

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF APPLICATION FOR :
A REAL ESTATE SALESPERSON LICENSE : ORDER GRANTING
 : LIMITED LICENSE
GABRIEL ALBRECHT :
APPLICANT : **00037 51**

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

GABRIEL ALBRECHT
3745 MAMMOTH TRAIL
MADISON, WI 53719

REAL ESTATE EXAMINING BOARD
1400 EAST WASHINGTON AVENUE
P.O. BOX 8935
MADISON, WI 53708-8935

FINDINGS OF FACT

1. GABRIEL ALBRECHT (Applicant) has filed an application for renewal of his credential (#62416-94) to practice as a real estate salesperson in Wisconsin.
2. Information received in the application process reflects that the Applicant has the following convictions/pending charges:
 - a. On or about April 10, 2014 – Operating While Intoxicated (1st)
 - b. On or about April 10, 2014 – Possession of THC
3. Information on file shows that the applicant did not report the above convictions as required by Wis. Admin. Code § REEB 24.17.
4. Information on file reflects that a complete criminal history review demonstrates that the Applicant also has the following convictions:
 - a. On or about June 12, 1996 – Possession w/ Intent – THC (>500-2500g), an unclassified Felony offense in violation of Wis. Stat. § 161.41(1m)(h)2.
 - b. On or about June 12, 1996 – Possession w/ Intent – Psilocin (≤ 100g), an unclassified Felony offense in violation of Wis. Stat. § 161.41(1m)(g)1.
5. The facts and circumstances of the convictions(s) referenced above have raised concerns with the Board regarding the applicant's ability to transact the business of a real estate salesperson in a manner that safeguards the interests of the public.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Examining Board has jurisdiction over this matter pursuant to Wis. Stat. §§ 15.08(5)(c), 452.05(1)(a) and 452.05(1)(i).

ORDER

NOW, THEREFORE, IT IS ORDERED that GABRIEL ALBRECHT is GRANTED A REAL ESTATE SALESPERSON LICENSE subject to the following LIMITATIONS, TERMS AND CONDITIONS:

Practice Limitations

1. Applicant shall at all times practice as a real estate salesperson under the supervision of a Wisconsin licensed real estate broker approved by the Board. Approval shall be obtained **through correspondence with the Department Monitor.**
2. Applicant shall notify his broker-employer of his history of arrests and convictions prior to employment, and shall provide a copy of this Order to his supervisor at all business entities where he works as a real estate salesperson.
3. Applicant shall commit no new violations of law, and shall report all law enforcement contacts leading to arrest, charge or conviction, including DWI/OWI and municipal/ordinance violations, to the Department Monitor within 48 hours of any such event, including any conviction resulting from any pending charge(s).
4. Applicant shall not operate a motor vehicle containing a client or customer (potential or active) while practicing under this limited real estate salesperson credential.

Reporting Requirements

5. Applicant shall file with the Board quarterly reports at the direction of the Department Monitor commencing ninety (90) days after Applicant commences employment. Each report shall include the following:
 - a. The name, address and telephone number of the Applicant, and name, address and telephone number of his employer;
 - b. A statement from the Applicant as to whether he has had any law enforcement contacts leading to arrest, charge or conviction (including DWI/OWI and municipal/ordinance violations) during the term of the Order.
 - c. Applicant shall report to the Department Monitor any change of employment status, residence, address or telephone number within five (5) days of the date of a change.
6. Applicant shall arrange for written reports from his supervisor(s) to be provided to Department Monitor on a quarterly basis, as directed by Department Monitor. These reports shall assess Applicant's work performance and describe the circumstances of his employment, including the nature and extent of the Applicant's sales activities and whether he has practiced in compliance with all laws governing the practice of real estate sales.

7. Applicant is responsible for compliance with all of the terms and conditions of this Order, including the timely submission of reports by others. Applicant shall promptly notify Department Monitor of any suspected violations of any of the terms and conditions of this Order.
8. The Department Monitor is the individual designated by the department as its agent to coordinate compliance with the terms of this Order. Any requests, petitions, reports or other information required by this Order shall be mailed, faxed or delivered to:

DEPARTMENT MONITOR
Department of Safety and Professional Services
Division of Legal Services & Compliance
1400 East Washington Ave., P.O. Box 7190
Madison, WI 53707-7190
Fax: (608) 266-2264
Telephone: (608) 267-3817

Petitions for Modification

9. Applicant may petition the Department Monitor for modification of the terms of this Order after completion of two years of practice in compliance with all terms and conditions of this Order. "Practice in compliance" includes the submission of work reports, the content of which are satisfactory to the Board. Applicant's petition must include his history of employment from the effective date of this Order that states the dates and names of any employer, such employment in total equaling two years of practice. Any such petition shall be accompanied by a written recommendation from Applicant's current employer that includes, among other things, the dates of employment and scope of responsibility during such employment. A denial of such a petition for modification shall not be deemed a denial of license under Wis. Stat. §§ 227.01(3), or 227.42, or Wis. Admin. Code ch. SPS 1, and shall not be subject to any right to further hearing or appeal.

Costs

10. Applicant shall be responsible for all costs and expenses associated with compliance with the terms of this Order.

Summary Suspension/Additional Discipline

11. 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 Applicant'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 that Applicant fails to submit quarterly reports as ordered, Applicant's license may, in the discretion of the Real Estate Examining Board or its designee, be **SUSPENDED**, without further notice or hearing, until Applicant has complied with the terms of this order.

Dated at Madison, Wisconsin this 16 day of February, 2015

Stephen Beers
Stephen Beers, Chairperson
Real Estate Examining Board

STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF APPLICATION FOR :
A REAL ESTATE SALESPERSON LICENSE :
:
GABRIEL ALBRECHT :
APPLICANT :

STIPULATION

00037 51

It is hereby stipulated between the above-referenced Applicant and the State of Wisconsin Real Estate Examining Board as follows:

The Applicant has filed an application for a real estate salesperson license. Information received by the Board has raised concerns about this applicant's ability to practice real estate in a manner that safeguards the interests of the public. Based upon the information of record herein, the Board agrees to issue and the Applicant agrees to accept a Limited License as a real estate salesperson subject to the terms and conditions set forth in the attached Order.

Dated this 9th day of February, 2015



Gabriel Albrecht, Applicant

STATE OF WISCONSIN
REAL ESTATE EXAMINING BOARD

Dated this 16 day of February, 2015

By: Stephen Beers
Stephen Beers, Chairperson
Real Estate Examining Board