HUSCH BLACKWELL



Paul J. Dombrowski

PARTNER

MADISON, WI
PHONE: 608.234.6103
EMAIL: PAUL.DOMBROWSKI@HUSCHBLACKWELL.COM

OVERVIEW

Paul counsels clients on all facets of finance and real estate law.

Paul assists real estate clients with the acquisition, development and disposition of their properties, and he frequently advises clients on construction, annexation, zoning and land use matters. He devotes a significant portion of his practice to commercial finance matters, including those involving New Markets Tax Credits (NMTC), Low Income Housing Tax Credits (LIHTC), Historic Tax Credits (HTC), tax increment financing (TIF), HUD financings, mortgage lending, work-outs and other commercial loans.

Paul has successfully represented real estate clients for more than 20 years, including:

- Developers, lenders and community development entities (CDEs) in numerous NMTC transactions.
- Lenders and developers in numerous LIHTC projects.
- Mortgage lenders in construction, mini-perm and permanent loan transactions.
- Residential, office and vacation condominium developers.
- Developers in site assembly, tax incremental financing, conventional financing and construction components of mixed-use in-fill developments.

Industry

Financial Services & Capital Markets

Services

Banking & Finance
Opportunity Zones
Real Estate Finance
Tax Credits

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

- Lenders and developers in work-out transactions.
- Developers of residential subdivision and golf course communities.

Experience

- Negotiated and drafted $5 million Low Income Housing Tax Credit construction loan on behalf of a bank and its community development arm.
- Represented bank in all stages of securing and deploying $22.5 million in New Markets Tax Credits (NMTC) for three construction projects: a public library, a grocery store and lofts.

Recognition

- *The Legal 500 United States*
  - Real estate finance, Recommended attorney, 2024
- *The Best Lawyers in America®*
  - Best Lawyers® Real Estate Law "Lawyer of the Year," Madison, 2027
  - Banking and Finance Law, 2014-2027
  - Land Use and Zoning Law, 2015-2027
  - Real Estate Law, 2001-2027
  - Best Lawyers® Banking and Finance Law "Lawyer of the Year," Madison, 2015, 2018, 2024, 2026
  - Best Lawyers® Land Use and Zoning Law "Lawyer of the Year," Madison, 2020
- *Chambers USA*, 2007
- Wisconsin Super Lawyers, 2005-2014, 2016-2017

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

Education

- J.D., University of Iowa College of Law
    - magna cum laude
- B.A., University of Iowa

Admissions

- Wisconsin

Community Leadership

- Dane County Task Force for the Prioritized Revision of Chapter 10 (Zoning)
- Project Home, Inc., Board of Directors
- Madison Area Builders Association, Government Affairs Committee Member
- Smart Growth Greater Madison
- National Association of Bond Lawyers



The Best Lawyers in America®

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED