

# 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 DISCIPLINARY** :  
**PROCEEDINGS AGAINST** : **FINAL DECISION AND ORDER**  
: **LS0412028REB**  
**WILLIAM W. RANGUETTE,** :  
**RESPONDENT.** :

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

William W. Ranguette  
528 Vanderbilt Drive  
Waunakee, WI 53597

Wisconsin Real Estate Board  
P.O. Box 8935  
Madison, WI 53708

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 the Stipulation and considers it acceptable. Accordingly, the Board adopts the attached Stipulation and makes the following:

**FINDINGS OF FACT**

1. William W. Ranguette is licensed in the state of Wisconsin as a real estate broker, license # 90-50577. This license was first granted to him on March 16, 2001. Mr. Ranguette's most recent address on file with the Department of Regulation and Licensing is 528 Vanderbilt Drive, Waunakee, WI 53597. Mr. Ranguette held his real estate broker's license at all times relevant to the facts contained herein.

2. In June or July of 2003, Cornerstone Square Apartments in Edgerton, Wisconsin, were purchased by GilRan Group, LLC and Edgerton Senior Housing LLC. William W. Ranguette is an owner of GilRan Group, LLC and Edgerton Senior Housing LLC.

3. AR lived with her four children in Cornerstone Square Apartments at 117 Swift Street, Apartment 32. CR lived with her disabled son and a disabled family friend in Cornerstone Square Apartments at 117 Swift Street, Apartment 11.

4. Shortly after the ownership change, families with children, including AR and the CR, were pressured to leave or relocate to less desirable apartments within the complex, as the new owners wanted to turn the complex into senior housing. Such actions would violate the terms of a 1986 U.S. Department of Housing and Urban Development ("HUD") grant.

5. In April of 2004, AR and CR signed Voluntary Conciliation Agreements negotiated by HUD. AR and CR was designated Complainants. The designated Respondents were:

William Ranguette

GilRan Group, LLC  
Edgerton Senior Housing, LLC  
528 Vanderbilt Drive, Waunakee, WI 53597

and

Robert D. Simonson  
Apex Management, LLC  
1022-A Sunnyvale Drive, Madison, WI 53713.

6. The Voluntary Conciliation Agreements are responses to allegations that the respondents violated sections 804b and 804c of the Federal Fair Housing Act. By their own explicit terms, the Voluntary Conciliation Agreements do not constitute admissions by the respondents of any violation of the Federal Fair Housing Act, and the agreements are not relied on as admissions. Nevertheless, under the agreements, the Respondents acknowledged that the apartment complex did not currently qualify as Housing for Older Citizens as defined by the Fair Housing Act.

7. The agreement with AR includes financial and other assistance by the Respondents in relocating AR to a single family home. Under her separate agreement, CR agreed to vacate her apartment in return for a waiver of past rent, the return of her full security deposit, and a possible cash incentive payment if she vacated by a certain date.

8. The actions of the Respondents in pressuring residents with children to relocate or leave the apartment complex, in anticipation of its being developed as housing for older persons, were discriminatory.

### **CONCLUSIONS OF LAW**

I. The Wisconsin Real Estate Board has personal jurisdiction over the Respondent, William W. Ranguette, based on his holding a credential issued by the Board, and subject-matter jurisdiction to act in this matter pursuant to Wis. Stat. sec. 452.14.

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

III. By his conduct in Finding of Fact 4 above, Mr. Ranguette violated Wis. Admin. Code sec. RL 24.03 (1). This violation supports the imposition of discipline as authorized by Wis. Stat. sec. 452.14 (3).

### **ORDER**

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

IT IS FURTHER ORDERED that Respondent William W. Ranguette be, and hereby is, REPRIMANDED.

IT IS FURTHER ORDERED that William W. Ranguette pay a forfeiture in this matter in the amount of \$500.00, within 60 days of the date of this Order. Payment shall be made by certified check or money order, payable to the Wisconsin Department of Regulation and Licensing and sent to: Department Monitor, Division of Enforcement, Department of Regulation and Licensing, P.O. Box 8935, Madison, WI 53708-8935.

IT IS FURTHER ORDERED that William W. Ranguette pay partial costs in this matter in the amount of \$574.20, within 60 days of the date of this Order. Payment shall be made by certified check or money order, payable to the Wisconsin Department of Regulation and Licensing and sent to: Department Monitor, Division of Enforcement, Department of Regulation and Licensing, P.O. Box 8935, Madison, WI 53708-8935.

IT IS FURTHER ORDERED that in the event William W. Ranguette fails to pay either the costs or the forfeiture imposed by this order within the time and in the manner as set forth above, Mr. Ranguette's real estate 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 forfeiture and partial costs have been paid to the Department of Regulation and Licensing. Failure to pay the forfeiture or the partial costs as ordered may be considered a violation of a Board Order.

IT IS FURTHER ORDERED, that file 03 REB 235 be, and hereby is, closed.

Dated this 2<sup>nd</sup> day of December, 2004.

**WISCONSIN REAL ESTATE BOARD**

Richard Kollmansberger  
A member of the Board