

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE BOARD

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IN THE MATTER OF THE DISCIPLINARY :  
PROCEEDINGS AGAINST : FINAL DECISION AND ORDER  
 : LS0302276REB  
KAREN A. KLIPP :  
RESPONDENT. :

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The parties to this action for the purpose of Wis. Stats. sec. 227.53 are:

Karen A. Klipp  
N1526 Grove St.  
Lake Geneva, WI 53147  
  
Wisconsin Real Estate Board  
P.O. Box 8935  
Madison, WI 53708-8935  
  
Department of Regulation and Licensing  
Division of Enforcement  
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 final disposition of this matter, subject to the approval of the 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

1. **Karen A. Klipp** ("Klipp"), date of birth 12/15/56, is licensed in the State of Wisconsin as a real estate salesperson having license # 94-31724. This license was first granted to her on 09/18/89. Klipp’s most recent address on file with the Department of Regulation and Licensing is N1526 Grove St., Lake Geneva, WI 53147.

2. At all times relevant to the facts set forth below Klipp was a real estate salesperson employee of ReMax Geneva Realty Inc., 101 Broad St., Lake Geneva, WI 53147.

3. On January 1, 2001, Klipp's Wisconsin real estate salesperson's license expired and was not renewed until September 14, 2001.

4. On or about September 1, 2001, the Department of Regulation and Licensing received a Notice of Termination of Employment of Broker or Salesperson from Klipp, informing the Department that she was terminating her employment with Geneva Realty, Ltd. The effective date for the termination was August 24, 2001.

5. Upon receipt of the Notice of Termination of Employment of Broker or Salesperson, Department personnel noted that Klipp's real estate salesperson's license had expired as of January 1, 2001. An investigation was opened, and ReMax Geneva Realty Inc. was contacted by the Division Of Business Licensing & Regulation regarding Klipp's real estate sales activities after her license had expired.

6. In response to the Department's inquiry, a report pertaining to Klipp's closed transactions was supplied by ReMax Geneva Realty Inc. which indicated that she had been involved in at least six real estate transactions while unlicensed and while yet employed by ReMax Geneva Realty Inc. A copy of the closed transaction report is attached as **Exhibit 1** and is incorporated herein by reference.

### CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to sec. 452.14, Wis. Stats.

2. The Wisconsin Real Estate Board is authorized to enter into the attached Stipulation pursuant to sec. 227.44(5), Wis. Stats.

3. Respondent **Karen A. Klipp** has violated:

a. Wis. Adm. Code sec. RL 24.17(3) and Wis. Stats. sec. 452.03, Wis. Stats. sec. 452.12(5)(b), by practicing real estate without having a valid Wisconsin real estate license between January 1, 2001, and September 14, 2001.

### ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED, that the attached Stipulation is hereby accepted.

IT IS FURTHER ORDERED, that Respondent **Karen A. Klipp**, license #94-49059, be, and hereby is, **REPRIMANDED**.

IT IS FURTHER ORDERED, that Respondent **Karen A. Klipp**, pay partial costs of this matter in the

amount of \$250.00, within 30 days of the date of this Order by making payment of the same to the Department of Regulation and Licensing, P.O. Box 8935, Madison, WI 53708-8935.

IT IS FURTHER ORDERED, that in the event Respondent **Karen A. Klipp** fails to pay the \$250.00 partial costs within the time and manner as set forth above, then and in that event, and without further notice to the Respondent **Karen A. Klipp**, her real estate salesperson's license shall be suspended without further hearing and without further Order of the Board, and said suspension shall continue until the full amount of said partial costs have been paid to the Department of Regulation and Licensing and her failure to pay the costs shall be considered a violation of this Order by the Board.

IT IS FURTHER ORDERED, that file 01 REB 233 be, and hereby is, closed as to Respondent Karen A. Klipp.

Dated this 27<sup>th</sup> day of February, 2003.

**WISCONSIN REAL ESTATE BOARD**

By: Richard Hinsman

A member of the Board