

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF APPLICATION FOR :  
RENEWAL OF A REAL ESTATE BROKER :  
CREDENTIAL :

BRADLEY ANDERSON, :  
APPLICANT. :

ORDER GRANTING  
LIMITED LICENSE

**ORDER 0008414**

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

Bradley Anderson  
Green Bay, Wisconsin, 54302

Real Estate Examining Board  
Department of Safety and Professional Services  
P.O. Box 8935  
Madison, WI 53708-8935

The parties in this matter agree to the terms and conditions of the attached Stipulation as the resolution of this initial application. The Real Estate Examining Board (Board) adopts the attached Stipulation and makes the following Findings of Fact, Conclusions of Law, and Order.

FINDINGS OF FACT

1. On or about October 26, 2022, Bradley Anderson (DOB [redacted] 1987) (Applicant) filed an application to renew his Real Estate Broker credential (#59047-90).
2. Information on file establishes that:
  - A. On or about March 1, 2022 – Applicant entered into a Deferred Judgment Agreement for the following pending charge:
    - i. Disorderly Conduct – Domestic Abuse, a misdemeanor violation, in Brown County case 21 CM 829.
  - B. According to the Criminal Complaint, on or about September 18, 2021, Applicant was moving out of the family home. While Applicant was retrieving his personal belongings, a verbal argument ensued with his estranged wife. Applicant left the home but returned around 11 PM. Applicant continued to move his belongings, and another verbal argument ensued. According to Applicant's wife, Applicant got very angry and put his wife in a headlock. Applicant then dragged his wife down the stairs, causing her pain. Applicant then threatened to kill his wife and their

whole family. Applicant's ten-year-old child was awake and in the living room when this occurred. Applicant's wife told police there was a history of similar incidents that she had not previously reported. Officers contacted Applicant and he admitted that he had an argument with his wife that got heated and physical. Applicant was arrested and originally charged with Battery – Domestic Abuse and Disorderly Conduct – Domestic Abuse.

C. According to the Amended Deferred Judgment Agreement, on March 1, 2022, Applicant entered into a twelve (12) month Deferred Judgment Agreement (DJA), pleading guilty/no contest to Disorderly Conduct – Domestic Abuse, a misdemeanor violation.

D. The DJA requires Applicant to:

- i. Commit no further acts that rise to the level of probable cause of a violation of criminal laws or ordinances
- ii. Complete a Domestic Abuse counseling program
- iii. Complete twenty-five (25) hours of community service
- iv. Have no contact with wife, except through a third party for child placement, or through the Our Family Wizard application if part of the family court order
- v. Provide reports every ninety (90) days to the District Attorney and counsel certifying compliance with the DJA
- vi. At the end of the deferral period, provide written proof of completion of conditions

E. If Applicant successfully completes the conditions of the DJA within the deferral period, the State will move to dismiss the case.

F. According to treatment documents provided by Applicant, Applicant initiated treatment on 10/01/21. Applicant regularly attended individual therapy sessions and made progress, completing a total of fourteen (14) sessions. Applicant was formally assessed for risk to re-offend for domestic violence, and his risk to reoffend was found to be low. Applicant completed treatment goals related to decreasing risk for re-offense, including specific anger management treatment goals. Applicant's treatment concluded on 09/09/22, with an option for Applicant to see treater on a voluntary basis.

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

#### CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Examining Board has jurisdiction over this matter pursuant to Wis. Stat. §§ 452.03(1) and 440.08(4)(a) and is authorized to enter the attached Stipulation pursuant to Wis. Stat. § 227.44(5).

2. Pursuant to Wis. Stat. § 452.03(1), the Board may grant a license only to a person who is competent to transact that business or occupation in a manner that safeguards the interests of the public, and only after satisfactory proof of the person's competence has been presented to the Board.

3. Pursuant to Wis. Stat. § 440.08(4)(a), the Board may summarily deny an application for renewal if it is necessary to protect the public health, safety or welfare.

4. At this time, due to the recency and circumstances of Applicant's pending Disorderly Conduct – Domestic Abuse charge and the continuing DJA, Applicant has failed to show competent evidence of sufficient rehabilitation and fitness to practice as a Real Estate Broker without limitations.

5. Applicant, by his conduct, is subject to limitations against his credential, pursuant to Wis. Stat. §§ 452.03(1) and 440.08(4)(a).

#### ORDER

1. The attached Stipulation is accepted.
2. Limitations upon Applicant's Real Estate Broker credential are necessary to ensure that he is fit and competent to safely practice as a Real Estate Broker.
3. Applicant's ability to practice as a Real Estate Broker is granted subject to the following LIMITATIONS:
  - A. For a period of one (1) year from the date of this Order:
    - i. Applicant shall follow through with and successfully complete all terms and conditions of the DJA in Brown County case 21 CM 829.
    - ii. Applicant shall provide a copy of this Order to entities/individuals who monitor compliance with the DJA, such as the Brown County District Attorney's office and/or Applicant's counsel. Applicant shall arrange for written reports from such monitoring entities/individuals to be provided to the Department Monitor on a quarterly basis for the duration of the DJA, as directed by the Department Monitor. These reports shall assess Applicant's compliance with the DJA, and shall confirm satisfaction of the DJA requirements when and if they are met. If Applicant fails to complete the terms of the DJA, Applicant shall arrange for the Judgment of Conviction to be provided by monitoring entities/individuals to the Department Monitor.
    - iii. Applicant shall, at all times, practice as a Real Estate Broker under the supervision of a Wisconsin licensed Real Estate Broker pre-approved by the Board. Pre-approval of any future real estate broker-supervisor shall be obtained through correspondence with the Department Monitor.

- iv. Applicant shall provide a copy of this Order to his current and any future pre-approved supervising Real Estate Broker. Applicant shall arrange for written reports from his pre-approved Real Estate Broker to be provided to the Department Monitor on a quarterly basis, as directed by the Department Monitor. These reports shall assess Applicant's work performance and describe the circumstances of his employment, including the nature and extent of the Applicant's real estate broker activities and whether he has practiced in compliance with all laws governing the practice of real estate brokers.
- v. Applicant shall report to the Board any change of employment status, residence, address or telephone number within five (5) days of the date of change.
- vi. Applicant 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.

4. After one (1) year of successful compliance with this Order, Applicant may petition the Board for full, unrestricted license. The Board may grant or deny any petition, in its discretion, or may modify this Order as it sees fit.

5. The Board reserves the right to revise these limitations or deny the application for full licensure if Applicant is convicted of the charge in Brown County case 21 CM 829.

6. Any requests, petitions, reports and other information required by this Order shall be mailed, e-mailed, faxed or delivered to:

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](mailto:DSPSMonitoring@wisconsin.gov)

This information may also be submitted online via DSPS' Monitoring Case Management System at: <https://dpsmonitoring.wi.gov>

7. In the event Applicant violates any term of this Order, Applicant's license, or Applicant's right to renew his license, may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing. The Board or its designee may terminate the suspension if provided with sufficient information that Applicant is in compliance with the Order and that it is appropriate for the suspension to be terminated. Whether to terminate the suspension

shall be wholly in the discretion of the Board or its designee. 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. Applicant shall be responsible for all costs and expenses incurred in conjunction with the monitoring, supervision, and any other expenses associated with compliance with the terms of this Order. Being dropped from a program for non-payment is a violation of this Order.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

By: *Liz Lawer* /TLT  
A Member of the Board

2/17/2023  
Date

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

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IN THE MATTER OF APPLICATION FOR  
RENEWAL OF A REAL ESTATE BROKER  
CREDENTIAL

:  
:  
:  
:  
:

STIPULATION

BRADLEY ANDERSON,  
APPLICANT.

**ORDER 0008414**

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It is stipulated between Applicant and the Real Estate Examining Board (Board) as follows:

1. Applicant filed an application for to renew Real Estate Broker credential #59047-90.
2. Information received by the Board reflects a basis for denial of the renewal application:
3. Based upon the information of record, the Board agrees to issue, and Applicant agrees to accept, an Order granting a limited Real Estate Broker credential, subject to the terms and conditions set forth in the attached Order adopting the Stipulation.
4. Applicant understands that by signing this Stipulation, Applicant voluntarily and knowingly waives the following rights:
  - the right to request a hearing related to the denial of the application;
  - the right to confront and cross-examine the witnesses against Applicant;
  - the right to call witnesses on Applicant's behalf and to compel their attendance by subpoena;
  - the right to testify on Applicant'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 Applicant under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin Administrative Code, and other provisions of state or federal law.
5. Applicant is aware of Applicant's right to seek legal representation and has been provided an opportunity to obtain legal counsel before signing this Stipulation.
6. Applicant agrees to the adoption of the attached Order Granting Limited License by the Board. The parties to the Stipulation consent to the entry of the attached Order Granting Limited License without further notice, appearance, or consent of the parties.
7. Applicant waives all rights to any appeal of the Board's Order, as adopted in the form as attached.

8. Applicant is informed that the Order Granting Limited License is a public record and will be published in accordance with standard procedure.



Bradley Anderson  
Green Bay, Wisconsin, 54302  
License No. 59047-90

2/15/23

Date



A Member of the Wisconsin Real Estate  
Examining Board  
Department of Safety and Professional Services  
P.O. Box 8935  
Madison, WI 53708-8935

2/17/2023

Date