

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	:	FINAL DECISION
	:	AND ORDER
ROBERT W. JOHNSON,	:	LS0405276REB
RESPONDENT	:	

Division of Enforcement file # 01 REB 273

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

Robert W. Johnson
2306 Hwy. 16
La Crosse, WI 54601

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.

FINDINGS OF FACT

1. **Robert. W. Johnson** (“Johnson”), date of birth 08/29/47, is licensed in the State of Wisconsin as a real estate broker having license #90-17962. This license was first granted to him on 09/24/77. Johnson’s most recent address on file with the Department of Regulation and Licensing is 2306 Hwy. 16, La Crosse, WI 54601.
2. At all times relevant to the facts set forth below Johnson was a real estate broker employee of Country Realty Inc., located at 2306 Hwy. 16, La Crosse, WI 54601.
3. On January 1, 2001, Johnson’s Wisconsin real estate broker’s license expired and was not renewed by him until September 11, 2003.
4. From January 1, 2001, through September 11, 2003, Johnson actively practiced real estate without a current or valid Wisconsin real estate license.

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 **Robert W. Johnson** 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, 2001, and September 11, 2003.

ORDER

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

IT IS FURTHER ORDERED, that Respondent **Robert W. Johnson**, license #90-19762, be, and hereby is, **REPRIMANDED**.

IT IS FURTHER ORDERED, that Respondent **Robert W. Johnson**, pay partial costs of this matter in the amount of \$500.00, 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 Robert W. Johnson fails to pay the \$500.00 partial costs within the time and manner as set forth above, then and in that event, and without further notice to the Respondent Robert W. Johnson, his real estate broker'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 his failure to pay the costs shall be considered a violation of this Order by the Board.

IT IS FURTHER ORDERED that Respondent **Robert W. Johnson** pay a **FORFEITURE** of \$350.00 within 30 days of the date of this Order. Payment shall be made by certified check or money order, payable to the Wisconsin Department of Regulation and Licensing, and sent to: Department Monitor, Division of Enforcement, Department of Regulation and Licensing, PO Box 8935, Madison, WI 53708-8935.

IT IS FURTHER ORDERED that in the event Respondent Robert W. Johnson fails to pay the \$350.00 forfeiture within the time and in the manner as set forth above, then and in that event, and without further notice to the Respondent Robert W. Johnson, his real estate 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 forfeiture has been paid to the Department of Regulation and Licensing. His failure to pay the forfeiture shall be considered a violation of this Order by the Board.

IT IS FURTHER ORDERED, that file 01 REB 273 be, and hereby is, closed.

Dated this 27th day of May, 2004.

WISCONSIN REAL ESTATE BOARD

Richard Kollmansberger
A Member of the Board