

Joseph E. Tierney IV

Milwaukee, WI

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PARTNER

Overview

Joe is a fourth generation lawyer. His family has a long tradition of practicing law ranging from service in the district attorney's office and in the JAG Corps, to representing tax, corporate, and real estate clients at all levels in the community. Joe has kept that tradition going for more than 25 years.

Clients value Joe's creativity. They know he will think differently about their issues and find solutions that are outside their realm of experience. He has a background in economics and accounting. His first job out of law school was doing tax accounting at an international professional services firm. The tax perspective and marketing skills he learned at that first job continue to shape his approach to client service today.

Joe advises clients on complex sales and acquisitions of companies, real estate transactions and financings, and sophisticated tax planning. He routinely works with clients in structuring their investment entities and offerings as well as developing or acquiring real estate and business assets. He helps clients develop and finance numerous high profile retail, industrial and multi-family developments in Wisconsin and across the country including zoning and other entitlement issues. He has extensive experience with tax increment financing, new market tax credits, bond financing, historic tax credits, tenancies in common, installment sales, and Section 1031 exchanges.

Joe works with clients in real estate, food and beverage, education, construction, manufacturing, and other general business areas. His clients include investment groups, developers and businesses who add value and jobs to their communities as well as nonprofits devoted to educating and supporting children.

Outside the office Joe is a board member for the Milwaukee Chapter of Ducks Unlimited. He is also a board member of the Milwaukee Torrent, a professional soccer team. Joe is a soccer coach for both kids and adults with more than twenty years of coaching experience. He is also a supporter of the Women's Care Center in Milwaukee as well as Unbound, an international charity that supports

SERVICES

Mergers & Acquisitions

Outside General Counsel

Real Estate, Zoning & Public Finance

Tax

EDUCATION

University of Wisconsin Law School, J.D., 1995

Marquette University, B.S., 1992, *with honors*

ADMISSIONS

Wisconsin

children in poverty.

Experience

Assisted with Retail Center Subdivision and Ground Leases

Assisted with Industrial Property Acquisition

Provided Counsel to a Client on the Acquisition of a Multi-Unit Commercial Property Involving a Commercial Condominium, Tenants in a Common Interest and 1031 Exchange

Provided Counsel to an Organization on the Ground Lease Structure and Eventual Sale of its Multi-Family Apartment Condominium Complex

Facilitating Property Transfer and Conveyance for New Basketball Arena

\$1.9M Property Sale Navigated Amid SBA Compliance Requirements

Real Estate Development and \$10.6M Construction Loan Secured for Revitalization Project

Represents Companies in Mergers and Acquisitions

Successfully Completed the Sale of Assets for Fixed Base Operator

Successful 1031 Exchange Facilitates Cidery Expansion

\$1.7M Sale of Membership Interest in Apartment Building

Lease-to-Purchase Secured for Private School Expansion in Milwaukee

\$29.1M Refinancing Secured for Madison Apartment Development

Membership & Involvement

- Amundsen Davis Executive Committee
- Member: NAIOP; International Council of Shopping Centers; Commercial Association of Realtors
- Wisconsin State Bar: Member, Real Property Probate and Trust Section, Past Chair

Honors

- Martindale-Hubbell AV® Preeminent™ rated
- Selected to *The Best Lawyers in America*® in Tax Law: 2024, 2025, 2026
- Selected to *The Best Lawyers in America*® in Corporate Law: 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026
- Selected to *The Best Lawyers in America*® in Real Estate Law: 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026

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- Selected to *The Best Lawyers in America*® in Business Organizations (including LLCs and Partnerships): 2021, 2022, 2023, 2024, 2025, 2026
- Listed in Chambers USA as a leader in Real Estate Law: 2022, 2023, 2024, 2025
- Selected to the Wisconsin Super Lawyers list: 2013, 2018, 2019, 2020, 2021, 2022, 2023
- Selected to Wisconsin Law Journal Leader in the Law: 2018
- Listed as M Magazine Best Lawyers: 2013
- Listed as American Lawyer Media and Martindale Hubbell's Top Rated Lawyer in Banking & Finance Law: 2013
- Selected to the Wisconsin Super Lawyers "Rising Stars" list: 2007

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Firm News

130 Amundsen Davis Attorneys Recognized by Best Lawyers® in 2026 in America
Firm News, August 21, 2025

93 Amundsen Davis Attorneys Recognized by Best Lawyers® in 2025 in America
Firm News, August 15, 2024

Chambers USA Recognizes Two Amundsen Davis Service Groups and Two
Attorneys for 2024
Firm News, June 2024

Amundsen Davis Attorneys Included in 2023 Wisconsin Super Lawyers and Rising
Stars Lists!
Firm News, November 16, 2023

77 Amundsen Davis Attorneys Recognized by Best Lawyers® in 2024 in America
Firm News, August 17, 2023

Amundsen Davis's Real Estate Team and Attorney Joseph Tierney Recognized by
Chambers USA for 2023
Firm News, June 1, 2023

Amundsen Davis Attorneys Included in the 2022 Wisconsin Super Lawyers and
Rising Stars List
Firm News, *Amundsen Davis*, November 15, 2022

In the Media

Joe Tierney Interviewed by *Milwaukee Business Journal* on Tax Changes After the
Election

Joseph Tierney IV Discusses the Impact of Technology on Business Law with
Marquette Lawyer Magazine

Alerts

Inflation is Back, Should You Consider Consumer Price Index (CPI) Rent Increases in Your Leases?

Section 1031 Tax Deferred Exchanges: Implications of the Biden Proposal

Year-End Corporate Tax Considerations: The Essentials

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

Emergency Use of Remote Online Notarization

COVID-19 Impact: Considerations for Business Shutdown Preparation

Impact of COVID-19 on Supply Chain Contracts and Responding to Force Majeure Claims

Remote Online Notarization Becomes Law

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

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

CAM Reconciliation: Landlord Considerations for Common Area Maintenance Fee Provisions

Speaking Engagements

Corporate Risk Management Series: Managing Economic Risk in Real Estate Deals: Preferred Returns & Operating Agreement Drafting
Event, Amundsen Davis, Webcast, January 7, 2026

43rd Annual Public Officials Program
Event, Webcast, April 28, 2021

Pandemic Problems: Prominent Legal Issues and Trends in a COVID-19 World
Speaking Engagement, Wisconsin Institute of Certified Public Accountants 2020 Accounting and Auditing Conference, Livestream, November 18, 2020

42nd Annual Public Officials Program
Event, April 29, 2020

41st Annual Public Officials Program
Event, The Marq; De Pere, WI, April 29, 2019

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10 Pearls of Wisdom on Negotiating Contracts
Event, Association of Corporate Counsel Wisconsin Chapter 2018 Annual Conference; Elkhart Lake, WI, May 17, 2018

40th Annual Public Officials Program
Event, The Marq; De Pere, WI, April 30, 2018

What Does Tax Reform Mean for You and Your Business?
Event, Northern Trust Economic Trends 2018; Milwaukee, WI, January 19, 2018

39th Annual Public Officials Program
Speaking Engagement, The Marq; De Pere, WI, April 26, 2017

Blog Posts

Local Governance Expand Influence over Commercial Building
In the Dirt: A Real Estate Legal Update, February 22, 2024

Assessors Allowed to Use "Anticipated" Vacancy in Making Assessments
In the Dirt: A Real Estate Legal Update, February 20, 2024

Wisconsin Real Estate Property Taxes: Biennial Exemption Report Filing Deadline – March 31, 2024
In the Dirt: A Real Estate Legal Update, February 15, 2024

Will the Proposed IRS Regulations Hinder the Growth of Tokenization in Real Estate?
In the Dirt: A Real Estate Legal Update, October 3, 2023

Opt In/Out Deadline for New Wisconsin LLC Law is December 31, 2022
Corporate News: A Legal Update, December 8, 2022

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