

# 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/wscca>.
- 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 DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	FINAL DECISION AND ORDER
PATRICIA K. RAMSEY,	:	LS0409237REB
RESPONDENT	:	

---

Division of Enforcement Case File No. 03 REB 095

The parties to this action for the purposes of Sec. 227.53, Stats., are:

Patricia K. Ramsey  
4049 South Kansas Avenue  
St. Francis, WI 53235

Real Estate Board  
Post Office Box 8935  
Madison, WI 53708-8935

Department of Regulation and Licensing  
Division of Enforcement  
Post Office 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 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. Patricia K. Ramsey (Date of Birth: November 26, 1958) is duly licensed to practice as a Real Estate Salesperson in the state of Wisconsin (license #94-55607). This license was first granted on November 11, 2002. The license is current until December 31, 2004.
2. Ms. Ramsey's most recent address reported to the Department of Regulation and Licensing is 4049 South Kansas Avenue, St. Francis, WI 53235.
3. On or about April 2, 2003, Ms. Ramsey was convicted of one count of Misdemeanor Theft over \$1,000.00, one count of Misdemeanor Theft over \$2,500.00 and one count of Misdemeanor Theft in a Business Setting over \$1,000.00 in Sawyer County, Wisconsin Circuit Court. A true and correct copy of the Criminal Complaint, Warrant, Information, Judgment of Conviction and Deferred Judgment of Conviction Agreement in this matter is attached to this document as Exhibit A. Exhibit A is incorporated by reference into this document.
4. At not time did Ms. Ramsey inform the Department of Regulation and Licensing in writing of the April 2, 2003, convictions. Nor did Ms. Ramsey provide a copy of the April 2, 2003, Judgment of Conviction to the Department of Regulation and Licensing within thirty (30) days after the judgment was entered.
5. In resolution of this matter, Patricia K. Ramsey consents to the entry of the following Conclusions of Law and Order.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction over this matter, pursuant to Sec. 452.14, Stats.
2. The Wisconsin Real Estate Board is authorized to enter into the attached stipulation, pursuant to Sec. 227.44(5), Wis. Stats.
3. By the conduct described above, Ms. Ramsey violated:

Sec. 452.14(3)(i), Stats. Demonstrated incompetency to act as a broker, salesperson or time share salesperson in a manner which safeguards the interests of the public.

Sec. 452.14(3)(k), Stats. Been guilty of any other conduct, whether of the same or a different character from that specified herein, which constitutes improper, fraudulent or dishonest dealing.

Wis. Admin. Code § RL 24.17(1). VIOLATIONS OF LAW. Licensees may not violate, or aid or abet the violation of, any law the circumstances of which substantially relate to the practices of a real estate broker or salesperson. A licensee who has been convicted of a crime, except motor vehicle offenses under chs. 341 to 349, Stats., shall send to the department within 30 days after the judgment of conviction a copy of the complaint or other judgment which describes the nature of the crime and the judgment of conviction in order that the department may determine whether the circumstances of the crime of which the licensee was convicted are substantially related to the practice of a real estate broker or salesperson, pursuant to s. 111.335(1)(c), Stats.

Wis. Admin. Code § RL 24.17(2). CONVICTION. The board may discipline a licensee on the basis of a conviction of any crime, the circumstances of which substantially related to the practice of real estate. A certified copy of a judgment of a court of record showing such conviction, within this state or without, shall be presumptive evidence of conviction.

### ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The Wisconsin Real Estate Board **ACCEPTS** the **VOLUNTARY SURRENDER** of the license of Patricia K. Ramsey (license #94-55607) to act as a Real Estate Salesperson in the State of Wisconsin. Ms. Ramsey shall immediately return all indicia of Wisconsin licensure to the Department Monitor, Post Office Box 8935, Madison, Wisconsin, 53708-8935.
2. If Patricia K. Ramsey applies or reapplies for any real estate license in the future, the Board may in its sole discretion determine whether, and under what terms and conditions, a license may be issued. Patricia K. Ramsey may be required to appear before the Board to answer any question the Board may have in connection with her application, and the Board may impose restrictions or limitations upon licensure or re-licensure. Denial in whole or in part of any application under this paragraph shall not constitute denial of a license and shall not give rise to a contested case within the meaning of Secs. 227.01(3) and 227.42, Stats.
3. This Order shall become effective upon the date of its signing.

REAL ESTATE BOARD

Richard Kollmansberger  
A Member of the Board

9-23-04  
Date