



**Attorneys**

David G. Anderson  
 Steve P. Lipowski  
 Joseph M. Mella  
 Joseph R. Mirr  
 Derek L. Prestin  
 Daniel J. Rugar  
 Jeffrey J. Serum  
 Terri M. Smith

**BUSINESS TRANSACTIONS: REAL ESTATE & CONSTRUCTION**


Ruder Ware assists a wide variety of clients with real estate, development, and construction transactions. A major component of our real estate practice involves the representation of developers, property owners, investors, contractors, municipalities and other governmental entities, and financial institutions in connection with their development and construction projects. Our attorneys have advised clients regarding multitenant office facility development, large-scale retail development projects and acquisition financings, and tenant-in-common transactions. Our firm’s expertise encompasses all facets of the regulatory compliance, development, and construction process, including land use and subdivision approvals; development agreements and vested rights structuring; environmental assessments; condemnation, time-share, and fractional ownership developments; wetlands compliance; and redevelopment issues. Our development and construction practice also encompasses the negotiation and documentation of a substantial number of design, design-build, and other construction agreements involving architects, engineering and design professionals, general contractors and construction managers, and a variety of industry trades. Our range of real estate and construction services includes:

- Assisting real estate developers and other buyers and sellers of real estate with purchase and sale transactions
- Assisting real estate developers and other buyers with conducting appropriate due diligence in connection with real estate acquisition transactions, including reviewing title insurance commitments, surveys, and environmental site assessment reports
- Advising clients regarding zoning, land use, and other regulatory matters
- Drafting and negotiating development agreements with governmental authorities involved in public/private development projects
- Representing both lenders and borrowers in connection with construction and permanent mortgage loan financing transactions, including leasehold mortgages
- Appearing on behalf of clients at public hearings and conducting negotiations in connection with obtaining regulatory approvals for land use, including zoning variances, and conditional use permits
- Advising clients regarding environmental issues relating to real estate, including stormwater regulations, air permitting, wetlands issues, brownfield redevelopment, and voluntary party liability exemptions
- Representing developers and owners in connection with condominium and fractional ownership development projects and conversions, including the preparation of commercial and residential condominium declarations, bylaws, articles of incorporation, and related documentation
- Representing owners, contractors, construction managers, and architects in the preparation and negotiation of construction and design contracts

- Continued -



- Representing property owners in seeking appropriate compensation for their real estate when faced with a condemnation proceeding
- Assisting clients with like-kind exchange transactions
- Representing contractors, subcontractors, and other service providers in connection with filing and enforcing construction liens
- Negotiating and properly documenting easements, licenses, and other agreements regarding use of real property
- Assisting clients with resolving boundary disputes.

As part of a full-service law firm, our attorneys provide clients with a one-stop approach to their legal needs. Ruder Ware, the largest Wisconsin law firm headquartered north of Madison, also provides legal counsel in Litigation & Dispute Resolution; Employment, Labor & Benefits; and Trusts & Estates. 

© 2010 Ruder Ware, L.L.S.C. Accurate reproduction with acknowledgment granted. All rights reserved. This document provides information of a general nature regarding legislative or other legal developments. None of the information contained herein is intended as legal advice or opinion relative to specific matters, facts, situations, or issues, and additional facts and information or future developments may affect the subjects addressed.

## Legal Services Offered by Ruder Ware

### **Business Transactions**

- Antitrust & Trade Regulation
- Bankruptcy & Creditors' Rights
- Business Organizations
- Commercial Contracts
- Corporate Finance & Securities
- Executive Compensation & Employee Benefits
- Intellectual Property
- Mergers & Acquisitions
- Real Estate & Construction

### **Employment, Labor & Benefits**

- Employee Benefits & Executive Compensation
- Employment Law
- Labor Law

### **Litigation & Dispute Resolution**

- Alternative Dispute Resolution
- Commercial Litigation
- Employment Litigation
- Environmental Litigation
- Preventative Litigation Services
- Products Liability Litigation
- Real Estate & Construction Litigation

### **Trusts & Estates**

- Asset Protection Planning
- Elder Law
- Estate Planning
- Family Business Succession Planning
- Fiduciary Services
- Probate & Trust Administration

### **Focus Teams**

- Banking & Financial Institutions
- Local Governments & Municipalities
- Professional Responsibility for Attorneys
- Schools & Educational Institutions