



Land Use, Entitlements and Zoning

Reinhart's Land Use, Entitlements and Zoning group has an unparalleled record of efficiently securing permit approvals needed to begin a development project and fostering mutually beneficial public/private partnerships. Our team thoroughly understands that a failed or even delayed permitting process can lead to serious obstacles in all phases of development, and we pride ourselves not just on securing permitting, but also when we secure it. Our experience in land use and entitlement legal services spans all types of projects from simple re-zonings to complex permitting issues affecting commercial, industrial and mixed-use real estate development.

Our goal is to be an extension of your team, not just a legal adviser. We serve as critical partners to our clients, providing uniquely informed counsel and offering value beyond the close of a transaction. We accomplish that through our long-standing, established connections with key state and local policy makers, giving our clients unmatched access and perspective on developing and existing policies. In many cases, our influence is so deep that we have actively helped shape legislation by serving as advisers to policy makers.

Our Land Use, Entitlements and Zoning group's proactive approach ensures that our clients have the appropriate permitting and entitlements at every stage of their project, keeping the development on track and on budget. Our depth of experience securing entitlements for a range of clients and development types allows us to proactively anticipate needs before they become an obstacle, allowing us to find solutions that are cost-effective and help avoid delays.

From developers to retailers to municipalities and end users, clients from all domains come to us for our expertise. Our depth of experience helps us serve our clients in matters involving complicated regulatory compliance and management of complex political relationships. Over the years, we've earned a reputation as the "go-to" professionals for those seeking to obtain licenses, land use approvals and government assistance in a timely fashion.

Leveraging a multidisciplinary team of attorneys, our track record of successfully embracing complex, value-producing work in this space is well-established. From pioneering work on Milwaukee's Riverwalk system and business improvement districts to development and redevelopment of southeast Wisconsin's largest shopping centers, business parks and office complexes, the experience of Reinhart attorneys is second to none.

Matters

- Assisted with obtaining approvals and financing of new arena for the Milwaukee Bucks professional basketball team, and for ancillary developments surrounding the arena.
- Represented Continental Properties Company, Inc. in its development of Grafton Commons, a regional retail

shopping center which includes 400,000 square feet of retail space. Development of Grafton Commons required an annexation, rezoning, site plan approval and \$3.8 million in tax incremental financing for infrastructure improvements.

- Represented Opus North Corp. in the redevelopment of a former grocery distribution center into the Shoppes at Fox River, a 450,000 square foot shopping center. Development of this shopping center required rezoning, land division and \$3.5 million in tax increment financing.
- Representing Racine County as 50/50 partner with the Village of Mount Pleasant in attracting, developing and financing a 3,900-acre Foxconn technology campus, the largest tax incremental financing district in Wisconsin's history.

Key Contacts



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