

APPENDIX D
CONCEPTUAL STAGE RELOCATION PLAN

THIS PAGE INTENTIONALLY LEFT BLANK

CONCEPTUAL STAGE RELOCATION PLAN

PROJECT ID 1440-13/15-00 WIS STATE HIGHWAY 23 PLYMOUTH TO FOND DU LAC

(SHEBOYGAN AND FOND DU LAC COUNTIES)

PREPARED BY:

Norman H. Pawelczyk, Wisconsin Department of Transportation
District 3 – Real Estate

&

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

UPDATED BY:

Curtis Van Erem, Wisconsin Department of Transportation
Northeast Region, September 26, 2006

UPDATED BY:

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

UPDATED BY:

Jim McCarthy, Strand Associates, Inc., November 2017

UPDATED BY:

Jim McCarthy, Strand Associates, Inc., August 2018

This August 2018 update to the Conceptual Stage Relocation Plan (CSRP) revises the document in its entirety since the May 2018 LS SDEIS. As in the May 2018 LS SDEIS, one business and one farm are addressed. In this update, further detail is provided for the business, with both owner and tenant relocation needs, and the farm, with farm business and farm residence relocation needs. Market trends and updated relocation costs are also reflected in this update.

Because the entire CSRP was revised, yellow highlight to show changes is not used.

PROJECT DESCRIPTION

The Wisconsin Department of Transportation (WisDOT) is studying additional highway capacity on Wisconsin State Highway 23 (WIS 23), located in east-central Wisconsin. Except for the western one-mile, 4-lane section, the majority of WIS 23 is a rural 2-lane highway with a posted speed of 55 miles per hour (mph). The 2018 LS SFEIS study corridor begins at the US 151/WIS 23 interchange, on the east side of the city of Fond du Lac. The highway then extends 19.1 miles east to County P on the northwest side of the city of Plymouth (see Figure 1).

WisDOT completed initial acquisitions between 2010 and 2015 for the 4-lane On-alignment Alternative, prior to the 2014 Record of Decision being vacated. This updated Conceptual Stage Relocation Plan (CSRP) reviews the remaining relocations needed along the project corridor for the 4-lane On-alignment Alternative with corridor preservation that is the Preferred Alternative in the 2018 Limited Scope Supplemental Final Environmental Impact Statement (LS SFEIS). Corridor preservation measures, if and when implemented, would require the relocation of additional residences, business, and farms. Relocations associated with corridor preservation measures have no definitive acquisition horizon and are not described in this CSRP.

This CSRP includes one business, with both owner and tenant relocation needs, and one farm, with farm business and farm residence relocation needs. This document summarizes the final anticipated impacts and relocation costs.

Figure 1: Project Location Map



DEMOGRAPHIC INFORMATION

Table 1: Demographic Information for Affected Communities

Location	Population	Race Percentages			Age Profile			Persons per House-hold
		White, Non Hispanic	African American	Other	Median Age	Under 18	Over 65	
Fond du Lac County	103,290	95.1%	2.0%	2.9%	40.2	22.7%	15.0%	2.41
Sheboygan County	115,050	92.0%	2.2%	5.8%	40.3	23.9%	14.6%	2.42
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	95.0%	2.9%	2.1%	42.9	24.2%	19.9%	2.32

Source: 2010 U.S. Census – State and County Quickfacts, and American FactFinder (accessed June 2017)

Table 1, Demographic Information for Affected Communities, 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 uniformity between the counties and the municipalities.

RELOCATION BENEFITS

Residential and non-residential (commercial) 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” and federal regulations 24 CFR Part 24 and Wisconsin State Statutes sections 32.19 - 32.27, and Wisconsin Administrative Code Adm 92.

In addition to providing for payment of “Just Compensation” for property acquired, additional benefits are available to eligible displaced persons (both tenants and owners) required to relocate from their residence or business. Available benefits include: advisory services, reimbursement of moving expenses, replacement housing payments, and replacement business replacement payments including differential payments and reasonable project costs. In compliance with state law, no person would be displaced unless a comparable replacement business or comparable replacement dwelling is made available to the displaced person(s).

Federal and state law also requires that decent, safe, and sanitary replacement dwelling must be made available before any residential displacement can occur.

Just compensation and relocation benefits are available to all displaced persons without discrimination. Before initiating property acquisition activities, property owners would be contacted and provided an explanation of details of the acquisition process and Wisconsin’s Eminent Domain Law under Section 32.05, Wisconsin Statutes. Any property to be acquired would be inspected by one or more professional appraisers. The property owner would 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. Based on the appraisal(s) made, the value of the property would be determined, and that amount offered to the owner.

RELOCATION SERVICES SUMMARY

As noted previously, WisDOT purchased right of way for the 4-lane On-alignment Alternative between 2010 and 2015, prior to the 2014 Record of Decision being vacated. The selected alternative in the 2018 LS SFEIS is the same 4-lane On-alignment Alternative. About seventeen percent of the land acquisition is completed in Fond du Lac County, and all of the land acquisition is completed in Sheboygan County. Thirty residential relocations, three business relocations, and seventeen farm relocations have been completed. Much of the land, and corresponding residential and farm relocations associated with the 4-lane On-alignment Alternative was purchased. As of August 2018, one farm business relocation, one residential farm relocation, one business owner (landlord) relocation and one business tenant relocation remain.

RELOCATION SERVICES FOR RESIDENTIAL DISPLACEDS

WisDOT will assist owners and tenants of displaced residences in obtaining decent, safe and sanitary housing in suitable locations under s. 32.19, Wis. Stats. Relocation planning efforts shall include those outlined in Wisconsin State Statutes s. 32.25, specifically Sec. 32.25(2)(b).

In addition to maintaining necessary records and performing various other administrative functions, WisDOT will offer and provide the following assistance to all residential displacees:

1. Determine the approximate number of displaced persons. Counsel each individual and family with regard to their specific replacement housing needs, resulting in each securing replacement housing that is decent, safe and sanitary; adequate for their needs; suitably located; and within their financial means.
2. Continually gather data commensurate with the relocatee's needs and advise them accordingly. Provide current and continuing information on the availability, prices and rentals of comparable decent, safe and sanitary sales and rental housing. Appointments will be made, as well as arrangements for the inspection of referral housing. Inspections will be made of those units that the relocatee indicates a desire to rent or purchase to formally certify adequacy and that they are decent, safe and sanitary.
3. Assist prospective homeowners in obtaining mortgage financing and aid in the preparation and submission of offers to purchase. Assist in obtaining relocated documents, e.g. credit reports, appraisals, surveys, etc.
4. Advise prospective tenants on lease arrangements, tenant/landlord responsibilities, security deposit practices, rental ranges, etc.
5. Provide information and referrals to local welfare and social service assistance agencies when it appears a need for such service.
6. Provide information on school district boundaries and the routing and scheduling of public transportation.
7. Make personal contacts with each displacee regularly for discussing and providing leads, referrals and all such other matters regarding replacement housing which is of interest to the relocatee and necessary for successful relocation. Visitation will be geared to the complexity, the specific need and the level of availability and will be repeated regularly to assure that the responsibilities are discharged completely and fully in compliance with the spirit and intent of the program.
8. Provides assistance of complete claims for relocation payments for which each displacee may be eligible.
9. Assist in making moving arrangements including the transfer of utility service.
10. Provide all required written notices, delivered by personal contact whenever feasible, to insure full understanding of eligibility requirements, payment options project information and other notices required by law, regulations or as otherwise appropriate.
11. Advise them of grievance procedures, arrangements, and agencies involved.

RELOCATION SERVICES FOR COMMERCIAL DISPLACEDS

WisDOT will offer and provide the following assistance to all displaced. Efforts will be directed to minimizing business disturbances and securing timely reimbursements for businesses impacted.

A. Project Assurances - Business/Non-residential Properties

WisDOT will assist owners and tenants of displaced business and farm operations in obtaining and becoming established in suitable business locations or replacement farms under s. 32.19, Wis. Stats. Relocation planning Efforts shall include those outlined in Wisconsin State Statutes s. 32.25, specifically Sec. 32.25(2)(b).

1. Determine the cost of relocation payments and services or the methods that are going to be used to determine such costs.
2. Assist the displaced in obtaining and becoming reestablished in suitable business locations or replacement farms, including securing business replacement payments, differentials, and reasonable project costs as recently enacted by 2017 WI Act 243.
3. Assist displaced owners or renters in the location of comparable facilities.
4. Supply information concerning programs of federal, state and local governments which offer assistance to displaced persons and business concerns.
5. Assist in minimizing hardships to displaced business in adjusting to relocation.
6. Secure, to the greatest extent practicable, the coordination of relocation activities with other project activities and other planned or proposed governmental actions in the community or nearby areas which may affect the implementation of the relocation program.
7. Determine the number of farms or businesses that will be displaced and the availability of suitable replacements.
8. Assure that, within a reasonable time prior to displacement, there will be available, to the extent that may reasonably be accomplished, business lands meeting the requirements established by s. 32.19(2)(c), Wis. Stats.

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

1. Maintaining listings of vacant business 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 for reimbursements with suitable documentation.

C. Relocation assistance is provided to each displaced business or farm operation and will be made at regular intervals during which various leads or referrals will be offered as needed based on the complexity of specific parcels. The specific needs and the level of availability of replacement properties will be evaluated and assistance will be provided until the relocation agent's responsibilities are completely and fully discharged and are in compliance with the spirit and intent of the program.

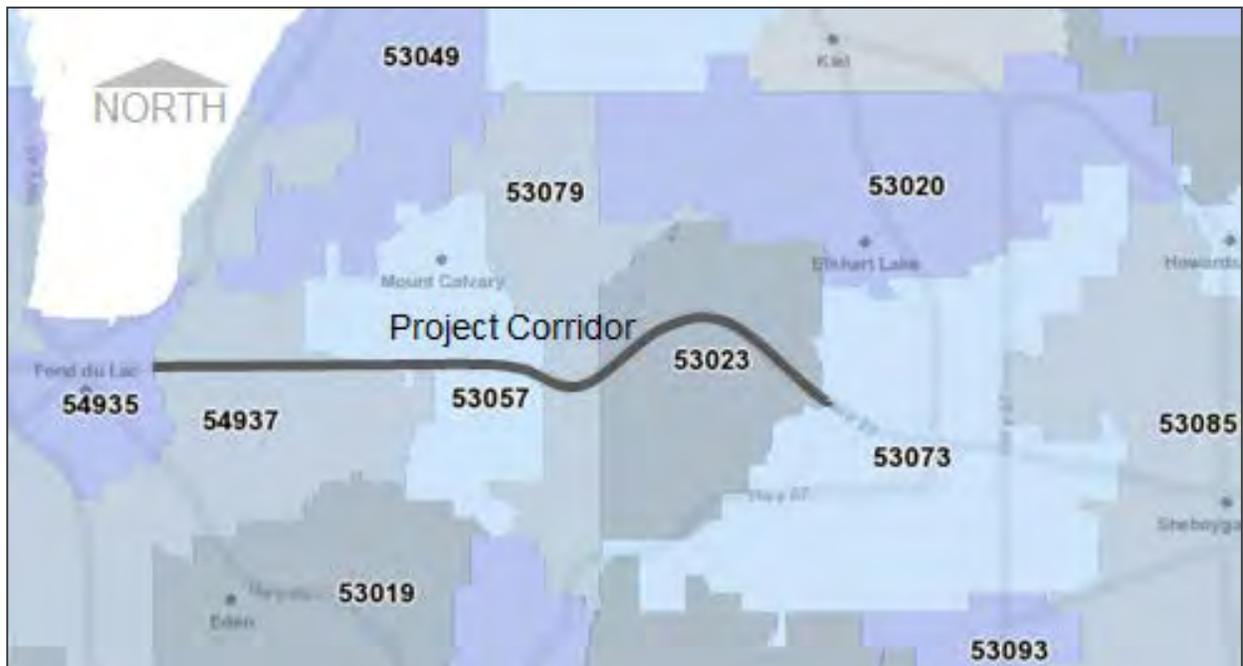
DIVISIVE OR DISRUPTIVE EFFECTS AND OTHER IMPACTS ON THE COMMUNITIES AND NEIGHBORHOODS

There appears to be no unusual circumstances regarding the three business relocations (farm business, business owner - landlord, and business tenant) and one residential relocation. This project will have a very minimal effect on the project communities after the relocation process is completed.

In addition, no significant disruption effects should exist, except for the construction period. No known concentrations of predominant minority or handicapped populations were identified.

The project area is predominantly rural and connects two urban areas. Since the relocations are located in the rural area, no acquisition data was collected for the cities of Fond du Lac and Plymouth. There is no concentration of relocations or impacts that would affect any single community. The analysis of real estate market trends and available replacement housing or businesses was investigated using applicable civil divisions and use of Zip Code Maps (see Figure 2). The use of zip code maps allowed for the consideration of relocations or real estate availabilities in similar locales or school districts.

Figure 2: ZIP CODE MAP OF PROJECT AREA



REAL ESTATE MARKET TRENDS AND INVENTORY OF REPLACEMENT PROPERTIES

Residential:

Only one residential relocation is anticipated for the selected alternative as of August 2018. Recent residential property sales and current inventory/listings (Market Trends) are described below.

1. There were approximately eleven rural parcels over 10 acres that were sold between 2017 and July 2018 in Fond du Lac and Sheboygan counties. These properties were sold between \$250,000 and \$600,000.
2. There were approximately sixteen listings in July 2018 for rural parcels over 10 acres in Fond du Lac and Sheboygan counties with price ranges of \$250,000 to \$600,000.

Market trends and real estate listings indicate that residential or farm-residential housing is available. Most available listings were within the urban fringe near the city of Fond du Lac and within the urban fringe near the city of Plymouth. There were fewer, but still sufficient listings in the rural portion of the corridor. Parcels with similar characteristics to the impacted parcel are currently listed in the project area. Many of the listings with larger residential or farm acreages extend into adjacent townships. The relocation is not anticipated to cause undue hardship to the local real estate market, and properties capable of providing suitable replacement housing are available.

Business/Commercial:

Market trends and real estate sales between January 2017 and July 2018 indicate that potential commercial leases or commercial sales are abundant based on State of Wisconsin Transfer Return data. Regionally, there is strong availability of commercial properties (more than 47 properties) for parcels between 1.5 and 10 acres and under \$700,000. Some of these properties could be suitable for manufacturing needs if rezoned. Locally, manufacturing sales or leases are less abundant in both Fond du Lac and Sheboygan counties, especially for those areas close to the project. There were seven manufacturing properties in Fond du Lac County (two are in the city of Fond du Lac) and eight manufacturing properties in Sheboygan County.

It is not anticipated to be difficult identifying rural or urban development sites that may involve a large portion of undeveloped land. There should be sufficient methods and land to relocate the concrete manufacturing tenant business and the farm business. Notes on current real estate listings are provided below.

The concrete manufacturing plant has specialized equipment and large vacant or graveled land needs. There were approximately eleven suitable properties for sale and approximately six business tenant locations available for the concrete plant replacement location. There were approximately 10 farm business listings of suitable size to accommodate the impacted farm business operation. Most listings are located on the west side of the corridor near the city of Fond du Lac or on the east side of the corridor in Sheboygan County near the city of Plymouth. There are a few listings in the rural portion of the corridor.

The tenant business relocation for the concrete plant may need to consider tenant arrangements or a parcel acquisition and rezoning to secure replacement sites in the rural portion of the corridor. Properties with similar-zoned or previously used quarry or stone/gravel producing properties were reviewed since the business relocation is a concrete manufacturing facility. There are twenty-five past producers/previous pit locations in the study area (sixteen in Fond du Lac County and nine in Sheboygan County). There are twenty-six active quarries and gravel pits in the study area (eighteen in Fond du Lac County and eight in Sheboygan County). Gravel pits have similar zoning or contain special-use conditioned land suitable for leasing to a commercial/industrial aggregate or concrete production. These properties could be evaluated as replacement properties.

ESTIMATED NUMBER OF RELOCATIONS AND COSTS

Acquisition that has not already occurred for this project, and excluding corridor preservation areas, has the potential of impacting one farm parcel (farm business and residence) and one business parcel (owner and tenant). The relocation numbered F48 in the 2018 LS SFEIS is representative of the farm relocation that includes a farm business and farm residence. The relocation numbered B15 in the 2018 LS SFEIS is representative of the business relocation that includes a business owner and a business tenant. The estimated relocation costs for the Preferred Alternative are shown on the next page (see Tables 2 and 3).

Table 2: Estimated Relocations and Estimated Costs (Residential and Business Properties)

Unit	Business Name/Type	Acquisition Price Est.	Searching Payment/Cost, Reestablishment Cost	Business Replacement Payment Differential and Reasonable Project Costs	Residential Replacement Housing Payment	Interest And Closing	Moving
B15	Concrete Plant (Tenant)	NA - Leased	Searching \$2,500 Reestablishment \$25,000	\$450,000	NA	\$1,500	\$240,000
B15	Property Owner - Concrete Plant (Landlord)	\$400,000	Searching \$2,500 Reestablishment \$25,000	NA, not eligible	NA	\$2,500	\$20,000
F48	Farm (Business)	\$125,000	Searching \$2,500.00 Reestablishment \$25,000.00	\$280,000	NA	\$1,500	\$50,000
F48	Farm (Residence)	\$330,000	NA	NA	\$60,000	\$1,500	\$100,000

Acquisition totals in this report are only reflective of remaining **relocation parcels**.

Table 3: Summary of Estimated Relocation Payments

Item	Cost
Total Acquisition Price	\$ 855,000
Total Business Replacement Payments – Differentials and Reasonable Project Costs	\$ 730,000
Total Searching Payment/Cost	\$ 7,500
Total Reestablishment Cost	\$ 75,000
Total Residential Replacement Housing Payment	\$ 60,000
Total Interest and Closing	\$ 7,000
Total Moving	\$ 410,000
Total Relocation Cost	\$ 2,144,500

Relocation Program Notes:

1. The above are estimates based on typical project costs anticipated or encountered by relocation staff.
2. The relocation program is a reimbursement-based program.

THIS PAGE INTENTIONALLY LEFT BLANK