

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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

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

**ORDER GRANTING REQUEST  
FOR REMOVAL OF LIMITATION**

Case LS06030113APP

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

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Phil W. VanVonderen  
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De Pere, WI 54115

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Department of Regulation & Licensing  
Division of Enforcement  
P.O. Box 8935  
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**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 reads 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 20<sup>th</sup> 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 or about September 7, 2006, Mr. VanVonderen submitted a request to the Board for removal of the requirement that he be limited to providing appraisal services within Brown County. On October 18, 2006, the Board considered and granted Mr. Van Vonderen's request for removal of the geographic limitations on his appraisal practice. Based upon the record herein, the Real Estate Appraisers Board issues the following order:

### **ORDER**

**NOW, THEREFORE, IT IS ORDERED** that respondent's request for the removal of the requirement that he be limited to providing appraisal services within Brown County only, as provided in paragraph 3 of the Board's Final Decision and Order, dated March 1, 2006, be and hereby is, granted for the time period commencing with the date of this Order and ending on the date of the Board's next meeting, February 28, 2007.

**IT IS FURTHER ORDERED** that:

1. At its February 28, 2007 meeting, the Board will review its decision to grant the respondent's request for the removal of the requirement that he be limited to providing appraisal services within Brown County and, if appropriate, reinstate the original limitation.

2. Respondent's monitor (a licensed real estate or accounting professional) shall submit a complete list of all appraisals performed by respondent since March 1, 2006 to the Department Monitor by December 31, 2006. As required in paragraph 4 of the Board's Final Decision and Order, dated March 1, 2006, respondent shall submit three appraisal reports (with properly documented work files), selected at random by the Department, to the Department Monitor.

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

Dated this 24<sup>th</sup> day of October, 2006.

Mark Kowbel, Chairman  
Real Estate Appraisers Board