

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
CHRISTINE M. KOSNICK, :
RESPONDENT. : **ORDER 0007310**

Division of Legal Services and Compliance Case No. 19 REB 065

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

Christine M. Kosnick
Menomonee Falls, WI 53051

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 Christine M. Kosnick (Birth Year 1977) was licensed by the state of Wisconsin as a real estate salesperson, having license number 83279-94, first issued on January 10, 2017 and expired on December 14, 2018. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is located in Menomonee Falls, Wisconsin.

2. On January 10, 2017, the Board issued order number 0005113, which granted Respondent a limited real estate salesperson license because of a previous ordinance violation for shoplifting.

3. One of the limitations placed on Respondent's license was that she commit no new law violations and that she report to the Department any law enforcement contacts that lead to arrest, charge, or conviction within 48 hours of the contact.

4. On October 5, 2017, Respondent's supervising broker notified the Department that Respondent had informed him that she had criminal charges pending against her.

5. These new charges, in Waukesha County Circuit Court Case No. 17 CF 1364, were filed on September 29, 2017.

6. Respondent did not personally notify the Department of her arrest or charges in 17 CF 1364.

7. On November 16, 2017, the Board suspended Respondent's real estate salesperson license due to the violation of the terms of Board Order 0005113.

8. On February 5, 2018, the Board terminated the suspension of Respondent's license.

9. On May 2, 2018, Respondent was convicted in 17 CF 1364 of Theft – Moveable Property (<=\$2500), Impersonate Pharmacist/Get Prescription, and Obstructing an Officer, all misdemeanors offenses.

10. According to the criminal complaint, Respondent, who is also a registered nurse, called in false prescriptions for a man who, in exchange, agreed to help her with her real estate business by providing leads for buyers and sellers.

11. Respondent was placed on probation for 18 months as a result of her convictions.

12. According to Wisconsin court records, Respondent was also convicted of misdemeanor theft in Waukesha County Circuit Court Case No. 19 CM 336 on May 29, 2019. According to the criminal complaint in this case, Respondent took clothing from a student store at Menomonee Falls High School. The incident occurred on July 25, 2018, when Respondent was on probation for her earlier conviction and while she was still licensed, although the conviction occurred after her license expired.

13. On January 31, 2020, Respondent informed the Department that she had not practiced real estate since November 2017 and did not foresee practicing real estate within the next five years.

14. 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 Christine M. Kosnick 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. Admin. Code § REEB 24.17(1) by violating a law the circumstances of which substantially relate to the practice of a real estate salesperson.

4. By the conduct described in the Findings of Fact, Respondent violated Wis. Admin. Code § REEB 24.17(3) by violating a provision or term or condition of an order of the Board.

5. By the conduct described in the Findings of Fact, Respondent violated Wis. Admin. Code § REEB 24.03(2)(b) by failing to protect the public against fraud, misrepresentation and unethical practices.

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

ORDER

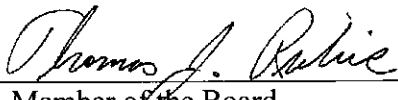
1. The attached Stipulation is accepted.

2. The VOLUNTARY SURRENDER of Respondent Christine M. Kosnick's right to renew her real estate salesperson's license (no. 83279-94) is ACCEPTED.

3. This surrender constitutes Respondent's permanent relinquishment of her real estate salesperson license and her right to practice as a real estate salesperson or real estate broker 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 of credentials necessary to practice as a real estate salesperson or real estate broker in the State of Wisconsin.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by: 
A Member of the Board

15 April 2021
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	:	
	:	STIPULATION
CHRISTINE M. KOSNICK,	:	
RESPONDENT.	:	

Division of Legal Services and Compliance Case No. 19 REB 065

Respondent Christine M. Kosnick 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.

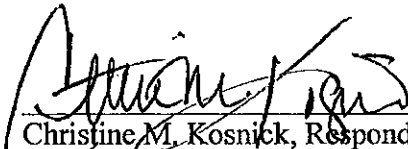
5. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation, and the matter shall then be returned to the Division of Legal Services and Compliance for further proceedings. In the event that the Stipulation is

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.

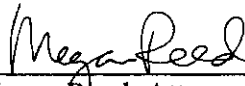
8. The Division of Legal Services and Compliance joins Respondent in recommending the Board adopt this Stipulation and issue the attached Final Decision and Order.



Christine M. Kosnick, Respondent
Menomonee Falls, WI 53051
Credential No. 83279-94

3/25/2021

Date



Megan Reed, Attorney
Division of Legal Services and Compliance
P.O. Box 7190
Madison, WI 53707-7190

03/30/2021

Date

