BUSINESS AND ECONOMICS Factor Sheet

06-11-2019 Wisconsin Department of Transportation

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| --- | --- | --- |
| **Alternative:** | **Preferred: [ ]  Yes [ ]  No [ ]  None identified** | **Project ID:** |

1. **Describe the existing business and/or economic development areas affected by the proposed action:**
2. Identify and discuss existing modes of transportation within the existing business and/or economic development area and how they serve businesses or other economic interests:
3. **Identify and discuss effects of the proposed action on the existing businesses and the economic development potential in the area:**
4. **Identify and discuss any issues or concerns related to business and economics identified by business people, elected officials, community members, or other stakeholders that they believe are important or controversial.**

 [ ]  None identified

 [ ]  Issues identified, describe:

1. **Identify the estimated number of businesses and jobs that would be created or displaced because of the project. If no businesses will be displaced, Items 7 through 12 do not need to be addressed or included in the environmental document. If no jobs will be displaced, Item 6 does not need to be answered either.**

|  |  |  |
| --- | --- | --- |
| **Business/Job Type\*** | **Businesses** | **Jobs** |
|  | **Created** | **Displaced** | **Value** | **Created** | **Displaced** |
| [ ]  Temp [ ]  Perm Retail |       |       |       |       |        |
| **[ ]  Temp [ ]  Perm** **Service**  |       |       |       |       |       |
| **[ ]  Temp [ ]  Perm Wholesale**  |       |       |       |       |       |
| **[ ]  Temp [ ]  Perm Manufacturing** |       |       |       |       |       |
| **[ ]  Temp [ ]  Perm Project Design and Construction** |       |       |       |       |       |
| **Other (**     **)** |       |       |       |       |       |
| \*Indicate if these are temporary or permanent |  |  |  |

1. **Are any owners or employees of created or displaced businesses low-income or minority? If yes, these answers must be consistent with the information on the Environmental Justice (EJ) Factor Sheet.**

[ ]  No

[ ]  Yes, those being displaced constitute an environmental justice population (low-income population or minority population), briefly describe:

1. **Is a Conceptual Stage Plan (CSP) attached to this document?**

[ ]  Yes, describe where the document it can be found:

[ ]  No, it is in the project file

1. **Describe the business relocation potential in the area:**
2. Total number of available business buildings in the area:

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:

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

|  |  |
| --- | --- |
| [ ]  WisDOT Real Estate Conceptual Stage Plan | [ ]  Multiple Listing Service (MLS) |
| [ ]  Newspaper listing(s) – List:       | [ ]  Other - Identify:       |

1. **Describe how relocation assistance will be provided in compliance with the WisDOT Real Estate Program 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.

[ ]  Other relocation assistance requirements, not identified above, describe:

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