

Relocation Plan For

Riverworks Industrial Center TID 24
City of Milwaukee
Milwaukee County

Acquiring Agency:

Redevelopment Authority
of
The City of Milwaukee

Prepared By:

Draheim Company, Inc.
P.O. Box 10363
Green Bay, WI 54307-0363

Date(s) Prepared:

August 24, 2001 to December 06, 2001

**Date Submitted
to DOC:**

December 6, 2001

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PROJECT DESCRIPTION		PART	A
1. Name of Project: Riverworks Industrial Center TID 24	2. County (s): Milwaukee County		
3. Purpose of Project: Urban Renewal	4. Public Agency (Condemnor): Redevelopment Authority City of Milwaukee		
	5. Eminent domain procedure which agency will follow: <input checked="" type="checkbox"/> 32.05 <input type="checkbox"/> 32.06 <input type="checkbox"/> Other		
6. Relationship of this plan to total project displacement:			
a. <input checked="" type="checkbox"/> This is a new plan covering all displacement expected for this project. b. <input type="checkbox"/> This is a continuation or amendment to the above project for which a plan had previously been approved by the Department of Commerce on _____ c. <input type="checkbox"/> This is a 1st Phase plan for the above project which will have subsequent displacement covered in later plans. d. <input type="checkbox"/> Other (specify): _____			
7. If 6.c. above is checked, explain the level of additional displacement expected and why it is not included in this plan:			
8. Location of Project (geographic boundaries): <input checked="" type="checkbox"/> Project boundaries are shown on attached map			
9. What source(s) of funds will be used in carrying out this project: <input checked="" type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/> Private	10. If federal funding is expected to support any part of this project identify the federal agency and program involved:		
11. Has the agency or any other person engaged in any land acquisition activities for this project prior to submission of this plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, Explain:			

PROJECT ADMINISTRATION

PART B

1. Identify the public official or employee who is primarily responsible for implementing this plan and is designated as the agency's principal contact on relocation matters:

Name Gregory J. Shelko Title Assistant Excutive Director-Secretary
Address 809 North Broadway, P. O. Box 324 Dept/Div Redevelopment Authority
City/State Milwaukee, WI 53201-0324 Telephone (414) 286-5900

2. If the agency is contracting with another agency or person to prepare or implement this plan, identify the contracting person or agency:

Name Reginald H. Draheim Title Relocation Specialist
Address PO Box 10363 Agency/Firm Name Draheim Company Inc
City/State Green Bay, WI 54307-0363 Telephone (920) 497-1000

3. Identify relocation staff or persons who will be directly involved in relocation assistance to project displacees:

Name Reginald H. Draheim Title Relocation Specialist
Name _____ Title _____
Name _____ Title _____

4. Identify the name(s) of persons who will be negotiating the acquisition of properties for this project:

Name Dwayne Edwards Title Real Estate Specialist
Address 809 North Broadway, P.O. Box 324 Dept/Div Real Estate - Redevelopment Authority
City/State Milwaukee WI 53201-0324 Telephone (414) 286-5735

5. Will the agency establish a relocation field office?

No (explain) Will maintain regular, personal contact with the displacees. A toll free telephone line is maintained for the benefit of the displacees.

Established Office Address 1600 Shawano Ave Suite 108W

Will Establish Green Bay, WI

Office within project Days & Hours Open 8:30 a.m. - 4:30 p.m. Mon - Fri

Office approximately _____ blocks from center of project area Will staff be available evenings by appointment?

Yes

No

INVENTORY OF DISPLACEMENT

PART C

1. Number of parcels to be acquired under this plan:

$$\begin{array}{ccccccc}
 [7] & + & [0] & = & [7] \\
 \text{Occupied} & & \text{Vacant} & & \text{Total}
 \end{array}$$

2. The displacement data for this plan was obtained during the period:

August 24, 2001 to November 30, 2001

3. Displacement Characteristics (by parcel)

Parcel # 5A: RRH II, Inc., d/b/a Hamilton Box & Specialty Co., a manufacturing plant, is a tenant occupant located at 701 East Vienna Avenue, Milwaukee, Wisconsin. The business leases approximately 52,000 square feet of office, manufacturing and warehouse space. The current rent is \$10,433 per month. They plan to relocate on Milwaukee's east side.

Parcel # 6A: Peter Detoro, d/b/a Detoro General Contractors, a construction business, is a tenant occupant located at 3908 North Palmer Street, Milwaukee, Wisconsin. The business leases approximately 2,225 square feet of shop space. The current rent is \$750 per month. He plans to relocate in the Milwaukee area.

Parcel # 7A: Anthony Leslie, d/b/a Independent Auto Body is a tenant occupant located at 3896 North Palmer Street, Milwaukee, Wisconsin. The business leases approximately 1,296 square feet of shop space. The current rent is \$600 per month. He plans to relocate in the Milwaukee area.

Parcel # 7B: This is a tenant occupied single family residence located at 3880 North Palmer Street, Milwaukee, Wisconsin. This residence has 6 rooms, 3 bedrooms and approximately 959 square feet of habitable area. It is occupied by a married couple and their three children. The current rent is \$500.00 per month including utilities.

Parcel # 8A: Legalese Incorporated, d/b/a Advanced PC Technologies, a computer company, is a tenant occupant located at 225 West Capital Drive, Milwaukee, Wisconsin. The business leases approximately 2,200 square feet of office space. The current rent is \$1,000 per month. They plan to relocate in the Milwaukee area.

Parcel # 8B: Great Lakes Genetics S.C. is a company with their main office located at 2323 N. Mayfair Rd, Milwaukee, Wisconsin. The business leases approximately 700 square feet of space for storage at 225 West Capital Drive. This is not considered to be a displaced business as they are only leasing space for off site storage.

Parcel # 8C: Skytel is an international firm which is leasing space for an antenna site. The current rent is \$1800.00 per year. This is not considered to be a displaced business as no business is conducted at this location.

PROJECT TIMETABLE & COMPETING DISPLACEMENT**PART D**

1. Provide a timetable estimate for implementing this project:

	From (month/year)	To (month/year)	Total months
Property Appraisals	October, 2001	December 2001	2 months
Land Acquisition	December, 2001	March, 2002	4 months
Relocation	December, 2001	June, 2002	7 months
Land Clearance	June, 2002	July, 2002	1 month
Other Activity			

2. Will the relocation timetable be extended if necessary to ensure compliance with this relocation plan?

 Yes No

3. Is the agency presently carrying out any other project having displaced persons who may compete for replacement resources identified in this plan?

 Yes No

If yes, describe the number and types of displaced persons remaining to be relocated from existing project:

4. Are there any other public or private sector displacements in the locality which may compete for replacement resources identified in this plan?

 Yes No

If yes, describe the number and types of displaced persons competing for existing resources:

RELOCATION PROGRAM STANDARDS

PART E

1. Describe the Physical Standards applicable for determining decent, safe and sanitary housing:

- The decent, safe and sanitary standards in COMM 202.04 will be applicable for this project.
- The following, higher standards will be applicable for this project:
City of Milwaukee housing code.
- Not Applicable

2. If the replacement payment will not be based on the asking price of the selected comparable, explain the basis and method of adjustment to be used.

- Not Applicable. Payments will be based on asking price.

3. The Written Notice requirements on COMM 202.06(2) were provided to all affected parties on:

November 30, 2000

(Dates)

4. Describe any other Relocation Program Standards which may be applicable for this project and may result in assistance which exceeds the minimum requirements of COMM 202:

- None
- The federal Uniform Relocation Act is applicable.
- Other (specify):

RELOCATION FEASIBILITY ANALYSIS - RESIDENTIAL				PART F1	
Data On Acquired Unit	1. Parcel Or Unit Number	7B			
	2. Occupant Status O - Owner T - Tenant	T			
	3. Family Composition -Adults/Children	2/3			
	4. Type of BLDG/Construction	SF/Frame			
	5. Habitable Area (square feet)	959			
	6. Age/State of Repair	70/Good			
	7. Total Rooms/Bedrooms	6/3			
	8. Type of Neighborhood	Comm/Res			
	9. Distance to (S) Shopping (T) Transportation (SCH) School	S: 0.5 Mi T: NA SCH: 5 Mi	S: T: SCH:	S: T: SCH:	S: T: SCH:
Financial Info	10. Gross Income	\$44,000			
	11. Current Rent (Incl Util)	\$600			
	12. Value of Acquired Dwelling	----			
	13. Ability to Pay - Rent or Purchase	\$600			
Relocation Needs	14. Rooms/Bedrooms Needed	6/3			
	15. Habitable Area Required (s.f.)	959			
	16. Probable Status O - Owner T - Tenant	T			
Comparable Analysis	17. Number of Comparables Available	13			
	18. Number of Comparables Expected at Displacement	52			
	19. Range of Sale Price Or Rent of Comparables	\$675 - \$1,050			
	20. Comparables from Group #	1			
	21. Most Comparable Unit Number and Price	4/ \$750/mo			
Payments And Estimates	22. Move Cost A - Actual F- Fixed	F \$1,050			
	23. Estimated Owner Replacement Payment	----			
	24. Closing & Incidental Cost Payment	----			
	25. Mortgage Refinancing Payment	----			
	26. Tenant Replacement PYMT: R = Rent Differential D = Down Payment	R \$ 7200	\$	\$	\$

RELOCATION FEASIBILITY ANALYSIS - BUSINESS OR FARM				PART F2	
Data On Acquired Unit	1. Parcel Or Unit Number	5A	6A	7A	8A
	2. Occupant Status O - Owner T - Tenant	T	T	T	T
	3. Type of Business or Farm	Printing	Construction	Auto Body	Computers
	4. Length of Occupancy	20 years	3 years	3 years	12 years
	5. Size of Occupied Area (s.f.)	52,000 s.f.	2,225 s.f.	1,296 s.f.	2,200 s.f.
	6. Estimate of Parking Spaces Required	10	2	10	10
	7. Trade Fixtures Included	None	None	None	None
	8. Equipment Requiring Special Move	Printing Press	None	None	None
	9. Farm Size or Tillable Acreage	N/A	N/A	N/A	N/A
Financial Info	10. Estimate Annual Gross Income	N/A	N/A	N/A	N/A
	11. Current Rent	\$10,433/mo	\$750/mo	\$600/mo	\$1,000/mo
	12. Remaining Lease and Terms	---	---	---	---
	13. Estimated Value of Acquired Property	N/A	N/A	N/A	N/A
Relocation Needs	14. Special Features Needed	Concrete Floors	None	None	None
	15. Area Required	52,000 s.f.	2,225 s.f.	1,296 s.f.	2,200 s.f.
	16. Probable Status O - Owner T - Tenant	T	O	O	O
Comparable Analysis	17. Number of Comparable Available	4	3	4	3
	18. Number of Comparable Expected at Displacement	8	6	8	6
	19. Range of Sale Price Or Rent of Comparable	\$9,100-19,500/mo	\$94,900-250,000	\$94,900-250,000	\$94,900-250,000
	20. Comparable from Group #	2	1	1	1
	21. Most Comparable Unit Number and Price	3 \$13000/mo	3 \$2190/mo	2 \$1350/mo	3 \$2190/mo
Payments And Estimates	22. Move Cost A - Actual PIL- Payment in Lieu	A \$200,000	A \$4,000	A \$3,500	A \$2,500
	23. Re-establishment Cost	\$10,000	\$10,000	\$10,000	\$10,000
	24. Tenant Replacement Payment R = Rent Differential D = Down Payment	R \$30,000	D \$30,000	D \$30,000	D \$30,000
	25. Owner Replacement Payment	---	---	---	---
	26. Closing and Incidental Cost Payment	---	---	---	---
	27. Mortgage Refinancing Cost Payment	---	---	---	---

COMPARABLE HOUSING AVAILABLE ON THE PRIVATE MARKET				Group Number 1 <input type="checkbox"/> For Sale <input checked="" type="checkbox"/> For Rent		Part H	
Unit No.	Unit Address	H - House F - Flat A - Apt	Are Children Allowed?	Rms/Bedrs ----- Living Area	Distance To: S-Shopping T- Transportation Sch-Schools	Listed Price or Rent-ck if Incl util	Source of Listing
1	2654 N 40th St. Milwaukee, WI	Duplex	Yes	6/3 ----- 1,110	S 1 mile T N/A Sch 2 miles	\$675/ mo Incl utilities	News- Paper
2	16th & Oaklahoma Milwaukee, WI	House	Yes	6/3 ----- 1,000	S 1 mile T N/A Sch 2 miles	\$690/ mo Incl utilities	News- Paper
3	6806 W Sliver Spring Dr Milwaukee, WI	Houes	Yes	6/3 ----- 1,200	S 1 mile T N/A Sch 2 miles	\$725/mo Incl utilities	News- Paper
4	204 E Townsend Milwaukee, WI	House	Yes	6/3 ----- 1,100	S 1 miles T N/A Sch 2 miles	\$750/mo Incl utilities	News- Paper
5	2534A S. Lenox Milwaukee, WI	House	Yes	6/4 ----- 1,300	S 1 mile T N/A Sch 2 miles	\$795/mo Incl utilities	News- Paper
6	4472 N 25th St Milwaukee, WI	House	Yes	5/3 ----- 1,000	S 1 mile T N/A Sch 2 miles	\$850/mo Incl utilities	News- Paper
7	3808 N Prospect Milwaukee, WI	House	Yes	6/3 ----- 1,200	S 1 mile T N/A Sch 2 miles	\$950/mo Incl utilities	News- Paper
8	2131 N Booth Milwaukee, WI	House	Yes	6/4 ----- 1,200	S 1 mile T N/A Sch 2 miles	\$975/mo Incl utilities	News- Paper
9	2605 N Prospect Milwaukee, WI	House	Yes	6/3 ----- 1,000	S 1 mile T N/A Sch 2 miles	\$990/mo Incl utilities	News- Paper
10	2400 Blk Pierce Milwaukee, WI	House	Yes	6/3 ----- 1,100	S 1 mile T N/A Sch 2 miles	\$1,000/mo Incl utilities	News- Paper
11	2427 N Booth Milwaukee, WI	House	Yes	6/4 ----- 1,200	S 1 mile T N/A Sch 2 miles	\$1,000/mo Incl utilities	News- Paper
12	635 E Wright St Milwaukee, WI	House	Yes	6/3 ----- 1,100	S 1 mile T N/A Sch 2 miles	\$1,000/mo Incl utilities	News- Paper
13	2945 N Bartlett Milwaukee, WI	House	Yes	6/3 ----- 1,100	S 1 mile T N/A Sch 2 miles	\$1,050/mo Incl utilities	News- Paper
14							

ALTERNATIVE BUSINESS OR FARM RELOCATION PLANS**PART L**

1. Based upon displacee needs and existing available resources identified within the plan, alternative plans for relocating businesses and farms appear unnecessary.

2. If existing business or farm resources are marginally available or require substantial modification to be comparable or suitable, describe the agency's plans for accomplishing relocation of business and farm operations:

Parcel 6A: This property is owned by an individual who is leasing to a construction company which is owned by his son. They are looking for a property to purchase to replace the acquired property. A fair market rent is estimated based on the price of the most comparable unit available for sale.

Parcel 7A: This property is leased by an individual for an auto body shop. The owner of the business intends to acquire a replacement property. A fair market rent is esitimated based on the price for the most comparable unit available for sale.

Parcel 8A: This propery is owned by an individual who is leasing to his corporation. It is his intention to purchase another building for his business. A fair market rent is estimated based on the price of the most comparable unit available for sale.

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 needs regarding replacement housing that is decent, safe and sanitary, adequate for their needs, suitably located, within their financial means, with the assurance that the relocatee will not have to vacate until a comparable replacement property is made available.
2. Continually gather data commensurate with the relocatee's needs and advise them accordingly. Provide current and continuing information on the availability, prices and rental housing and of comparable commercial properties and locations for displaced businesses. Appointments will be made as well as other 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 related 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 services.
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 rehousing 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 rehousing responsibilities are discharged completely and fully in compliance with the spirit and intent of the program.
8. Provide assistance to complete claims for relocation payments to which each displacee may be eligible.
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.

1. Describe the relocation assistance services which may be required by businesses, farms or non-profit organizations and will be provided by the agency:

The following relocation assistance services will be provided to businesses, farms, and non-profit displacees upon request:

1. Counseling on relocation space and locational considerations.
2. Information on special small business programs through SBA, and assistance in determining eligibility. Also application assistance, including the assemblage of required documents.
3. Assistance in locating and securing replacement facilities, including preparation of purchase offers, leasehold agreements, and financing documents.
4. Business liquidation assistance to those who chose to discontinue operations.
5. On self-found quarters: verify zoning and building code compliance, and, property status with respect to existing or proposed public projects.
6. Assistance in obtaining or transferring business permits and licenses.
7. Assistance in securing and making moving arrangements including bid preparations.
8. Advising them on temporary site management policies, procedures, and temporary occupancy terms and conditions.
9. Advising them on their relocation claim entitlements and assisting them in filing therefore, including the assembling of supporting documents.
10. Provide informational material on relocation payments and small business assistance programs.
11. Advising them on relocation grievance arrangements and procedures.

RELOCATION PAYMENTS PROCEDURES**PART 0**

1. Summarize the agency's internal procedures for processing and paying relocation claims from displaced persons:

Relocation Claims will be submitted to City of Milwaukee Redevelopment Authority for approval. following approval payment will be mailed to the displacees.

2. It is expected that relocation claims will typically be processed and paid within 45 days of claim filing.

RELOCATION GRIEVANCE PROCEDURES**PART P**

1. Describe the agency's procedures for receiving and resolving relocation complaints at the local agency level:

If the displacees have a grievance regarding relocation services, and/or payments, they may proceed on one or all of the following steps:

1. They may appeal to City of Milwaukee Redevelopment Authority. They shall submit by letter or otherwise make known all the facts and reasons for their dissatisfaction. The staff shall review the entire situation and make a determination. The displacees shall then be advised of this determination.
2. They may appeal to the Department of Commerce
123 West Washington Avenue, Madison, Wisconsin 53707
Phone (608) 264-7822.
3. They may proceed in legal action pursuant to Chapter 32.20 of the Wisconsin Statutes.

The displacees will be fully informed of their rights under the appeal procedures and will be advised on how to contact the Department of Commerce.

PROPERTY MANAGEMENT POLICIES

PART Q

1. Describe the agency's policies for property management including the terms of continued occupancy after acquisition but prior to displacement:

Temporary property management will be carried out by the agency according to the following policies:

Upon acquisition, the City of Milwaukee Redevelopment Authority will allow the occupant to continue to occupy the building. Rent will be charged which is the lesser of the economic rent or the rent paid to the previous owner.

A displaced person shall have rent free use of the property for 30 days beginning with the next 1st or 15th day of the month after title vests with the City of Milwaukee Redevelopment Authority, whichever is sooner.

Upon acquisition, the agency will assume responsibility for maintenance of buildings in accordance with local and state codes.

Occupants in lawful possession shall be given at least 90 days written notice terminating occupancy.

EVICITION POLICIES

PART R

1. Describe under what circumstances a person may be evicted from the acquired property:

Eviction will be used only as a last resort. Eviction does not affect the eligibility of the evicted displaced persons for relocation payments. Eviction will be undertaken only for one or more of the following reasons:

Maintenance of a nuisance or use of a premise for illegal purposes.

A material breach of rental agreement.

Refusal to accept one of a reasonable number of offers for accommodations meeting approved decent, safe and sanitary relocation standards and in areas not generally less desirable in regard to public utilities, public and commercial facilities and at rents or prices within the financial means of families and individuals and reasonably accessible to their places of employment.

The eviction is required by state or local law and cannot be prevented.

RELOCATION PLAN ASSURANCES**PART S**

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

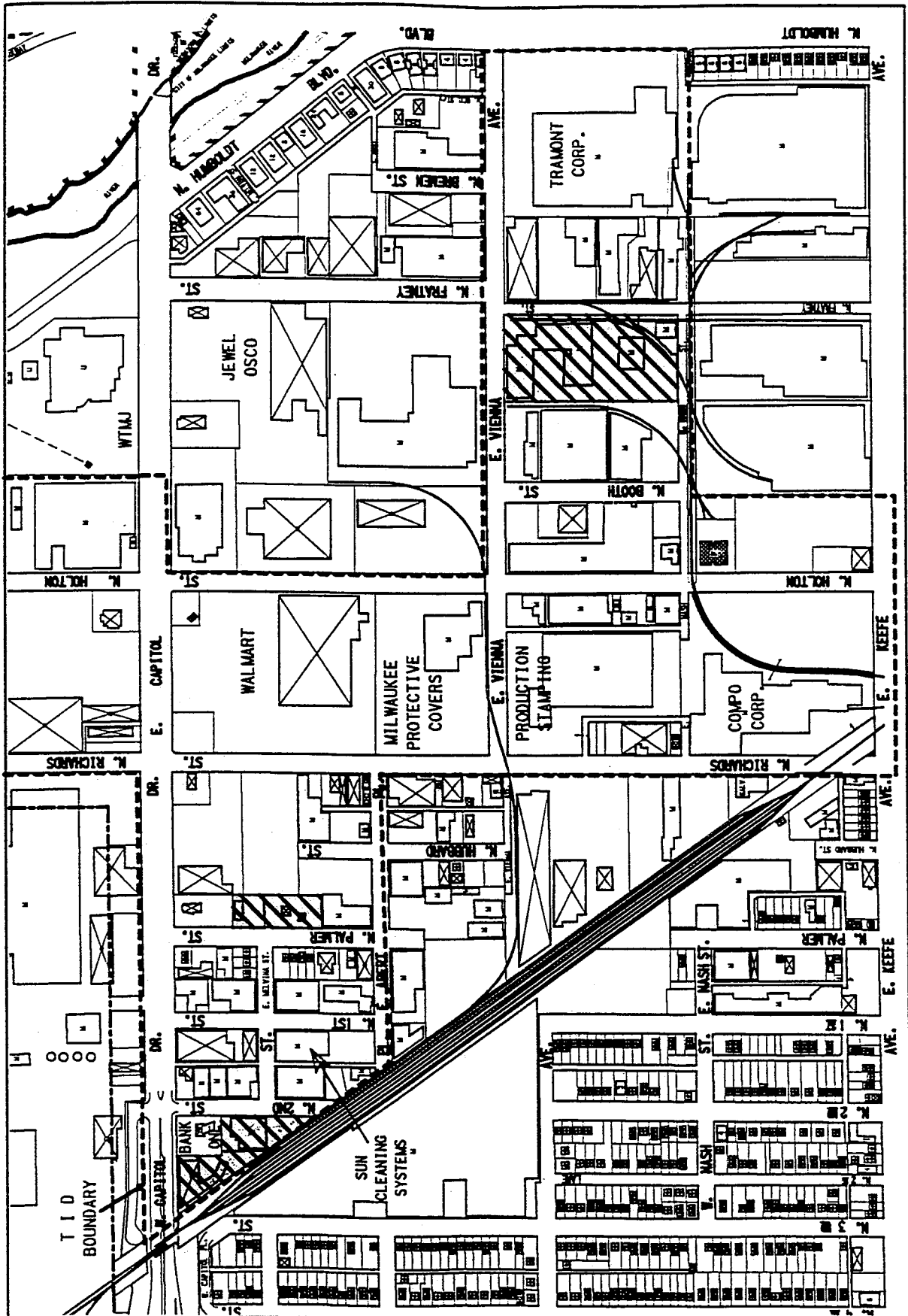
1. Relocation staff who will implement this plan are familiar with its contents and the requirements of Wisconsin Relocation Law and COMM 202.
2. Sufficient funds have been appropriated, reserved, set aside or otherwise committed to cover the anticipated relocation costs described in this plan;
3. Families and individuals will have full opportunity to occupy comparable, decent, safe and sanitary housing;
4. Business 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.

Date: _____

11-30-01

Gregory J. Shelko

Proposed Blight Designations/Riverworks TID24



Proposed Blight Designations

**PHOTOGRAPHS OF PROPERTY
TO BE ACQUIRED**

PART U



Parcel 5A



Parcel 6A

**PHOTOGRAPHS OF PROPERTY
TO BE ACQUIRED**

PART U



Parcel # 7A



Parcel # 7B

**PHOTOGRAPHS OF PROPERTY
TO BE ACQUIRED**

PART U



Parcel # 8A