

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



### Wisconsin Department of Safety and Professional Services Access to the Public Records of the Reports of Decisions

This Reports of Decisions document was retrieved from the Wisconsin Department of Safety and Professional Services website. These records are open to public view under Wisconsin's Open Records law, sections 19.31-19.39 Wisconsin Statutes.

#### Please read this agreement prior to viewing the Decision:

- The Reports of Decisions is designed to contain copies of all orders issued by credentialing authorities within the Department of Safety and Professional Services from November, 1998 to the present. In addition, many but not all orders for the time period between 1977 and November, 1998 are posted. Not all orders issued by a credentialing authority constitute a formal disciplinary action.
- Reports of Decisions contains information as it exists at a specific point in time in the Department of Safety and Professional Services data base. Because this data base changes constantly, the Department is not responsible for subsequent entries that update, correct or delete data. The Department is not responsible for notifying prior requesters of updates, modifications, corrections or deletions. All users have the responsibility to determine whether information obtained from this site is still accurate, current and complete.
- There may be discrepancies between the online copies and the original document. Original documents should be consulted as the definitive representation of the order's content. Copies of original orders may be obtained by mailing requests to the Department of Safety and Professional Services, PO Box 8935, Madison, WI 53708-8935. The Department charges copying fees. *All requests must cite the case number, the date of the order, and respondent's name* as it appears on the order.
- Reported decisions may have an appeal pending, and discipline may be stayed during the appeal. Information about the current status of a credential issued by the Department of Safety and Professional Services is shown on the Department's Web Site under "License Lookup."

The status of an appeal may be found on court access websites at:

<http://ccap.courts.state.wi.us/InternetCourtAccess> and <http://www.courts.state.wi.us/wscga>

- Records not open to public inspection by statute are not contained on this website.

**By viewing this document, you have read the above and agree to the use of the Reports of Decisions subject to the above terms, and that you understand the limitations of this on-line database.**

**Correcting information on the DSPS website:** An individual who believes that information on the website is inaccurate may contact [DSPS@wisconsin.gov](mailto:DSPS@wisconsin.gov)

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

---

IN THE MATTER OF APPLICATION FOR	:	
A REAL ESTATE TIMESHARE	:	0004031
SALESPERSON CERTIFICATE OF	:	
REGISTRATION	:	ORDER GRANTING
	:	LIMITED
AARON JOHNSON	:	CERTIFICATE OF
APPLICANT	:	REGISTRATION

---

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

AARON JOHNSON  
N609 HINDRICHS RD  
LYNDON STATION, WI 53944

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

FINDINGS OF FACT

1. AARON JOHNSON (Applicant) has filed an application for renewal of his credential (#2313-93) to practice as a real estate timeshare salesperson in Wisconsin.
2. Applicant was granted his initial real estate timeshare salesperson certificate of registration on or about January 1, 2006.
3. Information received in the application process reflects that the Applicant has received the following violations and convictions during the period he had his credential:
  - a. On or about August 3, 2010 – Operating While Intoxicated (1st) (Ord.)
  - b. On or about April 12, 2011 – Operating While Revoked (Rev. due to alch.) (Misd.)
  - c. On or about December 5, 2011 – Disorderly Conduct (Ord.)
  - d. On or about September 19, 2011 – Operating While Suspended (Ord.)
  - e. On or about March 5, 2012 – Operating While Suspended (2<sup>nd</sup>) (Ord.)
  - f. On or about October 8, 2012 – Operating While Suspended (3<sup>rd</sup>) (Ord.)
  - g. On or about April 15, 2013 – Operating While Suspended (4<sup>th</sup>+) (Ord.)
  - h. On or about April 22, 2013 – Operating While Suspended (3<sup>rd</sup>) (Ord.)
  - i. On or about June 24, 2013 – Operating While Suspended (4<sup>th</sup>+) (Ord.)
  - j. On or about September 16, 2013 – Operating While Suspended (4<sup>th</sup>+) (Ord.)
  - k. On or about October 21, 2013 – Operating While Suspended (4<sup>th</sup>+) (Ord.)

4. Additionally, during 2014 the applicant was arrested and pled guilty to the three charges listed below. Applicant entered into a deferred prosecution agreement with the State, and if he successfully complies with the terms of the agreement, these charges will be dismissed.

- a. On or about November 13, 2014 – Domestic Abuse Battery (Misd.)
- b. On or about November 13, 2014 – Domestic Abuse Criminal Damage to Property (Misd.)
- c. On or about November 13, 2014 – Domestic Abuse Disorderly Conduct (Misd.)

5. The facts and circumstances of the violations and convictions referenced above have raised concerns with the Board regarding the applicant's ability to transact the business of a real estate timeshare 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), 452.025(1)(b)4., 452.14(3) and 452.05(1)(a).

#### **ORDER**

NOW, THEREFORE, IT IS ORDERED that AARON JOHNSON is GRANTED A REAL ESTATE TIMESHARE SALESPERSON CERTIFICATE OF REGISTRATION subject to the following LIMITATIONS, TERMS AND CONDITIONS:

##### Practice Limitations

1. Applicant shall at all times practice as a real estate timeshare salesperson under the supervision of a Wisconsin licensed real estate broker approved by the Board. Approval shall be obtained through correspondence with the Department of Safety and Professional Services Monitor (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 timeshare 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).

##### Reporting Requirements

4. 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.
5. Applicant shall arrange for written reports from his supervisor(s) to be provided to Department Monitor on a quarterly basis. 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.
6. 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.
7. 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  
dpsmonitoring@wi.gov

#### Petitions for Modification

8. Applicant may petition the Department Monitor for modification of the terms of this Order after completion of two (2) 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

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

Summary Suspension/Additional Discipline

10. In the event that Applicant violates any term of this Order, Applicant's license may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Applicant has complied with the terms of the Order. The Board may, in addition and/or in the alternative, refer any violation of this Order to the Division of Legal Services and Compliance for further investigation and action.

Dated at Madison, Wisconsin this 1 day of June, 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 TIMESHARE  
SALESPERSON CERTIFICATE OF  
REGISTRATION

0004031

STIPULATION

AARON JOHNSON  
APPLICANT

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

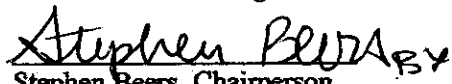
The Applicant has filed an application for a real estate timeshare salesperson certificate of registration. Information received by the Board has raised concerns about this applicant's ability to practice real estate in a manner that safeguards the interests of the public. Based upon the information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

Dated this 28<sup>th</sup> day of May, 2015

  
Aaron Johnson, Applicant

STATE OF WISCONSIN  
REAL ESTATE EXAMINING BOARD

Dated this 1 day of June, 2015

By:   
Stephen Beers, Chairperson  
Real Estate Examining Board