

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF APPLICATION FOR :  
A REAL ESTATE SALESPERSON :  
CERTIFICATE OF REGISTRATION : ORDER GRANTING  
 : LIMITED  
 PAUL RAPALA : CERTIFICATE OF  
 APPLICANT : REGISTRATION

0005024

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

PAUL RAPALA  
1733 MILWAUKEE AVE  
SOUTH MILWAUKEE, WI 53172

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

FINDINGS OF FACT

1. PAUL RAPALA (Applicant) has filed an application (#541427) for a certificate of registration to practice as a real estate salesperson in Wisconsin.
2. Information received in the application process reflects that the Applicant has the following on his record:
  - A. On or about September 21, 1983 – Loitering, an ordinance violation.
  - B. On or about May 9, 1985 – Obstruction, an ordinance violation.
  - C. On or about August 29, 1989 – Disorderly Conduct, an ordinance violation.
  - D. On or about November 14, 1989 – Possession of Controlled Substance, a misdemeanor.
  - E. On or about 1994 – OWI 1st, an ordinance violation.
  - F. On or about December 11, 1994 – Endanger Safety/Dangerous Weapon, a misdemeanor.
  - G. On or about November 19, 1997 – Disorderly Conduct, a misdemeanor.
  - H. On or about January 29, 2003 – Disorderly Conduct, an ordinance violation.
  - I. On or about October 20, 2004 – Criminal Damage to Property, a misdemeanor.
  - J. On or about April 19, 2011 – Disorderly Conduct, an ordinance violation.
  - K. On or about July 23, 2015 – Disorderly Conduct, a misdemeanor.

## CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Examining Board has jurisdiction over this matter pursuant to Wis. Stat. § 452.05(1)(a).
2. The facts and circumstances of the violations referenced above substantially relate to the practice of a real estate salesperson.
3. Applicant, by his conduct, is subject to limitations against his certificate of registration, pursuant to Wis. Stat. §§ 452.03 and 452.14(3).
4. Limitations upon Applicant's certificate of registration are necessary to ensure that he is competent to act in a manner which safeguards the interests of the public, pursuant to Wis. Stat. § 452.03.

## **ORDER**

NOW, THEREFORE, IT IS ORDERED that PAUL RAPALA is GRANTED A REAL ESTATE 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 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 24 hours of any such event, including any convictions resulting from pending charges.

### 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 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, 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.
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 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/Discipline

10. In the event that Applicant violates any term of this Order, Applicant's certificate of registration 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 15<sup>th</sup> day of November, 2016

By: Michael Mulleady  
Michael J. Mulleady, Chairperson  
Real Estate Examining Board

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF APPLICATION FOR :  
A REAL ESTATE SALESPERSON :  
CERTIFICATE OF REGISTRATION :  
 :  
PAUL RAPALA :  
APPLICANT :

**STIPULATION**

**0005024**

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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 certificate of registration. Information received by the Board reflects a basis for denial of the application for a credential. Based upon the information of record, the Board agrees to issue and the Applicant agrees to accept an Order Granting a Limited Certificate of Registration as a real estate salesperson subject to the terms and conditions set forth in the attached Order.

Dated this 30 day of OCTOBER, 2016

By: Paul F. Rapala  
Paul Rapala, Applicant

STATE OF WISCONSIN  
REAL ESTATE EXAMINING BOARD

Dated this 15<sup>th</sup> day of November, 2016

By: Michael J. Mulleady  
Michael J. Mulleady, Chairperson  
Real Estate Examining Board