



February 19, 2026

Re: University Research Park 2 Vetter Parcel
DFD Project # 25H4I

Dear Potentially Interested Party:

The State of Wisconsin Department of Administration, Division of Facilities Development (DFD) has retained Cornerstone Environmental Group, a Tetra Tech company, on behalf of the University of Wisconsin System Administration to prepare an Environmental Impact Assessment (EIA) of the proposed University Research Park (URP2) Vetter Parcel. The EIA will be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11, and University of Wisconsin System Administration (UWSA) guidelines. An initial component of this EIA is the scoping process to identify at an early stage any potential impacts of the project on the physical, biological, social, and economic environments. Because you, your agency, or group may have an interest in the project, or are representing neighbors near the project vicinity, we are inviting you to participate in the scoping process.

Known project components and identification of potential impacts to be studied in the EIA will be collected at this early phase of design development. All identified stakeholders will be afforded a reasonable opportunity to identify in writing any support, issues, or concerns they believe should be addressed during the EIA process for this proposed project.

URP, an independent 501(c)3 and a University of Wisconsin-Madison affiliate, is an internationally recognized research and technology park that supports early-stage, and growth-oriented businesses in a range of sectors, including engineering, computational, and life sciences. URP's mission is to support the continued commercialization of UW-Madison research, technology, and entrepreneurship. Development of URP2 is intended to meet the demand from potential URP users, ahead of which URP intends to build the infrastructure necessary to prepare URP2 for future development. Like its existing campus, URP2 will serve expanding local, state, national and international life science-focused users, especially those using UW-Madison derived technology and employing alumni and recent graduates.

This project will design and construct public improvements, enhanced stormwater management facilities, and support the ongoing development of URP2 Vetter Parcel located at the southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin. Project work consists of design and construction of site improvements to include site preparation, erosion control, stripping existing topsoil, mass grading, stormwater management, fine grading, public utilities, base course, roadway section with curb and gutter, sidewalk, street lighting, private utilities, multi-use path and site restoration (approximately 43 acres of mass grading disturbance and 3,900 LF of roadway). Upon completion, URP will market fully improved lots and negotiate tenant/buyer/URP responsibilities to be captured in final real estate development purchase or lease agreement(s) as users and/or buyers are identified.

Impacts that are identified during this process will be incorporated into a draft EIA report which will be made available to the public for a minimum of 15 days as a review period and will be circulated to appropriate federal,

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state, and local agencies. Comments and inquiries of the draft EIA document and a recommendation on the findings of the EIA will be developed for release as either *the project does not significantly affect the quality of the human environment* or as a *Major and Significant Action* thereby requiring the preparation of an Environmental Impact Statement (EIS).

If you are interested in this project or have any information relevant to it, we welcome your comments, suggestions, or other input by March 20, 2026, to be considered in the draft EIA. Comments received after that date will be considered in preparation of the final EIA. The Draft EIA is anticipated to be released in late April 2026. Related information and a comments form can be obtained via the project website at: <https://www.UniversityResearchParkIIVetterEIA.com/>.

Send your comments to:

Aden Clark
8040 Excelsior Drive, Suite 305
Madison, WI 53717
aden.clark@tetrattech.com

If no comments are received from you or your agency, we will assume there are no project issues that negatively impact you. You will have additional opportunities to provide comments during the upcoming public comment period and public meeting. If you have any questions or concerns regarding this process, please contact Aden Clark at (608) 422-9083.

Sincerely,

CORNERSTONE ENVIRONMENTAL GROUP, LLC – A TETRA TECH COMPANY



Teri Daigle
Sr. Project Manager



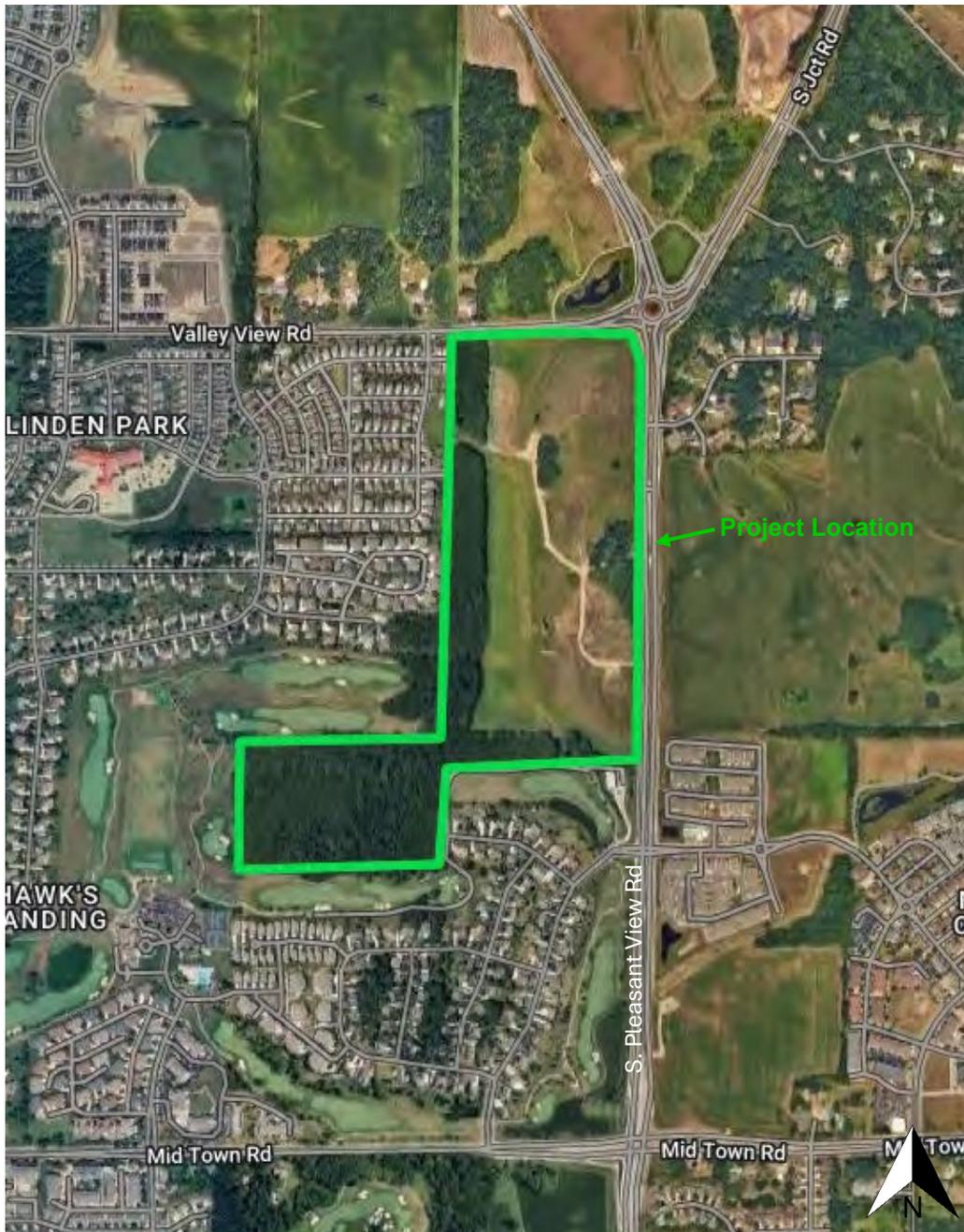
Aden Clark
Engineer

Enclosure: Attachment A: Site Map
Attachment B: Comment Form

Site Map

University Research Park 2 Vetter Parcel
DFD Project # 25H4I

Southwest of intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin.





COMMENT FORM

Environmental Impact Assessment Scoping Process
University Research Park II – Vetter Parcel
DFD Project # 25H4I

I have the following comments regarding this project and items to be considered as part of the scoping process:

[Please write comment(s) here. Attach additional pages if necessary.]

Please complete the following information and sign if submitting comments:

Name: _____

Title/Representing: _____

Address: _____

Telephone Number: _____

E-mail Address (optional): _____

Signature: _____

- I am interested in continuing my involvement in the public participation components of this project. Please continue to send me project notices.
- I am NOT interested in continuing my involvement in the public participation of this project. Please do NOT continue to send me project notices.

Please return this form by **March 20, 2026**, to: Aden Clark
Tetra Tech
8040 Excelsior Drive, Suite 305
Madison, WI 53717
aden.clark@tetrattech.com