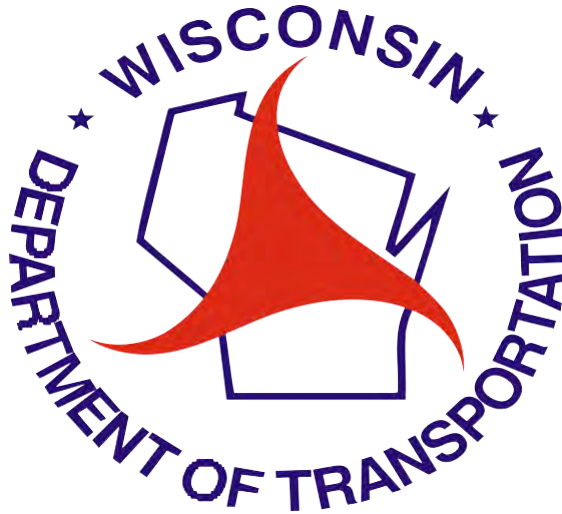


## **APPENDIX N**

### Conceptual Relocation Plan

# CONCEPTUAL RELOCATION PLAN



Project I.D. 5410-08-01

US 51 and US 151

East Washington Ave

DANE COUNTY

Prepared by:

Maria Krueger  
Wisconsin Department of Transportation

April 2024

The area of the preferred alternative was covered within the analysis. The Jughandle was used because it was the alternative with the largest impacts.

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## **1. Purpose (Adm 92.24)**

The purpose of a relocation plan is to assure that the agency will provide adequate relocation payments and services and to determine whether displaced persons can be satisfactorily relocated. The conceptual relocation plan recognizes the problems associated with the displacement of individuals, families, businesses, farms and nonprofit organizations and provides solutions to minimize the adverse impacts of displacement. The conceptual relocation plan contains the following:

- a. An approximate number of households to be displaced including information regarding owner/tenant status, estimated value and rental rates of properties to be acquired, family characteristics and special considerations when applicable.
- b. The probable availability of decent, safe and sanitary replacement housing within the financial means of the households affected by the project, including price ranges and rental rates and housing of last resort actions.
- c. An approximate number and type of businesses, farms and nonprofit organizations to be displaced and approximate number of employees that may be affected.
- d. The probable availability of replacement businesses, farms and non-profit organizations sites. Planning for displaced businesses which are reasonably expected to involve complex or lengthy moving processes including considerations of any special relocation advisory services that may be necessary.
- e. The estimated total relocation assistance costs.
- f. The information provided in the conceptual relocation plan will be used in the relocation discussion of the environmental documentation required for the project such as the Environmental Impact Statement (EIS), Environmental Assessment, Environmental Report, or the Categorical Exclusion Checklist. Information from this document may be used in the EIS but not necessarily included. For further clarification regarding this process, talk to the Region Environmental Coordinator.

## **2. Project Assurance (Adm. 92.26 & Adm. 92.28)**

Project is pursuant to requirements of Uniform Relocation Assistance Act, Wisconsin Statutes 32.195 and 32.25, and Chapter Adm 92, the agency assures that:

- a. All displaced persons (residential and nonresidential) are treated fairly, consistently and equitably under laws of the United States and State of Wisconsin.
- b. No person lawfully occupying real property will be required to move from an acquired dwelling, business or farm operation without at least ninety (90) days written notice by WisDOT.

- c. No person(s) to be displaced will be required to move permanently from a dwelling or business location unless at least one comparable replacement dwelling has been made available.
- d. No person shall be asked or required to waive relocation rights, assistance or benefits provided under 49 CFR Part 24.
- e. Persons will not suffer disproportionate injuries because of projects designed for benefit of the public as a whole.
- f. Relocation program for this project as developed in this plan is realistic and is adequate to provide for the orderly, timely and efficient relocation of displaced persons.

### **3. Relocation Program Standards**

*Check all that apply:*

- ☒ Local zoning/regulations and codes establish standards to meet Adm 92.04 requirements for decent, safe and sanitary housing for a replacement dwelling.
- ☒ State of Wisconsin Uniform Dwelling Code and/or Wisconsin Commercial Building Codes apply to the replacement properties.
- ☒ Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act and code of federal regulations 49 CFR Part 24 applies to this project and relocations.

### **4. Relocation Assistance Guidelines (Adm. 92.24)**

- a. Gather data and advise residential and non-residential accordingly.
- b. Assist in planning for and establishing moving arrangements, obtaining or transferring business permits and licenses, and transfer of utility services. Jointly develop an inventory of personal property to be moved.
- c. Provide all required written notices, to ensure a full understanding of eligibility requirements, payment options, project information and other notices required by law, regulations, or as otherwise appropriate.
- d. Provide counsel in regard to replacement housing that is decent, safe and sanitary, adequate to their needs, suitably located, and within their financial means. Provide information on available nonresidential properties to nonresidential displaced persons on a regular basis.
- e. Provide current information on availability and prices of comparable residential and nonresidential replacements.
- f. Provide referrals to local housing and social service assistance agencies, advise displaced person(s) of available resources through local development corporations, Small Business Administration and other similar organizations to assist in the reestablishment of the business.

- g. The actual number of in-person appointments and contacts shall be based on the complexity of the relocation services needed to complete the relocation and specific needs of the displaced person(s).
- h. Provide all required written notices, to ensure a full understanding of eligibility requirements, payment options, project information and other notices required by law, regulations, or as otherwise appropriate.
- i. Assist and advise displaced person(s) in filing relocation claims for payments.
- j. Provide information regarding appeal rights procedures under s. 32.20, Wis. Stats.

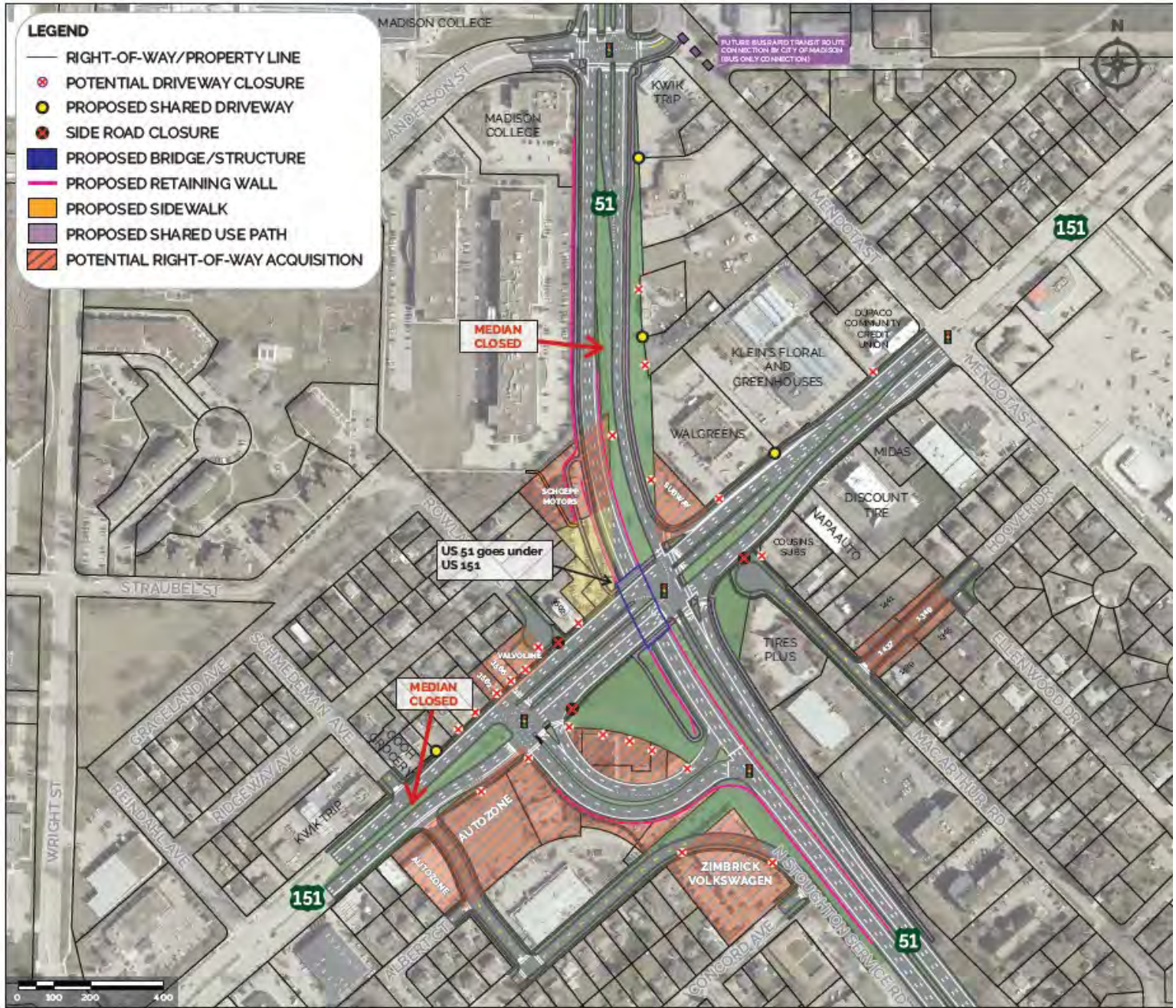
## 5. **Project Description (Adm. 92.28)**

Wisconsin Department of Transportation (WisDOT) is evaluating reconstruction of US 51/Stoughton Road, referred to as US 51 hereafter, from WIS 30 in the city of Madison to Interstate 39/90/94 in the town of Burke, approximately 5.2 miles. The study area is located in central Dane County, Wisconsin.

US 51 is a primary north-south facility on the east side of Madison, providing access to numerous industrial, residential, and commercial business developments, schools, medical facilities, and recreational areas. US 51 is a National Highway System (NHS) route and identified as a principal arterial. Year 2022 average annual daily traffic (AADT) volumes range from 13,300 to 28,200 vehicles per day within the study area north of WIS 30. Traffic volumes increase to 47,280 vehicles per day south of the WIS 30 interchange. The number of lanes on US 51 varies throughout the corridor. There are three lanes in each direction from WIS 30 to US 151/East Washington Avenue, two lanes northbound and three lanes southbound from US 151/East Washington Avenue to Anderson Street, and two lanes in each direction from Anderson Street to I-39/90/94. Speed limits range between 35 mph and 55 mph. Between US 151/East Washington Avenue and Anderson Street (0.3 miles), the speed limit is 35 mph. Between Rieder Road and Hoepker Road (2 miles), the speed limit is 55 mph. Everywhere else along the corridor (2.9 miles), has a 45-mph speed limit. Land use transitions from industrial uses north of Hanson Road to a more urbanized commercial corridor south of Pierstorff Street.

Interchanges are located at both ends of the project, WIS 30 to the south and I-39/90/94 to the north. There are 14 at grade intersections on US 51 in the study area, including the WIS 30 ramp terminals. The I-39/90/94 ramp terminals are being studied as part of the I-39/90/94 Corridor Study (US 12/18 Madison to US 12/WIS 16 Wisconsin Dells). There are approximately 13 potential parcel relocations that include 11 business displacements (11 landlords and 12 tenants) and 2 residential displacements.







## 6. Estimated Displacements (Adm. 92.28)

DESCRIBE ESTIMATED DISPLACEMENTS, NUMBER AND TYPE.

The recommended highway project improvements would result in There are approximately 13 potential parcel relocations that include 11 business displacements (11 landlords and 12 tenants) and 2 residential displacements.

1A Landlord – TMJ V LLP  
1430 N Stoughton Rd  
Madison, WI  
Parcel # 251/0810-324-0314-9



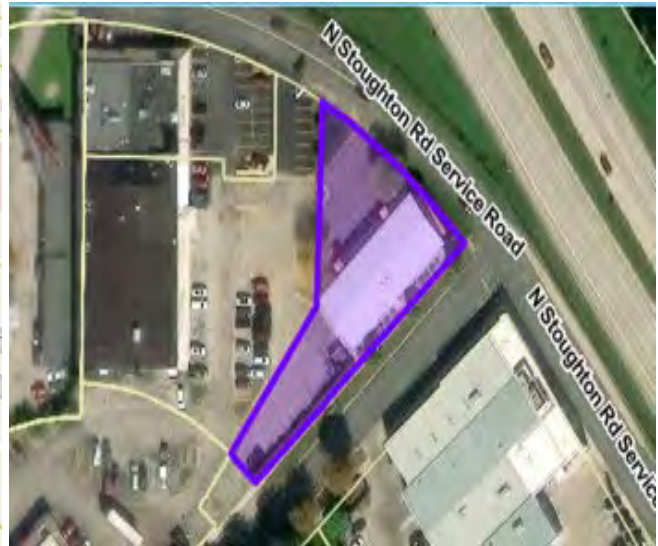
1B Business Tenant – Zimbrick Volkswagen of Madison is a well-established dealer serving Madison and surrounding areas since 1965. The Zimbrick family has grown to 16 franchises in four cities. In 1977, the oldest and only exclusive Volkswagen retailer in Wisconsin became part of the family. This facility was completely upgraded in 2013.

Inventory includes new and used models of Volkswagen. The subject building is one-story office and showroom for a total of 23,461 square feet and a 946 square foot mezzanine area. The pre-engineering steel building and concrete block and concrete foundation is located on a 1.49-acre lot with three access point that was originally built in 1958. The facility has approximately 8 bays to service vehicles, store, and wash. In addition, business sign with the emblem of Volkswagen.

Based on a visual inspection and discussion with the project engineer, this would be a total relocation as the improvements would be affected by new constructed roadway. Relocations would be for tenant and landlord.



2A Landlord- Construction and General Laborers Union Local 464  
1438 N Stoughton Rd.  
Madison, WI 53714  
Parcel # 0810-324-0108-06

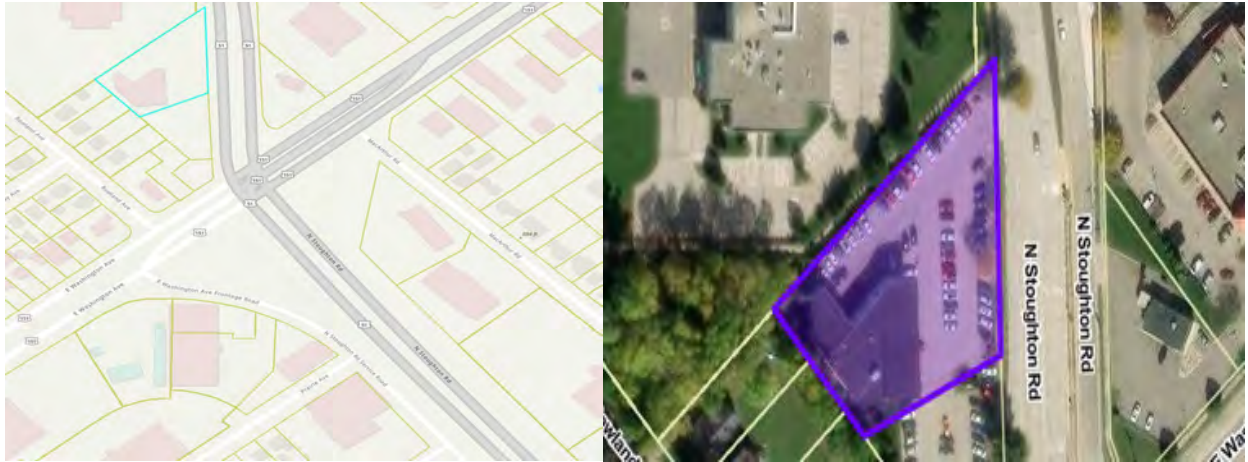


2B Business Tenant – Laborers 464 is an affiliation of the Wisconsin Laborers’ district Council representing nearly 9,000 construction craft laborers across Wisconsin and part of the over 500,000 members of the Laborers’ International Union of North American (LIUNA).

The subject site is 6,000 square foot building, 750 square foot mezzanine that is unfinished mechanical equipment platform with 1 access points. The pre-engineering steel building with concrete foundation is located on a 0.53-acre lot. The subject was originally built in 1994. The subject has approximately 27 parking spaces.

Based on a visual inspection and discussion with the project engineer, this would be a total relocation as the improvements would be affected by new constructed roadway. Relocations would be for tenant and landlord.

3A Business Landlord-Schoepp Land Holding Company LLC  
1518 N Stoughton Rd  
Madison, WI  
Parcel # 251/0810-321-0708-0



### 3B Business Tenant – Schoepp Motors Northeast

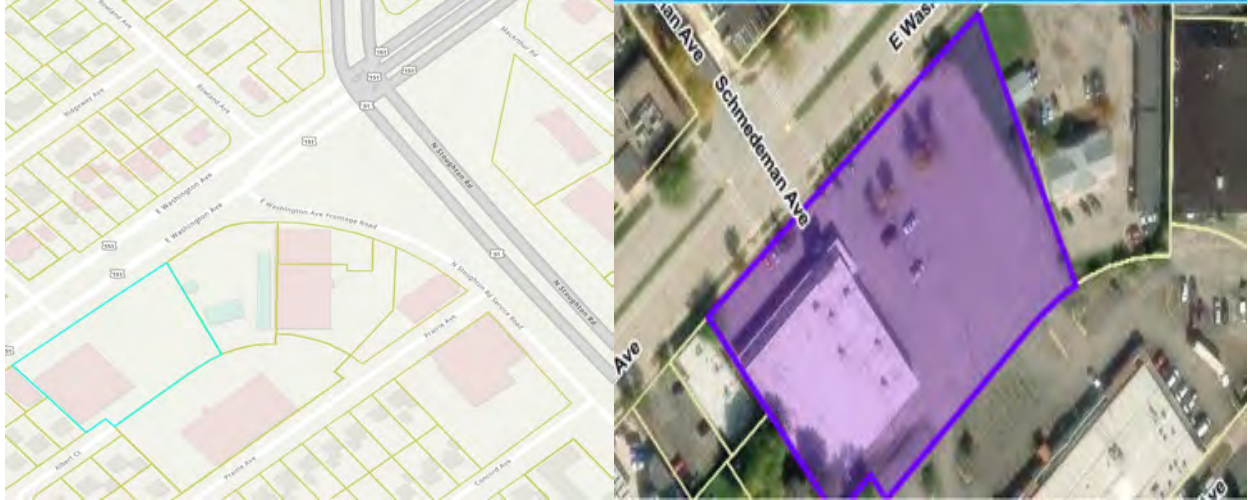
Schoepp Motors Northeast is one of the largest, independent used car and truck dealership in the Midwest. Family-owned and operated business since 1979. Inventory includes vehicles from several makes, such as Buick, Chevrolet, Acura, Cadillac, Chrysler, Dodge and Ford. In addition, they operate the Rent-A-Car division with a fleet of more than 75 passenger cars. The subject building is two-story office and showroom for a total of 9,039 square feet, located on a 1.02-acre lot with one access point that was built in 2007.

Schoepp Motors Inc entered a lease with the State of Wisconsin, Department of Transportation that commenced on January 1, 2022, and ends on December 31, 2026, for an additional 0.85 acres of land to park vehicles. In addition, there is a 1,609 square foot building with 2 bays for a car wash and an on-premise monopole billboard that is center mounted.

Based on a visual inspection and discussion with the project engineer, this would be a total relocation as the improvements would be affected by new constructed roadway. Relocations would be for tenant and landlord.

4A Landlord –

Laurie Industries LLC  
3535 E Washington Ave  
Madison, WI  
Parcel # 251/0810-324-0104-4



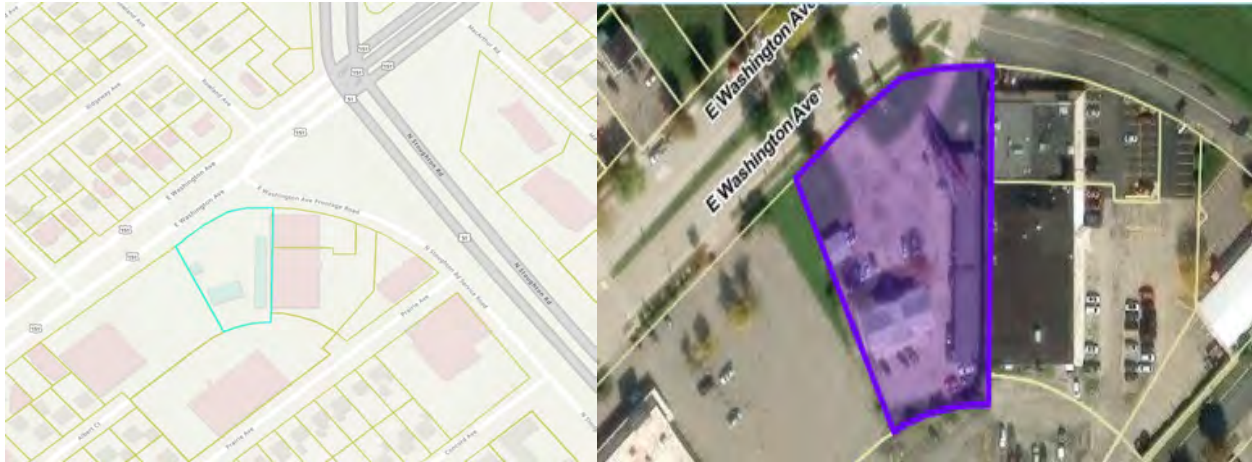
4B Business Tenant – AutoZone

AutoZone is corporately owned. It provides an extensive product line for cars, sport utility vehicles, vans and light trucks, maintenance items, accessories, provide automotive diagnostic, and deliver parts and products to repair garages, dealers, and service stations.

The subject is a 19,600 square foot building with two access point. The concrete block and stucco building with concrete foundation is located on a 2.01-acre lot. The subject was originally built in 1957. The subject has approximately 60 parking spaces. In addition, there is a two-pole on-premise business sign.

Based on a visual inspection and discussion with the project engineer, this would be a total relocation as the improvements would be affected by new constructed roadway. Relocations would be for tenant and landlord.

5A Business Landlord – Carl J Welter & Nanni R Welter  
3575 E Washington Ave  
Madison, WI 53704  
Parcel # 251/0810-324-0105-2



#### 5B Business Tenant – Valued Stay

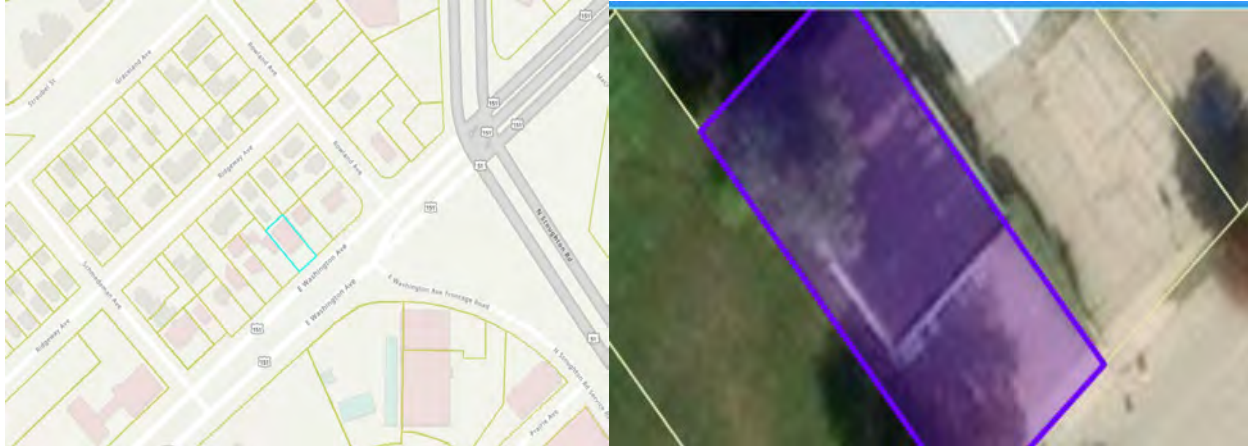
Valued Stay is a motel. Offers night stays or weekly rates.

The subject is a total of 7,949 square foot buildings with one access point that is located on 1.16-acre lot. The subject consists of 3 buildings: Building 1 is approximately 4,214 square feet, fabricated and concrete block with concrete foundation that has 12 motel rooms was originally built in 1950; building 2 is approximately 3,335 square feet, concrete block and fabricated with concrete foundation that is a one-story building with 8 motel rooms and was originally built in 1956; and building 3 is approximately 400 square feet, wood frame with concrete foundation 2 car garage that is used for storage. In addition, there is a 3-pole on-premise business sign and an off-premise V built double face billboard, that belongs to Adams Outdoor Advertising.

Based on a visual inspection and discussion with the project engineer, this would be a total relocation as the improvements would be affected by new constructed roadway. Relocations would be for tenant and landlord.



6A Landlord- Denruiter Family Trust  
3582 E Washington Ave  
Madison, WI  
Parcel # 251/0810-321-0207-2

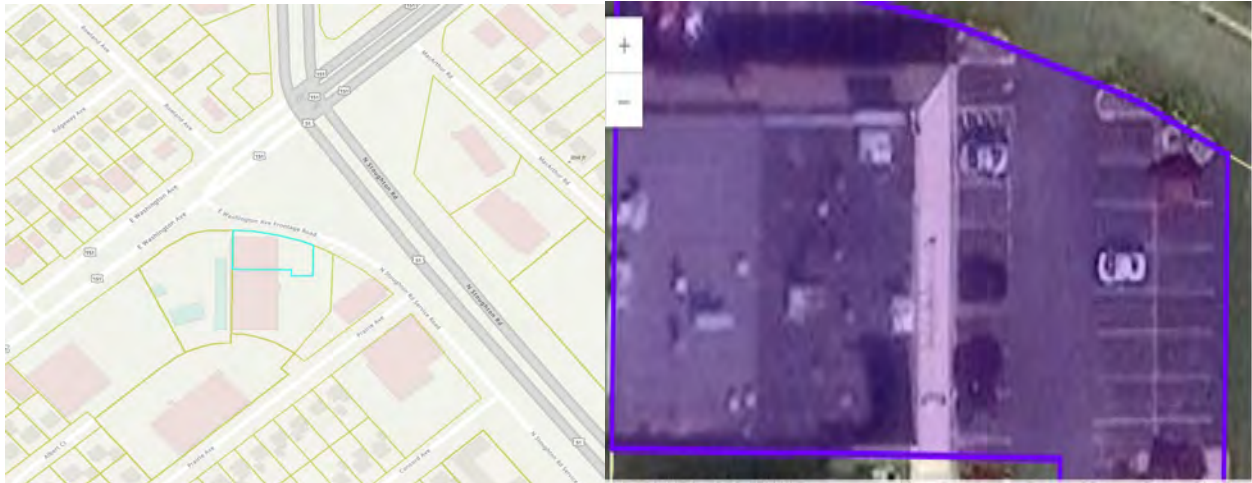


#### 6B Business Tenant - Jerry's Garage

The subject site is listed for sale with an asking price of \$479,000. It's a 2,250 square foot, automotive repair shop with two overhead doors with automotive hoists, on a 0.14-acre lot. The subject is a steel and concrete block building with concrete foundation. The subject was originally built in 1951. The subject has approximately 2-3 parking spaces and an on-premises one pole business sign.

Based on a visual inspection and discussion with the project engineer, this would be a total relocation as the improvements would be affected by new constructed roadway. Relocations would be for landlord.

7A Business Landlord - Skillrud LLC  
3579 E Washington Ave  
Madison, WI 53704  
Parcel # 251/0810-324-0106-0



#### 7B Business Tenant – Dana Lou’s Laundry Parlor

Dana Lou’s Laundry Parlor is a laundromat and provides laundry services.

#### 7C-Business Tenant – La Pollera Colombiana

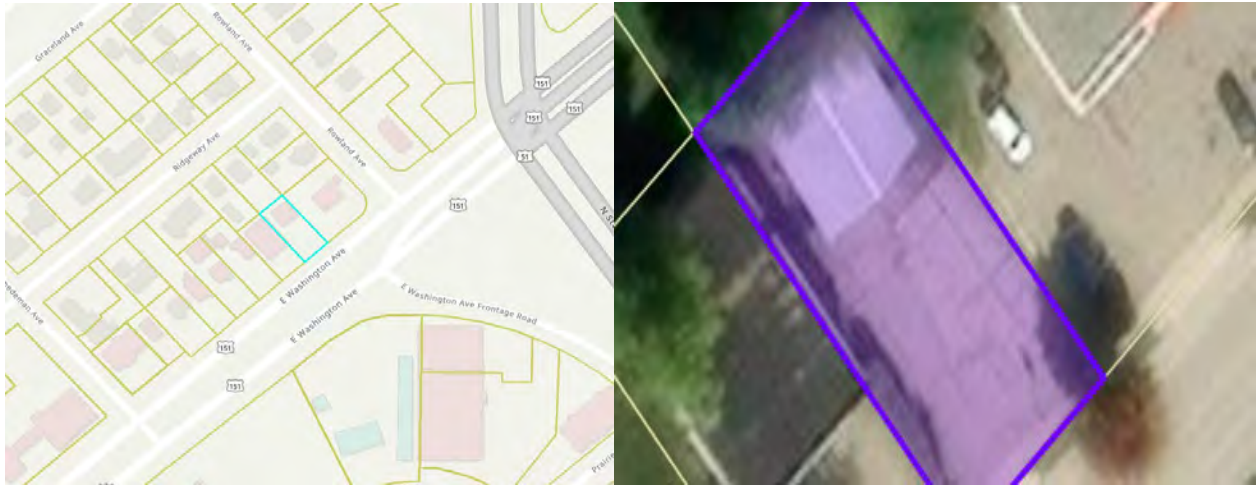
La Pollera Colombiana is a Colombia restaurant that has been open since October 2022. offers North American and Columbian breakfast, lunch, and dinner daily Monday – Sunday.

The subject is a 7,000 square foot building with one access point. The wood, concrete block building with concrete foundation is located on a 0.43-acre lot. The subject was originally built in 1964. In addition, there is an on-premise business sign located on the roof of the building for Dana Lou’s Laundry Parlor laundromat.

Based on a visual inspection and discussion with the project engineer, this would be a total relocation as the improvements would be affected by new constructed roadway. Relocations would be for tenant and landlord.



8 Owner Occupied - Brumm Bro's Properties LLC  
3586 E Washington Ave  
Madison, WI  
Parcel # 251/0810-321-0208-0



#### 8b Business Tenant – East Wash Radiator & Tire

The subject site is listed for sale with an asking price of \$419,000. It's a 1,017 square foot building. The subject is wood frame and aluminum-built building with concrete foundation located on 0.13 acres. The subject was originally built in 1987. The subject is an office and shop which serviced automobiles. In addition, there is a one pole on premise business sign.

Based on a visual inspection, this is a vacant lot used for storage and/or inventory for an abutting parcel. Relocation would be for a move payment to the landlord.

9A Landlord - TMJ V LLP  
3587 E Washington Ave  
Madison WI  
Parcel # 251/0810-324-0107-8

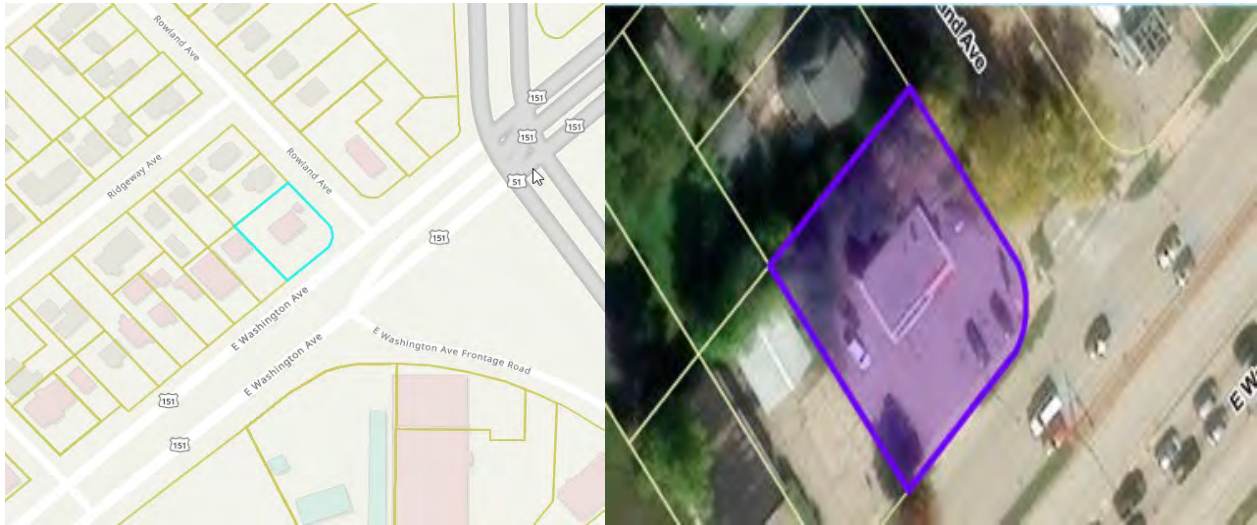


#### 9B Business Tenant – Zimbrick Volkswagen of Madison

The subject is wood frame, concrete block and brick-built building with concrete foundation is located on a 0.99-acre lot. The subject was originally built in 1957. This lot is used for an overflow for vehicles for the car dealership close by Zimbrick of Madison. The building does not have any overhead doors to store vehicles in the building area.

Based on a visual inspection and discussion with the project engineer, this would be a total relocation as the improvements would be affected by new constructed roadway. Relocations would be for tenant and landlord.

10A Landlord - Survivor's TR Under White Rev TR & Bypass Trust  
3594 E Washington Ave  
Madison, WI  
Parcel # 251/0810-321-0209-8



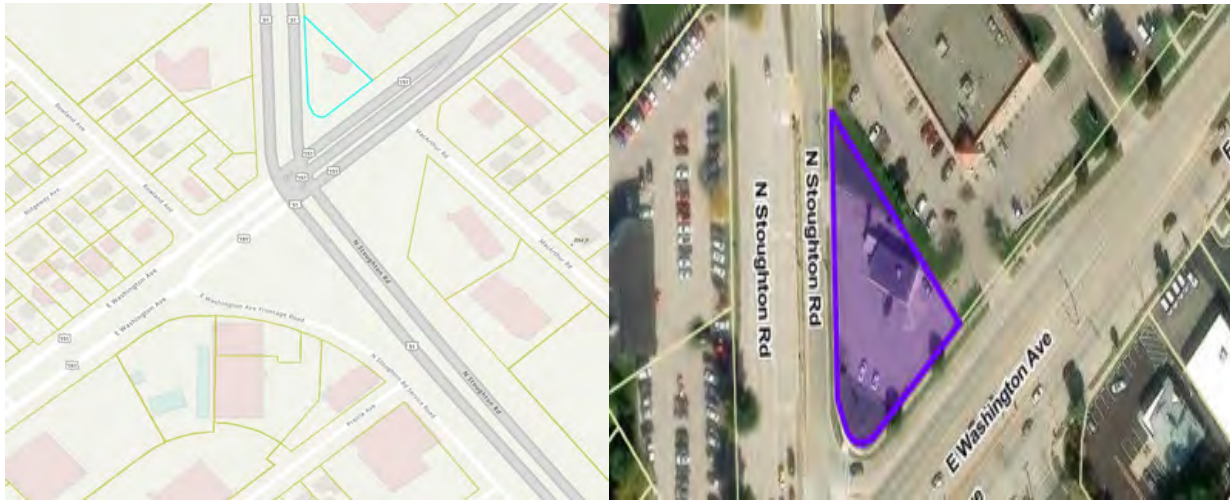
#### 10B Business Tenant – Valvoline Instant Oil Change

Valvoline Instant Oil Change is a franchise company that provides preventive maintenance service for many different types of automobiles.

The subject is a drive-up station lubrication business in a 1,232 square foot building with 2 access points. The concrete block building with concrete foundation is located on a 0.27-acre lot. The subject was originally built in 1954. The subject has two bays with pits. The subject has approximately 7-10 parking spaces and a one pole on-premises business sign.

Based on a visual inspection and discussion with the project engineer, this would be a total relocation as the improvements would be affected by new constructed roadway. Relocations would be for tenant and landlord.

11A Landlord - Eastgreen Sub LLC  
3702 E Washington Ave  
Madison, WI  
Parcel # 251/0810-332-0319-2



#### 11B Business Tenant - Subway

Subway is an American multinational fast food restaurant franchise that specializes in submarine sandwiches and wraps. The subject site is a rest drive-up with seating in a 1,288 square foot building. The stucco building with concrete foundation is located on a 0.48-acre lot. The subject was originally built in 1955 as a gas station and in 1980 was converted to restaurant. The subject has two access points along US 51 and US 151. The access point located along US 151 has an easement that crosses the abutting property, Walgreens. The subject also has approximately 17 parking spaces with no drive-up services and a one-pole on-premise business sign.

Based on a visual inspection and discussion with the project engineer, this would be a total relocation as the improvements would be affected by new constructed roadway. Relocations would be for tenant and landlord.



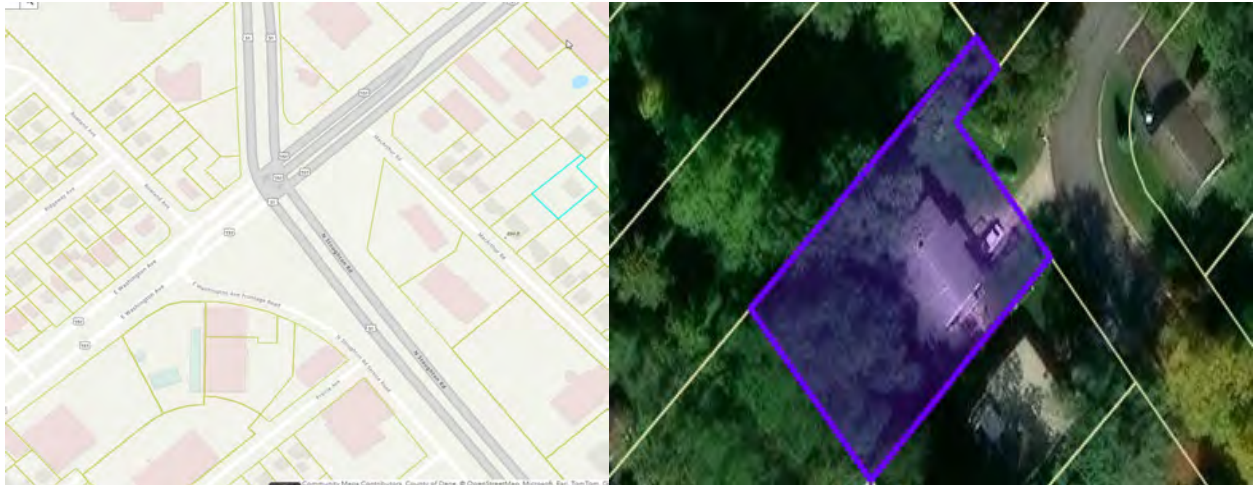
12 Owner Occupied - Tsering Damdul & Karma Dolma  
1437 Macarthur Rd  
Madison, WI 53714  
Parcel # 251/0810-332-0432-2



The displacement is a one-story, single-family residence with 1,320 square feet built in 1957. The subject has three-bedrooms, fireplace, and one full bath that is located on a 0.367-acre lot with an attached one-car garage and asphalt driveway. The subject is owner occupied. Assessment value is \$214,700.

Based on a visual inspection and discussion with the project engineer, this would be a total relocation due to access and some of the improvements would be affected by new constructed roadway. Relocation would be for owner occupied residence.

13 Owner Occupied - Richard B. Kellman & Beatriz M Mairena  
1349 Ellenwood Dr  
Madison, WI 53714  
Parcel # 251/0810-332-0407-5



The displacement is a one-story, bi-level, single-family residence with 1,232 square feet built in 1965. The subject has three-bedrooms and two full bath that is located on a 0.287-acre lot with an attached one-car garage at the lower level and concrete driveway. The subject is owner occupied. Assessment value is \$272,700.

Based on a visual inspection and discussion with the project engineer, this would be a total relocation due to access and some of the improvements would be affected by new constructed roadway. Relocation would be for owner occupied residence.



## **7. Beneficial and Adverse Effects**

The proposed roadway improvements will displace **2 residential** properties, **11 business**. Relocations including: **11 landlords, 11 nonresidential tenants, 1 owner nonresidential occupant, and 2 residential** relocations.

The disruption to area local residents and businesses in general should be construction related. Disruptions to relocated properties could be long and short-term depending on the impacts to each of the properties. Some of the relocations that are total takes are more complex due to the lot size, lot reconfigurations, total builds, franchise limitations, and down time. Most of these relocations that are being impacted are destination businesses. There may be traffic delays, but access will always be granted.

## **8. Neighborhood Impact**

As indicated above, the project will cause the relocations of approximately 13 relocations to include 2 residential, 11 landlords, 11 nonresidential tenants, 1 owner nonresidential occupant. There may be a lack of available replacement properties due to the lot sizes, location, access, and available comparables. There does appear to be adequate vacant land replacement.

## **9. Concurrent Displacements**

Concurrent displacements is when multiple individuals may be affected by a property acquisition and relocation requires multiple individuals being displaced. For example, multi-tenant apartment buildings and mixed-use properties. There are ten (10) known concurrent displacements.

## **10. Special Relocation Advisory Services (Adm. 92.28(6))**

Relocation personnel assigned to the project will provide the necessary and appropriate services. Business and residential acquisitions and relocations will be completed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended; 49 CFR Part 24; Wisconsin Statutes s. 32.19 – 32.27 and Wisconsin Administrative Code Adm 92.

Relocation benefits are available to eligible displaced persons required to relocate from their business or residence including advisory services, reimbursement of moving expenses, and pricing differentials. In compliance with state and federal statutes, no person is displaced unless a comparable replacement dwelling that is decent, safe and sanitary, or comparable replacement business has been provided to them.

Compensation is available to all displaced persons without discrimination. Before initiating property acquisition activities, business owner/tenant or property owners would be contacted and given 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.

## 11. Residential Properties Available

### a. Single Family Homes Available for Purchase

Number of available and comparable units with estimated miles:

Comparable Unit	3-Bedroom Units	Four-Bedroom Units	Miles
Single-Family	8	12	6-25

Number of available comparable units by price with location and source.

Number Available	Location	Value – Range	Source
1	Madison	\$200,000 - \$299,999	Zillow, Apartments.com, Realtor.com/MLS
12		\$300,000 - \$399,999	
4		\$400,000 - \$499,999	
2		\$500,000 - \$599,999	
2		\$600,000 - \$699,999	
1		\$700,000 - \$799,999	

## 12. Business Properties Available

### a. Business Properties Available for Purchase

The information provided in the table below is based on a data pulled in April 2024, using LoopNet, MLS, and CoStar. These properties are in Dane County in Wisconsin.

#### MANUFACTURING/COMMERCIAL PROPERTIES

Value - Range	SF	Property Address	Miles
\$400,000 - \$499,000	1,581	1026 N Sherman Ave	3
\$500,000 - \$599,999			
\$600,000 – \$699,000	1,581	1026 N. Sherman Ave	3
	2,667	1927-1929 Winnebago St	3
	3,000	6401 Cottage Grove Rd	5
\$800,000 – \$899,000	7,200	5711 Monona Dr	6
\$900,000 - \$999,000	9,435	7618 Westward Way	17
\$1,000,000 - \$1,999,000	12,005	702 West Main St	6
	29,400	2814 Syene Rd	12
	8,000	2401 Grimm St	2
	2,541	3140 Maple Valley Drive	16
	22,880	3501 E Washington Ave	.1
\$2,000,000 - \$2,999,000	6,158	210 South Dickinson St	3
	14,400	3330 Marsh Rd	6
	40,000	1760 Eagan Road	1
\$3,000,000 – \$3,999,000	55,614	3517 West Beltline	12
\$5,000,000 - \$5,999,000	36,778	2810 City View Dr	3

## b. Business Properties Available for Rent

The information provided in the table below is based on a data pulled in April 2024, using LoopNet, MLS, City Feet and CoStar. These properties are located in Dane County.

### MANUFACTURING/COMMERCIAL PROPERTIES

Value Range	SF Available	Property Address	Miles
\$0.00 - \$4.99	24,816	6801 S Towne Dr	7.7
	121,532	2202 Vondron Rd	4.7
\$5.00 - \$9.99	2,500	4419 Robertson Rd	2.3
	7,020	3214 Kingsley Way	11
	8,000	1828 Wright St.	1.2
\$10.00 - \$14.99	5,846	637 E Washington Ave	4.1
	7,807	2901 International Ln	2.2
	14,000	2425 S Stoughton Rd	4.2
\$15.00 - \$19.99	1,000	637 E Washington Ave	4.1
	2,400 – 12,060	1753 – 1773 Thierer Rd	.9
	10,000	1936 Tennyson Ln	3.1
	16,244	2701 International Ln	2.1

## 13. Relocation Preliminary Cost Estimates

### a. Residential Properties

Owner	DISPLACED PROPERTY ADDRESS	PRICING DIFFERENTIAL PAYMENT	INCIDENTIAL COSTS	MOVE PAYMENT	TOTAL PAYMENT
12	1437 Macarthur Rd Madison, WI	\$200,000	\$4,000	\$15,000	\$219,000
13	1349 Ellenwood Dr Madison, WI	\$200,000	\$4,000	\$15,000	\$219,000
<b>TOTAL ESTIMATED RESIDENTIAL COSTS</b>					<b>\$438,000</b>

**b. Business Properties**

BUSINESS NAME		DISPLACED PROPERTY ADDRESS	Re- Establishment	Business Replacement Payment (BRP) / Reasonable Project Cost (RPC)	MOVE PAYMENT(S)	TOTAL PAYMENT
1A 1B	TMJ V LLP Zimbrick Volkswagen	1430 N Stoughton Rd Madison, WI	\$25,000 \$25,000	\$0 \$2,500,000	\$20,000 \$200,000	\$2,770,000
2A 2B	Construction and General Laborers Union Local 464	1518 N Stoughton Rd Madison WI	\$25,000 \$25,000	\$0 \$50,000	\$10,000 \$50,000	\$160,000
3A 3B	Schoepp Land Holding Company LLC Schoepp Motors Northeast	1518 N Stoughton Rd Madison, WI	\$25,000 \$25,000	\$0 \$2,500,000	\$20,000 \$200,000	\$2,770,000
4A 4B	Laurie Industries LLC AutoZone	3535 E Washington Ave Madison, WI	\$25,000 \$25,000	\$0 \$500,000	\$30,000 \$100,000	\$680,000
5A 5B	Cark & Nanni Welter Valued Stay Motel	3575 E Washington Ave Madison, WI	\$25,000 \$25,000	\$0 \$400,000	\$50,000 \$100,000	\$600,000
6A 6B	Denruiter Family Trust Jerry’s Garage	3582 E Washington Ave Madison WI	\$25,000 \$25,000	\$0 \$150,000	\$10,000 \$100,000	\$310,000
7A 7B 7C	Skillrud LLC Dana Lou’s Laundry Parlor La Pollera Colombiana	3579 E Washington Ave Madison, WI	\$25,000 \$25,000 \$25,000	\$0 \$200,000 \$500,000	\$20,000 \$100,000 \$100,000	\$995,000
8A 8B	Brumm Bro’s Properties LLC East Wash Radiator & Tire	3586 E Washington Ave Madison, WI	\$25,000 \$25,000	\$0 \$150,000	\$10,000 \$100,000	\$310,000
9A 9B	TMJ V LLP Zimbrick Volkswagen-Move only	3587 E Washington Ave Madison, WI	\$25,000	\$0	\$25,000 \$50,000	\$100,000
10A 10B	Survivors TR Under White Rev TR & Bypass Trust Valvoline Instant Oil Change	3594 E Washington Ave Madison, WI	\$25,000 \$25,000	\$0 \$500,000	\$20,000 \$100,000	\$670,000
11A 11B	Eastgreen Sub LLC Subway	3702 E Washington Ave Madison, WI	\$25,000 \$25,000	\$0 \$500,000	\$20,000 \$100,000	\$670,000
TOTAL ESTIMATED						\$10,035,000

<b>Payment Type</b>	<b>Totals</b>	<b>Payment Type</b>	<b>Totals</b>
Pricing Differential Payment	\$400,000	Business Replacement Payment / Reasonable Project Cost	\$7,950,000
Moving Payment	\$30,000	Moving Payments	\$1,535,000
Incidental Costs	\$8,000	Re-establishment	\$550,000
<b>Total Estimated Residential Costs</b>	<b>\$438,000</b>	<b>Total Estimated Nonresidential Costs</b>	<b>\$10,035,000</b>

#### **14. Data Sources**

- #1 LoopNet
- #2 CoStar
- #3 MLS
- #4 Re/Max
- #5 City Feet



## 15. RELOCATION APPEALS

Under Wisconsin Statutes s. 32.20 and Wisconsin Administrative Code ADM 92.18, a displaced person (or a person claiming to be displaced) may appeal a determination or a decision by Wisconsin Department of Transportation (WisDOT). The following methods are available:

### 1. Appeal to the Wisconsin Department of Transportation (WisDOT), the displacing agency, under ADM 92.18(2) and 49 CFR 24.10

A person who disagrees with a relocation decision, may request to have the decision reviewed by WisDOT's statewide relocation facilitator (or the Bureau of Technical Services manager, if the relocation decision being appealed was by the statewide facilitator) in an effort to resolve the complaint internally. A person must file an appeal to WisDOT within 60 days after receiving written notification of WisDOT's determination.

Reviewable decisions include items such as: eligibility determination; a claim denial; reduction in a claim amount; and/or computed benefits. A person must submit an explanation for their appeal within 60 days of a written response from WisDOT, preferably by letter, including additional facts and documentation to:

Statewide Relocation Facilitator  
Wisconsin Department of Transportation - Real Estate  
4822 Madison Yards Way, 5<sup>th</sup> Floor South  
PO Box 7986  
Madison WI 53707-7986

WisDOT will review the submitted explanation, documentation, facts and any new information. Within 30 days of receipt of an appeal, WisDOT will notify the person in writing of the agency's decision regarding their appeal.

### 2. Appeal to the Wisconsin Department of Administration (DOA) under ADM 92.18(3)

A person may petition DOA for an informal review of a relocation dispute or claim. Appeals to DOA identifying the reasons for dissatisfaction with a decision on a claim or appeal may be sent to:

Relocation Assistance  
Division of Legal Services  
Department of Administration  
101 E. Wilson Street  
Madison, WI 53703

DOA will review the appeal, attempt to negotiate an acceptable solution and provide a written determination. If an acceptable solution cannot be negotiated, DOA will notify all parties within 90 days.

### 3. Legal Appeal (Wisconsin Statutes s. 32.20)

At any time after a claim or decision denial, a displaced person has the right of legal action under Wis. Stats. s. 32.20 in the court of record in the county where the displacement occurred.

## LOCAL PUBLIC AGENCY APPEALS

Local Public Agency appeal methods (enter an N/A, if not applicable): N/A