Hamilton Area Neighborhood District (HAND)
City of Fond du Lac
HAND- An Accidental Way to Start Neighborhood Planning

- Started in 2003 as a result of residents’ concern about their neighborhood
- Effort was led by a neighborhood church, Reverend Bertsch from the Church of Peace
- Monthly neighborhood meetings with participation by a number of groups
HAND Neighborhood Boundaries
Organizations & Partnerships

- Homeowners
- Tenants
- Landlords
- Church of Peace
- St. Paul’s Cathedral
- YMCA
- Habitat for Humanity
- Solutions Center
- Housing Authority
- Community Development Department
- Code Enforcement
- Police Department
Process

- HAND started as a neighborhood watch effort and evolved into neighborhood improvement effort
- Meets monthly to discuss issues impacting the neighborhood
- Identify opportunities for improvement
  - Circulation within the neighborhood
  - Safety improvements – lighting
  - Property redevelopment
Funding

- Community Development Block Grant (CDBG)
- State Grant Programs
  - Brownfield Grant
- Private Investment
Investment

- $463,000 for the demolition of a former Kohl’s Grocery Store; redeveloped as park land
- $4.2 million in the rehabilitation of the Calumet Apartments (historic hotel Calumet)
- $230,000 in the demolition, remediation and VPLE of a former gas station
Investments

- $12 million in the construction of a new YMCA and Boys & Girls Club
- $207,000 in owner occupied housing rehabilitation
- $400,000 in Military Road reconstruction within the neighborhood
- Redevelopment of two (2) former industrial sites into 83 townhomes
Investments

- $575,000 in the selective demolition and remediation of a former manufacturing site to facilitate mixed-use redevelopment
- Pending redevelopment of a former manufacturing site into multifamily units
- Construction of a biking and walking trail with old railroad ROW
Neighborhood Indicators & Metrics

- No established indicators or metrics
  - Crime – Calls for Service
- Going forward:
  - Homeownership rates
  - Housing values
  - Income
  - Unemployment
  - Private investment
Success?

- HAND would say there is still more work to be done
  - Have achieved quite a few successes
- Laid the foundation for starting neighborhood planning efforts within the City
- Neighborhood planning is important as communities grow and become more diverse for quality of life and economic development
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