

WISCONSIN DEPARTMENT OF TRANSPORTATION

RIGHT-OF-WAY ACQUISITION PROCESS

November 3, 2015



NEW HORIZONS
WISCONSIN TRIBAL TRANSPORTATION CONFERENCE



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.



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.



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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



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.



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



STATEMENT TO CONSTRUCTION ENGINEER

DT1528 01/2013 s. 84.09 Wis. Stats.

Wisconsin Department of Transportation

Provide copies to: project engineer, parcel owner and owner

Owner Name(s) [Redacted]	Property Address [Redacted]	Area code - phone
	Mailing Address [Redacted]	Home: [Redacted] Cell: [Redacted] Work: [Redacted]
Tenant, If any [Redacted]	Property Address [Redacted]	Area code - phone
	Mailing Address [Redacted]	Home: [Redacted] Cell: [Redacted] Work: [Redacted]

- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of WisDDT
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

Commitments made (fences, driveways, trees, drainage or other items):

[Redacted]

Other matters of interest and owner concerns:

[Redacted]

Property Owner Signature _____ Date _____ Negotiator Signature _____ Date _____

Property Owner Signature _____ Date _____ Print Negotiator Name _____

Commitments Approved:

Approving Authority Signature and Title _____ Date _____

Print Approving Authority Name _____

Project ID [Redacted]

County [Redacted]

Parcel No. [Redacted]

Questions?

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