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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
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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

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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

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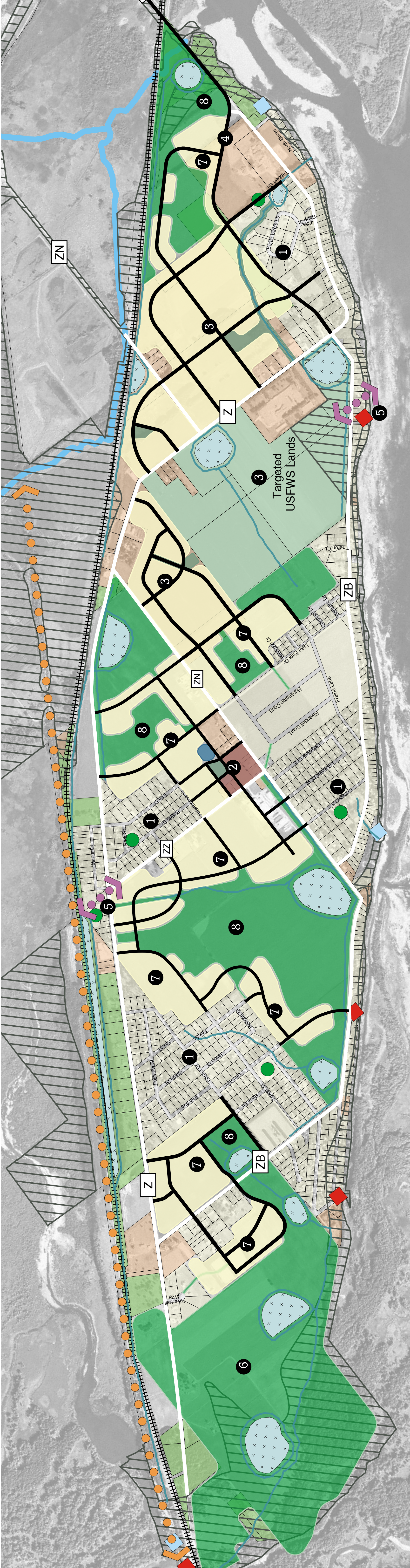
Hamlet Crossroads Community

 - 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

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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 Mathy & Capitol Air parcels. Remaining possible uses include agriculture, residential & commercial



Assumptions Behind Concept B

Concept B 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 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.

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



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Preserved Open Space

 - Most critical environmental areas preserved through Purchase of Development Rights
 - Allowable uses listed in purchase agreement
 - Fewer PDR financial resources necessary

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Conservation Residential

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

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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.