



Access Valuation

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Overview

- You find out about Access valuation education
- We hear about your experiences

Overview

- You'll know about the Access Valuation program
- We'll know more about Access issues you have faced

Takeaways:

1. Access law is complex but can be simplified
2. Currently developing tools & training
3. We want to hear from you

1. Purpose: Simplify Complex Access Issues

- Access law is murky
- But, we can categorize and simplify Access issues



1. Simplify Complex Access Issues



Court of Appeals:

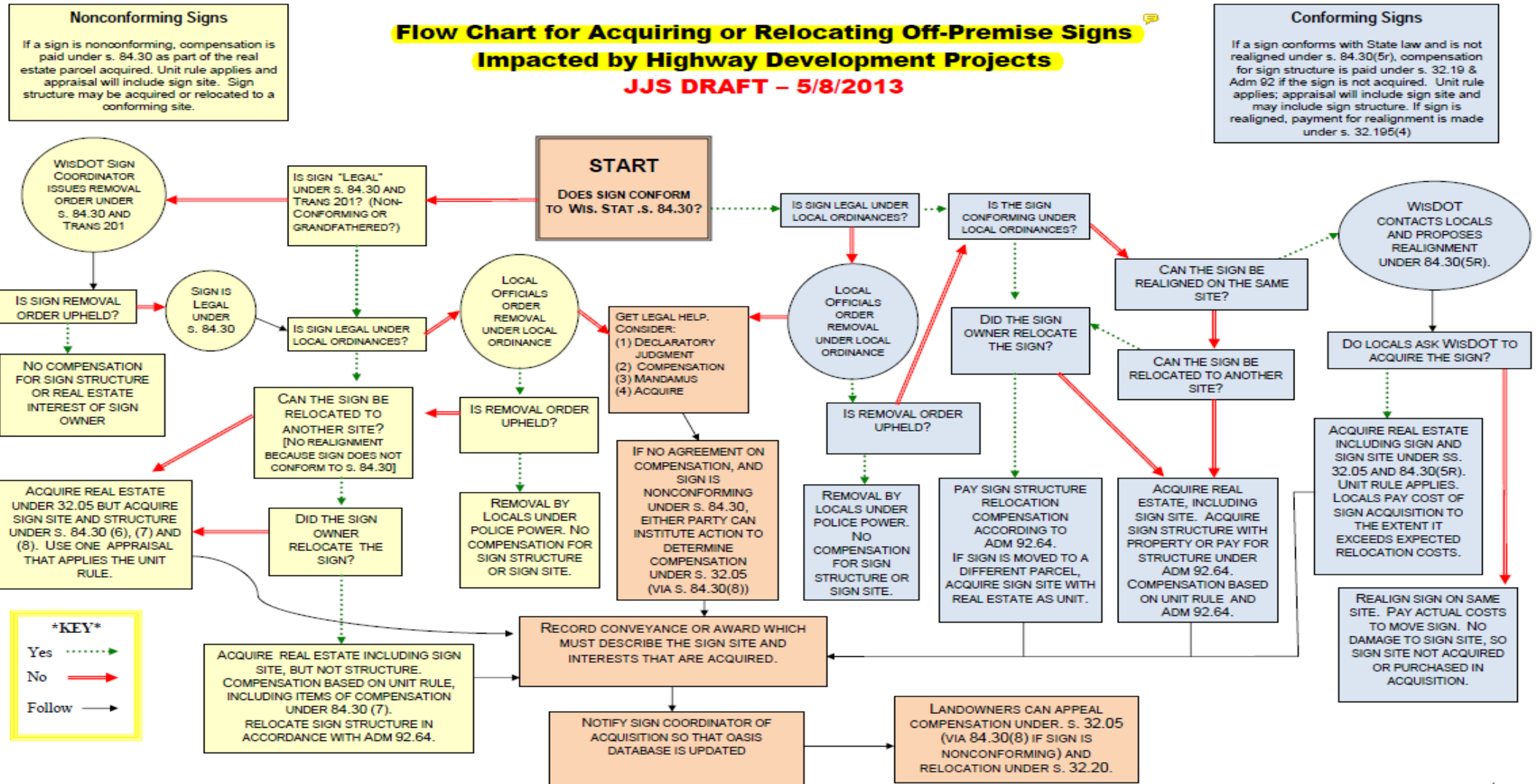
- “A frontage road [always] provides reasonable access to and from a landowner's property.”

Supreme Court of Wisconsin:

- “The court of appeals...erred in [its interpretation].
- A frontage road might not always constitute “reasonable” access, even though it may in some cases....”

Nat'l Auto Truckstops, Inc. v. State, Dep't of Transp., 2003 WI 95, ¶20 263 Wis. 2d 649, 665 N.W.2d 198.

1. Simplify Complex Access Issues

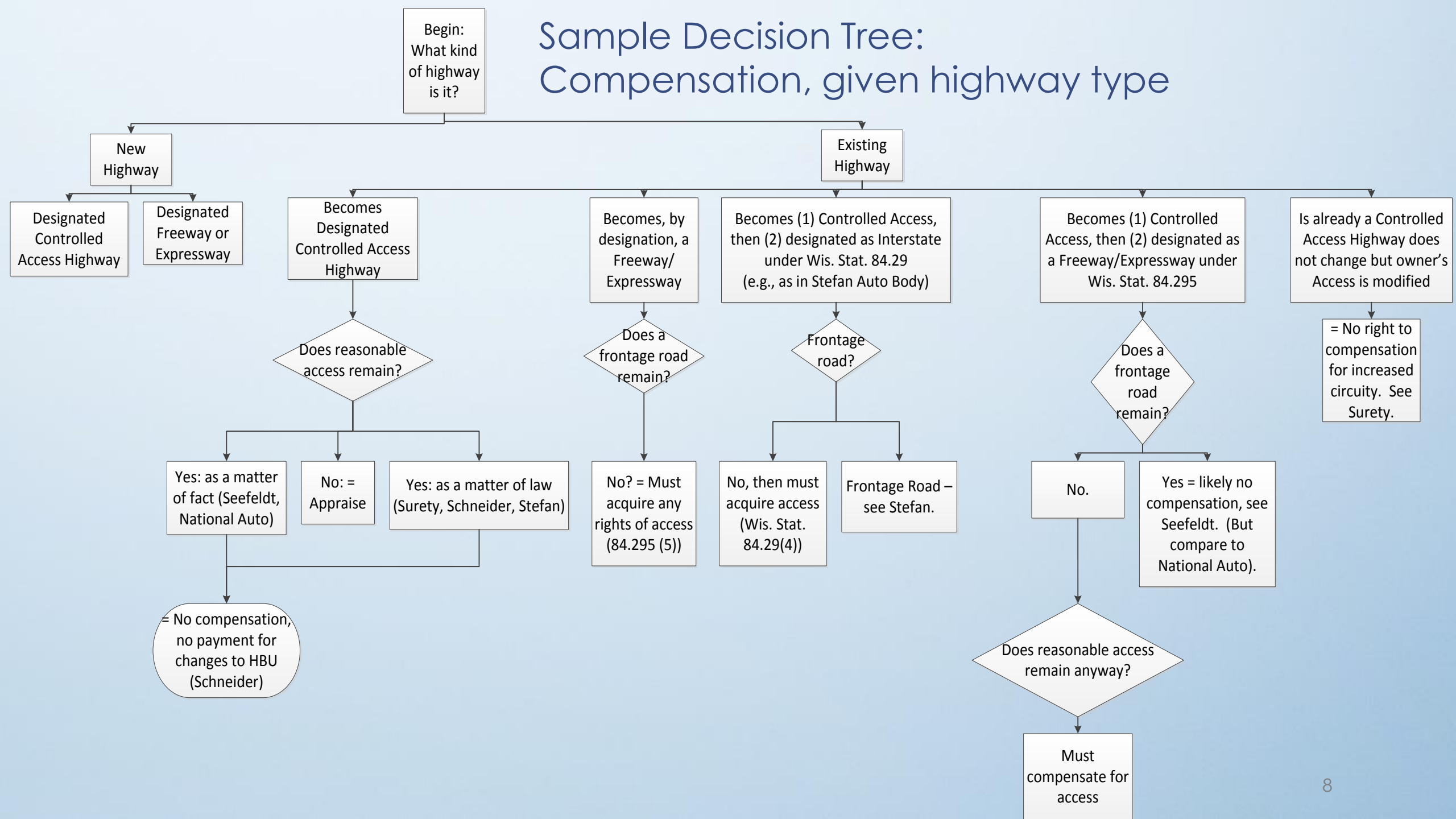


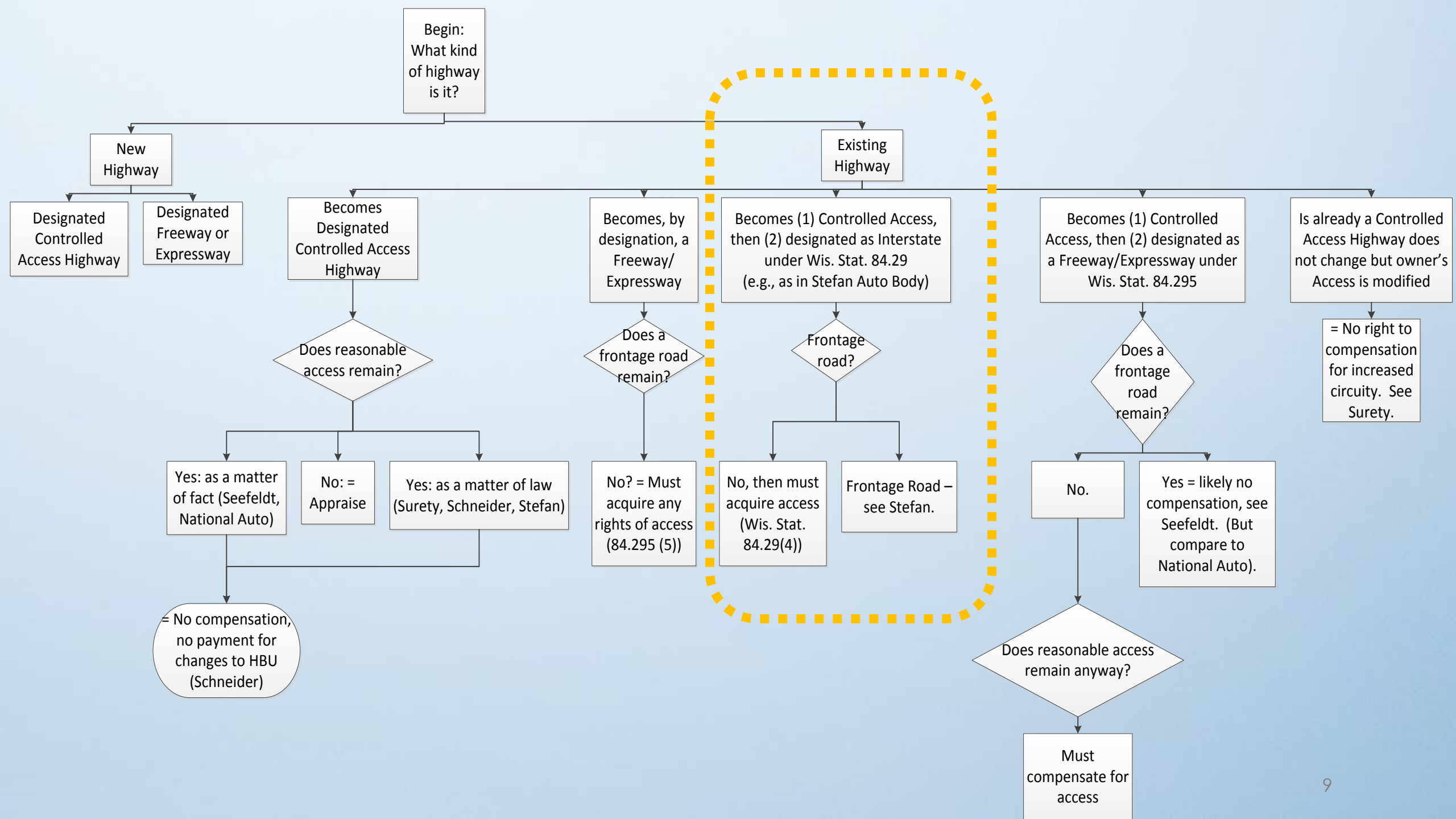
2. In Development: Tools for You

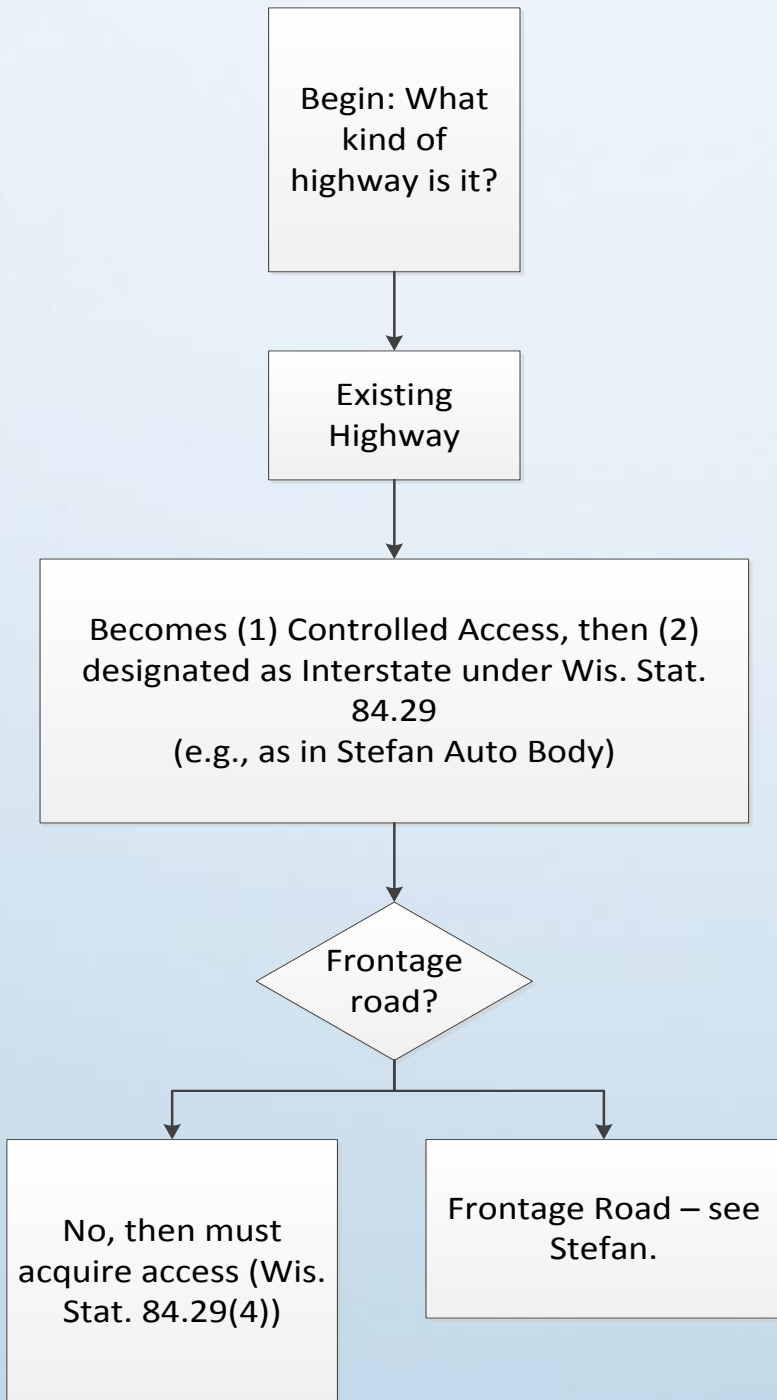
- Sample decision-tree:
 - *“Determining compensation given highway type”*



Sample Decision Tree: Compensation, given highway type







- 2007: STH designated as Wis. Stat. § 84.25 controlled-access highway.
- 2014: Conversion - STH designated as Wis. Stat. § 84.29 Interstate Highway
- Wis. Stat. 84.29(4) requires access to abutting property provided by frontage road or be purchased
- ***Stefan Auto Body***: Distance of 2.25-2.5 miles was “reasonable access.”
 - “The frontage road access furnished the plaintiff now meets th[e]...standard.”

3. What's Next?

- Local applications are better but few
- Hear about your experiences



3. What's next? Examples are Rare



3. What's Next: Access Issues You've Seen

- Visibility
- Landlocked Parcels?
- Multi-step changes to access
- Moving an on-ramp?
- Circuity?
- Changes to Highest & Best Use?
- Right-in, Right-out?
- Franchise Agreements? Gas Stations?