



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

**Wisconsin Acquisition Process Summary**  
under Chapter 32.06

- 1) Determination of Necessity (32.07)
- 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 2<sup>nd</sup> 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) Certificate of compensation and payment
  - f) 6 months appeal notification
- 3) Jurisdictional Offer
  - a) Make and serve per 32.05(3) & (4)
  - b) Lis Pendens not filed until date of petition (7).
- 3m) Purchase uneconomic remnant
- 4) Minor / Incomp. - Special guardian
- 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) Petition to condemn
  - a) To circuit court, cc all
  - b) Lis Pendens filed same date ('date of evaluation')
  - c) Assigns to County Condemn Committee.
- 8) Committee hearing
  - A) Per 32.08
- 9) Abandonment or award payment
  - a) With 30 days of filing date - Abandon
  - b) Within 70 days of filing date - Payment
    - i) Condemnor per 32.185
    - ii) Requires 90-day notice to vacate
      - a.) 30 days rent-free
      - b.) Writ of assistance
    - iii) Comparable replacement must be made available
- 10) Appeal to Circuit Court
  - a) Within 60 days of commission's award
  - b) Per 32.05 (10)