



HELLMUTH  
&  
JOHNSON

**MICHAEL D. KLEMM**  
ATTORNEY AT LAW

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## OVERVIEW

Michael Klemm is an MSBA Certified Real Property Law Specialist and a partner at Hellmuth & Johnson. He focuses his practice on commercial real estate transactions and leads the land use, zoning, and development team. Michael has more than 20 years of experience as a real estate attorney, having successfully represented clients in hundreds of real estate transactions.

Michael drafts, reviews, and negotiates real estate purchase agreements, leases, easement agreements, and loan documents on behalf of his clients and discusses key provisions and alternatives with them. He coordinates and reviews title work, surveys, environmental assessments, property condition assessments, and other due diligence matters and provides practical advice regarding significant problems and realistic solutions. He also assists clients with title insurance, real estate closings, and 1031 tax-deferred exchanges.

Michael achieved board certification as a Real Property Law Specialist based on his substantial involvement in the field of real estate law, continuing legal education, adherence to a high standard of professional responsibility and ethical conduct, attorney references, and written examination, and he has maintained certification throughout his career. Fewer than 3% of licensed attorneys in Minnesota are certified as specialists in their field by the Minnesota State Bar Association.

Michael's background includes more than a decade serving as an assistant city attorney, working closely with municipal planners, community development directors, and civil engineers regarding commercial, industrial, and residential development projects. He has drafted development contracts, planned unit development agreements, and ordinance amendments; chaired a planning commission and conducted public hearings regarding applications for subdivision, platting, and development approvals; and chaired a board of adjustment and appeals, conducted public hearings regarding applications for variances and conditional use permits, and heard appeals of administrative decisions. Michael applies his knowledge and experience in city hall to help real estate owners and developers navigate land use, zoning and subdivision regulations and obtain governmental approvals and entitlements for their projects.

Michael has received numerous honors and awards, including:

## PRACTICE AREA

Land Use, Zoning &  
Development

Real Estate

## ADMISSIONS

Minnesota State Courts

## EDUCATION

University of Minnesota Law  
School, J.D., cum laude,  
1999

University of Minnesota-  
Morris, B.A., 1996

- The Best Lawyers in America® – Real Estate Law, 2021-2024
- Minnesota Super Lawyers® – Real Estate Law, 2022-2024
- Minnesota Monthly Top Lawyers in Minnesota – Real Estate Law, 2023

Michael worked as a teaching assistant in college and as a supplemental instructor in law school. He enjoys helping clients understand the complexities of real estate transactions and related risks and strategies so they can make informed business decisions.

Michael offers free 30-minute consultations to potential new clients regarding commercial real estate transactions and development projects.

## EXPERIENCE

- Represented a real estate development company in connection with property acquisition, financing, redevelopment and sale of build-to-suit projects for tenants in banking, retail and restaurant sectors with total project value exceeding \$40 million
- Represented a real estate development company regarding tax increment financing in connection with development of a mixed-use project including approximately 170 apartment units and 3,000 square feet of commercial space
- Represented the developer of a championship golf course and residential community in connection with formation of a master association and neighborhood associations, subdivision and sale of real estate, and enforcement of rules and covenants
- Represented a non-profit dental clinic in connection with real estate acquisition, financing and construction of multiple offices to serve low-income patients
- Represented a custom millwork company in connection with the sale of a manufacturing facility
- Represented a family-owned business in the acquisition and financing of a multi-tenant office building

## AFFILIATIONS

- Minnesota State Bar Association Board Certified Real Property Law Specialist
- Former Member, MCIOA Committee of the Minnesota State Bar Association Real Property Law Section

## COMMUNITY

- Moderator, Shakopee Chamber of Commerce 2020 and 2022 Candidate Forum debates for primary and general elections
- Chairman, Shakopee Chamber of Commerce Public Policy Committee
- Presenter: H&J Community Association Seminar 2017-2022
- Member, Shakopee Area Chamber of Commerce
- Former President, Community Association Institute – Minnesota Chapter
- Former Chairman, Minnesota Legislative Action Committee of Community Associations Institute
- Former Chairman, Shakopee Area Chamber of Commerce Board of Directors
- Former Chairman, City of Shakopee Planning Commission
- Former Chairman, City of Shakopee Board of Adjustment and Appeals
- Former Chairman, City of Shakopee Environmental Advisory Committee

## HONORS & AWARDS

- *The Best Lawyers in America*® – Real Estate Law, 2021-2024
- *Minnesota Super Lawyers*® – 2022-2024
- *Minnesota Monthly Top Lawyers in Minnesota* – Real Estate Law, 2023
- *Minnesota Super Lawyers Rising Star*® – 2008-2013