

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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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/wscca>

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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	FINAL DECISION AND ORDER
CHARLES D. OLSON AND	:	
RIVER VALLEY REALTY LLC,	:	
RESPONDENTS.	:	<b>ORDER 0007058</b>

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Division of Legal Services and Compliance Case No. 17 REB 122

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

Charles D. Olson  
La Crosse, WI 54601

River Valley Realty, LLC  
La Crosse, WI 54601

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 Charles D. Olson (Birth Year 1949) is licensed by the State of Wisconsin as a real estate broker, having license number 49417-90, first issued on June 2, 1998 and current through December 14, 2020. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is in La Crosse, Wisconsin 54601.

2. Respondent River Valley Realty, LLC is licensed by the State of Wisconsin as a real estate business entity, having license number 701807-91, first issued on June 18, 2007 and current through December 14, 2020. Respondent's most recent address on file with the Department is in La Crosse, Wisconsin 54601.

3. Respondent Charles D. Olson is identified in Department records as the responsible licensee in charge of Respondent River Valley Realty, LLC.

4. On August 21, 2014, Respondent River Valley Realty, LLC was reprimanded by the Board and assessed a \$500 forfeiture in Case Number 13 REB 023 for violating Wis. Admin. Code §§ REEB 24.17(3) and 17.08(1) regarding the maintenance of a trust account. (Final Decision and Order # 0003350)

5. On December 22, 2017, the Department received a complaint alleging that Respondents improperly managed Complainant's properties and operated without a written Property Management Agreement. The Division of Legal Services and Compliance (DLSC) subsequently opened Case Number 17 REB 122 for investigation.

6. On December 18, 2015, Respondent Charles D. Olson and the owner of two properties made a verbal agreement for Respondent Charles D. Olson to manage the properties. Respondent Charles D. Olson did not create a written, signed Property Management Agreement.

7. From January 1, 2016 to January 24, 2017, Respondent Charles D. Olson managed the two properties for the property owner without a written and signed Property Management Agreement.

8. On April 27 and April 28, 2016, Respondents and the property owner signed a WB-5 Commercial Listing Contract for the subject properties. Respondents failed to include a specified end date for the term of the contract.

9. In resolution of this matter, Respondents consent 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. By the conduct described in the Findings of Fact, Respondents violated Wis. Stat. § 452.133(1)(b) by failing to provide brokerage services with reasonable skill and care pursuant to Wis. Stat. § 452.133(4m)(a).

3. By the conduct described in the Findings of Fact, Respondents violated Wis. Admin. Code § REEB 16.06(8) by failing to use approved forms and prepare addenda in such a manner as to adequately accomplish the contractual instruction of the person for whom the licensee uses the forms and prepares the addenda.

4. By the conduct described in the Findings of Fact, Respondent Charles D. Olson violated Wis. Admin. Code § REEB 24.08 by failing to put the property management agreement in writing.

5. As a result of the above violations, Respondents are subject to discipline pursuant to Wis. Stat. § 452.14(3)(L).

ORDER

1. The attached Stipulation is accepted.
2. Respondent Charles D. Olson is REPRIMANDED.
3. Respondent River Valley Realty, LLC is REPRIMANDED.
4. Within ninety (90) days from the date of this Order, Respondent Charles D. Olson shall pay one-half of the COSTS of this matter in the amount of \$560.
5. Within ninety (90) days from the date of this Order, Respondent River Valley Realty, LLC shall pay one-half of the COSTS of this matter in the amount of \$560.
6. Payment of costs (made payable to the Wisconsin Department of Safety and Professional Services) shall be sent by Respondents to the Department Monitor at the address below:

Department Monitor  
Division of Legal Services and Compliance  
Department of Safety and Professional Services  
P.O. Box 7190, Madison, WI 53707-7190  
Telephone (608) 267-3817; Fax (608) 266-2264  
DSPSMonitoring@wisconsin.gov

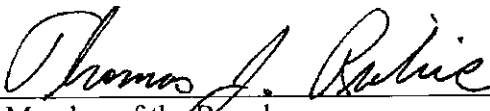
You may also submit this information online via DSPS' Monitoring Case Management System at: <https://dpsmonitoring.wi.gov/>

7. In the event Respondents violate any term of this Order, Respondents' credentials (numbers 49417-90 and 701807-91), or Respondents' right to renew their credentials, may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondents have 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.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by:

  
A Member of the Board

29 October 2020

Date

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

CHARLES D. OLSON AND  
RIVER VALLEY REALTY LLC,  
RESPONDENTS.

:  
:  
:  
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:  
:

STIPULATION

**ORDER 0007058**

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Division of Legal Services and Compliance Case No. 17 REB 122

Respondents Charles D. Olson and River Valley Realty, LLC 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. Respondents consent to the resolution of this investigation by Stipulation.

2. Respondents understand that by signing this Stipulation, Respondents voluntarily and knowingly waive the following rights:

- the right to a hearing on the allegations against Respondents, 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 Respondents;
- the right to call witnesses on Respondents' behalf and to compel their attendance by subpoena;
- the right to testify on Respondents' 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 Respondents under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin Administrative Code, and other provisions of state or federal law.

3. Respondents are aware of Respondents' right to seek legal representation and have been provided an opportunity to obtain legal counsel before signing this Stipulation. Respondents are represented by Attorney Brandon Prinsen.

4. Respondents agree 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. Respondents waive all rights to any appeal of the Board's order, if adopted in the form as attached.

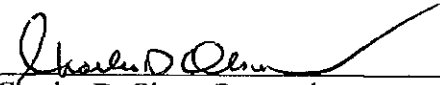
5. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation, and the matter shall then be returned to the Division of Legal Services and Compliance for further proceedings. In the event that the Stipulation is

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.

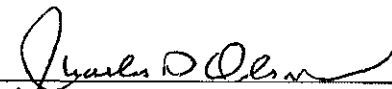
6. The parties to this Stipulation agree that the attorney or other agent for the Division of Legal Services and Compliance and any member of the Board ever assigned as an advisor in this investigation may appear before the Board in open or closed session, without the presence of Respondents, for purposes 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. Respondents are 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.

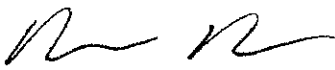
8. The Division of Legal Services and Compliance joins Respondents in recommending the Board adopt this Stipulation and issue the attached Final Decision and Order.

  
Charles D. Olson, Respondent  
La Crosse, WI 54601  
Credential No. 49417-90


August 17, 2020  
Date

  
River Valley Realty, LLC, Respondent  
By: Charles D. Olson, Responsible Licensee  
La Crosse, WI 54601  
Credential No. 701807-91

August 17, 2020  
Date

  
Brandon Prinsen, Attorney for Respondents  
Johns, Flaherty & Collins, SC  
205 5th Ave S., Ste 600  
La Crosse, WI 54601

August 19, 2020  
Date

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

8/24/2020  
Date