

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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1. On July 11, 2001, the Wisconsin Department of Regulation and Licensing (department) issued an Order Adopting Stipulation granting a limited real estate salesperson license to Daniel Kosa. Among other things, the Order Adopting Stipulation limits the registration of Daniel Kosa by requiring that Daniel Kosa. file quarterly reports with the Department providing information concerning his employment, arrest and conviction record and job performance. Paragraph 2. of the Order Adopting Stipulation requires that quarterly reports be filed within 5 days after the following dates: October 1, 2001; January 1, 2002, April 1, 2002, July 1, 2002 and every October 1, January 1, April 1 and July 1 until further order of the department. A copy of the Order Adopting Stipulation is annexed hereto.
2. The Order Adopting Stipulation (Paragraph 4) also states that Applicant Kosa may not transfer to another broker-employer and perform real estate activities under his limited real estate salesperson license without permission, in advance, from the Department of Regulation and Licensing, and unless the new employer agrees, in writing, that the terms of this limitation will be complied with and that the new employer will cooperate with the applicant in the preparation and submittal to the department of the required reports.
3. The Order Adopting Stipulation further provides that the failure of Daniel Kosa to comply with the limitation in the Order Adopting Stipulation shall result in the revocation of his limited real estate salesperson license without further notice or hearing or other proceedings.
4. Marlene Meyer is an employee of the Department whose job title is "Department Monitor" and whose responsibilities include receiving and monitoring reports from credential holders who hold a limited credential and who are required to file reports with the Department.

5. On or about July 10, 2002, Marlene Meyer wrote to Daniel Kosa, stating in part that: "To date, you have failed to have the following filed with the Division of Enforcement in your behalf:

The quarterly report from you, your employer and your probation officer.

Please submit the requested reports by July 20, 2002. Failure to return the reports will cause this matter to be referred to Division of Enforcement as a possible violation of the Board order.

6. On or about July 31, 2002, Marlene Meyer upon checking the Credential Holder System determined that Daniel Kosa had a different address. Marlene Meyer wrote to Daniel Kosa extending the date for the reports to August 10, 2002.

CONCLUSIONS OF LAW

1. The State of Wisconsin Department of Regulation and Licensing has jurisdiction in this proceeding under Chapter 440, Stats., and the provisions in the Order Adopting Stipulation.

2. The State of Wisconsin Department of Regulation and Licensing has authority to issue the following Order under Chapter 440, Stats., and the provisions in the Order Adopting Stipulation.

ORDER

NOW, THEREFORE, IT IS ORDERED that the Limited Real Estate Salesperson License of Daniel Kosa (license #53326) is REVOKED. Applicant Daniel Kosa shall cease and desist from acting as a real estate salesperson, from engaging in real estate activities in Wisconsin.

It Is Further Ordered That Applicant shall have an opportunity to challenge the accuracy of the information contained in the FINDINGS OF FACT, above by submitting information to the Administrator, Division of Board Services, P.O. Box 8935, Madison WI 53708-8935 within 10 days after the date of signing, below.

It Is Further Ordered That Revocation of the Applicant's conditional private security permit shall become effective on the tenth day after the date of signing, below.

It Is Further Ordered That Applicant shall immediately return the wallet size limited real estate salesperson license and the 3 ½ x 5 ¼ wall certificate to the Department of Regulation and Licensing, Attention: Jan Bobholz, P.O. Box 8935, Madison, WI 53708-8935.

Dated this 20th day of August, 2002.

STATE OF WISCONSIN

DEPARTMENT OF REGULATION AND LICENSING

Cletus J. Hansen, Administrator

Division of Board Services