

# APPENDIX H

## MADISON EAST-WEST BRT

### Documented Categorical Exclusion Acquisitions and Relocations Technical Report

May 10, 2022

Prepared for:  
City of Madison



Prepared by:  
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Cross-Spectrum Acoustics

# REVISIONS

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Revision No.	Date	Prepared By

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# 1. Introduction

The Madison East-West Bus Rapid Transit (BRT) Project (the project) is a proposed 15-mile route serving east-west travel needs in Madison, Wisconsin. The project extends from East Springs Drive on the east side of Madison to a proposed new park-and-ride at Junction Road on the west side of Madison. Operating primarily via East Washington Avenue, University Avenue, and Mineral Point Road, the project will serve the major regional destinations of the isthmus (downtown Madison), the University of Wisconsin-Madison (UW) campus, Madison Area Technical College, and major employers and several shopping centers located throughout the corridor. BRT buses would use a combination of center-running bus lanes, side bus lanes, and mixed-traffic lanes. The project also includes electric bus charging infrastructure at the Sun Prairie Park-and-Ride and the Metro Satellite Maintenance Facility where BRT layovers will occur.

This technical memo documents property acquisitions and residential and commercial displacements and relocations needed to implement the project.

## 2. Regulatory Context and Methodology

Specific regulations govern the displacement and relocation of residents and businesses resulting from publicly funded transportation projects. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970<sup>1</sup>, as amended, (referred to as the Uniform Relocation Act) requires public agencies to compensate landowners for property the agencies acquire for public uses. The project would use public funds and acquire property. In accordance with the Uniform Relocation Act, the City of Madison would provide fair and equitable treatment to people whose real property is acquired or who are displaced because of the project; provide relocation assistance; and provide decent, safe, and sanitary housing within the displaced person's financial means.

Project-related property acquisition is also subject to the regulations within Wisconsin Statutes Chapter 32, which require compensation and standardized relocation benefits.<sup>2</sup> The Uniform Relocation Act and the Wisconsin Statutes requirements apply to full and partial acquisitions, displacement, and permanent and temporary easements.

This section discusses the following types of real estate transactions and impacts:

- Full acquisition: Purchase of all fee-simple landownership rights of a property.
- Partial acquisition: Purchase of a portion of an overall property. A partial acquisition could include fee-simple or easement acquisitions.
- Displacement: Displacement results from full acquisition of property and its conversion to a transportation land use. Displacements are measured by housing unit or business, not tax parcel. For example, acquiring an apartment building on a single tax parcel with six units would result in six residential displacements.
- Easement: An easement is the purchase of the temporary or permanent right to use land belonging to another party for a particular use.
  - A project might purchase a temporary easement from a property owner for construction-related activities such as storing materials and equipment, providing access to construction areas, or

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<sup>1</sup> Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Available at <https://uscode.house.gov/view.xhtml?path=/prelim@title42/chapter61&edition=prelim>. Accessed 17 November 2021.

<sup>2</sup> Wisconsin Statutes Chapter 32: Eminent Domain. <https://docs.legis.wisconsin.gov/statutes/statutes/32>. Accessed 18 November 2021.

site grading. A temporary easement would then restore the property to a condition that is acceptable and comparable to its pre-construction use, depending on the agreement.

- A permanent easement purchased from a property owner could permanently locate infrastructure on the property without completely diminishing the property owner's use of the land. Examples of uses provided by permanent easements include stormwater management, drainage channels or storm drains, utilities, sloping, grading, and tunnels.

This analysis identifies the types of properties; the locations, sizes, and numbers of parcels; and the resulting displacements for project-related acquisitions for construction. Potential acquisitions were estimated using the potential area of disturbance and approximate right-of-way requirements as delineated on the 30 percent engineering plan set for the project, provided in Appendix A. The potential area of disturbance encompasses land and property that the project may need for construction or operation. The City of Madison will further refine the acquisition, displacement, and relocation requirements as the project design advances.

### **3. Affected Environment**

Development within the Madison East-West BRT study area includes residential, commercial, industrial, institutional, park, and transportation uses. Section 4 of the documented categorical exclusion (DCE) for the project identifies and describes existing land use and zoning within one-half mile of the corridor.

## **4. Environmental Consequences**

### **4.1. No Build Alternative**

If the project is not constructed and operated, no acquisitions, displacements, or easements would occur, and no mitigating measures would need to be implemented.

### **4.2. Build Alternative**

Table 1 summarizes the number and size of acquisitions and easements, and the number of subsequent displacements required to construct and operate the project. The types of real estate transactions and impacts anticipated as a result of the project include full and partial acquisitions (fee-simple permanent incorporation or permanent easement), and full and partial temporary easements for construction. These are described in greater detail below. No displacements of housing units or businesses are expected from potential acquisitions and/or temporary easements.

*The project would affect a total of 101 privately-owned parcels. All 101 parcels would require temporary easements totaling 1.86 acres, and 39 of these parcels would also be affected by permanent partial acquisitions totaling 0.89 acres (*

Table 1).

Table 2 lists all potential property acquisitions and temporary easements related to privately-owned parcels. All but three private parcels that would be impacted are located within the City of Madison. The parcels at 3302, 3800, and 3810 University Ave. are located in the Village of Shorewood Hills.

Table 1: Summary of Potential Property Acquisitions, Easements, and Displacements

Ownership	Extent	Acquisition		Temporary Easement		Displacement	
		No. Parcels	Acres	No. Parcels	Acres	Housing Units	Businesses
Private	Partial	39	0.89	101	1.86	--	--
	Full	0	0.00	0	0.00	--	--
	<i>All</i>	<i>39</i>	<i>0.89</i>	<i>101</i>	<i>1.86</i>	<i>0</i>	<i>0</i>
Public	Partial	13	0.77	20	25.63	--	--
	Full	1	3.46	2	4.03	--	--
	<i>All</i>	<i>14</i>	<i>4.23</i>	<i>22</i>	<i>29.66</i>	<i>0</i>	<i>0</i>
Total	Partial	52	1.66	121	27.50	--	--
	Full	1	3.46	2	4.03	--	--
	<i>All</i>	<i>53</i>	<i>5.12</i>	<i>123</i>	<i>31.53</i>	<i>0</i>	<i>0</i>

The project would also affect a total of 25 publicly-owned parcels. Temporary easements, totaling 29.66 acres, would affect 22 of these parcels. Fourteen of the 25 publicly-owned parcels would be affected by permanent acquisitions totaling 4.23 acres (

Table 1), and three of these 14 would be affected by permanent acquisitions only, without additional temporary easements.

Table 3 lists all potential property acquisitions and temporary easements related to publicly-owned parcels. All but two public parcels that would be impacted are located within the City of Madison. The parcel at 2751 O’Keeffe Ave. is within the City of Sun Prairie; the parcel at the northwest corner of Shorewood Boulevard and University Avenue is within the Village of Shorewood Hills.

One public parcel would be fully allocated for project use for the park-and-ride at Junction Road station. Located at 432 S Junction Rd., the parcel is currently undeveloped and is already owned by the City of Madison.<sup>3</sup> Two full public parcels may be subject to a temporary easement for construction: 1 S Butler St. in Madison, which is the City of Madison Brayton Parking Lot; and 2751 O’Keeffe Ave. in Sun Prairie, which is the Sun Prairie Park-and-Ride owned by the City of Sun Prairie.

The project would require partial acquisition and/or temporary easement on three parcels containing a park or recreational facility. Garner Park (parcel address 5351 South Hill Dr.) and Nautilus Point Park (321 Nautilus Dr.) are both bound by Mineral Point Road and owned by the City of Madison. Reconstructing the existing sidewalk along Mineral Point Road as a shared-use path would require temporary easements along the southern edges of both of these public parkland parcels, and partial acquisition would be required of the parcel containing Garner Park. A small portion of a third recreational facility, the Ice Age Junction Path, would be impacted by a temporary easement. A temporary partial closure may be required on a section of the Ice Age Junction Path adjacent to the proposed park-and-ride at Junction Road station to construct a new connection from the trail facility to the park-and-ride. Additional information about the impacts to these parklands are found in Appendix L of the DCE, Public Parkland and Recreation Areas Technical Report.

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<sup>3</sup> For the purposes of this report, this 3.46-acre parcel is treated as a full acquisition, though the City of Madison already owns the undeveloped parcel.

Table 2: Potential Property Acquisitions and Easements, Private Parcels

Parcel ID	Owner	Parcel Address	Current Use	Extent	Estimated Impact Area (Square Feet)	
					Acquisition	Temporary Easement
081027300863	2004 KNOX TRUST	4502 EAST TOWNE BLVD	Commercial: Rest. w/bar & liquor	Partial	-	1,501
070920104167	3609 UNIVERSITY AVE LLC USBANK CORP PROP TAX DEPT	3609 UNIVERSITY AVE	Commercial: Bank, s & l	Partial	1,790	1,049
070917455151	3800 UNIVERSITY AVENUE LLC	3800 UNIVERSITY AVE*	Commercial: Store	Partial	57	1,276
070824412137	6110 MINERAL POINT LLC	6102 MINERAL POINT RD	Commercial: Shop center neighbor	Partial	10	4,813
070823309012	7940 AGM LLC	7940 TREE LN	Commercial: Shop center neighbor	Partial	1,191	2,435
071006121132	ALEXCO CO	2616 E WASHINGTON AVE	Commercial: Shop center neighbor	Partial	-	263
070920203034	AMERICAN NATIONAL RED CROSS	4850 SHEBOYGAN AVE	Commercial: Commercial exempt	Partial	406	1,581
070823410041	ANCHORBANK SSB	333 S WESTFIELD RD	Commercial: Bank, s & l	Partial	1,160	594
070917447013	ANDREW LE	3810 UNIVERSITY AVE*	Residential	Partial	-	40
070823300896	ASSOCIATED BANK	7718 MINERAL POINT RD UNIT ANX	Commercial: Bank	Partial	1,252	603
070823302181	ASSOCIATED BANK NATIONAL ASSOC	7722 MINERAL POINT RD	Commercial: Bank, s & l	Partial	1,142	615
070919404122	ATHANASIA N WETTSTEIN	2 S WHITNEY WAY	Residential: Single family	Partial	-	243
070823410025	AX MADISON GREENWAY LLP	301 S WESTFIELD RD	Commercial: Office 2 sty or lg.	Partial	1,117	134
070823302131	BANKERS' BANK OF WIS	7700 MINERAL POINT RD	Commercial: Office 2 sty or lg.	Partial	1,903	873
071006304275	BRIAN ROBERT PLOECKELMAN	2146 E WASHINGTON AVE	Residential: Single family	Partial	-	81
070913108481	BRIGITTE A BUCHMEIER	1158 E WASHINGTON AVE	Residential: Single family	Partial	-	144
070823414019	CAMBRIDGE COURT LTD PRTSP	7404 MINERAL POINT RD	Commercial: Shop center neighbor	Partial	1,297	1,488
070823414043	CAMBRIDGE COURT LTD PRTSP	7402 MINERAL POINT RD	Commercial: Store 1 sty sm	Partial	354	740
070824300952	CAPITOL ONE REAL ESTATE LLC	6702 MINERAL POINT RD	Commercial: Gas & store	Partial	-	1,232
071005231015	CAPITOL ONE REAL ESTATE LLC % FAROOQ SHAHZAD	3019 E WASHINGTON AVE	Commercial: Gas & store	Partial	53	183
070920204016	CAROLINA APARTMENT INVESTORS LLC	4901 SHEBOYGAN AVE	Commercial: 286 unit Apartment	Partial	5	838
070919101083	CHAPEL HILL	502 N EAU CLAIRE AVE	Commercial: 171 unit Apartment	Partial	-	40
070824306322	CLOCK TOWER COURT LLC	6602 MINERAL POINT RD	Commercial: Shop center neighbor	Partial	386	3,274
070913302116	CONSTELLATION CONDO ASSN CONSTELLATION PROJECT LLC	10 N LIVINGSTON ST UNIT CDM	Commercial: Condominium-notation	Partial	-	345
070920202036	COVENTRY CONDOMINIUM ASSC	601 N SEGOE RD	Residential: Condominium	Partial	-	208
081032406010	DANE COUNTY CREDIT UNION	3394 E WASHINGTON AVE	Commercial: Bank, s & l	Partial	-	176
070917499101	DANFORD PLAZA LLC	3302 UNIVERSITY AVE*	Commercial: Mixed use	Partial	2	257

Parcel ID	Owner	Parcel Address	Current Use	Extent	Estimated Impact Area (Square Feet)	
					Acquisition	Temporary Easement
071006421227	DAWN E OKITE	2209 E WASHINGTON AVE	Residential: 3 unit Apartment	Partial	-	145
070824413094	DOUGLAS A EARL	6210 MINERAL POINT RD	Commercial: 22 unit Apartment	Partial	-	1,581
070913102061	DRS HOLDINGS LLC	1302 E WASHINGTON AVE	Commercial: Tavern	Partial	-	130
070919101059	EIGHT & EIGHT PARTNERSHIP	501 N WHITNEY WAY	Commercial: 15 unit Apartment	Partial	-	29
070913107318	FACTORY DISTRICT APARTMENTS LLC	1216 E WASHINGTON AVE	Commercial: 76 unit Apartment	Partial	-	73
070913212175	GALAXIE CONDO ASSOC INC GEBHARDT DEVELOPMENT LLC	810 E WASHINGTON AVE UNIT CDM	Commercial: Condominium-notation	Partial	-	165
070913410159	GEBHARDT FRANK CONDO OWNERS ASSOC INC	803 E WASHINGTON AVE UNIT CDM	Commercial: Condominium-notation	Partial	-	313
070825203064	GRAND CANYON COLLECTION LLC	6613 MINERAL POINT RD	Commercial: Store 1 sty sm	Partial	52	160
070920121012	HILLDALE SHOPPING CENTER LLC	702 N MIDVALE BLVD	Commercial: Shop center regional	Partial	-	474
081033209190	HY-VEE INC	3809 E WASHINGTON AVE	Commercial: Bank, s & l	Partial	452	583
081032411118	IRIS J BRIGHAM TRUST	3375 E WASHINGTON AVE	Commercial: Station -use change	Partial	-	281
071006304283	JACOB FURNALD	2150 E WASHINGTON AVE	Residential: 2 Unit	Partial	-	19
071006306362	JOHN F CALABRESE	2038 E WASHINGTON AVE	Commercial: Office - 1 story	Partial	-	136
070913108473	JWT RENTALS LLC	1154 E WASHINGTON AVE	Residential: Single family	Partial	-	70
070827101159	KELLEY WILLIAMSON CO	497 S JUNCTION RD UNIT TCB	Commercial: Gas & store	Partial	-	300
070823301042	KWIK TRIP INC	7522 MINERAL POINT RD	Commercial: Car wash, auto	Partial	160	356
070826202073	KWIK TRIP INC	7715 MINERAL POINT RD	Commercial: Gas & store	Partial	-	170
070823301026	KWIK TRIP INC	7514 MINERAL POINT RD	Commercial: Gas and store	Partial	150	373
070823301034	KWIK TRIP INC	7518 MINERAL POINT RD	Commercial: Gas and store	Partial	157	363
070823301050	LEUTHNER PROPERTIES LLC	7530 MINERAL POINT RD	Commercial: Veterinarian clinic	Partial	370	800
081032430225	LUEDTKE STORM BUILDING LLC	3205 E WASHINGTON AVE	Commercial: Office - 1 story	Partial	-	60
071006129342	M&N PROPERTIES LLC	246 OAK ST	Commercial: Shop center neighbor	Partial	-	55
070826100863	MADISON JOINT VENTURE LLC # 500	402 S GAMMON RD	Commercial: Store 2 sty small	Partial	-	162
070826100772	MADISON WTM LLC	7213 MINERAL POINT RD	Commercial: R-2 vacant	Partial	-	64
070824400926	MARBELLA UNIT OWNERS ASOC INC, % ANCHOR PROP MNGMT	325 S YELLOWSTONE DR	Residential: Condominium	Partial	2,540	8,898
071005207058	MARVIN DEVELOPMENT OF SOUTH DAKOTA LLC	3002 E WASHINGTON AVE	Commercial: Rest drive-in w/seat	Partial	-	320
071005206240	MEV MADISON LLC	2958 E WASHINGTON AVE	Commercial: Rest drive-in w/seat	Partial	-	135
070919105027	MICHAEL HONECK	5130 REGENT ST	Residential: Single family	Partial	-	40
071006421235	MICHAEL J COLE	2205 E WASHINGTON AVE	Residential: Single family	Partial	-	141

Parcel ID	Owner	Parcel Address	Current Use	Extent	Estimated Impact Area (Square Feet)	
					Acquisition	Temporary Easement
070825203121	MJM ENTERPRISES LLC	6501 MINERAL POINT RD	Commercial: Office 2 sty or lg.	Partial	-	87
070919113153	MONTICELLO APARTMENTS LLP	202 N EAU CLAIRE AVE	Commercial: 234 unit Apartment	Partial	32	53
070919113161	MONTICELLO APARTMENTS LLP	5025 SHEBOYGAN AVE	Commercial: 96 unit Apartment	Partial	2	72
070823301076	MP PARTNERS LLC	7610 MINERAL POINT RD	Commercial: Store 1 sty sm	Partial	968	2,257
070823414035	MSG LIMITED PARTNERSHIP STE 101	333 RANDOLPH DR	Commercial: Restaurant	Partial	853	732
070913102136	MULLINS APARTMENTS LLP	1344 E WASHINGTON AVE	Commercial: Restaurant	Partial	-	128
070823410033	NADD1 LLC	7206 MINERAL POINT RD	Commercial: Restaurant	Partial	803	1,167
070827101175	NETWORK PARTNERS LLC	437 S JUNCTION RD	Commercial: Veterinarian clinic	Partial	-	1,849
070824306330	NO FEAR PROPERTIES LLC	344 S YELLOWSTONE DR	Commercial: Office - 1 story	Partial	244	322
070823301018	NOT AVAILABLE	7502 MINERAL POINT RD	Commercial: Gas & store	Partial	-	501
070825201232	NOT AVAILABLE	6701 MINERAL POINT RD	Commercial: Store 1 sty sm	Partial	-	203
070913303065	NOT AVAILABLE	722 E MAIN ST	Commercial: Commercial exempt	Partial	-	123
070919102023	NOT AVAILABLE	505 WYNNWOOD WAY	Residential: Single family	Partial	-	139
070919311070	NOT AVAILABLE	5910 MINERAL POINT RD	Commercial: Office insur type lg	Partial	8,196	10,911
070920208034	NOT AVAILABLE	4701 SHEBOYGAN AVE	Commercial: 303 unit Apartment	Partial	-	534
071006306354	NOT AVAILABLE	2030 E WASHINGTON AVE	Residential: Single family	Partial	-	85
071006421095	NOT AVAILABLE	2263 E WASHINGTON AVE	Residential: 4 unit Apartment	Partial	-	15
071006421102	NOT AVAILABLE	2257 E WASHINGTON AVE	Commercial: 10 unit Apartment	Partial	-	190
070823308072	OAKBRIDGE COMMONS LIMITED PARTNERSHIP	7810 MINERAL POINT RD	Commercial: Shop center neighbor	Partial	3,479	3,019
070824413101	ONE EAST FOUR WEST LLC	6200 MINERAL POINT RD	Commercial: Office 2 sty or lg.	Partial	822	1,505
070919102031	PATRICIA A LASKY	501 WYNNWOOD WAY	Residential: Single family	Partial	-	136
070919401136	PEGGY M HATFIELD	5129 REGENT ST	Residential: Single family	Partial	20	209
070913107128	PHILLIP P PARHAMOVICH	1254 E WASHINGTON AVE	Commercial: Apartment & store	Partial	-	133
081027205047	RAYNE ONE LLC	4726 EAST TOWNE BLVD	Commercial: Office 2 sty or lg.	Partial	-	904
070919106083	RED VILLAGE CHURCH INC	5 MERRILL CREST DR	Residential: Single family	Partial	21	121
071006305017	ROXANA V VEGA	2153 E WASHINGTON AVE	Residential: 2 Unit	Partial	-	42
070823400943	STONEMOR WISCONSIN LLC	7302 MINERAL POINT RD	Commercial: Commercial exempt	Partial	1,952	2,635
071006311147	SYLVIA A MUELLER TRUST	1902 E WASHINGTON AVE	Commercial: Office - 1 story	Partial	-	153
071006304168	TRU ENDEAVORS LLC	2100 E WASHINGTON AVE	Commercial: Apartment & store	Partial	-	84
071006423182	TRU NGUYEN	2302 E WASHINGTON AVE	Residential: Single family	Partial	-	100

Parcel ID	Owner	Parcel Address	Current Use	Extent	Estimated Impact Area (Square Feet)	
					Acquisition	Temporary Easement
071006304176	TRUDY N CARDEN	2106 E WASHINGTON AVE	Residential: 3 unit Apartment	Partial	-	54
070921207019	TWENTIETH CENTURY MARKETS	520 FARLEY AVE	Commercial: Apartment & store	Partial	-	2,967
070823410017	U OF W MEDICAL FNDTN INC	7102 MINERAL POINT RD	Commercial: Medical clinic	Partial	2,194	881
070930107010	UNIV WIS RESEARCH PARK COMPASS 406 LLC	406 SCIENCE DR	Commercial: Office 2 sty or lg.	Partial	-	200
070920101022	UNIVERSITY PLAZA LLC	3313 UNIVERSITY AVE	Commercial: Grocer, large	Partial	-	721
070930202018	UNIVERSITY RESEARCH PARK	401 CHARMANY DR	Commercial: Office 2 sty or lg.	Partial	9	142
070920202052	VENTURE II PROPERTIES LLC	619 N SEGOE RD	Commercial: 115 unit Apartment	Partial	-	570
071006421243	WALLACE HOLDINGS LLC C & E EGGLESTON	2201 E WASHINGTON AVE	Residential: 4 unit Apartment	Partial	-	111
070913117078	WASHINGTON CENTER ASSOCIATES LLP	1001 E WASHINGTON AVE	Commercial: Warehouse 1 story	Partial	-	204
070913101013	WASHINGTON GILMAN LTD PRT & MULLINS FAMILY LLC	28 S DICKINSON ST	Commercial: Warehouse & office	Partial	-	61
070913101071	WASHINGTON GILMAN LTD PRT & MULLINS FAMILY LLC	2 S BALDWIN ST	Commercial: Office 2 sty or lg.	Partial	-	136
070823410059	WEST PLACE TWO LLC	7050 SLIGO DR	Commercial: Restaurant	Partial	989	802
070827101183	WEST SIDE BUSINESS ASSN BUILDING COMPANY INC	455 S JUNCTION RD	Commercial: Bank, s & l	Partial	-	2,883
070920202028	WESTON PLACE CONDO OWNRS ASSC INC ATTN APEX MNGMT	625 N SEGOE RD	Residential: Condominium	Partial	-	194
070919300966	WHITNEY POINT CONDO ASSN WHITNEY PT LLC % MPM	5402 MINERAL POINT RD UNIT CDM	Commercial: Condominium-notation	Partial	2,165	1,426
<b>Total</b>					<b>38,755</b>	<b>134,156</b>
					<b>(0.89 acres)</b>	<b>(3.08 acres)</b>

\*Located in the Village of Shorewood Hills

Sources: Wisconsin Land Information Program (WLIP) Version 7 Statewide Parcel Database (2021), available at <https://www.sco.wisc.edu/parcels/data/>. Wisconsin Department of Administration (DOA); Wisconsin State Cartographer's Office (SCO). [June 30, 2021]. City of Madison Tax Parcels (Assessor Property Information) [Sept. 21, 2020], available at <https://www.cityofmadison.com/assessor/property/info.cfm>.

Table 3: Potential Property Acquisitions and Easements, Public Parcels

Parcel ID	Owner	Parcel Address	Current Use	Extent	Estimated Impact Area (Square Feet)	
					Acquisition	Temporary Easement
081032108062	CITY OF MADISON CDA TELEPHONE 266-1675	1 STRAUBEL CT	Commercial: Commercial exempt	Partial	871	4,205
070827100937	CITY OF MADISON ENGINEER FUTURE TRANSPORTATION	432 S JUNCTION RD	Commercial: Commercial exempt	Full	150,630	-
071006312202	CITY OF MADISON ENGINEER FUTURE TRANSPORTATION 535	2 S FIRST ST	Residential: Vacant	Partial	-	59
070913325019	CITY OF MADISON PARKING BRAYTON LOT	1 S BUTLER ST	Commercial: Commercial exempt	Full	-	86,412
070919300990	CITY OF MADISON PARKS GARNER PARK	5351 SOUTH HILL DR	Park	Partial	11,774	13,645
070824413086	CITY OF MADISON PARKS NAUTILUS POINT PARK	321 NAUTILUS DR	Park	Partial	-	4,767
070913101097	CITY OF MADISON TRANSIT METRO ADMINISTRATION	1101 E WASHINGTON AVE	Commercial: Commercial exempt	Partial	-	204
070913101063	CITY OF MADISON TRANSIT METRO MAINTENANCE	1101 E WASHINGTON AVE	Metro Transit Maintenance	Partial	-	244
070824300928	CITY OF MADISON WATER UT WELL # 16	6706 MINERAL POINT RD	Residential: Vacant	Partial	-	840
081014400232	CITY OF SUN PRAIRIE	2751 O'KEEFFE AVE^	Park-and-ride	Full	-	89,069
081029400869	DANE COUNTY TRUAX AIR PARK	1701 WRIGHT ST	Commercial: Commercial exempt	Partial	165	989
071006424130	MADISON METRO SCHOOL DIST EAST HIGH SCHOOL	2222 E WASHINGTON AVE	Residential: Vacant	Partial	-	293
070824300994	MADISON METRO SCHOOL DIST JAMES MADISON MEMORIAL	101 S GAMMON RD	Commercial: Commercial exempt	Partial	10	9,207
081016304040	MCALLEN PROPERTIES MADISON LLC	3829 HANSON RD	Commercial: Warehouse & office	Partial	-	1,073,470
070917499301	SHOREWOOD HILLS, VILLAGE OF	NW Corner Of Shorewood Boulevard And University Avenue*	Right-of-way	Partial	539	247
070922106129	STATE OF WI WIS DOT	1301 W JOHNSON ST	Residential: Vacant	Partial	154	-
070922118017	STATE OF WI WIS DOT	1598 CAMPUS DR	Residential: Vacant	Partial	7,528	2,193
070922119015	STATE OF WI WIS DOT	311 N RANDALL AVE	Residential: Vacant	Partial	1,242	633
070930201028	UNIV OF WIS REGENTS	5705 MINERAL POINT RD	Commercial: Commercial exempt	Partial	-	115
070930202068	UNIV OF WIS REGENTS	425 CHARMANY DR	Commercial: Commercial exempt	Partial	10	304
070827100979	UNIV OF WIS REGENTS VAN HISE HALL # 1860	8403 MINERAL POINT RD UNIT TCB	Commercial: Commercial exempt	Partial	7,266	3,525
070919412266	UNIV OF WIS REGENTS VAN HISE HALL # 1860	301 S WHITNEY WAY	Residential: Vacant	Partial	-	169
070922201101	UNIV OF WIS REGENTS VAN HISE HALL # 1860	1552 UNIVERSITY AVE	Commercial: Commercial exempt	Partial	1,303	-
070923204063	UNIV OF WIS REGENTS VAN HISE HALL # 1860	740 UNIVERSITY AVE	Commercial: Commercial exempt	Partial	221	650
070923214012	UNIV OF WIS REGENTS VAN HISE HALL # 1860	770 W DAYTON ST	Commercial: Commercial exempt	Partial	2,355	795
<b>Total</b>					<b>184,069</b> <b>(4.23 acres)</b>	<b>1,292,037</b> <b>(29.66 acres)</b>

^ Located in the City of Sun Prairie. \* Located in the Village of Shorewood Hills.

Sources: Wisconsin Land Information Program (WLIP) Version 7 Statewide Parcel Database (2021), available at <https://www.sco.wisc.edu/parcels/data/>. Wisconsin Department of Administration (DOA); Wisconsin State Cartographer's Office (SCO). [June 30, 2021]. City of Madison Tax Parcels (Assessor Property Information) [Sept. 21, 2020], available at <https://www.cityofmadison.com/assessor/property/info.cfm>.

## 5. Mitigation Measures

This section describes the measures the City of Madison will implement to mitigate the East-West BRT Project's long-term and short-term acquisition and displacement impacts. The City of Madison will continue its efforts to avoid property acquisitions as the project advances. The City of Madison would provide fair market compensation and relocation assistance, where applicable, to mitigate private property impacts that result in compensable losses, as federal and state laws and regulations require. The City of Madison will maintain communications with all property owners directly affected by project-related acquisitions.

When acquiring property, the City of Madison would provide property owners payment of fair market compensation and relocation assistance in accordance with the requirements of the Uniform Relocation Act,<sup>4</sup> FTA,<sup>5</sup> and Wisconsin Statutes Chapter 32.<sup>6</sup> By working closely with all potentially affected property owners during design, the City of Madison intends to minimize property impacts and the number of affected property owners.

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<sup>4</sup> 42 US Code Ch. 61. Available at <https://uscode.house.gov/view.xhtml?path=/prelim@title42/chapter61&edition=prelim>. Accessed 23 November 2021.

<sup>5</sup> Federal Transit Administration, Grant Management Requirements. Circular 5010.1D, November 1, 2008, [https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/C\\_5010\\_1D\\_Finalpub.pdf](https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/C_5010_1D_Finalpub.pdf).

<sup>6</sup> Wisconsin State Legislature, Wisconsin Statutes Chapter 32. Available at <https://docs.legis.wisconsin.gov/statutes/statutes/32>. Accessed 23 November 2021.