

NICOLE F. LARSEN

SUMMARY

Skilled attorney with a background currently focused municipal economic development, real estate purchases/sales/negotiations, land use, zoning, eminent domain, and ordinance enforcement. Keen ability to assess audience and customize communications appropriately for maximum impact and influence.

PROFESSIONAL EXPERIENCE

Racine City Attorney's Office, Deputy City Attorney

October 2015 - December 2018 and May 2021- Present

- General Counsel to the Department of City Development, charged with implementation of the City's comprehensive plan as well as oversight of all matters related to land use including economic development, tax incremental financing (TIF), zoning, housing, property tax assessment, building regulation, and fair housing
- Primary advisor to:
 - City of Racine Community Development Authority
 - City Assessor (including defense at Board of Review hearings)
 - Planning, Heritage, and Design Commission
 - Zoning Board of Appeals
 - Parks, Recreation, and Cultural Services
 - Cemetery Commission
- Supervision of land acquisition and disposition initiatives, including, eminent domain processes and litigation and arms' length purchases and sales
- Supervision of real estate transactions up to and including closing
- Primary advisor on federal funding project contracts related to housing and real estate
- Counsel to the Common Council
- Assist in preparation of annual budget
- Supervise three assistant city attorneys and three additional support staff

Assistant City Attorney

May 2007 - October 2015

- Lead prosecutor, Racine Municipal Court
- Advise and represent City departments including Public Works, Building Department, City Development, Health Departments and the Water and Wastewater Utilities
- Lead public records attorney
- Draft and revise ordinances

Milwaukee City Attorney's Office, Assistant City Attorney

December 2018 - May 2021

- General Counsel to the Department of Neighborhood Services
- Counsel to the Department of City Development on zoning and land use matters
- Successfully litigated the Northridge Mall raze orders (court of appeals decision pending)

Racine County Child Support Department, Staff Attorney
January 2006 - May 2007

- Represent the department in paternity establishment, child support establishment and enforcement actions, and juvenile court/foster care establishment and enforcement actions.

Hale & Wagner, S.C., Associate
February 2005 - January 2006

- Civil Litigation in the areas of insurance defense, personal injury and business law
- Performed research and writing of legal pleadings, including briefs and memoranda
- Negotiated settlements and drafted settlement agreements

Petrangelo & Bondy, P.C., Associate
May 2004 - January 2005

- General representation of public and private clients in the areas of municipal law, family law, criminal prosecution and criminal defense
- Researched and evaluated legal basis of claims
- Negotiated settlement and plea agreements
- Successful court presentation and litigation
- Maintained and updated billing records

Monroe County Friend of the Court, Circuit Court Referee
January 2003 - May 2004

- Adjudicated custody, visitation, and child support disputes
- Evaluated medical support and insurance claims
- Drafted written orders
- Performed legal research for the position as well as upon request of the judicial branch

Child Support Enforcement Attorney, March 2001- January 2003

- Supervised enforcement of 9,000 active cases
- Supervised and trained staff of forty employees
- Monitored federal and state law compliance

Braunlich, Russow & Braunlich
Associate, November 2000 - March 2001
Law Clerk, February 1999 - November 2000

- Represented clients and assisted shareholders in the areas of insurance defense, personal injury, family law and municipal law
- Negotiated settlements and drafted settlement agreements

EDUCATION

University of Toledo College of Law - Toledo, OH
Juris Doctor, May 2000

Marquette University - Milwaukee, WI
Bachelor of Arts, May 1997
Major: International Affairs
Minor: German

BAR MEMBERSHIP

State Bar of Wisconsin, 2005
State Bar of Michigan (inactive), 2000

VOLUNTEER AND OTHER ACTIVITIES

Marquette Volunteer Legal Clinic: Volunteer Attorney, 2009-2013
Wisconsin Lawyers Assistance Program (WisLAP), volunteer, 2017-Present
Presenter, League of Wisconsin Municipalities, Municipal Attorneys Conference: Redevelopment Authorities, Housing Authorities, and Community Development Authorities-Oh My!, 2017
Milwaukee Bar Association, 2021
Racine County Bar Association, 2007
President, University of Toledo College of Law Student Bar Association, 1999-2000
Member, University of Toledo College of Law Student Bar Association, 1997-1999
Moot Court, Corporations team member and judge, 1998-2000