Brice Prairie, WI

Master Plan Concept B - Conservation Residential

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 commercial focused retail, bed and breakfast, Municipal Building, residential and a small public gathering spot
   - Rural crossroads complementary site design and architecture
   - Community we hope to permit higher density

3. **Preserved Open Space Conservation Residential**
   - Most critical environmental areas preserved through Purchase of Development Rights
   - Fewer PDR financial resources necessary
   - Purchase of Development Rights
   - Allowable uses listed in purchase agreement
   - Appropriate buffers to development
   - Community we hope to permit higher density

4. **US Fish and Wildlife Center & Adjacent Parcels**
   - Preservation of US Fish and Wildlife Center & Adjacent Parcels
   - Enhanced wetlands help provide for additional development
   - US Fish and Wildlife Center & Adjacent Parcels
   - Land for conservation

5. **Connections to Open Space Amenities**
   - General area 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 23 to connect hamlet and Great River Trail

6. **Conservation Residential**
   - Rural residential - 40% of each site
   - Located adjacent to existing residential to maximize open space
   - Existing street networks extended into neighborhood expansions

7. **Conservation Open Space**
   - Open spaces in use but preserved
   - Town could require some public access
   - Town could allow private open space for neighborhood use
   - Town could allow a golf course, which would support the recreation tourism of the Prairie. All golf courses should respect environmental constraints and Town could require certification by Audobon International

8. **US Fish and Wildlife Center & Adjacent Parcels**
   - Preservation of US Fish and Wildlife Center & Adjacent Parcels
   - Enhanced wetlands help provide for additional development
   - US Fish and Wildlife Center & Adjacent Parcels
   - Land for conservation

Assumptions Behind Concept B
- Concept assumes that there is not an aggressive and fully-funded PDR program. It is assumed that the Town, unable to finance the preservation of open space, would allow the parcels with a Future Land Use designation of Agriculture Preservation to change to a Conservation Residential designation. Concept B depicts widespread conservation residential development, following the Town’s Comprehensive Plan guidelines.

A note on the street connections:
- The depicted street connections are only conceptual in nature and as 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 access should be no wider than necessary but allow both safe driving and biking. All parcels designated residential, the landowner and the Town Council will determine the alignment of new and extended roads in conjunction with these principles.

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

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