

DELBERT H. DETTMANN, President
Dettmann & Associates, LLC

Title(s)

Real Estate Specialist and Consultant

Education

MS, Science in Management, Cardinal Stritch University, 1985

BS, Finance, Marquette University, 1968

Registration

Licensed Wisconsin Broker, #780

Wisconsin Department of Transportation Approved Negotiator

Affiliations

International Right-of-Way Association

Metropolitan Milwaukee Board of Realtors

Member Brookfield Chamber of Commerce

Years of Experience with Dettmann & Associates, LLC, City's of Milwaukee, West Allis and HNTB Corporation

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Experience

Del is a real estate specialist responsible for real estate acquisition and relocation plan development and assistance for WISDOT, community development authorities, municipal and other state agencies. He has expertise in all aspects of public and private real estate transactions including WisDOT Real Estate procedures, market value estimates, negotiations, relocation plans and services and all applicable state eminent domain statutes.

In his career in real estate, Del has completed major WisDOT projects including the Marquette Interchange relocation and City of Burlington LPA redevelopment project. He has worked with other municipalities such as Pleasant Prairie I94 corridor, City of Glendale Bayshore Mall redevelopment project, City of Cudahy and City of Waukesha redevelopment projects. Del has also provided real estate services for MMSD flood mitigation projects and WE Energies acquisition and relocation services. Del also served as a real estate specialist/agent for the City of Milwaukee's Department of City Development. He provided professional real estate services to all city developments including Milwaukee Public Schools, the Port of Milwaukee, Redevelopment Authority and Housing Authority of the City of Milwaukee, both in the acquisition and disposition of real estate. Del was also a team leader for the real estate acquisition for the Library Hill Apartment Development, Milwaukee Flood Mitigation Project and the development and marketing of more than forty-three (43) residential lots in the Sholes and Vincent subdivisions.

Specifically, Del has prepared Residential Acquisition Stage Relocation Plans and provided relocation assistance for the over 275 residential displacees and over 100 businesses in cities such as Waukesha, Wauwatosa, Glendale, Milwaukee, Villages of Fox Point, Pleasant Prairie and Jackson, and MMSD and We Energies -- a Wisconsin-based utility. He also prepared an Acquisition Stage Relocation Assistance plan for the over 50 potential business displacees in the Bayshore Mall Redevelopment Project, known as Bayshore Town Center. Del prepared a Conceptual Stage Business Relocation Plan for the Indiana Department of Transportation for over 90 business parcels for the I-70 and 65 corridors around Indianapolis, Indiana.

A sample of some detailed relocation experience includes:

Canal Street Expansion/Reconstruction Project, Milwaukee (WisDOT ID 2984-25-02)

Hank Aaron State Trail, Milwaukee (WisDOT ID 2984-09-29)

Del served as Real Estate Specialist for this fast-track project, located in Milwaukee's Menomonee Valley. The project included design for the reconstruction of 1.3 miles of existing roadway and 1.5 miles of new road. An integral component of the reconstruction was the removal and relocation of railroad tracks that run down the center of the current roadway. Canal Street is expected to play a critical role in maintaining mobility and economic vitality of Milwaukee's downtown during reconstruction of the Marquette Interchange. Del was responsible for relocation assistance and services for over 60 storage unit tenants on this project.

Pleasant Prairie Frontage Road

As a Real Estate Specialist and project manager for the separation of the west frontage road and the on-ramp of I-94 between the CTH C and STH 165 in the Village of Pleasant Prairie, Del was responsible for the Relocation Plan, Relocation Services and Relocation Assistance. This project included unique experience in the relocation of a military museum and two adult bookstores. This project included obtaining a writ of assistance.

Marquette Interchange WisDOT Project

The Marquette Interchange consists of I-94, I-794 and I-43 and is considered the cornerstone of the southeastern Wisconsin freeway system. The project will be constructed in four years from 2004 to 2008. Construction began in fall 2003 and is scheduled for completion in fall 2007, with 15-20 construction packages expected. Program costs totaling \$850 million. As a Real Estate Specialist, Del was responsible for all relocation services for this improvement project including relocation of glove company and massive auto towing and salvage lot. This project was completed on time for the letting date and included obtaining a writ of assistance for the auto towing business.

Bayshore Mall, Glendale, WI

Real Estate Specialist on this joint venture between the City of Glendale and the owners of Bayshore Mall to rehabilitate the mall, abutting parking structures, public utilities and public roadways.

The first phase of the project entailed providing real estate services for the relocation of nine parcels. Services included the preparation of an acquisition plat, relocation order, relocation plan, appraisals, negotiations, acquisitions and relocation assistance.

As a Real Estate Specialist, Del provided relocation assistance to more than 50 commercial and retail businesses as part of the mall's second phase. Del was responsible for preparation of two relocation plans and providing real estate relocation services and assistance.

MMSD Real Estate Services, Milwaukee, WI

Served as real estate specialist for real estate consulting services for the Milwaukee Metropolitan Sewerage District. Services included relocation plan and assistance and real estate negotiations. Services are provided for the last eight years and includes the relocation of over seventy-five (75) residential and twelve (12) business units.

Hart Park, Wauwatosa, WI

In Phase I, Del served as acquisition negotiator for twenty-three (23) parcels in the city of Wauwatosa in conjunction with MMSD for a flood mitigation project as part of the Wisconsin Hazard Mitigation grant program. Phase II included the acquisition of forty-five (45) parcels. Phase III involved the acquisition and relocation of ten (10) business units and three (3) additional residential units.

STH 142 Relocation, Burlington, WI

Acquisition negotiator for 24 parcels as part of the relocation of STH 142, following the DOT, LPA process for relocation and acquisition. The project involved the relocation of three owner-occupied residences, one tenant-occupied residence, one tenant-occupied business, and relocation of a church. Del was responsible for negotiations for the acquisitions and some relocations. The project required the building of a new replacement church to successfully enable the WisDOT to let the project on time.

MPS Westside Academy II Expansion, Milwaukee, WI

Real estate specialist providing relocation assistance to 13 occupants in 6 properties being relocated for the new Milwaukee Public Schools Westside Academy II redevelopment project. Project involved finding suitable sites for the occupants so they could relocate and MPS could start construction of Westside Academy addition.

Valley Park, Milwaukee, WI

Real estate specialist responsible for developing the relocation payment and service plan for ten residential structures as part of the MMSD's Valley Park project. Del also provided the relocation services. Project is now completed and protects the remaining residences from future flooding.

Village of Hales Corners, WI

Developed and implemented Relocation Plan for this parcel. Acquisition negotiation of one parcel for the new fire station and other lands required for redevelopment purposes.

City of Franklin, WI

Acquisition negotiation of three parcels for the new police station location and other proposed civic facilities. This included the negotiation of a two-year lease agreement for one of the former owners whose land was not immediately needed for the project. This project proposal is pursued under Wisconsin 32.06 S.S.

Other Relevant Real Estate Experience

Real Estate agent for City of Milwaukee

Real Estate agent for Milwaukee Public School System

Real Estate agent for City of Milwaukee Harbor Commission

Current Activity

Real Estate Agent, City of West Allis, City Attorney Office (Part time) since 2006. City LPA project manager for street improvement project involving 100 various, TLE, PLE and fee acquisitions. Acquisition/relocation agent for 84th & Greenfield Redevelopment Project. Project consisting of a mix of 12 residential, industrial and retail properties.

Real Estate Consultant, Milwaukee County Department of Parks Recreation and Culture

Relocation Services, City of South Milwaukee and Village of Mukwonago

Relocation Services, City of Milwaukee Redevelopment Authority

Relocation Services for Milwaukee Metropolitan Sewerage District