

Douglas S. Buck

Partner

Douglas S. Buck is a real estate, business law, and finance attorney with Quarles & Brady LLP and the Real Estate Office Chair for Wisconsin. He counsels organizations, institutions, and individuals on the real estate, corporate, and financial aspects of their businesses. Clients count on Mr. Buck's 20 years of experience in the real estate industry to effectively structure their transactions and successfully resolve complex issues or disputes.

Mr. Buck advises sponsors and equity investors in the formation of new investment funds and joint ventures. He counsels lenders and borrowers on all forms of financings, from construction and mezzanine loans, to lines of credit for acquisitions and operations. Mr. Buck has represented numerous companies and developers in build-to-suit and ground lease real estate projects. He has structured numerous purchases, sales, and tenant-in-common syndications for investors seeking tax deferral under Section 1031 of the Internal Revenue Code.

Mr. Buck has extensive experience representing municipalities and developers in zoning matters, entitlements, and governmental incentives, including tax increment financing, state job tax credits, and low-income housing tax credits.

Mr. Buck's recent experience includes:

- Representation of a municipality in the redevelopment of a downtown mall anchored by various national retail tenants. Handled TIF financing, on behalf of the municipality, for redevelopment of the mall. Also assisted in the municipality's purchase of a recently vacant Sears building leased under a 99-year ground lease.
- Representation of an insurance company in the subdivision, zoning, and sale of a large parcel of land for the construction of a 200,000 square foot lab/production facility for genetic sequencing.
- Representation of a developer in connection with the acquisition of over 150 acres of vacant land for residential and mixed use development. Assisted with the raising of equity and the negotiation of the debt for the project. This project also involved the annexation and rezoning of the property.
- Representation of a lender in the documentation and negotiation of a large credit facility, including a line of credit, to an S&P rated real estate company.
- Representation of a national lender in leasing branch locations throughout the United States.



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- Representation of a private equity group in the termination of a lease with for a 300,000 square foot warehouse/manufacturing facility in Ohio. Simultaneously negotiated a new lease with a publicly traded business for its credit card processing. The termination fee from the exiting tenant covered many of the expenses associated with the new lease. This transaction also involved complex income tax issues related to the termination fee and the tenant improvements.

Early on in his career, while working in Chicago, Mr. Buck represented large equity funds in the acquisition and financing of portfolios of office, apartment and manufactured home properties. After the economic downturn in 2007/2008, he developed significant experience in negotiating and documenting real estate workouts, foreclosures and restructurings. From 2010 to 2013, he worked with a team of attorneys to successfully settle over one billion dollars in claims related to residential mortgage-backed securities issued in 2006 and 2007. More recently, he represented two large institutions in their liquidation of over one billion dollars of office and multifamily properties located throughout the United States.

Mr. Buck serves as an adjunct professor at the University of Wisconsin Law School, where he teaches “Advanced Real Estate Transactions.”

Legal Services

- Real Estate
 - Real Estate Finance
 - Land Use and Zoning
- Banking & Financial Institutions

Education and Honors

- University of Wisconsin (J.D., 1993)
 - *University of Wisconsin’s Law Review* (Note and Comment Editor)
- Connecticut College (B.S., *cum laude*, 1989)

Bar Admissions

- Illinois
- Michigan
- Wisconsin

Professional and Civic Activities

- Quarles & Brady Real Estate Practice Group (Wisconsin Chair, 2018-present)
- Wisconsin State Bar Board of Governors (2013-2017)
- International Council of Shopping Centers (Member- Wisconsin)

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- Government Relations Committee)
- Wisconsin Real Estate Alumni Association (Associate Member)
 - American Bar Association (Real Estate Section, Member)
 - State Bar of Wisconsin (Member)
 - Illinois State Bar Association (Member)
 - Michigan State Bar Association (Member)
 - Board of Directors, Taliesin Preservation, Inc., which oversees the public's access to Frank Lloyd Wright's home in Spring Green, Wisconsin.

Professional Recognition

- Recognized as *Best Lawyers*® 2021 Madison Real Estate Law "Lawyer of the Year"
- Listed in *Chambers USA*® (2017–present: Real Estate)
- Listed in *The Best Lawyers in America*® (2012–present)
- Listed in *Wisconsin Super Lawyers*® (2006–2008)
- Martindale-Hubbell Peer Review Rated BV® Distinguished™