

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE BOARD

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IN THE MATTER OF THE DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	FINAL DECISION AND ORDER
BARBARA A. HILGENBERG AND	:	
PREMIERE REALTY LLC,	:	
RESPONDENTS.	:	ORDER 0000 816

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Division of Enforcement Case No. 09 REB 063

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

Barbara A. Hilgenberg  
1227 S. Monroe Avenue  
Green Bay, WI 54301

Premiere Realty LLC  
1227 S. Monroe Avenue  
Green Bay, WI 54301

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

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 Wisconsin Real Estate Board (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 Barbara A. Hilgenberg is licensed in the State of Wisconsin as a Real Estate Broker, having license # 90-49581. This license was first granted to her on 11/12/1998 and is current through 12/14/2012. The most recent address on file with the Department of Regulation and Licensing for Ms. Hilgenberg is 1227 S. Monroe Avenue, Green Bay, WI 54301.

2. Respondent Premiere Realty LLC is licensed in the State of Wisconsin as a Real Estate Business Entity, having license # 91-700734. This license was first granted to it on 7/16/2003 and is current through 12/14/2012. The most recent address on file with the Department of Regulation and Licensing for Premiere Realty LLC is 1227 S. Monroe Avenue, Green Bay, WI 54301.
3. The Department of Regulation and Licensing received a complaint on or about 5/5/2009 against an employee of Premiere Realty LLC regarding a real estate transaction.
4. Ms. Hilgenberg is the owner and registered business representative of Premiere Realty LLC. As the broker-owner, Ms. Hilgenberg is responsible for the business operation of Premiere Realty LLC and for the supervision of its employees. She is also responsible for renewing the entity license.
5. During the investigation, the investigator discovered that Premiere Realty LLC operated as a real estate business entity without a current license from 12/15/2008 to 5/24/2010, a period of about 17 months.
6. During the two periods of time the license was in expired status, Premiere Realty LLC continued to operate as a real estate business entity.
7. In resolution of this matter, Respondents Barbara A. Hilgenberg and Premiere Realty LLC consent to the entry of the following Conclusions of Law and Order.

#### CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to Wis. Stat. § 452.14, and is authorized to enter into the attached Stipulation pursuant to Wis. Stat. § 227.44(5).
2. Respondents Barbara A. Hilgenberg and Premiere Realty LLC have violated Wis Stat. §§ 452.12(5)(a) and (b) by failing to renew the real estate business entity license of Premiere Realty LLC and engaging in activities covered by the real estate business entity license while that license was expired, as described in paragraphs 4-6 of the Findings of Fact.
3. As a result of the above violations, Respondents are subject to discipline pursuant to Wis. Stat. § 452.14(L).

#### ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. **Barbara A. Hilgenberg** (license # 90-49581) and **Premiere Realty LLC** (license # 91-700734) are hereby **REPRIMANDED**.

IT IS FURTHER ORDERED that:

2. Respondent **Barbara A. Hilgenberg** shall pay a **FORFEITURE** in the amount of **\$375.00** and **COSTS** in the amount of **\$175.00** for a **TOTAL** of **\$550.00**.
3. Barbara A. Hilgenberg shall submit a down payment of \$150 within 60 days of the date of this order. Two (2) more payments of \$200 will be due every 60 days from the date of the previous payment due date until the full \$550 is paid in full.
4. Respondent **Premiere Realty LLC** shall pay a **FORFEITURE** in the amount of **\$375.00** and **COSTS** in the amount of **\$175.00** for a **TOTAL** of **\$550.00**.
5. Premiere Realty LLC shall submit a down payment of \$150 within 60 days of the date of this order. Two (2) more payments of \$200 will be due every 60 days from the date of the previous payment due date until the full \$550 is paid in full.
6. Payment of the forfeiture and costs shall be made payable to the Wisconsin Department of Regulation and Licensing and sent to:

Department Monitor  
Division of Enforcement  
Department of Regulation and Licensing  
P.O. Box 8935, Madison, WI 53708-8935  
Telephone (608) 261-7904, Fax (608) 266-2264

7. 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 Respondents' licenses. 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 Respondents fail to timely submit payment of the forfeiture and costs as set forth above, the Respondents' licenses (Barbara A. Hilgenberg - # 90-49581; Premiere Realty LLC - #91-700734) may, in the discretion of the Board or its designee, be **SUSPENDED**, without further notice or hearing, until Respondents have complied with payment of the forfeiture and costs.
8. The attached stipulation is hereby accepted.
9. This Order is effective on the date of its signing.

Dated this 28 day of April, 2011.

WISCONSIN REAL ESTATE BOARD

By: \_\_\_\_\_