

Michael Van Someren

Milwaukee, WI

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PARTNER

Overview

It was during Mike's college football career where he learned the true value of teamwork and how it impacts success rates. He brings those same merits into each client transaction where he works with individuals and organizations to ensure their needs are met through creative solutions and collaboration.

As a member of the firm's Real Estate, Zoning and Public Finance Service Group, Mike regularly counsels clients in all aspects of commercial real estate transactions, including providing advice on entity selection and formation, drafting purchase and sale agreements, offers to purchase, performing due diligence, and negotiating and drafting agreements with municipalities and other stakeholders. He has extensive experience counseling clients on land use and zoning matters, such as drafting easements and restrictive covenants, and providing advice regarding project requirements under local zoning laws. Mike also represents landlords and tenants in the drafting and negotiation of retail, health care, industrial, and office lease agreements.

In addition to his commercial real estate work, Mike advises clients on corporate matters such as business-to-business contract review and negotiation, business-to-consumer contract drafting and corporate governance issues. He also represents clients in M&A transactions, negotiating and drafting stock purchase and asset purchase agreements and performing due diligence research.

Experience

Counseled a Self-Storage Facility with Respect to Land-Use and Zoning Matters and the eventual Sale of its Portfolio

Closed a \$30M Construction Loan on the Borrower's Side That Included a Number of Unique Deal Points

SERVICES

Corporate & Securities

Real Estate, Zoning & Public Finance

Securities & Capital Markets

EDUCATION

Marquette University Law School, J.D., 2012, *cum laude*

University of Wisconsin-Madison, B.A. 2008

ADMISSIONS

Wisconsin

Handled a \$27M Loan on the Lender's Side for the Acquisition of an Industrial Real Estate Project

Assisted a Client in the Formation of a Real Estate Private Equity Fund for the Purposes of Acquiring a Portfolio of Industrial Properties

Assisted the Owner of a Retail Shopping Center with a Commercial Mortgage Backed Securities Refinance

Assisted a Client with the Acquisition and Development of a Vacant Parcel into a \$20,000,000 Senior Housing Facility

Membership & Involvement

- Member, NAIOP-Commercial Real Estate Development Association
- Member, National "W" Club
- Member, ArtWorks for Milwaukee, Governance Committee

Honors

- Selected to *The Best Lawyers in America*® in Construction Law: 2024
- Selected to *The Best Lawyers in America*® in Real Estate Law: 2024
- Selected to *The Best Lawyers in America*® in Corporate Law: 2022, 2023, 2024
- Selected to the Wisconsin Super Lawyers "Rising Stars" list: 2020, 2021, 2022, 2023
- Selected to Wisconsin Law Journal "Up and Coming Lawyer" List: 2019
- Selected to NAIOP Developing Leader All Star List: 2018

Firm News

Amundsen Davis Attorneys Included in 2023 Wisconsin Super Lawyers and Rising Stars Lists!

Firm News, November 16, 2023

92 Amundsen Davis Attorneys Recognized by Best Lawyers® in 2024 in America

Firm News, August 17, 2023

Amundsen Davis Attorneys Included in the 2022 Wisconsin Super Lawyers and Rising Stars List

Firm News, *Amundsen Davis*, November 15, 2022

Alerts

CDC Announces New Residential Eviction Moratorium Order Through End of 2020

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No Hidden Late Fees: Wisconsin Prohibits Residential Landlords from Charging Fees and Penalties for Late Rent Payment during the COVID-19 Pandemic

Strategies for Landlords in Dealing with Tenants in Light of COVID-19

The Rise of Real Estate Funds – How Real Estate Investors Can Efficiently Raise Capital to Facilitate Development and Acquisitions

CARES Act Passed Providing Forgivable Loans to Maintain Business Continuity in Trying Times (Updated March 27, 2020)

Borrowers Under SBA 504 and SBA 7(a) Loan Programs Eligible for Deferral of Principal, Interest and Fees for up to Six Months

Employer Relief May Be in Sight – Senate Bill Includes Forgivable Loans to Maintain Payroll for Next Four Months

Coronavirus Challenges for Commercial Landlords

Swap New Year's Resolutions for Real Property with a 1031 Tax-Deferred Exchange

More Accredited Investors? SEC Contemplates Expanding the Pool of Individuals That May Invest In Private Placements

Sale Leaseback Transactions Provide Benefits to Operating Companies and Real Estate Investors

Purchasing LLC Membership Interests vs. Real Estate: Pros and Cons

Using Your "Disadvantaged Business" to Your Advantage

Modern Commercial Financing: Your Guide to Regulation A+

Your Property At Risk: U.S. Supreme Court Decision Confirms Importance of Understanding Zoning During Real Estate Acquisitions

"Bailing In" to Avoid a Bail Out: How new legislation is putting your money at risk

Regulation A+: An Alternative to Private Placements and Initial Public Offerings

Alternative Financing Strategies in a World of Rising Interest Rates

Speaking Engagements

Evaluating Your Sell-Side Options

Speaking Engagement, 2022 Milwaukee Smart Business Dealmakers Conference; Milwaukee, WI, May 24, 2022

4th Annual Milwaukee Commercial Real Estate Summit

Speaking Engagement, RE Journals; Seminar; Milwaukee, WI, December 6, 2021

Racine & Kenosha Counties – The Bridge to Wisconsin's Future
Speaking Engagement, BizTimes Media, Webcast, April 22, 2021

3rd Annual Milwaukee Commercial Real Estate Virtual Summit
Speaking Engagement, RE Journals, Webcast, November 5, 2020

Milwaukee CRE and COVID-19: Strategies for a Shifting World
Speaking Engagement, RE Journals, Webcast, May 15, 2020

Paycheck Protection Program: Factors for Considering a Loan
Event, Webcast, April 2, 2020

Milwaukee Business Journal – Downtown CEO Roundtable
Event, Milwaukee Business Journal's Downtown CEO Roundtable, Seminar;
Milwaukee, WI, January 28, 2020

Monetizing Your Facilities — Whether Expanding, Moving or Remaining As-Is
Speaking Engagement, Appleton, WI, October 24, 2019

Next Generation Manufacturing Summit 2019
Speaking Engagement, Wisconsin Exposition Center; West Allis, WI, October 9,
2019

Subcontracts: the Good, the Bad, and the Ugly
Speaking Engagement, The Ingleside Hotel; Pewaukee, WI, February 14, 2019

2018 ICSC/CARW Retail Conference
Event, Potawatomi Hotel & Casino; Milwaukee, WI, April 18, 2018

Legal Audits for Business and Employment Issues
Event, Emmons Business Interiors; Milwaukee, WI, March 22, 2018

The Impact of Regulation A+ on Real Estate Development
Event, Lorman; Webcast, February 26, 2018

The Impact of Regulation A+ on Real Estate Development
Speaking Engagement, Lorman Webcast, August 31, 2017

The Daily Reporter's 2017 Construction Summit
Speaking Engagement, May 4, 2017

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