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

**JAMES P. VILSTRUP,
RESPONDENT.**

**FINAL DECISION AND ORDER
99 REB 347
LS0007275REB**

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

*James P. Vilstrup
N7542 Turtle Trl
Pardeeville, WI 53954*

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

*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 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. **JAMES P. VILSTRUP** ("Vilstrup"), date of birth June 10, 1948, is licensed in the State of Wisconsin as a real estate broker having license # 90-40387. This license was first granted to him on March 20, 1987. The most current address on record at the Department of Regulation and Licensing for Vilstrup is N7542 Turtle Trl, Pardeeville, WI 53954.
2. At all times material hereto, Vilstrup was employed as a real estate broker by Don Lee Realty Inc., of Portage, Wisconsin.
3. On January 1, 1997, Vilstrup's real estate license expired and was not again renewed until January 2000.
4. Vilstrup continued to engage in the practice of real estate in Wisconsin during the time that he was not licensed to do so.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to section 452.14 of the Wisconsin Statutes.
2. The Wisconsin Real Estate Board is authorized to enter into the attached Stipulation pursuant to section 227.44(5) of the Wisconsin Statutes.

3. Respondent **JAMES P. VILSTRUP** has violated:

a. Sections 452.03 and 452.14(3)(L) of the Wisconsin Statutes by engaging in real estate practice during a time that he was not licensed to do so.

ORDER

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

IT IS FURTHER ORDERED, that the real estate license of Respondent **JAMES P. VILSTRUP**, license # 90-40387, is hereby **REPRIMANDED**.

IT IS FURTHER ORDERED, that Respondent **JAMES P. VILSTRUP**, within six months of the date of this Order, successfully complete the following course module from the 36 hour real estate broker's precicensing course, as set forth in Chapter RL 25.02(2) 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:

a. The Business Ethics module, section RL 25.02(2)(g) of the Wisconsin Administrative Code.

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 **JAMES P. VILSTRUP**, fails to successfully complete the educational requirements within the time and in the manner as set forth above, then and in that event, and without further notice to the Respondent **JAMES P. VILSTRUP**, his real estate license shall be suspended without further hearing and without further Order of the Board, and said suspension shall continue until further order of the Board.

IT IS FURTHER ORDERED, that file 99 REB 347 be, and hereby is closed as to James P. Vilstrup and not as to any other respondent.

Dated this 27th day of July, 2000.

WISCONSIN REAL ESTATE BOARD

By: James Imhoff

A member of the Board