

**FAA AIRPORT IMPROVEMENT PROGRAM
&
WISCONSIN STATE AIRPORT SYSTEM PROGRAM**

**SPONSOR CERTIFICATION FOR
REAL PROPERTY ACQUISITION**

.....
(Sponsor)

.....
(Airport)

.....
(Project Number)

Description of Project:

Title 49, United States Code, section 47105(d), authorizes the US Secretary of Transportation to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements on real property acquisition and relocation assistance are in Title 49, Code of Federal Regulations (CFR), Part 24. The AIP project grant agreement contains specific requirements and assurances on the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (Uniform Act), as amended.

State of Wisconsin, county, and local laws and regulations must also be followed, in particular, Wisconsin Statutes Chapter 32 Eminent Domain and Chapter 114 Aeronautics and Astronautics, and Wisconsin Administrative Code 92, Relocation Assistance. Certification related to Wisconsin law and the Wisconsin State Airport System Program is incorporated below.

Except for the certified items below marked not applicable (N/A), the list includes major requirements for this aspect of project implementation, although it is not comprehensive, nor does it relieve the sponsor from fully complying with all applicable statutory and administrative standards.

	Yes	No	N/A
1. The sponsor's attorney or other official has good and sufficient title as well as title evidence on property in the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. If defects and/or encumbrances exist in the title that adversely impact the sponsor's intended use of property in the project, they have been (will be) extinguished, modified, or subordinated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Surveys of each parcel have been made in accordance with the Wisconsin Dept. of Transportation, Bureau of Aeronautics' <i>Surveying and Mapping Guidelines for Land Acquisition</i> .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. A Relocation Order was filed with the county clerk prior to beginning condemnation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. A Relocation Plan was filed with and approved by Wisconsin DOA if any acquisition involves displacement of a person, business or farm operation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A
6. Information regarding property owner's rights under the law and the appropriate Wisconsin DOA brochures - " <i>The Rights of Landowners Under Wisconsin Eminent Domain Law (Street, Utility, Airports)</i> ", and " <i>Wisconsin Relocation Rights - Residential</i> " or " <i>Wisconsin Relocation Rights - Business, Farm and Non Profit Organizations</i> " - were given to property owners prior to negotiations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Appraisals prepared by qualified real estate appraisers hired by the sponsor include the following: <ul style="list-style-type: none"> a. Valuation data to estimate the current market value for the property interest acquired on each parcel, and b. Verification that an opportunity has been provided the property owner or representative to accompany appraisers during inspections. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Each appraisal has been reviewed by a qualified review appraiser to recommend an amount for the offer of just compensation, and the written appraisals as well as review appraisal are available to FAA for review.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. A written offer to acquire each parcel was presented to the property owner for not less than the approved amount of just compensation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Effort was made to acquire each property through the following negotiation procedures: <ul style="list-style-type: none"> a. No coercive action to induce agreement, and b. Supporting documents for settlements included in the project files. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. If a negotiated settlement is not reached, the following procedures were used: <ul style="list-style-type: none"> a. Condemnation initiated and a court deposit not less than the just compensation made prior to possession of the property, and b. Supporting documents for awards included in the project files. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. The following statement has been incorporated into the language on all conveyance documents: " <i>Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.</i> "	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. If displacement of persons, businesses, farm operations, or non-profit organizations is involved, a relocation assistance program was established, with displaced parties receiving general information on the program in writing, including relocation eligibility, and a 90-day notice to vacate.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Relocation assistance services, comparable replacement housing, and payment of necessary relocation expenses were provided within a reasonable time period for each displaced occupant in accordance with the Uniform Act and Wisconsin Adm Code 92.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Property in the project is in conformance with the current Exhibit A property map, which is based on deeds, title opinions, land surveys, the approved airport layout plan, and project documentation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | Yes | No | N/A |
|---|--------------------------|--------------------------|--------------------------|
| 16. For any acquisition of property interest in noise sensitive approach zones and related areas, property interest was obtained to ensure land is used for purposes compatible with noise levels associated with operation of the airport. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. For any acquisition of property interest in runway protection zones and areas related to 14 CFR 77 surfaces, property interest was obtained for the following:
a. The right of flight,
b. The right of ingress and egress to remove obstructions, and
c. The right to restrict the establishment of future obstructions. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. If property for airport development is (will be) leased, the following conditions have been met:
a. The term is for 20 years or the useful life of the project,
b. The lessor is a public agency, and
c. The lease contains no provisions that prevent full compliance with the grant agreement. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. For property acquisition funded through the FAA Airport Improvement Program, an FAA Affidavit (or Declaration) of Interest was recorded with the county Register of Deeds. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. The Wisconsin Department of Transportation, Bureau of Aeronautics has been furnished with a copy of all land acquisition project documents. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. If you answered No or N/A to any of the above questions, please explain: | | | |

Reviewed by: _____ Date: _____
Airport Land Program Manager
Wisconsin DOT/Bureau of Aeronautics

I certify, for the project identified herein, responses to the forgoing items are accurate as marked, and that attachments, if any, are correct and complete.

(Name of Sponsor)

(Signature of Sponsor's Designated Official Representative)

(Print or Type Name of Sponsor's Designated Official Representative)

(Date)