

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

JEFFREY K. HAMANN AND
EASY LIVING MANAGEMENT INC.,
RESPONDENTS.

FINAL DECISION AND ORDER

ORDER 0006378

Division of Legal Services and Compliance Case No. 17 REB 121

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

Jeffrey K. Hamann
4265 Deer Tail Lane
P.O. Box 658
Wausau, WI 54402

Easy Living Management Inc.
P.O. Box 658
Wausau, WI 54402

Wisconsin Real Estate Examining Board
P.O. Box 8366
Madison, WI 53708-8366

Division of Legal Services and Compliance
Department of Safety and Professional Services
P.O. Box 7190
Madison, WI 53707-7190

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 Real Estate Examining 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, Conclusions of Law and Order.

FINDINGS OF FACT

1. Respondent Jeffrey K. Hamann (DOB March 28, 1971) is licensed by the State of Wisconsin as a real estate broker, having license number 55365-90, first issued on November 20, 2008 and expired as of December 15, 2018, and as a real estate salesperson, having license number 69159-94, first issued on January 10, 2007 and expired as of December 15, 2018.

Respondent Hamann's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 4265 Deer Tail Lane, P.O. Box 658, Wausau, WI 54402.

2. Respondent Easy Living Management Inc. is licensed by the State of Wisconsin as a real estate business entity, having license number 833304-91, first issued on January 23, 1986 and expired as of December 15, 2018. Respondent Easy Living Management Inc.'s most recent address on file with the Department is P.O. Box 658, Wausau, WI 54402.

3. Respondent Hamann is the responsible broker for Respondent Easy Living Management Inc.

4. On December 20, 2017, the Department received a complaint from one of Respondent Easy Living Management Inc.'s clients alleging that Respondent Hamann and Respondent Easy Living Management Inc. failed to disperse several months of collected rents owed to Complainant. Division of Legal Services and Compliance (Division) Case Number 17 REB 121 was subsequently opened for investigation.

5. Respondent Hamann and Respondent Easy Living Management Inc. do not wish to contest Division Case Number 17 REB 121, and wish to resolve the case through the voluntary surrender of their right to renew their respective licenses.

6. In resolution of this matter, Respondent Hamann and Respondent Easy Living Management Inc. consent to the entry of the following Conclusions of Law and Order.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Examining 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. Pursuant to Wis. Stat. § 440.08(3), Respondent Jeffrey K. Hamann retains the right to renew his real estate broker license and real estate salesperson license until December 14, 2023.

3. Pursuant to Wis. Stat. § 440.08(3), Respondent Easy Living Management Inc. retains the right to renew its real estate business entity license until December 14, 2023.

ORDER

1. The attached Stipulation is accepted.

2. The VOLUNTARY SURRENDER of Respondent Jeffrey K. Hamann's right to renew his real estate broker license (number 55365-90) is ACCEPTED.

3. The VOLUNTARY SURRENDER of Respondent Jeffrey K. Hamann's right to renew his real estate salesperson license (number 69159-94) is ACCEPTED.

4. The VOLUNTARY SURRENDER of Respondent Easy Living Management Inc.'s right to renew its real estate business entity license (number 833304-91) is ACCEPTED.

5. This surrender constitutes Respondent Jeffrey K. Hamann's permanent relinquishment of his right to renew his real estate broker license and real estate salesperson license and his right to practice real estate as a broker or salesperson in the state of Wisconsin. The Board will not, at any time in the future, process or otherwise consider an application or attempt at renewal by Respondent Jeffrey K. Hamann of credentials necessary to practice real estate as a broker or salesperson in the state of Wisconsin.

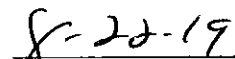
6. This surrender constitutes Respondent Easy Living Management Inc.'s permanent relinquishment of its right to renew its real estate business entity license and its right to practice real estate as a business entity in the state of Wisconsin. The Board will not, at any time in the future, process or otherwise consider an application or attempt at renewal by Respondent Easy Living Management Inc. of credentials necessary to practice real estate as a business entity in the state of Wisconsin.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by:


A Member of the Board


Date

STATE OF WISCONSIN
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

JEFFREY K. HAMANN AND
EASY LIVING MANAGEMENT INC.,
RESPONDENTS.

STIPULATION

ORDER 0006378

Division of Legal Services and Compliance Case No. 17 REB 121

Respondents Jeffrey K. Hamann and Easy Living Management Inc. and the Division of Legal Services and Compliance, Department of Safety and Professional Services stipulate as follows:

1. This Stipulation is entered into as a result of a pending investigation by the Division of Legal Services and Compliance. Respondents consent to the resolution of this investigation by Stipulation.

2. Respondents understand that by signing this Stipulation, Respondents voluntarily and knowingly waive the following rights:

- the right to a hearing on the allegations against Respondents, at which time the State has the burden of proving those allegations by a preponderance of the evidence;
- the right to confront and cross-examine the witnesses against Respondents;
- the right to call witnesses on Respondents' behalf and to compel their attendance by subpoena;
- the right to testify on Respondents' own behalf;
- the right to file objections to any proposed decision and to present briefs or oral arguments to the officials who are to render the final decision;
- the right to petition for rehearing; and
- all other applicable rights afforded to Respondents under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin Administrative Code, and other provisions of state or federal law.

3. Respondents are aware of Respondents' right to seek legal representation and have been provided an opportunity to obtain legal counsel before signing this Stipulation.


4. Respondents agree to the adoption of the attached Final Decision and Order by the Wisconsin Real Estate Examining Board (Board). The parties to the Stipulation consent to the entry of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties. Respondents waive all rights to any appeal of the Board's order, if adopted in the form as attached.

2. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation, and the matter shall then be returned to the Division of Legal Services and Compliance for further proceedings. In the event that the Stipulation is not accepted by the Board, the parties agree not to contend that the Board has been prejudiced or harmed in any manner by the consideration of this attempted resolution.

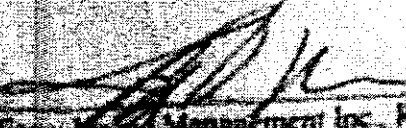
6. The parties to this Stipulation agree that the attorney or other agent for the Division of Legal Services and Compliance and any member of the Board ever assigned as an advisor in this proceedings may appear before the Board in open or closed session, without the presence of Respondents, for purposes of speaking in support of this agreement and answering questions that any member of the Board may have in connection with deliberations on the Stipulation. Additionally, any such advisor may vote on whether the Board should accept this Stipulation and issue the attached Final Decision and Order.

7. Respondents are informed that should the Board adopt this Stipulation, the Board's Final Decision and Order is a public record and will be published in accordance with standard Department procedure.

8. The Division of Legal Services and Compliance joins Respondents in recommending the Board adopt this Stipulation and issue the attached Final Decision and Order.


Jeffrey K. Hamann, Respondent
4265 Deer Tail Lane
P.O. Box 658
Wausau, WI 54402
License No. 55365-90
License No. 69159-94

Date 6/11/9


Easy Management Inc., Respondent
By: Jeffrey K. Hamann
P.O. Box 658
Wausau, WI 54402
License No. 832304-91

Date 6/11/9


Sarah E. Norberg, Attorney
Division of Legal Services and Compliance
P.O. Box 1796
Wausau, WI 54401-1796

Date 6.18.19