

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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The status of an appeal may be found on court access websites at:

<http://ccap.courts.state.wi.us/InternetCourtAccess> and <http://www.courts.state.wi.us/wscga>

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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

CARL W. KORNDORFER AND  
KORNDORFER HOMES, INC.,  
RESPONDENTS.

FINAL DECISION AND ORDER

**ORDER 0008214**

Division of Legal Services and Compliance Case No. 21 REB 100

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

Carl W. Korndorfer  
Sturtevant, WI 53177

Korndorfer Homes, Inc.  
Sturtevant, WI 53177

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 Carl W. Korndorfer (Birth Year 1955) is licensed by the State of Wisconsin as a real estate broker, having license number 25412-90, first issued on March 8, 1991 and current through December 14, 2022. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is in Sturtevant, Wisconsin 53177.

2. Respondent Korndorfer Homes, Inc. is licensed by the State of Wisconsin as a real estate business entity, having licensed number 834705-91, first issued on April 10, 1995 and current through December 14, 2022. Respondent's most recent address on file with the Department is in Sturtevant, Wisconsin 53177.

3. Respondent Carl W. Korndoerfer is identified in Department records as the responsible licensee in charge of Respondent Korndoerfer Homes, Inc.

4. On September 23, 2021, the Department received a complaint alleging that Respondents are practicing real estate without possessing current credentials. The Division of Legal Services and Compliance (DLSC) subsequently opened Case Number 21 REB 100 for investigation.

5. On December 15, 2020, Respondent Korndoerfer Homes, Inc.'s credential expired.

6. On September 27, 2021, an employee of Respondent Korndoerfer Homes, Inc. stated that they had accidentally missed processing the payment for the license renewal.

7. On September 30, 2021, an employee of Respondent Korndoerfer Homes, Inc. stated that the license had expired due to an oversight.

8. On October 1, 2021, Respondent Korndoerfer Homes, Inc. renewed its credential.

9. On March 10, 2022, Respondents emailed the Department documentation for 58 real estate transactions that Respondents had worked on while Respondent Korndoerfer Homes, Inc.'s license was expired during the period from November 21, 2020 until September 30, 2021.

10. In resolution of this matter, Respondents consent to the entry of the following Conclusions of Law and Order.

#### CONCLUSIONS OF LAW

1. The 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. By the conduct described in the Findings of Fact, Respondents violated Wis. Stat. § 452.03(1) by engaging in or following the business or occupation of a broker or salesperson without a license.

3. By the conduct described in the Findings of Fact, Respondents violated Wis. Stat. § 452.12(5)(bm)1. and 2. by:

- a. engaging in any of the activities covered by the firm license while the license was expired; and
- b. engaging in any of the activities covered by the firm's license on behalf of the firm while the firm's license was expired.

4. As a result of the above violations, Respondents are subject to discipline pursuant to Wis. Stat. § 452.14(3)(L).

ORDER

1. The attached Stipulation is accepted.
2. Respondent Carl W. Korndoerfer is REPRIMANDED.
3. Respondent Korndoerfer Homes, Inc. is REPRIMANDED.
4. Within ninety (90) days from the date of this Order, Respondent Carl W. Korndoerfer shall pay a forfeiture of \$500.00 and one-half of the COSTS of this matter, for a total of \$819.
5. Within ninety (90) days from the date of this Order, Respondent Korndoerfer Homes, Inc. shall pay a forfeiture of \$500.00 and one-half of the COSTS of this matter, for a total of \$819.
6. Payment of costs and forfeiture (made payable to the Wisconsin Department of Safety and Professional Services) shall be sent by Respondents to the Department Monitor at the address below:

Department Monitor  
Division of Legal Services and Compliance  
Department of Safety and Professional Services  
P.O. Box 7190, Madison, WI 53707-7190  
Telephone (608) 266-2112; Fax (608) 266-2264  
DSPSMonitoring@wisconsin.gov

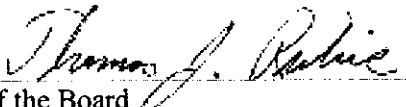
Respondent may also submit this information online at: <https://dpsmonitoring.wi.gov/>

7. In the event Respondents violate any term of this Order, Respondents' credentials (numbers 25412-90 and 834705-91), or Respondents' right to renew their credentials, may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondents have complied with the terms of the Order. The Board may, in addition and/or in the alternative, refer any violation of this Order to the Division of Legal Services and Compliance for further investigation and action.

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

WISCONSIN REAL ESTATE EXAMINING BOARD

by:

  
A Member of the Board

10/20/22

Date

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE EXAMINING BOARD

IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

CARL W. KORNDORFER AND  
KORNDORFER HOMES, INC.,  
RESPONDENTS.

STIPULATION

**ORDER 0008214**

Division of Legal Services and Compliance Case No. 21 REB 100

Respondents Carl W. Korndorfer and Korndorfer Homes, 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 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.

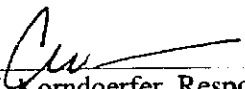
5. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation, and the matter shall then be returned to the Division

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 biased in any manner by the consideration of this attempted resolution.

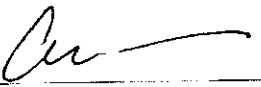
6. The parties to this Stipulation agree that the attorney or other agent for the Division of Legal Services and Compliance and any member of the Board ever assigned as an advisor in this investigation may appear before the Board in open or closed session, without the presence of Respondents, for purposes 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.

  
\_\_\_\_\_  
Carl W. Korndoerfer, Respondent  
Sturtevant, WI 53177  
Credential No. 25412-90

8/25/2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Korndoerfer Homes, Inc., Respondent  
By: Carl W. Korndoerfer, Responsible Licensee  
Sturtevant, WI 53177  
Credential No. 834705-91

8/25/2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Alicia Kennedy, Attorney  
Division of Legal Services and Compliance  
P.O. Box 7190  
Madison, WI 53707-7190

8/29/2022  
\_\_\_\_\_  
Date