



This Comprehensive Plan serves as a guide for the Village of Hamel to shape its future. The plan provides direction for improving the quality of life as well as making recommendations for the community's physical growth and development in the future. This plan looks at existing development as well as anticipating future development up to approximately one and one half miles from the existing village boundaries.

THE COMPREHENSIVE PLANNING PROCESS

A comprehensive plan should be a blueprint for a community's physical development. It is the only public document that describes a community as a whole in terms of its complex and mutually-supporting physical systems. Therefore, the plan should achieve the following:

- Address the Village's key physical elements and Infrastructure including suggestions for improvement
- Address the socio-economic and recreational needs of the community
- Provide long-term guidance and choices for market driven locations of development and redevelopment as the Village grows
- Provide for more defensible land use, zoning and neighborhood level design decisions; and
- Provide for routine evaluation and updating, every three to five years

A major function of a comprehensive plan is to provide for the location and strategy for implementation of development or redevelopment, outlining what infrastructure is needed, where it should be located and how the community can finance future infrastructure improvements. In addition to guiding development, the plan may also be used as a tool for preventing the degradation of natural resources and historic buildings, maintaining the Village's commercial and economic base, providing good public facilities, and improving the housing stock. The plan provides a basis for both long-term and short-term community decisions by providing a broad perspective of future needs and opportunities while clarifying priorities related to immediate needs. Ultimately, the plan will be implemented through zoning regulations and subdivision ordinances that focus on individual parcels of property.

This Comprehensive Plan describes and analyzes existing conditions and trends for each of the Village's major physical elements (listed below). It presents goals, policies, and evaluation areas for each of these elements. The plan also depicts land use, infrastructure and capital improvements policies through maps of



future conditions. This plan provides guidance through chapters that address these major “elements” or chapters:

- Housing and neighborhood stability
- Citizen involvement and Image
- Economic development and Business stability
- Infrastructure improvements
- Future land use
- Future growth and Annexation

It is recommended that the plan be updated every five years (or more often as necessary) so that it remains a viable tool as Hamel grows and changes. It is the Village’s intent that the comprehensive plan be financially feasible, therefore, the plan should not commit Hamel to expenditures or programs for which there is no available revenue source.

This plan was developed with oversight and participation by the Hamel Comprehensive Plan Steering Committee, a sub-committee of the Hamel Zoning Board of Appeals, whose members were augmented by Hamel citizens. The Steering Committee provided guidance to Village officials and Arcturis staff. The Steering Committee serves as a steward for the adopted plan. Additional public involvement was sought through six (6) stakeholder interviews and one (1) town planning work shop.

EVALUATING AND UPDATING THE COMPREHENSIVE PLAN

This plan will be evaluated and updated every five (5) years, or more frequently as conditions warrant. The process of evaluating and updating the plan is similar to that of its creation and adoption. The purpose of evaluating the Hamel Comprehensive Plan is to determine whether the plan has met the needs of the community and stimulated market driven development..

Over time the community will change. Some changes will be consistent with the growth anticipated and planned for within the Comprehensive Plan. And, although unanticipated circumstances may bring other changes to Hamel the Comprehensive Plan remains a useful tool for guiding growth and development.

The process for preparing an evaluation and update provides an opportunity to look at the plan over time to determine how well recommendations have benefited Hamel’s growth and what modifications need to be added to facilitate new development opportunities.

It is recommended that a diverse group of village volunteers come together during the evaluation process to assure representation of



Hamel population and business interests. The evaluation and update will be most useful if focused on subject matter of local importance in the context of:

- Village population and rate of growth
- The location, geography and size of municipal jurisdiction, and the extent or existence of undeveloped land within those boundaries
- Agricultural land and natural resource features such as wildlife habitat, areas subject to flooding and other environmentally sensitive areas
- The scale of public facilities and services provided presently and for the future as these improvements relate to the level of capital investment requirements
- Planning and implementation resources and associated local and regional public and private institutions and funding sources
- New or expanded market driven opportunities