

# 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** :  
**DISCIPLINARY PROCEEDINGS AGAINST** :  
 : **FINAL DECISION AND ORDER**  
**JOEL L. LYNCH A/K/A** :  
**JOEL LEE HOFFMANN,** : *ORDER 0000 817*  
**RESPONDENT,** :

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Division of Enforcement Case File No. 10 REB 022

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

Joel L. Lynch a/k/a/ Joel Lee Hoffmann  
Milwaukee County Jail  
949 North 9<sup>th</sup> Street  
Milwaukee, Wisconsin 53233

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

Division of Enforcement  
Department of Regulation and Licensing  
Post Office Box 8935  
Madison, Wisconsin 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 Real Estate Board. The Real Estate Board has reviewed this Stipulation and considers it acceptable.

Accordingly, the Real Estate Board in this matter adopts the attached Stipulation and makes the following Findings of Fact, Conclusions of Law, and Order:

**FINDINGS OF FACT**

1. Joel L. Lynch (date of birth: December 12, 1978) is duly licensed to practice as a Real Estate Salesperson in the state of Wisconsin (license #94-68404). This license was first granted on August 22, 2006, and it expired December 20, 2010. Said license may be renewed by Joel L. Lynch for a period of five (5) years following the expiration.

2. Joel L. Lynch was granted a Real Estate Salesperson License under the name "Joel L. Lynch." Investigation by the Department of Regulation and Licensing (hereinafter the

“Department”) has revealed that Joel L. Lynch is also known by the name of Joel Lee Hoffmann (Joel L. Lynch/Joel Lee Hoffmann hereinafter referred to as “Respondent”).

3. Respondent’s most recent address on file with the Department is 2550 West Oakwood Road, Oak Creek, Wisconsin 53154. The Department’s investigation has found that Mr. Lynch is presently incarcerated at the Milwaukee County Jail, 949 North 9<sup>th</sup> Street, Milwaukee, Wisconsin 53233.

4. On March 9, 2010, Respondent was charged with the following felony crimes in Milwaukee County Circuit Court Case No. 2010CF001100:

- 1<sup>st</sup> Degree Sexual Assault (Use of a Dangerous Weapon) (one count)
- 2<sup>nd</sup> Degree Sexual Assault (Force or Violence) (four counts)
- Kidnapping (Seizes or Confines Forcibly) Use of a Dangerous Weapon (one count)
- Burglary (Arms Self) with Dangerous Weapon (one count)
- Child Enticement (Sexual Contact or Enticement) (one count)
- Stalking –Victim Under 18 (one count)

5. On January 20, 2011, Respondent was convicted on 5 of the counts referenced at paragraph 4, above: Count #1 Guilty of First Degree Sexual Assault; Count #2 Guilty of Second Degree Sexual Assault; Count #3 Guilty of Second Degree Sexual Assault; Count #4 Guilty of Kidnapping while using a dangerous weapon; Count #5 Guilty of Burglary.

6. Four counts remain pending against Respondent as of March 9, 2011.

7. Respondent failed to notify the Department of the convictions identified at paragraph 5, above, within thirty (30) days after the judgments of conviction.

8. In resolution of this matter, Respondent consents to 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(3), and is authorized to enter into the attached Stipulation pursuant to Wis. Stat. § 227.44(5).

2. By the conduct described in paragraph 5 of the Findings of Fact, Respondent has violated Wis. Admin. Code § RL 24.17(2) by being convicted of a crime the circumstances of which substantially relate to the practices of a real estate salesperson.

3. By the conduct described in paragraph 7 of the Findings of Fact, Respondent has violated Wis. Admin. Code § RL 24.17(1) by failing to report his convictions to the Department within 30 days after the judgment of conviction.

4. As a result of the violations noted in the Conclusions of Law, Respondent is subject to discipline pursuant to Wis. Admin. Code § RL 24.17(2).

**ORDER**

NOW, THEREFORE, IT IS ORDERED that:

1. The VOLUNTARY SURRENDER of the Real Estate Salesperson's license of Joel L. Lynch/ Joel Lee Hoffmann (license #94-68404) is hereby ACCEPTED.

IT IS FURTHER ORDERED that:

2. Respondent shall not seek to reinstate or apply for a Real Estate Salesperson or Real Estate Broker license with the State of Wisconsin, until such time as Respondent has completed any and all terms of his sentence, including but not limited to incarceration and extended supervision, in Milwaukee County Circuit Court Case Number 2010CF001100.

3. If Respondent ever seeks to reinstate his license or applies for any other license regulated by the Department, then he shall pay the costs of investigating and prosecuting this matter, in the amount of One Thousand Seven Hundred Eighty-six dollars (\$1,786.00), before any such application may be considered. Payment of the 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

4. In the event that Respondent complies with paragraph 3 of this Order and seeks to reinstate his license or applies for any other license regulated by the Department, he shall submit a new application for licensure and meet all requirements for licensure then existing at the time of his request.

5. In the event that Respondent complies with paragraph 3 of this Order and seeks to reinstate his license or applies for any other real estate license, the Wisconsin Real Estate Board may in its sole discretion determine whether, and under what circumstances, a license may be issued.

6. Respondent shall not practice or attempt to practice real estate in Wisconsin without being licensed.

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 further action against the Respondent. 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.

IT IS FURTHER ORDERED that:

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: 