

APPENDIX D
CONCEPTUAL STAGE RELOCATION PLAN

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CONCEPTUAL STAGE RELOCATION PROGRAM PLAN

**PROJECT ID 1440-13/15-00
STH 23
PLYMOUTH TO FOND DU LAC**

(SHEBOYGAN AND FOND DU LAC COUNTIES)

PREPARED BY:

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District 3 – Real Estate

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James C. Galbraith, Wisconsin Department of Transportation
District 3 – Real Estate, February 02, 2004

UPDATED BY:

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Northeast Region, September 26, 2006

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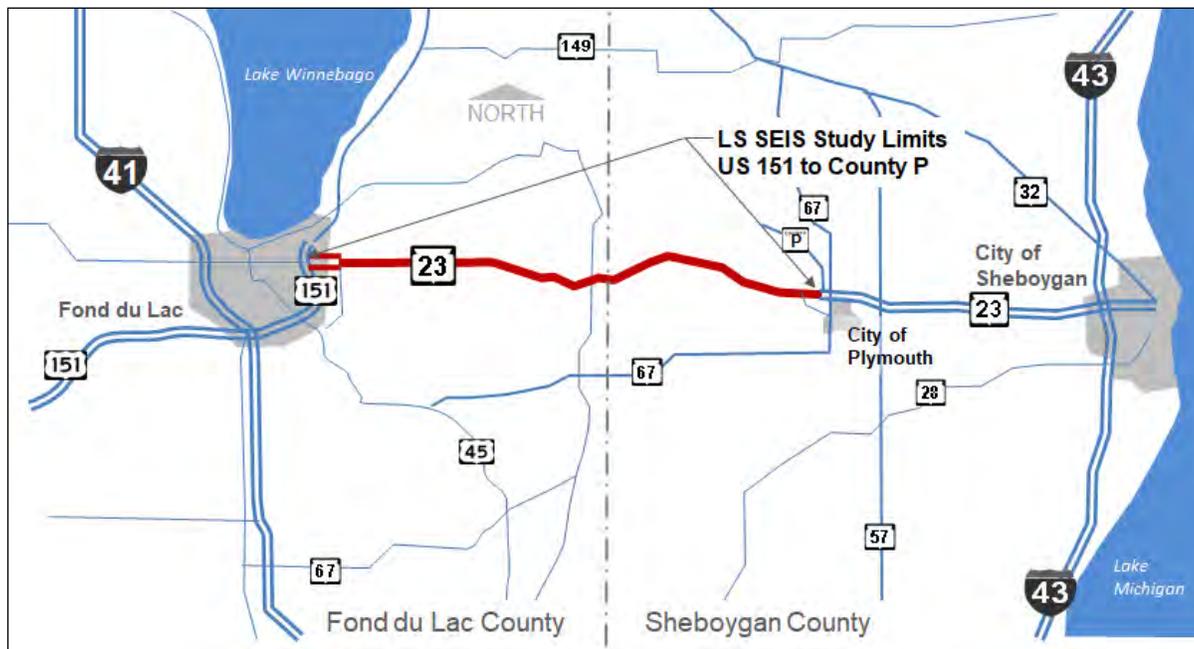
Jay Viste, Wisconsin Department of Transportation
Northeast Region, March 3, 2009

UPDATED BY:

Jim McCarthy, Strand Associates, Inc., November 2017

PROJECT DESCRIPTION

The Wisconsin Department of Transportation (WisDOT) is studying additional highway capacity on State Trunk Highway 23, located in east-central Wisconsin, between the cities of Fond du Lac and Plymouth, in Fond du Lac and Sheboygan Counties, respectively. The majority of existing Highway 23 is a rural two-lane highway. The study for highway capacity expansion begins at County Trunk Highway (CTH) K, on the east side of the city of Fond du Lac, about ½ mile east of the USH 151/STH 23 interchange. The existing roadway extends approximately 19 miles east to CTH P on the northwest side of the city of Plymouth. WisDOT completed initial acquisitions between 2010 and 2015. This document will review the remaining acquisitions needed along the project corridor. Corridor preservation will require the acquisition of 3 residential properties, 3 businesses, and 5 farmsteads. These acquisitions have no definitive acquisition horizon and are not tallied herein, nor are they anticipated to require relocation assistance in the interim.



PROJECT MAP

DEMOGRAPHIC INFORMATION ON COMMUNITIES AFFECTED

Location	Population Year 2010	Race Percentages			Age Profile			Persons per Household
		White, Non Hispanic	African American	Other	Median Age	Under 18	Over 65	
County of Fond du Lac	103,290	95.1%	2%	2.9%	40.2	22.7%	15.0%	2.41
County of Sheboygan	115,050	92%	2.2%	5.8%	40.3	23.9%	14.6%	2.42
	Population Year 2010	White, Non Hispanic	African American	Other	Median Age	Under 18	Over 65	
City of Fond du Lac	43,021	92.4%	3.3%	4.3%	36.9	22.6%	14.7%	2.28
City of Plymouth	8,445	95%	2.9%	2.1%	42.9	24.2%	19.9%	2.32

Source: U.S. Census Bureau – State and County Quickfacts, and American FactFinder

This table indicates race percentages and age profiles for Fond du Lac and Sheboygan Counties and for the cities of Fond du Lac and Plymouth. The statistics show a high degree of uniformity between the counties and the municipalities.

RELOCATION SERVICES FOR COMMERCIAL DISPLACEES

A. Commercial Project Assurances

“Assist owners of displaced business concerns and farm operations in obtaining and becoming established in suitable business locations or replacement farms.” (Sec. 32.25(2)(b) of the Wisconsin Statutes)

B. The commercial properties affected by this project will be assisted in their relocation in the following manner:

1. Maintaining listings of vacant commercial properties.
2. Maintaining close contact with local real estate agencies and brokers dealing in commercial space.
3. Informing business concerns of the Small Business Administration entitlements when federal aid is involved.
4. Contacting local development corporations and other similar organizations to make all possible assistance available.
5. Assist in obtaining or transferring business permits and licenses.
6. Assist in securing and making moving arrangements.
7. Joint development of inventory of personal property to be moved.
8. Advise businesses in site management procedures and occupancy terms and conditions.
9. Advise them of their relocation claim entitlements and assist them in filing the claim with documentation.

C. Contact with each commercial displacee will be made at regular intervals during which various leads or referrals will be offered. Visitations will be geared to the complexity, the specific needs and the level of availability of replacement properties and will be repeated until the relocation agent’s responsibilities are completely and fully discharged and are in compliance with the spirit and intent of the program.

Note: WisDOT purchased right of way for the 4-lane On-alignment Alternative between 2010 and 2015. About 17 percent of the acquisition is completed in Fond du Lac County, and 100 percent of the acquisition is completed in Sheboygan County. Much of the land, and corresponding residential and farm relocations associated with the 4-lane On-alignment Alternative was purchased. In all 30 residential relocations, 3 business relocations, and 17 farm relocations have been completed. As of November 2017, one farm business and one business parcel relocation (concrete products manufacturer) remain if the Hybrid Alternative or 4-lane On-alignment Alternative are selected. There are no potential acquisitions for the Passing Lane Alternative.

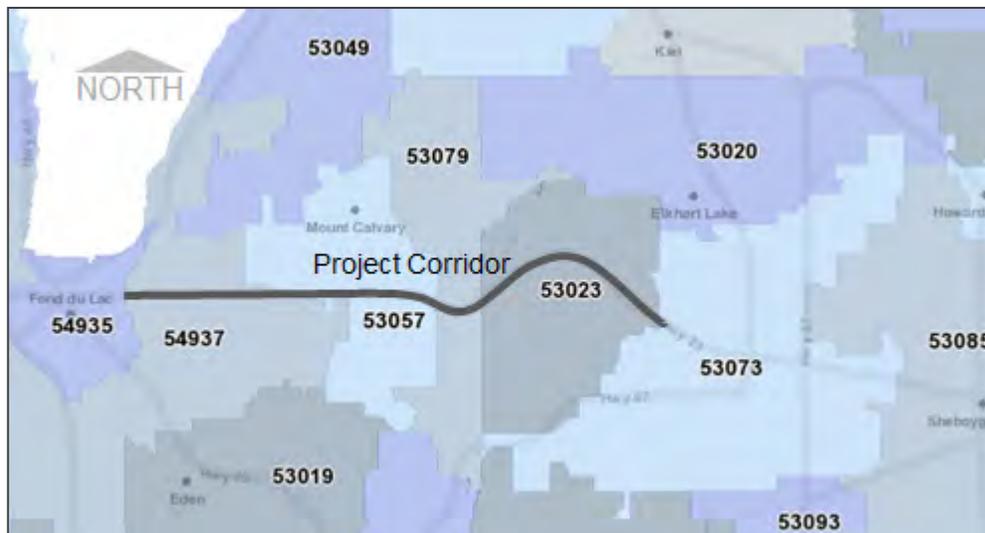
Divisive or Disruptive Effects and Other Impacts on the Communities and Neighborhoods

There appears to be no unusual circumstances regarding the one business relocation. This project will have a very minimal effect on the communities that remain after the relocation process.

In addition, no significant disruption effects should exist, except for the construction period. No known concentration of predominant ethnic minority or handicapped people were noted at previous and recent public meetings.

The project area is predominantly rural and connects two urban areas. Consequently, acquisitions within the cities of Fond du Lac and Plymouth are avoided. There are no concentration of relocations or impacts that would affect any single community. The analysis of real estate market trends and available replacement housing was investigated using applicable civil divisions and use of Zip Code Maps. The use of zip code maps allowed for the consideration of relocations or real estate availabilities in similar locals or school districts.

ZIP CODE MAP OF PROJECT AREA



Business/Commercial:

Project review of real estate listings and market trends indicates that potential commercial properties are less available for the potential commercial relocation associated with the Hybrid Alternative and 4-lane On-Alignment Alternative. The review of listings found suitable properties for the potential commercial relocation, however most available listings centered in the eastern and developed portion of Fond du Lac or in Plymouth. There were few to no listing in the rural portion of the corridor between these two urban areas. The commercial relocation may need to consider tenant arrangements or small parcel acquisition and rezoning to secure replacement sites in the rural portion of the corridor.

Estimate of Relocation Displacements

Acquisition that has not already occurred for this project, excluding corridor preservation, has the potential of impacting one farm parcel and one business parcel that would occur if the Hybrid Alternative or 4-lane

On-alignment Alternative were selected. No acquisition would be needed for the Passing Lane Alternative. The characteristics of the properties potentially needing relocation are shown in the table below.

Unit	Acquisition Price Est.	Business Name	Type	Replacement Business Payment/Searching Cost/Reestablishment Cost	Interest And Closing	Moving
B15	\$286,000	Ledgeview Precast Concrete	Concrete Products	Replacement Payment \$50,000 Searching \$2,500 Reestablishment \$10,000	\$1,500	\$50,000
F48	\$200,000	Dairy Farm	Farm	Replacement Payment \$50,000 Searching \$2,500.00 Reestablishment \$10,000.00	\$1,500	\$10,000

Acquisition totals in this report are only reflective of remaining parcels to be acquired.

Business Property Availability

The following table indicates the number of commercial properties that are currently listed for sale in the immediate area of the project. This table shows that the real estate market capable of providing potential displacees with an adequate number of relocation parcels or properties. The displacees should not experience a hardship in locating to a new business location. Current conditions and the small number of business/farm relocation needs indicated that the market should be able to provide properties for businesses to relocate.

Unit Number	Property Type	Inventory of Available Business Properties
B15	Concrete Products	3-5
F48	Farm	10

Estimated Remaining Relocation Payments

Item	Cost
Acquisition Price	\$ 486,000
Total Replacement Business Payments	\$ 100,000
Total Business Moving Payments	\$ 60,000
Total Business Incidental and Closing Cost	\$ 3,000
Business Reestablishment Payments	\$ 20,000
Business Searching Expenses	\$ 5,000
Total Relocation/Acquisition Cost	\$ 674,000

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