

# 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](mailto:web@drl.state.wi.gov)

**STATE OF WISCONSIN**

**BEFORE THE REAL ESTATE BOARD**

---

**IN THE MATTER OF THE DISCIPLINARY**

**PROCEEDINGS AGAINST:**

**CHRISTINE M. WEISSGERBER**  
**RESPONDENT**

**FINAL DECISION AND ORDER**  
**LS0101257REB**

---

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

Christine M. Weissgerber  
1819 Nagawicka Rd.  
Hartland, WI 53029

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

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. **Christine M. Weissgerber** ("Weissgerber"), date of birth 10/03/65, is licensed in the State of Wisconsin as a real estate salesperson having license # 94-49059. This license was first granted to her on 08/03/98. Weissgerber's most recent address on file with the Department of Regulation and Licensing is 1819 Nagawicka Rd., Hartland, WI 53029.
2. At all times relevant to the facts set forth below Weissgerber was a real estate salesperson employee of Lemel Homes Inc., PO Box 17558, Milwaukee, WI 53217.
3. On January 1, 1999, Weissgerber's Wisconsin real estate salesperson license expired and was inadvertently not renewed by her until May 22, 2000. During that time frame she continued to practice real estate involving at least 2 transactions as exemplified in paragraphs 4 and 5 below.
4. On or about January 21, 2000, Weissgerber drafted a Counter-Offer on behalf of Raymond and Jackie Konetz for the purchase of property located at 4755 Vanderheyden Dr., Franklin, WI. The purchase price was to be

\$209,500.00 provided certain terms and conditions were met. A copy of the Counter-Offer dated January 21, 2000, is attached as **Exhibit 1** and is incorporated herein by reference.

5. On or about April 3, 2000, Weissgerber drafted a Residential Offer To Purchase on behalf of Henry and Barbara Hummel for the purchase of property located at 12695 Lakeland Dr., New Berlin, WI. The offered price was \$360,000.00 with closing to occur no later than May 1, 2000. Earnest money in the amount of \$500.00 accompanied the Offer and additional earnest money in the amount of \$4,500.00 was to be paid within 5 days of acceptance. A copy of the April 3, 2000, Residential Offer to Purchase is attached as **Exhibit 2** and is incorporated herein by reference.

### CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to sec. 452.14, Wis. Stats.

2. The Wisconsin Real Estate Board is authorized to enter into the attached Stipulation pursuant to sec. 227.44(5), Wis. Stats.

3. Respondent **Christine M. Weissgerber** has violated:

a. Wis. Adm. Code sec. RL 24.17(3) and Wis. Stats. sec. 452.03, Wis. Stats. sec. 452.12(5)(b), Wis. Stats. sec. 452.14(3)(i) and Wis. Stats. sec. 452.14(3)(L) by practicing real estate without having a valid Wisconsin real estate license between January 1, 1999, and May 22, 2000.

### ORDER

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

IT IS FURTHER ORDERED, that Respondent **Christine M. Weissgerber**, license #94-49059, be, and hereby is, **REPRIMANDED**.

IT IS FURTHER ORDERED, that Respondent **Christine M. Weissgerber**, pay partial costs of this matter in the amount of \$250.00, within 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 Respondent **Christine M. Weissgerber** fails to pay the \$250.00 partial costs within the time and manner as set forth above, then and in that event, and without further notice to the Respondent **Christine M. Weissgerber**, her real estate salesperson's license shall be suspended without further hearing and without further Order of the Board, and said suspension shall continue until the full amount of said partial costs have been paid to the Department of Regulation and Licensing and her failure to pay the costs shall be considered a violation of this Order by the Board.

IT IS FURTHER ORDERED, that file 00 REB 112 be, and hereby is, closed as to Respondent Christine M. Weissgerber.

Dated this 25<sup>th</sup> day of January, 2001.

### WISCONSIN REAL ESTATE BOARD

James Imhoff, Jr.

A member of the Board