



G.J. Miesbauer & Associates, Inc.
RIGHT OF WAY ACQUISITION SPECIALISTS

Qualifications Statement

G.J. Miesbauer & Associates, Inc. is a full service, right of way acquisition corporation established by Mr. Gerald Miesbauer, SR/WA, in January 1998 to meet the needs of Wisconsin agencies. We specialize in various types of eminent domain-based acquisition services for highways, airports, utilities, off-premise sign removal and urban renewals.

Our firm delivers on-time, on-budget, total or partial acquisition services for both public and quasi-public entities. We are able to provide multiple services for each phase of a project. These services include:

Pre-project Services

- Acquisition Stage Relocation Plan Preparation
- Public Information Meetings
- Pre-Acquisition Meetings
- Plat and Plan Preview
- Market Studies and Cost Estimates
- Relocation Order Preparation

Project Services

- Sales Studies and Market Analysis
- Property Appraisals and Appraisal Reviews
- Relocation Assistance Eligibility Determinations
- Acquisition Services
- Eminent Domain Services
- Relocation Assistance Services
- Closing Services and Right of Way Certifications

Post-project Services

- Property Management/Rental Agreements
- Site Clearance Activities
- Excess Right of Way Disposal
- Construction Damage Claim Settlements
- File Review and Closure

Whether working with a local municipality or the WisDOT, the goal of our company is to provide customer based, high quality, cost effective acquisition services for the transportation industry. Our objective is to provide staff based project teams supplemented as needed with reputable, experienced subcontractors, to address the individual needs of each customer. We are committed to deliver the best product on time and within budget.



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Gerald J. Miesbauer, SR/WA
President

In 1962, Jerry began his career in the WisDOT Milwaukee District Office as an engineering aid 1. He remained in Milwaukee until 1975 and gradually worked his way to a level 4 real estate agent. His responsibilities included serving as district project leader for major complex real estate projects and serving as a member of a special task force assigned to appraise and acquire right of way for I-43. In 1975, Jerry became the Real Estate Manager in the WisDOT Madison District Office, holding this position until 1991. He was responsible for the management and direction of a comprehensive all-mode transportation district real estate program that included appraisal and negotiation, lands management, and relocation assistance functions. In 1991, Jerry was promoted to Director of Real Estate for WisDOT. In this capacity, he oversaw all real estate activities statewide. In addition, he was responsible for the management of internal and external relationships including, but not limited to, acting as technical advisor to the Division Administrator and Department Secretary on all real estate matters, serving as liaison and consultant to other divisions and departments in co-related real estate matters, and interacting with the Governor's office and Legislature on real estate matters affecting and affected by department actions. He held this position until his retirement from WisDOT in 1994.

Shortly thereafter, Jerry joined Land Acquisitions, Inc. as Regional Manager and managed the general administration of transportation projects in WI, including creation and monitoring of budgets and schedules. Also in this position, he trained project staff in policies and procedures required under WI laws, codes and guidelines. In 1997, Jerry established GJ Miesbauer and Associates, Inc. (GJMA), a full service real estate acquisition firm specializing in Eminent Domain based transactions. The family business has grown considerably since its creation. In addition to local and WisDOT highway projects, GJMA has completed redevelopment projects, local sewer and water main projects, local facility expansion projects, and Flood Mitigation Grant Program projects. However, GJMA's main focus has always been to provide the necessary services for Wisconsin's transportation agencies. In addition to successfully managing the intricacies of a small business, Jerry has functioned as negotiator, appraiser, relocation specialist and project manager.

Jerry has been a member of IRWA for over 40 years. He achieved and maintained the "Senior" designation since 1977. He has been approved by WisDOT as a negotiator to acquire real estate for WisDOT projects.

Jerry is a seasoned professional who is capable of interpreting and implementing all functional areas of real estate according to laws, statues, codes and policies. He has demonstrated expertise in oral and written communications and has taken the lead in public involvement. He also is well versed in functioning with other disciplines, such as design and construction. In his 45+ years of experience, he has seen and solved any potential acquisition challenge that could develop, making him an unequalled resource to have on any project.



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Peter Miesbauer
Vice President / Project Manager

In 1997, Peter began his career with Land Acquisitions Inc. and learned the finer points of Eminent Domain transactions from WisDOT veterans Jerry Miesbauer and Donald Spenner. He assisted with acquisition and relocation work on WisDOT USH 10 & 29 projects. He also assisted with the completion of a major Acquisition Stage Relocation Plan for the City of Fond du Lac's STH 23 project. This project involved over 50 residential displacees and over 15 commercial displacees. In 1999, Peter joined his father at GJMA, functioning as primary negotiator and relocation specialist. During his ten years with GJMA, Peter has been involved in every aspect of the business, from project management to marketing and project procurement to the intricacies of operating a small business including payroll and financial management. Peter has functioned as Project Manager on numerous projects overseeing the responsibilities and actions of multiple team members as well as being to point of contact for the acquiring agency whether it is a local public agency or WisDOT. Though these projects, Peter has shown the ability and aptitude to manage all aspects of any Right of Way project, whether large or small. His use of innovative techniques and outside the box thinking helps to ensure successful and timing completion of projects.

Since joining G.J. Miesbauer & Associates in 1999, Peter Miesbauer has been involved in the acquisition of right of way and providing relocation assistance for numerous projects for both WisDOT and Local Public Agency. He has been responsible for completing acquisition stage relocation plans, identifying comparable housing and business properties, calculating replacement payments for both residences and businesses, completing Nominal Payment Parcel Reports, providing recommendations between real property fixtures to be purchased and personal property to be moved, preparing short format appraisals, performing objective appraisal review, completing administrative revision recommendations, assisting with both residential and commercial moves, obtaining commercial move estimates, compiling business personal property inventories, acquiring parcels through the condemnation process and providing assistance with completing necessary relocation claims and appropriate documentation.

As a project Manager, Peter has completed multiple projects by utilizing the now recognized "blitz meeting" style for nominal parcels. An early example of this method was successfully used in 2001 for a project in Port Washington on STH 32. This project set the standard for this innovative process by acquiring all parcels in 4 months without a single condemnation. A different method was used in Oconomowoc on Wisconsin Avenue to acquire over 100 parcels in 7 months. On this project all parcels were appraised to ensure the City was in the best position to finish the acquisition as quickly as possible. "Open hours" were held at City Hall twice monthly before every City Council meeting for property owners to have questions answered and issues addressed. The method was also successful with all required parcels being acquired for the scheduled construction letting.



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Peter's relocation experience includes working with displacees ranging from automotive dealerships and large manufacturing plants to an elderly widow being asked to move from the home she has lived in for 60 years. Some of his more challenging projects include: Cecil Street in Neenah, involving 16 residential displacees all moving to new housing in a short 6 months; Washburn Avenue in Oshkosh, involving 2 auto dealerships moving to a newly constructed replacement location within a 6 month period; a business relocation involving the upgrading and retrofitting of a large lyophilizer or industrial freeze dryer. Initially, it was thought the item should be purchased, but the value of the machine was substantially higher than the cost to move, upgrade and retrofit the machine to a new location. Peter coordinated with the machine's manufacturer and obtained the necessary estimates needed for the relocation.

Peter is a member of IRWA and has completed IRWA Principles of Real Estate Acquisition – Negotiation, Law, Engineering, Business and Residential Relocation courses in addition to several other courses. He also attended and completed the IRWA/WisDOT Relocation Plan Development workshop, as well as Advanced Residential and Business Relocation courses from FHWA/NHI. He is approved as a negotiator to acquire real estate for WisDOT projects. He has also had READS training by WisDOT staff.

Peter has outstanding people skills and displays these abilities by establishing rapport and a level of trust while working with individual property owners. He is an excellent problem solver and is determined to work out the best solution for property owners and clients as a negotiator as well as relocation specialist. He is proficient in computer skills and graphic aids and uses these abilities to further enhance his organizational skills. He has an excellent understanding of the real estate and relocation process and is able to perform his duties effectively and successfully.

Kellie Miesbauer **Office Manager**

Kellie Miesbauer has assumed the role of office manager for the firm. She manages the office staff and coordinates the work assignments. She is well versed in computers and software and is able to assist staff with various functions. She will maintain parcel files, prepare all progress reports and other appropriate documents as necessary.

She is in charge of bookkeeping activities for the firm. Accurate accounts are maintained for all project and subcontractors. Ms. Miesbauer has the expertise to coordinate all activities for these aspects of the business.



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Wisconsin Department of Transportation Projects

STH 32 - City of Port Washington

This project involved the appraisal and acquisition of 61 parcels in the City of Port Washington for reconstruction of STH 32 in collaboration with the WisDOT. This project was fast tracked because of a limited timeframe to acquire all right of way. Short format appraisal reports and the nominal parcel payment process were utilized for acquisition of parcels. All offers were mailed to property owners and two public meetings were held shortly after to answer owners' concerns and obtain agreements with owners. The meetings were very successful with over 80% of property owners signing up at the meetings. All parcels were acquired within the time frame.

USH 12 - City of Middleton

This project involved providing relocation services for eight businesses for the USH 12 Improvement Project in Middleton in collaboration with the WisDOT. It involved very complex relocation assistance services. All businesses have been relocated successfully and the project is under construction.

STH 113, Dane and Columbia Counties

This project involves acquisition of approximately 63 parcels for WisDOT District 1. Services included preparation of a Nominal Payment Parcel Report and acquisition of 32 parcels utilizing the nominal process. All parcels have been acquired timely.

USH 12 - Jefferson County

This project involved acquisition of approximately 117 parcels and preparation of a Nominal Payment Parcel Report for reconstruction of the highway. It utilizes the nominal parcel payment process for acquisition of approximately 53 parcels and utilized appraisal reports for the remaining 64 parcels. The project involved acquisition of farmland as well as residential properties. All parcels have been acquired as of April 2004.

STH 16/60 - Dodge County

This project involves acquisition of approximately 105 parcels in an urban and rural environment for reconstruction of STH 16/60 in collaboration with WisDOT. Other activities include preparation of a Nominal Payment Parcel Report, short format appraisal preparation and appraisal review. This project was completed on time.

Marquette Interchange - Milwaukee County

This project involved the acquisition of approximately 15 commercial property parcels in the Marquette Interchange. Other services included preparation of a feasibility study for acquiring lands near the Marquette Interchange to be used for a construction staging area. This project was in collaboration with Milwaukee Transportation Partners and the WisDOT.

USH 151 - Madison to Sun Prairie



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This WisDOT project involved acquisition services and relocation assistance services for commercial as well as residential properties. The scope of work involved preparation of a Relocation Stage Acquisition Plan, negotiation and acquisition of 16 parcels and relocation of four parcels. Right of Way costs exceeded \$6,000,000. This project was completed timely and the road is now under construction.

Local Public Agency Projects

STH 23 - City of Fond du Lac

This project involved project management and acquisition of 179 single family, multi-family and complex business properties for a local municipality in collaboration with BRW. Right of way services provided include appraisal, appraisal review and relocation services for 130 displacees. Perion and Associates provided appraisal services. Draheim and Co. provided relocation services. The first phase of the project was completed ahead of schedule with all 53 parcels acquired and all 35 displacees relocated. Although the project involved some very complex, difficult commercial acquisition and relocation, agreements were reached and acquisitions completed to the mutual benefit of the city and property owners. This project was completed on time.

CTH A, Jefferson County

This project involved acquisition of 33 parcels for reconstruction of a county highway. The services included preparation of a Nominal Payment Parcel Report, negotiation, title updates and closing of each parcel. Ayres and Associates designed the highway and provided the appraisal reports. G.J. Miesbauer & Associates, Inc. acquired the right of way in collaboration with Ayres & Associates for Jefferson County. The project was completed on time and the client was very satisfied.

CTH C, Ozaukee County

This project involved acquisition of 64 parcels for Ozaukee County. It utilized the nominal parcel payment process for acquisition of 49 parcels and required the use of appraisal reports for the remaining 15 parcels. Relocation activities were provided to three families. Other services provided the client included a sales study, Nominal Payment Parcel Report, appraisal review, negotiation, title update and closing of the parcels. This project involved the acquisition of common areas from two condominium complexes. It presented an interesting challenge to the negotiation team. The project is completed and was on time.

Police Station , City of Reedsburg

This project involved preparation of an Acquisition Stage Relocation Plan and relocation assistance services for six residential and three business parcels needed for a new police station. Acquisition services for all parcels were also provided. Several of the parcels proved to be very difficult and complex. All parcels were acquired and all owners and tenants relocated successfully.



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CTH Q, Village of Germantown

This project involves project management and acquisition of 19 parcels for reconstruction of a county highway in the Villages of Germantown and Menomonee Falls. It utilizes the nominal parcel payment process for acquisition of 8 parcels and required the use of appraisal reports for the remaining 11 parcels. The appraisals were subcontracted to Ayres & Associates and reviewed by WDOT. This project was acquired on schedule.

STH 175 - Village of Germantown

This project involved appraisal and acquisition of 13 parcels in the Village of Germantown for reconstruction of STH 175 in preparation for the construction of a new Menards. The project was the result of a three party agreement between the Village, Menards and the WisDOT to reconstruct STH 175 to accommodate the anticipated traffic generated by the construction of a new Menards. It involved extensive communication and coordination with Menard's management and legal staff. All parcels were purchased in a timely fashion and the clients were satisfied.

Law Enforcement Center, Sauk County

This project involved preparation of an Acquisition Stage Relocation Plan and relocation services for three parcels needed for construction of a Law Enforcement Center. Other services include appraisal and acquisition of the three parcels. All parcels have been acquired.

USH 12, Fort Atkinson

This project involves acquisition of 30 parcels for the City of Fort Atkinson for reconstruction of Madison Street within the city limits. Initial activity involved preparation of a Nominal Payment Parcel Report and preparation of appraisal reports. All parcels have been acquired the client was very satisfied.

STH 44/49 – City of Ripon

This project involves acquisition of 103 parcels in the City of Ripon for reconstruction of STH 44/49. The nominal payment process is being utilized for acquisition of all parcels. Several property owner meetings have been held and acquisition progressed very smoothly. The acquisition of 103 parcels was completed in approximately four months.

CTH "T" and "W"- Ozaukee County

This project involved acquisition of 17 parcels for the reconstruction of the intersection of two county trunk highways. It involved appraisal, appraisal review and negotiation of all parcels as well as relocation services for one parcel. The project was completed timely.

Calhoun Road – City of Brookfield

This project involves acquisition of 46 parcels in the City of Brookfield for reconstruction of Calhoun Road. There are 19 nominal parcels and 27 appraisal parcels. All parcels were acquired by January 2005.



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CTH I – Ozaukee County

This project was for the reconstruction of about 2.2 miles of rural highway and included a new intersection with a primary state trunk highway. It consisted of 41 parcels of mostly rural residential and agricultural use and 3 utility parcels. Acquisition began in April, 2006 and was completed on time in March, 2007

CTH “W” – Ozaukee County

This project consisted of the acquisition of 41 parcels for the widening and reconstruction of a urban type roadway that transitions from a developed, high-end commercial office and retail area into an older rural area transitioning into higher density housing and additional office and retail space. All parcels were appraised due to the complexity of the acquisitions. Acquisition began in February, 2005 and the final parcel will be acquired by May 1, 2007.

STH 33 – City of West Bend

This project is located in the downtown area of the City of West Bend and is necessary to accommodate the replacement of the bridge over the Milwaukee River. There were 11 parcels required for the project; five residential properties on the east side of the river treated as nominal acquisitions and six parcels west of the river that were treated as appraisal acquisitions due to their complexity and cost. Acquisition began in February and will be completed in April of the following year.

STH 60 – City of Hartford

This is a 1.1 mile project that begins at the intersection of STH’s 83 and 60 in the downtown area of Hartford and runs west to the City’s corporate limits. It consisted of 66 parcels of minimal new right of way acquisition and two utility parcels. Most parcels were considered as nominal and negotiations were conducted by a series of “blitz” meetings with affected land owners. Acquisition began in July and was completed in August of the following year.

North Washburn Street – City of Oshkosh

This is a 0.4 mile relocation and reconstruction of a frontage road serving the interchange area of USH 41 and STH 23. The project consisted of six parcels and included the acquisition and relocation of two new auto dealerships, a vacant site pending development as a Home Depot retail outlet and three smaller acquisitions from improved commercial properties. Acquisition began in January and was completed in October. The relocation of the two auto dealerships was completed two months later.

Cecil Street – City of Neenah

This is a 0.4 mile project necessary to facilitate the construction of a new overhead crossing the main line and rail yard area of the Wisconsin Central Railroad. The project involved the acquisition of 17 parcels, including 14 residential displaces, one sign relocation and one railroad parcel. Acquisition began in April and all relocations were completed by February of the following.



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Wisconsin Street Bridge – City of Oshkosh

This is a 0.5 mile project necessary for the construction of a larger bridge over the Fox River in the near downtown Oshkosh area. The new right of way acquisition consisted of seven strip acquisitions from commercial and retail properties plus two strip acquisitions from properties owned by the University of Wisconsin. The acquisitions were staged to match the three phases of bridge and approach construction. The project is expected to be completed by June 2007.

CTH C, Martin Street – Walworth County

This project involves acquisition of 105 parcels in the Village of Sharon for reconstruction of Martin Street. There are 104 nominal parcels and 1 appraisal parcel. Because most of the parcels were considered nominal, negotiations were conducted by a series of “blitz” meetings with affected land owners. All parcels will be acquired within the scheduled timeframe and the project will be let on time.

Wisconsin Avenue – City of Oconomowoc

This downtown project involved the acquisition of over 100 parcels including three business and multiple residential relocations. The project was phased with the major acquisitions completed first. The remaining parcels needed to be acquired within a very short period of time. A plan was created and implemented to acquire all parcels, even those of nominal value, by the standard appraisal process rather than utilizing the sometimes length nominal payment process. In an effort to offer convenient times for property owners to negotiate, open hours were maintained at an office at City Hall for 4 hours before every City Council meeting. The plan was a success with the right of way being acquired within 7 months and in time for construction to begin as scheduled.