

**John Paul Croake**  
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## **EDUCATION**

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JD Marquette University Law School - Milwaukee, WI (2013)  
BA Hunter College - New York, NY (2007)

## **PROFESSIONAL EXPERIENCE**

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### **Murphy Desmond S.C., Madison, WI**

#### **Associate** (2017- current)

- Represents clients in a range of real estate matters including acquisitions, land use, lending and finance, 1031 tax deferred exchanges, development, and leasing.
- Represents clients at all stages of business growth and operation including formation, purchase agreements, contact, acquisitions and finance.

### **JPC Law, Madison, WI**

#### **Founding Attorney** (2014 - 2017)

- Negotiated and documented all aspects of commercial real estate transactions; including purchase agreements, commercial leases, NDAs, etc.
- Advised clients relating to residential real estate transactions. Consistently achieved positive outcomes for clients when issues arose under the terms of the offer to purchase.
- Successfully represented real estate company in arbitration proceedings under the National Association of Realtors Code of Ethics and Arbitration Manual.
- Assisted clients with all aspects of business formation, contract negotiation and employment contracts.
- Drafted and advised clients on issues relating to Estate Planning.
- Represented business clients in disputes with Wisconsin Department of Workforce Development such as independent contractor/ employee classification.

### **Wisconsin State Supreme Court, Madison, WI**

#### **Intern** (Summer 2012)

Provided legal research and drafted memoranda relating to child care license revocation under Wis. Stat. §48.685 (5)(br)5 (2009-2010).

### **Dewitt Ross Stevens S.C., Madison, WI**

#### **Intern** (Summer 2011)

Provided legal research support to firm partner. Researched issues of law including: lien rights, secured lenders, personal guarantees of business loans, and the homestead statute of Florida.

### **The Wisconsin State Public Defenders Office, Madison, WI**

#### **Intern** (Summer 2010)

Provided support to Agency Leadership Team, researched and drafted communications to clients, evaluated discovery documents, researched and evaluated agency compliance with federal and state statutes.

### **MJC Realtor, Madison, WI**

*Provided support to real estate broker/agent. Including Marketing, contract negotiation, business advice.*

#### **Contractor** (2009-2014)

- Designed and implemented comprehensive brand and marketing for agent including website development, print advertising and special events.
- Advised on contract negotiation strategies.
- Agent experienced 220% growth in earnings from 2009-2014.

**Above the Fold Events, New York, NY**

**Event Coordinator/ Founder.** (2005-2009)

- Provided full event coordination services including location identification, event design, booking entertainment, catering, event staff.
- Consistently exceeded client expectations in terms of quality and execution of events.

#### **BOARD/ COMMITTEES/MEMBERSHIPS**

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- Dudgeon-Monroe Neighborhood Association, Member
- Creative Learning Preschool and Daycare, Board Member
- Madison Print Club, Board Member
- Madison Public Library Foundation, Ex Libris Planning Committee

### **Personal Statement:**

I view service on the City of Madison Common Council as an opportunity to contribute to the community I was born and raised in. First, I spent the entirety of my childhood in and around the 13<sup>th</sup> District. I credit the tightly knit communities of Dudgeon-Monroe and Nakoma for teaching me the importance of civic engagement and community organization. I left Madison upon graduating from West High School and spent 11 years on the East Coast in Washington D.C. (1 year) and New York City (10 years) but never considered myself anything other than a Madisonian. I have come to know that most Madisonians carry that identity with them no matter how far-flung their travels or adopted homes may be. My wife Shira and I returned to Madison in 2009, I attended Marquette University Law School and instead of locating in Milwaukee, preferred to reside in Madison and make the daily commute. We are committed to this City and our local community.

Second, through my legal practice, I see the day to day importance of Alder's constituent engagement and the deliberative function of the Common Council. I often advise clients to seek out their Alder when issues in their community arise. I have admired the seriousness with which Alders approach their duties when reviewing proposals or applications before the Council. I credit those who serve in this capacity for their earnest commitment to our City and their communities. I wish to serve and contribute my voice and abilities to that process.

Third, I hope to have the opportunity to engage more deeply with my immediate community and help to shape the broader City's priorities through service. The role of Alder is a first line member of city government. The Common Council is the intersection of hyper local concerns and our City process. I would like to contribute to the robust engagement between our residents and the City that is a hallmark of the Madison tradition.

I plan to run for Alder for District 13 in the Spring 2019 election.