

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



Wisconsin Department of Regulation & Licensing Access to the Public Records of the Reports of Decisions

This Reports of Decisions document was retrieved from the Wisconsin Department of Regulation & Licensing website. These records are open to public view under Wisconsin's Open Records law, sections 19.31-19.39 Wisconsin Statutes.

Please read this agreement prior to viewing the Decision:

- The Reports of Decisions is designed to contain copies of all orders issued by credentialing authorities within the Department of Regulation and Licensing from November, 1998 to the present. In addition, many but not all orders for the time period between 1977 and November, 1998 are posted. Not all orders issued by a credentialing authority constitute a formal disciplinary action.
- Reports of Decisions contains information as it exists at a specific point in time in the Department of Regulation and Licensing data base. Because this data base changes constantly, the Department is not responsible for subsequent entries that update, correct or delete data. The Department is not responsible for notifying prior requesters of updates, modifications, corrections or deletions. All users have the responsibility to determine whether information obtained from this site is still accurate, current and complete.
- There may be discrepancies between the online copies and the original document. Original documents should be consulted as the definitive representation of the order's content. Copies of original orders may be obtained by mailing requests to the Department of Regulation and Licensing, PO Box 8935, Madison, WI 53708-8935. The Department charges copying fees. *All requests must cite the case number, the date of the order, and respondent's name as it appears on the order.*
- Reported decisions may have an appeal pending, and discipline may be stayed during the appeal. Information about the current status of a credential issued by the Department of Regulation and Licensing is shown on the Department's Web Site under "License Lookup." The status of an appeal may be found on court access websites at: <http://ccap.courts.state.wi.us/InternetCourtAccess> and <http://www.courts.state.wi.us/wscqa>.
- Records not open to public inspection by statute are not contained on this website.

By viewing this document, you have read the above and agree to the use of the Reports of Decisions subject to the above terms, and that you understand the limitations of this on-line database.

Correcting information on the DRL website: An individual who believes that information on the website is inaccurate may contact the webmaster at web@drl.state.wi.gov

**STATE OF WISCONSIN
BEFORE THE REAL ESTATE APPRAISERS BOARD**

**IN THE MATTER OF THE DISCIPLINARY
PROCEEDINGS AGAINST**

**ORDER GRANTING REQUEST
FOR REMOVAL OF LIMITATIONS
AND RETURN TO FULL LICENSURE**
Case LS06030113APP

**PHIL W. VAN VONDEREN,
RESPONDENT.**

Division of Enforcement Case File # 05APP019

Phil W. Van Vonderen
1042 Countryside Drive
De Pere, WI 54115

Atty. John N. Schweitzer
Department of Regulation & Licensing
Division of Enforcement
P.O. Box 8935
Madison, Wisconsin 53708

DECISION

On March 1, 2006, the Real Estate Appraisers Board issued a Final Decision and Order adopting a Stipulation filed by the parties in the above-captioned matter. Paragraphs 3 and 4 of the Order read as follows:

3. Phil W. Van Vonderen, license #4-1510 is hereby, limited commencing ten (10) days from the date of this Order as follows:
 - a. Respondent shall cease any and all supervisory responsibilities to any and all other appraisers for a period of two (2) years after the completion of course work listed above;
 - b. Respondent shall not rely on any trainee, clerical staff and/or office assistant to provide research assistance to adequately document the historic details and accurately describe the characteristics of the subject property and any comparable sale used in an appraisal for a period of at least two years after successful completion of course work;
 - c. Respondent shall be limited to the completion of no more than ten (10) appraisals per week;
 - d. Respondent shall be limited to providing appraisal services within Brown County only;
 - e. Respondent shall provide proof to the Department that he is abiding by said limitations by having a licensed real estate or accounting professional submit a notarized statement to the Department Monitor on a monthly basis stating the number of appraisals completed by Respondent during the preceding month and providing the street addresses of the subject properties appraised during the preceding month. Said notarized statement shall be submitted to the Department Monitor no later than the 20th day of each month following the first full month after the issuance of this Order. Respondent shall pay any and all expenses or costs associated with submitting the notarized statements to the Department.

4. No less than one-year following the successful completion of course work, the Respondent may petition the Board to remove any or all of the limitations. In addition to the petition, respondent shall provide three appraisal reports (with properly documented work files), completed after the successful completion of course work, selected at random by the Department from a list provided by the monitoring/accounting firm. The Board may grant or deny the petition.

On May 16, 2007, the Board denied Mr. Van Vonderen's petition for removal of all limitations contained in its Final Decision and Order, dated March 1, 2006. On September 12, 2007, the Board considered Mr. Van Vonderen's petition for removal of all the limitations contained in the Board's Final Decision and Order, dated March 1, 2006. The Board granted Respondent's request for removal of the limitations contained in paragraph (3) (d) and (e) of the Board's Final Decision and Order, dated March 1, 2006. Based upon Respondent's failure to submit 3 appraisal reports that comply with the Uniform Standards of Professional Appraisal Practice (USPAP), Respondent's petition for removal of the limitations contained in paragraph 4 of the Board's Final Decision and Order, dated March 1, 2006, and his request for return to full licensure were denied. The Board modifies line 5 of paragraph 4 to remove the reference to "by the monitoring/accounting firm" to state "by the respondent".

In January 2008, Mr. Van Vonderen submitted a request for removal of all limitations placed on his license and a return to full licensure. The Board considered Mr. Van Vonderen's request at its February 27, 2008 meeting. Based upon the record herein, the Real Estate Appraisers Board issues the following order:

ORDER

NOW, THEREFORE, IT IS ORDERED that the limitations placed on the real estate appraiser license (#4-1510) of Phil W. Van Vonderen on March 1, 2006 be, and hereby are, removed. Respondent's license is restored to full licensure.

This order shall become effective on the date on which it is signed by a designee of the Board.

Dated this 5th day of March, 2008.

Marla L. Britton, Chairman
Real Estate Appraisers Board