

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
ROBIN L. STICH, :
RESPONDENT. :

ORDER 0006852

Division of Legal Services and Compliance Case No. 18 REB 100

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

Robin L. Stich
Silver Cliff, WI 54104

Wisconsin Real Estate Examining Board
P.O. Box 8366
Madison, WI 53708-8366

Division of Legal Services and Compliance
Department of Safety and Professional Services
P.O. Box 7190
Madison, WI 53707-7190

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 Robin L. Stich (Birth Year 1979) is licensed by the State of Wisconsin as a real estate salesperson, having license number 85216-94, first issued on November 14, 2017 and expired as of December 15, 2018. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is in Silver Cliff, Wisconsin 54104.
2. On September 10, 2018, the Department received a complaint alleging that Respondent had forged the buyer's signature on a real estate transaction form. The Division of Legal Services and Compliance (DLSC) subsequently opened Case Number 18 REB 100 for investigation.
3. On November 13, 2018, the Department sent Respondent an email requesting a response to the complaint and copies of her continuing education (CE) certificates for courses

taken during the 2017-2018 biennium at her email address of record with the Department. The Department did not receive a response.

4. On November 19, 2018, Respondent's supervising broker responded to the Department. In the supervising broker's response, he stated that Respondent did not follow the firm's process for accepted offers, so he was unaware of numerous details of this transaction. Additionally, Respondent was not returning phone calls of the supervising broker to get clarification. Documents for this transaction were not maintained in a manner that gave the firm access to the files for review.

5. On November 27, 2018, the Department mailed Respondent a letter requesting a response to the complaint and copies of her CE certificates for courses taken during the 2017-2018 biennium at her address of record with the Department. The Department did not receive a response.

6. On July 30, 2019, the Department mailed Respondent a letter requesting a response to the complaint and copies of her CE certificates for courses taken during the 2017-2018 biennium at her address of record with the Department. The Department did not receive a response.

7. On August 14, 2019, the Department mailed Respondent a letter requesting a response to the complaint and copies of her CE certificates for courses taken during the 2017-2018 biennium at her address of record with the Department.

8. On August 28, 2019, Respondent admitted that she did not complete her CE requirements for the 2017-2018 biennium, and stated that she was no longer working as a real estate salesperson and did not plan to work as a real estate salesperson in the future.

9. In resolution of this matter, Respondent consents to the entry of the following Conclusions of Law and Order.

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. Pursuant to Wis. Stat. § 440.08(3), Respondent retains the right to renew her real estate salesperson license until December 14, 2023.

3. By the conduct described in the Findings of Fact, Respondent violated Wis. Stat. § 452.133(1)(a)(b) by failing to provide brokerage services honestly and fairly and with reasonable skill and care pursuant to Wis. Stat. § 452.133(4m)(a).

4. By the conduct described in the Findings of Fact, Respondent violated Wis. Admin. Code § REEB 24.17(5) by failing to respond to a request for information from the Department within 30 days of the date of the request.

5. By the conduct described in the Findings of Fact, Respondent violated Wis. Admin. Code § REEB 25.065(1) and (5) by failing to complete her continuing education requirements.

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

ORDER

1. The attached Stipulation is accepted.

2. The VOLUNTARY SURRENDER of Respondent Robin L. Stich's right to renew her real estate salesperson license (number 85216-94) is ACCEPTED.

3. This surrender constitutes Respondent Robin L. Stich's permanent relinquishment of her right to renew her real estate salesperson license and her right to practice real estate in the state of Wisconsin. The Board will not, at any time in the future, process or otherwise consider an application or attempt at renewal by Respondent Robin L. Stich of credentials necessary to practice real estate in the state of Wisconsin.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by: Thomas Richter, Jr.
A Member of the Board

6/18/2020
Date

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DIV LEGAL SERVICES & COMPLIANCE
DEPT SAFETY & PROFESSIONAL SERVICES

STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

ROBIN L. STICH,
RESPONDENT.

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:
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:
:

STIPULATION

ORDER 0006852

Division of Legal Services and Compliance Case No. 18 REB 100

Respondent Robin L. Stich and the Division of Legal Services and Compliance, Department of Safety and Professional Services stipulate as follows:

1. This Stipulation is entered into as a result of a pending investigation by the Division of Legal Services and Compliance. Respondent consents to the resolution of this investigation by Stipulation.

2. Respondent understands that by signing this Stipulation, Respondent voluntarily and knowingly waives the following rights:

- the right to a hearing on the allegations against Respondent, at which time the State has the burden of proving those allegations by a preponderance of the evidence;
- the right to confront and cross-examine the witnesses against Respondent;
- the right to call witnesses on Respondent's behalf and to compel their attendance by subpoena;
- the right to testify on Respondent's own behalf;
- the right to file objections to any proposed decision and to present briefs or oral arguments to the officials who are to render the final decision;
- the right to petition for rehearing; and
- all other applicable rights afforded to Respondent under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin Administrative Code, and other provisions of state or federal law.

3. Respondent is aware of Respondent's right to seek legal representation and has been provided an opportunity to obtain legal counsel before signing this Stipulation.

4. Respondent agrees to the adoption of the attached Final Decision and Order by the Wisconsin Real Estate Examining Board (Board). The parties to the Stipulation consent to the entry of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties. Respondent waives all rights to any appeal of the Board's order, if adopted in the form as attached.

5. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation, and the matter shall then be returned to the Division of Legal Services and Compliance for further proceedings. In the event that the Stipulation is

not accepted by the Board, the parties agree not to contend that the Board has been prejudiced or biased in any manner by the consideration of this attempted resolution.

6. The parties to this Stipulation agree that the attorney or other agent for the Division of Legal Services and Compliance and any member of the Board ever assigned as an advisor in this investigation may appear before the Board in open or closed session, without the presence of Respondent, for purposes of speaking in support of this agreement and answering questions that any member of the Board may have in connection with deliberations on the Stipulation. Additionally, any such advisor may vote on whether the Board should accept this Stipulation and issue the attached Final Decision and Order.

7. Respondent is informed that should the Board adopt this Stipulation, the Board's Final Decision and Order is a public record and will be published in accordance with standard Department procedure.

8. The Division of Legal Services and Compliance joins Respondent in recommending the Board adopt this Stipulation and issue the attached Final Decision and Order.

Robin L. Stich

Robin L. Stich, Respondent
Silver Cliff, WI 54104
Credential No. 85216-94

5-9-20

Date

Renee M. Parton

Renee M. Parton, Attorney
Division of Legal Services and Compliance
P.O. Box 7190
Madison, WI 53707-7190

5/13/2020

Date