

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
LAURA DEAN KERANS, :
RESPONDENT. : LS08120420REB

Division of Enforcement Case File # 06 REB 082

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

Laura Dean Kerans
7600 Terrace Ave. #201
Middleton, WI 53562

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 decision 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. Laura Dean Kerans (D.O.B. 12/11/39) is duly licensed in the state of Wisconsin as a real estate broker (license #39993). This license was first granted on 02/17/87.
2. Laura Dean Kerans' latest address on file with the Department of Regulation and Licensing is 7600 Terrace Avenue #201, Middleton Wisconsin 53562. Ms. Dean Kerans has stated that she is moving to a location out of Wisconsin and still uses her Middleton address for mail delivery.
3. Ms. Dean Kerans operated a real estate entity, CCI Management of Madison Inc., from at least January 7, 1994, to some time in 2008. The purpose of CCI Management of Madison Inc. was to manage properties for owners for a fee. At no time was CCI Management of Madison Inc. licensed as a real estate business entity.
4. At all times relevant to this matter, CCI Management managed property for the Settler Hill Condominium Unit Owners Association Inc.
5. In 2006, the Department received a complaint from the Settler Hill Condominium Unit Owners Association Inc. against Laura Dean Kerans. The complaint alleged that Ms. Dean Kerans issued a check to CCI Management Inc. on the Settler Hill account that was not properly authorized by the Association because it did not have two signatures on it, and because Ms. Dean Kerans did not provide a full accounting of what the check was for, aside from "services rendered."
6. Settler Hill Condominium Unit Owners Association sued CCI Management of Madison in Dane County Small Claims Court in 2006, and also filed a complaint with the Department of Regulation and Licensing.
7. Settler Hill and CCI Management reached a settlement in the small claims matter whereby CCI Management agreed to fully reimburse Settler Hill for the full \$2,670.85.
8. Ms. Dean Kerans has retired from the real estate profession, is planning to move out of state, and wishes to resolve this matter by voluntarily surrendering her real estate broker's license and the right to renew that license.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in these matters pursuant to Wis. Stat. § 458.26.
2. The Wisconsin Real Estate Board has authority to enter into this stipulated resolution of this matter pursuant to Wis. Stat. § 227.44(5).

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED:

1. The attached Stipulation is hereby accepted.

IT IS FURTHER ORDERED that:

2. The VOLUNTARY SURRENDER of Laura Dean Kerans' real estate broker's license and right to renew that license (# 90-39993) is hereby ACCEPTED.

IT IS FURTHER ORDERED that:

3. If Laura Dean Kerans ever applies for renewal or reinstatement of her Wisconsin real estate broker's license (# 90-39993), or applies for any real estate license, then she shall pay the costs of investigating and prosecuting this matter, in the amount of TWO HUNDRED TWENTY FIVE DOLLARS (\$225.00), before any such application may be considered. 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
Telephone (608) 267-3817, Fax (608) 266-2264

4. Violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in a summary suspension of Ms. Dean Kerans' license. The Board in its discretion may in the alternative impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this Order.

5. This Order is effective on the date of its signing.

Dated this 4th day of December, 2008.

WISCONSIN REAL ESTATE BOARD

By: Peter A. Sveum, Chair