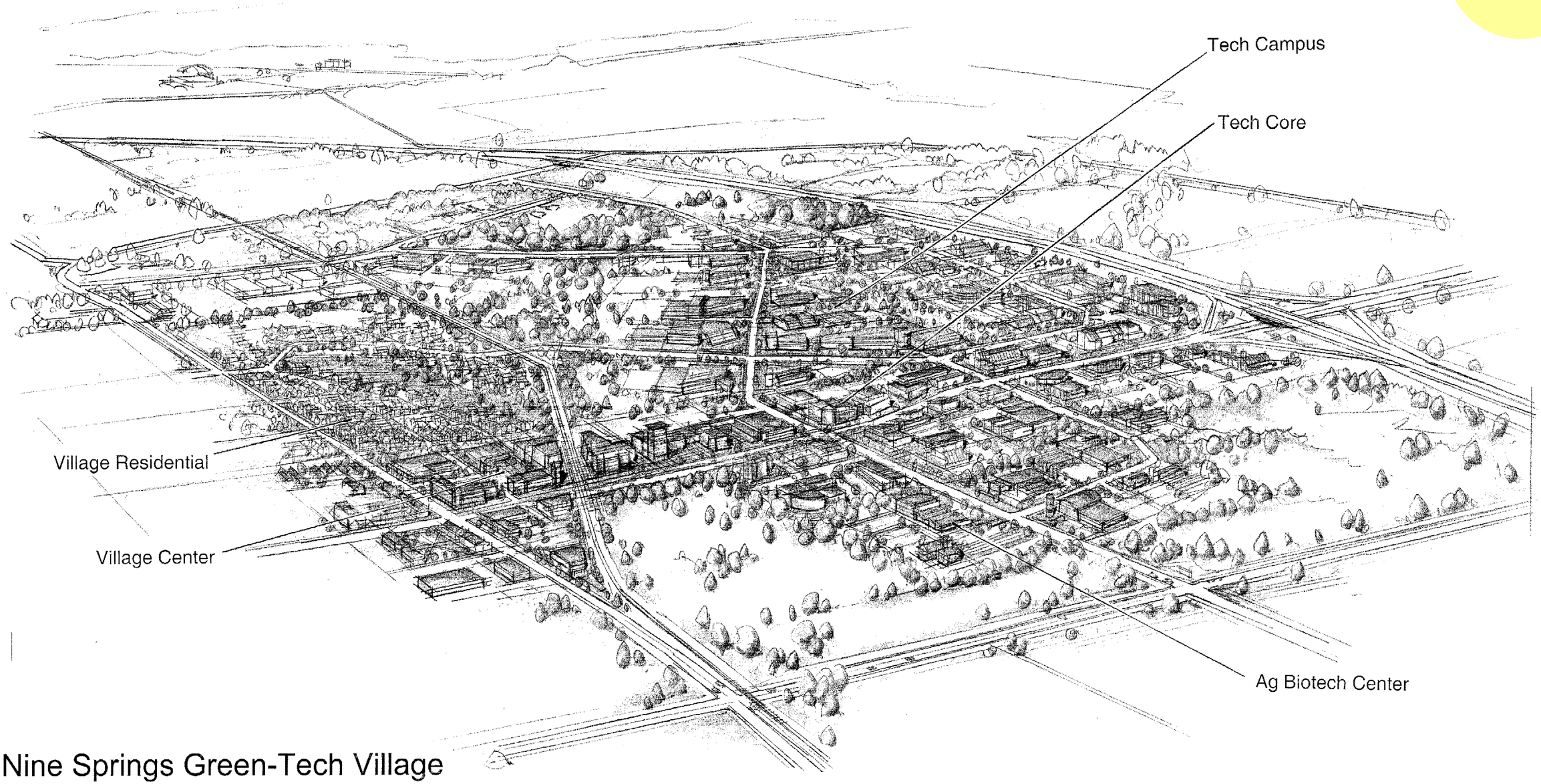
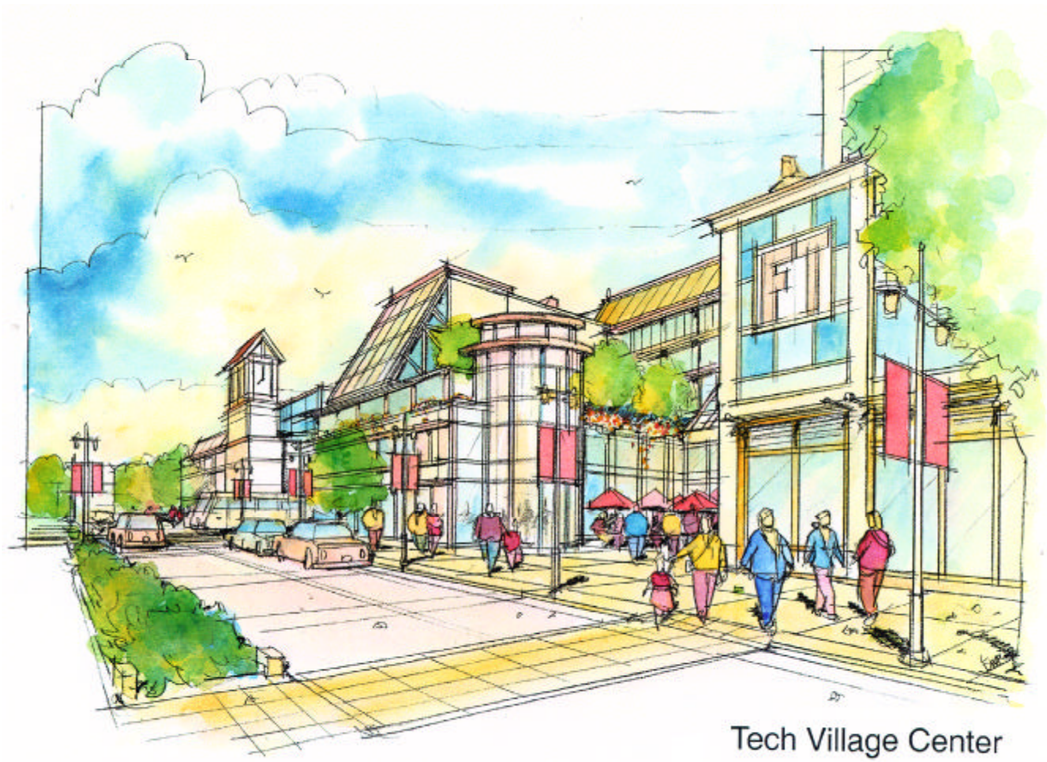



## Nine Springs Green-Tech Village
Fitchburg, Wisconsin

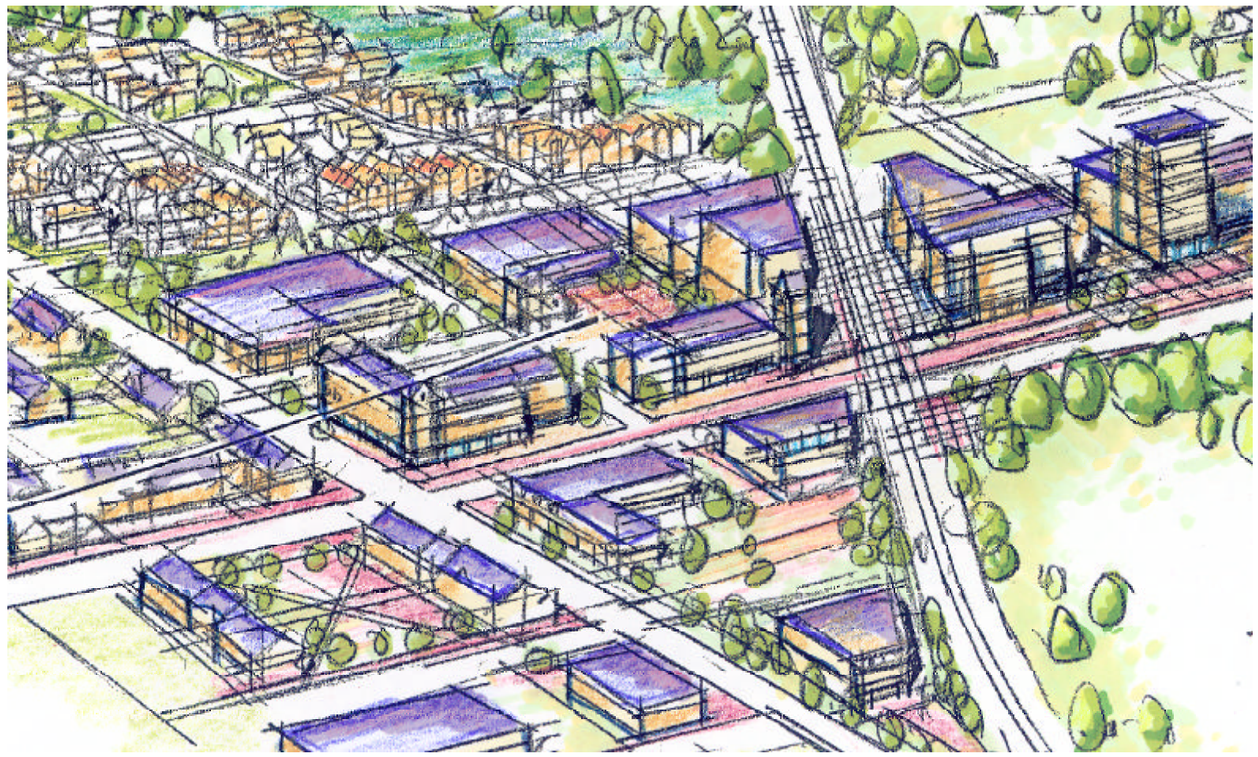
The Nine Springs Green-Tech Village is integrated with the natural landscape and the cultural growth pattern of Fitchburg. It contains workplaces, community places, services, open spaces, transportation facilities, and the network to connect them. It encourages social interaction, multiple activities, and uses less energy. It supports cutting-edge business development and attracts employees to a new model of mixed-use development.



Tech Village Center

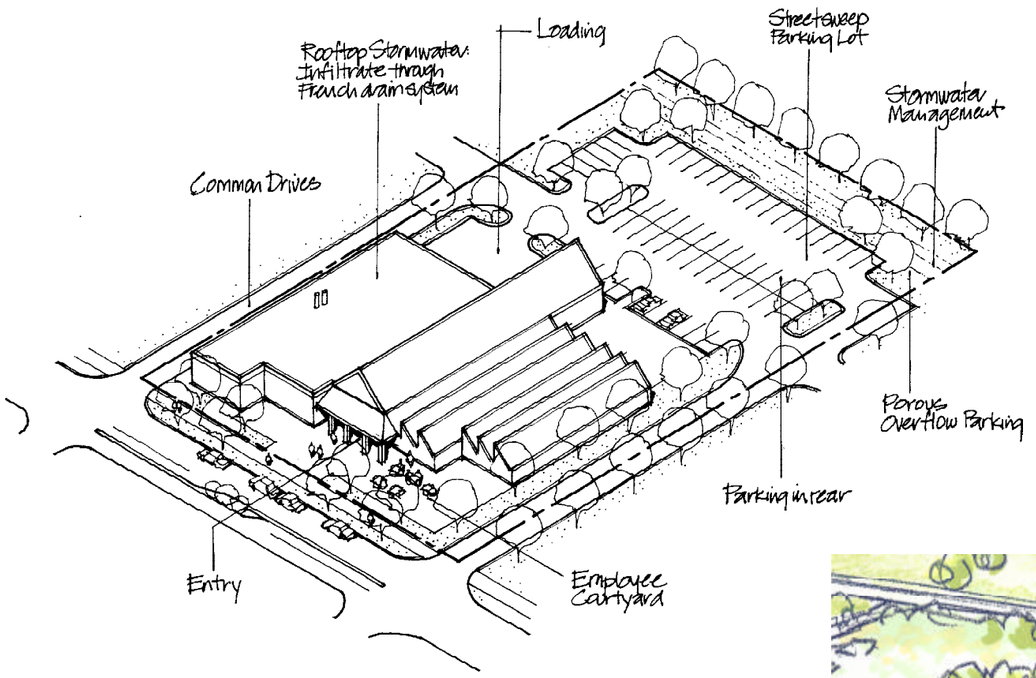
At the heart is the Village Center. The Village Center will have the feeling of an urban village. It will contain a mix of office, residential, and retail services, such as restaurants, pubs, and corporate services. It will be organized around open space and a future multi-modal transit stop.

- Located at parkway & rail
- High-density
- Uses: Transit station, retail, support services, restaurants, pubs, entertainment, offices, residential, health center, urban open space.



## Village Center

# Tech Campus



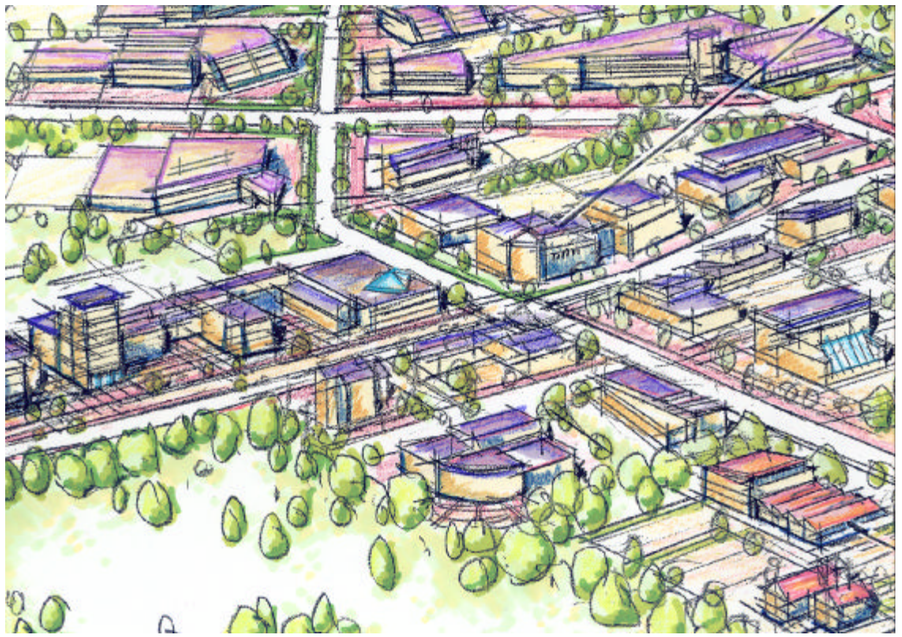

The Tech Campus lands provide a variety of business sites organized around a modified grid of streets and backing up to open space. Buildings are oriented toward the street and maximize the site while providing stormwater quality enhancements.

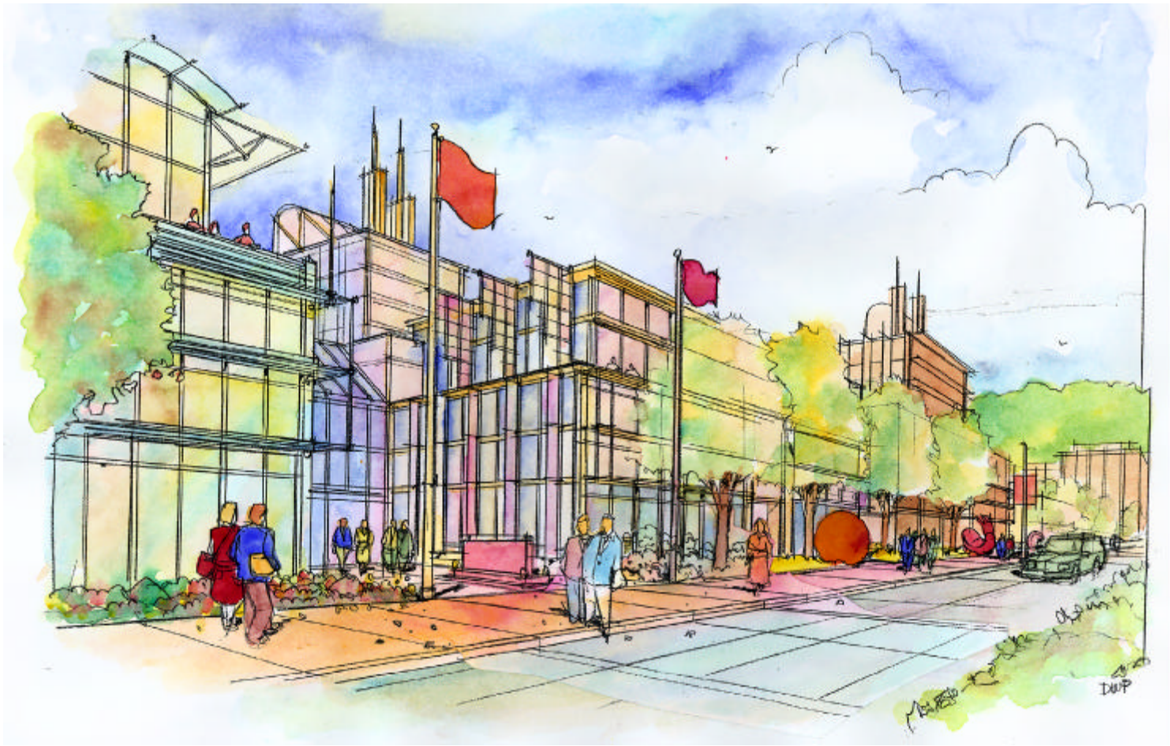
- Large sites
- Offices, research facilities
- Quality work environments
- Access to open-space network
- Sensitive site design
- Stormwater management

The Tech Core is a “community” of businesses organized along the proposed Cheryl Parkway extension. It is a high-density community of “green” office and mixed-use facilities with pedestrian-oriented circulation connecting employees with each other and with nearby services.

The high-density Tech Core would consist of:

- Three-to-five-story buildings
- Long-term structure parking
- Pedestrian-oriented building and site design
- Green-building technology

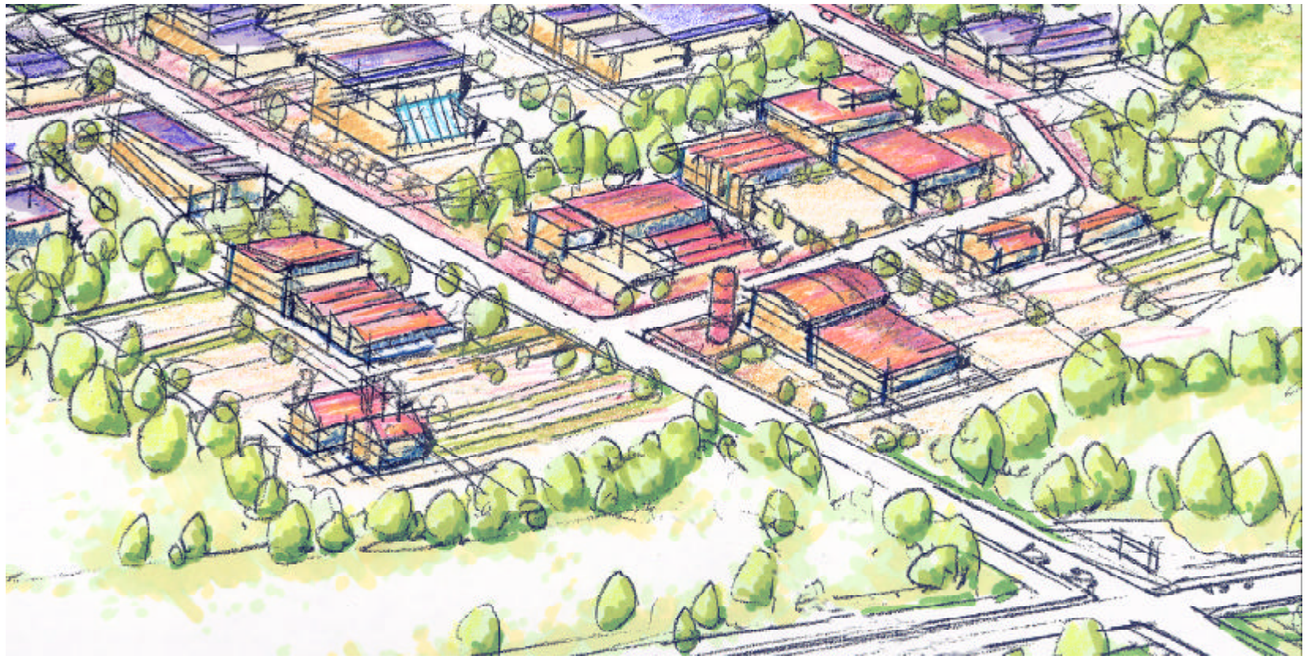


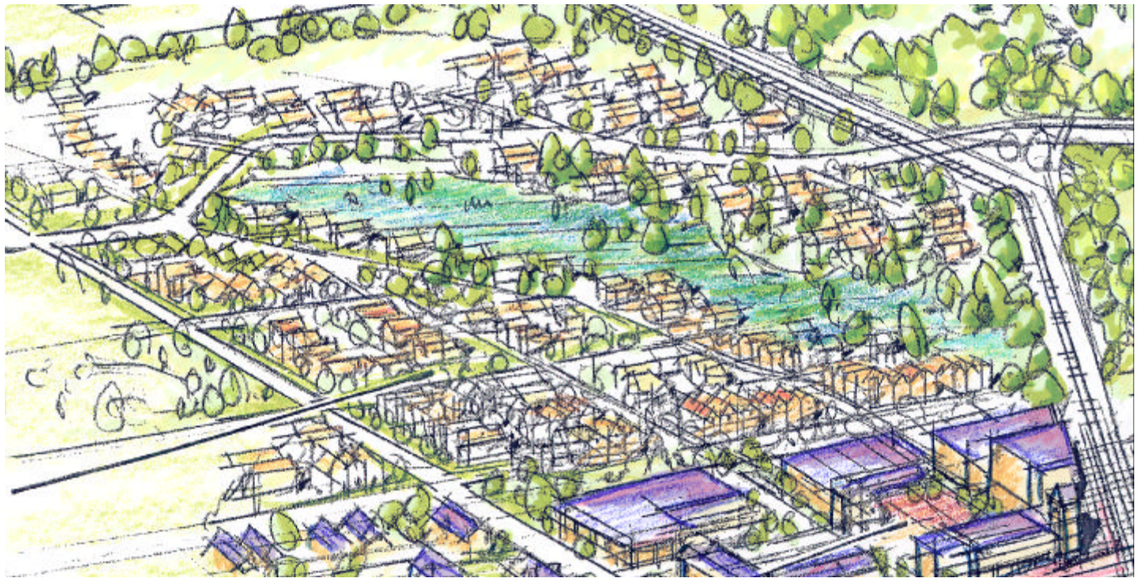


# Ag Biotech Center

The Ag Biotech Center is located adjacent to the Tech Core, existing wetlands, and existing agricultural businesses. It is a unique campus of offices, laboratories, greenhouses, and test plots where research and product development and testing will occur.

- Ag Tech Businesses
- Large sites
- Research labs, greenhouses, offices, plots
- Stormwater management





Creating a variety of residential options within walking distance of the Village Center is an important neighborhood principle. The Village Residential area shown would be organized in an urban fashion around the wetland and pond.

- Medium-density
- Access to Village Center
- Access to open-space network

# Site Development Standards

The following development standards include preliminary estimates of proposed acreages, potential densities, and proposed uses for each district.

### Tech Core

| | |
|---|---|
| Approximate acreage | 37 acres |
| Potential density/intensity | .45 FAR |
| Potential units/square footage | 800,000 square feet |
| Potential density/intensity with structured parking | 2.0 FAR |
| Potential units/square footage | 1,600,000 square feet |
| Notes or components | Common offsite stormwater management<br>Green-roof system encouraged |

### Mixed-use Village Center

| | |
|---|---|
| Approximate acreage | 40 acres |
| Potential density/intensity | 500 DU |
| Potential units/square footage | |
| Notes or components | Tech core<br>Office<br>Retail<br>Residential<br>Transit stop<br>Urban open space<br>Support services<br>Restaurants<br>Pubs<br>Health center |

### Village Residential

| | |
|---|---|
| Approximate acreage | Approximately 27 acres |
| Potential density/intensity | 400 DU |
| Potential units/square footage | Average 15 DU/acre |
| Notes or components | |

### Tech Business Campus

| | |
|---|---|
| Approximate acreage | 165 acres |
| Potential density/intensity | .4 FAR |
| Potential units/square footage | 2,000,000 square feet tech use |
| Notes or components | 110 acres developable (apply 33% for open space and right-of-way) |

### Ag Tech Business

| | |
|---|---|
| Approximate acreage | 15 acres |
| Potential density/intensity | .25 FAR |
| Potential units/square footage | |
| Notes or components | Labs<br>Greenhouse<br>Plots<br>Office space |

### Open-space Network

| | |
|---|---|
| Approximate acreage | |
| Notes or components | Trails<br>Common stormwater management<br>Wetlands<br>Woodlands<br>Urban plaza space<br>Urban greenspace |

## How can the Nine Springs Green-Tech Village and Tech Neighborhood become a successful regional and national model for sustainable development?

- Create Development Team
- Create Master Plan/Neighborhood Plan Amendment
- Introduce Green-building Development Requirements (i.e., LEED system) and Zoning and Approval Process
- Position Transit
- Create TIF District
- Facilitate Green Energy Planning and Federal Funding
- Determine Incentives
- Form a Development Association – Packages
- Determine Phasing
- Plan for Long-term Buildout