

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

MICHAEL F. WALSH,
RESPONDENT.

:
:
: FINAL DECISION AND ORDER
:
: **ORDER 0001534**

Division of Enforcement Case No. 12 APP 026

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

Michael F. Walsh
7920 W. Lakeview Ct., Unit 2-A
Palos Heights, IL 60463

Wisconsin Real Estate Appraisers Board
P.O. Box 8935
Madison, WI 53708-8935

Division of Enforcement
Department of Safety and Professional Services
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 Real Estate Appraisers 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, Conclusions of Law and Order.

FINDINGS OF FACT

1. Respondent Michael F. Walsh (dob 10/27/1940) is licensed in the State of Wisconsin as a Certified General Appraiser and Licensed Appraiser, having license number 10-1124, first issued on 08/23/2001 and current through 12/14/2013. Mr. Walsh's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 7920 W. Lakeview Ct., Unit 2-A, Palos Heights, IL 60463.

2. On 10/24/2011, Mr. Walsh submitted an application to renew his credential. In the application, Mr. Walsh stated "I have completed 28 hours of Department-approved continuing education credits, including at least 7 hours in the Uniform Standards of Professional

Appraisal Practice (USPAP) between December 15, 2009 and December 14, 2011. I have evidence of this which I will furnish to the Department upon request.”

3. As part of the Department’s continuing education audit, Mr. Walsh was asked to submit a list of and certificates for courses that he took to meet his continuing education requirements. Mr. Walsh submitted documentation showing that he completed 28 hours; however, 16 of the hours for which he sought credit for the 2009-2011 biennium were not Department-approved courses.

4. On February 1, 2012, the Department sent Mr. Walsh an e-mail offering Mr. Walsh an opportunity to come into compliance with the continuing education requirement. The e-mail went unanswered. Division of Enforcement case number 12 APP 026 was subsequently opened for investigation.

5. In March 2012, Mr. Walsh was contacted by a Department investigator. Mr. Walsh informed the investigator that he wishes to voluntarily surrender his license.

6. In resolution of this matter, Respondent Michael F. Walsh consents to the entry of the following Conclusions of Law and Order.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Appraisers Board has jurisdiction to act in this matter pursuant to Wis. Stat. § 458.26, and is authorized to enter into the attached Stipulation pursuant to Wis. Stat. § 227.44(5).

2. By the conduct described in the Findings of Fact, Respondent violated Wis. Admin. Code § SPS 85.01(1) by failing to complete at least 28 hours of continuing education in a biennial period.

3. As a result of the above violations, Respondent Michael F. Walsh is subject to discipline pursuant to Wis. Stat. §§ 458.26(3)(a) and (i).

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The VOLUNTARY SURRENDER of the Certified General and Licensed Appraiser license of Michael F. Walsh (license number 10-1124) is hereby ACCEPTED.

2. If Respondent ever seeks to reinstate his license or applies for any other credential regulated by the Department, then he shall pay the costs of investigating and prosecuting this matter, in the amount of \$218.00, before any such application may be considered. Payment of the costs shall be made payable to the Wisconsin Department of Safety and Professional Services and sent to:

Department Monitor
Division of Enforcement

Department of Safety and Professional Services
P.O. Box 8935, Madison, WI 53708-8935
Telephone (608) 267-3817, Fax (608) 266-2264

3. In the event that Respondent seeks to reinstate his license or applies for any other appraiser license, he shall submit a new application for licensure and meet all requirements for licensure then existing at the time of his request.

4. Should Respondent seek to reinstate his license or apply for any other appraiser license, the Wisconsin Real Estate Appraisers Board may in its sole discretion determine whether, and under what circumstances, a license may be issued.

5. Respondent shall not practice real estate appraisal in the State of Wisconsin without being licensed as a real estate appraiser in Wisconsin.

6. Violation of any terms of this Order may be construed as conduct imperiling public health, safety and welfare. In its discretion the Department may, in the alternative, impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this Order.

7. This Order is effective on the date of its signing.

WISCONSIN REAL ESTATE APPRAISERS BOARD

by: 
A Member of the Board

5/9/2012
Date