

CASE STUDY

Real Estate Training - April 5, 2016
Bowler, WI

The following Case Study will illustrate the complexities of a project that necessitates the involvement of multi government entities, agencies and departments and the public. By walking through a mock project, the goal is to educate participants on the multi-layered process and provide a forum for discussing ways in which to streamline communication and progress.

Project Location: In a town situated within the reservation boundaries of a Tribe located in Wisconsin. The Tribe's reservation is comprised of town, state, allotted, individually-owned fee, and tribally-owned land. The Tribe's land includes both trust and fee lands.

Project Details: The State Department of Transportation proposes to re-route a segment of its own highway that currently passes directly through the town. The proposed route will create a 2 mile loop around the town creating a small portion of highway that will be abandoned. . The loop will link up with the existing state highway route on the east and west sides of the town respectively. The entire loop will cross tribal land, with the following exceptions. A small portion will cross a tribal allotment. A second small portion will cross property owned by the town. A third segment will cross over a railroad bed owned by the Tribe and currently being used for bike and snowmobile traffic. The portion of the railroad bed that is implicated is situated on land owned by the Tribe but is not in trust status. The project will require the Tribe to remove and relocate its water and sewer line for a utility easement. A portion of the abandoned highway includes a state-owned wayside, which is proposed to be transferred to the Tribe.

TRIBAL TRUST LAND
TRIBE OWNS 100%
BIA APPROVAL REQUIRED

INDIVIDUAL FEE LAND
BIA APPROVAL
NOT REQUIRED

INDIVIDUAL TRUST LAND
BIA APPROVAL REQUIRED
MULTIPLE INDIVIDUAL OWNERS

TRIBAL FEE LAND
TRIBE OWNS 100%
BIA APPROVAL
NOT REQUIRED

INDIVIDUAL TRUST LAND
BIA APPROVAL REQUIRED
2 INDIVIDUAL OWNERS
1 OWNER IN PROBATE

INDIVIDUAL TRUST LAND
BIA APPROVAL REQUIRED
1 INDIVIDUAL OWNER
ADDRESS UNKNOWN / UNRESPONSIVE

TRIBAL TRUST LAND
TRIBE OWNS 100%
BIA APPROVAL REQUIRED

