

# 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** :  
 : **FINAL DECISION AND ORDER**  
**SUSAN B. WILLIAMS,** :  
**RESPONDENT.** : **LS04092310REB**

---

Division of Enforcement file # 02 REB 088

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

Susan B. Williams  
N5942 Hwy. E  
Tomahawk, WI 54487

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

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. **Susan B. Williams**, (Williams) is licensed in the State of Wisconsin as a real estate broker having license # 90-50228. license was first granted to her on 05/18/00 and expired on January 1, 2003. William's most recent address on file with the Department of Regulation and Licensing is, N5942 Hwy. E, Tomahawk, WI 54487.
2. At all times relevant to the facts set forth below Williams was a real estate broker/employee of Pinnacle Property Management Company, located at 668 Meadowview Lane, Marshall, WI 53559.
3. An investigation by the Department of Regulation and Licensing involved allegations of misappropriation of tenant funds altering documents, falsifying documents and for forgery.
4. Susan B. Williams has offered to resolve this investigation by the Voluntary Surrender of the Right To Renew her real estate brokers license # 90-50228 pursuant to the terms of the Order set forth below.

**CONCLUSIONS OF LAW**

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to §452.14, Wis. Stats.
2. The Wisconsin Real Estate Board is authorized to enter into the attached Stipulation pursuant to §227.44(5), Wis. Stat.
3. Respondent **Susan B. Williams** has violated:

Wisconsin Statutes §§ 452.14(3)(k), and 452.14(3)(i) and Wisconsin Administrative Code § RL 24.03(2)(b) by misappropriating tenant funds, by altering documents, by falsifying documents and by forging client signatures.

## ORDER

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

IT IS FURTHER ORDERED, that the VOLUNTARY SURRENDER of Respondent **Susan B. Williams**' Right To F her Real Estate Broker's license is hereby accepted.

IT IS FURTHER ORDERED, that Respondent **Susan B. Williams** shall not be granted a credential under chapter 45 the Wisconsin Statutes for a minimum period of five years subsequent to the date of this Order. During the five year period subsequent to the date of this Order, the denial, in whole or in part, of any application or petition by Susan B. Williams for a cre authorized under chapter 452 of the Wisconsin Statues shall not constitute denial of a license and shall not give rise to a contest within the meaning of the Wisconsin Statutes §§ 227.01(3) and 227.42.

IT IS FURTHER ORDERED, that at any time after the five years subsequent to the date of this Order, the Responden B. Williams, may petition the Wisconsin Real Estate Board for issuance of a Wisconsin real estate broker's license. This petitio be granted if it affirmatively and unequivocally states in writing, signed under oath, the following;

1. That Respondent has not engaged in real estate practice in the State if Wisconsin during the time she has not been licensed;
2. That Respondent has not been the subject of further disciplinary action by the State of Wisconsin;
3. That Respondent is not, at the time of the filling of the Petition with the Board, a subject of a pending investigation by the Division of Enforcement of the Department of Regulation and Licensing;
4. That Respondent has never been arrested or charged with criminal activity;
5. That Respondent has never been convicted of any crime; and
6. That Respondent has completed and successfully satisfied all required education requirements for the 36 hour real estate broker's pre-license program described in Section RL 25.02(2) of the Wisconsin Administrative Code at an education institution approved by the Department of Regulation and Licensing, and submit proof of the same in the form of verification from the institution providing the education to the Real Estate Board.

IT IS FURTHER ORDERED, that file **02 REB 088** be, and hereby is, closed.

Dated this 23<sup>rd</sup> day of September, 2004.

WISCONSIN REAL ESTATE BOARD

Richard Kollmansberger