



Troy E. Giles Shareholder

WAUKESHA

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Troy E. Giles is a shareholder in Reinhart's Environmental and Real Estate practices where he works with manufacturers, developers, lenders and municipalities in matters involving environmental laws and regulations and general real estate concerns. He has significant experience working with and appearing before state and federal agencies including the US EPA and the WDNR in matters involving environmental reporting and compliance.

With nearly twenty years of legal experience, Troy understands the ever-evolving connection between environmental law and everyday business operations; therefore, he is able to provide his clients with strategic and practical approaches to environmental matters intended to maximize business opportunities while minimizing risk potential. Troy is adept in handling the entire life-cycle from acquisition and development to letting and disposal of real estate matters.

Prior to joining Reinhart, Troy served as General Counsel and Director of Business Operations for an engineering and environmental consulting firm where he oversaw the firm's legal matters, managed outside counsel and drove growth strategies—including the firm's brand development for more than 10 years.

Troy's well-rounded background provides him with a unique perspective since he approaches cases from a legal and business understanding which aligns him closely with his clients. His knowledge and experience enables him to consider both sides of an issue in order to provide tailor-made legal advice. Having operational and business experience makes Troy empathetic to his client's challenges, needs and struggles and clients appreciate that he is available day or night to answer any of their questions or concerns.

Education

- J.D., University of Wyoming College of Law
- Institute on International and Comparative Law - University of San Diego
- B.S., cum laude, University of Wisconsin-Milwaukee



Bar Admissions

Wisconsin

Practices

- Real Estate
- Regulatory and Administrative Law

Services

- Environmental Permitting and Regulatory Approvals
- Land Use, Entitlements and Zoning
- OSHA Compliance and Litigation
- Environmental Litigation
- Financial Institutions

Matters

- Preparing and negotiating professional service contracts
- Real estate transactions
- Lease agreements
- Employment agreements
- Commercial, industrial and multi-family real estate transactions
- Brownfield redevelopment and grant assistance
- Wetland issues
- Environmental compliance and due diligence
- Environmental remediation

Honors & Affiliations

Affiliations

- Milwaukee Bar Association
- Keep Greater Milwaukee Beautiful (KGMB) (Board of Directors and Secretary)
- KGMB Milwaukee T.R.E.E. House Fundraising Campaign (Committee Chair)



- Tall Pines Conservancy (Board of Directors; Committee Member)
- Provident Realty Company (Board of Directors and Treasurer)
- National Ski Patrol-Alpine Patroller
- Member of Heiliger Huegel Ski Club

Presentations

- "Emergency Planning and Community Right-to-Know Act (EPCRA)," guest lecturer, University of Wisconsin-Whitewater
- "Changes in Wetland Regulations: A Comprehensive Review," including updates in the mitigation program, Fee in Lieu program and permitting (June 2014)
- "Proceed with Caution: What OSHA will be Watching in 2018," forthcoming 2018 labor and employment seminar (February 2018)

Presentations

- "Environmental Considerations," Ch. 9 of the Real Estate Transactions System, State Bar Wisconsin PINNACLE
- "Farmers Beware: Does Your Insurance Policy Cover Your Ordinary Course Operations?"