

# **Kinnickinnic River Neighborhood Plan**

## **Frequently Asked Questions July/August 2009**

### **Who should I talk to if I have questions and I prefer Spanish?**

The Sixteenth Street Community Health Center is helping the Milwaukee Metropolitan Sewerage District (MMSD) with outreach to the public and with Spanish translation. Please call SSCHC at (414) 385-3749.

### **What is the purpose of MMSD's flood management project and the Kinnickinnic River Neighborhood Plan?**

MMSD is leading a planning process for the neighborhoods surrounding the Kinnickinnic River Corridor between Chase Avenue and 27<sup>th</sup> Street. The current concrete river channel is deteriorating and will not last forever. As the concrete deteriorates further the risk of flooding will increase. The neighborhood plan will show how to manage the risk of flooding while also improving nearby housing, public safety, streets and bridges, parks and recreation and economic development opportunities.

### **Why would MMSD need to acquire private property, and how many properties would it acquire?**

It is likely that MMSD will need to widen the river channel 60 to 100 feet over the current channel width to help protect surrounding properties from future flooding. At this time, it is estimated that 70-84 properties will need to be acquired for this project, many of which are located immediately adjacent to the current river channel. These properties may be located all on one side of the river or on both sides. We do not know at this time which properties will be affected.

### **When will I know if MMSD needs to acquire the home I own or live in?**

MMSD should know what properties will need to be acquired by Fall 2009. At that time, property owners and renters will be contacted by MMSD staff.

### **When will MMSD start acquiring properties, and what will it do with them once it owns them?**

MMSD could begin the acquisition process as early as Fall 2009, but many of the properties would be acquired from 2010 to 2015. Once MMSD has acquired the property and occupants have relocated, MMSD will deconstruct the property quickly to deter vandalism.

### **When will the entire project be done?**

Property acquisition would be completed no earlier than the end of 2015. The reconstruction of the river channel would be completed no earlier than 2016.

**If I am the owner of a home that MMSD needs to acquire, what kind of compensation would I receive?**

Compensation packages can vary depending on a number of individual factors, but property owners typically receive the following benefits:

- The cost to replace your current property, which is based on a real estate appraisal
- Covered expenses associated with conducting an independent real estate appraisal, reviewing legal documents and assistance in finding a comparable replacement property
- Moving expenses to relocate within 50 miles (for owner occupiers only)

**The City of Milwaukee just lowered my property tax assessment. Will this decrease the amount of compensation I could receive if MMSD needs to acquire my property?**

MMSD's compensation is based on a current real estate appraisal and not on the City of Milwaukee's property tax assessment. MMSD will conduct an appraisal as part of the acquisition process, but property owners are also entitled to conduct an independent appraisal and MMSD will pay for the second opinion.

**If I have made improvements or plan to make improvements to my home and MMSD acquires it, will I be compensated for the improvements?**

If the improvements increase the value of the home, this will be reflected on the appraisal conducted during the acquisition process. MMSD will offer compensation for the home based on the appraised value. However, the value of your home may not increase by the same amount as the cost of the improvements.

**If I am a renter in an apartment or a building that MMSD needs to acquire, what kind of compensation will I receive?**

Renters will typically receive the following benefits:

- Moving expenses to relocate within 50 miles
- If necessary, a lump sum payment to offset an increase in rent to live in a comparable apartment for up to four years

**What if I have specific questions about my home or other aspects of the acquisition process?**

For English speakers, please contact Dave Fowler of MMSD at (414) 277-6368.  
For Spanish speakers, please contact Andrea Fuentes of SSCHC at (414) 385-3745.

**How can I stay involved in the neighborhood planning process?**

Public meetings will be held in the coming months- call (414) 385-3749 to be notified of upcoming meetings.

Information is also available online at [www.sschc.org/kkplan/](http://www.sschc.org/kkplan/).