

# RDC FITCHBURG TECHNOLOGY CAMPUS II

OWNED AND DEVELOPED BY RUEDEBUSCH DEVELOPMENT, LLC.

## COMMUNITY OVERVIEW

**The City of Fitchburg**, conveniently located within minutes of Madison, provides the best of city and rural life, with a diverse population of more than 25,000 residents and over 700 businesses.

Centrally located within the greater Madison region, with a population of 568,593, Fitchburg is a short commute to either the east or west sides of Madison, University of Wisconsin-Madison, and the State Capitol. Fitchburg is nestled within 22,000 acres of rolling hills, parks, and family farms as well as other unique recreational opportunities including world-class bike trails.

With advanced manufacturing making up 9% of the local workforce, Fitchburg is a center of innovation and good ideas. The city is well-represented by knowledge-based companies in such industries as biotechnology, thermoforming, information technology, medical instrumentation, nanotechnology, and agriculture.

The easily accessible RDC Fitchburg Technology Campus Phase II is within minutes of commercial activity and area amenities including restaurants, hotels, entertainment, transit stops, housing, and parks.

- General surroundings fit for industrial activity
- Roadway access
- Rail access (n/a)
- Commercial airport access
- Freight airport access
- 56.79 contiguous developable acres
- American Land Trust Association (ALTA) survey
- Site not located on or adjacent to flood plain
- Flight path certifications not proximate of any airport
- Single owner with documented willingness to sell
- No significant topography issues
- No utility easements that would prevent development
- 56.79 contiguous acres not affected by wetlands
- No known environmental impediments to immediate industrial development
- No known archeological/historical impediments to immediate industrial development
- No known impediments to immediate development related to endangered species
- Fire insurance classification rating 3
- Industrial zoning

This site has been designated as “suitable for development”\* by Deloitte Consulting and the Wisconsin Economic Development Corporation (WEDC). The site meets pre-defined criteria for site size, availability of utility and transportation infrastructure, physical and technical condition, environmental assessments, support by local communities, and other factors.

For more information about this Wisconsin Certified Site, please visit [LocateInWisconsin.com](http://LocateInWisconsin.com) or contact Kyle Adams from Ruedebusch Commercial Investments at 608.243.9070.

\*Site designation is based on information that has been submitted to Deloitte and WEDC, and that Deloitte and WEDC believe to be true. Deloitte and WEDC have no liability or responsibility for existing or future conditions of the sites.

# COMMUNITY INTRODUCTION

REQUIREMENT	COMMENTS
<p><b>Community overview</b></p> <ul style="list-style-type: none"> <li>General community fit for industrial activity</li> </ul>	<ul style="list-style-type: none"> <li>Fitchburg is a suburb of Madison immediately south of the 12/18 Beltline – Population: 25,000; Manufacturing comprises 9% of local workforce</li> <li>Tech, light industrial, residential – known as tech area for Madison</li> <li>Commercial activity on 12/18 and on Fish Hatchery, including hotels and restaurants to serve the park</li> <li>Good access</li> </ul>
<p><b>Site environment overview</b></p> <ul style="list-style-type: none"> <li>General surroundings fit for industrial activity</li> </ul>	<ul style="list-style-type: none"> <li>Biotech (ProMega), Data Center, Light tech industrial, research, office</li> <li>Quite a bit of residential adjacent to northern site boundary – highly visible</li> <li>ProMega owns their own sites and park adjacent (360 acres)</li> <li>Generally well-developed, but existing companies and surroundings limit use</li> </ul>
<p><b>Roadway access</b></p> <ul style="list-style-type: none"> <li>Proximity to interstate and other highways providing convenient access for labor and logistics</li> <li>Access roads in place to site, or plans in place to extend access road(s) to site</li> </ul>	<ul style="list-style-type: none"> <li>South on Fish Hatchery Road from 12/18 South Beltline interchange. About 3.5 miles of good street access to the Beltline along commercial strip (mostly 4 lane)</li> <li>10.5 miles along 12/18 Beltline to I-94/39 interchange to the east</li> <li>Access to the park is high-quality, well lit, and easily services the park</li> <li>New US 14 interchange will serve park from east side for 2nd access</li> </ul>
<p><b>Rail Access</b> (if applicable) – not required</p> <ul style="list-style-type: none"> <li>feasibility of service (if site is to be marketed as rail-served)</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
<p><b>Commercial Airport Access</b> – Access to airport(s) with commercial air service</p> <ul style="list-style-type: none"> <li>Driving distance to proximate commercial airport(s) and overview of service available</li> </ul>	<ul style="list-style-type: none"> <li>Dane County Regional Airport on northeast side of Madison is 12.1 miles from the site (through Madison) and 17 miles from the site (around Madison) – less than 30 minutes in traffic (12/18 to US 51 north)</li> <li>About 1.5 – 2.0 hours to Milwaukee Mitchell (90 miles)</li> <li>About 2.5 to 3 hours to O'Hare</li> </ul>
<p><b>Freight Airport Access</b> – Access to airport(s) with freight air service</p> <ul style="list-style-type: none"> <li>Driving distance to proximate freight airport(s)</li> <li>Description of the handling capacity of each proximate freight airport (e.g. current tonnage /year, runway length)</li> </ul>	<ul style="list-style-type: none"> <li>Same as above</li> <li>Dane County Regional proposed as most useful for freight service from this location</li> </ul>

# SITE INTRODUCTION

REQUIREMENT	COMMENTS
<p><b>Master Site plan</b> and/or site plan illustrating exact dimensions and number of parcels for the specific site being submitted for certification</p> <ul style="list-style-type: none"> <li>Minimum of 50 contiguous developable acres</li> </ul>	<ul style="list-style-type: none"> <li>56.79 acres of buildable land (does not include 2 out-lots that have been set aside for stormwater drainage)</li> <li>McGaw Park Neighborhood Master Plan (2009) includes the park and all surrounding areas - designates the land in Phase II as Business Park</li> </ul>
<p><b>Aerial photograph</b> illustrating the specific site being submitted for certification as well as the surrounding properties</p>	<ul style="list-style-type: none"> <li>Several high-quality recent aerials from multiple vantage points as well as site plan drawings were submitted</li> <li>Ag land to the south seems logical future expansion so possible to get larger, although purchase and zoning process could be lengthy</li> </ul>
<p><b>ALTA Survey</b> (American Land Trust Association) inclusive of site being submitted for certification</p>	<ul style="list-style-type: none"> <li>Completed August 28, 2012; illustrates all required components</li> </ul>
<p><b>Flood Plain map</b> (FEMA-produced FIRM map)</p> <ul style="list-style-type: none"> <li>No part of the site may be located on (or directly adjacent to) a flood plain</li> </ul>	<ul style="list-style-type: none"> <li>FEMA-produced FIRM map submitted – no flood plains in proximity to the site</li> </ul>
<p><b>Flight path specifications</b> (if site is within 2 miles of an airport)</p> <ul style="list-style-type: none"> <li>Documentation (letter or map from FAA) indicating any restrictions related to airport proximity</li> </ul>	<ul style="list-style-type: none"> <li>Not proximate (within 3 miles) of any airport</li> </ul>
<p><b>Ownership</b> – entire site must be wholly controlled by a single owner with documented willingness to sell to an industrial user</p> <ul style="list-style-type: none"> <li>Certificate of title</li> <li>Letter from property owner/option holder stating that site is for sale/lease</li> </ul>	<ul style="list-style-type: none"> <li>Owned by Ruedebusch Development (Carl Ruedebusch, CEO)</li> <li>All controlled by Ruedebusch</li> <li>Certificate of Title submitted</li> </ul>
<p><b>Asking Price</b> – current asking price for sale or lease of the land must be indicated</p> <ul style="list-style-type: none"> <li>Documentation of asking price on a per-acre basis</li> </ul>	<ul style="list-style-type: none"> <li>\$261,360/acre (\$6/ft.)</li> <li>Willing to negotiate for large land user, and if they get to be GC or build</li> <li>Will build to suit lease-back</li> <li>Lot Pricing - buyer for the entire site as-is: \$3.00/SF; development in the SW corner of the site (10-15 acres): \$5.00/SF; remaining lots in the development: \$6.00/SF</li> </ul>

# SITE PHYSICAL CHARACTERISTICS

REQUIREMENT	COMMENTS
<p><b>Topography</b> – no significant topography issues that could present major obstacles to industrial development of the site</p>	<ul style="list-style-type: none"> <li>• Topo Map submitted – Gently rolling site typical of the area</li> <li>• Total elevation change ~40' across site (south-central to northeast)</li> <li>• Some trees, but no significant habitat on site</li> </ul>
<p><b>Easements</b> – site not intersected by utility or any other easement that would prevent development of 50 contiguous acres of the site</p> <ul style="list-style-type: none"> <li>• Maps of all utility infrastructure directly proximate to (or intersecting) the site completed Phase II and</li> </ul>	<ul style="list-style-type: none"> <li>• Maps of all utilities submitted</li> <li>• Water line will need to be looped in site, but flexibility of where to do it</li> <li>• Vacated storm water management easement in western portion of the site (along the natural drainage ditch) would not pose impediment to development, as a storm water management system would need to be designed and developed for the site prior to construction</li> </ul>
<p><b>Wetlands</b> – demonstrate that a user can utilize 50 contiguous acres that are not affected by wetlands</p> <ul style="list-style-type: none"> <li>• Wetlands delineation report conducted on the site, demonstrating that impacts to protected waters will be avoided (or approved mitigation plans)</li> </ul>	<ul style="list-style-type: none"> <li>• Completed August 2008 - No wetlands delineated</li> <li>• Man-made retention pond and ditch, which reportedly would be moved and routed to permanent retention pond at northeast corner, owned by the City as Out-lot 8</li> </ul>
<p><b>Environmental Assessment</b> – no known environmental impediments to immediate industrial development</p>	<ul style="list-style-type: none"> <li>• Completed August 2012 - No environmental conditions or concerns were identified</li> </ul>
<p><b>Geotechnical</b> – minimum of 5 soil borings (for 50-acre site); no presence of sink holes or limestone caves; suitable water content / water table depth</p>	<ul style="list-style-type: none"> <li>• Completed August 2012 – 9 borings conducted on site; 15 ft. deep</li> <li>• Borings encountered lean clay/clayey silt underlain by dense sand to the termination depth</li> <li>• Groundwater encountered in 4 borings in SW section of site at 11-13.5 ft. below ground</li> </ul>
<p><b>Archaeological / Historical</b> – no known archaeological / historical impediments to immediate industrial development</p>	<ul style="list-style-type: none"> <li>• McGaw Park Neighborhood Plan references the Cultural Resources Study conducted on the area inclusive of the site in 2009; the executive summary in the Plan provides a concise summary of the study findings that no obstacles to development were identified on or immediately proximate to the site (relevant study sections submitted)</li> </ul>
<p><b>Endangered Species</b> – no known impediments to immediate industrial development related to endangered species</p>	<ul style="list-style-type: none"> <li>• McGaw Park Neighborhood Plan references the Threatened, Endangered, and Special Concern Species Study conducted on the area inclusive of the site in 2009; the executive summary in the Plan provides a concise summary of the study findings that no obstacles to development were identified on or immediately proximate to the site (relevant study sections submitted)</li> </ul>

### Fire Protection

- Fire Insurance Classification Rating
- Distance to the nearest servicing fire department

- Class 3; 1.7 miles from the Fitchburg City Fire Department

## ZONING

REQUIREMENT	COMMENTS
<p><b>Industrial zoning</b> (or equivalent) currently in place, or zoning change procedure underway as of field investigation</p> <ul style="list-style-type: none"><li>• Zoning certificate and relevant ordinance; or, letter from municipal authorities communicating status of zoning change procedure as of field investigation date</li></ul>	<ul style="list-style-type: none"><li>• I-S Specialized Industrial District – permits offices, R&amp;D, and certain specialized manufacturing establishments that are nuisance-free; limits manufacturing to small-scale products not exceeding 50 pounds; building height limit of 42 ft.</li><li>• Draft covenants submitted; include application plans and approval, development standards, building standards, landscaping, etc.</li></ul>
<p><b>Surrounding area zoning</b> – zoning of surrounding properties compatible with industrial development of site</p> <ul style="list-style-type: none"><li>• Comprehensive Plan of area (if applicable)</li><li>• Zoning map of area including site (if applicable)</li><li>• Existing/planned zoning of surrounding land</li><li>• Codes, Covenants, and Restrictions on site and surrounding sites, as applicable</li></ul>	<ul style="list-style-type: none"><li>• Adjacent Residential to the north – several homes border the site's northern boundary. Developer described in detail a plan to construct a berm with trees separating the site from these adjacent residential properties</li><li>• Agricultural land to the south proposed for consideration as potential expansion area for Phase II (would require rezoning and utility extensions)</li><li>• Community park to the east of site</li><li>• Provided the comp plan maps with color keys to describe surrounding areas</li></ul>

## ELECTRIC UTILITY INFRASTRUCTURE

REQUIREMENT	COMMENTS
<p>Proximate electric power infrastructure availability and capacities</p> <ul style="list-style-type: none"><li>• Utility maps indicating location and current size / capacity of proximate transmission lines, distribution lines, and substations; Available capacity that could be provided to the site for each of the above</li></ul>	<ul style="list-style-type: none"><li>• ATC controls transmission and substations, MG&amp;E controls distribution (and also owns generation assets)</li><li>• 8-10 MW capacity available to the site today from two separate substations</li><li>• ~1 mile SW to Oak Ridge substation served by 138KV transmission line and 2 37 MVA transformers; ~50% capacity; underground distribution to site</li><li>• ~3 miles NE to Syene Road Substation served by 138KV transmission line and 2 37 MVA transformers; ~50% capacity; aerial distribution to site</li><li>• 13.8kV transmission line with 8 MW capacity runs to SW corner of site</li><li>• All underground service in the park</li><li>• Coal, gas, wind, and some co-gen generation. Mostly coal, but new is gas or wind</li></ul>

<p>Detailed description of dual feed potential (current or proposed redundant service)</p> <ul style="list-style-type: none"> <li>• Overview (and map) illustrating dual feed electric service routes, including location, size and capacity of each node of delivery (substation, distribution line, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>• Dual feed from two different subs is possible. TDS Data Center demonstrates</li> <li>• Enhanced reliability program to ensure power, and will provide back-up generators for lease as well (testing natural gas back-up generators)</li> <li>• Relatively costly to get pure two-sub direct dual feed, but can do, including with leased back-up generators as part of the rate (11-12 cents/kwh fully dual served and backed up)</li> </ul>
<p>Introduction of any proposed improvements to / extensions of electric service to the site</p> <ul style="list-style-type: none"> <li>• Cost, timing, and funding responsibility of any improvements required to provide proposed service to the site</li> </ul>	<ul style="list-style-type: none"> <li>• New 345kv line coming in along Hwy 14 in Q1 2013</li> <li>• Have spent over \$300 million in recent improvements</li> </ul>

# GAS, WATER, & WASTEWATER UTILITY INFRASTRUCTURE

## NATURAL GAS

REQUIREMENT	COMMENTS
<p>Proximate natural gas infrastructure availability and capacities</p> <ul style="list-style-type: none"> <li>• Utility maps indicating location and current size / capacity of proximate mains, distribution lines, lift stations, etc; Available capacity that could be provided to the site for each of the above)</li> </ul>	<ul style="list-style-type: none"> <li>• 4" 60 psi line at Noble Drive entrance</li> <li>• Mostly just using for building heating (though Promega uses some)</li> <li>• Another 2" line along the north residential border area</li> </ul>
<p>Introduction of any proposed improvements to / extensions of natural gas service to the site</p> <ul style="list-style-type: none"> <li>• Cost, timing, and funding responsibility of any improvements required to provide proposed service to the site</li> </ul>	<ul style="list-style-type: none"> <li>• Gate station is 3 miles away if 30 mcf or greater needed</li> </ul>

## WATER & WASTEWATER

REQUIREMENT	COMMENTS
<p>Proximate water and wastewater infrastructure availability and capacities</p> <ul style="list-style-type: none"> <li>Utility maps indicating location and current size / capacity of proximate mains, distribution lines, lift stations, etc; Available capacity that could be provided to the site for each of the above</li> </ul>	<ul style="list-style-type: none"> <li><b>Water:</b> 10" ~20 psi main at western site boundary and 8" ~20 psi main at northern site boundary are available to serve the site; both will be looped</li> <li>Total system pump capacity is 6.9 MGD; current peak day demand is 4.2 MGD</li> <li>1,200 GPM water well serves the area; 500K gallon water tower serves the park (gravity fed in park); total system storage capacity is 2.25M gallons, currently ~60% utilized</li> <li><b>Wastewater:</b> 10" main stubbed at NW corner of the site, 8" main stubbed at northern site boundary; these two lines will be looped to connect the broader system, but the configuration is flexible</li> <li>Site served by Woods Hollow Interceptor, available capacity of 720 GPM (peak)</li> </ul>
<p>Introduction of any proposed improvements to / extensions of water and/or wastewater service to the site</p> <ul style="list-style-type: none"> <li>Cost, timing, and funding responsibility of any improvements required to provide proposed service to the site</li> </ul>	<ul style="list-style-type: none"> <li>1,500 GPM well planned for 2014</li> </ul>