOTOGRAPHER:

Tom Leslie (448-4495)

tom.leslie@browncountywi.gov



DOMINION TITLE
SERVICE BEYOND EXPECTATION



We are DOT Approved!

Contact us for Easement Reports

Title Insurance | Title Reports | Easement Reports | Escrow Management | Residential Closing Services | Commercial Closing Services | 1031 Exchanges & Reverse Exchanges | Lot & New Construction Closings | Construction Disbursement Services

domiontitlewi.com | 920.593.7922

Our extensive experience and unmatched service has positioned us as a leader in the title industry. Our reputation is built on trust, integrity, and many years of proven performance - in everything we do.

*Northeast Chapter
Wisconsin Society of Land Surveyors*

2025 TREASURER’S REPORT

December 31, 2025

Checking Account

Starting Balance 1-1-25 12,447.07

Deposits

2-3-25	Winter General Meeting/Dues	2,045.00	
4-11-25	Spring General Meeting/Dues	1,325.00	
5-30-25	WSLS Online payments	5,680.00	
8-13-25	Summer General Meeting/Dues	1,380.00	
12-6-25	Fall General Meeting	1,005.00	+11,435.00

Checks

Brown County Parks (Les Seminar)	3039	516.95	
Appleton Trophy (Past Prez plq)	3040	79.13	
VOID (wrong scholarship winners)	3041/42	0.00	
Scholarship (Dekker)	3043	750.00	
Scholarship (Smith)	3044	750.00	
Newsletter Editor dues	3045	400.00	
Secretary/Treasurer dues	3046	600.00	
WSLS Foundation (donation)	3047	1,000.00	
Holidays Pub (Gen Mtg venue)	3048	1,110.95	
WSLS Foundation (Bucky’s)	3049	300.00	
Cash (Seminar supplies: lunch, etc)	3050	800.00	
Cash (Reimb for TrigStar-Ryan D)		400.00	
Deluxe Checks		28.00	
WSLS Calendar Prize donation	3101	300.00	
Appleton Trophy (Giese, Hebert)	3102	88.62	
Jake Jensen (reimb for gift card)	3103	100.00	
Woodfire Lodge (Summer venue)	3104	1,009.65	
2026 Summer venue deposit	3105	1,900.00	
Chicago Street Pub (Fall venue)	3076	1,377.55	-11,510.85

Chapter Checking Acct: 12,370.22
Chapter Slush Fund + 150.00
Available Chapter Funds: \$12,521.22

6-Month Certificate of Deposit

Last Maturity Balance 11/10/25 2,453.89
 Current Interest Rate (3.7 %) *Next Maturity Date: 11/15/2025*

CHAPTER ASSETS: \$14,975.11
Winter General Meeting Allocation of \$1800 for donated student meals (58) -1,450.00
Tom Leslie
Northeast Chapter Treasurer

AVAILABLE CHAPTER ASSETS \$13,525.11

WISCONSIN PROFESSIONAL SURVEYOR

Congratulations to WSLS Members Troy Hewitt, Scott Hewitt, and Dale Hewitt



FOR IMMEDIATE RELEASE

National Society of Professional Surveyors, Inc.

NSPS is pleased to announce the winners of the 2025 Map/Plat Design Competition and expresses its appreciation for all who participated. NSPS also wishes to thank the judges for their dedicated efforts.

Subdivision Plats

First Place	Joseph Hammond, The Great Outdoors Land Surveying Company - New York
Second Place	Chris Jepson, Jepson Surveying - Washington
Third Place	Troy Hewitt, REL - Wisconsin

Boundary/Cadastral Maps

First Place	Alan Snyder, Passero Associates - New York
Second Place	Tim Langdon, Delta Engineers, Architects, & Land Surveyors - New York
Third Place	Kyle O'Neal, Blue Landworks - Georgia

Topographic Maps

First Place	Tim Langdon, Delta Engineers, Architects, & Land Surveyors - New York
Second Place	Scott Hewitt - Grothman & Associates - Wisconsin
Third Place	Giovanni Gagliardi - CPA, Inc - New York

ALTA/NSPS Survey Maps

First Place	Jacob Novosad - AEI Consultants - California
Second Place	Frank Elder - E & A Consulting Group, Inc - Nebraska
Third Place	Chris Jordheim - Widseth - North Dakota

Miscellaneous Maps

First Place	Scott Petrarca - Bolton & Menk - South Carolina
Second Place	Dale Hewitt - La Crosse County - Wisconsin
Third Place	John Kupst - CPA, Inc - New York

Auditing Committee

Responsible for reviewing the financial records of the Northeast Wisconsin Chapter at the end of every fiscal year (December 31) to ensure that all finances are in order, and report these findings at the Winter Board Meeting in February and at the Spring General Membership Meeting in April

CST Committee

Responsibilities include the following:

- Promote the Certified Survey Technician (CST) Program within the Northeast Chapter through local colleges, surveying/engineering firms, municipalities and other local government offices relating to land surveying
- Provide proctors for CST exams as needed
- Coordinate exams with the NSPS
- Work closely with the Northeast Chapter Board and WSLC CST Committee

Ethics & Practices Committee

Responsibilities include the following:

- Supply complaint forms and information to all that request
- Review and process all complaint forms received in as quick and timely a manner as possible according to the published timeline printed on the back of the complaint form

- Facilitate a resolution that is satisfactory to both complainant and surveyor
- Report all complaints (and results) to the NE Chapter Board
- Forward all unresolved complaints to the State Ethics & Practices Committee

Land Records Committee

Responsibilities include the following:

- Monitor and represent the land surveyor's role and interests in the development of land information programs
- Promote interest and participation of our Society members in the Wisconsin Land Information Association
- Communicate and coordinate tasks with the WSLS Land Information Committee

Legislative Committee

Responsibilities include the following:

- Monitor and report any legislation concerning land surveying

Membership Committee

Responsibilities include the following:

- Promote the benefits of Chapter membership
- Report paid membership totals at all General Meetings

- Contact (by letter) all new land surveying registrants residing/working within the NE Chapter area. Offer a free one year membership to NE Chapter

Nominating Committee

(Consists of President, Past President & President Elect)

Responsibilities include the following:

- In the fall, canvas existing Chapter Officers to see if they will seek re-election or vacate their office
- Check to see if the Chapter Representative to WSLs is up for election
- Poll membership to find willing candidates for open positions
- Present candidate names for elections at the annual meeting of the general membership

Program Committee

Responsibilities include the following:

- Arrange guest speakers for meetings
- Coordinate the Summer Golf and Trap Shoot
- Coordinate prizes for the Summer Golf and Trap Shoot
- Any additional charges requested by the Board of Directors

Public Relations Committee

Responsibilities include the following:

- Promote our NE Chapter and WSLS at various trade shows throughout the year, which could include the following:
 - WLIA annual conference exhibit booth held in March
 - National Railroad Museum's "Day in the Life of a Surveyor" in May
 - Various classroom Q & A sessions with local technical college surveying programs
- Educate and promote the general public on the benefits of the surveying profession and the chapter's involvement with WSLS
- Always look for new events to that could help educate and promote surveying

Scholarship Committee

The Northeast Chapter awards two annual scholarships:

Don Rhode Leadership Scholarship
Northeast Wisconsin Chapter Scholarship

Eligible students must be enrolled in an accredited land surveying program, and must have residency in the Chapter area

Responsibilities include the following:

- Send notices to the department heads at NWTC, FVTC, Nicolet, and Michigan Tech to be posted for student viewing
- The Chair distributes all received applications to committee members for the selection process

- Winners are notified by mail and invited to the January General Membership meeting to accept the award from a Committee representative

Seminar Committee

Responsible for all aspects of preparing & running the annual Chapter Spring Seminar held every March.

Responsibilities include the following:

- Determine topic(s) of the upcoming seminar
- Acquire presenters for both morning and afternoon sessions
- Pick place and time (including food & drink?)
- Design and distribute informational fliers (w/ registration) (using both regular mail & email lists)
- Any printed handouts or gift for guests??
- Set-up & prepare location before seminar
- Distribute & collect seminar rating sheets at seminar
- Various other small but important duties not listed

Student Representative Committee

Responsibilities include the following:

- Provide guidance to new student members
- Promote student membership of the NE Chapter among students enrolled in affiliated educational institution programs
- Coordinate involvement among student members, and students enrolled in affiliated programs to include but not limited, to
 - Communicate upcoming WSLs State Chapter and NEC activities, especially as it relates to education and promotion of the land surveying profession

- Support and participate in NEC Committee activities such as:
 - ~ Trig-Star Program
 - ~ Railroad Museum “Day in the Life”
 - ~ Hosting WSLs institutes
 - ~ CST certification
- Arrange NE Chapter sponsored events including classroom presentations, meetings, seminars, publications, field-trips, picnics, orientation
- Elect committee chairperson to:
 - Lead the student committee in the charges set forth
 - Represent student members at Board of Directors meetings
 - Amend any charges as directed by the Board of Directors

Trig*Star Committee

The Trig*Star program is sponsored by the National Society of Professional Surveyors and was created in 1983. The program’s major purpose is to introduce land surveying to high school students, while showing them that the trigonometry they are learning has a practical application in the working world

Responsibilities include the following:

- Selecting and contacting high school teachers who are currently teaching trigonometry
- Meet with math department and coordinate dates and times to present the program to interested students
- Register the school(s) with NSPS by submitting application and fees for exam. Solicit sponsorships with other chapter firms or individuals
- Prepare and present a 30-45 minute presentation, with topics such as the history of land surveying, prominent surveyors of the past, how surveying contributes to our way of life and why surveying is a viable career option

- Schedule testing dates with the schools and confirm the number of students interested in taking the exam
- Notify the school's newspaper as well as local news media
- Organize a team to assist in the proctoring of the exam. You will need at least two people. The exam is a combination of having the most correct answers in the shortest amount of time. A stopwatch is needed
- Administer the exam, and immediately score them
- Contact the winners and schedule a time to present them with the award money and certificates
- Submit test results to the WSLs Trig*Star representative and to NSPS

2025 Student Meal Donations

Ayres Associates

Brian Frisque Surveying

Ed Harvey

Rick Van Goethem

Martenson-Eisele

Larry Miller

TNT Professional Surveyors

“THANK YOU!”

58 student meals are now available...

**PLEASE consider donating to the Student Meal Fund.
Northeast Chapter membership meetings are a great
place to meet and greet “future employees”**



77th Annual Surveyors' Institute Registration Resource Guide

Wednesday, January 21, 2026

9:30 - 10:10 a.m. (0.8 PDH)

Opening Keynote: Artificial Intelligence: The Next Utility?

Speaker: Bryn Fosburgh

Artificial Intelligence. AI is no longer just a set of specialized tools—it is rapidly becoming an always-available resource embedded in mapping, autonomy, agriculture, construction, natural resource management, and countless workflows. In many ways, AI is following the same trajectory GPS did decades ago. AI is on the path to becoming the world's next utility. If GPS transformed how we navigate and measure the physical world, AI is transforming how we navigate information, choices, and complex systems.

10:20 a.m. – noon (1.8 PDH)

Session 1: Professional Ethics

Speaker: Todd Horton

Professional ethics are founded on core values. Come explore the core values and personal virtues promoted in the NSPS Surveyors Creed. Join us for a unique and refreshing view of professional growth in service of the American citizen.

Session 2: I'd Like to Hire You to Divide My Land - How Soon Can I Have the Survey?

Speaker: Renee Powers

A "Back to Basics" discussion on land division requirements that should be considered before accepting a job. These considerations may affect the cost of the survey and could even determine if you accept the job at all.

Session 3: ALTA 101 for the Technician**Speaker:** Jim Sehloff

ALTA/NSPS Surveys What are they? Where do the requirements come? What does it mean for you as the field personnel? There are many questions that we as project managers assume you may know when we send you out on an ALTA survey. When all team members have an understanding of the requirements the whole team succeeds. My goal is to give the technician a better understanding of the survey requirements so they can get what is needed in the field on the first trip.

Session 4: Big City! Lot and Block Surveying 101**Speaker:** Kevin Slottke

This session will cover surveying in the "City". Typically lots and blocks, we'll talk about some history, review basic procedures and look at the use of technology in surveying "ancient" plats.

Session 5: Applying the New Law that Revived Access Easements**Speaker:** Duane Wunsch

Until recently, access easements were time-barred either 40 years or 60 years after the easement's recordation. Effective March 13, 2022, a new law, Act 174 extended the time period by reviving easements recorded after January 1, 1960. The new law also revived easements recorded prior to January 1, 1960, if the easement was "apparent from or can be provided from physical evidence of its use at such time when a person acquired the real state subject to the easement." The new law replaced a readily ascertainable 40-year standard with a new standard that imagines what physical evidence of an easement former purchasers, most of whom are deceased, observed at the time of their purchase many years ago. When the surface of land is not disturbed, grasses and pioneer trees tend to take root quickly. The new law is retroactive. Does the new law require a heightened level of awareness of remote easements?

Session 6: Young Surveyor's Meeting**Speakers:** Devin Bailey, Zach Holshuer, and Connor Christopherson

1:30-3:10 p.m. (2.0 PDH)**Session 7:** Understanding FEMA compliance for successful development in Flood Zones**Speaker:** Karol Grove

This class provides an in-depth overview of the new FEMA Flood Insurance Rate Maps (FIRMs) and updated FEMA flood zone designations. Participants will learn when and how to file a Letter of Map Amendment (LOMA), with guidance on considerations before construction versus after construction. The course also covers critical concepts related to building in flood zones, including strategies for elevating structures—whether by raising the building itself or by modifying the land. In addition, we will review the Letter of Map Revision Based on Fill (LOMR-F) process, outlining requirements, procedures, and best practices.

Session 8: Discontinuance of Public Highways & Properties**Speaker:** Lee Turonie

Public highways and other properties may be discontinued as public dedications. Learn about: the different methods to do so; what is required to get it done; where the property goes afterwards; and challenges associated with the completion of the task. A comprehensive overview with lessons learned and time for question and answer. Discontinuance of Public Highways & Properties is a regular occurrence, should be relatively simple although it takes time to accomplish, but sometimes is not so simple.

Session 9: Processes and Procedures and how they differ between Counties and Municipalities**Speakers:** Cheryl Berken and panel members

To give an overview of the CSM review processes and how the process differs from County and Municipal review. We will also give an update on Judicial Security.

Session 10: Surveying: Devices to Decisions**Speaker:** Bryn Fosburgh

From knotted ropes stretched along the Nile to real-time digital twins in cloud platforms, the evolution of surveying and construction has followed a remarkable trajectory, one that mirrors humanity's pursuit of precision and progress. The continuum from early measurement devices to intelligent digital ecosystems, tracing how instruments, data, and computation have evolved to shape decision-making in surveying and construction.

Session 11: Errors, Accuracy and Precision - Part 1**Speaker:** Todd Horton

Solid risk management strategy demands that field personnel understand measurement errors, their sources, and proven mitigation methods. Detecting our own problems is significantly less costly than letting others find them for us. Join us to understand the differences between accuracy and precision. Investigate error sources in the most common surveying methods and how those errors accumulate. Learn to understand those magic numbers on the data collector. Explore proven methods to manage measurement error. Choose the best tool for the task to minimize risk.

Session 12: Vendor Session - SurvPC, with Q&A

The Carlson team will present the latest additions to SurvPC version 7, including updated Esri ArcGIS Online (AGOL) functionality. During the session, participants will have an opportunity to ask questions to the team.

3:30-4:30 p.m. (1.2 PDH)**Session 13:** How Relocation, Survey and Plats Work Together**Speaker:** Tracey Johnsrud

Surveys identify accurate property lines and show us how relocation will impact a parcel (FEE, TLE, easements and access). That information allows us to identify if there is a relocation and/or personal property realignment that will need to be addressed on the project. That information allows relocation to complete a Conceptual Relocation Plan (CRP) early in the process which is needed by the environmental department and allows us to put a relocation budget together for the finance department.

Session 14: TIF and TID**Speaker:** Art Bahr**The Basics of TID and TIF, and How are Those Boundary Maps Made?**

Discuss the basics of Tax Increment Districts and Tax Increment Financing. How do we choose the type of TID, the parcels to include in the TID, the projects to include, the possibilities of incentives, and most of all how do we map out the boundaries.

Session 15: Building a Personal Legacy Through Philanthropy**Speaker:** Howard Herrild

Move beyond simple donations and discover how to build a lasting, personal legacy that aligns with your core values. This session will guide you through strategically integrating your giving goals with your financial and estate planning, ensuring your impact endures. We'll explore effective ways to involve the next generation and identify innovative, long-term solutions to social challenges. Join us to craft a philanthropic journey that is deeply meaningful and maximizes your influence.

Session 16: The National Spatial Reference System: Modernizing Our Geodetic Foundation for the Future**Speaker:** Jacob Heck

The National Geodetic Survey (NGS) is in the process of making the critical transition from the current National Spatial Reference System (NSRS) to the upcoming modernized (2022) system. The session will highlight the importance of the NSRS while reviewing the limitations of the existing framework and digging into the benefits of the modernized system, including its embracing of time-dependency. The talk will also go over how surveyors can prepare their workflows for the transition to the modernized NSRS, including updates to current NGS tools as well as planned capabilities for after the initial rollout.

Session 17: Errors, Accuracy, and Precision - Part 2**Speaker:** Todd Horton

Solid risk management strategy demands that field personnel understand measurement errors, their sources, and proven mitigation methods. Detecting our own problems is significantly less costly than letting others find them for us. Join us to understand the differences between accuracy and precision. Investigate error sources in the most common surveying methods and how those errors accumulate. Learn to understand those magic numbers on the data collector. Explore proven methods to manage measurement error. Choose the best tool for the task to minimize risk.

Session 18: Vendor Session - Carlson Survey Field-to-Finish Fundamentals, with Surfaces

The Carlson team will discuss creating and using a field code table both in the field and on the desktop software to collect data in the field and generate a plan or a map in the office. The session will also include creating and working with surfaces in Carlson Survey.

Thursday, January 22, 2026

8:20-10 a.m. (2.0 PDH)

Session 19: Scratching Past the Surface of 3D Surfaces

Speaker: Dean Teska

With new machine technology and advancements in software capabilities, using and building three dimensional surfaces is becoming more prevalent in surveying workflows. While some had to draw a topographic survey on a grid and manually draw contour lines to understand hard break lines, these days, understanding how to draw accurate 3d surfaces using other methods is crucial to our profession, along with performing quality checks on that data. Take this deep dive into types and details of surface creation and why we would need to draft a surface.

Session 20: Caught in the Crossfire: A Surveyor's Role in Conflict Resolution

Speaker: Jeanette (Netty) Harley

Most of us have been here before: A potential client calls with the predicament that they believe their neighbor is using THEIR LAND! We may be entering a hostile situation. The battle lines may have already been drawn. Are you going to take the assignment or walk away? Do you just survey the line, get in and get out, give out the name of an attorney and hope you don't get called in as an expert witness should things go awry? Is there a better way to navigate our clients and their neighbor(s)? What is your current survey procedure? Are we not the experts at land law? We are going to walk through some real life situations and have open discussion on how a impartial, methodical approach can bring about a cease-fire.

Session 21: Match the Tool to the Task

Speakers: Todd Horton

Competent surveyors select the most appropriate equipment and methods based on accuracy needs and the inherent risks. Learn when to use a steel tape instead of a total station and a level instead of your RTK rover. And vice versa. We'll address the inherent strengths and weaknesses of the most common survey processes so you can choose the right tool for your next task.

Session 22: ABCs of TPPS and Utility Exhibits**Speaker:** Kevin Boyer

This session will cover recent FDM Chapter 12 updates and the new utility exhibit process under the updated utility guide.

Session 23: Trans 233 Revision: Changes Coming to State Highway Setback Requirements**Speakers:** Mike Roach and Stephen Sydow

WisDOT is in the process of revising Trans 233. Learn why this is needed, what it means for setbacks along state highways, and how you can have input on the new rule.

Session 24: Vendor Session - PhotoCapture and Point Clouds

During this session, the Carlson team will discuss best practices to plan a photogrammetry drone flight, process the images, and work with the resulting orthoimages and point cloud data. Session will include a demonstration of Carlson's machine learning feature extraction and other tools to quickly generate maps from drone aerial data.

10:20 a.m. - noon (2.0 PDH)**Session 25:** Section Breakdowns and Correction Lines**Speaker:** Laurence Johns

A brief look at the complexities of Section Breakdowns and how Correction Lines affects those Section Breakdowns. We'll take a look at a standard section breakdown and how previous monumentation affects it, whether documented or undocumented. We will also take a brief look at some oddities and exceptions and what to look for.

Session 26: Professional Ethics for the Surveyor**Speaker:** John Matonich

As professionals, surveyors are held to a higher standard and are expected to follow a code of ethical professional conduct and operation. This presentation will examine the elements of this code and how they fit in the surveyors conduct. It will also examine real ethical case situations and discuss why they were or weren't violations of an ethical code.

Session 27: Job Site Control Survey Fundamentals - Part 1**Speaker:** Todd Horton

In a job site control network, there is more than meets the eye. Join us to explore basics of horizontal and vertical control survey strategy for boundary, topographic, and construction projects – from setup through measurement to maintenance and repair.

Session 28: Legislative Update, Effective Advocacy, and Discussion on AE 6**Speaker:** Bob Welch and Stamena Mesec

Welch will go through recent legislative and regulatory changes. He will lead a discussion on AE 6 with the question of "Do we need more clarity in our licensing education requirements?" Then he will go through how Wisconsin State Government really works and what you can do to help WSLs be even more effective.

Session 29: Working in FEMA Flood Zones: Field Procedures, Elevation Certs and establishing BFE's in Zone A's**Speaker:** Karol Grove

This course provides a comprehensive overview of field procedures for working with properties located within FEMA-designated flood zones. Participants will learn the distinctions between studied flood areas and non-studied areas (Zone A), including the unique challenges faced when surveying in these regions.

The class will explore the various methods used to determine or establish the Base Flood Elevation (BFE) in Zone A areas, as well as when an Elevation Certificate is required. Real-world examples will illustrate the different types of surveys needed when a flood zone is present and the client plans to develop the property.

Session 30: Vendor Session

2 – 4 p.m. (2.4 PDH)**Session 31:** Surveying Wisconsin Floodplains**Speaker:** Sarah Rafjko

This session will provide an overview of basic floodplain management, a 101 so to speak that will give surveyors an understanding of how the work they do fits into the big picture. We will go over elevation certificates, FEMA Letters of Map Change, Wisconsin Higher Standards, and some unusual requests that may be coming their way for work in the floodplain.

Session 32: Hot Topics in Title Insurance**Speaker:** Lisa Petersen

Lisa Petersen will answer these commonly asked questions regarding the relationship between Title Insurance and Surveys:

- Why do title companies require surveys?
- What kind of surveys are required?
- How is the title industry dealing with the change in Wisconsin's easement law?
- Could a surveyor get wrapped up in a Seller Impersonation Fraud claim?

Please bring any additional questions that you might have on your mind!

Session 33: Job Site Control Survey Fundamentals - Part 2**Speaker:** Todd Horton

In a job site control network, there is more than meets the eye. Join us to explore basics of horizontal and vertical control survey strategy for boundary, topographic, and construction projects – from setup through measurement to maintenance and repair.

Session 34: Raising the Bar: Accuracy Standards in the Age of LiDAR and Photogrammetry**Speaker:** Kurt Aper

Advancements in technologies like photogrammetry and LiDAR have enabled surveyors to perform mapping functions traditionally reserved for certified mapping professionals; however, many surveyors lack awareness of recognized mapping standards needed to properly test, quantify, and report data accuracy. Traditional surveying standards do not address these modern technologies, making industry guidelines essential. The American Society for Photogrammetry and Remote Sensing (ASPRS) Positional Accuracy Standards provide a widely accepted framework. Equipped with basic knowledge, surveyors can apply these standards to improve reliability, ensure quality, and confidently deliver accurate mapping results in today's evolving geospatial landscape.

Session 35: WSLs Membership Meeting

Speakers: Ryan Duckart and Bob Welch

Session 36: Exam Prep

Speaker: Collin Mirkes

Learn study strategies to pass your exams to become a Professional Land Surveyor in the state of Wisconsin. We will go over different books used for all three exams, study strategies to use when preparing for each exam, and talk about the paperwork side of the state application process with DSPS.

Friday, January 23, 2026

8:20 - 10 a.m. (2.0 PDH)

Session 37: Top Ten Legal Challenges to the Wisconsin Surveyor

Speaker: Steve Sorenson and Trace Hummel

This session will exam Legal issues that face a surveyor when doing their work. Examples of recent challenges that placed a surveyor in a quandary as to what to do or not do will be reviewed. The statutory language and administrative code provisions will be explored from the perspective of real world situations that a licensed surveyor will face. The session will have a significant portion devoted to questions from the surveyors in attendance as the presenter analyzes the questions attributes and offers several solutions to these real world dilemmas. The session will consider boundary disputes, missing markers, riparian rights, mineral rights, historical data and other major dispute elements found in today's world of land surveying.

Session 38: Business and Professional Ethics: Being a Good Person and Doing the Right Thing

Speaker: Andy Wible

This workshop will raise awareness of ethics issues often encountered at work and by professional surveyors. Common solutions to these difficult issues will be considered. Unfortunately, these "answers" frequently create more confusion than solutions. Therefore, some more justified techniques to overcome these dilemmas will be developed that spur progress and dialogue. Doing the right thing isn't always easy, but knowing the right thing to do can be made easier.

Session 39: County Land Division Reviews and Processes, Similarities & Differences**Speaker:** Tony Dallman, Dean Roth, and David Decker

Every County has their own Land Division Review parameters and the reasoning behind them. This session will talk about the similarities and differences from 3 different Counties, Eau Claire County, Lincoln County and Marathon County. There will be examples and explanations of the what and whys, and will be geared towards an open dialogue.

Session 40: Diseases in the Field: a Survey of Risk in Wisconsin**Speaker:** Dr. Angelo Kolokithas

There are many diseases that make Wisconsin their home, while others come from different places. This presentation will cover diseases that are commonly acquired while outdoors, with special focus on diseases carried by ticks and mosquitos. Topics include disease spread, risk factors, signs and symptoms, treatments and prevention.

Session 41: How to Incorporate Large Language Models and Apply them to our Survey Business Workflow Part 1**Speaker:** Kevin Woeste

AI offers practical opportunities to streamline workflows, improve documentation, and enhance client communication without replacing professional judgment. As AI tools become more accessible and powerful, it's critical for surveyors to understand how these technologies work and how they can be responsibly integrated into everyday operations. In Part 1, attendees will learn how LLMs work, including how they're trained, how they process language, and the core concepts behind generative AI. This portion will demystify AI, offering clear, surveyor-friendly explanations of terms like tokenization, prompt engineering, and model inference. No coding or advanced tech background is required.

Session 42: CST Exam

10:20 a.m. – noon (2.0 PDH)

Session 43: Legal Update - Recent Case Law Affecting the Real Estate Industry and Surveyors

Speaker: Steve Sorenson and Trace Hummel

This legal update will highlight cases from this past year that have clarified the role of surveyors and the changing real estate environment. Additionally the program will isolate specific cases that could have a significant impact on the future of the profession. These challenges include a consideration of how a surveyor can prepare for their role in the changing legal environment where the influences of more available public data, artificial intelligence and soaring land prices have change the landscape of the modern courtroom.

Session 44: Lines and Legends: Eugene S. Shepard's Surveying and Storytelling Legacy of Northern Wisconsin

Speaker: Kerry Bloedorn

Discover the remarkable story of Eugene Simeon Shepard, the skilled Northwoods surveyor, timber cruiser, and mapmaker whose plats and maps helped shape northern Wisconsin and even reached into Minnesota. Learn how the same man who laid out boundaries and guided the logging boom also sparked one of America's greatest tall tales: the mighty Hodag.

Session 45: Wisconsin County Surveyor Association Meeting

Speaker: Laurence Johns

Annual Meeting of the Wisconsin County Surveyors Association. All are welcome.

Session 46: Protecting yourself from disaster

Speaker: Dr. Angelo Kolokithas

Surveyors sometimes are in the field by themselves. Safety is of utmost importance and knowing what to do in the event of an emergency ahead of time will make sure you make it home. This presentation covers the basics of hazards, prevention, and basic first aid.

Session 47: How to Incorporate Large Language Models and Apply Them to our Survey Business Workflow Part 2

Speaker: Kevin Woeste

In Part 2, the session shifts to hands-on exploration of how LLMs can be integrated into the modern surveying workflow. Attendees will walk through real-world use cases such as automating proposal writing, managing client communications, generating field sketches, summarizing research data, and even routing crews. We'll demonstrate how tools like ChatGPT and other AI-powered platforms can be used safely and effectively within professional standards.

Session 48: CST Exam

NWTC will be hosting a CST Exam for students with space available for up to 6 non-students.

CST Level I, II and III

Thursday March 12, 2026 at 8:00 am

2740 West Mason Street

Green Bay, WI

Room BC104 Green Bay Campus

Must apply via <https://cstnsps.com/> 2 weeks prior to the test date.

Any question please reach out to cstinformation@nsps.us.com

First Name	Last Name	OrganizationName	Status
Scott	Andersen	Davel Engineering & Environmental Inc	PROF
Michael	Andraschko	Ayres Associates	PROF
Aaron	Ballast	TNT Professional Land Surveyors	PROF
Wilson	Baltus	Student	ST
Brooke	Bastian	ACE Building Supply	AFF
John	Baudhuin	Retired	LIFETIME
Joshua	Becker	Frisque Survey	AFF
Brenda	Beining	Vierbicher	AFF
Ryan	Beltrand	Ayres Associates	PROF
Cheryl	Berken	Brown County Register of Deeds	AFF
Steven	Bieda	Vierbicher	PROF
Samuel	Blank	TNT Professional Land Surveyors	AFF
Larry	Blatchford	Retired	LIFETIME
Jim	Blondheim	Coleman Engineering	PROF
Jason	Bolz	Manitowoc County Surveyor	PROF
Michael	Born	Fond du Lac County Surveyor	PROF
Jacob	Braun	WEC Energy Group	PROF
Bradley	Buechel	Meridian Surveying LLC	PROF
James	Cappeart	JT Engineering	PROF
Carl	Carmichael	Mach IV Engineering & Surveying LLC	AFF
Harold	Charlier	Retired	LIFETIME
Connor	Christopherson	TNT Professional Land Surveyors	PROF
David	Chrouser	Retired	LIFETIME
Robert	Clark	Kapur & Associates	PROF
Andy	Cleveland	Mach IV Engineering & Surveying LLC	PROF
Steve	De Jong	Meridian Surveying LLC	PROF
Scott	DeBaker	Robert E. Lee & Associates, Inc.	PROF
Braden	Denzine	Student (Denzine LS)	ST
Christian	Deschane	Student	ST
Jeffrey	DeZeeuw	Corner Point, LLC	PROF
Lily Smith	Dominion Title & Exchange Services	Dominion Title & Exchange Services	SUS
Ryan	Duckart	Brown County Real Property Lister	PROF
David	Eisele	Retired	LIFETIME
Thomas	Fogarty	Retired	LIFETIME
Patrick	Ford	Retired	LIFETIME
William	Friedman	Student	ST
Brian	Frisque	Brian Frisque Surveys Inc	PROF
Hunter	Gagnon	Coleman Engineering	AFF
Bryce	Gantz	Student	ST
Travis	Gardebrecht	Ayres Associates	PROF
Thomas	Giese	Retired (City of Green Bay)	LIFETIME
Brian	Gross	Oconto County Surveyor	PROF
Hugh	Guy Jr.	Hugh Guy Jr. Land Surveying	PROF
Holly	Hansen	Door County Real Property Lister	AFF

Robert	Harris	Retired	LIFETIME
Edgar	Harvey	Retired	LIFETIME
David	Hebert	Hebert Associates, Inc.	PROF
Tiffany	Heisel	raSmith	PROF
Howard	Herrild III	WEC Energy Group	PROF
Adam	Herzog	TNT Professional Land Surveyors	AFF
Troy	Hewitt	Robert E. Lee & Associates, Inc.	PROF
Jeremy	Hildebrand	Sheboygan County	PROF
Tyler	Hill	City of Sheboygan - DPW	AFF
Daniel	Hoel	Retired	LIFETIME
Gene	Hojan	Retired	LIFETIME
Zachary	Holshuer	Vierbicher	PROF
Jason	Ingram	Ayres Associates	PROF
Jake	Jensen	Ayres Associates	PROF
Marty	Johnson	AECOM	AFF
Robert	Johnson	Retired	LIFETIME
Mark	Kamin	Seiler Instruments	PROF
Ethan	Karls	Westwood	AFF
Craig	Keach	Meridian Surveying LLC	PROF
Jon	Keepers	Ayres Associates	AFF
Ryan	Klarner	JT Engineering	PROF
Chatfield	Kolar	Retired	LIFETIME
Nathan	Kovacic	Vierbecher	AFF
Thomas	Kromm	City of Appleton	PROF
Donald	La Count	Retired	LIFETIME
A. Roger	Laning	Retired	LIFETIME
Liam	Lazansky	Student	ST
Travis	Ledvina	WEC Energy Group	PROF
Darryl	Lehman	Martenson & Eislele	PROF
Thomas	Leslie	Brown County Asst. Property Lister	PROF
Garrick	Loberger	WEC Energy Group (Ayres)	PROF
Randy	Loberger	Randy Loberger Surveying & Design	PROF
Hunter	Lotspeich	Student	ST
Terry	Lueschow	Seiler Instruments	LIFETIME
Anthony	Lulloff	Retired	LIFETIME
Stuart	Manny	Coleman Engineering	AFF
Abimael	Martinez	TNT Professional Land Surveyors	AFF
Nicholas	Matzke	Student	ST
David	Mau	Retired	LIFETIME
Michael	McCarty	Stantec	PROF
Larry	Miller	Retired	LIFETIME
Collin	Mirkes	Stantec	AFF
Matthew	Naze	Student	ST
Brad	Nelson	Quantum Spatial	PROF
Paul	Nordwig	Westwood PS	PROF
Randall	Oettinger	Vierbicher	PROF
Jay	Olson	Robert E. Lee & Associates, Inc.	PROF

Lucas	Oshefsky	WEC Energy Group	PROF
Bryan	Pfeffer	Robert E. Lee & Associates, Inc.	PROF
Andrew	Pfister	Davel Engineering & Environmental Inc	AFF
Kaylee	Pickering	Student	ST
Chester Nowaczyk	Pipes N Sticks	Pipes N Sticks	SUS
Cayden	Popp	Student (Meridian)	ST
Casey	Pries	Coleman Engineering	PROF
Kenny	Racine	Coleman Engineering	AFF
Dale	Raisleger	Brown County Surveyor	PROF
Colin	Rayford	Colin Rayford Land Surveying	LIFETIME
BJ	Reenders	Cedar Creek Surveying	PROF
Matthew	Reider	Carow Land Surveying	PROF
Bob	Reider	Carow Land Surveying	LIFETIME
Dennis	Reim	Retired	LIFETIME
Kory	Rentmeester	WEC Energy Group	PROF
Mike	Roach	Retired	LIFETIME
Chad	Roethlisberger	Coleman Engineering	AFF
Tony	Romagnoli	Student (Coleman Eng)	ST
Michael	Roubal	Martenson & Eisele, Inc.	PROF
Brock	Rupiper	JT Engineering	AFF
Brad	Rymer	Vierbecher	AFF
Jacob	Schahczinski	Student	ST
David	Schmalz	McMahon	LIFETIME
Tony	Schmidt	WEC Energy Group	PROF
Matthew	Schumacher	Student	ST
Tyler	Seaman	Brown County PALS	AFF
James	Sehloff	TNT Professional Land Surveyors	PROF
Steve Grady	Seiler Instruments	Seiler Instruments	SUS
Paige	Shepard	Student	ST
John	Sleik	Coleman Engineering	PROF
Garrett	Smith	Student (M&E)	ST
Justin	Smith-Herter	Mach IV Engineering & Surveying LLC	AFF
Michael	Soletski	Retired	PROF
Zachary	Stevens	Stevens Surveying	PROF
Jill	Tackmier	Ayres Associates	AFF
Brennan	Tebon	Student	ST
Lee	Telfer	Retired	LIFETIME
Joshua	TenDolle	Cedar Creek Surveying	AFF
Dean	Teska	Kapur & Associates	PROF
Zachary	Tillmann	Coleman Engineering	AFF
Alan	Tilly	Retired	LIFETIME
Blake	Tulppo	Coleman Engineering	AFF
Jessica	Van Buren	Shawano County RPL	AFF
Lisa	Van Horn	Retired	LIFETIME
Les	Van Horn	Retired	LIFETIME

Terry	Van Hout	Westwood PS	PROF
Rick	VanGoethem	Retired	LIFETIME
Justin	VanLanen	TNT Professional Land Surveyors	AFF
Garrett	Veale	Student (Coleman)	ST
Keith	Walenski	Harris & Associates, Inc.	PROF
Garret	Walenski	Harris & Associates, Inc	AFF
James	Wallen	Retired	LIFETIME
Brandon	Wegner	Mach IV Engineering & Surveying LLC	AFF
Jim	Wolfe	Vierbecher	AFF
Gary A.	Zahringer	Martenson & Eisele, Inc.	PROF
Steven	Zeitler	American Surveys, LLC	PROF



SUSTAINING MEMBERS



SEILER
GEOSPATIAL
www.seilergeo.com



Trimble
Authorized Distribution Partner



AUTODESK
Gold Partner



SPECTRA
Authorized Dealer

CONTACT US:
Steve Grady
Cell: 262-219-2952
Holly Urbain
Cell: 608-279-1007
Jim Nelson
Cell: 414-322-9801
Andrew Robb
Cell: 708-203-4144
Toll Free Tech Support: 844-602-9312
Office: 414-423-0780
9755 Airways Ct. • Franklin, WI 53132

Sales • Rentals • Service • Support • Repair • Training • Implementation




Pipe 'N Sticks
9001 Stewart Ave
Wausau, WI 54401
*Central Wisconsin's supplier
of lath, hubs, iron pipe and
iron bars since 1988*



Contact Chet or Pam Nowaczyk
Phone: 715-848-1961 E-mail: polishinn@frontier.com



DOMINION TITLE & EXCHANGE SERVICES
SERVICE BEYOND EXPECTATION

We are an experienced, knowledgeable, and accurate source for services such as:

- Title Insurance
- Title Reports
- Residential Closing Services
- Commercial Closing Services
- Easement Reports
- Escrow management
- Construction Disbursement
- 1031 Exchanges

FAST, SECURE, RELIABLE SERVICE

Phone: 920.593.7922
orders@dominiontitlewi.com

3000 Riverside Drive
Suite 130
Green Bay, WI 54301

dominiontitlewi.com

NORTHEAST CHAPTER OF THE WISCONSIN SOCIETY OF LAND SURVEYORS

NEWSLETTER EDITOR

Jill Tackmier

Ayres Associates Inc.

700 Pilgrim Way, Suite 180

Green Bay, WI 54304

920-327-7853

E-Mail: tackmierj@ayresassociates.com