

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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FILE COPY

STATE OF WISCONSIN
BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF THE DISCIPLINARY :
PROCEEDINGS AGAINST :

CAROLYN A. SULLIVAN, :
RESPONDENT. :

FINAL DECISION AND ORDER
97 REB 121

LS9802261REB

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

Carolyn A. Sullivan
714 E. Eldorado Street
Appleton, WI 54911

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

Department of Regulation & 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 decision of this matter, subject to the approval of the Board. The Board has reviewed this Stipulation and considers it acceptable.

Accordingly, the Board in this matter adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. Carolyn A. Sullivan (D.O.B. 11/28/45) is duly licensed in the state of Wisconsin as a real estate salesperson (license 94-32231). This license was first granted on December 29, 1989.
2. Respondent's latest address on file with the Department of Regulation and Licensing is 714 E. Eldorado Street, Appleton, WI 54911.
3. At all times relevant to this action Respondent was employed as a real estate salesperson with Acre Realty, Ltd., Appleton, Wisconsin.

4. An investigation, 97 REB 121, is pending before the Real Estate Board based upon complaints that the Respondent attempted to render professional services at a time when her ability to do so was impaired by intoxicants. Respondent has denied any impairment.

5. Respondent has offered to resolve the issues in this investigation by tendering the voluntary surrender of her license as a real estate salesperson pursuant to the terms of the Order set forth below.

CONCLUSIONS OF LAW

6. The Real Estate Board has jurisdiction to act in this matter pursuant to sec. 452.14 Stats., and is authorized to approve the attached Stipulation pursuant to sec. 227.44(5) Stats.

7. By the conduct described above, Carolyn A. Sullivan is subject to disciplinary action against her license to practice as a real estate salesperson in the state of Wisconsin, pursuant to Wis. Stats. sec. 452.14(3)(I) and (k), and Wis. Adm. Code se. RL 24.17(4).

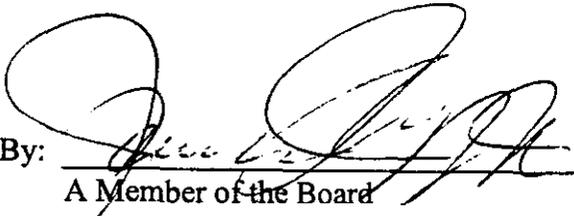
ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that :

1. The attached Stipulation is accepted.
2. The VOLUNTARY SURRENDER of the real estate salesperson's license of Carolyn A. Sullivan, 714 E. Eldorado Street, Appleton, WI 54911, credential # 94-32231, is accepted.
3. In the event that Respondent shall ever re-apply for a credential under Chapter 452 of the Wisconsin Statutes she shall in addition to satisfying all requirements of an initial applicant be required to demonstrate to the satisfaction of the Board that she does not have a chemical dependence.
4. The file, 97 REB 121 , shall be closed.
5. This Order shall take effect on the date of its signing.

6. The rights of a party aggrieved by this Decision to petition the Board for rehearing and to petition for judicial review are set forth on the attached "Notice of Appeal Information".

WISCONSIN REAL ESTATE BOARD

By: 

A Member of the Board

2/26/98
Date

STATE OF WISCONSIN

BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF THE DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	STIPULATION
CAROLYN A. SULLIVAN,	:	97 REB 121
RESPONDENT.	:	

It is hereby stipulated between Carolyn A. Sullivan, personally on her own behalf, and James W. Harris, Attorney for the Department of Regulation and Licensing, Division of Enforcement, as follows that:

1. This Stipulation is entered into as a result of a pending investigation of Respondent's licensure by the Division of Enforcement. Respondent consents to the resolution of this investigation by Stipulation and without the issuance of a formal complaint. Respondent hereby tenders the voluntary surrender of her Wisconsin real estate salesperson's license pursuant to the terms of this Stipulation and the attached Final Decision and Order.
2. Respondent understands that by the signing of this Stipulation she voluntarily and knowingly waives her rights, including: the right to a hearing on the allegations against her, at which time the state has the burden of proving those allegations by a preponderance of the evidence; the right to confront and cross-examine the witnesses against her; the right to call witnesses on her behalf and to compel their attendance by subpoena; the right to testify herself; 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 her under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, and the Wisconsin Administrative Code.
3. Respondent is aware of her right to seek legal representation and has been provided the opportunity to seek legal advice prior to signing this Stipulation.
4. Respondent agrees to the adoption of the attached Final Decision and Order by the Real Estate Board. 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. Respondent waives all rights to any appeal of the Board's order, if adopted in the form as attached.
5. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation, and the matter shall be returned to the Division of Enforcement for further proceedings. In the event that this Stipulation is not accepted by the Board, the parties agree not to contend that the Board has been prejudiced or biased in any manner by the consideration of this attempted resolution.

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

In the Matter of the Disciplinary Proceedings Against

Carolyn A. Sullivan,

AFFIDAVIT OF MAILING

Respondent.

STATE OF WISCONSIN)
)
COUNTY OF DANE)

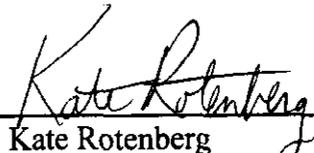
I, Kate Rotenberg, having been duly sworn on oath, state the following to be true and correct based on my personal knowledge:

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, LS9802261REB, upon the Respondent Carolyn A. Sullivan by enclosing a true and accurate copy of the above-described document in an envelope properly stamped and addressed to the above-named Respondent 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 221 158 802.

3. The address used for mailing the Decision is the address that appears in the records of the Department as the Respondent's last-known address and is:

Carolyn A. Sullivan
714 E. Eldorado Street
Appleton WI 54911



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: CAROLYN A SULLIVAN

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