

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN  
BEFORE THE DEPARTMENT OF REGULATION AND LICENSING

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IN THE MATTER OF A PETITIONER FOR AN :  
ADMINISTRATIVE INJUNCTION INVOLVING :  
 :  
JAMES G. STONE, : LS0409141UNL  
RESPONDENT :  
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FINAL DECISION AND SPECIAL ORDER OF INJUNCTION  
(SEC. 440.21(2), STATS.)  
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The parties to this action for the purposes of §227.53, Wis. Stats., are:

James G. Stone  
c/o Triangle Realty Group  
333 Bishops Way  
Suite 110  
Brookfield, WI 53045

Wisconsin Department of Regulation and Licensing  
P.O. Box 8935  
Madison, WI 53708-8935

Wisconsin 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 decision of this matter, subject to the approval of the Department. The Department has reviewed this Stipulation and considers it acceptable.

Accordingly, the Department in this matter adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. James G. Stone (Respondent) was licensed as a real estate salesperson in the State of Wisconsin on August 13, 1996 and given salesperson's license #94-45689.
2. On March 1, 1997 Respondent's salesperson's license renewal was denied because of a tax delinquency pursuant to §440.12, Wis. Stats.
3. Since September 17, 1997, Respondent has been the president and owner of Triangle Resources Ltd., d/b/a Triangle Realty Group.
4. During February and March 1999, one of Respondent's licensed salespersons had a listing for a property for 815 E. Brady St., Milwaukee, Wisconsin.
5. Prior to the sale, Respondent engaged in negotiations for the terms of the sale with the seller of the Brady St. property, including soliciting a bonus fee from the seller in order to assist in executing a §1031 exchange.

CONCLUSIONS OF LAW

1. The Wisconsin Department of Regulation and Licensing has jurisdiction over this matter pursuant to §440.21(1) and (2), Wis. Stats.
2. The Wisconsin Department of Regulation and Licensing is authorized to enter into this stipulated resolution of this matter pursuant to §227.44(5), Wis. Stats.
3. Respondent, Stone, has acted as a real estate salesperson or broker in violation of §452.03, Wis. Stats.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that Respondent, James G. Stone, is prohibited from practicing as a real estate salesperson or broker without a license in the State of Wisconsin.

IT IS FURTHER ORDERED that Respondent, James G. Stone, be, and hereby is, notified that any person who violates a special order such as this, issued under §440.21, Wis. Stats., may be required to forfeit not more than \$10,000.00 for each offense, and that each day of continued violation constitutes a separate offense.

Dated at Madison, Wisconsin this 14<sup>th</sup> day of September, 2004.

Donsia Strong Hill  
Secretary  
Department of Regulation and Licensing