

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF	:	
DISCIPLINARY PROCEEDINGS AGAINST	:	
SHIRLEY M. JAHN AND PETER L. NEUVILLE,	:	FINAL DECISION AND ORDER
RESPONDENTS	:	(AS TO PETER L. NEUVILLE)
	:	ORDER 0000267

Division of Enforcement Case File # 09 REB 049

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

Peter L. Neuville
1010 Corporate Dr.
P.O. Box 408
Slinger, WI 53086

Wisconsin Real Estate Board
P.O. Box 8935
Madison, WI 53707-8935

Wisconsin Department of Regulation and Licensing
Division of Enforcement
P.O. Box 8935
Madison, WI 53708-8935

PROCEDURAL HISTORY

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. Peter L. Neuville (Respondent) is licensed in the state of Wisconsin as a Real Estate Broker, license # 90-47949. This license was first granted to him on 04/20/1995 and is current through 12/14/2010.
2. The most recent address on file with the Wisconsin Department of Regulation and Licensing (Department) for Mr. Neuville is 1010 Corporate Dr., P.O. Box 408, Slinger, WI 53086.

3. Shirley M. Jahn (Respondent) is licensed in the state of Wisconsin as a Real Estate Broker, license # 90-44281. This license was first granted to her on 12/11/1990 and is current through 12/14/2010.

4. The most recent address on file with the Department for Ms. Jahn is 6744 Hickory Hill Dr., West Bend, WI 53090.

5. On or about April 3, 2009, the Department received a complaint alleging Shirley M. Jahn practiced real estate with an expired license and that she had placed a deceptive advertisement. The Real Estate Board Screening Panel concluded that there was no violation with regard to the advertising but a case was opened for investigation based on the alleged unlicensed practice.

6. The Department's investigation revealed that Ms. Jahn's real estate broker's license did lapse and go into expired status from December 15, 2008 until it was renewed on April 30, 2009. Ms. Jahn admitted that she had approximately five active listings during the unlicensed period.

7. The Department's investigation revealed that during the period of unlicensed practice by Ms. Jahn (December 15, 2008 until April 30, 2009), Respondent Peter L. Neuville was Ms. Jahn's broker-employer.

8. Pursuant to Wis. Admin. Code § RL 17.07, "A broker-employer shall, prior to employing a licensee and at the beginning of each biennial licensure period, determine that each licensee employed by the broker is properly licensed..."

9. In resolution of this matter, Respondent Peter L. Neuville 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, and is authorized to enter into the attached Stipulation pursuant to Wis. Stat. § 227.44(5).

2. By the conduct described in paragraphs 6-7 of the Findings of Facts, Respondent Peter L. Neuville has violated Wis. Admin. Code § RL 17.07 by failing to ensure that each licensee employed by him (the broker-employer) was properly licensed. As a result, Respondent Peter L. Neuville is subject to discipline pursuant to Wis. Admin. Code § RL 24.01(3) and Wis. Stat. § 452.14(3).

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. Respondent Peter L. Neuville be, and hereby is, REPRIMANDED.

IT IS FURTHER ORDERED that:

2. Respondent Peter L. Neuville shall pay COSTS in the amount of ONE HUNDRED FIFTY DOLLARS (\$150.00) within ninety (90) days from the date of this Order.

3. 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 Respondent's 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. In the event Respondent fails to timely submit payment of the costs as ordered and as set forth above, the Respondent's license (# 90-47949) may, in the discretion of the board or its designee, be **SUSPENDED**, without further notice or hearing, until Respondent has complied with payment of the costs.

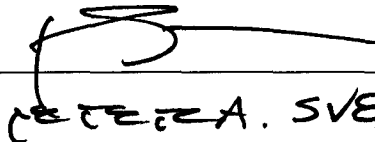
5. This Order is effective on the date of its signing.

IT IS FURTHER ORDERED that file 09 REB 049 is hereby closed as to Respondent Peter L. Neuville.

Dated this 24 day of June, 2010.

WISCONSIN REAL ESTATE BOARD

By: _____


CECILIA A. SVERIN