

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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**STATE OF WISCONSIN  
BEFORE THE REAL ESTATE BOARD**

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<b>IN THE MATTER OF THE DISCIPLINARY</b>	<b>:</b>	
<b>PROCEEDINGS AGAINST</b>	<b>:</b>	
	<b>:</b>	
<b>DEANNE K. LANE,</b>	<b>:</b>	<b>LS0409235REB</b>
<b>RESPONDENT</b>	<b>:</b>	

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**FINAL DECISION AND ORDER**

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Division of Enforcement Case No. 03 REB 244

The parties to this action for the purposes of Wis. Stats. Sec. 227.53 are:

Deanne K. Lane  
258 East Washington St.  
Jefferson, WI 53549

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 these matters agree to the terms and conditions of the attached Stipulation as the final decision of the matter(s), subject to the approval of the Real Estate Appraisers Board (Board). The Board has reviewed the Stipulation agreement annexed to this Final Decision and Order, and considers it acceptable. Accordingly, the Board adopts the attached Stipulation and makes the following:

**FINDINGS OF FACT**

1. Respondent Deanne K. Lane ("Respondent"), whose date of birth is August 20, 1957, whose last known address of record with the Department of Regulation and Licensing ("Department") is 258 East Washington Street, Jefferson, Wisconsin, 53549. Respondent was first granted a Real Estate Broker license (#90-40869) on May 1, 1987, pursuant to Wis. Stat. ch. 452, and has held them at all times material to this complaint. The license is current through December 31, 2004.
2. The Department has received a complaint against another broker involved in a transaction with Respondent. During the course of complaining about the conduct of the other broker the complainant, who was a client of Respondent, alleged that the other broker disclosed confidential pricing information to the Respondent, who in turn advised the complainant of that information. During a follow-up interview with the complainant, the complainant stated that the information was used in developing the complainant's offer to purchase real estate.
3. Wis. Stats. § 452.14(3)(L) specifically provides that the Board may revoke, suspend or reprimand a broker's license if it finds that the holder of the license has violated any provision of this chapter. Additionally, Wis. Stats. § 452.133(1)(d) specifically requires a broker to keep confidential "any information obtained by the broker that he or she knows a reasonable party would want to be kept confidential..."

**CONCLUSIONS OF LAW**

1. The Wisconsin Real Estate Board has jurisdiction to act in these matters pursuant to § 452.14, Wis. Stats.
2. The Wisconsin Real Estate Appraisers Board has authority to enter into this stipulated resolution of this matter pursuant to § 227.44(5), Stats.
3. Respondent, DEANNE K. LANE, by her conduct as described above, did commit a violation of Wis. Stats. § 452.133(1)(d).

**ORDER**

NOW, THEREFORE, IT IS HEREBY ORDERED:

1. The attached Stipulation is hereby accepted.
2. Respondent's license as a Real Estate Broker is hereby suspended for a period of 21 days from the date of signing of this Order.

The rights of a party aggrieved by this Decision to petition the Board for rehearing and to petitioner for judicial review are set forth on the attached "Notice of Appeal Information".

Dated at Madison, Wisconsin this 23<sup>rd</sup> day of September, 2004.

Richard A. Kollmansberger  
Chair  
Real Estate Board