

Project Impacts

Table 1 summarizes the impacts associated with the No-Build, Passing Lane, Hybrid, and 4-lane On-alignment Alternatives.

WisDOT purchased right of way associated with the 4-lane On-alignment Alternative between 2010 and 2015, prior to the 2014 Record of Decision (ROD) being vacated.

- 38% of the acquisition is completed in Fond du Lac County
- 100% of the acquisition is completed in Sheboygan County.
- In some instances, more land was purchased than was needed because not purchasing the land would leave an uneconomic remnant. This land is considered excess right of way (see aerial exhibits).

Table 2 summarizes the resources, land types, residences, and businesses within the Corridor Preservation area for the Passing Lane, Hybrid, and 4-lane On-alignment Alternatives. Things to know about Corridor Preservation includes:

- Resources are not impacted by the act of preservation, except that property owners wishing to erect or alter a structure within that mapped right of way must give WisDOT 60 days notice before beginning that construction.
- In the future, if WisDOT determines that transportation improvements are needed within these preserved areas, a subsequent environmental document would be prepared which evaluates impacts and costs.

Right of way previously purchased for the 4-lane On-alignment Alternative may not be needed for the Passing Lane or Hybrid Alternatives. It would be needed as part of the Corridor Preservation associated with these alternatives. WisDOT expenditures for right of way already acquired were not considered in the identification of the Preferred Alternative since they are a sunk cost.

- The land could be resold to abutting landowners, but the cost of the buildings razed is irretrievable.
- Impacts to natural and physical environmental resources associated with right of way acquisitions already completed have not occurred.
- Mitigation for potential impacts has not progressed beyond the conceptual evaluation stage other than the Section 6(f) land conversion and boundary update.



WIS 23 Project

Project ID 1440-13/15-00

Table 1: Alternatives Comparison Matrix

	UNIT	No-Build	Passing Lane Alternatives ⁴	Hybrid Alternative	4-Lane On-Alignment Alternative
Road Length	Miles	19.10	19.10	19.10	19.10
COST					
Design	Millions \$	0.4	8.3	9.4	14.4
Real Estate	Millions \$	0.0	5.8	18.5	26.7
Real Estate Costs expended prior to vacating 2014 ROD	Millions \$	19.9			
Utility	Millions \$	0.0	5.7	5.7	5.7
Utility Costs expended prior to vacating 2014 ROD	Millions \$	0.4			
Construction	Millions \$	4.5 ⁸	45.2	72.7	85.8
TOTAL COSTS ¹	Millions \$	4.9	65.0	106.3	132.6
TOTAL COSTS expended prior to vacating 2014 ROD	Millions \$	20.3			
Area Converted to Highway R/W for Alternative					
Cropland and Pasture needed for R/W	Acres	0	24	171	218
Cropland and Pasture purchased prior to vacating 2014 ROD	Acres	318	318	318	318
Cropland and Pasture Still Needed	Acres	0	18	99	99
Wetland Area needed for R/W	Acres	0	5	21	26
Wetland Area purchased prior to vacating 2014 ROD	Acres	30	30	30	30
Wetland Area Still Needed	Acres	0	2	11	11
Woodland/Upland Area to R/W	Acres	0	5	9	38
Woodland/Upland Area purchased prior to vacating 2014 ROD	Acres	44	44	44	44
Woodland/Upland Area Still Needed	Acres	0	2	4	4
Other Area needed for R/W ²	Acres	0	45	120	128
Other Area purchased prior to vacating 2014 ROD	Acres	136	136	136	136
Other Area Still Needed	Acres	0	36	79	79
Total Land needed for Highway R/W	Acres	0	79	321	410
Total Land Already Purchased for Highway R/W ⁷	Acres	528	528	528	528
Total Area Still Needed for Highway R/W	Acres	0	58	193	193
Excess Right of Way					
Excess R/W Previously Purchased and Not Required for Alternative ⁶	Acres	369	348	241	152
Wetland Mitigation	Acres	159	159	159	159
Relocations					
Total Residential Relocations needed	Number	0	12	28	30
Residences relocated prior to vacating 2014 ROD	Number	30	30	30	30
Residential Relocations where buildings were razed	Number	27	27	27	27
Residential Relocations Still Needed	Number	0	0	0	0
Total Business Relocations Required (Not Including Farms)	Number	0	0	4	4
Business relocated prior to vacating 2014 ROD	Number	3	3	3	3
Business Relocations where buildings were razed	Number	3	3	3	3
Business Relocations Still Needed	Number	0	0	1	1
Total Farm Relocations Required (One or more farm buildings)	Number	0	6	13	18
Farms relocated prior to vacating 2014 ROD	Number	17	17	17	17
Farm Relocations where buildings were razed	Number	16	16	16	16
Farm Relocations Still Needed	Number	0	0	1	1
Farms Severed	Number	0	1	5	5
Other Impacts					
Eligible Historic Structures/Archeological Sites identified	Yes/No	Yes	Yes	Yes	Yes
Section 106 MOA Required	Yes/No	No	Yes	Yes	Yes
Section 4(f) Evaluation Required	Yes/No	No	Yes	Yes	Yes
Section 6(f) Land Conversion Required	Yes/No	No	No ³	No ³	Yes
Floodplain Encroachment	Yes/No	No	Yes	Yes	Yes
Total Wetlands Filled (includes wetlands in existing and new R/W)	Acres	0	29.9	45.9	51.8
Stream Crossings	Number	3	3	3	3
Threatened/Endangered Species	Yes/No	No	Yes	Yes	Yes
Noise Analysis Required	Yes/No	No	Yes	Yes	Yes
Receptors Impacted in the design year	Number	44	ND ⁵	ND ⁵	47
Contaminated Sites	Number	0	4	6	6

¹ Costs are in 2017 dollars.

² Other Area includes: Single- and Multi-Family Residential, Commercial, Industrial, Community, Institutional, Manufacturing, Mining, Retail Trade, Parks/Recreation, Undeveloped, and Transportation.

³ While technically not required, the land conversion has already taken place. Correspondence with National Park Service indicates they expect the provisions of the 6f conversion agreement to be honored through the process.

⁴ Passing Lane Impacts represent the higher impact option: Passing Lane Alternative with Left Turn Lanes.

⁵ The traffic noise analysis in the 2014 LS SFEIS modeled the 4-lane On-alignment Alternative and shows the worst case situation compared to the Passing Lane and Hybrid Alternatives. The Passing Lane and the Hybrid Alternatives (in Sheboygan County) would have a larger separation distance between the roadway traffic and the receptor and therefore the same or fewer receptors impacted in the design year.

⁶ Excess right of way includes parcels purchased resulting in uneconomic remnants and land locked parcels. The purchase of right of way and excess right of way is consistent with normal procedures and is typical for this type of project.

⁷ Actual surveyed amount is 530 acres between excess right of way and wetland mitigation. Value shown represents the approximate amount calculated using GIS parcel line files, not surveyed right of way lines.

⁸ Cost provides a 2" mill resurface for the entire corridor based on 2017 construction costs from Division Road to County P.

ND - Not Determined



23 WIS 23 Project

Project ID 1440-13/15-00

Table 2: Corridor Preservation Comparison [84.295(10)]

	UNIT	Corridor Preservation associated with Passing Lane Alternatives ¹	Corridor Preservation associated with Hybrid Alternative ²	Corridor Preservation associated with 4-Lane On-Alignment Alternative ³
Land Types within Corridor Preservation Limits				
Cropland and Pasture	Acres	244	97	50
Wetland Area	Acres	22	6	1
Woodland/Upland Area	Acres	40	36	7
Other Area ⁴	Acres	100	26	18
Total Land Converted	Acres	407	165	76
Total Land Already Purchased for Highway R/W ⁶	Acres	528	528	528
Area Still Needed for 84.295 Mapping	Acres	211	75	75
Excess Right of Way				
Excess R/W is R/W Previously Purchased and Not Required for Alternative ⁵	Acres	152	152	152
Wetland Mitigation	Acres	159	159	159
Potential Restriction of Property Improvement (Relocations)				
Residences within Corridor Preservation Area	Number	21	5	3
Residences within Corridor Preservation Area relocated prior to vacating 2014 ROD	Number	18	2	0
Residential relocations where buildings were razed	Number	17	2	0
Businesses within Corridor Preservation Area	Number	6	2	2
Businesses within Corridor Preservation Area relocated prior to vacating 2014 ROD	Number	3	0	0
Business relocations where buildings were razed	Number	3	0	0
Farms within Corridor Preservation Area (One or more farm buildings)	Number	16	9	4
Farm Relocations completed prior to vacating 2014 ROD	Number	11	5	0
Farm Relocations where buildings were razed	Number	10	4	0
Other Impacts (if the planned projects are implemented)				
Wetlands within Corridor Preservation Area (includes wetlands in existing and new R/W)	Acres	24.1	8.1	2.2

¹ Corridor Preservation consists of preserving the right of way needed to convert WIS 23 to a 4-lane facility. It also includes preserving right of way needed for future access modifications and improvements for future overpasses and interchanges.

² Corridor Preservation consists of preserving the right of way needed to convert WIS 23 to a 4-lane facility from County G to County P. It also includes preserving right of way needed for future access modifications and improvements for future overpasses and interchanges.

³ Corridor Preservation consists of preserving right of way needed for future access modifications and improvements for future overpasses and interchanges.

⁴ Other Area includes: Single- and Multi-Family Residential, Commercial, Industrial, Community, Institutional, Manufacturing, Mining, Retail Trade, Parks/Recreation, Undeveloped, and Transportation.

⁵ Excess right of way includes parcels purchased resulting in uneconomic remnants and land locked parcels. The purchase of right of way and excess right of way is consistent with normal procedures and is typical for this type of project.

⁶ Actual surveyed amount is 530 acres between excess right of way and wetland mitigation. Value shown represents the approximate amount calculated using GIS parcel line files, not surveyed right of way lines.

N/A - Not Applicable