



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

Wisconsin Acquisition Process Summary
under Chapter 32.05

- 1) a) Relocation order
 - a) Include plat or map
 - b) Filed with county clerk or recorded per 84.095
- b) Not required if total compensation is less than \$1,000
- 2) Appraisal
 - a) One or more, confer with property owner
 - b) Provide full narrative appraisal upon which the J.O. is based
 - c) Any offer presented under (a) owner has 60 day to get 2nd appraisal
- 2a) Negotiation, before JO
 - a) Pamphlets
 - b) 10 names of affected property owners
 - c) Map showing all properties affected
 - c) May inspect maps and get copies
 - d) Consider owner's appraisal
 - e) Record any conveyances
 - f) Serve copy of recorded conveyances and notice of appeal rights to all owner(s).
 - g) Any named person may appeal within 6 months.
- 3) Jurisdictional offer
 - a) Send to owners(s) and mortgagee(s)
 - b) Reference Relo Order
 - c) Describe project and property interests sought
 - d) State proposed occupancy date
 - e) State amount of compensation
 - f) State the appraisal is available for inspection.
 - g) State owner has 20 days to accept
 - h) State owner has 40 days to contest right to condemn
 - i) State owner has 2 years to appeal for additional compensation
- 3m) Purchase uneconomic remnant
- 4) Notice of jurisdictional offer
 - a) Personal service or
 - b) Certified mail or
 - c) Publish as a class 1 notice and
 - d) File with a lis pendens
- 5) Contest condemnation
 - a) Commerce action within 40 days
 - b) May proceed with award
- 6) Accept JO
 - a) Must be within 20 days
 - b) Title transfers within 60 days
- 7) Award of compensation



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- a) Shall be written, name all parties, cite RO, describe property and state compensation
 - b) Copy shall be served on or mailed by certified mail to all persons named, or published as a class 3 notice
 - c) After service and payment, record the award
 - d) Payment, at option of condemnor, shall be a check certified mailed to owner (s) or deposited with county clerk of circuit court.
- 8) Occupancy, writ of assistance
- a) Condemnor must provide 90 days notice of intended occupancy date
 - b) Displaced person (s) shall have rent-free occupancy of property 30 days following date title transfers
 - c) Condemnor may obtain a writ of assistance to obtain possession
 - d) Condemnor may not require occupant (s) to vacate until a comparable replacement property is made available.
- 9) Appeal from award to condemnation commission
- a) With 2 years of date of taking
- 10) Appeal from commission's award to circuit court
- a) File within 60 days of commission's award
- 11) Waive commission hearing; direct appeal to circuit court
- a) Within 2 years of date of taking
 - b) Sole issues are title questions and compensation
 - c) Trial by jury, unless waived by both parties
 - d) Legal interest shall be paid on additional compensation
 - e) Payment shall be made within 60 days of judgement