

## **Appendix E**

### **Conceptual Stage Relocation Plan**

**CONCEPTUAL STAGE  
RELOCATION PLAN**

I.D. 3763-00-04

COUNTY KR - PHASE 2  
COUNTY LINE ROAD  
RACINE COUNTY

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## **1. Purpose**

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 stage relocation plan is written in estimate form to determine the following:

1. The approximate number of individuals, families, businesses and non-profit organizations to be relocated by the proposed project.
2. The probable availability of decent, safe and sanitary replacement housing within the financial means of the individuals and families affected by the project.
3. The estimated total relocation assistance costs.

## **2. Project Description**

The County KR-Phase 2 project limits begin approximately 400 feet east of the County KR/County H intersection and extends east for 2.8 miles to end approximately 1,600 feet east of the County KR/Old Green Bay Road intersection. This project would upgrade the existing two-lane rural undivided roadway to a four-lane divided urban roadway.

The proposed project would expand County KR to four 12-foot travel lanes, two lanes in each direction, separated by a 30-foot raised median. Proposed right of way would vary from 224 feet to 380 feet, depending on location.

The project would include improvements to maintain traffic operations at the County KR intersections with WIS 31 and Old Green Bay Road and it would realign County EA (72nd Avenue) on the south with 90<sup>th</sup> Street on the north. Each of these intersections would be signalized and have exclusive left turn and right turn lanes. The intersection approaches on both WIS 31 and Old Green Bay Road would be reconstructed to accommodate proposed County KR construction. WIS 31 would be reconstructed with its current lane configuration approximately 1,300 feet to the north, and 1,600 feet south of the current KR intersection. Old Green Bay would be similarly reconstructed; 1,300 feet to the south and 1,100 feet to the north of the current County KR intersection.

A 10-foot multi-use path would be built on both sides of the road between County H and 90<sup>th</sup> Street. The path would be on the north side of County KR between 90<sup>th</sup> Street and WIS 31.

Existing drainage ditches would be replaced with curb and gutter, and storm water would be conveyed to one of four detention ponds.

New Bridges (grade separations) would replace the existing at-grade railroad crossings at the Canadian Pacific Railroad (CPRR) and the Union Pacific Railroad (UPRR). The grade separation at UPRR would include retaining walls on the south side of County KR

to avoid relocations. WisDOT is considering two access road options for the area south of County KR, between the UPRR and 56<sup>th</sup> Avenue. Options 1a and 1b are cul de sac roads that provide access to properties, but with changes to driveway access to the west (option 1a) or east (Option 1b) of the cul de sac. A new structure would replace the existing 3-cell (12-foot x 13.5-foot/cell) box culvert that conveys the Pike River under County KR.

### 3. Estimated Displacements

The realignment of County KR will require the full acquisition of five residential properties, which include four occupied and one vacant property (See Table 1). Thus, there will be four residential displacements on this project. There are no businesses operating in this area along County Line Road, on this project.

**Table 1: List of Property Acquisitions**

Property Address	Property Owner	Owner Address	Occupancy Status
8114 County Line Rd	Murphy	8114 County Line Rd-Mt. Pleasant, WI	Owner
8300 County Line Rd	Dirksen	8300 County Line Rd-Mt. Pleasant, WI	Owner
8404 County Line Rd	Ricchio/Jones	1827 Lake Michigan-Grand Rapids, MI	Vacant
8424 County Line Rd	Ricchio/Dirksen	1827 Lake Michigan-Grand Rapids, MI	Tenant
8438 County Line Rd	Lueer	8438 County Line Rd-Mt. Pleasant, WI	Owner

### 4. Divisive or Disruptive Effects

The proposed roadway improvements will not cause any division or disruption of neighboring families in the neighborhood. The primary impact will be the full acquisition of the five residential homes, which will result in minimal to no effect to the community. A secondary impact will result in temporary detours for the traveling public during times of road or related construction activities.

### 5. Neighborhood Impact

The subject parcels are located on a primary corridor through this community. This east-west road is also known as County Line Road dividing Racine and Kenosha Counties. This area is primarily a farming community with one property dating back to 1806.

There is no known historical documentation associated with the properties or roadway. Displacements of these properties are not anticipated to have a considerable impact to the neighborhood.

## **6. Concurrent Displacements**

There are some remaining concurrent displacements in the area, because of the proposed Foxconn development. They have been or are currently being acquired by the Village of Mount Pleasant and / or (private) consultant company.

## **7. Special Relocation Advisory Services**

There are no foreseen problems that will require special relocation advisory services, should a problem arise. The Village of Mount Pleasant and Kenosha County will provide (or contract out) the necessary and appropriate services.

The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, and relocation resources will be made available to all relocates without discrimination.

## **8. Available Residential Properties (for Purchase) having a minimum of: 3-4 bedrooms, 1 or more bathrooms and at least a 1-car garage**

	<b>LOCATION</b>	<b>VALUE - RANGE</b>	<b>SOURCE</b>
6	The Village of Sommers in (northern) Kenosha County	\$ 100,000.00- \$ 350,000.00	Current MLS listings for sale
308	Racine County, WI	\$ 100,000.00 – \$ 350,000.00	Current MLS listings for sale
56	The Village of Mount Pleasant in Racine County	\$ 100,000.00- \$ 350,000.00	Current MLS listings for sale

## 9. Available Residential Replacements (Rental)

VALUE RANGE (per month)	RACINE COUNTY	KENOSHA COUNTY	VALUE RANGE
2-bedroom apartments	13 units available	N/A	\$600.- \$800.00 per month

## 10. Relocation Cost Estimates

	REPLACEMENT HOUSING PAYMENT	INCIDENTIAL COSTS	MOVE PAYMENT
Unit 1	\$ 25,000.	\$ 6,000.	\$ 15,000.
Unit 2	\$ 25,000.	\$ 6,000.	\$ 15,000.
Unit 3	\$ 14,400.	\$ 4,000.	\$ 8,000.
Unit 4	\$ 0 (vacant).	\$ 0. (vacant)	\$ 0. (vacant)
Unit 5	\$ 25,000.	\$ 6,000.	\$ 15,000.
Totals	\$89,400.00	\$ 22,000.00	\$ 53,000.00

**TOTAL RESIDENTIAL RELOCATION, COST ESTIMATE \$ 164,400.00**

## 11. Data Sources

MULTIPLE LISTING SERVICE (MLS)

Metro Milwaukee Multiple Listing Service

DEPARTMENT OF TRANSPORTATION, STATE OF WISCONSIN

SE Region, DTSD Real Estate

LOCAL NEWSPAPER

Racine Journal Times

INTERNET REAL ESTATE SITES

“Homes for rent, Racine County”

“Apartments for rent, Racine County”