

# WISCONSIN DEPARTMENT OF TRANSPORTATION



## RIGHT-OF-WAY ACQUISITION PROCESS

April 5, 2016

# Overview

- Need for early & consistent communication
- Real Estate timelines needed for effective acquisitions



# WisDOT R/W Acquisition Goal

- **Goal:** The goal of *Real Estate - customer satisfaction* is for property owners that have a real estate transaction with the department to have a good customer experience and feel that they were treated fairly and reasonably.



# EARLY COMMUNICATION

## PROJECT SCOPING & DESIGN

- Real Estate staff attend scoping meetings
  - Contribute to design issue decisions
  - Cost vs Design
- Public Information Meetings
- Property Owner Meetings

# Minimum Real Estate Project Timelines

**1 year + 7 months** = Simple strip taking or TLE on reconditioning projects, no relocations, no billboards, no 4f, no 6f, no government parcels

**2 years + 7 months** = Strip takings, relocation parcels, reconstruction and majors projects.

# Effective Appraisal Process Practices

- Survey Staking
  - ▣ Needed to effectively depict R/W needs
- Appraisal Kick - Off Meeting
- Owner – Tenant – WisDOT – Appraiser meeting
- Starting Appraisal Process Early

# WisDOT Right-of-Way Acquisition Process

## OWNER'S APPRAISAL

- Landowner right to obtain his/her own appraisal by a qualified appraiser and to be reimbursed
  - Section 32.05(2)(b), Wis. Stats., states in part: "... The owner may obtain an appraisal by a qualified appraiser of all property proposed to be acquired, and may submit the reasonable costs of the appraisal to the condemner for payment. The owner shall submit a full narrative appraisal to the condemner within 60 days after the owner receives the condemner's appraisal..."

# EFFECTIVE ACQUISITION PROCESS

- Communication with our Tribal partners needs to be on a constant basis
  - WisDOT and Tribal partners should meet on a regular schedule depending on project schedules
- Obtain reasonable access studies during design/acquisition
- Keep good notes on property owner issues and what extras WisDOT agrees to.



# Relocation Process

- Residential Relocation Benefits
  - Replacement assistance available up to \$31,000 for owner, \$8,000 for tenant
  - Residential moving payment
    - Self-move via fixed-rate room count schedule or lowest of three professional moving estimates
  - Residential interest differential and closing cost

# Relocation Process

- Business Relocation Benefits
  - Replacement assistance up to \$50,000 for Owner, \$30,000 for Tenant
  - Business moving payment is lowest of three estimates
  - Re-establishment payment up to \$25,000
  - Searching expenses up to \$2,500

# EFFECTIVE MEETING OPTIONS

- **Project Blitz Meeting**
  - Method of acquiring many non-complex parcels at one meeting with property owners
- **Pre- Acquisition Meetings**
  - Allows for effective property owner and agency communication throughout the acquisition process



# Property Management

- WISDOT Acquires Building in Purchase
  - DOT owns building and land
  
- Sell structures if time allows
  
- Purchaser moves structures or demolition
  - Asbestos inspections
  - Well and septic closures

# Moving Acquired House



# Questions?

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