

DSPS Report March 2025

Board orders: December 26, 2024 – February 27, 2025

This report contains updates on activity at the Department of Safety and Professional Services (DSPS) and licensee discipline issued since December 26, 2024.

ORDERS AND DISCIPLINARY ACTIONS OF THE REAL ESTATE EXAMINING BOARD

In 2020 and reaffirmed in 2023, the WRA board of directors approved, in addition to a summary of facts and disciplinary orders relating to DSPS decisions, for the WRA's quarterly DSPS report to include the name, license number and municipality of real estate licensees disciplined by the Real Estate Examining Board (REEB) during a stated time frame. Therefore, the following DSPS report includes this information.

The following enforcement actions were collected from the DSPS website showing orders issued between December 26, 2024, and February 27, 2025.

See the [board order search](#) online. Orders can be searched by board, profession, name, location and dates. Each order summarized on the following pages contains a brief statement of the issue before the REEB and the REEB order. To see more information, click on the link for that order.

DISCIPLINARY OPTIONS AVAILABLE TO THE BOARD

- **Reprimand:** A public warning of the licensee for a violation.
- **Limitation of license:** Imposes conditions and requirements upon the licensee, imposes restrictions on the scope of practice, or both.
- **Suspension:** Completely and absolutely withdraws and withholds for a period of time all rights, privileges and authority previously conferred by the credential.
- **Revocation:** To completely and absolutely terminate the credential and all rights, privileges and authority previously conferred by the credential.

NON-DISCIPLINARY OPTIONS AVAILABLE TO THE BOARD

- **Administrative warning:** Issued if a violation is of a minor nature, a first occurrence and the warning will adequately protect the public. The issuance of an administrative warning is public, but the reason for issuance is not.
- **Remedial education order:** Issued when there is reason to believe that the deficiency can be corrected with remedial education, while sufficiently protecting the public.

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Order Date Order Number	Respondent Location License Number	Issue	Order
1/17/2025 ORDER0020452	Joseph Gates Windsor, WI IA-410207*	License applicant disclosed convictions.	Order granting limited license. Licensee must practice under a supervising broker preapproved by the REEB for at least one year and arrange for supervising broker to provide quarterly reports to the DSPS. Licensee shall not drive current or prospective clients in a vehicle. Licensee shall report all new law enforcement contacts leading to an arrest, charge or conviction to the DSPS within 48 hours of the contact.
1/24/2025 ORDER0008937	Matthew Garcia Madison, WI 111147-94	Seeking removal of limitation on license.	Order returning license to full, unrestricted status.
2/12/2025 ORDER0020480	Crystal Meller Oconomowoc, WI 82689-94	Licensee disclosed convictions on renewal application.	Order renewing license subject to limitations. Licensee must participate in a drug and alcohol monitoring program and abstain from the use of alcohol or controlled substances unless prescribed by a practitioner. Licensee must report all prescription medications taken by the licensee to the DSPS monitor. Licensee must participate in a recovery program. Licensee must practice under a supervising broker preapproved by the REEB and arrange for supervising broker to provide quarterly reports to the DSPS. Licensee shall not drive current or prospective clients in a vehicle. Licensee shall report all new law enforcement contacts leading to an arrest, charge or conviction to the DSPS within 48 hours of the contact.
2/18/2025 ORDER0020499	Erica Northern Madison, WI IA-378236*	License applicant disclosed convictions.	Order granting limited license. Licensee must practice under a supervising broker preapproved by the REEB for at least one year and arrange for supervising broker to provide quarterly reports to the DSPS. Licensee shall not drive current or prospective clients in a vehicle. Licensee must maintain a valid driver's license. Licensee shall report all new law enforcement contacts leading to an arrest, charge or conviction to the DSPS within 48 hours of the contact.

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Order Date Order Number	Respondent Location License Number	Issue	Order
2/24/2025 ORDER0020526	Jessica Svoke Eagle River, WI 96770-94	Licensee disclosed convictions on renewal application.	Order renewing license subject to limitations. Licensee must practice under a supervising broker approved by the REEB for at least five years and arrange for supervising broker to provide quarterly reports to the DSPS. Licensee shall not drive current or prospective clients in a vehicle. Licensee shall report all new law enforcement contacts leading to an arrest, charge or conviction to the DSPS within 48 hours of the contact.
1/9/2025 ORDER0020431	Forward Realty Partners Hubertus, WI IA-412176*	Applicant for business entity license named a licensee as supervising broker who had a history of discipline with the REEB.	Business entity license is granted but business entity must practice under the supervision of a licensed real estate broker other than the one named in the initial application who had been the subject of discipline. The REEB must pre-approve the licensed broker to supervise the business entity before the business entity begins to offer services as a business entity.

**Denotes initial application number as used in the order.*