

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

FILE COPY

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

IN THE MATTER OF THE DISCIPLINARY :
PROCEEDINGS AGAINST :
 : **FINAL DECISION AND ORDER**
DAVID K. SANDERS, : **LS9710021REB**
RESPONDENT. :

The parties to this action for the purpose of Wis. Stats. sec. 227.53 are:

David K. Sanders
P. O. Box 881
Chetek, WI 54728

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

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

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final disposition of this matter, subject to the approval of the Real Estate Board ("Board"). The Board has reviewed the Stipulation and considers it acceptable.

Accordingly, the Board adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. David K. Sanders ("Sanders"), P. O. Box 881, Chetek, WI 54728, is and was at all times relevant to the facts set forth herein, a real estate broker licensed to practice in the State of Wisconsin pursuant to license #37970, originally granted to him on June 12, 1986.
2. Mike Mucci ("Mucci"), 728 Green Briar Road, Hudson, WI 54016, is an adult resident of the State of Wisconsin. Mucci is not a licensed real estate broker.
3. Mucci and Sanders have known each other since approximately 1974.
4. Prior to August 15, 1989, Mucci came to know that Sanders was experienced in the area of commercial real estate investments in Wisconsin.

5. Prior to August 15, 1989, Mucci asked Sanders to include him or at least advise him of the possibility of including him in any real estate development opportunities that Sanders became aware of.

6. On or about August 15, 1989, Sanders told Mucci that Sanders knew of a commercial real estate property investment opportunity located near the intersection of Wisconsin State Highway 93 and Interstate Highway 94 in Eau Claire, Wisconsin. This property was owned in part by Northern States Power Company ("NSP") and in part by other parties, but is referred to as the "NSP property."

7. On or about August 15, 1989, Sanders and Mucci agreed that Sanders, Mucci, and possibly a third person could form a partnership for the purpose of purchasing the NSP property.

8. On or about August 15, 1989, Sanders and Mucci agreed Mucci would need to make an initial investment in the NSP transaction by depositing with Sanders the sum of \$6,000.00 and that Sanders' investment in the transaction would consist of Sanders' time and effort to secure an agreement to purchase the property.

9. Sanders and Mucci agreed that the \$6,000.00 was to be used for expenditures related to the purchase of the NSP property.

10. At or before the time Mucci paid the \$6,000.00 to Sanders, Sanders and Mucci agreed that in the event the real estate could not be acquired, Sanders would return the \$6,000.00, in full, plus reasonable interest, to Mucci.

11. At no time did Mucci request that the \$6,000.00 payment be placed in an escrow or trust account.

12. On or about August 15, 1989, Sanders and Mucci agreed that Sanders would maintain a record of all costs relating to the purchase of the NSP property.

13. Sanders and Mucci agreed that a written partnership agreement would be obtained for the signature of all partners if a transaction proceeded.

14. No written partnership agreement was ever given to Mucci for review and/or execution.

15. Sanders and Mucci agreed that Sanders would seek to obtain an option to purchase and/or an offer to purchase the NSP property for them.

16. No written agency agreement was entered into between the partnership and Sanders or between Mucci and Sanders.

17. As agreed, on or about August 15, 1989, Mucci turned over to Sanders \$6,000.00 by personal check #1687, a copy of which check is attached hereto as **Exhibit A** and hereby made a part of this document.

18. The Department asserts that the \$6,000.00 turned over to Sanders by Mucci were "REAL ESTATE TRUST FUNDS" as defined under section RL 18.02(3) of the Wisconsin Administrative Code. Sanders asserts that they were not REAL ESTATE TRUST FUNDS.

19. In June 1990, Sanders informed Mucci that the real estate could not be obtained on acceptable terms mainly because a proposed Walmart store near the property had been relocated.

20. In or about June 1990, Sanders told Mucci that the transaction would not proceed and told Mucci he would return the \$6,000.00 to Mucci.

21. On or about August 31, 1990, Sanders issued to Mucci checks 1278 and 1279 from an account at the First Federal Savings Bank, which has offices in Rice Lake, Wisconsin, each check being in the amount of \$3,600.00 and payable to Mike Mucci.

22. At the time Sanders provided these checks to Mucci, he informed Mucci that there were insufficient funds in the accounts but that eventually there would be funds available in the First Federal Savings Bank account to pay these checks.

23. In December 1991, Sanders told Mucci that the account was closed.

24. In January 1992, Mucci attempted to cash these checks and found that the account had been closed and the checks were returned to him as "Not paid/Account closed/Please do not redeposit." A copy of checks 1278 and 1279 are attached hereto as **Exhibit B**.

25. Subsequent to January 1992, Mucci made additional demand of Sanders for the return of his moneys and received promises from Sanders for the repayment of those funds. Mucci has now received, in full, the \$6,000.00 he paid over to Sanders plus the interest that had been promised to him.

26. The \$6,000.00 that was paid over by Sanders to Mucci to be used in the above-mentioned real estate transaction was not deposited in a real estate trust account. The amount was deposited in Sanders' personal savings and checking accounts, accounts held in conjunction with his wife, Linda Sanders, at Security Bank, New Auburn-Sands Creek, Box 278, New Auburn, WI 54757.

27. The Department asserts that contrary to Sanders' agreement with Mucci, Sanders used the \$6,000.00 for personal expenses and not expenses related to the NSP real estate opportunity which had been described by Sanders to Mucci. Sanders asserts that he used the \$6,000.00 for expenses related to the opportunity.

28. The Department asserts that Sanders failed to maintain records relating to the transaction with Mucci. When requested by the Department of Regulation and Licensing to turn over all records required to be maintained by a real estate broker, Sanders represented to the Department that he had destroyed these records.

29. No option agreement or offer to purchase was drafted by Sanders and presented to NSP for purchase of the NSP property described above.

30. During the course of the investigation of this matter, Sanders represented to the Division of Enforcement of the Department of Regulation and Licensing (DOE) that he used the \$6,000.00 in payment of expenses related to the pursuit of the purchase of the NSP property on behalf of Mucci and the partnership.

31. The Department asserts this statement by Sanders to the DOE is false.

32. With respect to the following Conclusions of Law, Sanders denies the same, but agrees that the Board may reach said Conclusions of Law.

MITIGATION

33. In March 1992, Sanders voluntarily paid \$500.00 to Mucci. In December 1992, Sanders voluntarily paid \$1,500.00 to Mucci. In November 1997, Sanders voluntarily paid Mucci \$6,000.00. In January 1998, Sanders voluntarily paid Mucci \$300.00. The total payment to Mucci by Sanders was \$8,300.00. This voluntary effort to fully compensate Mr. Mucci is a mitigating circumstance recognized by the Division of Enforcement and accounts for the Division recommending a reduced length of suspension of the real estate broker's license held by David K. Sanders. This recommendation is set forth below and is for a 60-day suspension, in addition to the other terms of the stipulated order.

CONCLUSIONS OF LAW

1. The Real Estate Board has jurisdiction in the matter pursuant to section 452.14 of the Wisconsin Statutes.

2. The Wisconsin Real Estate Board is authorized to approve the attached Stipulation pursuant to section 227.44(5) of the Wisconsin Statutes.

3. Respondent, David K. Sanders, has violated the following:

a. Section 452.14(3)(a) of the Wisconsin Statutes by making a material misstatement in information furnished to the Department of Regulation and Licensing, Division of Enforcement.

b. Section 452.14(3)(b) of the Wisconsin Statutes by making a false representation to Mucci with reference to a real estate transaction, which statement was injurious to Mucci, and which statement was made by Sanders while acting as an agent for Mucci.

c. Section 452.14(3)(c) of the Wisconsin Statutes by making a false promise to Mucci which induced Mucci to his financial damage.

d. Section 452.14(3)(i) of the Wisconsin Statutes and section RL 24.08 of the Wisconsin Administrative Code by failing to place all agreements, financial obligations and other commitments with Mucci into writing; by failing to maintain records he promised to maintain; and by failing to maintain records required to be maintained under sections RL 15.04 and 18.13 of the Wisconsin Administrative Code and by failing to turn those records over to the Division of Enforcement for inspection and copying.

e. Sections 452.13 and 452.14(3)(i) of the Wisconsin Statutes and section RL 18.03 of the Wisconsin Administrative Code by failing to deposit the \$6,000.00 real estate trust funds into an authorized real estate trust account.

f. Section 452.14(3)(h) of the Wisconsin Statutes by failing, within a reasonable time, to account for or remit moneys coming into his hands, which moneys belong to another person.

g. Section 452.14(3)(k) of the Wisconsin Statutes by conducting himself in a manner which constitutes improper, fraudulent or dishonest dealing.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that the attached Stipulation is accepted.

IT IS FURTHER ORDERED that the license of DAVID K. SANDERS, license #37970, to practice as a real estate broker in Wisconsin, be, and hereby is, **SUSPENDED** for a period of sixty (60) days, commencing thirty (30) days from the date of this Order.

IT IS FURTHER ORDERED that Respondent, DAVID K. SANDERS, within six (6) months of the date of this Order, successfully complete the 36-hour educational requirement for applicants for an original real estate broker's license, as set forth in Chapter RL 25 of the

Wisconsin Administrative Code, and submit proof of the same in the form of verification from the institution providing the education to the Real Estate Board, P. O. Box 8935, Madison, Wisconsin 53708-8935.

None of the education completed pursuant to this requirement may be used to satisfy any continuing education requirements that are or may be instituted by the Board or the Department of Regulation and Licensing.

IT IS FURTHER ORDERED that in the event Respondent, DAVID K. SANDERS, fails to comply with the required education as set forth above, or fails to verify the same to the Department of Regulation and Licensing as set forth above, then his real estate broker's license shall be suspended, without further notice, hearing or order of the board, until he has fully complied with all the terms of this Order, and his failure to complete this education and verify it as set forth above shall be considered a violation of this Order by the Board.

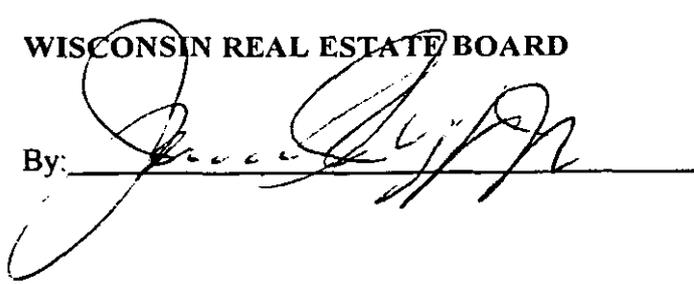
IT IS FURTHER ORDERED that Respondent, DAVID K. SANDERS, pay partial COSTS of this matter in the amount of \$1,000.00 within thirty (30) days of the date of this Order by making payment of the same to the Department of Regulation and Licensing, P. O. Box 8935, Madison, WI 53708-8935.

IT IS FURTHER ORDERED that in the event DAVID K. SANDERS fails to pay costs of \$1,000.00 within the time and in the manner as set forth above, then his real estate broker's license shall remain suspended, without further notice, hearing or order of the Board, and said suspension shall continue until the full amount of said costs have been paid to the Department of Regulation and Licensing, and his failure to pay the costs shall be considered a violation of this Order by the Board.

IT IS FURTHER ORDERED that Case LS9710021REB (Enforcement file 93 REB 003) is hereby closed.

Dated this 26 day of Feb., 1998

WISCONSIN REAL ESTATE BOARD

By: 

Attachments: Exhibits A and B

EXHIBIT
A
FRENDS

MICHAEL V. MUCCI
ROUTE 1, BOX 157, GREENBRIAR ROAD 437
HUDSON, WI 54016

1687

Aug 15 1989
08-15-89 12 22-112/960

PAY TO THE
ORDER OF

David Sanders

\$ *6000.00*

Six thousand dollars and no/100

DOLLARS

the Heights
Eastern Heights State Bank
31 Park Minnesota 55119

3M

MEMO

Real estate 94-98 - optra M.V. Mucci

⑆096001123⑆ 105⑈0085⑈ 1687 ⑈0000600000⑈

David S. ...
83519020

SPC: BTT: 2ANK
N 30 30 10 10 10
S 10 10 10 10 10
▲ 09: 40: 22: 20

AUG 18 89

89 AUG 18

091800785

091800785

0910-0000-0 082189
FOUR 2437 2021
27071327 195

091000022
0910000000
18410180 0810180

2918700781 507800188719 1278 0000360000

PLEASE DO NOT REDEPOSIT



NOT PAID

ACCOUNT CLOSED \$3600.00

DAVID K. SANDERS
TALL PINES DEV.
LIC: 5536-1715-0013-08
2461 GREENWALD PH. 715-859-2882
CHETEK, WI 54728

2918700781 507800188719 1279 0000360000

PLEASE DO NOT REDEPOSIT



NOT PAID

ACCOUNT CLOSED \$3600.00

DAVID K. SANDERS
TALL PINES DEV.
LIC: 5536-1715-0013-08
2461 GREENWALD PH. 715-859-2882
CHETEK, WI 54728

EXHIBIT
B

M.W. Hill

871-9020

0910-0091-2

JA 92 17

0910-0091-2-101871352

JAN 13 1992

FIRST FEDERAL S S S BANK LACI SE, WI 54601

0910-0091-2

OFF TIME PERSON
26-10-11
LATE FILED
JA 92 18

0910-0008-0 011542
FIVE P122 6140
0910-0008-0 011542
0910-0008-0 011542
0910-0008-0 011542

M.W. Hill

1-9020

843

777

0910-0091-2

JA 92 17

0910-0091-2-101871352

JAN 13 1992

FIRST FEDERAL S S S BANK LACI SE, WI 54601

0910-0091-2

OFF TIME PERSON
26-10-11
LATE FILED
JA 92 18

0910-0008-0 011542
FIVE P122 6140
0910-0008-0 011542
0910-0008-0 011542
0910-0008-0 011542

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

IN THE MATTER OF THE DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	STIPULATION
	:	LS9710021REB
DAVID K. SANDERS,	:	Investigation file 93 REB 003
RESPONDENT.	:	

The parties in this matter agree and stipulate as follows:

1. This Stipulation is entered into for the purpose of resolving this matter known as investigative file 93 REB 003 and formal case file LS9710021REB. **DAVID K. SANDERS, Respondent** and his attorney, Joseph R. Mirr, and the Division of Enforcement, Department of Regulation and Licensing, by its Attorney Charles J. Howden, consent to the resolution of this matter pursuant to the terms of this stipulation and the attached Final Decision and Order.

This matter is currently set for hearing before Administrative Law Judge Ruby Jefferson-Moore, on March 10, 1998. The parties agree, that if this Stipulation is approved by Board at its February 1998 meeting, the March hearing will be canceled. In the event the Board does not approve this Stipulation, the March hearing will take place as scheduled or as rescheduled at the discretion of the Administrative Law Judge.

2. Respondent understands that by the signing of this Stipulation he voluntarily and knowingly waives his rights, including: the right to a hearing on the allegations against him, at which time the State has the burden of proving those allegations; the right to confront and cross-examine the witnesses against him; the right to call witnesses on his behalf and to compel their attendance by subpoena; the right to file objections to any proposed decision and to present briefs or oral arguments to the officials who are to render the final decision; the right to petition for rehearing; and all other applicable rights afforded to him under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, and the Wisconsin Administrative Code.

3. Respondent has had the opportunity to consult with legal counsel regarding this matter and the legal implications of the stipulation. Respondent is represented in this matter by Attorney Joseph R. Mirr.

4. Respondent voluntarily and knowingly waives the rights set forth in paragraph 2 above, on the condition that all of the provisions of this Stipulation are approved by the Board.

5. With respect to the attached Final Decision and Order, Respondent neither admits nor denies the facts as set forth in the Findings of Fact, however, he agrees that the Board may make the Findings of Fact and may reach the conclusions set forth in the Conclusions of Law and enter the Order attached hereto.

6. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation or the proposed Final Decision and Order. The matter shall then be returned to the Administrative Law Judge for continuation of the formal hearing process. In the event that the Stipulation is not accepted by the Board the parties agree not to contend that the members of the Board have been prejudiced or biased in any manner by the consideration of this attempted resolution.

7. If the Board accepts the terms of this Stipulation, the parties to the Stipulation consent to the entry of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties.

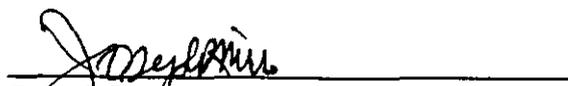
8. Respondent agrees that Complainant's Attorney, Charles J. Howden, may appear at any meeting with the Board with respect to the Stipulation and that his appearance is limited to statements in support of the Stipulation and to answer any questions the Board may have regarding the Stipulation. Respondent waives any right he may have to have notice of that meeting.

9. Respondent agrees that the board advisor assigned to this case may attend and participate in any meeting of the Board related to this Stipulation and may vote on whether or not to approve this Stipulation.



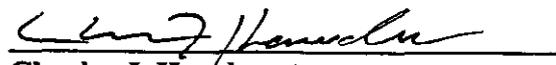
David K. Sanders,
Respondent

2-7-98
Date



Joseph R. Mirr,
Attorney for Respondent
State Bar #1014661

2-9-98
Date



Charles J. Howden, Attorney
Division of Enforcement
Bar # 1014193

2-11-98
Date

Department of Regulation & Licensing

State of Wisconsin

P.O. Box 8935, Madison, WI 53708-8935

(608)

TTY# (608) 267-2416, hearing or speech
TRS# 1-800-947-3529, impaired only

GUIDELINES FOR PAYMENT OF COSTS AND/OR FORFEITURES

On February 26, 1998, the Real Estate Board
took disciplinary action against your license. Part of the discipline was an assessment of costs and/or a
forfeiture.

The amount of the costs assessed is: \$1,000.00 Case #: LS9710021REB

The amount of the forfeiture is: _____ Case # _____

Please submit a check or a money order in the amount of \$ \$1,000.00

The costs and/or forfeitures are due: March 28, 1998

NAME: David K. Sanders LICENSE NUMBER: 37970

STREET ADDRESS: P.O. Box 881

CITY: Chetek STATE: WI ZIP CODE: 54728

Check whether the payment is for costs or for a forfeiture or both:

COSTS FORFEITURE

Check whether the payment is for an individual license or an establishment license:

INDIVIDUAL ESTABLISHMENT

If a payment plan has been established, the amount due monthly is:

Make checks payable to:

DEPARTMENT OF REGULATION AND LICENSING
1400 E. WASHINGTON AVE., ROOM 141
P.O. BOX 8935
MADISON, WI 53708-8935

#2145 (Rev. 9/96)

Ch. 440.22, Stats.

G:\BDLS\FM2145.DOC

For Receiving Use Only

Committed to Equal Opportunity in Employment and Licensing+

STATE OF WISCONSIN
DEPARTMENT OF REGULATION AND LICENSING
BEFORE THE REAL ESTATE BOARD

In the Matter of the Disciplinary Proceedings Against

David K. Sanders,

AFFIDAVIT OF MAILING

Respondent.

STATE OF WISCONSIN)
)
COUNTY OF DANE)

I, Kate Rotenberg, having been duly sworn on oath, state the following to be true and correct based on my personal knowledge:

1. I am employed by the Wisconsin Department of Regulation and Licensing.

2. On March 3, 1998, I served the Final Decision and Order dated February 26, 1998, Guidelines for Payment of Costs and/or Forfeitures, and Guidelines for Brokers Whose Licenses have been Suspended or Revoked, LS9710021REB, upon the Respondent David K. Sanders' attorney by enclosing true and accurate copies of the above-described documents in an envelope properly stamped and addressed to the above-named Respondent's attorney and placing the envelope in the State of Wisconsin mail system to be mailed by the United States Post Office by certified mail. The certified mail receipt number on the envelope is P 221 158 801.

Joseph R. Mirr, Attorney
402 Graham Avenue
P.O. Box 187
Eau Claire WI 54702-0187



Kate Rotenberg
Department of Regulation and Licensing
Office of Legal Counsel

Subscribed and sworn to before me

this 3rd day of March, 1998.



Notary Public, State of Wisconsin
My commission is permanent.

NOTICE OF RIGHTS OF APPEAL

TO: JOSEPH R MIRR ATTY

You have been issued a Final Decision and Order. For purposes of service the date of mailing of this Final Decision and Order is 3/3/98. Your rights to request a rehearing and/or judicial review are summarized below and set forth fully in the statutes reprinted on the reverse side.

A. REHEARING.

Any person aggrieved by this order may file a written petition for rehearing within 20 days after service of this order, as provided in section 227.49 of the Wisconsin Statutes. The 20 day period commences on the day of personal service or the date of mailing of this decision. The date of mailing of this Final Decision is shown above.

A petition for rehearing should name as respondent and be filed with the party identified below.

A petition for rehearing shall specify in detail the grounds for relief sought and supporting authorities. Rehearing will be granted only on the basis of some material error of law, material error of fact, or new evidence sufficiently strong to reverse or modify the Order which could not have been previously discovered by due diligence. The agency may order a rehearing or enter an order disposing of the petition without a hearing. If the agency does not enter an order disposing of the petition within 30 days of the filing of the petition, the petition shall be deemed to have been denied at the end of the 30 day period.

A petition for rehearing is not a prerequisite for judicial review.

B. JUDICIAL REVIEW.

Any person aggrieved by this decision may petition for judicial review as specified in section 227.53, Wisconsin Statutes (copy on reverse side). The petition for judicial review must be filed in circuit court where the petitioner resides, except if the petitioner is a non-resident of the state, the proceedings shall be in the circuit court for Dane County. The petition should name as the respondent the Department, Board, Examining Board, or Affiliated Credentialing Board which issued the Final Decision and Order. A copy of the petition for judicial review must also be served upon the respondent at the address listed below.

A petition for judicial review must be served personally or by certified mail on the respondent and filed with the court within 30 days after service of the Final Decision and Order if there is no petition for rehearing, or within 30 days after service of the order finally disposing of a petition for rehearing, or within 30 days after the final disposition by operation of law of any petition for rehearing. Courts have held that the right to judicial review of administrative agency decisions is dependent upon strict compliance with the requirements of sec. 227.53 (1) (a), Stats. This statute requires, among other things, that a petition for review be served upon the agency and be filed with the clerk of the circuit court within the applicable thirty day period.

The 30 day period for serving and filing a petition for judicial review commences on the day after personal service or mailing of the Final Decision and Order by the agency, or, if a petition for rehearing has been timely filed, the day after personal service or mailing of a final decision or disposition by the agency of the petition for rehearing, or the day after the final disposition by operation of the law of a petition for rehearing. The date of mailing of this Final Decision and Order is shown above.

The petition shall state the nature of the petitioner's interest, the facts showing that the petitioner is a person aggrieved by the decision, and the grounds specified in section 227.57, Wisconsin Statutes, upon which the petitioner contends that the decision should be reversed or modified. The petition shall be entitled in the name of the person serving it as Petitioner and the Respondent as described below.

SERVE PETITION FOR REHEARING OR JUDICIAL REVIEW ON:

STATE OF WISCONSIN REAL ESTATE BOARD
1400 East Washington Avenue
P.O. Box 8935
Madison WI 53708-8935