



Richard W. Donner Shareholder

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Rick Donner combines his legal experience and consensus building skills to help his clients navigate the complexities of real estate law. He is a shareholder in the firm's Real Estate Practice and assists clients with governmental relations, zoning, land use, property tax, eminent domain, financing, sales and acquisitions and other aspects of real estate development. He represents local, regional and national developers, as well as individuals, owners, lenders, borrowers, municipalities and community development associations.

Rick excels at building relationships with the various stakeholders involved in a transaction. He is a strong and fair advocate for his clients throughout political processes often associated with real estate development. His deep understanding of the legalities and personalities involved leads to solutions that save clients both time and money.

Rick is co-author of the State Bar of Wisconsin publication *Condemnation Law and Practice in Wisconsin* and Chapter 7 of the State Bar of Wisconsin publication *Commercial Real Estate Transactions, Title Insurance and Closing Protection Letters*. He regularly speaks to real estate professionals, students and trade organizations on a range of real estate topics.

In his free time, he enjoys spending time with his family, playing music and running marathons.

Education

- J.D., Brooklyn Law School
- B.A., with distinction, University of Wisconsin-Madison

Bar Admissions

Wisconsin, New York



Court Admissions

- U.S. District Court, Eastern District of New York
- U.S. District Court, Southern District of New York

Practices

- Real Estate

Services

- Land Use, Entitlements and Zoning
- Public/Private Partnerships and Tax Increment Financing
- Real Estate Leasing
- Real Estate Litigation
- Government Relations

Matters

- Works with private and institutional developers on matters relating to site purchase, entitlement, financing and leasing
- Conscientiously works with municipal staff on obtaining entitlement approvals for his clients and regularly delivers persuasive arguments on entitlement matters to municipal boards
- Represents developers and municipalities in negotiating development agreements in tax incremental financing matters
- Negotiates with taxing authorities to resolve property tax matters
- Advises buyers and sellers on the purchase and sale of commercial properties, including drafting and negotiating letters of intent and purchase agreements, reviewing title and survey, and preparing transfer documents
- Represents landowners and condemning authorities in eminent domain matters
- Represents lenders and borrowers to document real estate financing

Honors & Affiliations

Honors

- *Best Lawyers in America* - Real Estate Law
- Selected for inclusion in *Wisconsin Super Lawyers* - Rising Stars Edition



Affiliations

- State Bar of Wisconsin
- Milwaukee Bar Association
- New York Bar Association
- Milwaukee County Ethics Board
- United States District Court for the Eastern District of New York
- United States District Court for the Southern District of New York
- Historic Milwaukee, Inc. (Board of Directors, Executive Advisory Board)
- Frank Lloyd Wright's Burnham Block (Board of Directors)

Presentations

- [Dark Store Property Tax Assessment](#) (February 2019)

Publications

- "[Wisconsin Historic Tax Credits: A Victim of Their Own Success](#)," *Novogradac Journal of Tax Credits*, August 2014 (co-author)
- "Condemnation Law and Practice in Wisconsin," State Bar of Wisconsin (co-author)
- "Title Insurance and Closing Protection Letters," State Bar of Wisconsin publication *Commercial Real Estate Transactions* (co-author, Chapter 7)
- "[Reinhart shareholder: Get ready for more commercial sales, steady leasing activity in Milwaukee's CRE market in 2024](#)," Wisconsin REjournal (February 2024)