

BUSINESS EVALUATION

Factor Sheet A-2

Alternative	Total Length of Center Line of Existing Roadway Length of This Alternative
Preferred <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None identified	

See FDM Procedure 25-5-20, Business District Impacts for general guidance. This factor sheet should be filled-out by the project manager based on information provided by the Conceptual Stage Relocation Plan (CSRP) prepared by the real estate section. If there are ANY relocations, the CSRP must be sent to BEES/FHWA concurrently with the environmental document (Include the CSRP as an appendix to the environmental document).

1. Is a Conceptual Stage Relocation Plan attached to this document?

- Yes
 No - (Explain) _____

2. Describe the economic development or existing business areas affected by the proposed action:

3. Identify and discuss existing modes of transportation and their traffic within the economic development or existing business area:

4. Identify and discuss effects on the economic development potential and existing businesses that are dependent upon the transportation facility for continued economic viability:

- The proposed project will have no effect on a transportation-dependent business or industry.
 The proposed action may change the conditions for a business that is dependent upon the transportation facility. Identify effects, including effects which may occur during construction.

5. Describe both beneficial and adverse effects on:

- A. The existing business area affected by the proposed action. Include any factors identified by business people that they feel are important or controversial.
- B. The existing employees in businesses affected by the proposal. Include, as appropriate, a discussion of effects on minority populations or low-income populations.

6. Estimated number of businesses and jobs that would be created or displaced because of the project:

Most WisDOT projects do not directly and measurably "create" businesses or jobs. Transportation Economic Assistance grants would be an exception. The numbers of businesses and jobs created should be found in the grant proposal. Community plans may also be used to determine planned future conditions. If none, insert zero.

Business/Job Type	Businesses			Jobs	
	Created	Displaced	Value	Created	Displaced
Retail					
Service					
Wholesale					
Manufacturing					
Other (List)					

7. Are any owners or employees of created or displaced businesses elderly, disabled, low-income or members of a minority group?

- No
 Yes – If yes, complete Factor Sheet B-4, Environmental Justice Evaluation.

8. Is Special Relocation Assistance Needed?

- No
 Yes – Describe special relocation needs.

Special relocation assistance might include such things as unusual handicapped accessibility accommodations, special consideration for moving a business with some inherent hazard, such as a propane business, or with extraordinary security requirements, such as a bank. It may also be necessary to provide assistance to a business that has specific code or zoning requirements that need to be met.

9. Identify all sources of information used to obtain data in item 8:

- WisDOT Real Estate Conceptual Stage Relocation Plan Multiple Listing Service (MLS)
 Newspaper listing(s) Other - Identify: _____

10. Describe the business relocation potential in the community:

- A. Total number of available business buildings in the community. _____
The "community" should be defined as the local government that has taxing authority for the businesses affected.
- B. Number of available and comparable business buildings by type and price (Include business buildings in price ranges comparable to those being dislocated, if any).
Number of available and comparable type business buildings in the price range of _____
Number of available and comparable type business buildings in the price range of _____
Number of available and comparable type business buildings in the price range of _____

The location of potential comparable relocation sites may also be a consideration if elderly, disabled, low-income or minority populations are affected. If so, Factor Sheet B-4, Environmental Justice Evaluation must be completed.

11. Describe how relocation assistance will be provided in compliance with the WisDOT Relocation Manual or FHWA regulation 49 CFR Part 24. Check all that apply:

- Business acquisitions and relocations will be completed in accordance with the "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), as amended." In addition to providing for payment of "Just Compensation" for property acquired, additional benefits are available to eligible displaced persons forced to relocate from their business. Some available benefits include relocation advisory services, reimbursement of moving expenses, replacement of business payments. In compliance with State law, no person would be displaced unless a comparable replacement business would be provided.

Compensation is available to all displaced persons without discrimination. Before initiating property acquisition activities, property owners will be contacted and given an explanation of the details of the acquisition process and Wisconsin's Eminent Domain Law under Section 32.05, Wisconsin Statutes. Any property to be acquired will be inspected by one or more professional appraisers. The property owner will be invited to accompany the appraiser during the inspection to ensure the appraiser is informed of every aspect of the property. Property owners will be given the opportunity to obtain an appraisal by a qualified appraiser that will be considered by WisDOT in establishing just compensation. Reasonable cost of an owner's appraisal will be reimbursed to the owner if received within 60 days of initiation of negotiations. Based on the appraisal(s) made, the value of the property will be determined, and that amount offered to the owner.

- Describe other relocation assistance requirements, not identified above.

If unsure which applies, discuss with Regional Real Estate staff.

12. Identify any difficulties relocating a business displaced by the proposed action and describe any special services needed to remedy identified unusual conditions:

This might include the acquisition of zoning variances or permits for businesses with special regulation of their location, such as a propane/petroleum facility, taverns or other adult entertainment establishments.

13. Describe any additional measures which will be used to minimize adverse effects or provide benefits to those relocated. Also discuss accommodations made to minimize adverse effects to businesses that may be affected by the project, but not relocated:

All environmental commitments must be listed on Basic Sheet 8, Environmental Commitments.