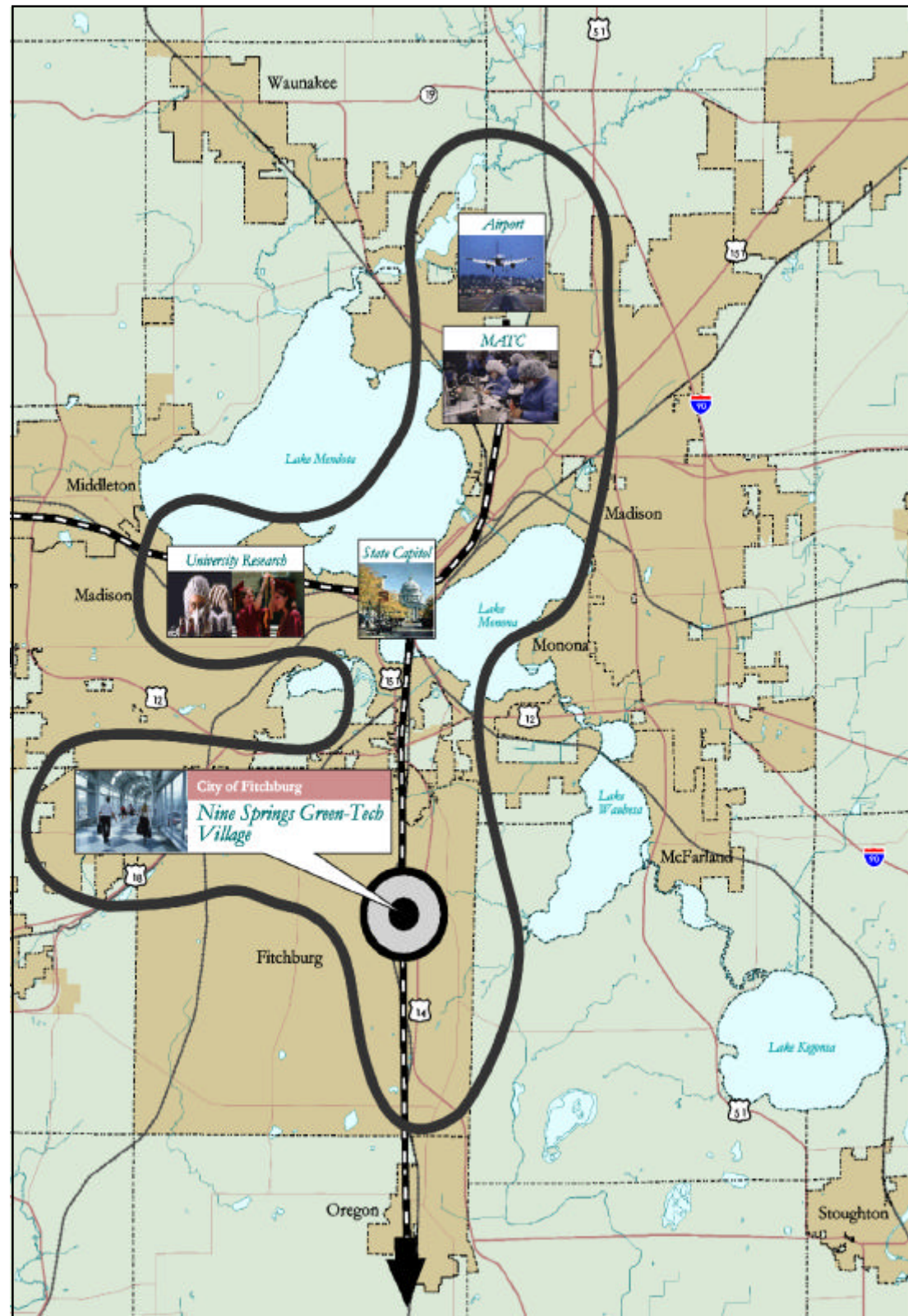


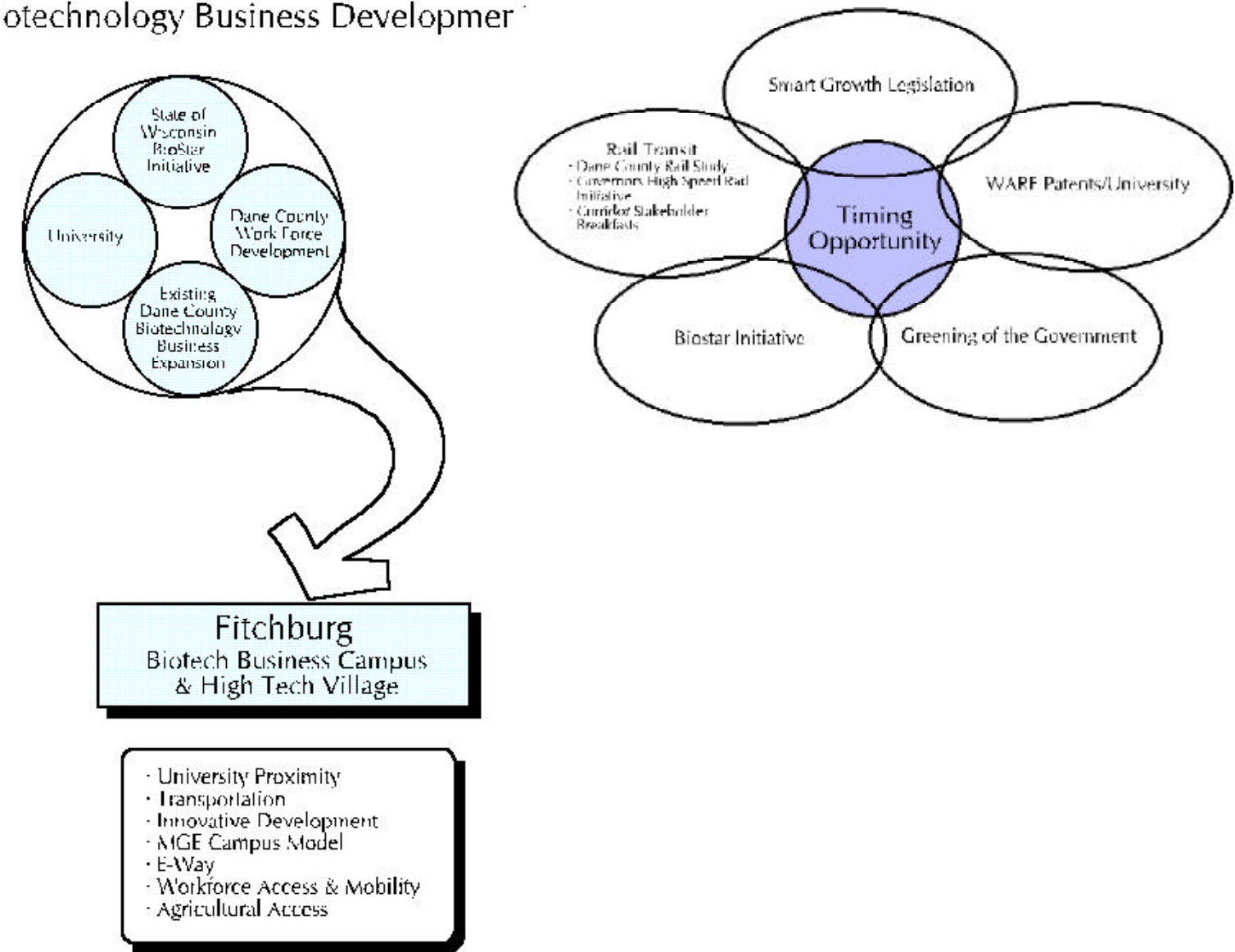
Biotechnology/Technology Business

Tech Business Infrastructure Network



The Nine Springs Green-Tech Village builds on the City of Fitchburg's growing biotech and high-tech base. As the Dane County biotech market expands, Fitchburg will become a growing leader in a network of specialized business centers. This high-tech base is feasible because of the proximity and accessibility of the University of Wisconsin, State of Wisconsin initiatives, biotechnology business expansion, agricultural facilities, etc.

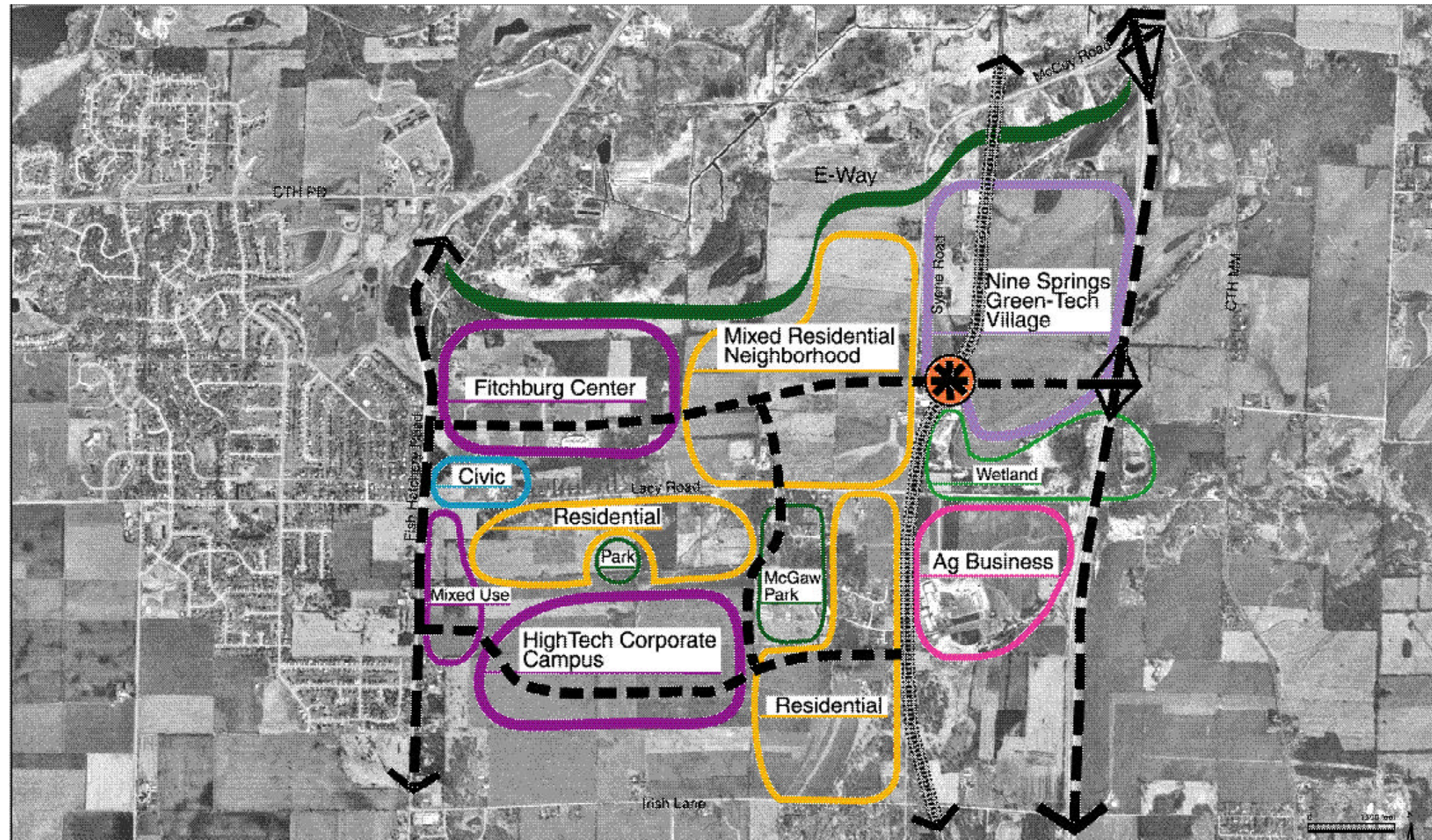
Biotechnology Business Developer



Fitchburg
Biotech Business Campus & High Tech Village

- University Proximity
- Transportation
- Innovative Development
- MGE Campus Model
- E-Way
- Workforce Access & Mobility
- Agricultural Access

A developing vision for the east side of the City of Fitchburg includes the concept of a “Technology Neighborhood.” This area represents a long-term opportunity for the City and includes a mix of residential, service, and employment uses. These employment centers would share a progressive biotech and high-tech emphasis.

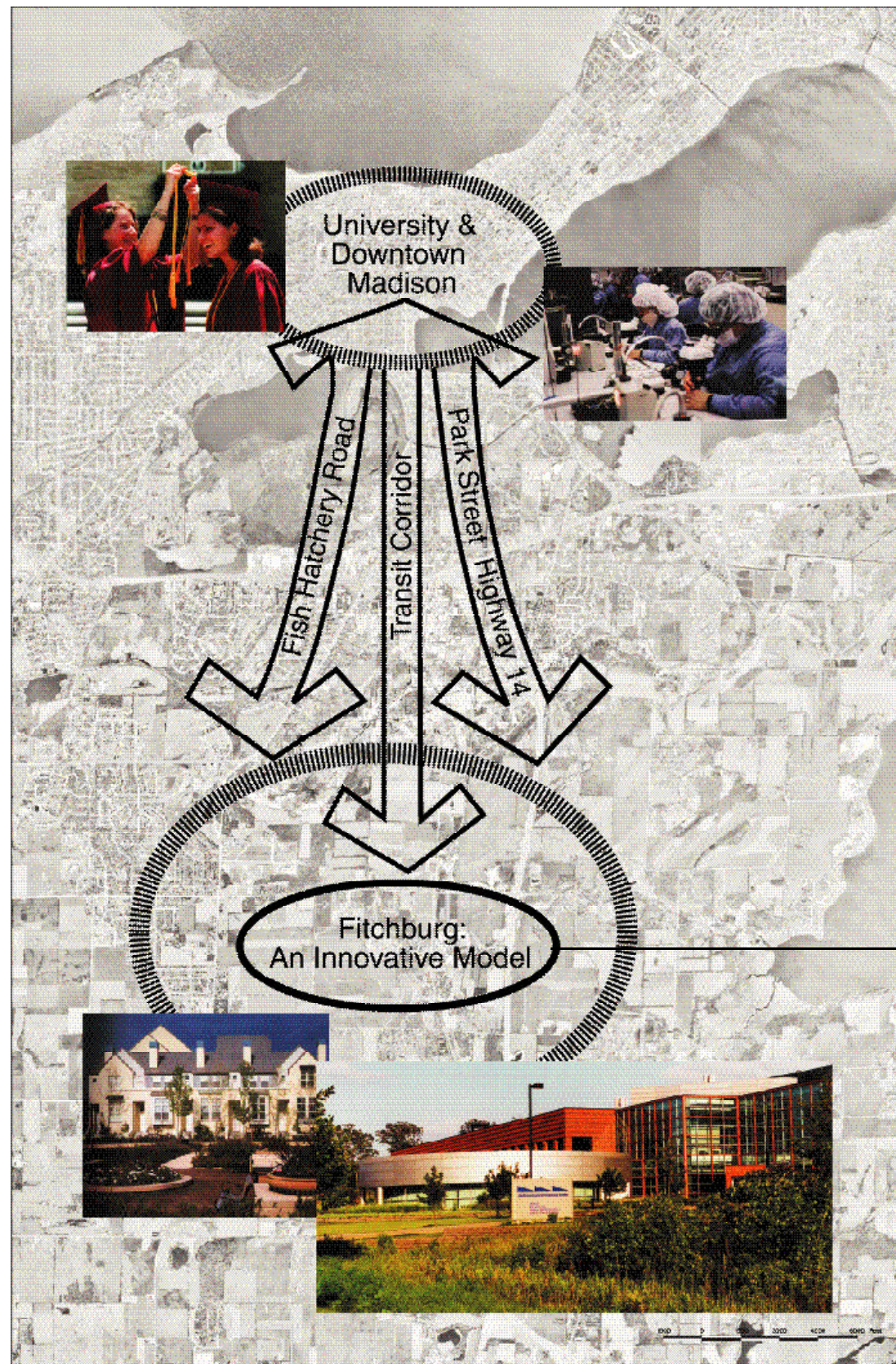


FITCHBURG TECHNOLOGY NEIGHBORHOOD

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The east side of the City of Fitchburg, from Fish Hatchery Road to Highway 14, has the opportunity of being planned and developed as a “Technology Neighborhood.” This area should develop in an efficient, high-quality and compact fashion, providing a mix of residential, employment, and neighborhood services. These lands are Fitchburg’s greatest long-term opportunity.

Fitchburg: An Innovative Model



Siting Fitchburg's Green-Tech Village

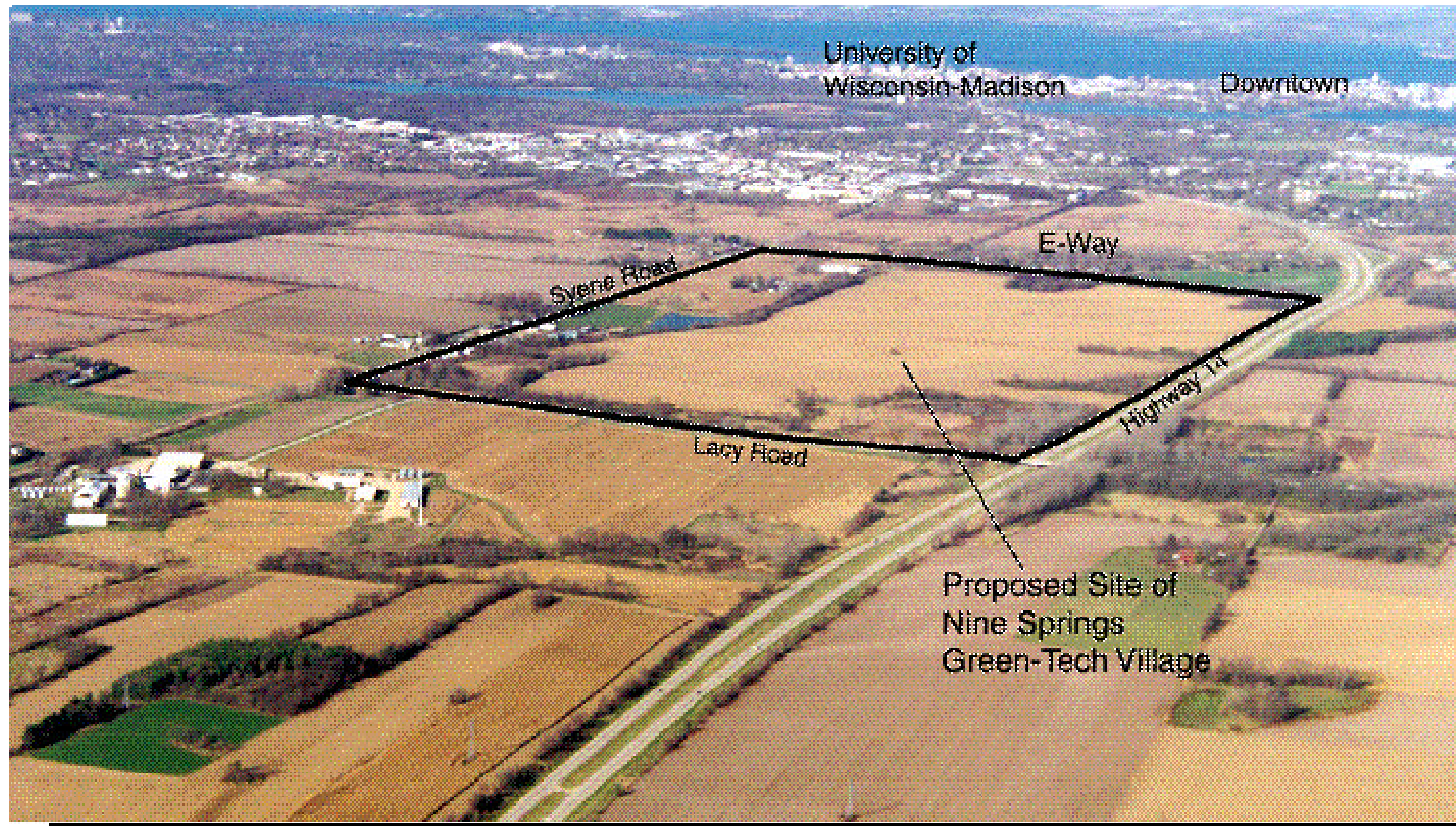
The eastern portion of this “Technology Neighborhood” has become the focus of evolving efforts to create a mixed-use urban work environment. A combination of forces make this site a realistic location for implementation of this vision.

Why here?

- Closest large undeveloped site to Metro core
- Community leaders have interest in new development models
- Located on major auto transportation corridor and future rail transit
- Direct transportation link to university and state government
- Contiguous to large greenspace network (E-way)
- Regional orientation

The site of the proposed Nine Springs Green-Tech Village is located in eastern Fitchburg and in the Highway 14 corridor. The general boundaries of the site are formed by Highway 14 (east), Syene Road (west), Lacy Road (south), and the E-way (north).

The Village is to be integrated with surrounding uses and the overall growth of Fitchburg. It is to be a part of residential development to the west and south and agricultural research and production to the south.





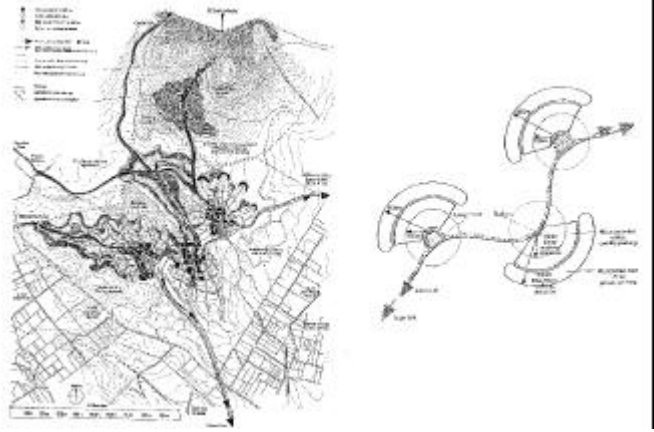

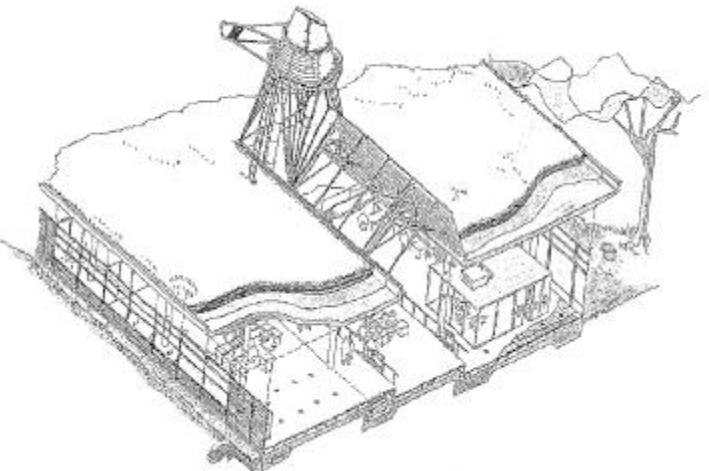
The concept of sustainability is a highly discussed topic in our world today. Our concern for our world’s resources and future generations has prompted our society to pursue “sustainable” practices at all levels of our lives. The realization of a sustainable development model will benefit the citizens of Fitchburg and Dane County, the governments providing services, the immediate environment, and the world at large.

The Nine Springs Green-Tech Village will be planned and designed on sustainable principles. These development principles and green-building techniques will be employed throughout the development process.



What are the sustainable planning & design principles?

Sustainable development principles and green-building techniques are employed throughout the development process, from neighborhood design through site planning, to building materials and construction practices.

Neighborhood Design	Site Design	Building Design
		
Sustainable Design Opportunity	Sustainable Design Opportunity	Sustainable Design Opportunity
<ul style="list-style-type: none"> ■ Pedestrian-oriented layout of streets and land uses ■ Open-space accessibility ■ Integrated mix of uses ■ Create a neighborhood core ■ Waste product uses – paper, garbage, food, etc. 	<ul style="list-style-type: none"> ■ Plan for short- and long-term development intensity ■ Reduction of auto parking requirements/reduce demand ■ Site design for solar orientation <ul style="list-style-type: none"> • Quality of living/working space – natural light • Passive solar • Solar energy potential/micro-climates ■ Minimize site-impervious surface ■ Stormwater quality and quantity improvements ■ Innovative wastewater ■ Bioremediation of parking lot runoff ■ Use of native plant materials ■ Daylighting stormwater 	<p><u>Energy & Atmosphere</u></p> <ul style="list-style-type: none"> ■ Optimize energy performance ■ Renewable energy use ■ Elimination of HCFC and halons ■ Green power – passive solar building design, photovoltaics, gas absorption chillers ■ Innovative wastewater technologies <p><u>Materials & Resources</u></p> <ul style="list-style-type: none"> ■ Construction waste management ■ Recycled building materials ■ Local region materials ■ Certified wood ■ Greenroof systems <p><u>Indoor Environmental Quality</u></p> <ul style="list-style-type: none"> ■ Daylight and views ■ Tobacco smoke control ■ CO₂ monitoring ■ Increase ventilation effectiveness ■ Low-emitting materials ■ Thermal comfort ■ Indoor chemical and pollutant source control