



Project Description

This highway project involved a new four-lane highway located to the west of the current USH 12. Highway design included the construction of numerous roundabouts and several frontage roads. This portion of the project extended approximately four miles, from I-94 to STH 33. Becher Hoppe completed approximately 32 appraisals and 1 sales study.

Property Types Impacted

- Commercial (campground, UPS facility)
- Improved residential
- Future development
- Vacant agricultural
- Ho-Chunk Nation tribal land

Appraisal Issues Encountered

- Interim/transitional land use
- Corridor versus backland value
- Access acquisition
- Proximity damages
- Landscaping loss
- General versus special benefits
- Larger parcel analysis
- Zero contributory value of improvements analysis