



Project Description

This project includes the appraisal of 11 real estate parcels and negotiation of interests from 10 real estate parcels impacted by the reconstruction of the I-39/Business 51 interchange in the Village of Rothschild. Wisconsin Department of Transportation (WisDOT) plans to reconstruct Business 51 to a divided, four-lane roadway with auxiliary lanes and turn lanes. Other improvements include:

- Realignment and reconstruction of the interchange ramps
- Bridge replacement over Cedar Creek
- Pedestrian and bicycle accommodations along Business 51
- Reconstruction of railroad crossings

Property Types Impacted

- Railroad
- Utility
- Manufacturing
- Commercial hospitality and restaurants

Appraisal and Negotiation Issues Encountered

- Acquisition of access rights
- Parking space acquisition
- Cost to cure for parking
- Cost to cure for commercial site improvement acquisition
- Pending foreclosures
- Securing partial release of mortgages