

**CONCEPTUAL STAGE RELOCATION
PROGRAM PLAN**

**PROJECT ID 6430-06-00
STH 15
GREENVILLE TO NEW LONDON**

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November 23, 2004**

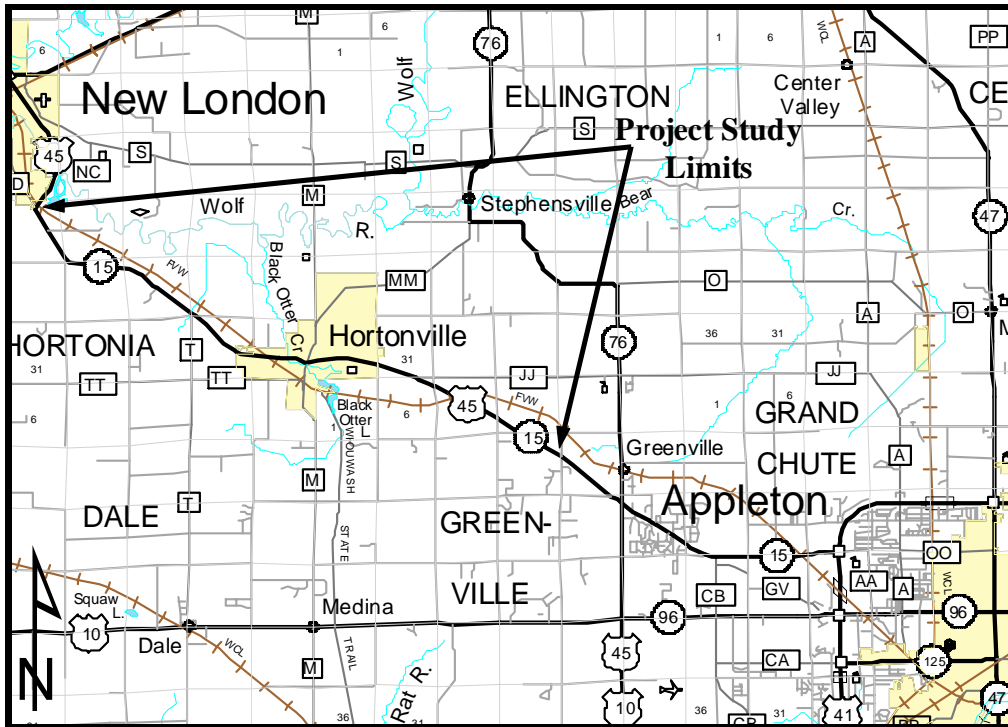
**Update
September 9, 2005**

**2nd Update, By Randy Schwarz
March 9, 2009**

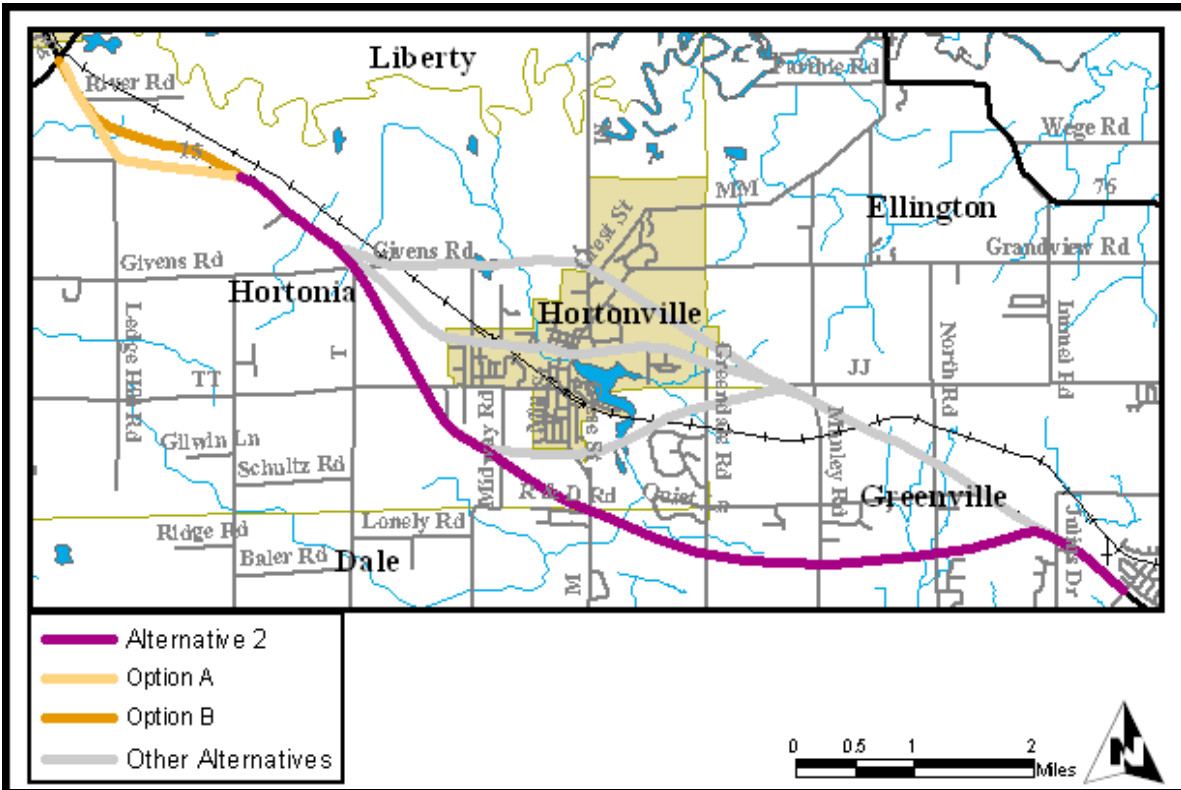
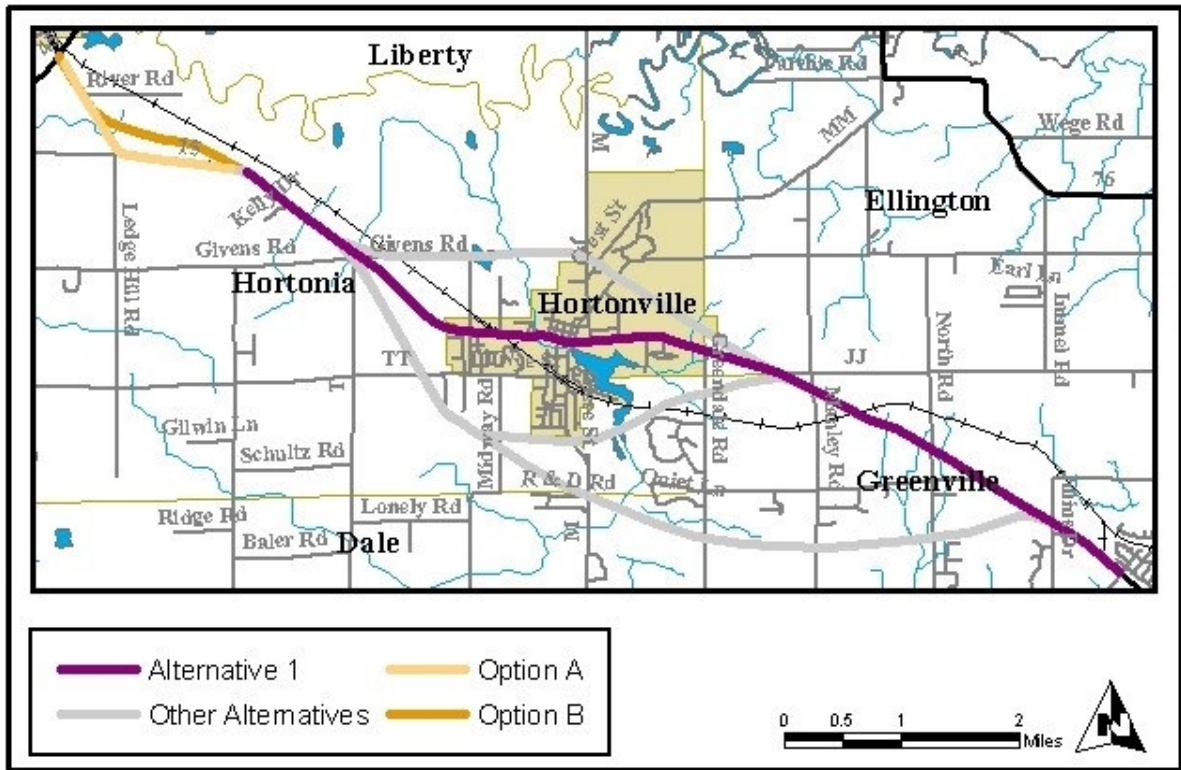
PROJECT DESCRIPTION

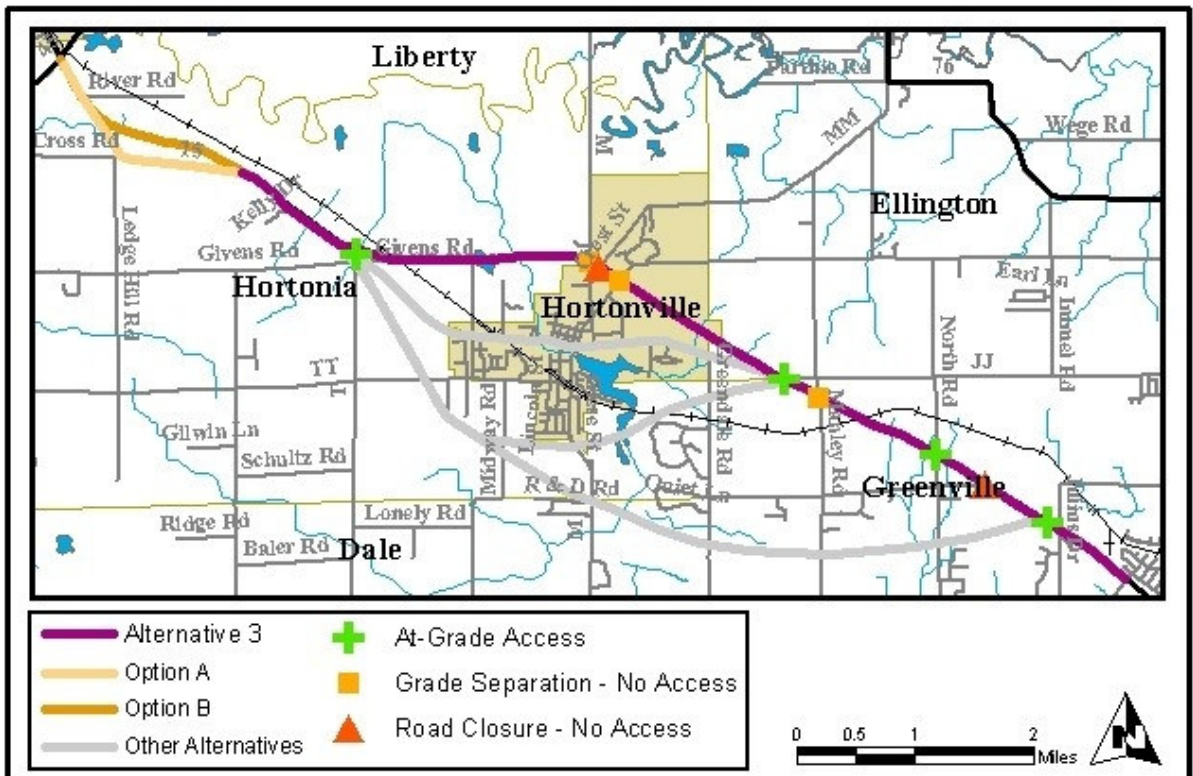
The Wisconsin Department of Transportation (WisDOT), in consultation with the Federal Highway Administration (FHWA), is studying alternatives for providing additional highway capacity on State Trunk Highway 15, located in east-central Wisconsin, between the city of New London and the town of Greenville, in Outagamie County. The majority of existing WIS 15 is a rural two-lane highway with about two miles of an urban section through the Village of Hortonville. The study for highway capacity expansion begins at the USH 45 bypass of New London and extends approximately 11 miles east to STH 76 on the west side of Greenville. (EIS - Sec. 1 Page1)

PROJECT MAP

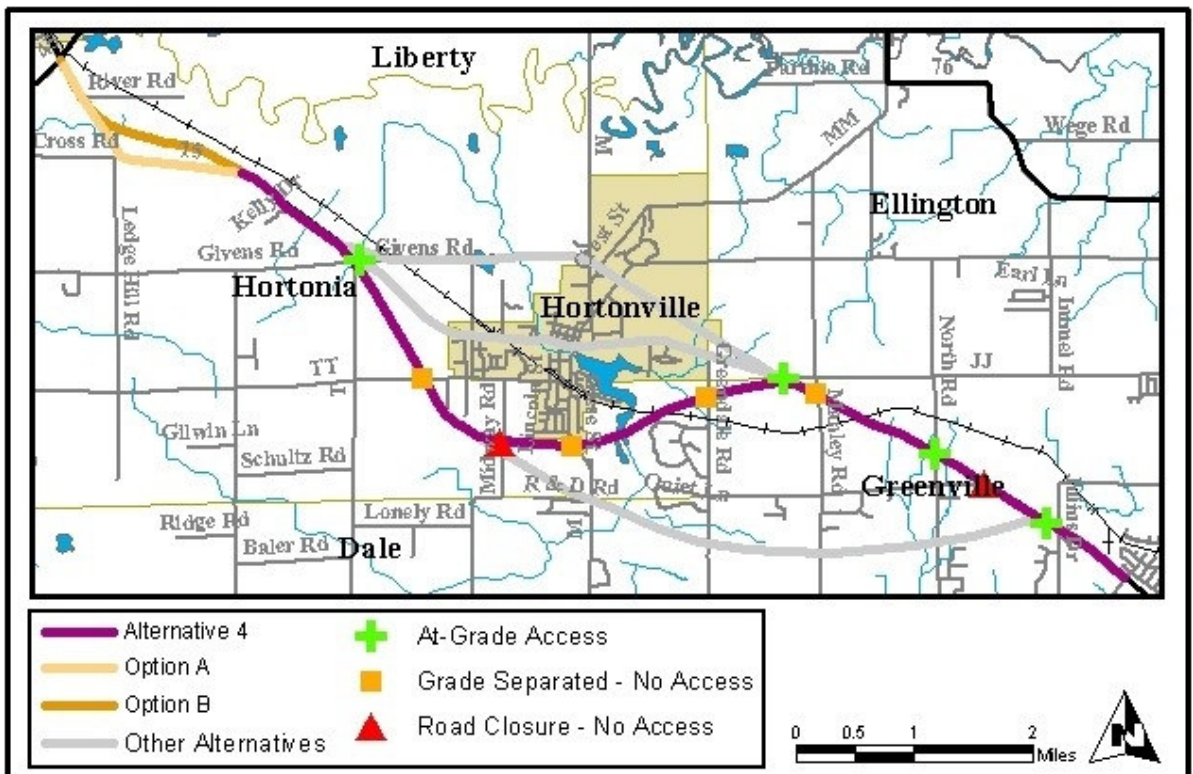


WIS 15 project study limits approved by the Transportation Projects Commission.





As of 10/22/2008, this is the selected Hwy 15 route. The updated conceptual plan is based on this route.



| Location | Population Year 2007 | Race Percentages | | | Age Profile | | | Persons per Household |
|------------------------|----------------------|---------------------|------------------|-------|-------------|----------|---------|-----------------------|
| | | White, Non Hispanic | African American | Other | Median Age | Under 18 | Over 65 | |
| County of Outagamie | 173,707 | 92% | .9% | 7.1% | 38.9% | 25% | 11.6% | 2.61 |
| County of Waupaca | 52,045 | 96.5% | 0.3% | 3.2% | 34.9 | 22.5% | 16.6% | 2.51 |
| | | White, Non Hispanic | African American | Other | Median Age | Over 18 | Over 65 | |
| Village of Hortonville | 2,741 | 96.9% | 0.2% | 2.9% | 33.9 | 70% | 10.9% | 2.70 |
| City of Appleton | 70,017 | 90.8% | 1.2% | 8% | 34.2 | 71.8% | 11.8% | 2.52 |
| City of New London | 6,919 | 96.4% | 0.3% | 3.3% | 35.9 | 73.9% | 16.5% | 2.70 |

This table indicates race percentages and age profiles for Outagamie and Waupaca Counties and also for the City of New London, City of Appleton and Village of Hortonville. The statistics show a high degree of uniformity between the counties and the municipalities. Therefore it is concluded that the potential displacees should be successful in finding replacement housing in neighborhoods with similar characteristics to their current locations.

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

RELOCATION SERVICES FOR RESIDENTIAL DISPLACEDS

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

1. Counsel each individual and family with regard to their specific re-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 and of comparable commercial properties and locations for displaced businesses. 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 the purpose of discussing and providing leads, referrals and all such other matters regarding re-housing which is of interest to the relocatee and necessary for his 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 re-housing 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.

RELOCATION SERVICES FOR RESIDENTIAL DISPLACEDS (cont.)

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

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.

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

There appears to be no unusual circumstances regarding the residential or business relocations. This project will have a minimal effect on the communities and neighborhoods that remain after the relocation process with the exception of Alternative 1.

Alternative 1 would have substantial impacts to the main Business District of Hortonville with nineteen (19) potential relocations in the downtown business district. Adequate available replacement commercial properties were found within the 50-mile radius of the project. However, **Alternative 1** would have the potential to cause the downtown business district of Hortonville to go through major changes for the impacted businesses and the main retail district in this community.

Other than Alternative 1, no significant disruption effects should exist, with the possible exception of the construction period. No known concentration of predominant ethnic minority, elderly, or handicapped people were noted at the previous public meetings.

Real Estate Market Trends

| Price Range | 2 bedrooms | 3 bedrooms | 4+ bedrooms |
|-----------------------|------------|------------|-------------|
| \$50,000 - \$74,999 | 12 | 23 | 14 |
| \$75,000 - \$99,999 | 41 | 61 | 46 |
| \$100,000 - \$124,999 | 34 | 127 | 29 |
| \$125,000 - \$149,999 | 18 | 101 | 34 |
| \$150,000 - \$174,999 | 3 | 72 | 27 |
| \$175,000 - \$199,999 | 5 | 50 | 17 |
| \$200,000 - \$249,999 | 9 | 51 | 38 |
| \$250,000 - \$349,999 | 1 | 17 | 51 |
| \$350,000 - \$499,999 | 0 | 0 | 26 |
| \$500,000+ | 0 | 0 | 13 |
| Totals | 123 | 502 | 295 |

This table indicates the number of residential properties that have sold thus far in 2008 (January 1st through December 29th). Sales represented in this trends study were confined to the project area. The project area is mostly rural with the exception of the Hortonville by-pass, which will affect the outer lying north – village limits.

The sales in this trends study included the following town, villages and cities; New London, Hortonville, Liberty, Dale, Ellington, Center and the city of Appleton.

At the time of this report, market sales were slow as a result of lending institutions tightening borrowing standards for home loans due to previously bad loans.

Inventory of Replacement Properties

| Price Range | 2 bedrooms | 3 bedrooms | 4+ bedrooms |
|------------------------------|------------|------------|-------------|
| \$50,000 - \$74,999 | 16 | 6 | 3 |
| \$75,000 - \$99,999 | 39 | 37 | 15 |
| \$100,000 - \$124,999 | 54 | 82 | 19 |
| \$125,000 - \$149,999 | 38 | 88 | 26 |
| \$150,000 - \$174,999 | 13 | 38 | 20 |
| \$175,000 - \$199,999 | 10 | 45 | 9 |
| \$200,000 - \$249,999 | 9 | 55 | 31 |
| \$250,000 - \$349,999 | 0 | 24 | 30 |
| \$350,000 - \$500,000 | 0 | 12 | 38 |
| \$500,000+ | 0 | 4 | 20 |
| Totals | 179 | 391 | 211 |

This table indicates the number of residential properties that are currently listed in the vicinity of the project. Most of the homeowners who will be displaced due to the project live in a rural setting. Listings represented in this replacement properties inventory were confined to the project area with the assumption that displaced homeowners would most likely want to stay in the same general area. However, it was also assumed that some displaced homeowners might want to relocate into the Appleton area, closer to work and shopping.

Based on this, only listings from the following towns, villages and cities were included; New London, Hortonville, Liberty, Dale, Ellington, Center and the city of Appleton.

The majority of listings referenced in the chart above, are in the city of Appleton (roughly 85%) with the balance located in the "rural" area that lies west of Appleton. This would indicate a relatively tight market at this time for those displacee's who wish to buy again in a rural area.

However, it is assumed the market will eventually improve, in addition, the length of the construction project will be three years, which will spread out the acquisition of properties, allowing for relocations to take place over a few years time. This will provide more properties to be available as residents relocate.

Inventory of Replacement Rental Properties

| Rental Range | Studio/ 1 bedrooms | 2 bedrooms | 3+ bedrooms |
|---------------------|-------------------------------|-----------------------|------------------------|
| Under \$400 | 15 | 4 | 1 |
| \$400 - \$600 | 18 | 41 | 5 |
| \$600 - \$800 | 2 | 17 | 4 |
| \$800 - \$1000 | 1 | 1 | 7 |
| \$1000 \$1200 | 0 | 2 | 4 |
| Over \$1200 | 0 | 0 | 0 |
| Totals | 36 | 65 | 21 |

This table indicates the number of residential rental properties that are currently listed for rent in the immediate area of the project. It is clear from this table that the real estate rental market is very strong and the potential displacees will have an abundant number of properties to choose from. The displacees will not experience a hardship in locating a displacement rental. In addition, the length of the construction project will be three years, which will spread out the acquisition of properties, allowing for relocations to take place over a few years time. This will provide more rental properties to be available as rental location.

Commercial Replacement Properties

As of the latest preliminary highway plan, seven commercial businesses would be impacted by the project. A search of the local commercial real estate market for listings of potential replacement commercial properties found a sufficient amount suitable for the displacements.

Estimate of Relocation Displacements

Based on the plat as of the date of this conceptual plan update (3/9/09), there will be approximately thirty-three relocations broken down as follows:

Residential – 22

Farm Operations – 3

Businesses - 7

* Note on possible problems with parcels involved with relocation at the end of these charts.

RESIDENTIAL / FARM PROPERTIES

| Unit | Acquisition Price Est. | Est. Home Occupants | Est. # of bedrooms | Replacement House Payment | Interest/ And Closing | Moving |
|----------------|------------------------|---------------------|--------------------|---------------------------|-----------------------|--------------------|
| A-1-R | \$150,000 | Owner | 4/5 | \$25,000 | \$5,000 | \$2,500 |
| A-2-R A-2-F | \$210,000 | Owner/Farm | 4/5 | \$50,000 | \$10,000 | \$5,000 |
| B-1-R | \$210,000 | Owner | 3/4 | \$25,000 | \$5,000 | \$2,500 |
| C-1-R | \$285,000 | Owner | 3/4 | \$25,000 | \$5,000 | \$2,500 |
| C-2-R | \$185,000 | Owner | 3 | \$25,000 | \$5,000 | \$2,500 |
| C-3-R | \$135,000 | Owner | 3 | \$25,000 | \$5,000 | \$2,500 |
| C-5-R C-5-F | \$130,000 \$195,000 | Owner Farm | 3/4 | \$25,000 \$50,000 | \$5,000 | \$2,500 \$5,000 |
| C-8-R | \$155,000 | Owner | 3/4 | \$25,000 | \$5,000 | \$2,500 |
| D-3-R D-3-F | \$175,000 \$125,000 | Owner Farm | 4 | \$25,000 \$50,000 | \$5,000 | \$2,500 \$5,000 |
| D-4-R | \$135,000 | Owner | 2 | \$25,000 | \$5,000 | \$2,500 |
| D-5-R | \$125,000 | Owner | 2 | \$25,000 | \$5,000 | \$2,500 |
| D-6-R | \$130,000 | Owner | 3 | \$25,000 | \$5,000 | \$2,500 |
| D--8-R | \$170,000 | Owner/Farm | 3 | \$25,000 | \$5,000 | \$2,500 |
| E-1-R | \$200,000 | Owner | 4 | \$25,000 | \$5,000 | \$2,500 |
| E-2-R | \$225,000 | Owner/Tenants | 3 | \$24,000 | \$5,000 | \$2,500 |
| E-4-R | \$135,000 | Owner | 3 | \$25,000 | \$5,000 | \$2,500 |
| E-5-R | \$180,000 | Owner | 3 | \$75,000 | \$5,000 | \$2,500 |
| E-6-R | \$175,000 | Owner | 3 | \$25,000 | \$5,000 | \$2,500 |
| E-7-R | \$150,000 | Owner | 4 | \$25,000 | \$5,000 | \$2,500 |
| E-8-R | \$150,000 | Owner | 2 | \$25,000 | \$5,000 | \$2,500 |
| E-10-R | \$150,000 | Owner | 3 | \$25,000 | \$5,000 | \$2,500 |
| E-16-R | \$50,000 | Owner | 2 | \$25,000 | \$5,000 | \$2,500 |

BUSINESS PROPERTIES

| Unit | Acquisition Price Est. | Type | Replacement Business Payment / Reestablishment Cost | Interest/ Closing And Searching Cost | Moving |
|--------------|------------------------|-----------------------------|--|--------------------------------------|----------|
| A-1-B | \$125,000 | Sells Body Shop | Replacement Payment \$50,000 Reestablishment \$10,000 | \$5,000 Searching \$2000 | \$5,000 |
| B-2-B | \$1,345,000 | Cement Plant | Replacement Payment \$50,000 Reestablishment \$10,000 | \$5,000 Searching \$2000 | \$75,000 |
| B-1-B | \$670,000 | Faith Christian Church | Replacement Payment \$50,000 Reestablishment \$10,000 | \$5,000 Searching \$2,000 | \$10,000 |
| C-4-B | \$650,000 | Wolfrath's Nursery | Replacement Payment \$50,000 Reestablishment \$10,000 | \$5,000 Searching \$2000 | \$10,000 |
| E-3-B | \$375,000 | Derest Vision LTD, Arabians | Replacement Payment \$50,000 Reestablishment \$10,000 | \$5,000 Searching \$2000 | \$5,000 |
| E-8-B | \$300,000 | Randy's Quality Auto | Replacement Payment \$50,000 Reestablishment \$10,000 | \$5,000 Searching \$2000 | \$5,000 |
| E-9-B | \$125,000 | Steiner Services | Replacement Payment \$50,000 Reestablishment \$10,000 | \$5,000 Searching \$2000 | \$5,000 |

Discussion of Potential Problems and Solutions

| Parcel | Potential Problem | Potential Solution |
|---------------------------|---|--|
| *B-2-B | <p>Cement Plant</p> <p>Limited availability of replacement comparables.</p> <p>Build new option, as comparable replacement could be problematic for owner to reestablish due to Replacement Business Payments being capped at \$50,000.</p> | <p>Find best solution for owner and DOT to relocate business.</p> <p>Potential relocation of existing equipment to new site.</p> <p>Made this a priority parcel to be one of the first to be negotiated to allow maximum time for business relocation</p> |
| *A-1-R & A-1-B | House and Business on same parcel. It is assumed owner also operates business | <p>Find best solution for owner and DOT to relocate business and housing.</p> <p>Due to the smaller size, building could be moved or replaced new, if replacement on the same comparable site cannot be found.</p> |
| *E-3-R & E-3-B | House and Business on same parcel. It is assumed owner also operates business | <p>Find best solution for owner and DOT to relocate business and housing.</p> <p>Business pole building could be moved or replaced new, if replacement on the same comparable cannot be found.</p> |
| *37 | Building has potential historical site concerns. | <p>Find best solution for owner and DOT to relocate non-profit organization.</p> <p>Work with State Historical Society to mitigate historical concerns. Potential of moving building to a new site if determined to be a historical building. Additional moving expenses have been included in cost estimates for potential building relocation.</p> |
| *45a | House and Business on same parcel. It is assumed owner also operates business | <p>Find best solution for owner and DOT to relocate business and housing.</p> <p>Business pole building could be moved or replaced new, if replacement on the same comparable cannot be found.</p> |
| | | |

Summary of Estimated Relocation Payments

| | |
|---|--------------------|
| Total Acquisition Estimate (Residential/Business) | \$7,520,000 |
| | |
| Total Replacement Housing Payments | \$724,000 |
| | |
| Total Residential Moving Payments | \$67,500 |
| | |
| Total Residential Incidental and Closing Cost | \$115,000 |
| | |
| Total Replacement Business Payments | \$350,000 |
| | |
| Total Business Moving Payments | \$115,000 |
| | |
| Total Business Incidental and Closing Cost | \$35,000 |
| | |
| Business Reestablishment Payments | \$70,000 |
| | |
| Business Searching Expenses | \$14,000 |
| | |
| Total Relocation/Acquisition Cost | \$9,010,500 |