



Associated Bank
Commercial Real Estate Division



Chris Mehring assisted the bank in documenting the combination of three loans to General Capital affiliates with the complexities of cross-collateralization of multiple borrowing entities. Chris also represented the bank's interests in reviewing and negotiating the sale documents for the real estate with the Village of Mount Pleasant, which retained its municipal building on site until the new village hall and administrative building were completed. Chris provided excellent legal counsel in protecting the bank's interests in a cost-effective manner for the entire project.

Linda Groll, Vice President,
Associated Bank, N.A.

MILWAUKEE-BASED ROUNDY'S SUPERMARKETS, INC. IS ONE OF THE MIDWEST'S LARGEST AND OLDEST GROCERS, HAVING FED COMMUNITIES FOR MORE THAN 13 DECADES.

When planning a new store in Mount Pleasant, Wis., one of the state's fastest developing communities, the company turned to longtime legal counsel Whyte Hirschboeck Dudek S.C. WHD represented Roundy's in negotiating a new lease with developer General Capital.

Over time, a number of parties also would contact WHD for counsel. (WHD received conflict waivers from all parties.)

In addition to handling the lease between Roundy's and General Capital, Associated Bank asked WHD to represent the bank in financing the development. This included a review and analysis of agreements between General Capital and the Village of Mount Pleasant, which was the land seller. The project is located at the longtime site of Mount Pleasant's village hall, maintenance operations, and police/fire departments. These facilities are being relocated, enabling General Capital to demolish the old buildings and develop a new Pick 'n Save, retail shopping center and two outlots.

Also, General Capital retained WHD about leasing advice for the new tenants in the retail shopping center and outlots. Deals have been finalized with users such as Red Lobster, Aspen Dental, Mattress Firm and U.S. Cellular.

The end project is transforming one of Racine County's busiest intersections from a government center to a concentrated area of retail development.

General Capital anticipates that most of the tenants will be open for business by fall 2011.

It's amazing how involved they've been in this project: Brad Dallett with Roundy's and Mattress Firm, Chris Mehring with Associated Bank, and Nathaniel Hoffman with us on leasing and outlot sales. It speaks volumes about the fine team of real estate attorneys WHD has assembled. They are a practical, "can do" team—as evidenced by this transaction.

Michael Weiss, President,
General Capital Group, LLP

ASSOCIATED BANK, N.A.; GENERAL CAPITAL GROUP, LLP; ROUNDY'S SUPERMARKETS, INC.

Other Key Players: The Village of Mount Pleasant; CB Richard Ellis; Red Lobster; Aspen Dental; U.S. Cellular; Mattress Firm

Type of Deal: Development of a grocery store, retail strip center and outlots

Size of Deal: Approximately \$13.8 million

Principal WHD Team Members: Chris Mehring, Brad Dallett, Nathaniel Hoffman, Jennifer Buzdecky

Practice Areas Involved: Real Estate, Finance, Environmental