

BUSINESS AND ECONOMICS Factor Sheet

09-23-2025

Wisconsin Department of Transportation

Alternative:	Preferred: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> None identified	Project ID:
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A Factor Sheet should be completed for any alternative being carried forward for detailed analysis that impacts businesses or economics, unless impacts are identical between alternatives, in which case clarify in the Alternatives box above which alternatives are included in the discussion on this sheet.

See FDM 25-5-18 Economic Development Effects of Projects <http://wisconsindot.gov/rdwy/fdm/fd-25-05.pdf#fd25-5-18> and FDM 25-5-20 Business District Impacts <http://wisconsindot.gov/rdwy/fdm/fd-25-05.pdf#fd25-5-20> for general guidance.

A transportation project may have potential effects on existing business districts. The project team should evaluate downtowns, shopping centers and malls, strip commercial districts, and neighborhood commercial areas. Issues that should be evaluated could include changes to parking, changes in accessibility, lost or gained tax revenues, employment opportunities, retail sales, the availability of goods and services, and the effect on the spatial distribution of development. If there are business relocations, the WisDOT Bureau of Technical Service (BTS) Statewide Relocation Program Coordinator and the Conceptual Relocation Plan (CRP), if one has been prepared, may be useful resources for completing this factor sheet. Local officials and local chambers of commerce may be good sources to consult as you gather information about business and economic factors. Consult the Regional Environmental Coordinator (REC) with any questions you may have.

The information included on this Factor Sheet should be consistent with information included elsewhere in the environmental document, including any other Factor Sheets that are used and any environmental document attachments.

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:

Consider and discuss modes of transportation such as automobiles, buses, trucks and trains as well as pedestrian facilities, bicycle facilities, horse-drawn vehicles or other modes of transportation. Consider and discuss the relationship of the various modes of transportation to the existing business and economic development area.

3. Identify and discuss effects of the proposed action on the existing businesses and the economic development potential in the area:

Effects identified could include both beneficial and adverse effects, long term or temporary, including effects which may only occur during construction.

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:

5. 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 6 through 11 do not need to be addressed or included in the environmental document.

As defined in FDM 25-5-18.3 <http://wisconsindot.gov/rdwy/fdm/fd-25-05.pdf#fd25-5-18.3>, the major project activities that may affect economic development are:

- Design
- Real Estate Acquisition
- Construction
- Operations

The economic development issues that may be affected by an improvement include:

- Land Use or Development Potential
- Employment
- Tax Revenues
- Sales and Services

Business/Job Type*	Businesses			Jobs	
	Created	Displaced	Value	Created	Displaced
<input type="checkbox"/> Temp <input type="checkbox"/> Perm Retail					
<input type="checkbox"/> Temp <input type="checkbox"/> Perm Service					
<input type="checkbox"/> Temp <input type="checkbox"/> Perm Wholesale					
<input type="checkbox"/> Temp <input type="checkbox"/> Perm Manufacturing					
<input type="checkbox"/> Temp <input type="checkbox"/> Perm Project Design and Construction					
Other ()					
*Indicate if these are temporary or permanent					

Most WisDOT projects do not directly and measurably create businesses or jobs. Transportation Economic Assistance (TEA) grants would be an exception. The numbers of businesses and jobs created should be found in the TEA grant proposal. Community plans may also be used to determine planned future conditions. If none, insert zero.

6. Is a Conceptual Relocation Plan (CRP) attached to this document?

- ☐ Yes, describe where the document it can be found:
☐ No, it is in the project file

6. Describe the business relocation potential in the area:

- A. 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:

It may be difficult to find comparable business buildings and locations for unique businesses (adult bookstores, fireworks manufacturers or sellers, farm operations, etc.). Special relocation assistance may be required such as transportation assistance, communication assistance, translators for non-English speaking person, local or federal housing programs for low-income residents.

7. Identify all sources of information used to obtain data in item 7:

<input type="checkbox"/> WisDOT Real Estate CRP	<input type="checkbox"/> Multiple Listing Service (MLS)
<input type="checkbox"/> Newspaper listing(s) – List:	<input type="checkbox"/> Other - Identify:

8. 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:

If unsure which applies, discuss with Region real estate staff.

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

This might include the acquisition of zoning variances or permits for businesses with special regulation on their location, such as a propane/petroleum facility, taverns or other adult entertainment establishments. Special relocation assistance might include such things as unusual handicapped accessibility accommodations, special consideration for moving a business with some inherent hazard, or with extraordinary security requirements, such as a bank.

10. 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:

All environmental commitments made to avoid, minimize or compensate for impacts must be included in Question 22 of the ER and EA Template or Question XIII of the CEC Template.