

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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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 AND
CERTIFICATION
Case LS07022816APP

TIMOTHY C. WOELLNER,
RESPONDENT.

Division of Enforcement Case No. 05APP023

Atty. Joseph J. Klein
131 West Wilson Street, Suite 900
Madison, WI 53703

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

DECISION

On February 28, 2007, the Real Estate Appraisers Board issued a Final Decision and Order adopting a Stipulation filed by the parties in the above-captioned matter. Paragraphs 2-4 of the Order reads:

2. The license of Timothy C. Woellner, license #9-1450 is hereby LIMITED for a period of no less than ONE (1) YEAR commencing five (5) days after the date of this order.

a. Respondent shall not rely on any trainee, clerical staff and/or office assistant to provide research assistance.

b. Respondent shall maintain a work file for every appraisal that includes a hard copy of the assignment from the lender, adequately document the listing or sales history for the subject property and the comparable sales, and include a survey map or plat map with the subject property identified, and comparable sale photos.

3. No less than one year from the date of this Order, the Respondent may petition the Board to remove either or both of the limitations. With any such request, Respondent shall supply a list of appraisal reports completed after the effective date of this Order, of which three will be selected at random by the Department. Respondent shall then provide copies of three appraisal reports with properly documented work files for the Board's review. The Board may grant or deny the petition.

4. Respondent Timothy C. Woellner shall, within 60 days of the date of this Order, pay COSTS of this proceeding in the amount of \$800.00

Mr. Woellner's most recent address on file with the Department of Regulation and Licensing is 4939 Highwood Circle, Middleton, WI 53562.

On February 28, 2008, Mr. Woellner submitted a request for removal of all limitations placed on his license and certification and a return to full licensure and certification. The Board considered Mr. Woellner's request at its May 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 and certification (#9-1450) of Timothy C. Woellner on February 28, 2007 be, and hereby are, removed. Respondent's license and certification are fully restored.

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

Dated this 21st day of July, 2008.

Marla L. Britton, Chairman
Real Estate Appraisers Board