

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN
BEFORE THE DEPARTMENT OF REGULATION AND LICENSING

IN THE MATTER OF THE APPLICATION FOR :
A REAL ESTATE SALESPERSON LICENSE FOR : ORDER GRANTING
 : LIMITED LICENSE
WILLIAM H KELLER, :
APPLICANT. :

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

William H. Keller
4041 N. Newhall St.
Shorewood WI 53211

Department of Regulation & Licensing
1400 East Washington Avenue
P.O. Box 8935
Madison, WI 53708-8935

FINDINGS OF FACT

1. William H. Keller (Applicant) has filed an application for a credential to practice as a real estate salesperson in the State of Wisconsin.
2. Information received in the application process reflects that:
 - a. On or about June 29, 1981 Applicant was convicted of violation of Wis. Stat. § 943.20(1) [theft-movable property]
 - b. On or June 26, 1992 Applicant was convicted of violation of Wis. Stat. § 943.10 [burglary]
 - c. In 1996, applicant self-reported failure to pay sales tax in Illinois.

CONCLUSIONS OF LAW

1. The Wisconsin Department of Regulation and Licensing has jurisdiction over this matter pursuant to Wis. Stat. § 452.05(1)(a).
2. The facts and circumstances of the convictions referenced above substantially relate to the practice of a real estate salesperson. Applicant by his conduct is subject to action against his license pursuant to Wis. Stat. § 452.14(3).

ORDER

NOW, THEREFORE, IT IS ORDERED that WILLIAM H KELLER is GRANTED a REAL ESTATE SALESPERSON'S LICENSE, subject to the following LIMITATIONS, TERMS AND CONDITIONS:

Practice Limitations

1. Applicant shall practice only under the general supervision of a Wisconsin licensed real estate broker approved by the Department or Department Monitor. Approval shall be obtained prior to engaging in real estate practice.

Required Reporting

2. Applicant shall provide a copy of this Final Decision and Order immediately to his supervising broker at all settings where Applicant works or applies to work as a real estate salesperson.
3. Applicant shall arrange for written reports from his supervisor(s) to be provided to the Department Monitor on a quarterly basis, as directed by the Department Monitor. These reports shall assess Applicant's work performance, describe the Respondent's sales activities and verify that he is in compliance with the Wisconsin laws governing the practice of real estate as well as with the terms of this Order.
4. Applicant shall report to the Department any change of employment status, residence, address or telephone number within five (5) days of the date of a change.
5. Applicant is responsible for compliance with all of the terms and conditions of this Order, including the timely submission of reports by others. Applicant shall promptly notify the Department Monitor of any suspected violations of any of the terms and conditions of this Order by Applicant.

DEPARTMENT MONITOR

6. The Department Monitor is the individual designated by the department as its agent to coordinate compliance with the terms of this Order. Any requests, petitions, reports and other information required by this Order shall be mailed, e-mailed, faxed or delivered to:

DEPARTMENT MONITOR
Department of Regulation and Licensing
Division of Enforcement
1400 East Washington Ave., P.O. Box 8935
Madison, WI 53708-8935
Fax: (608) 266-2264
Telephone: (608) (608) 261-7904
department.monitor@drl.state.wi.us

Petitions for Modification

7. Applicant may petition the Department for modification of the terms of this Order after one year from the effective date of this order. Any such petition shall be accompanied by a written recommendation from Applicant's employer. Denial of a petition in whole or in part shall not be considered a denial of a license within the meaning of §227.01(3)(a), Stat., and Applicant shall not have a right to any further hearings or proceedings on the denial.

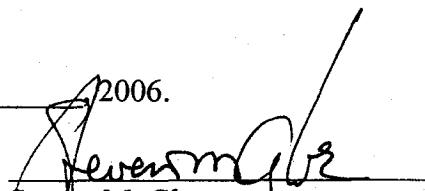
Costs of Compliance

8. Applicant shall be responsible for all costs and expenses incurred in conjunction with or associated with compliance with the terms of this Order.

Summary Suspension

9. Failure by Applicant to timely comply with the terms of this limitation and/or any further criminal conviction may result in the revocation of Applicant's limited license without further notice, hearing or other proceeding. A violation of this Order may alternatively be the basis for a summary suspension under Wis. Admin. Code RL Ch. 6 or separate disciplinary action under Wis. Stat. §440.26(6).

Dated at Madison, Wisconsin this 30th day of March 2006.


Steven M. Gloe
On behalf of the Department of
Regulation and Licensing