

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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<http://ccap.courts.state.wi.us/InternetCourtAccess> and <http://www.courts.state.wi.us/wscga>

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STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

RYAN R. PATTEE,
RESPONDENT.

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:

FINAL DECISION AND ORDER

ORDER 0008707

Division of Legal Services and Compliance Case No. 20 REB 042

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

Ryan R. Pattee
Muskego, WI 53150

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 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 Ryan R. Pattee (Birth Year 1981) is licensed by the State of Wisconsin as a real estate salesperson, having license number 71447-94, first issued on December 14, 2007 and current through December 14, 2024. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is in Muskego, Wisconsin 53150.

2. Respondent represented a potential buyer of a commercial property in Cudahy, Wisconsin, submitting an Offer to Purchase (OTP) on March 19, 2019. The OTP provided, in lines 1-3, that Respondent was the agent of the buyer. The OTP was not accepted.

3. On June 2, 2020, the Department received a complaint regarding Respondent's involvement in the above offer. The Division of Legal Services and Compliance (DLSC) subsequently opened Case Number 20 REB 042 for investigation.

4. On July 29, 2020, the Department contacted Respondent's employer, Broker X, to request a response to the complaint. On the same day, Broker X replied, stating that while Respondent had provided her with documents for other transactions, she had no knowledge of the Respondent's involvement in the attempt to purchase the property, was never provided a copy of the OTP, and that she would be terminating Respondent's employment as of August 31, 2020 to allow him to complete outstanding transactions.

5. On August 3, 2019, Respondent submitted an OTP on a different property on behalf of Complainant. While the March 19, 2019 OTP clearly identified Respondent as the agent who completed the document and stated his affiliation with Broker X, this information was omitted on the August 3, 2019 document.

6. On January 18, 2023, the Department contacted Respondent's attorney to inquire further into the details of the complaint, including confirmation as to whether Respondent's supervising broker was aware of the transaction in question, and whether Respondent had a written agency agreement with the buyer.

7. On March 12, 2023, Respondent confirmed that he did not submit a copy of the March 19, 2019 OTP to Broker X at any time between March 19, 2019 and the termination of his employment in August 2020. Respondent also acknowledged that he did not have a written buyer's agency agreement.

8. On March 13, 2023, the Department inquired as to whether Respondent provided the disclosure to customers language mandated in Wis. Stat. § 452.135(1)(a) to the buyer. On April 19, 2023, Respondent admitted that he did not provide this disclosure.

9. In addition to practicing as a real estate salesperson, Respondent is the owner and operator of the Pattee Investment Group, a real estate investment firm. A review of the Pattee Investment Group website found that the site does not disclose that Respondent is a licensed real estate salesperson.

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

CONCLUSIONS OF LAW

1. The 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, Respondent violated Wis. Stat. § 452.30(7)(b) by engaging in independent real estate practice as a real estate salesperson.

3. By the conduct described in the Findings of Fact, Respondent violated Wis. Stat. § 452.132(6)(b) by failing to submit the March 19, 2019 Offer to Purchase to his firm in a timely manner.

4. By the conduct described in the Findings of Fact, Respondent violated Wis. Stat. § 452.135(1)(a) by negotiating on behalf of a party who is not the firm's client without providing the required written disclosure statement to the party.

5. By the conduct described in the Findings of Fact, Respondent violated Wis. Stat. § 452.136(2)(c) by failing to clearly identify himself as a real estate licensee in an advertisement for the sale of real estate.

6. By the conduct described in the Findings of Fact, Respondent violated Wis. Admin. Code § REEB 24.08 by failing to reduce a buyer's agency agreement in writing.

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

ORDER

1. The attached Stipulation is accepted.

2. The VOLUNTARY SURRENDER by Respondent Ryan R. Pattee of his real estate salesperson's license (no. 71447-94) in the state of Wisconsin is hereby accepted.

3. In the event Respondent Ryan R. Pattee petitions the Board for reinstatement as a real estate salesperson or applies for another credential in the state of Wisconsin under Wis. Stat. chs. 440 through 480, Respondent shall pay the COSTS of this matter in the amount of \$2,021, before any petition or application for a credential will be considered by the applicable board or Department.

4. In the event Respondent Ryan R. Pattee petitions the Board for reinstatement the Board may enter an order denying such application without further notice or hearing. Whether to grant a license and whether to impose any limitations or restrictions on any license granted shall be in the sole discretion of the Board and such decision is not reviewable.

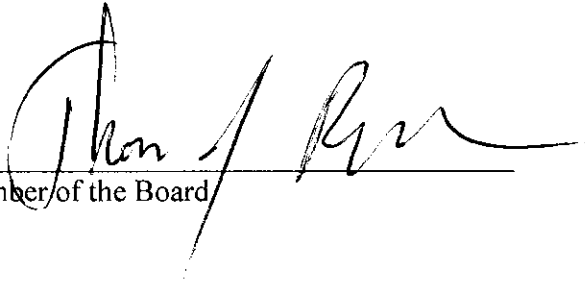
5. Any requests, petitions, or payment of costs (made payable to the Wisconsin Department of Safety and Professional Services) shall be sent by Respondent to the Department Monitor at the address below:

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/>

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by: 
A Member of the Board

8/17/23
Date

STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

RYAN R. PATTEE,
RESPONDENT.

STIPULATION

08773008707

Division of Legal Services and Compliance Case No. 20 REB 042

Respondent Ryan R. Pattee 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. Respondent is represented by Attorney Angela Knight.

4. Respondent agrees to the adoption of the attached Final Decision and Order by the 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.




Ryan Pattee (Jun 15, 2023 14:03 CDT)

Ryan R. Pattee, Respondent
Muskego, WI 53150
Credential No. 71447-94

Jun 15, 2023

Date

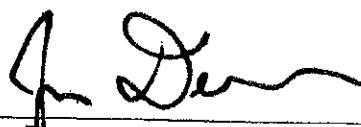


Angela Knight (Jun 15, 2023 14:05 CDT)

Angela Knight, Attorney for Respondent
Walden, Neitzke & Kuhary, S.C.
707 W. Moreland Blvd #9
Waukesha, WI 53188

Jun 15, 2023

Date



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

Date

6/23/2023