

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

JOSEPH F. BRADLEY and
DAIRYLAND REAL ESTATE, LLC.,
RESPONDENTS.

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:
:
:
:

FINAL DECISION AND ORDER

ORDER 0001988

Division of Enforcement Case No. 12 REB 020

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

Joseph F. Bradley
16 S. Madison St., Ste. A
Evansville, WI 53536

Dairyland Real Estate, LLC
7 E Main St., Ste. 8
Evansville, WI 53536

Wisconsin Real Estate Examining 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 Wisconsin Real Estate Examining 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 Joseph F. Bradley (dob 12/20/1944) is licensed in the State of Wisconsin as a Real Estate Broker, having license number 52229-90, first issued on 05/07/2004 and current through 12/14/2012. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 16 S. Madison St., Ste. A, Evansville, WI 53536.

2. Respondent Dairyland Real Estate, LLC (Dairyland) is licensed in the State of Wisconsin as a Real Estate Business Entity, having license number 701092-91, first issued on 02/10/2005 and current through 12/14/2012. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 7 E. Main St., Ste. 8, Evansville, WI 53536.

3. Respondent Bradley is the delegated business representative and supervising broker of Respondent Dairyland.

4. From at least October 2011 through the present, Respondent Dairyland employed a real estate salesperson, WHB.

5. WHB had an expired real estate salesperson license from 12/14/2010 through 04/04/2012.

6. WHB did not file a notice of employment at Respondent Dairyland until 04/20/2012.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Examining 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. By the conduct described in the Findings of Fact, Respondents violated Wis. Admin. Code § REEB 17.07 by failing at the beginning of each biennial licensure period to determine that each licensee employed was properly licensed.

3. By the conduct described in the Findings of Fact, Respondents violated Wis. Admin. Code § REEB 17.07 by employing an unlicensed person.

4. By the conduct described in the Findings of Fact, Respondents violated Wis. Admin. Code § REEB 17.07 by employing a person who has failed to file the notice of employment or the transfer application to engage in real estate practice for the Respondents.

5. As a result of the above violations, Respondent is subject to discipline pursuant to Wis. Stat. § 452.14(3)(L).

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The attached Stipulation is hereby accepted.
2. Respondent Joseph F. Bradley is hereby REPRIMANDED.
3. Respondent Dairyland Real Estate, LLC is hereby REPRIMANDED.

4. Within 90 days of the date of this Order, Respondent Joseph F. Bradley shall pay COSTS of this matter in the amount of \$87.50.

5. Within 90 days of the date of this Order, Respondent Dairyland Real Estate, LLC shall pay COSTS of this matter in the amount of \$87.50.

6. Payment of forfeiture and costs shall be made payable to the Wisconsin Department of Safety and Professional Services and sent to the Department Monitor at the address below:

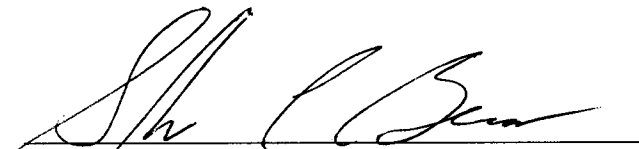
Department Monitor
Division of Enforcement
Department of Safety and Professional Services
P.O. Box 8935, Madison, WI 53708-8935
Telephone (608) 267-3817, Fax (608) 266-2264

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' 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 Respondents fail to timely submit payment of the costs as ordered, Respondents' licenses (nos. 52229-90 and 701092-91) 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. This Order is effective on the date of its signing.

WISCONSIN REAL ESTATE EXAMINING BOARD

by:


A Member of the Board

8-16-12
Date