

**SMALL PROJECTS RELOCATION PLAN**

City/Village: Milwaukee

County: Milwaukee

**PROJECT DESCRIPTION**

**1. Name & Purpose of Project:**

Harley Davidson Catalytic Project

Spot Acquisition of  
Elimination of blight.

**2. Principal Public Funding Source: (see ch. COMM 202.01(13))**

Community Block Grant Funds

Contact Person from this Source:

Name: Gregory J. Shelko Phone: (414) 286-5820

**3. Displacing Agency: (Same as #2 unless project is being carried out by a private entity or non-profit organization).**

Redevelopment Authority of the City of Milwaukee

Contact Person from this Source:

Name: Greg Shelko Phone: (414) 286-5762

**4. If federal funds are supporting any part of this project, identify the federal agency and program involved:**

Community Block Grant Funds

**5. Indicate who will be providing relocation services in this project:**

Name: Rhonda Szallai, Relocation Specialist Phone: (414) 286-5762

**6. Date this plan prepared: 04/30/03 By: Rhonda Szallai, Relocation Specialist**

**DISPLACEE CHARACTERISTICS/PROPERTY STATUS**  
(Attach additional pages if needed)

**1. Number of properties/parcels to be acquired or affected under this plan:**

Total Number 5      Number occupied 1 / Number Vacant 4

**2. Displacement Characteristics/Impacts by Unit:**

Parcel # 2002-03-01 - 3705 W. Vliet Street

Tenant occupied - \$475/month rent (tenant pays all utilities) for 3 bedroom unit with 1458 sq.ft. Two story duplex built in 1911 – lower unit has 5 rooms and 3 bedrooms. Two adults and 3 children live in this unit. Only one adult is working with minimal income. Will offer priority status in the Rent Assistance Program (Section 8) or applicable tenant replacement housing payment.

Parcel #2002-03-02 - 3707 W. Vliet Street

Tenant occupied - \$575/month rent (tenant pays all utilities) for 3 bedroom unit with 1475 sq.ft. Two story duplex built in 1911 – upper unit has 7 rooms and 3 bedrooms. Two adults and 3 children live in this unit. Only one adult is working with minimal income. Will offer priority status in the Rent Assistance Program (Section 8) or applicable tenant replacement housing payment.

Date option to purchase is to be/was executed:	<u>July 2003</u>
Date Offer to Purchase is Expected to be Made:	<u>July 2003</u>
Date public funding was committed or is expected:	<u>December 2002</u>
Date Property Acquisition is Expected to Occur:	<u>November 2003</u>
Date Relocation is Expected to Occur:	<u>July-November 2003</u>

**RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL**

**PART F1**

		2002-03-01	2002-03-02		
<b>DATA ON ACQUIRED UNIT</b>	1. PARCEL OR UNIT ADDRESS				
	1. OCCUPANT STATUS (O) OWNER OR (T) TENANT	T	T		
	3. FAMILY COMPOSITION ADULTS/CHILDREN	2/3	2/3		
	4. TYPE OF BUILDING CONSTRUCTION	Frame	Frame		
	5. HABITABLE AREA	1093 sf	1106 sf		
	6. AGE/STATE OF REPAIR	92 yrs/Poor	92 yrs/Poor		
	7. TOTAL ROOMS/BEDROOMS	5/3	6/3		
	8. TYPE OF NEIGHBORHOOD	Comm/residen	Comm/residen		
	9. DISTANCE TO: (S)HOPPING (T)RANSPORTATION (SCH)OOLS	(S) in area (T) in area (SCH) in area	(S) in area (T) in area (SCH) in area	(S) (T) (SCH)	(S) (T) (SCH)
<b>FINANCIAL INFORMATION</b>	10. GROSS INCOME	\$1,200/month	\$1,400/month	\$	\$
	11. CURRENT RENT (INCLUDING UTILITIES)	\$575	\$675	\$	\$
	12. VALUE OF ACQUIRED DWELLING	\$55-70,000 est	\$55-70,000 est	\$	\$
	13. ABILITY TO PAY RENT OR PURCHASE	\$To be verified	\$To be verified	\$	\$
<b>RELOCATION NEEDS</b>	14. ROOMS/BEDROOMS NEEDED	6/4	6/4		
	15. HABITABLE AREA REQUIRED	550 sf	550 sf		
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT	T	T		
<b>COMPARABLE ANALYSIS</b>	17. NUMBER OF COMPARABLES AVAILABLE	5	5		
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT	5	5		
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$725 - \$950 includes utilities	\$725 - \$950 includes utilities	\$	\$
	20. COMPARABLES FROM GROUP NO.	1	1		
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	\$950 Unit #1 includes utilities	\$950 Unit #1 includes utilities	\$	\$
<b>PAYMENTS AND ESTIMATES</b>	22. MOVE COST (A) ACTUAL (F) FIXED	\$950 (F)	\$1,050 (F)	\$	\$
	23. ESTIMATED OWNER REPLACEMENT PAYMENT	\$N/A	\$N/A	\$	\$
	24. CLOSING AND INCIDENTAL COST PAYMENT	\$N/A	\$N/A	\$	\$
	25. MORTGAGE REFINANCING PYMT.	\$N/A	\$N/A	\$	\$
	26. TENANT REPLACEMENT PYMT. R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input checked="" type="checkbox"/> \$22,500 D <input type="checkbox"/> \$	R <input checked="" type="checkbox"/> \$16,500 D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$



N/A – No Commercial Displacement

DATA ON ACQUIRED UNIT	1. PARCEL OR UNIT ADDRESS				
	2. OCCUPANT STATUS (O) OWNER OR (T) TENANT				
	3. TYPE OF BUSINESS OR FARM				
	4. LENGTH OF OCCUPANCY				
	5. SIZE OF OCCUPIED AREA (SQUARE FEET)				
	6. ESTIMATE OF PARKING SPACES REQUIRED				
	7. TRADE FIXTURES INCLUDED	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	8. EQUIPMENT REQUIRING SPECIAL MOVE	N/A			
	9. FARM SIZE OR TILLABLE ACREAGE	N/A			
FINANCIAL INFORMATION	10. ESTIMATED ANNUAL GROSS INCOME	\$	\$	\$	\$
	11. CURRENT RENT		\$	\$	\$
	12. REMAINING LEASE AND TERMS				
	13. ESTIMATED VALUE OF ACQUIRED PROPERTY	\$	\$	\$	\$
RELOCATION NEEDS	14. SPECIAL FEATURES NEEDED				
	15. AREA REQUIRED				
	16. PROBABLE STATUS (O) OWNER OR (T) TENANT				
COMPARABLE ANALYSIS	17. NUMBER OF COMPARABLES AVAILABLE				
	18. NUMBER OF COMPARABLES EXPECTED AT DISPLACEMENT				
	19. RANGE OF SALE PRICE OR RENT OF COMPARABLES	\$	\$	\$	\$
	20. COMPARABLES FROM GROUP NO.				
	21. MOST COMPARABLE UNIT NUMBER AND PRICE	\$	\$	\$	\$
PAYMENT ESTIMATES	22. MOVE COST - (A) ACTUAL OR (PIL) PAYMENT IN LIEU	\$	\$	\$	\$
	23. TENANT REPLACEMENT PAYMENT: R=RENT DIFFERENTIAL D=DOWN PAYMENT	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$	R <input type="checkbox"/> \$ D <input type="checkbox"/> \$
	24. OWNER REPLACEMENT PAYMENT	\$	\$	\$	\$
	25. CLOSING AND INCIDENTAL COST PAYMENT	\$	\$	\$	\$
	26. MORTGAGE REFINANCING COST PAYMENT	\$	\$	\$	\$



**RELOCATION PLAN ASSURANCES**

I hereby certify upon information and belief that this relocation plan contains accurate information and as been prepared in accordance with, and adequately provides for, the delivery of relocation services and payment prescribed under Wisconsin's Relocation Assistance Act, ss. 32.185-32.27, Wisconsin Statutes and ch COMM 202, Wisconsin Administrative Code. I further assure that:

1. Relocation staff who will implement this plan are familiar with its contents and the requirements of Wisconsin relocation law and COMM 202;
2. Sufficient funds have been appropriated, reserved, set aside or otherwise committed to cover the anticipated relocation costs described in this plan;
3. Families and individuals will have full opportunity to occupy comparable, decent, safe and sanitary housing;
4. Businesses and farms will be provided maximum assistance in reestablishing with a minimum of delay and loss of earnings;
5. Relocation payments will be made promptly by the agency and to the full extent for which displaced persons are eligible;
6. Project and program activities are planned and will be carried out in a manner that minimizes hardships to displaced persons;
7. Relocation will be carried out in a manner that will provide the greatest possible choices within the community's total housing supply; lessen racial, ethnic and economic concentrations; and facilitate desegregation and racially inclusive patterns of occupancy and use of public and private facilities;
8. The relocation process and delivery of payments and services will not result in separate treatment of displaced persons;
9. All displaced persons will be given a reasonable period of time to move and no one will be required to move unless a comparable replacement property is available or provided for;
10. Relocation assistance and advisory services will be provided in accordance with the needs of those persons to be displaced, including but not limited to, social service referrals, job counseling referrals, housing referrals and counseling and transportation to available replacement housing, if necessary.

Gregory J. Shelko

Name (Chief Executive Officer or Agency Head)

Asst. Executive Director-Secretary

Redevelopment Authority of the City of Milwaukee

Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature




**PROPOSED BLIGHT DESIGNATION SUMMARY  
LAND DISPOSITION REPORT  
HARLEY DAVIDSON CATALYTIC PROJECT AREA**

**Date:** November 21, 2002

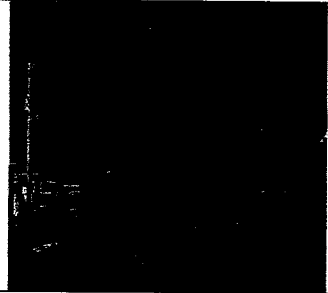
**Proposed Activity:** Declare four privately owned properties blighted for acquisition. After acquisition, the structures will be demolished. The land will be conveyed to the Housing Authority of the City of Milwaukee along with one City-owned property for residential development as part of activities in the Harley Davidson Catalytic Project Area.

**Related Activities** The Authority is presently acquiring 31 properties one block north for MPS as part of a neighborhood school initiative for 37<sup>th</sup> Street School. The Authority recently acquired seven properties near LAND for Westside Academy's school expansion project.


**Properties:**

	<p><b>3705-07 West Vliet Street</b>  <b>Description:</b> A 2-story duplex built in 1911, with 2,933 SF on a 3,600 SF lot  <b>Condition:</b> Fair with some evidence of deferred maintenance  <b>Owner:</b> Mohan M. Kandarapally  <b>Occupancy:</b> Both units are tenant occupied  <b>Assessment:</b> \$ 34,700  <b>Tax Status:</b> Current</p>
	<p><b>3715 West Vliet Street</b>  <b>Description:</b> A 2-story mixed-use building built in 1894, with 2,738 SF on a 3,600 SF lot  <b>Condition:</b> Fair with some evidence of exterior maintenance needed  <b>Owner:</b> Ronald R. Sunie  <b>Occupancy:</b> Both units are vacant  <b>Assessment:</b> \$ 6,400  <b>Tax Status:</b> Current</p>
	<p><b>3717-19 West Vliet Street</b>  <b>Description:</b> A 2-story mixed use building built in 1894, with 2,256 SF on a 3,600 SF lot  <b>Condition:</b> Fair with evidence of deferred maintenance  <b>Owner:</b> Leona Chambers  <b>Occupancy:</b> Vacant  <b>Assessment:</b> \$ 30,000  <b>Tax Status:</b> One year delinquent</p>



	<b>1348 North 37th Street</b>
	<b>Description:</b> A 2-story warehouse built in 1915, with 2,600 SF of storage area on a 3,699 SF lot
	<b>Condition:</b> Poor with evidence of deferred maintenance
	<b>Owner:</b> Donald Lay
	<b>Occupancy:</b> vacant
	<b>Assessment:</b> \$ 5,500
<b>Tax Status:</b> Current	

**City Acquisition:**

	<b>3711 West Vliet Street</b>
	<b>Description:</b> A one-story commercial building built in 1914, with 1,972 SF on a 3,600 SF lot
	<b>Condition:</b> Average
	<b>Owner:</b> City of Milwaukee
	<b>Occupancy:</b> Vacant and boarded
	<b>Assessment:</b> \$ 8,000
<b>Tax Status:</b> Current	

**Past Actions:**

On November 21, 2002, the Redevelopment Authority held a Public Hearing on the blight designation and on the disposition of the properties pursuant to Wisconsin Statutes.

**Future Actions:**

Upon approval by the Common Council, the Redevelopment Authority will proceed to acquire the properties pursuant to Section 32.05, Wisconsin Statutes. A relocation plan will be prepared and all tenants relocated according to Wisconsin Statutes. The Authority will pay for all acquisition, relocation and demolition expenses.

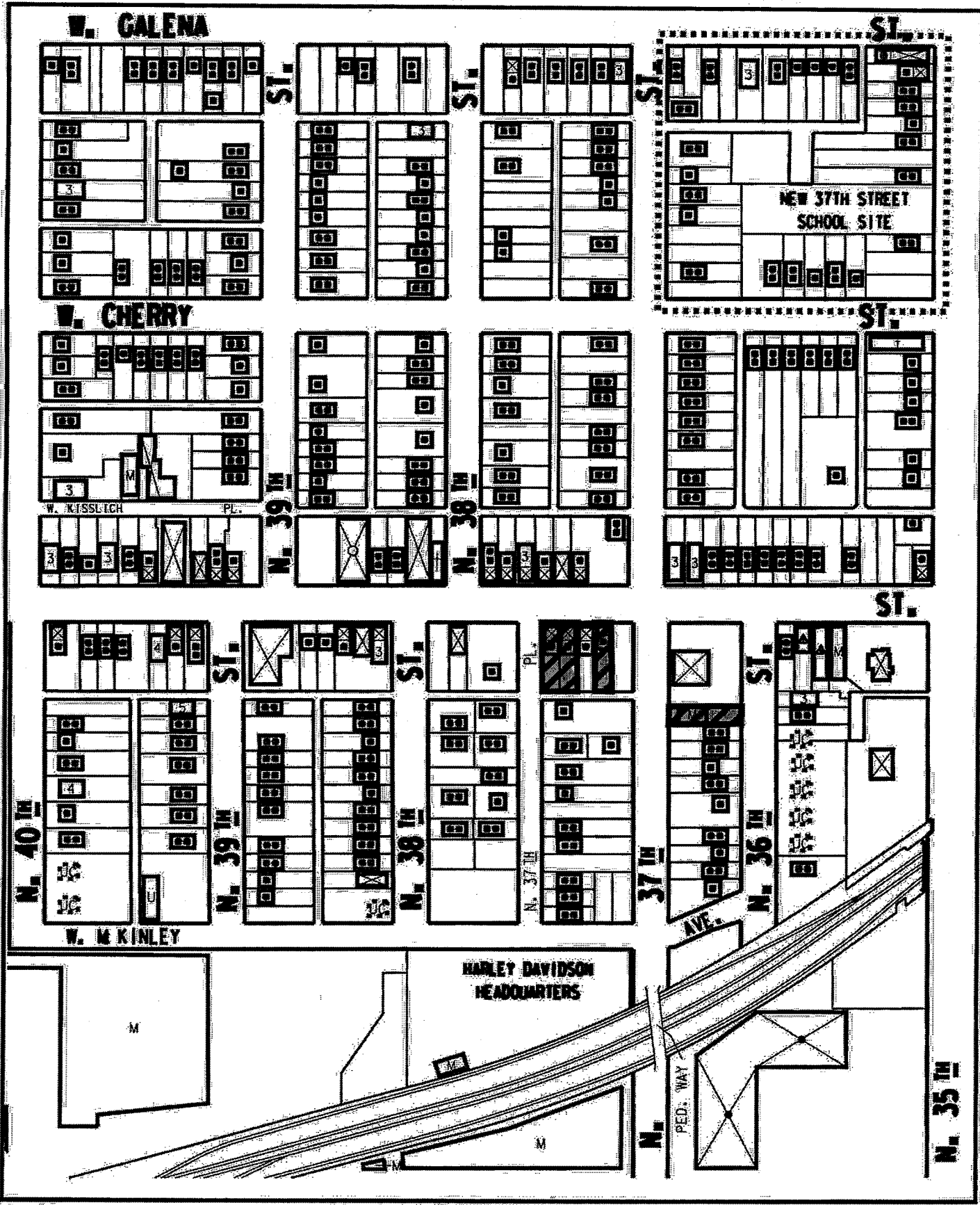
After acquisition, relocation and demolition, the land will be conveyed without monetary consideration to the Housing Authority for the purpose of constructing housing in the Harley Davidson neighborhood. Further, the Authority will be allowed to accept title for the Housing Authority of the City of Milwaukee.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**

Gregory J. Shelko  
Assistant Executive Director-Secretary

# PRIVATELY OWNED SPOT ACQUISITIONS HARLEY DAVIDSON CATALYTIC PROJECT AREA



 PRIVATE PROPERTIES TO BE ACQUIRED