



## Ann K. Chandler

**Director**

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Ann has over three decades of experience practicing real estate law. She has extensive experience representing shopping centers, office parks, restaurants, and residential developers in all aspects of real estate transactions, including acquisition, financing, development, and leasing. She also has experience in land use, development and zoning issues, real estate licensing and regulation, and title insurance matters. She draws on her comprehensive knowledge of real estate law to assist her clients in strategic transactions to help them achieve their goals.

Ann is a frequent presenter at continuing legal education seminars on leasing and real estate financing. She has taught Real Estate Transactions at the University of Wisconsin Law School and served as an adjunct faculty member at both the University of Central Florida and the University of Wisconsin-Milwaukee.

### Representative Transactions:

#### **Retail Development:**

- Shopping Centers: Represented a national department store developer in acquiring, financing, and developing a shopping center featuring a 202,000 sq. ft. department store, a 6,900 sq. ft. convenience store, and 55,000 sq. ft. of additional retail space. Assisted with governmental approvals, easement and use agreements, and construction agreements.
- Restaurants: Guided a restaurant operator through franchise agreement review, ground lease negotiations, land use and permit applications, financing, and construction contract negotiations.

#### **Solar Power:**

- 1,100 Acre Utility Scale Solar Development: Represented a renewable energy company in addressing title issues, drafting a \$104M resale agreement with a utility company, and preparing numerous easement, use, and relocation agreements.

#### **Development of Residential Communities:**

- 1,000 Home Multi-phased Residential Community: Assisted with land use approvals, financing, builder takedowns, and homeowners association matters for the developer.
- Golf Course Developments: Advised clients on developing golf course residential subdivisions and the purchase and sale of golf courses.

#### **§1031 Replacement Property Acquisitions:**

- Multi-State Apartment Communities Acquisition: Facilitated the simultaneous acquisition of eight multi-family projects across three states for a \$38,000,000 drop and swap tax-deferred exchange.
- Opportunity Zone TIC Development: Reviewed management, developer, and Tenant in Common agreements for a multi-million dollar investment in a former hotel property redevelopment.

#### **Mobile Home Communities:**

- Acted as local counsel for a national mobile home community management company in purchasing several communities, including a \$22,000,000 transaction. Assisted with title review, due diligence, regulatory compliance, and drafting rental agreements.

#### **Real Estate Financing:**

- Lender Representation: Represented lenders in financing hotels, office and industrial buildings, retail developments, agricultural operations, golf courses, and manufacturing facilities.
- Assisted client in investment in and loan to an entity developing a ski resort condominium community including review of due diligence matters and preparation of closing documentation.

#### **Airport Hangar:**

- Airport Hangar Sale: Represented a client in purchasing an airport hangar, including negotiating the assumption of the hangar lease, drafting the bill of sale, obtaining airport authority approval, and finalizing a joint use agreement with the previous owner.

#### **Mixed-Use Condominium:**

- Lakefront Condominium: Prepared development agreements, land swap documents, condominium documents, and easement agreements for a mixed-use luxury residential, office, and retail condominium project.

### **Education**

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Marquette University School of Law, J.D.

Marquette University, B.A., Political Science and History

### **Bar Admissions**

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Colorado

Florida

Wisconsin

U.S. District Court for the District of Eastern District of Wisconsin

U.S. District Court for the District of Western District of Wisconsin

### **Practice Areas**

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Corporate  
Real Estate  
Condominium, Homeowner, and Property Owner Association Formation  
Construction and Land Development  
Land Use, Zoning, and Development Entitlements  
Lending, Financing, and Commercial Foreclosures  
Purchase and Sale, Leasing, and Due Diligence  
Real Estate Litigation

## Sectors

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Land Development, Construction, and Real Estate  
Residential, Commercial, Industrial, and Mixed-Use Development

## Recognitions

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*The Best Lawyers in America, 2020-2025*

- Business Organizations (including LLCs and Partnerships)
- Land Use and Zoning Law
- Real Estate Law

## Professional Affiliations

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- Member, National Association of Industrial and Office Parks
- Member, Public Policy Committee for NAIOP-Wisconsin
- Member, Board of Advisors, University of Colorado-Colorado Springs Women's Executive Leadership Program
- Member, Metropolitan Builders Association
- Member, Milwaukee Bar Association
- Member, Waukesha County Bar Association
- Member, Downtown Denver Partnership Retail Council

## Community Involvement

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- University of Colorado - Colorado Springs Women in Leadership Program Advisor 2022-23
- Member, Downtown Denver Partnership – Retail Activation Program