

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF THE DISCIPLINARY

PROCEEDINGS AGAINST:

GORDON A. BEHM	FINAL DECISION AND ORDER
Respondent	LS0201241REB

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

GORDON A. BEHM  
N1829 Municipal Drive  
Greenville, WI 54942

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. **GORDON A. BEHM**, date of birth 10/13/40, is licensed in the State of Wisconsin as a real estate broker having license # 90-2700. Behm’s license was first granted to him on 5/12/76. Behm’s most recent address on file with the Department of Regulation and Licensing is N1829 Municipal Drive, Greenville, WI 54942.
2. Behm was at all time relevant to the facts set forth herein was the owner and broker of Paper Valley Realty, a licensed real estate company, located at N1829 Municipal Drive, Greenville, WI 542942.
3. Roy Rosborough was employed by Behm as a real estate sales person intermittently from March 1996 until July 2000. Rosborough’s real estate salesperson license # 94-39614 had expired on January 1, 1999 and was not renewed thereafter due to a tax delinquency and his failure to submit a timely renewal application.
4. Behm did not verify the status of Rosborough’s license and allowed him to continue working as a real estate salesperson after his license had expired. Rosborough was released from employment as a real estate salesperson with Paper Valley Realty as of July 15, 2000.

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 **GORDON A. BEHM** has violated Wis. Stat. Sec. 452.12 (3) (a) and Wis. Admin. Code RL 17.07 by the conduct described in the Findings of Fact herein:

ORDER

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

IT IS FURTHER ORDERED, that **GORDON A. BEHM’s**, license No. 90- 2700 be, and hereby is, **Reprimanded**.

IT IS FURTHER ORDERED, that Respondent **GORDON A. BEHM** shall pay partial costs in the amount of \$250.00, within 60 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 **GORDON A. BEHM** fails to pay the partial costs within the time and in the manner as set forth above, then and in that event, and without further notice to the Respondent GORDON A. BEHM, 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 00 REB 164 is hereby closed.

Dated this 25<sup>th</sup> day of January, 2002.

WISCONSIN REAL ESTATE BOARD

James Imhoff, Jr.  
A member of the Board