



Relocation Plan For: Milwaukee Sanitation Yard Expansion  
Department of Public Works

Displacing Agency: Redevelopment Authority of the City of Milwaukee

Prepared By: Rhonda Szallai

Date (s) Prepared: January – February 2007

*Please submit for review & approval to Relocation Unit, Division of Community Development, WI Dept. of Commerce, P.O. Box 7970, Madison, WI 53707. Questions? Call 608/264-7822.*

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<b>PROJECT DESCRIPTION</b>		<b>PART A</b>
1. Project Name: Milwaukee Sanitation Yard Expansion	2. County(ies): Milwaukee	
3. Project Purpose:  Sanitation Facility Expansion	4. Condemnor or Displacing Agency:  Redevelopment Authority of the City of Milwaukee	
5. Acquisition procedure that agency will follow:  <input checked="" type="checkbox"/> s. 32.05 <input type="checkbox"/> s. 32.06 <input type="checkbox"/> Other (specify) _____		
6. Relationship of this plan to total placement:  a. <input checked="" type="checkbox"/> This plan covers 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 been previously approved by Dept. of Commerce on _____. c. <input type="checkbox"/> This is a 1 <sup>st</sup> phase plan for the above project which will have subsequent displacement covered in later plans. d. <input type="checkbox"/> Other (specify):		
7. If 6c. above is checked, explain the level of additional displacement expected and why it is not included in this plan:		
8. Project Location (geographic boundaries): <input checked="" type="checkbox"/> Project boundaries are shown on attached map.		
9. What source(s) and amount 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	10a. If federal funding is expected to support any part of this project, identify the federal agency and program involved:  10b. If state or local funds are expected to be used in any part of the project, identify the agency and program involved:  City of Milwaukee Capital Improvements	

**PROJECT ADMINISTRATION**

**PART B**

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

Name: Rhonda Szallai Title: Real Estate Specialist  
Address: P. O. Box 324 Agency: Redevelopment Authority  
Zip Code: 53201 Telephone: (414) 286-5674

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

Name: None Title: \_\_\_\_\_  
Address: \_\_\_\_\_ Agency/Firm Name: \_\_\_\_\_  
Zip Code: \_\_\_\_\_ Telephone: \_\_\_\_\_

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

Name: Rhonda Szallai (414)286-5674 Title: Real Estate 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  
Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Name: \_\_\_\_\_ Agency Redevelopment Authority  
Telephone: (414) 286- 5735

5. Will the agency establish a relocation field office?

No (explain) \_\_\_\_\_  
 Established  
 Will Establish Office Address: \_\_\_\_\_  
 Office within project boundaries Days & Hours Open: \_\_\_\_\_  
 Office approximately \_\_\_\_\_ blocks from center of project area  
Will staff be available evenings by appointment?  Yes  No

# DISPLACEMENT INVENTORY

## PART C

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

$$\frac{2}{\text{occupied}} + \frac{1}{\text{vacant}} = \frac{3}{\text{total}}$$

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

1/2007 to 2/2007

3. Displacement Characteristics (by parcel)

**1636 North 14th Street (Parcel #2007-01)**

Single-family dwelling with 4 bedrooms built in 1878. The current tenants have occupied the property since September 2006 and consist of three adults and two children. The owner/landlord has another property he may make available to the family at the same or lower rent. Occupants consist of:

- 1 adult female (Sequoyah)
- 1 adult male (Sequoyah's fiance)
- 1 adult male (Sequoyah's brother)
- 2 female children ages one and five (Sequoyah's daughters)

**1640 North 14th Street – VACANT (Parcel #2007-02)**

Small 2 bedroom single-family dwelling built in 1870. The property is currently for sale by owner. One adult male has occupied the property since November 2006. The owner stated he has a verbal agreement with the occupant to stay in the dwelling as a guardian for security purposes and will vacate once the property is sold. However, this plan will treat the occupant as a displaced person. If the occupant moves prior to initiation of negotiations, there may be no eligible benefits due.

**1646 North 14th Street - VACANT**

This parcel contains two buildings that are currently vacant and boarded. The Department of Neighborhood Services records show the property has outstanding condemnation orders as a result of fire damage.

**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	March 2007	June 2007	3
Land Acquisitions	June 2007	August 2007	2
Relocation	June 2007	August 2007	2
Land Clearance	August 2007	September 2007	1
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 that 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 projects:

4. Are there any other public or private sector displacements in the locality that 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:

**PROJECT DESCRIPTION**

**PART E**

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

- The decent, safe and sanitary standards in Chap. Comm 202.04 will be applicable for this project.
- The following, higher standards will be applicable for this project:

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 the asking price.

3. The Written Notice requirements under Chap. Comm 202.06(2), including a relocation rights pamphlet, were provided to all affected parties on the date(s) shown below:

Date: To be provided

4. What date do you plan to issue the notice of entitlement to the displaced person(s)?

Date: Within 90 days of an expected vacation date per Chap. Comm 202.04(6)

5. Describe any other Relocation Program Standards which may be applicable for this project and may result in assistance which exceeds the minimum requirements of Chap. 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	2007-01	2007-02		
	2. Occupants Status (O) Owner or (T) Tenant	T	T		
	3. Family Composition Adults/Children	3/2	1/0		
	4. Type of Building Construction	Single Family Frame	Single Family Frame		
	5. Habitable Area	1,079	520		
	6. Age/State of Repair	129/Fair	137/Fair		
	7. Total Rooms/Bedrooms	7/4	5/2		
	8. Type of Neighborhood	Resid/Comm	Resid/Comm		
	9. Distance To: (S) Shopping (T) Transportation (Sch) School	S: in area T: in area Sch: in area	S: in area T: in area Sch: in area		
FINANCIAL INFORMATION	10. Gross Income	\$To be verified	\$To be verified	\$	\$
	11. Current Rent (including utilities)	\$950.00	\$600.00		\$
	12. Value of Acquired Dwelling	\$125,000.00	\$35,000.00		\$
	13. Ability To Pay Rent or Purchase	\$To be verified	\$To be verified		\$
RELOCATION NEEDS	14. Rooms/Bedrooms Needed	7/4	5/2		
	15. Habitable Area Required	550	150		
	16. Probable Status (O) Owner or (T) Tenant	(T)	(T)		
COMPARABLE ANALYSIS	17. Number of Comparables Available	9	7		
	18. Number of Comparables Expected at Displacement	9	7		
	19. Range of sale Price or Rent of Comparables	\$850-\$1,000	\$550-\$1,000		\$
	20. Comparables From Group Number	1	1		
	21. Most Comparable Unit Number and Price	1 \$1,000	12 \$795		\$
PAYMENTS AND ESTIMATES	22. Move Cost (A) Actual or (F) Fixed	\$1,500 (F)	\$1,200 (F)		\$
	23. Estimated Owner Replacement Payment	\$	\$		\$
	24. Closing and Incidental Cost Payment	\$	\$		\$
	25. Mortgage Refinancing Payment	\$	\$	\$	\$
	26. Tenant Replacement Payment: R = Rent Differential D = Down Payment	R <input checked="" type="checkbox"/> D <input type="checkbox"/> \$2,400	R <input checked="" type="checkbox"/> D <input type="checkbox"/> \$8,000	R <input type="checkbox"/> D <input type="checkbox"/> \$	R <input type="checkbox"/> D <input type="checkbox"/> \$



**RELOCATION FEASIBILITY ANALYSIS - BUSINESS OR FARM**

\*\*\*None\*\*\*

**PART F2**

DATA ON ACQUIRED UNIT	1. Parcel or Unit Number				
	2. Occupants 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				
	9. Farm Size or Tillable Acreage				
FINANCIAL INFORMATION	10. Estimated Annual Gross Income	\$	\$	\$	\$
	11. Current Rent	\$	\$	\$	\$
	12. Estimated Value of Acquired Property	\$	\$	\$	\$
RELOCATION NEEDS	13. Special Features Needed				
	14. Area Required				
	15. Probable Status O) Owner or (T) Tenant				
COMPARABLE ANALYSIS	16. Number of Comparables Available				
	17. Number of Comparables Expected at Displacement				
	18. Range of Sale Price or Rent of Comparables				
	19. Comparables From Group Number				
	20. Most Comparable Unit Number and Price				
PAYMENT ESTIMATES	21. Move Cost (A) Actual (PIL) (PIL) Payment in Lieu				
	22. 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"/> \$
	23. Owner Replacement Payment				
	24. Closing and Incidental Cost Payment				
	25. Mortgage Refinancing Cost Payment				
	26. Reestablishment Cost Payment				



**COMPARABLE HOUSING AVAILABLE  
ON THE PRIVATE MARKET**

Group Number 1

For Sale  For Rent

**PART H**

Unit No.	Unit Address	H-House F-Flat A-Apt	Are pets/children allowed?	Rooms/Bedrs Living Area	Distance to: (s) shopping (t) transportation (sch) schools	Listed Price or Rent ✓ if includes utilities	Source of Listing
1	2157 N 42nd St	H	TBD	4Bed/1544sf	All in area	\$1,000.00 ✓	RAP Listing*
2	2457 N 37th St	H	TBD	4Bed/1539sf	All in area	\$850.00 ✓	RAP Listing
3	2122 N 41st St	H	TBD	4Bed/1599sf	All in area	\$900.00 ✓	RAP Listing
4	3435 N 9th St	H	TBD	4Bed/1756sf	All in area	\$885.00 ✓	RAP Listing
5	2523 N 27th St	H	TBD	4Bed/2119sf	All in area	\$850.00 ✓	RAP Listing
6	2537 W Scott	H	TBD	4Bed/1732sf	All in area	\$900.00 ✓	RAP Listing
7	<b>2470 W Concordia</b>	H	TBD	4Bed/1406sf	All in area	\$895.00 ✓	RAP Listing
8	321 E Burleigh	H	TBD	5Bed/1657sf	All in area	\$895.00 ✓	RAP Listing
9	3232 N 15th St	H	TBD	5Bed/1651sf	All in area	\$875.00 ✓	RAP Listing
10	1915A N 14th	H	TBD	2Bed/609sf	All in area	\$550.00 ✓	Paper
11	2478 N 21st	H	TBD	2Bed/1268sf	All in area	\$695.00 ✓	Paper
12	5716 N 63rd	H	TBD	2Bed/672sf	All in area	\$795.00 ✓	Paper
13	4670 N 31st	Dup	TBD	2Bed/713sf	All in area	\$905.00 ✓	Paper
14	1428 N 48th	Dup	TBD	2Bed/1168	All in area	\$1000.00 ✓	Paper
15	2463 N 21st	Dup	TBD	2Bed/828sf	All in area	\$650.00 ✓	Paper
16	2016 W Keefe	Dup	TBD	2Bed/682sf	All in area	\$650.00 ✓	Paper

\*RAP Listing – Rent Assistance office posted vacancy listings.



**ALTERNATIVE REHOUSING PLANS**

**PART J**

1.  Based upon displacee needs and existing available resources identified within the plan, alternative rehousing plans appear unnecessary.

2. If existing housing resources are marginally available or inadequate or where the workload includes any displacee which may be difficult to relocate (e.g., large family, low-income, elderly, minority group members, handicapped, etc), describe the agency's alternative rehousing plans:

For the low/moderate income dwellers, Section 8 voucher certificates will be made available to qualified displacees as necessary. Financial means will be applied and income verified at point of determination.

Maximum tenant payment to be \$8,000 and maximum owner payment to be \$25,000.

Priority status will be given for Housing Authority units as necessary.



**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 necessary.

**Not Applicable.**

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:

**Not Applicable.**

**RELOCATION SERVICES FOR RESIDENTIAL OCCUPANTS****PART M**

Describe the relocation assistance services which may be required by residential occupants and will be provided by the agency:

The Agency shall provide all applicable services specified in Wisconsin's Administrative Code, Chapter Comm 202, Relocation Assistance. Some of the services that may be required are summarized as follows:

- (1) Advice on eligibility requirements and the availability of relocation payments and services.
- (2) Advice on re-housing and relocation options based on a personal interview.
- (3) Current and continuing information and referral to replacement sales and rental housing.
- (4) Information on the agency's relocation program and grievance procedure.
- (5) Advice to homebuyers on offers to purchase and obtaining a mortgage. Advice to renters on leases, security deposits and rent costs.
- (6) Assess replacement property to determine its condition and adequacy.
- (7) Advise displaced persons that they will not have to move unless offered a comparable replacement.
- (8) Assistance in making moving arrangements and transferring utility services.
- (9) Provide relocation services which result in equal treatment for persons regardless of sex, race, color, handicap, religion, national origin, sex or marital status of a person maintaining a household, lawful source of income, sexual orientation, age, ancestry or a person's status as an owner or tenant.
- (10) Ensure that during the time between acquisition and displacement a property occupied by a displaced person is free of any immediate life threatening conditions.
- (11) Assistance in preparing and filing a relocation claim.



**RELOCATION SERVICES FOR BUSINESSES, FARMS  
AND NON-PROFIT ORGANIZATIONS**

**PART N**

**Not Applicable.**

**RELOCATION PAYMENTS PROCEDURES****PART O**

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

Relocation Claim Filing

Relocation claims will be submitted to the Redevelopment Authority of the City of Milwaukee for approval.

Following approval, payment will be mailed, hand delivered or picked up at 809 North Broadway, Milwaukee, WI.

2. It is expected that relocation claims will typically be processed and paid within 30 days of claim filing.

**GRIEVANCE PROCEDURES****PART P**

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

Grievance Procedures

A hearing is held by the Assistant Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, Joel T. Brennan. A Determination is then made within thirty (30) days.

He/She may appeal to the Department of Commerce, P. O. Box 7970 Madison, Wisconsin. Phone (608) 266-6680.

He/She may proceed with legal action pursuant to Chapter 32.20 of the Wisconsin Statutes. The displacee will be fully informed of his or her rights under the appeal procedures and will be advised on how to contact the Department of Commerce.

**PROPERTY MANAGEMENT POLICIES**

**PART Q**

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

All persons in occupancy at the time of acquisition will receive written notice, of at least 90 days, of the date they must vacate. In addition, all displaced persons, residential, business and non-profit organizations will receive thirty (30) days free rent in accordance with Chapter 32 of the Wisconsin Statutes.

The acquired properties will be managed by the Property Management Section of the Department of City Development, which will be responsible for essential maintenance, utilities arrangements, and legal notice serving.

**EVICTIION POLICIES**

**PART R**

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

- (1) Non-payment of rent.
- (2) The property acquired is not safe for human occupancy.
- (3) Non-cooperation after 90-day notice.

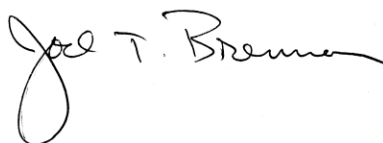
## RELOCATION PLAN ASSURANCES

PART S

I Certify 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 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 services referrals, job counseling referrals, housing referrals and counseling and transportation to available housing, if necessary.

**REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE**



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Joel T. Brennan  
Assistant Executive Director – Secretary

February 14, 2007  
Date Signed

# MAP OF PROJECT AREA

PART T

1. Affix a map or sketch of the project area boundaries as they relate to municipal boundaries or, if more appropriate, to a geographic area:



Properties for acquisition

## PHOTOGRAPHS OF PROPERTY TO BE ACQUIRED

PART U

1. Attach photos of the properties from which displacement will occur. Each photo should be identified with a parcel and unit number, which corresponds with the parcel and unit designations in Part F1 or F2.



1636 North 14th Street



1640 North 14th Street



1646 North 14th Street