

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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

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#### 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>

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- c. Respondent shall arrange for written reports from his supervising broker to be provided to the Department Monitor on a quarterly basis, commencing 90 days from the date of reinstatement. These reports shall assess Respondent's work performance during the previous quarter, and describe the circumstances of his employment, including the nature and extent of Respondent's sales activities and whether he has practiced in compliance with all laws governing the practice of real estate and this Order.
- d. Respondent must not show residential properties unless accompanied by another Wisconsin licensed real estate professional. Respondent's compliance with this provision shall be included in his supervising broker's quarterly work reports. Respondent can petition the Board for removal of this limitation after practicing as a real estate salesperson for five years in compliance with this provision.
- e. Respondent shall report any arrests and/or convictions within 48 hours of the arrest and/or entry of conviction.
- f. After three years, beginning on the date of reinstatement of Respondent's real estate salesperson license, of practice in compliance with all terms and conditions of this Order and any limited license granted to Respondent, Respondent may petition the Board for the modification or termination of the above limitations, except for the limitation on showing residential properties. The Board may grant or deny the petition, in its discretion, or may modify this Order or any limited license as it sees fit. A denial of such a petition for modification or termination shall not be deemed a denial of a 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.

2. All other terms and conditions of the Order not otherwise modified remain in full force and effect.

3. This order is effective the date of its signing.

WISCONSIN REAL ESTATE EXAMINING BOARD

By: Elizabeth Lauer (by JRW)  
A Member of the Real Estate Examining Board

12/14/2021  
Date