

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE APPRAISERS BOARD

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IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

CANDICE N. COOPMAN,  
RESPONDENT.

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FINAL DECISION AND ORDER

**ORDER 0008379**

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Division of Legal Services and Compliance Case No. 22 APP 021

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

Candice N. Coopman  
Phelps, WI 54554-1772

Real Estate Appraisers 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 Real Estate Appraisers 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 Candice N. Coopman (Birth Year 1986) is licensed by the State of Wisconsin as a licensed appraiser, having certificate of licensure number 2041-4, first issued on August 20, 2007 and current through December 14, 2021<sup>1</sup>. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is in Phelps, Wisconsin 54554-1772.

2. On May 23, 2017, the Board indefinitely suspended Respondent (Final Decision and Order #0005317) in Case Numbers 16 APP 040 and 16 APP 053 for violating Wis. Admin. Code § 86.01(13) by engaging in unprofessional and unethical conduct in the course of a real estate appraisal transaction.

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<sup>1</sup> Respondent timely applied for renewal and her license is active but her renewal has not been approved because her application is under review.

3. On June 17, 2019, while her Wisconsin licensed appraiser credential was under suspension, Respondent was convicted of Resisting or Obstructing an Officer, a class A misdemeanor, in Vilas County Case No. 2018CM000128. This conviction involved alcohol consumption.

4. In Vilas County Case No. 2018CM000128, Respondent was sentenced to twelve months of probation.<sup>2</sup>

5. On December 13, 2021, Respondent submitted a renewal application to the Division of Professional Credential Processing (DPCP) in which she reported the 2019 conviction in Vilas County Case No. 2018CM000128, as well as pending criminal charges in Vilas County Case Nos. 2021CM000124, 2021TR000467, and 2021CT000041.

6. On April 15, 2022, the Division of Legal Services and Compliance (DLSC) received a letter from an individual purporting to be Respondent, and including the same information reported on Respondent's renewal application submitted on December 13, 2021. DLSC subsequently opened Case Number 22 APP 021 for investigation.

7. On June 3, 2022, Respondent was convicted of two counts of Bail Jumping-Misdemeanor, a class A misdemeanor, in Vilas County Case No. 2021CM000124. This conviction involved alcohol consumption.

8. In Vilas County Case No. 2021CM000124, Respondent was sentenced to 30 days in county jail on each count to run concurrently, stayed, two years of probation, and an AODA assessment with counseling or treatment if deemed appropriate.

9. On June 3, 2022, Respondent was convicted of Refuse to Take Test for Intoxication After Arrest, a Forfeiture U, in Vilas County Case No. 2021TR000467.

10. In Vilas County Case No. 2021TR000467, Respondent was sentenced to a two-year driver's license revocation, and a two-year ignition interlock device requirement.

11. On June 3, 2022, Respondent was convicted of OWI (2<sup>nd</sup>), a class U misdemeanor, in Vilas County Case No. 2021CT000041.

12. In Vilas County Case No. 2021CT000041, Respondent was sentenced to forty-five days in county jail, stayed, two years of probation, an AODA assessment with counseling or treatment if deemed appropriate, a sixteen-month driver's license revocation, a sixteen-month ignition interlock device requirement following reinstatement of driver's license, a fine, and seven days in county jail.

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

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<sup>2</sup> This Order may not contain all of the terms of Respondent's sentencing.

### CONCLUSIONS OF LAW

1. The Real Estate Appraisers Board has jurisdiction to act in this matter pursuant to Wis. Stat. § 458.26, 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, Respondent violated Wis. Admin. Code § SPS 86.01(12) by violating a law, the circumstances of which substantially relate to the practice of a real estate appraiser.
3. By the conduct described in the Findings of Fact, Respondent violated Wis. Admin. Code § SPS 86.01(13) by engaging in conduct that reflects adversely on the appraiser's fitness to practice.
4. As a result of the above violations, Respondent is subject to discipline pursuant to Wis. Stat. § 458.26(3)(b), (d) and (i).

### ORDER

1. The attached Stipulation is accepted.
2. Respondent Candice N. Coopman is REPRIMANDED.
3. Respondent Candice N. Coopman's licensed appraiser certificate of licensure (no. 2041-4) is LIMITED for a period of three (3) years from the date of this Order as follows:
  - a. Respondent shall not consume alcohol while conducting or engaged in conduct under the purview of her appraiser credential.
  - b. Respondent shall commit no new violations of law and shall report all law enforcement contacts leading to arrest, charge or conviction, including DWI/OWI and municipal/ordinance violations, to the Department Monitor within forty-eight (48) hours of any such event, including any convictions resulting from pending charges.
  - c. Respondent shall comply with and successfully complete all the terms of the treatment and sentencing ordered as a result of her criminal convictions in Vilas County Case Nos. 2021CM000124, 2021TR000467, and 2021CT000041.
  - d. Beginning ninety (90) days from the date of this Order, Respondent shall submit quarterly reports to the Department Monitor updating the department on her progress towards completion of the terms of treatment and sentencing ordered as a result of her criminal convictions referenced above.
  - e. Within thirty (30) days of the date of this Order, Respondent shall at her own expense retain a Wisconsin licensed or certified residential appraiser

to serve as a mentor. The mentor is not required to have geographical competency.

- f. Respondent shall submit to the Department Monitor the name and contact information of Respondent's selected mentor for review and approval by the Board or its designee. Her mentor may not be her father Donald Coopman (number 1313-9).
  - g. Respondent shall maintain a roster for each appraisal she completes. The mentor shall review the roster monthly and select 1-3 reports to review for compliance with USPAP and Wisconsin practice of real estate appraising. The Board approved mentor shall meet with Respondent at least once per month to discuss and provide feedback on her work. These meetings can be held remotely or in person.
  - h. Beginning ninety (90) days from the date of this Order, Respondent shall arrange for quarterly reports to be provided by her mentor directly to the Department Monitor. These reports shall address Respondent's compliance with this Order and quality of her work product, including whether she has practiced in compliance with all laws governing the practice of real estate appraising.
  - i. Beginning after one (1) year of successful compliance with the terms of this Order, including at least four (4) consecutive periods in which all quarterly reports required to be submitted under this Order are satisfactory to the Board, Respondent may petition for removal of the mentorship requirement. The Board may grant or deny any such petition, in its discretion, or may modify this Order as it sees fit. A denial of such a petition shall not be deemed a denial of license under Wis. Stat. § 227.42 or Wis. Admin. Code SPS 1, and shall not be subject to any right to further hearing or appeal.
4. Within ninety (90) days of the date of this Order, Respondent shall, at her own expense, take and successfully complete 21 hours of education as follows:
- a. National USPAP course (15 hours) (must be taken online).
  - b. Business Practices and Ethics (6 Hours) (Appraisal Institute).
  - c. Licensee must take and pass any exam(s) offered for the course(s).
  - d. Licensee shall submit proof of successful completion of the education in the form of verification from the institution providing the education to the Department Monitor at the address stated below. None of the education completed pursuant to this requirement may be used to satisfy any continuing education requirements that have been or may be instituted by the Board or Department and may not be used in any future attempt to upgrade a credential.

5. Within ninety (90) days from the date of this Order, Respondent Candice N. Coopman shall pay the COSTS of this matter in the amount of \$1,294.

6. All submissions, including payment of costs (made payable to the Wisconsin Department of Safety and Professional Services) shall be sent by Respondent 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

Submissions may also be made online at: <https://dspsmonitoring.wi.gov/>

7. In the event Respondent violates any term of this Order, Respondent's certificate of licensure (number 2041-4), or Respondent's right to renew her certificate of licensure, may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondent has 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 APPRAISERS BOARD

by:   
A Member of the Board

1/31/2023  
Date

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE APPRAISERS BOARD

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IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

CANDICE N. COOPMAN,  
RESPONDENT.

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STIPULATION

**ORDER 0008379**

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Division of Legal Services and Compliance Case No. 22 APP 021

Respondent Candice N. Coopman 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 Real Estate Appraisers 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.

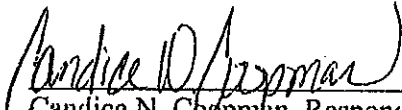
5. If the terms of this Stipulation are not acceptable to the Board, the parties shall not  
be bound by the contents of this Stipulation, and the matter shall then be returned to the Division  
of Legal Services and Compliance for further proceedings. In the event that the Stipulation is

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.

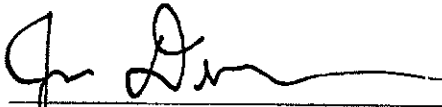
6. The parties to this Stipulation agree that the attorney or other agent for the Division of Legal Services and Compliance and any member of the Board ever assigned as an advisor in this investigation may appear before the Board in open or closed session, without the presence of Respondent, for purposes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

  
Candice N. Chapman, Respondent  
Phelps, WI 54554-1772  
Credential No. 2041-4

11/16/2022  
Date

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

11/16/2022  
Date