

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 REAL ESTATE BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

DALE G. STROHBEEN,
RESPONDENT.

FINAL DECISION AND ORDER

Order 00002101e

Division of Enforcement Cases #08 REB 52/53

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

Dale G. Strohbeen
465 Grand Ave.
New Richmond, WI 54017

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

PROCEDURAL HISTORY

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. Respondent Dale G. Strohbeen, (d.o.b. 12/28/47), is and was at all times relevant to the facts set forth herein a real estate broker licensed in the State of Wisconsin pursuant to license #39797-90, originally granted on 2/2/87.
2. On or about 11/29/07, Respondent listed two units for sale in a condominium development which had been foreclosed upon by a lender. Upon receiving the listing, Respondent observed that other listings by other brokers for condominiums in this development stated (in the multiple listing service list for the area) that there were no association dues, and Respondent listed these two properties in the same manner.

3. Respondent did not attempt to contact the condominium association or other primary source to determine the facts with respect to any required payments by owners in the development, and in fact there was a required \$20/mo fee for a common irrigation system.

4. Respondent subsequently informed the buyers of each of the properties, in response to direct questions through their own brokers or salespersons, that there were no association dues associated with the properties, and the buyers of each of the two properties purchased the homes with that understanding, in early 2008. This statement was incorrect, although given in subjective good faith.

CONCLUSIONS OF LAW

A. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to Wis. Stat. § 425.14(3), and is authorized to enter into the attached Stipulation pursuant to Wis. Stat. § 227.44(5).

B. The conduct described in paragraphs 2-4, above, violated Wis. Adm. Code § RL 24.03(2)(b). Such conduct constitutes unprofessional conduct within the meaning of the Code and statutes

ORDER

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

IT IS FURTHER ORDERED, that Dale G. Strohbeen is REPRIMANDED for his unprofessional conduct in this matter.

IT IS FURTHER ORDERED, that Respondent shall, no later than 8/31/10, demonstrate successful completion of three hours of continuing education in the area of consumer protection disclosures [Wis. Adm. Code § RL 25.02(2)(b)1.], which shall have been pre-approved by the Board or its designee. None of these hours may be used to satisfy Respondent's biennial continuing education requirement, and the required hours are in addition to that requirement.

IT IS FURTHER ORDERED, that Respondent shall pay COSTS in this matter in the amount of \$1,750, by October 20, 2010.

IT IS FURTHER ORDERED, that pursuant to Wis. Stat. § 227.51(3), and Wis. Adm. Code ch. RL 6, violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in a summary suspension of Respondent's license. The Board in its discretion may in the alternative impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this Order. In the event Respondent fails to timely submit full payment of the Costs as set forth above, or fails to demonstrate compliance with the ordered continuing education, the Respondent's license SHALL BE SUSPENDED, without further notice or hearing, until Respondent has paid the Costs in full,

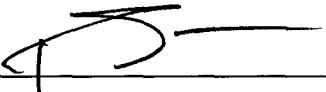
together with any accrued interest, AND demonstrated successful completion of the required education.

Dated this June 24, 2010.

WISCONSIN REAL ESTATE BOARD, by:

a member of the board

akt
i:\strohbeen.reb.stp.doc


PETER A. SVECH