

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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

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<b>IN THE MATTER OF THE DISCIPLINARY</b>	:	
<b>PROCEEDINGS AGAINST</b>	:	<b>FINAL DECISION AND ORDER</b>
	:	<b>LS 0505113APP</b>
<b>JOHN F. ZENKO</b>	:	
<b>RESPONDENT</b>	:	

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Division of Enforcement Case No.s 03 APP 038, 04 APP 003, 04 APP 022 & 04 APP 032

The parties to this action for the purposes of Wis. Stat. Sec. 227.53 are:

John F. Zenko  
P.O. Box 130  
Pembine, WI 54156

Real Estate Appraisers Board  
P.O. Box 8935  
Madison, WI 53708 8935

Department of Regulation and Licensing  
Division of Enforcement  
P.O. Box 8935  
Madison, WI 53708 8935

The parties in these matters agree to the terms and conditions of the attached Stipulation as the final decision of the matter(s), subject to the approval of the Real Estate Appraisers Board (Board). The Board has reviewed the Stipulation agreement annexed to this Final Decision and Order, and considers it acceptable. Accordingly, the Board adopts the attached Stipulation and makes the following:

**FINDINGS OF FACT**

1. Respondent John F. Zenko (Respondent), whose last known address of record with the Department of Regulation and Licensing (Department) is N18267 Petite Lane, Pembine, Wisconsin 54156, and whose mailing address is P.O. Box 130, Pembine, WI 54156, and whose date of birth is May 30, 1931, is a licensed and certified residential appraiser (#9-958). He was first granted the license and certificate on March 16, 1995, pursuant to Wis. Stat. ch. 458. The license and certification will expire on December 31, 2005.
2. Respondent, for personal reasons, has elected to retire effective May 1, 2005.
3. Respondent wishes to resolve the above-referenced matters by surrendering his license and certification as a certified residential appraiser (#9-958).

**CONCLUSIONS OF LAW**

1. The Wisconsin Real Estate Appraisers Board has jurisdiction to act in these matters pursuant to Wis. Stat. § 458.26.
2. The Wisconsin Real Estate Appraisers Board has authority to enter into this stipulated resolution of this matter pursuant to Wis. Stat. § 227.44(5).

**ORDER**

NOW, THEREFORE, IT IS HEREBY ORDERED:

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The VOLUNTARY SURRENDER of the license and certification of Respondent JOHN F. ZENKO, be, and is ACCEPTED.

IT IS FURTHER ORDERED that:

2. Respondent shall not seek to renew his license or certification, or apply for any other license or certification as an appraiser with the State of Wisconsin, Department of Regulation and Licensing, in the future.

3. Within thirty (30) days of the date of signing of this order, Respondent shall submit proof to the Department Monitor of all indicia of licensure.

4. All submissions required by this order to be submitted to the Department Monitor shall be mailed, faxed or delivered to:

Department Monitor  
Division of Enforcement  
Department of Regulation and Licensing  
P.O. Box 8935, Madison, WI 53708-8935  
Telephone (608) 267-3817, Fax (608) 266-2264

5. Violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in a summary suspension of Respondent's license and certification. The Board in its discretion may in the alternative impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this Order. In the event that the Respondent fails to timely submit any payment of the partial cost as set forth above, or fails to comply with the ordered continuing education the Respondent's license and certification (9-958) SHALL BE SUSPENDED, without further notice or hearing until Respondent has complied with the terms of this Order.

6. This Order is effective on the date of its signing.

REAL ESTATE APPRAISERS BOARD

By: Mark P. Kowbel  
A Member of the Board

May 11, 2005  
Date