

**CONCEPTUAL STAGE RELOCATION
PROGRAM PLAN**

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

**PREPARED BY:
James R. Kuehn
Wisconsin Department of Transportation
District 3 – Real Estate
&
James C. Galbraith
Wisconsin Department of Transportation
District 3 – Real Estate**

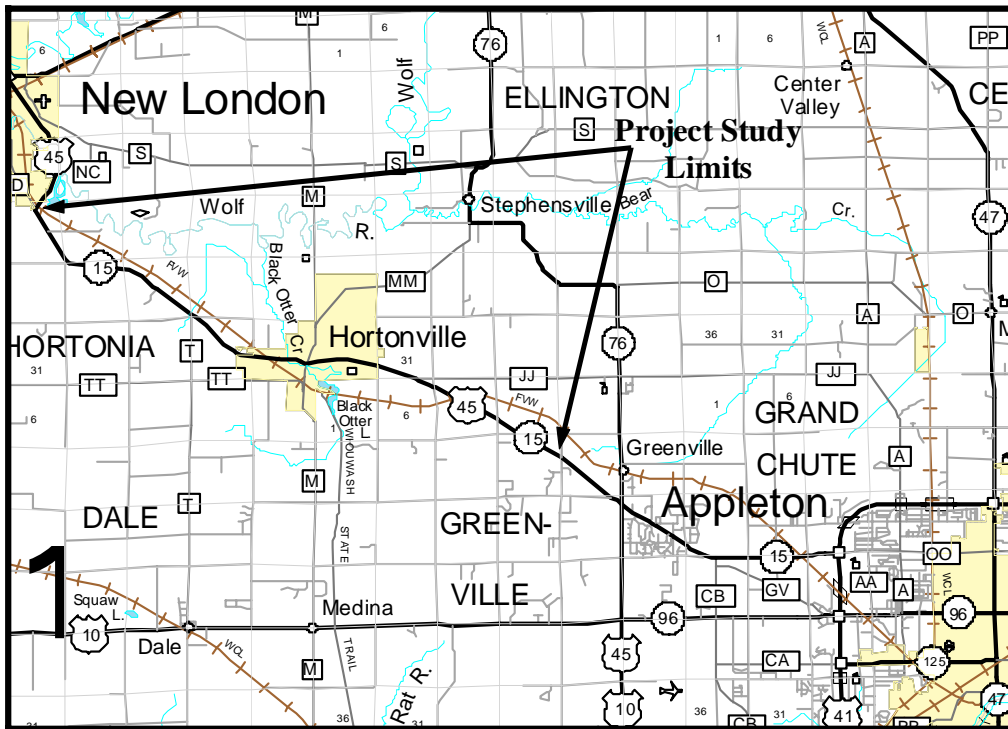
November 23, 2004

**Revised
September 9, 2005**

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.

Location	Population Year 2000	Race Percentages			Age Profile			Persons per Household
		White, Non Hispanic	African American	Other	Median Age	Under 18	Over 65	
County of Outagamie	160,971	93.0%	0.5%	6.5%	38.5	27.7%	10.9%	2.61
County of Waupaca	51,731	97.2%	0.2%	3.3%	34.4	25.7%	16.7%	2.51
		White, Non Hispanic	African American	Other	Median Age	Over 18	Over 65	
Village of Hortonville	2,357	97.0%	0.1%	2.9%	33.7	70.3%	10.6%	2.70
City of Appleton	70,087	91.5%	1.0%	7.5%	33.8	72.6%	11.3%	2.52
City of New London	7,085	96.6%	0.2%	3.2%	35.3	74.5%	15.8%	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	73	61	23
\$75,000 - \$99,999	104	215	55
\$100,000 - \$124,999	40	301	56
\$125,000 - \$149,999	13	230	56
\$150,000 - \$174,999	6	138	55
\$175,000 - \$199,999	3	84	42
\$200,000 - \$249,999	5	46	54
\$250,000 - \$349,999	3	20	51
\$350,000 - \$499,999	0	1	3
\$500,000+	0	1	2
Totals	247	1,097	397

This table indicates the number of residential properties that have sold over the last year in the immediate area of the project. It is clear from this table that the real estate market is very active with an abundant number of transactions. The potential number of displacements caused by this project will not cause undue hardship to the local real estate market.

Inventory of Replacement Properties

Price Range	2 bedrooms	3 bedrooms	4+ bedrooms
\$50,000 - \$74,999	58	39	14
\$75,000 - \$99,999	70	132	40
\$100,000 - \$124,999	39	174	66
\$125,000 - \$149,999	34	204	64
\$150,000 - \$174,999	16	161	41
\$175,000 - \$199,999	13	160	62
\$200,000 - \$249,999	16	132	115
\$250,000 - \$349,999	7	94	140
\$350,000 - \$500,000	3	11	56
\$500,000+	0	7	27
Totals	256	1,114	625

This table indicates the number of residential properties that are currently listed for sale in the immediate area of the project. It is clear from this table that the real estate 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 new home. In addition, the length of the construction project will be two 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 Properties

Rental Range	Studio/ 1 bedrooms	2 bedrooms	3+ bedrooms
Under \$400	13	1	0
\$400 - \$600	17	38	7
\$600 - \$800	3	12	10
\$800 - \$1000	10	3	10
\$1000 \$1200	0	11	0
Over \$1200	0	0	2
Totals	43	65	29

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 two 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

We have also searched the local commercial real estate market for listings of potential commercial properties available for the potential commercial displacees. The search found properties that would be suitable for the displacements.

With the increased numbers of impacted businesses, Alternative 1 will substantially increase the potential that the available commercial properties for their businesses would be outside the Hortonville area and would be in the surrounding communities that are within the 50 mile radius (i.e. Appleton and New London).

Estimate of Relocation Displacements

With the exclusion of Alternative 1 that goes through the Village of Hortonville, this project has the potential of impacting between 20 and 58 properties to the extent to cause their relocation. Dependent on the alternative, 11 to 29 are residential, 7 to 16 are commercial and 2 to 7 are farms. The specifics of the properties are detailed below.

With Alternative 1 this project has the potential of impacting between 54 and 62 properties to the extent to cause their relocation. Dependent on the alternative A or B options 25 to 28 are residential, 26 to 31 are commercial and 3 are farms. In addition to these displacees, Alternative 1 has a potential for an estimated 20 tenant relocations with displacees that are renting apartments above the downtown businesses

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

ALTERNATIVE A

RESIDENTIAL PROPERTIES

Unit	Acquisition Price Est.	Est. Home Occupants	Est. # of bedrooms	Replacement House Payment	Interest/ And Closing	Moving
8	\$150,000	Owner	3	\$25,000	\$5,000	\$2,500
9	\$100,000	Owner	4	\$25,000	\$5,000	\$2,500
10	\$150,000	Owner/Farm	4/5	\$75,000	\$5,000	\$7,500
15	\$125,000	Owner	3	\$25,000	\$5,000	\$2,500
16	\$125,000	Owner	3	\$25,000	\$5,000	\$2,500
18	\$150,000	Owner	5	\$25,000	\$5,000	\$2,500
22	\$350,000	Owner	4	\$25,000	\$5,000	\$2,500
24	\$120,000	Owner	2	\$25,000	\$5,000	\$2,500
25	\$150,000	Owner	3	\$25,000	\$5,000	\$2,500
26	\$125,000	Owner	3	\$25,000	\$5,000	\$2,500
36	\$150,000	Owner/Farm	4	\$75,000	\$5,000	\$7,500
38	\$175,000	Owner/Farm	3	\$75,000	\$5,000	\$7,500

ALTERNATIVE A (continued)

BUSINESS PROPERTIES

Unit	Acquisition Price Est.	Type	Replacement Business Payment / Reestablishment Cost	Interest/ Closing And Searching Cost	Moving
1	\$250,000	Real Estate and Develop	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
2	\$300,000	Used Car Dealer	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
3	\$425,000	Car Dealership/ Car Wash	Replacement Payment \$80,000 Reestablishment \$20,000	\$10,000 Searching \$4,000	\$10,000
6	\$120,000	Auto Repairs	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
12	\$600,000	Non Profit	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2000	\$10,000
*13	\$1,200,000	Cement Plant	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$75,000
14	\$125,000	Heating and Air Conditioning	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000

ALTERNATIVE A (continued)

BUSINESS PROPERTIES

Unit	Acquisition Price Est.	Type	Replacement Business Payment / Reestablishment Cost	Interest/ Closing And Searching Cost	Moving
14a	\$125,000	Heating and Air Conditioning	Replacement Payment \$30,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
*17	\$30,000	Tack Shop	Replacement Payment \$30,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$3,000
*23	\$40,000	Auto Body	Replacement Payment \$35,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$3,000
27	\$400,000	Nursery	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$10,000
*37	\$150,000	Non Profit	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$55,000

ALTERNATIVE B

RESIDENTIAL PROPERTIES

Unit	Acquisition Price Est.	Est. Home Occupants	Est. # of bedrooms	Replacement House Payment	Interest And Closing	Moving
8	\$150,000	Owner	3	\$25,000	\$5,000	\$2,500
9	\$100,000	Owner	4	\$25,000	\$5,000	\$2,500
21	\$200,000	Owner/Farm	4	\$75,000	\$5,000	\$7,500
22	\$350,000	Owner	4	\$25,000	\$5,000	\$2,500
24	\$120,000	Owner	2	\$25,000	\$5,000	\$2,500
25	\$150,000	Owner	3	\$25,000	\$5,000	\$2,500
26	\$125,000	Owner	3	\$25,000	\$5,000	\$2,500
36	\$150,000	Owner/Farm	4	\$75,000	\$5,000	\$7,500
38	\$175,000	Owner/Farm	3	\$75,000	\$5,000	\$7,500

ALTERNATIVE B

BUSINESS PROPERTIES

Unit	Acquisition Price Est.	Type	Replacement Business Payment / Reestablishment Cost	Interest/ Closing And Searching Cost	Moving
1	\$250,000	Real Estate and Develop	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
2	\$300,000	Used Car Dealer	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
3	\$425,000	Car Dealership/ Car Wash	Replacement Payment \$80,000 Reestablishment \$20,000	\$10,000 Searching \$4,000	\$10,000
6	\$120,000	Auto Repairs	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
*23	\$40,000	Auto Body	Replacement Payment \$35,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$3,000
27	\$400,000	Nursery	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$10,000
*37	\$150,000	Non Profit	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$55,000

ALTERNATIVE 1

RESIDENTIAL PROPERTIES

Unit	Acquisition Price Est.	Est. Home Occupants	Est. # of bedrooms	Replacement House Payment	Interest And Closing	Moving
C1	\$150,000	Owner/Farm	3	\$75,000	\$5,000	\$7,500
C4	\$170,000	Owner	4/5	\$25,000	\$5,000	\$2,500
C8	\$110,000	Owner	4	\$25,000	\$5,000	\$2,500
C9	\$70,000	Owner	2	\$25,000	\$5,000	\$2,500
C10	\$100,000	Owner	3	\$25,000	\$5,000	\$2,500
C11	\$90,000	Owner	2	\$25,000	\$5,000	\$2,500
C12	\$100,000	Owner	2	\$25,000	\$5,000	\$2,500
C14	\$110,000	Owner	4	\$25,000	\$5,000	\$2,500
C16	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C16	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C16	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C16	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C19	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C19	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C19	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C19	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C20	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C20	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C21	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C21	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C22	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C22	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C22	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C22	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C24	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C24	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C24	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C24	Downtown Bus.	Tenant	1/2	\$8,000	\$1,000	\$1,500
C26	\$100,000	Owner	3	\$25,000	\$5,000	\$2,500
C28	\$100,000	Owner	3	\$25,000	\$5,000	\$2,500
43	\$160,000	Owner	3	\$25,000	\$5,000	\$2,500
44	\$325,000	Owner/Farm	4	\$75,000	\$5,000	\$7,500
45	\$150,000	Owner	3	\$25,000	\$5,000	\$2,500
49	\$175,000	Owner	3	\$25,000	\$5,000	\$2,500
58	\$150,000	Owner/Farm	4	\$75,000	\$5,000	\$7,500
62	\$125,000	Owner	3	\$25,000	\$5,000	\$2,500
65	\$125,000	Owner	3	\$25,000	\$5,000	\$2,500
71	\$130,000	Owner	3	\$25,000	\$5,000	\$2,500
72	\$130,000	Owner	5	\$25,000	\$5,000	\$2,500

ALTERNATIVE 1 (continued)**BUSINESS PROPERTIES**

Unit	Acquisition Price Est.	Type	Replacement Business Payment / Reestablishment Cost	Interest/ Closing And Searching Cost	Moving
C3	\$100,000	Auto Sales	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
C13	\$90,000	Bait Shop	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
C15	\$350,000	Car Dealer	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$10,000
C16	\$300,000	Tavern	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
C17	Tenant	Retail	Replacement Payment \$30,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
C18	\$90,000	Retail	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
C18-a	\$90,000	Vacant	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000

ALTERNATIVE 1 (continued)

BUSINESS PROPERTIES

Unit	Acquisition Price Est.	Type	Replacement Business Payment / Reestablishment Cost	Interest/ Closing And Searching Cost	Moving
C19	\$80,000	Retail	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
C19-a	\$70,000	Vacant	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
C19-b	\$150,000	Retail	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
C19-c	Tenant	Retail	Replacement Payment \$30,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
C20	\$250,000	Medical office	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
C20-a	Tenant	Medical office	Replacement Payment \$30,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
*C21	\$175,000	Retail	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000

ALTERNATIVE 1 (continued)

BUSINESS PROPERTIES

Unit	Acquisition Price Est.	Type	Replacement Business Payment / Reestablishment Cost	Interest/ Closing And Searching Cost	Moving
C22	\$350,000	Special Use	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
C23	\$175,000	Tavern/Rec.	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
C24	\$100,000	Retail	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
C25	\$150,000	Retail	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
C25-a	Tenant	Retail	Replacement Payment \$30,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000

ALTERNATIVE 2

RESIDENTIAL PROPERTIES

Unit	Acquisition Price Est.	Est. Home Occupants	Est. # of bedrooms	Replacement House Payment	Interest And Closing	Moving
39	\$225,000	Owner	4	\$25,000	\$5,000	\$2,500
71	\$130,000	Owner	3	\$25,000	\$5,000	\$2,500
72	\$130,000	Owner	5	\$25,000	\$5,000	\$2,500

ALTERNATIVE 2

BUSINESS PROPERTIES

Unit	Acquisition Price Est.	Type	Replacement Business Payment / Reestablishment Cost	Interest/ Closing And Searching Cost	Moving
NONE					

ALTERNATIVE 3

RESIDENTIAL PROPERTIES

Unit	Acquisition Price Est.	Est. Home Occupants	Est. # of bedrooms	Replacement House Payment	Interest And Closing	Moving
34	\$175,000	Owner/Farm	3	\$75,000	\$5,000	\$7,500
35	\$140,000	Owner	3	\$25,000	\$5,000	\$2,500
73	\$400,000	Owner/Farm	2	\$75,000	\$5,000	\$7,500
74	\$125,000	Owner	2	\$25,000	\$5,000	\$2,500
75	\$125,000	Owner	2	\$25,000	\$5,000	\$2,500
76	\$125,000	Owner	3	\$25,000	\$5,000	\$2,500
77	\$175,000	Owner	3	\$25,000	\$5,000	\$2,500
78	\$400,000	Owner	4	\$25,000	\$5,000	\$2,500
79	\$225,000	Owner/Farm	4	\$75,000	\$5,000	\$7,500
43	\$160,000	Owner	3	\$25,000	\$5,000	\$2,500
44	\$325,000	Owner/Farm	4	\$75,000	\$5,000	\$7,500
45	\$150,000	Owner	3	\$25,000	\$5,000	\$2,500
49	\$175,000	Owner	3	\$25,000	\$5,000	\$2,500
58	\$150,000	Owner/Farm	4	\$75,000	\$5,000	\$7,500
62	\$125,000	Owner	3	\$25,000	\$5,000	\$2,500
65	\$125,000	Owner	3	\$25,000	\$5,000	\$2,500
71	\$130,000	Owner	3	\$25,000	\$5,000	\$2,500
72	\$130,000	Owner	5	\$25,000	\$5,000	\$2,500

ALTERNATIVE 3

BUSINESS PROPERTIES

Unit	Acquisition Price Est.	Type	Replacement Business Payment / Reestablishment Cost	Interest/ Closing And Searching Cost	Moving
*45a	\$35,000	Contractor	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
47	\$350,000	Horse Farm	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
60	\$250,000	Auto Body	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000
68	\$90,000	Repair Shop	Replacement Payment \$50,000 Reestablishment \$10,000	\$5,000 Searching \$2,000	\$5,000

ALTERNATIVE 4

RESIDENTIAL PROPERTIES

Unit	Acquisition Price Est.	Est. Home Occupants	Est. # of bedrooms	Replacement House Payment	Interest And Closing	Moving
39	\$225,000	Owner	4	\$25,000	\$5,000	\$2,500
40	\$350,000	Owner	4	\$25,000	\$5,000	\$2,500
41	\$400,000	Owner	5	\$25,000	\$5,000	\$2,500
41/A	\$400,000	Owner	5	\$25,000	\$5,000	\$2,500
42	\$400,000	Owner	5	\$25,000	\$5,000	\$2,500
42/A	\$400,000	Owner	5	\$25,000	\$5,000	\$2,500
43	\$160,000	Owner	3	\$25,000	\$5,000	\$2,500
44	\$325,000	Owner/Farm	4	\$75,000	\$5,000	\$7,500
45	\$150,000	Owner	3	\$25,000	\$5,000	\$2,500
49	\$175,000	Owner	3	\$25,000	\$5,000	\$2,500
58	\$150,000	Owner/Farm	4	\$75,000	\$5,000	\$7,500
62	\$125,000	Owner	3	\$25,000	\$5,000	\$2,500
65	\$125,000	Owner	3	\$25,000	\$5,000	\$2,500
71	\$130,000	Owner	3	\$25,000	\$5,000	\$2,500
72	\$130,000	Owner	5	\$25,000	\$5,000	\$2,500

ALTERNATIVE 4

BUSINESS PROPERTIES

Unit	Acquisition Price Est.	Type	Replacement Business Payment / Reestablishment Cost	Interest Closing And Searching Cost	Moving
NONE					

Discussion of Potential Problems and Solutions

Parcel	Potential Problem	Potential Solution
*C21	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>
*13	<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>
*17	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>
*23	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

Alternative A

Total Acquisition Estimate	\$5,635,000
Total Replacement Housing Payments	\$450,000
Total Residential Moving Payments	\$45,000
Total Incidental and Closing Cost	\$60,000
Total Replacement Business Payments	\$575,000
Total Business Moving Payments	\$191,000
Total Business Incidental and Closing Cost	\$65,000
Business Reestablishment Payments	\$130,000
Business Searching Expenses	\$26,000
Total Relocation/Acquisition Cost	\$7,177,000

Summary of Estimated Relocation Payments

Alternative B

Total Acquisition Estimate	\$3,205,000
Total Replacement Housing Payments	\$375,000
Total Residential Moving Payments	\$37,500
Total Incidental and Closing Cost	\$45,000
Total Replacement Business Payments	\$365,000
Total Business Moving Payments	\$93,000
Total Business Incidental and Closing Cost	\$40,000
Business Reestablishment Payments	\$80,000
Business Searching Expenses	\$16,000
Total Relocation/Acquisition Cost	\$4,256,500

Summary of Estimated Relocation Payments

Alternative 1

Total Acquisition Estimate	\$5,090,000
Total Replacement Housing Payments	\$785,000
Total Residential Moving Payments	\$92,500
Total Incidental and Closing Cost	\$115,000
Total Replacement Business Payments	\$870,000
Total Business Moving Payments	\$100,000
Total Business Incidental and Closing Cost	\$95,000
Business Reestablishment Payments	\$190,000
Business Searching Expenses	\$38,000
Total Relocation/Acquisition Cost	\$7,375,500

Summary of Estimated Relocation Payments

Alternative 2

Total Acquisition Estimate	\$485,000
Total Replacement Housing Payments	\$75,000
Total Residential Moving Payments	\$7,500
Total Incidental and Closing Cost	\$15,000
Total Replacement Business Payments	
Total Business Moving Payments	
Total Business Incidental and Closing Cost	
Business Reestablishment Payments	
Business Searching Expenses	
Total Relocation/Acquisition Cost	\$582,500

Summary of Estimated Relocation Payments

Alternative 3

Total Acquisition Estimate	\$4,085,000
Total Replacement Housing Payments	\$700,000
Total Residential Moving Payments	\$70,000
Total Incidental and Closing Cost	\$90,000
Total Replacement Business Payments	\$200,000
Total Business Moving Payments	\$20,000
Total Business Incidental and Closing Cost	\$20,000
Business Reestablishment Payments	\$40,000
Business Searching Expenses	\$8,000
Total Relocation/Acquisition Cost	\$5,233,000

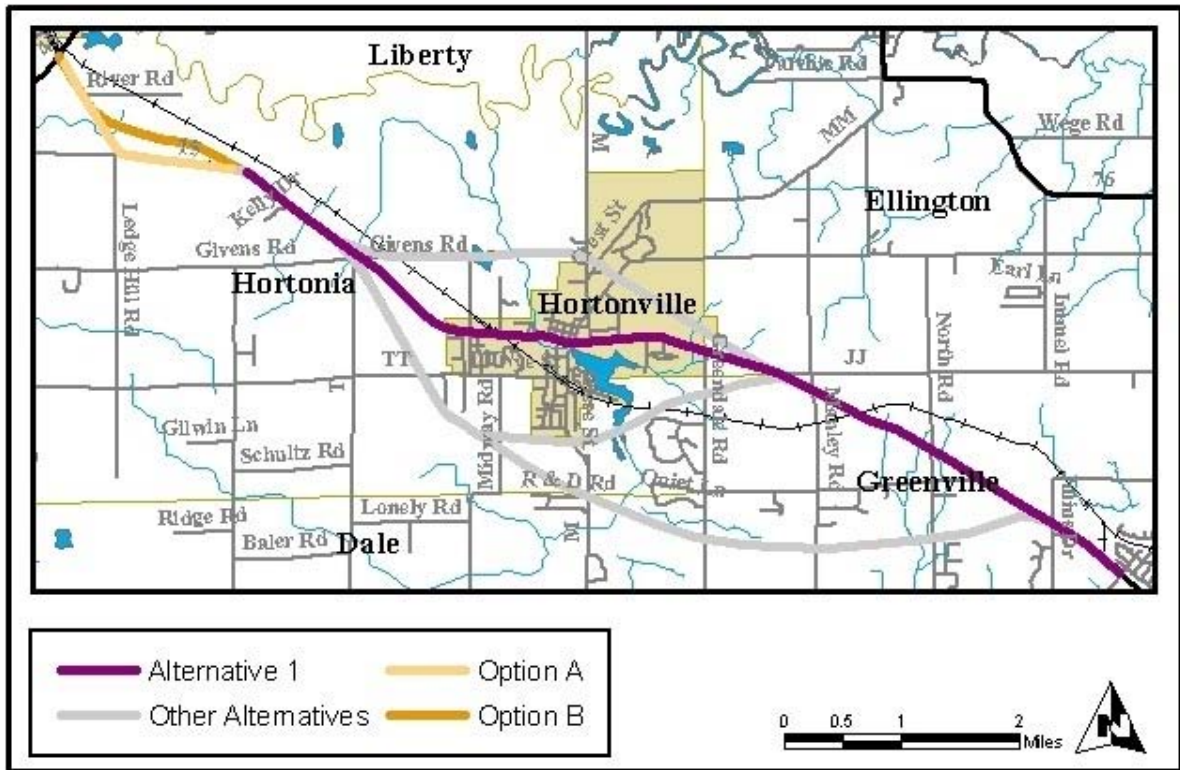
Summary of Estimated Relocation Payments

Alternative 4

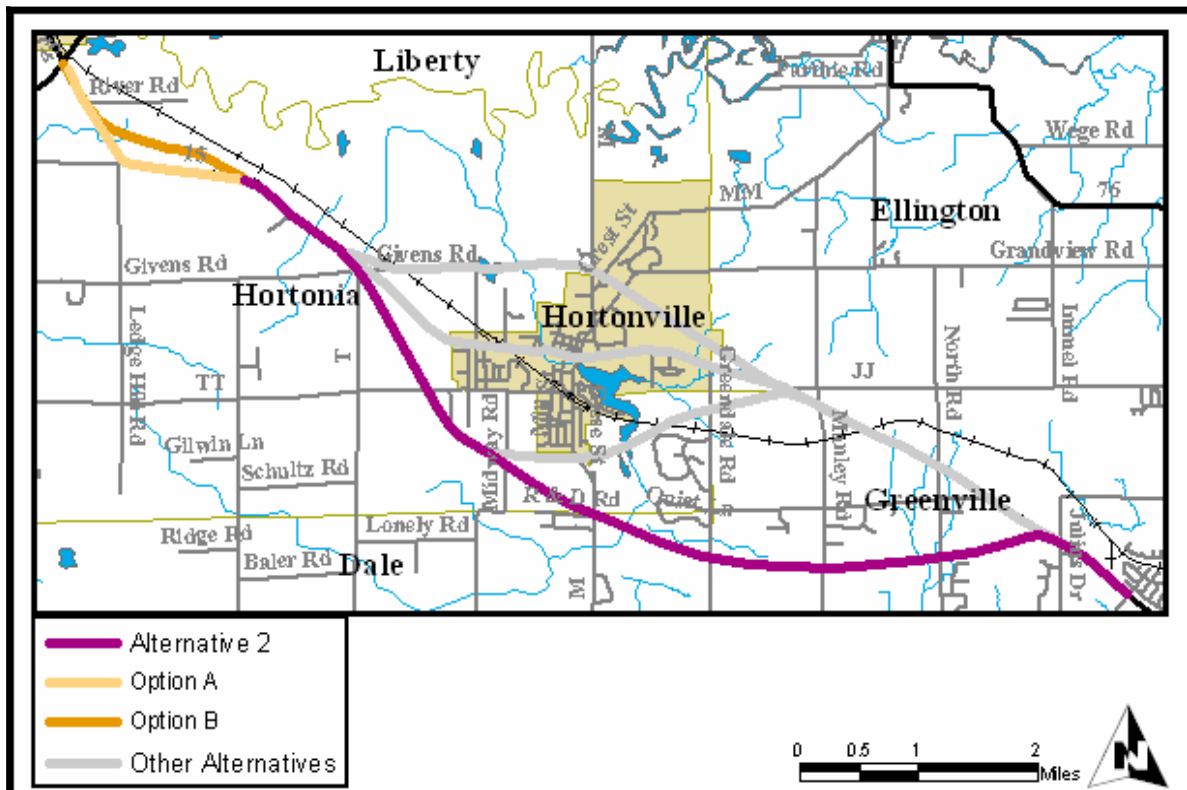
Total Acquisition Estimate	\$3,645,000
Total Replacement Housing Payments	\$475,000
Total Residential Moving Payments	\$47,500
Total Incidental and Closing Cost	\$75,000
Total Replacement Business Payments	
Total Business Moving Payments	
Total Business Incidental and Closing Cost	
Business Reestablishment Payments	
Business Searching Expenses	
Total Relocation/Acquisition Cost	\$4,242,500

APPENDIX

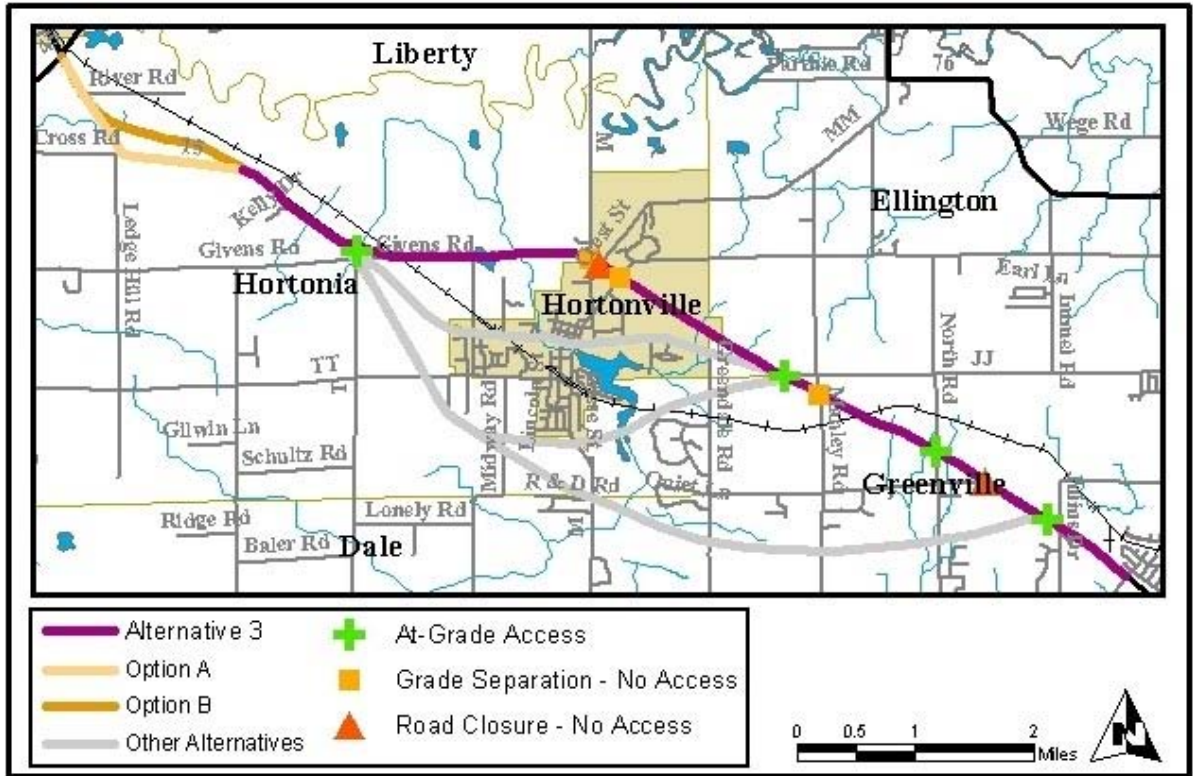
Alternative 1



Alternative 2



Alternative 3



Alternative 4

