

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	:	
	:	FINAL DECISION AND ORDER
NIELS S. THOGERSEN, JR.,	:	
RESPONDENT.	:	ORDER 0002153

Division of Enforcement Case No. 11 REB 079

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

Niels S. Thogersen, Jr.
17145 W. Bluemound Rd., #132
Waukesha, WI 53005

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 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 Niels S. Thogersen, Jr., (dob 02/10/1943) is licensed in the State of Wisconsin as a Real Estate Broker, having license number 90-19923, first issued on 09/24/1977 and current through 12/14/2012. Respondent Thogersen's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 17145 West Bluemound Road, #132, Waukesha, Wisconsin 53005.

2. Respondent Thogersen's real estate broker license was inactive from 05/02/2011 to 10/14/2011 due to tax delinquency.

3. Respondent Thogersen worked as a Real Estate Broker during the time his license was inactive.

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, Niels S. Thogersen, Jr., violated Wis. Stat. § 452.03 by engaging in the practice of a real estate broker with an inactive license.

3. As a result of the above violations Niels S. Thogersen, Jr., is subject to discipline pursuant to Wis. Stat. § 452.14(3)(L).

ORDER

1. The attached Stipulation is accepted.

2. Respondent Thogersen is REPRIMANDED.

3. Within ninety (90) days from the date of this Order Niels S. Thogersen, Jr., shall pay COSTS of this matter in the amount of \$500.00.

4. Payment of 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
DSPSMonitoring@wisconsin.gov

5. 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 payment of the costs as ordered, Respondent's license (no. 90-19923) may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondent has complied with payment of the costs.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by:


A Member of the Board

11-15-12
Date