



1 Existing Neighborhoods

- No recommended changes to existing neighborhoods
- Appropriate buffers to development
- Existing street pattern extended into new development where appropriate
- Pedestrian connections to connect neighborhood with hamlet and open space amenities



2 Hamlet Crossroads Community

- Brice Prairie community center and identifying location
- Expanded crossroads community around existing store and First Responders
- A mix of recreation-focused retail, bed and breakfast, Municipal Building, residential and a small public gathering spot
- Rural crossroads complimentary site design and architecture
- Community well/septic to permit higher density



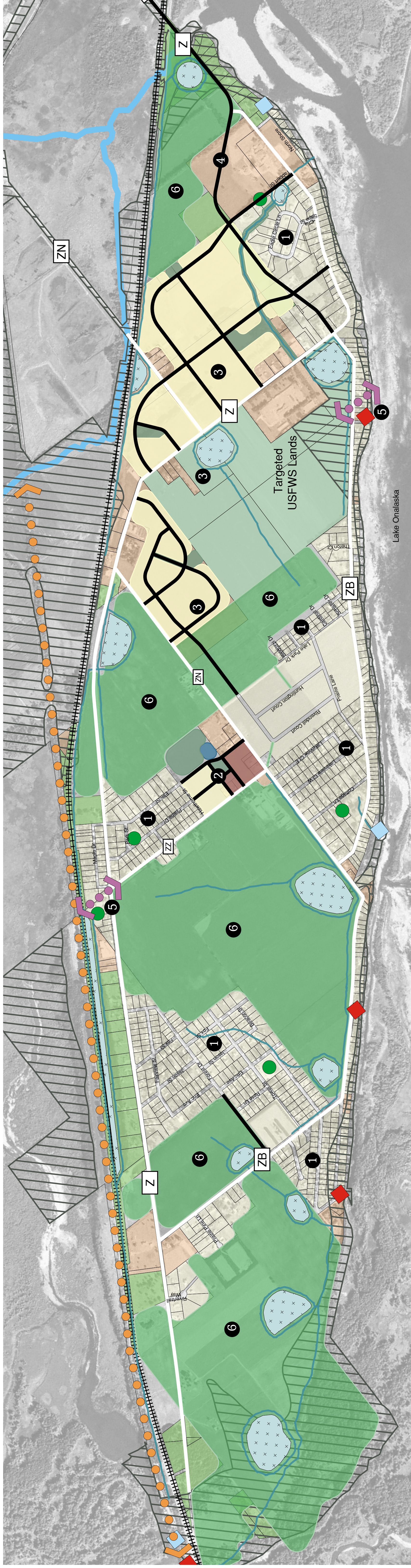
3 US Fish and Wildlife Center & Adjacent Parcels

- Future La Crosse District Office Location
- Possible development uses: Offices, small visitors center, classroom/meeting room, maintenance facility (approximately 13 acres)
- Prairie and conservation preserve (approximately 170 acres)
- Possible archeological areas preserved
- Serves as open space requirement for remaining Mathly & Capitol Air parcels. Remaining possible uses include agriculture, residential & commercial

- ### 4 Additional CTH Z and CTH ZB Connection
- Additional connection from CTH Z wetland crossing to Prairie
 - Relieve congestion for shoreline residential driveways and Metallics
 - No private driveways on the new road connection
 - Provide space for pedestrians and bicyclists

5 Connections to Open Space Amenities

- General areas for additional connections to Lake Onalaska and Great River Trail
- Coordinate public trails on USFWS site plan with Clearwater foot access
- Coordinate with railroad operators and Oak Grove Family Learning Center for additional centralized bike crossing to Great River Trail
- Ensure safe biking on CTH ZZ to connect Hamlet and Great River Trail

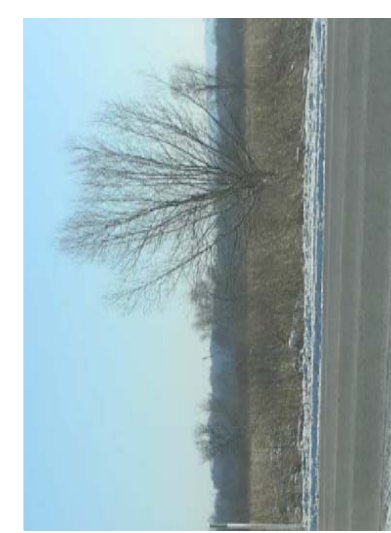


Legend

- Residential
- Proposed Park
- Preserved Open Space
- Commercial
- Institutional
- Great River Trail
- Boat Ramp
- Foot Access
- Connection to Open Space Amenities
- Existing Park
- Low Lying Recharge Areas

Assumptions Behind Concept A
 Concept A is a depiction of the policies described in the adopted Comprehensive Plan, supported by an aggressive and fully-funded PDR program. The open space on parcels with a Future Land Use designation of Agriculture Preservation (and zoned Transitional Agriculture) are preserved through the purchase of development rights.

A note on the street connections:
 The depicted street connections are only conceptual in nature and are included in this concept to demonstrate the principles of the preferred road network. The streets should be connected to one another, allowing efficient movement for motorists and pedestrians. To preserve the Prairie's rural character, new streets should be no wider than necessary but still allow both safe driving and biking. As parcels develop/redevelop, the landowner and the Town/County will determine the alignment of new and extended roadways in conjunction with these principles.

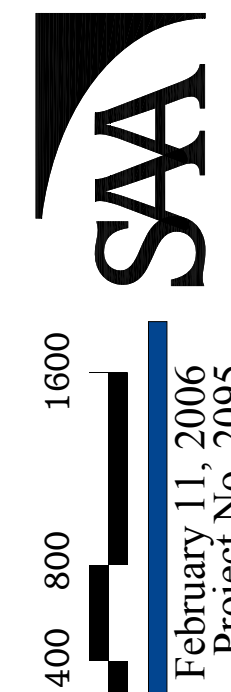


6 Preserved Open Space

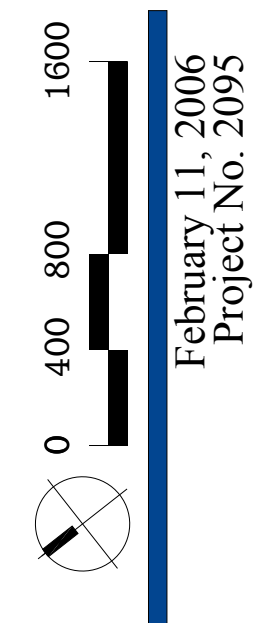
- Development rights purchased on environmentally sensitive areas and existing farms
- Farm operations can continue
- Other permitted open space uses detailed in the PDR purchase agreement and tailored for each parcel
- Permitted uses should protect environmental features and maintain critical viewsheds

Brice Prairie, WI

Master Plan Concept A - Strong PDR Program



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