



# The Scoop

## The House: Sold?

At the end of 2007, it finally happened: On December 6, 2007 (officially), The House that had been home to Delta Rho Upsilon for almost 30 years (before sitting vacant for almost seven) was sold.

Local business man William Dossett purchased the building at 124 McCall St with the intent to separate it back into two units, rezone the land beneath them into two lots, and rehab the buildings with designs that would allow them to be acceptable to the city's Landmarks Commission as well as the McCall St Historical District.

Bill has run into a couple of snags with the city's different planning boards and is currently still awaiting final approval of his plans. Part of the issue comes from how the city would rather see the lots separated. Bill's designs

make the driveway in the back of the corner lot belong to the building that sits on that lot with an easement to the other property. The city wants it the other way around so that the corner lot is not big enough to hold a duplex without a city variance. Another is that apparently Mr. Dossett has been abrasive with various staff members.

What these problems have meant, in terms of the original agreement, is that Bill has not been able to meet previously agreed to deadlines on certain aspects of this process.

The deal into which the Alumni Association entered was structured

such that we were as protected as possible should certain things occur. We (as the entity of the Alumni Association) took out a bank loan to give Bill some start up capital with which to begin his renovations. He would then make the monthly payments to the bank. Built-in interest escalators were placed into the contract such that Bill would be paying us money as well should he not

The bottom line is that if Mr. Dossett decides to walk away from this deal, which is definitely not what is expected as he owns other real estate in the city and was looking at this project as a big show piece for his development company (Panton Investments, LLC) we have steps that we can take to be safe. In the meantime, just in case that does happen, we have been speaking to other developers to assess their interest in the

project as there are some nice incentives given by the city for someone accomplishing the project.

Also, Bill still has not paid us one red cent of what he owes.

There is a



proposal on the table which would allow him to pay us an up front sum as a sign of good faith and then make monthly payments at a fixed rate until he sells and is able to pay us off in full. If he doesn't accept our terms or misses even one payment, we will most likely begin foreclosure proceedings, take our deficiency judgment in cash and start over trying to sell.

The shorthand version of the numbers read this way: \$190,000.00 sale price, payable in one payment (including all accrued interest) on or before May 6, 2008. If not paid by May 6th (which it wasn't) all interest is immediately due and the rate increases to 8% with interest payments to be paid monthly. If the loan is still not paid in full by September 1, 2008, the interest rate increases to 10%. For what it's worth, the original interest rate was set at 6%.

The Alumni Association will most definitely keep everyone informed of problems or changes on what could very well be the final chapter of our history associated with 124 McCall Street.



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### Special points of interest:

- Check inside for announcements
- Active chapter put through a Fall '08 pledge class of 10!

## Alumni Association News & Upcoming Events

### The 2009 Smoker will take place Friday, October 9, 2009 beginning @ 9pm

We've been using the upstairs bar in Club 400 for a few years in a row now, and 2009 should be no different. If something would change on that, we will post it on the website.

### DRU Presents "Hounds Tooth" who will play at our 80th Anniversary Celebration also taking place on Homecoming weekend

Hounds Tooth hit the Milwaukee blues scene in 2005 under cool threads. With the addition of Jamie Brace (Shepherd Express Best Female Vocalist 2007 and Best of Chick Singer Night alumnus) and Jared James Nichols (guitar prodigy having performed live with Jimmy Vaughn and other way-notables by age 20), things have not been quite the same since. With an award of Shepherd Express' 2006 Best Blues Band, a 2008 WAMI award and several 2009 WAMI nominations under their belt, Hounds Tooth has quite the soul rockin' summer ahead, including opening for Kenny Wayne Shepherd and performing at Summerfest.

We are honored to have such a sought after band perform live specially for Delta Rho Upsilon's 80th Birthday Bash during Homecoming weekend at Mulligan's Pub on Wright St. in downtown Waukesha on Saturday, October 10, 2009 beginning at 7pm. Mark your calendar and more details to follow on the website!

### New Alumni Association Executive Board

### members to be elected

The time is long since overdue for an election for the Alumni Association's E-Board. The slate for officers is as follows:

President - Jason Corbin  
 Vice President - Adam Rygg  
 Treasurer - Wayne Grunewald  
 Social Chairman - Scott Polebitski  
 Secretary - Norm Goeschko  
 Executive Secretary - Nick Hajewski  
 Technology Chairman - Wyatt Webb  
 Directors (3) - Jason Manthei, Jaspal Dhaliwal, John Macy

And of course the office of Past President is automatically filled by the formerly sitting President, in this case Tom Barger.

The new officers will have plenty of work ahead of them, including planning for the fraternity's 80th Anniversary! Please make a full weekend out of your trip to Waukesha beginning with the Smoker on Friday night and continuing through the game and party the next day.

Also, the situation with the 124 McCall St House is not yet resolved and the new Board must continue to work toward a resolution of that situation so that it turns out as favorably as possible for both the Active and Alumni Chapters.

We have had a few years of low activity due to lack of funds and the majority of our time being wrapped up in legal proceedings and the resultant fallout. We do truly hope to

revitalize this brotherhood and get back to a level at least in line with the one at the time of our 75th Anniversary celebration a few short but long years ago.

Keep an eye on the Fraternity website at: <http://www.deltarhouspiilon.org> for updates as events draw near.

### Calling Former Pledge Wardens!!

Are you a former DRU Pledge Warden living in or near southeastern Wisconsin? If so, please contact Adam Rygg directly at (262) 510-7944 or [arygg@wi.rr.com](mailto:arygg@wi.rr.com) for another opportunity to get involved with a new initiative we're undertaking in the Alumni Association.

### Want to get involved even more?

We may have a couple of openings on the DRU Alumni Board and are looking for any interested brothers to throw their names in for consideration if you are able to contribute. If you're interested in possibly joining the Board, express interest to a current member of the board ASAP. Please include some reasons as to why you'd like to become more involved and how.

### Update your contact information

As mailing addresses change frequently, we are trying to get as much info on each of you as possible. Please update us with your phone numbers (cell phone if possible) and email address. If you have info on any other brothers, please forward that along as well!

## Thank You For Your Continued Support - (Treasurer's Report)

I am very happy to report that we still have cash in the bank; \$10,000 to be exact.

You may recall Carroll College was determined to drive us into bankruptcy several years ago, but through your very generous contributions of \$30,000 as part of Project Survival, we have weathered the storm. This was not without worry and not without pinching every penny we could.

During 2007 we collected \$2,000 in dues/contributions, which partially helped to offset \$8,000 of expenses associated with maintaining the fraternity house (primarily property taxes, homeowners

insurance, utilities and maintenance).

Just prior to the sale of the house in December 2007, I estimated that without another major fund-raising program, we were down to about 1 year of cash left. Upon the sale, the buyer assumed all financial responsibility for the fraternity house expenses, and for the time being, we have no significant cash outflows.

Going forward, once the buyer secures his final financing and we receive the net sales proceeds, we plan to safely invest the principal and use the earned interest to help offset the cost of leasing and maintaining an off-

campus meeting location for the active body. If we can hold to that fiscal plan, we should be fully back in business on the financial side of the ledger. Annual dues will then be available to once again have numerous Alumni sponsored events (like the ones listed elsewhere in this edition of The Scoop, for starters).

We survived financially through this entire ordeal thanks to your financial and personal time contributions. A job very well done by all.

- Wayne Grunewald  
 Class of 1974

## Active Chapter News



### Initiates, Fall 2007:

Jacob Burgess, Greg Hendricks, Robert Hofer, Bobby Rawski, Steve Sanders, Dan Schmalzer, Zach Staszewski

### Major Officers (Fall 2008):

President: Nick Barkowski  
Pledge Warden: Ben Miers  
Vice President: David Cornell  
Rush Chairman: Tim Stanton  
Treasurer: Kevin Moran  
Social Chairman: Kurt Wilhelm  
Secretary: Zach Staszewski  
Suite Manager: Robert Rawski  
Academic Chairman: Ben Lang

### Major Officers for 2009:

President: Tim Stanton  
Pledge Warden: Ben Lang  
Vice President: Greg Hendricks  
Rush Chairman: Dan Schmalzer  
Treasurer: Robert Hofer  
Social Chairman: Zach Staszewski  
Secretary: Steve Sanders  
Suite Manager: Dan Zirbel  
Academic Chairman: Bobby Rawski

### Membership:

Active membership stands at nearly 30 men,

10 of which finished pledging in Fall 2008.

### Initiates, Fall 2008:

Adam Becker, Zach Bernard, Jim Curtiss, Dustin Green, Bryson Hope, Sam Luedtke, Chris Nasby, Kenneth Nelson, Jake Rowoldt, Dan Zirbel

### Rushing Update

The active body now hasn't taken a spring pledge class in several years. Hopefully with a new initiative the Alumni are starting, this will change for the better.

### Active Chapter Wins Award!

The active body won the highest award for student organizations that is given annually at the end of each academic year by the Student Senate. They won for 2007-2008.

The Carroll College Pioneer Award of Excellence honors the student org that goes above and beyond and sets an example for other students and orgs in service to the campus and community, self-management and accomplishment.

This is the first time in, at the very least, over a full decade that DRU has won this award. The actives won the award for Best

Service Org and Most Improved Org a few years ago, but if we've ever won the Pioneer Award, it's unbeknownst to me.

The Actives are, as they should be, very proud of this recognition and they look to build off of this as they push toward honoring our 80th Anniversary as well.

### New Philanthropy Idea

The active chapter decided a change was needed to help them refocus on giving back. They changed up the way they handle philanthropy hours by agreeing to perform 250 hours of community service together as a fraternity last fall. They came through with flying colors and all agree that this new methodology will benefit the fraternity's image on campus.

The actives still support many of the same organizations and efforts as before which include: Adopt-A-Highway, the Women's Shelter, the Waukesha Food Pantry, the Waukesha Historical Museum and others.

Another new event the Actives held was the 1st Annual Toga Walk/Run. They had 112 people run the race and raise funds for charity.

## Alumni News/Announcements

### Marriage Announcements:

Brian & Amy Dornbos  
Jeff & Maggie Hooks  
Nick & Erica Haddon  
Mike & Carianne Tanner  
Ben & Nikki Williams  
Pete & Laura Seroogy  
Peter & Heather Land

### Births:

June 5, 2007 - Annalis born to Norm and Karen Goeschko  
June 15, 2007 - Jack Howard Pilachowski born to parents Jesse and Quinn  
July 17, 2007 - Marcus Wenzel's son Dane Michael was born to him and his wife Jessica  
December 25, 2007 - Adam Rygg's wife Jen gave birth to

Abigail SueEllen, on Christmas Day

August Hopp and wife Nikki (a Lil' Sis) were joined by their first baby, a boy named Victor August Liam VI in March of 2008

April 19, 2008 - Grant Jason Manthei was born to Jason and Jenni

May 11, 2008 - Austin Everett Jacobs was born to Justin and April on Mothers Day

August 15, 2008 - Jack Ryan Schultz, born to Ryan and Jenny

### Graduations:

Ben Miers, Kurt Wilhelm, Nick Barkowski, Vito Scarmarcia,

Ricky McCord, Quentin Slabosheski, John Lahey also Joe Smith who transferred to and graduated from Oklahoma

### Reunion

In August 2007, several brothers and their wives held a reunion in northern Wisconsin. Activities included a special performance by Ripcords barber-shop quartet Earle Dimmick, John Rusch, Bruce MacIntyre and Al Te Ronde (all '63 grads). Gathered were Dave Lund, Bruce MacIntyre, Earle Dimmick, Ron Frederking, Dave Wolfe, Preston Gee, John Rusch, Craig Shappert, Don Dahlin, Neil Gregersen, Arden Lohuis, John Leverenz, Al Te Ronde and Ken Johnson,

several of whom we've lost from our mailing list. If you are in touch with them, please have them get a hold of us!

### Deaths:

It is with sadness that I have to announce the following losses:

It also is with regret that I have to announce our brother Marty Frank passed away on back on December 18, 2007.

Also, the former advisor to our Active Chapter Gordon Folsom passed away on December 19, 2007.

Fred Kuss passed away on May 7, 2008. Fred was involved in a bad accident a couple of years ago from which he never fully recovered.



**DELTA RHO UPSILON  
ALUMNI ASSOCIATION**

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Be sure to visit the website:  
<http://www.deltarhoupilon.org/alumni>

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## Alumni Dues Update

As mentioned elsewhere within this issue of The Scoop, the Alumni Association will be reinvesting inbound funds back into events for ourselves. Please complete this form and send your 2009 dues check payable to DRU Alumni Association. Thank you in advance for your continued support.

John Macy  
DRU Alumni Support Chairman

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2009 DRU Alumni Dues

\_\_\_\_\_ \$25 Annual

\_\_\_\_\_ Additional Donation

\_\_\_\_\_ Total Remitted (Make check payable to DRU Alumni Association)

Name \_\_\_\_\_ Graduating Class \_\_\_\_\_ Pledge Class (Semester & Year) \_\_\_\_\_

Address \_\_\_\_\_ E-Mail \_\_\_\_\_

Send above form and remittance to:

John Macy  
P.O. Box 973  
Waukesha, WI 53187