



Community Development Alternatives, Inc.

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Village of Gays Mills – Flood Recovery Strategy
March 19, 2008

49 properties issued substantial damage letter
6 properties removed from substantial damage classification
43 properties remaining on substantial damaged list.

5 commercial properties:

- 1 appeal in process (mushroom)
- 1 approved for FEMA buyout (floodway) school
- 1 recommended for buyout w/ FEMA funds (**302 Grove St**)
- 1 main street occupied
- 1 main street SocietySons

38 residential properties:

- 2 properties cleared by owners
- 3 properties to be acquired with CDBG EAP (1 renter)
- 1 property to be reconstructed with CDBG EAP
- 8 properties to be acquired with FEMA/DNR

24 residential properties:

- 17 properties vacant
 - 1 owner new construction
 - 12 elevations via FEMA
 - 1 substandard Main St. (Hauge)
 - FEMA buyout recommended (**336 S. Railroad**)
 - EAP buyout recommended (**317 Orin**)
 - EAP reconstruction recommended (121 Hwy 131)
- 7 properties occupied
 - 4 elevations via FEMA
 - 2 owner initiated elevations
 - 1 owner floodway – no!

Non-substantial damaged

- 2 properties interested in floodproofing assistance
113 State Hwy 131 and 212 Park St.

March 24, 2007

TO: Gays Mills Village Board

FROM: Flood Recovery Committee

SUBJECT: Recommendation for action on certain properties

The Flood Recovery Committee met on March 19 to further review objectives and options and to consider additional recommendations to the Village Board.

The Committee continues to appreciate the Village's desire to:

- 1) strengthen and preserve property tax base
- 2) retain utility users
- 3) maintain population density in the area surrounding the downtown

The Committee also understands each resident's need to secure a safe, affordable and comfortable living environment.

As an additional (and likely final) recommendation the Committee suggests the Village secure funding and upon receipt of funding proceed with acquisition of the following properties: 317 Orin St. (Ralph Lomas) with CDBG EAP funding which will not restrict subsequent use of land; and acquisition of the following properties: 336 S. Railroad St (Darlene Johnston) and 302 Grove St. (Robert Ribbens) with FEMA funds which will restrict subsequent land use.

Furthermore the Village continue to pursue flood proofing funds to assist with 18 additional substantially damaged properties.

This recommendation present to the Village Board on a motion by Craig Anderson and second by Steve Mickelson