Master Plan Concept A - Strong PDR Program

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 community base around existing stores and First Responders
   - A mix of commercial focused retail, bed and breakfast, Municipal Building, residental and a small public gathering spot
   - Rural crossroads complementary site design and architecture
   - Community well/sep to permit higher density

3. US Fish and Wildlife Center & Adjacent Parcels
   - Provide access to Great River Trail
   - 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

4. Additional CTH Z and CTH ZB Connection
   - Additional connection from CTH 2 to CTH ZZ to Prairie
   - Allow core 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

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 land is preserved through the purchase of development rights.

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

Brice Prairie, WI

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