

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
TRAVIS L. HAMELE AND UNITED COUNTRY :	:	
MIDWEST LIFESTYLE PROPERTIES,	:	ORDER 0007748
RESPONDENTS.	:	

Division of Legal Services and Compliance Case No. 18 REB 147

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

Travis L. Hamele
Portage, WI 53901

United Country Midwest Lifestyle Properties
Portage, WI 53901

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 Travis L. Hamele (Birth Year 1976) is licensed by the State of Wisconsin as a real estate broker, having license number 56079-90, first issued on October 19, 2010 and current through December 14, 2022. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is in Portage, Wisconsin 53901.

2. Respondent United Country Midwest Lifestyle Properties (United Country Midwest) is licensed by the State of Wisconsin as a real estate business entity, having license number 936815-91, first issued on October 19, 2010 and current through December 14, 2022.

Travis L. Hamele is identified in Department records as the responsible licensee in charge of Respondent United Country Midwest.

3. Respondent United Country Midwest has a registered trade name with the Department of “United Country Hamele Auction & Realty LLC.”

4. Respondent Hamele incorporated a company named “United Country Badgerland Auction & Realty LLC” (hereinafter “UC Badgerland”) on July 21, 2011, according to the Wisconsin Department of Financial Institutions (DFI). UC Badgerland was issued a real estate business entity license by the Department on October 22, 2020. It has never been registered with the Department as a trade name for Respondents.

5. On January 2, 2018, a licensed real estate salesperson named Joshua Genz became associated with Respondent Hamele’s broker’s license. Until December 22, 2017, Genz had been associated with a different firm, hereinafter “C.R. LLC.”

6. On December 28, 2018, the Department received a complaint alleging that Respondents had acted improperly in several real estate transactions. The Division of Legal Services and Compliance (DLSC) subsequently opened Case Number 18 REB 147 for investigation.

7. On December 18, 2017, Respondent Hamele signed a Listing Contract for vacant land located on Indigo Road in West Salem, Wisconsin (the Indigo Road property).

8. The Department reviewed the transaction documents for the Indigo Road property and discovered the following issues:

- a. The upper right corner of the first page of the Listing Contract states “C.R. LLC.”
- b. The firm name on Line 339 of the Listing Contract is UC Badgerland.
- c. The bottom of the first page of Listing Contract states C.R. LLC’s address and “Joshua Genz.”
- d. The upper right corner of the first page of the Vacant Land Disclosure Report states “C.R. LLC.”
- e. The bottom of the first page of the Vacant Land Disclosure Report states C.R. LLC’s address and “Joshua Genz.”
- f. The firm name on Line 551 of the Offer to Purchase is United Country Hamele Auction & Realty.

9. On April 26, 2019, Respondent provided an undated statement from the seller of the Indigo Road property to the Department. In the statement, the seller stated that he was a longtime friend of Joshua Genz’s. He stated that he hired Joshua Genz to sell the Indigo Road property because of this friendship, and he did not care what company Joshua Genz was with.

10. On December 26, 2017, both Respondent Hamele and Joshua Genz signed a Listing Contract for a property located on Ceresa Drive in West Salem, Wisconsin (the Ceresa Drive property).

11. The Department reviewed the Listing Contract for the Ceresa Drive property and discovered the following issues:

- a. C.R. LLC's name is listed at the top and bottom of the first page.
- b. C.R. LLC's address is listed at the bottom of the first page.
- c. Joshua Genz's name is listed at the bottom of the first page.
- d. Lines 381-383 state the term of the listing contract is from December 26, 2017 to June 26, 2018.
- e. Lines 374-375 state the property would be available for showing during the holidays and would be entered into the MLS on January 2, 2018.
- f. Line 400 shows UC Badgerland listed as the firm.
- g. Line 402 shows that both Respondent Hamele and Joshua Genz signed for the Agent's signature.

12. On January 9, 2018, Joshua Genz signed a Listing Contract for a property on County Road ZB in Onalaska, Wisconsin.

13. The Department reviewed the transaction documents for the County Road ZB property. Throughout the documents, Joshua Genz's firm name is listed as "United Country Summit Realty Group LLC" (Summit).

14. Summit has never been issued a business entity license and is not a registered trade name for Respondents. According to DFI, "Summit Realty Group LLC" was incorporated on January 1, 2018 with Joshua Genz as the registered agent.

15. 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)(a) by failing to provide brokerage services honestly and fairly, 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(1)(c) by failing to state the firm's address and telephone number at an appropriate place on the form.

4. By the conduct described in the Findings of Fact, Respondents violated Wis. Admin. Code § REEB 23.03(2) by failing to notify the Department in writing of a trade name before doing business under that trade name.

5. By the conduct described in the Findings of Fact, Respondents violated Wis. Admin. Code §§ REEB 17.03(4) and 24.17(3) by aiding or abetting the practice of a salesperson without association of a firm.

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

7. As a result of the above violations, Respondents are subject to discipline pursuant to Wis. Stat. § 452.14(3)(i) and (L) and (4m)(a), (b).

ORDER

1. The attached Stipulation is accepted.
2. Travis L. Hamele is REPRIMANDED.
3. Respondent United Country Midwest Lifestyle Properties is REPRIMANDED.
4. Respondent Travis L. Hamele's real estate broker license (no. 56079-90) is LIMITED as follows:
 - a. Within sixty (60) days of the date of this Order, Respondent shall successfully complete education on the topics of approved forms, business ethics, and personnel, including taking and passing any exams offered for the courses. Courses must be from a provider pre-approved by the Board or its designee.
 - b. Respondent shall submit proof of successful completion of the ordered education in the form of verification from the institution providing the education to the Department Monitor at the address stated below.
 - c. The education completed pursuant to this Order may not be used to satisfy any other continuing education requirements with the Board.
5. Within ninety (90) days from the date of this Order, Respondent Travis L. Hamele shall pay a FORFEITURE in the amount of \$500 and one-third of the COSTS of this matter in the amount of \$1,306, for a total of \$1,806.

6. Within ninety (90) days from the date of this Order, Respondent United Country Midwest Lifestyle Properties shall pay one-third of the COSTS of this matter for a total of \$1,306.

7. Requests for pre-approval, proof of successful course completion, payment of forfeiture and 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) 266-2112; 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/>

8. In the event Respondents violate any term of this Order, Respondents' credentials (numbers 56079-90 and 936815-91), 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.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by: 
A Member of the Board

9 December 2021
Date

STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

TRAVIS L. HAMELE AND UNITED COUNTRY :
MIDWEST LIFESTYLE PROPERTIES, :
RESPONDENTS. :

STIPULATION

ORDER 0007748

Division of Legal Services and Compliance Case No. 18 REB 147

Respondents Travis L. Hamele and United Country Midwest Lifestyle Properties and the Division of Legal Services and Compliance, Department of Safety and Professional Services stipulate as follows:

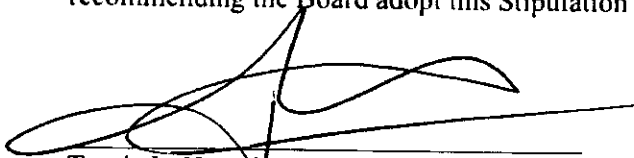
1. This Stipulation is entered into as a result of a pending investigation by the Division of Legal Services and Compliance. Respondents consent to the resolution of this investigation by Stipulation.
2. Respondents understand that by signing this Stipulation, Respondents voluntarily and knowingly waive 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 Benoit Letendre.
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.



Travis L. Hamel, Respondent
Portage, WI 53901
Credential No. 56079-90

11-18-21
Date



United Country Midwest Lifestyle Properties, Respondent
By: Travis L. Hamel, Responsible Licensee
Portage, WI 53901
Credential No. 936815-91

11-18-21
Date



Benoit Letendre, Attorney for Respondents
221 Third Ave
PO Box 556
Baraboo, WI 53916

November 18, 2021
Date



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

11/19/21
Date