

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

STATE OF WISCONSIN
BEFORE THE DEPARTMENT OF REGULATION AND LICENSING

IN THE MATTER OF THE APPLICATION :
FOR AQB COMPLIANCE AS A : **FINAL DECISION**
REAL ESTATE APPRAISER OF : **AND ORDER**
BETTY LOU CAUFFMAN, :
APPLICANT. : Case No. LS-0601091-APP

Division of Enforcement Case # 05 APP 079

The parties to this action for the purposes of Wis. Stat. § 227.53 are:

Betty Lou Cauffman
4446 Golf Drive
Fennimore, WI 53809

Division of Enforcement
Department of Regulation and Licensing
1400 East Washington Avenue, P.O. Box 8935
Madison, WI 53708-8935

Department of Regulation & Licensing
1400 East Washington Avenue, P.O. Box 8935
Madison, WI 53708-8935

The Department of Regulation and Licensing adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. The Applicant is Betty Lou Cauffman, whose most recent address on file with the Department of Regulation and Licensing is 4446 Golf Drive, Fennimore, WI 53809.
2. Ms. Cauffman holds Real Estate Appraiser's license # 4-1062
3. Ms. Cauffman applied for AQB compliance on May 22, 2004.
4. The Department denied Ms. Cauffman's application on September 19, 2005.
5. Ms. Cauffman requested a hearing on the denial on November 2, 2005.
6. A Notice of Hearing was filed and this proceeding was initiated as LS-0601091-APP on January 9, 2006.
7. The Department's review of Ms. Cauffman's application for AQB compliance determined that Ms. Cauffman has demonstrated that she is competent to perform residential appraisals but that she has not demonstrated that she is competent to perform commercial appraisals at this time.
8. Ms. Cauffman is willing to limit her appraisal practice to residential appraisals until she has completed additional education in commercial appraisal, and additional experience either under the supervision of a licensed appraiser qualified to perform commercial appraisals or as demonstration appraisals.

CONCLUSION OF LAW

A. The Wisconsin Department of Regulation and Licensing has jurisdiction to act in this matter pursuant to Wis. Stat. §440.26 (6), and is authorized to enter into the attached Stipulation and issue this Final Decision and Order pursuant to Wis. Stat. § 227.44(5).

ORDER

NOW, THEREFORE, IT IS ORDERED that real estate appraiser's license 4-1062 issued to Betty Lou Cauffman is hereby limited as follows:

Until Betty Lou Cauffman submits a Petition for Removal of Limitation to the Real Estate Appraisers Board and submits satisfactory evidence of additional education and experience performing commercial appraisals, and until the Petition is granted by the Board, Ms. Cauffman may not perform commercial appraisals, except under the supervision of a licensed appraiser qualified to perform commercial appraisals, or as demonstration appraisals.

IT IS FURTHER ORDERED that Betty Lou Cauffman's application for AQB compliance is granted.

Violation of the limitation imposed by this Order may be construed as conduct imperiling public health, safety and welfare and may result in a summary suspension of Ms. Cauffman's license. The Real Estate Appraiser's Board in its discretion may in the alternative impose additional conditions and limitations or other additional discipline for a violation of the limitation.

Dated: May 24, 2006

Celia Jackson
Secretary

IN THE MATTER OF THE APPLICATION :
FOR AQB COMPLIANCE AS A :
REAL ESTATE APPRAISER OF : **STIPULATION**
BETTY LOU CAUFFMAN, : Case No. LS-0601091-APP
APPLICANT. :

Division of Enforcement Case # 05 APP 079

- It is hereby stipulated between Betty Lou Cauffman, applicant, and John Nicholas Schweitzer, attorney for the Department of Regulation and Licensing, Division of Enforcement, as follows:
1. This Stipulation is entered into as a result of a pending review of the Department’s denial of Ms. Cauffman’s application for Appraiser Qualifications Board (AQB) compliance.
 2. Ms. Cauffman has been offered the opportunity to obtain the advice of legal counsel prior to signing this stipulation.
 3. Ms. Cauffman understands that by signing this Stipulation she voluntarily and knowingly waives her rights, including: the right to a review hearing of the Department’s denial of her application, the right to testify, the right to file objections to any proposed decision and to present briefs or oral arguments to the officials who are to render the final decision, the right to petition for rehearing; and all other applicable rights afforded to her under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin Administrative Code, and any other provisions of state or federal law.
 4. Ms. Cauffman agrees to the adoption by the Secretary of the Department of Regulation and Licensing of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties. Ms. Cauffman waives all rights to any appeal of the Department's order, if adopted in the form as attached.
 5. The Division of Enforcement joins Ms. Cauffman in recommending that the Department accept this Stipulation and issue the attached Final Decision and Order.
 5. The parties understand and agree that if the terms of this Stipulation are not acceptable to the Department, the parties shall not be bound by the contents of this Stipulation, and the matter will be returned to the Administrative Law Judge for further proceedings. In the event that this Stipulation is not accepted by the Department, the parties agree not to contend that the Department has been prejudiced or biased in any manner by consideration of this attempted resolution.
 6. Ms. Cauffman is aware that if the Department adopts this Stipulation, the Final Decision and Order will be published in accordance with standard Department procedure.

Betty Lou Cauffman
4446 Golf Drive
Fennimore, WI 53809
Real Estate Appraisers License #4-1062

Date

John Nicholas Schweitzer
Attorney for the Division of Enforcement

Date

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