

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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

IN THE MATTER OF THE DISCIPLINARY :
PROCEEDINGS AGAINST :
 : **FINAL DECISION AND ORDER**
JEANNE T. WERLA : **LS05041415REB**
RESPONDENT :

Division of Enforcement Case File #: **03 REB 052**

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

Jeanne T. Werla
2412 Gilson Street
Racine, WI 53403

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 Wisconsin Real Estate 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

1. Jeanne T. Werla (“Respondent”), date of birth 11/18/63, is licensed in the State of Wisconsin as a real estate broker having license #90-51967. This license was first granted on 01/06/04.
2. Respondent's last reported address on file with the Department of Regulation and Licensing (“Department”) is: 2412 Gilson Street, Racine, WI 53403.
3. Since August 2002, Respondent was employed by Image Realty LLC, license # 91-700518, located at 2731 Washington Avenue, Racine, WI 53405. This license was first granted to the business entity on 12/21/01.
4. Department records indicate that the Respondent was granted a real estate salesperson’s license (#94 45533) on 07/16/96. According to Department records, Respondent’s real estate salesperson’s license expired on 01/01/01 and was not renewed by the Respondent until 01/29/01. On or about 01/01/03, Respondent’s real estate salesperson’s license expired and was not renewed by the Respondent until 05/08/03.
5. On or about 1/01/05, Respondent’s real estate broker’s license expired and was not renewed by the Respondent until 02/08/05.
6. An investigation by the Department indicates that the Respondent continued to practice real estate while having

expired license.

7. On the dates of 8/15/03 and 02/04/05, an investigator for the Department spoke with the Respondent about practicing real estate with an expired license. The Respondent stated that her reasoning for not renewing her real estate salesperson license on time in 2001 and 2003 was due to the fact that she was going through a very stressful family situation during those periods which she required medical attention. The Respondent admitted that she had not checked on her licensure status after her real estate broker's license expired on 01/01/05 but was willing to renew her license as soon as possible.

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

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to Wis. Stat. § 452.14.
2. The Wisconsin Real Estate Board is authorized to enter into the attached Stipulation pursuant to Wis. Stat. § 227.44(5).
3. Respondent has violated:
 - a. Wis. Stat. §§ 452.03 and 452.14(3)(i) by engaging in the practice of Real Estate with an expired license on three separate occasions.

ORDER

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

IT IS FURTHER ORDERED that Respondent, license #90-51967 be, and hereby is **REPRIMANDED**.

IT IS FURTHER ORDERED that Respondent pay to the Department of Regulation and Licensing a **FORFEITURE** of **FIVE HUNDRED DOLLARS (\$500.00)**.

IT IS FURTHER ORDERED that Respondent pay to the Department of Regulation and Licensing **COSTS** of **FIVE HUNDRED DOLLARS (\$500.00)**.

IT IS FURTHER ORDERED, that a downpayment of **FIVE HUNDRED DOLLARS (\$500.00)** shall be submitted thirty (30) days from the date of this order and another downpayment of **FIVE HUNDRED DOLLARS (\$500.00)** shall be submitted within another thirty (30) days from the date of the last payment until the full **ONE THOUSAND DOLLARS (\$1,000.00)** is paid. Payments 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
Telephone (608) 267-3817
Fax (608) 266-2264**

IT IS FURTHER ORDERED that in the event Respondent fails to pay the **ONE THOUSAND DOLLARS (\$1,000.00)** costs within the time and in the manner as set forth above, then and in that event, and without further notice to the Respondent, her real estate license (#90-51967) shall be **SUSPENDED** without further hearing and without further Order of the Board, and said suspension shall continue until the full amount of said costs has been paid to the Department of Regulation and Licensing. Failure to pay the costs shall be considered a violation of this Order by the Board.

IT IS FURTHER ORDERED, that file **03 REB 052** be, and hereby is, closed as to Jeanne T. Werla.

WISCONSIN REAL ESTATE BOARD

By: Richard Kollmansberger
A member of the Board

4-14-05
Date