Environmental Impact Assessment

University Research Park 2 Vetter Parcel

June 26, 2026

DFD #25H4I

PRESENTED TO

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TETRA TECH

EXECUTIVE SUMMARY

The Wisconsin Department of Administration, Division of Facilities Development (DFD) retained Cornerstone Environmental Group, LLC - A Tetra Tech Company (Tetra Tech) to prepare a Type II Environmental Impact Assessment (EIA) for the University Research Park 2 (URP2) Vetter Parcel (DFD Project #25H4I) in Madison, Wisconsin. The EIA is required by the state guidelines in compliance with the Wisconsin Environmental Policy Act (WEPA), Section 1.11, Wis. Stats. The purpose of the EIA is to assess potential environmental effects of the project relative to the quality of the human environment.

The Draft EIA herein evaluates the URP2 Vetter Parcel that include a 75-acre area for development and an attached 25-acre conservancy area. The 75-acre area to be developed consists of site-preparation work (public improvements) including roughly 35 acres of soil grading; installation of public utilities and stormwater controls; construction of approximately 3,810 linear feet of roadway (Boyer Street and Ancient Oak Lane), sidewalks, lighting, multi-use paths; and site restoration to enable up to about 663,000 gross square feet of office, manufacturing and laboratory development. The project budget is approximately $11,686,300 and construction is currently targeted to begin in Spring 2027.

The WEPA process included a scoping letter distributed February 19, 2026. Three public comments were received in response to the scoping letter. A Draft EIA public review period is scheduled for June 26 – July 10, 2026 with a virtual public meeting on July 9, 2026. Comments received during the Draft EIA period will be addressed in the Final EIA and used to determine whether an Environmental Impact Statement is required.

Key findings describe the 75-acre area as predominantly fallow agricultural land with discrete woodlots and an intermittent drainage swale. No mapped wetlands or floodplains lie within the current development footprint; geotechnical borings show mixed surficial soils with localized fill.

The Endangered Resources Review (March 16, 2026) flags one potential threatened plant species within the 100-acre total project area and notes overlap with a Rusty Patched Bumble Bee high-potential zone. Cultural-resource records document prehistoric lithic scatter (Research Knoll) and nineteenth-century features; State Historic Preservation Office concurrence dated January 8, 2025 found no eligible historic properties would be affected in the 75-acre area for development evaluated.

Anticipated short-term construction effects include increased noise, fugitive dust, and truck traffic; long-term effects include conversion of portions of fallow and wooded land to impervious surfaces and built infrastructure with associated loss of some canopy and habitat. The current site plan retains a 25-acre conservancy in the southwest portion of the broader URP2 project area and establishes a minimum-100-foot tree/landscape buffer along the western property line of the primary 75-acre parcel.

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ACRONYMS/ABBREVIATIONS

Acronyms/Abbreviations	Definition
AADT	Annual Average Daily Traffic
ACS	Archaeological Consulting and Services, Inc.
ADA	Americans with Disabilities Act
AGC	Associated General Contractors
AHI	Architectural History Inventory
ARI	Archaeological Reports Inventory
ASI	Archaeological Sites Inventory
AST	Aboveground Storage Tank
BMP	Best Management Practices
BRRTS	Bureau for Remediation and Redevelopment Tracking System
BOR	Board of Regents
CTH	County Highway
DFD	Division of Facilities Development
DOA	Department of Administration
DOT	Department of Transportation
EIA	Environmental Impact Assessment
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
ERR	Endangered Resource Review
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
HOA	Homeowners Association
HPZ	High Potential Zone
LF	Linear Feet
NAAQS	National Ambient Air Quality Standards
NRCS	Natural Resources Conservation Service
PID	Photoionization Detector
PRSB	Program Revenue Supported Bonds
RR	Remediation and Redevelopment

Acronyms/Abbreviations	Definition
SBC	State Building Commission
SE	Suburban Employment
SF	Square Feet
SHPO	State Historic Preservation Officer
URP	University Research Park
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
UST	Underground Storage Tank
UW	University of Wisconsin
WDNR	Wisconsin Department of Natural Resources
WEPA	Wisconsin Environmental Policy Act
WHPD	Wisconsin Historical Preservation Database
WWI	Wisconsin Wetland Inventory

1.0 INTRODUCTION

1.1 GENERAL

The Wisconsin Department of Administration (DOA), Division of Facilities Development (DFD) retained Tetra Tech to prepare an Environmental Impact Assessment (EIA) for the proposed University Research Park 2 (URP2) Vetter Parcel located at the southwest intersection of S. Pleasant View Road (County M) and Valley View Road in Madison, Dane County, Wisconsin. The EIA is required by state guidelines in compliance with the Wisconsin Environmental Policy Act (WEPA), Section 1.11, Wis. Stats and University of Wisconsin System Administration (UWSA) guidelines. The purpose of the EIA is to assess potential environmental effects of the project relative to the quality of the human environment. The Wisconsin DOA DFD is the project manager while UWSA and URP are the project owners.

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.

1.1.1 Project Overview

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. The URP2 Vetter Parcel includes a 75-acre area for development (Vetter Parcel) and an attached 25-acre conservancy area (Conservancy). The project location is shown on Figure 1 in Appendix A. Project work within the 75-acre Vetter Parcel 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. There are currently no specific development proposals for individual parcels in the plat. The 25-acre Conservancy will remain a conservancy with only an impervious asphalt walking path added that connects with the Vetter Parcel improvements.

1.2 EIA PROCESS

The UW System WEPA compliance process began in November 2025 with authorization to prepare a Type II EIA. The need to prepare an EIA was identified early in the planning phase of the overall project.

1.2.1 Scoping

A scoping letter soliciting input on the project's potential environmental impacts was sent by electronic mail on February 19, 2026 to potentially interested local, state, and federal parties, individuals, and groups. A copy of the scoping letter along with recipients is provided in Appendix B. Three public comments were received in response.

Residents adjacent to the Vetter Parcel oppose removal of the existing trees along the western boundary of the 75-acre area and large-scale development, citing loss of wildlife habitat and species diversity and degradation of local aesthetics. They also raise traffic and safety concerns from increased vehicle volumes on Valley View and Pleasant View roads and worry about negative effects on property values. Additionally, a community member expressed interest in plans for the 25-acre conservancy area. Copies of the public comments received in response to the scoping letter are included in Appendix C.

1.2.2 Draft EIA

On June 26, 2026, a public notice was posted within the legal notices in the Wisconsin State Journal newspaper to request public input on the Draft EIA document as well as to provide notification of the Public Meeting. The Draft EIA is available for public review beginning June 26, 2026 and ending on July 10, 2026. Copies or notifications of the Draft EIA were sent to the individual recipients listed on the Distribution List provided in Appendix D. A hard copy of the Draft EIA is available at the City of Madison Public Library (201 W. Mifflin Street - Central Library location) and UW-Madison Helen C. White Library (600 N. Park Street). The document is available for download online at https://www.UniversityResearchParkIIVetterEIA.com/.

The deadline for verbal or written comments is July 10, 2026. A public meeting to present the project and Draft EIA findings and to take verbal and written comments will be held on July 9, 2026, at 5:00 pm, virtually. The public meeting will be attended by representatives of DFD, URP, UW-Madison, KL Engineering, Tetra Tech, and interested members of the general public. The link to the virtual meeting is housed on the project website, linked above.

1.2.3 Final EIA

Following completion of the Draft EIA comment period and public meeting, a Final EIA will be prepared along with a determination of need, or lack thereof, for an Environmental Impact Statement (EIS). The report will be updated based upon comments received and with appropriate revised design information that may have been updated either due to the natural design process or as a result of comments or concerns expressed throughout the WEPA process. Comments received during the Draft EIA comment period, both written and oral, will be included in the Final EIA. Meeting minutes from the public meeting will be included with the Final EIA.

2.0 DESCRIPTION OF PROPOSED ACTION

2.1 TITLE OF PROPOSAL

University Research Park 2 Vetter Parcel

DFD Project # 25H4I

2.2 LOCATION

The address for the proposed project is not finalized, but it is generally located at the southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin, as shown on Figure 1 in Appendix A.

2.3 PROJECT DESCRIPTION

The URP2 Vetter Parcel 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. The overall project encompasses roughly 100 acres. Current site preparation and initial development focus on a 75-acre developable parcel (Vetter Parcel) and an adjacent wooded 25-acre conservancy in the southwest portion of the property (Conservancy). The 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 paths and site restoration (approximately 43 acres of mass grading disturbance and 3,900 LF of roadway). Proposed grading and utility work are shown on Figures 2 - 4 in Appendix A, respectively. The proposed alignment of the multi-use walking path is shown on Figure 2 in Appendix A. The multi-use walking path within the Conservancy will be an impervious asphalt surface and the final alignment is planned to be selected in collaboration with a licensed arborist to minimize impacts to existing topography and protected trees.

Upon completion of improvements to the 75-acre Vetter Parcel, 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. There are currently no specific development proposals for individual parcels in the plat. The current plat consists of 9 unimproved vacant lots ranging in size from 4.8 to 8.2 acres, conservation easements bordering the western lots (100-foot buffer from western property line), utility easements bordering the eastern lots, and a large drainage easement bisecting the Vetter Parcel to accommodate a drainage swale and required stormwater management facilities. The proposed public improvements and site grading are intended to potentially accommodate 663,000 sf of combined office, laboratory and manufacturer space and two public roadways (Boyer Street and Ancient Oak Lane). The layout anticipates buildings primarily fronting Boyer Street with parking lots primarily fronting Pleasant View Road to the east and the conservation easement to the west. There are currently no specific development proposals for individual parcels in the plat.

2.4 PURPOSE AND NEED (OBJECTIVE, HISTORY, AND BACKGROUND)

Established in 1984, URP is an independent 501(c)(3) and an affiliate of the University of Wisconsin–Madison. An internationally recognized research and technology park, URP supports early-stage and growth-oriented businesses across engineering, computational, and life-science sectors. URP's mission is to advance

commercialization of UW–Madison research, technology, and entrepreneurship by providing space, infrastructure, and community for companies that often employ UW–Madison alumni and recent graduates.

URP's original campus (URP1) sits on 235 acres and is approaching capacity. Between 2010 and 2020, URP's managed footprint of laboratories and offices increased by 40 percent, reflecting growth across the regional technology cluster from nascent research activities to larger companies investing in new facilities. To accommodate continued demand from life-science and related users, particularly organizations commercializing UW Madison–derived technologies, URP is developing URP2. There are multiple locations identified for URP2: URP2 North and URP2 Vetter. The URP2 North location is north of Valley View Road and is not evaluated as part of this EIA. The URP2 Vetter location is south of Valley View Road and is the subject of this EIA.

Before vertical development by future users can occur, URP must first complete site infrastructure. Expanding infrastructure in URP2 will create opportunities to attract larger life-science, office, laboratory, and manufacturing companies seeking to relocate or expand within the URP campus. The City of Madison approved URP2 in 2009. Rough grading was completed on portions of the URP2 North site in 2011. The UPR2 Vetter site received some soil fill material in 2019 and 2021 but no other earthwork activities have occurred. The parcel for URP2 Vetter was annexed into the City of Madison from the Town of Middleton in October 2012 and recently re-platted in 2024.

2005 Wisconsin Act 25 enumerated $15.0 million in Program Revenue Supported Borrowing (PRSB) for roads and utilities in URP2. Roughly $1.9 million of that appropriation was used in 2009 – 2010 to plat and construct initial roads and utilities (Project 09L1K — MSN-RESEARCH PARK URP2) within URP2 North. Approximately $13.5 million of the enumerated funding remains available to support the next phase of infrastructure work for URP2, including planned work on the Vetter Parcel.

2.5 ESTIMATED COST AND FUNDING SOURCE

The project cost is anticipated to be $11,686,300 and is funded entirely through existing program revenue supported borrowing. Project costs include design, permitting, project management, construction and construction contingencies.

2.6 TIME SCHEDULE

Table 1 below outlines the anticipated project schedule as it is known at this time. Note that individual project components and detailed milestones are being developed and will be contingent upon milestones such as permitting approvals which may need to have supplementary information prepared.

Table 1: Anticipated Project Schedule

Milestone	Date[(1)]
AE Selection	October 2025
Preliminary Design	Summer 2026
UW Board of Regents (BOR) Approval	Fall 2026
State Building Commission (SBC) Approval	Fall 2026
Bid Date	Winter 2027
Start Construction	Spring 2027
Substantial Completion	Fall 2027
Final Completion	Spring 2028

Footnotes:

(1) Dates are subject to change and contingent upon BoR and SBC Approval.

3.0 EXISTING ENVIRONMENT

3.1 PHYSICAL

3.1.1 Land Use

The 75-acre Vetter Parcel is presently vacant, fallow former agricultural land with areas of overgrown herbaceous cover, discrete wooded tracts, and a single agricultural outbuilding. Previous agricultural uses were limited to conventional monoculture commodity crops. Site photographs showing the exiting conditions are provided in Appendix E. The central and northern portions of the Vetter Parcel are dominated by idle cropland and tall grass/weed cover. The 25-acre Conservancy and western portions of the Vetter Parcel support fairly extensive woodland with developed understory. The barn-type outbuilding is located in the east-central portion of the Vetter Parcel and is currently lease by UW Agricultural Research station to store hay as needed.

The property borders low-density residential neighborhoods and recreational land uses. Hawks Landing Golf Club lies immediately to the west and southwest, and University Ridge recreational lands are approximately one mile to the southwest. County Highway M (S. Pleasant View Road) and Valley View Road form the primary roadway boundaries. Figure 1 in Appendix A shows the project location. The northern parcels within the 75-acre Vetter Parcel are zoned Suburban Employment (SE) and the adjacent wooded 25-acre parcel to the southwest is zoned Conservancy.

Aerial imagery and field observations completed with the Phase 1 Environmental Site Assessment (ESA) prepared by True North Consultants, Inc. on January 8, 2025, document limited prior earthwork and rough grading completed in or before 2022. The Phase I ESA did not identify active commercial or industrial uses in the project area and found no recognized environmental conditions attributable to current on-site land use.

3.1.2 Topography

Existing topography within the Vetter Parcel is variable but generally slope from the east and west property lines down towards the central City of Madison designed and constructed drainage swale that runs from north to south. Ground surface elevations largely range between about 1,040 and 1,095 feet above mean sea level (ft-MSL). Within the Conservancy, topography generally slopes from west to east, with ground surface elevations ranging from approximately 1,060 to 1,140 ft-MSL. Topography at the project area is show on Figure 5 in Appendix A.

3.1.3 Soils

Soils in the project area are mapped by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) as predominantly Dodge silt loam (6–12% slopes, eroded) and Troxel silt loam (0–3% slopes), which together comprise the largest mapped coverage of the area. Other mapped units in order of presence include Plano silt loam (gravelly substratum), St. Charles (eroded), Kidder, Dodge (2-6% slopes), Batavia, Griswold, Radford, and McHenry silt/loam units. The USDA NRCS Web Soil Survey map and legend is included as Figure 6 in Appendix A. The mapped units indicate the project area is underlain primarily by silt and loam textured surficial materials commonly associated with loess and silty glaciogenic deposits, with localized areas where coarser gravelly substrata are present.

Imported soil material was placed in multiple locations in 2019 and 2021, in accordance with a City of Madison erosion control permit. The Phase I Environmental Site Assessment (ESA) report for the Vetter Parcel dated January 8, 2025 by True North Consultants, Inc. states the fill material was from non-contaminated sources that were screened at the source location. URP elected to perform supplemental geotechnical investigations after filling activities to understand where and how filling placement occurred at the Vetter Parcel.

A geotechnical investigation report by Construction Geotechnical Consultants, Inc. (CGC), dated February 16, 2024, states there is a variable subsurface profile across the Vetter Parcel. Surface conditions range from native topsoil to engineered surfacing (aggregate base) and localized areas of imported fill. Fill of variable composition and compaction was encountered in multiple borings and includes sandy material with silt and gravel, scattered clay pockets, and heterogeneous construction debris (including asphalt fragments). Fill and disturbed materials were logged to variable depths in the borings (commonly to the depths the borings terminated, approximately 20 feet below ground surface (ft bgs), with occasional borings extending to about 24–25 ft bgs). Beneath fill and shallow surface materials, native soils generally consist of medium-stiff to very-stiff lean clays and silts underlain by medium-dense to very-dense sands and gravels with variable gravel and occasional cobbles. Organic-bearing lenses or trace organics were noted in select borings.

3.1.4 Utilities

No municipal water mains or on-site domestic service laterals are present within the project area. Public water distribution mains and hydrants are located in the County Highway M, Ancient Oak Lane and Valley View Road rights-of-way immediately adjacent to the project area. Private groundwater wells are located in the surrounding area but none are located on the property. There are existing sanitary and storm sewers present within the project area. Surface drainage is conveyed by overland flow and by a constructed intermittent drainage swale that bisects the Vetter Parcel. No engineered stormwater detention or treatment basins exist on the property. No primary electric or natural gas service laterals, meters, or distribution equipment are present on the project area. There is a major American Transmission Company (ATC) overhead wire and associated easement that extends along the eastern border of the Vetter Parcel located west of Pleasant View Road. The site contains no known on-site telecommunications, fiber, or broadband infrastructure. Utility distribution is expected to occur in the adjacent road rights-of-way.

3.1.5 Stormwater

The project is located within the Upper Badger Mill Creek sub-watershed. Stormwater runoff enters the site at two locations:

1. A 54-inch storm sewer discharging from Valley View Road into the project site. This pipe collects runoff from the URP2 North ponds, the 48-inch City storm sewer under Valley View Road located east of the site, and a 24-inch City storm sewer draining a local depression west of the URP2 North ponds.
2. A 36-inch concrete storm sewer outfall and associated grassed waterway from the Linden Park subdivision, located west of the site, entering along a 50-foot stormwater easement on Lot 47 (Northwest lot of Ancient Oak Lane and Boyer Street intersection).

Within the project site, both off-site and on-site runoff flows from north to south through a vegetated drainage channel constructed by the City of Madison in 2005. Blackhawk Golf Course is located immediately south of the project site. The main channel exits the project site through dual 45-inch by 29-inch elliptical concrete pipes connected to a single 60-inch by 38-inch elliptical pipe, or by overtopping an existing golf course cart path with a sag elevation of 1042.5 feet above mean sea level.

Previous studies performed on the site indicated that the golf course path and associated culverts constrain flows in larger events causing over detention. This constraint results in increased onsite storage.

3.1.6 Surface Water

The project lies within the Lower Rock River Basin watershed. Regional concerns in the Lower Rock River Basin include (WDNR Lower Rock River Basinwide Issues, 2026):

- Declining surface-water quality and increased runoff from agricultural and urban land uses; many streams and rivers in the basin do not meet state water-quality standards.
- Conversion of agricultural lands, with consequent effects on wildlife habitat, recreational uses, rural landowners, and the local economy.
- Loss and fragmentation of sensitive habitats and reduced connectivity between habitat patches.
- Reduced groundwater infiltration and locally lower groundwater levels associated with increased impervious area in urbanizing parts of the basin.
- Localized areas of significant groundwater contamination that can affect surface-water interaction and water resources.

The project footprint contains no mapped lakes, perennial streams, or regulated wetlands. A constructed drainage swale bisects the Vetter Parcel and intermittently conveys stormwater from ponds north of Valley View Road and from the project area to culverts that discharge to the Hawk's Landing golf course. The Wisconsin Department of Natural Resources (WDNR) Surface Water Data Viewer identifies this conveyance as Unnamed (WBIC: 5035970) and Unnamed (WBIC: 5035923). The WDNR Surface Water Data Viewer Map is included as Figure 7 in Appendix A. No additional waterbodies were identified within 300 feet of the project area.

The nearest prominent lakes in the Yahara chain are Lake Mendota (≈9,781 acres; max depth ≈83 ft) to the north/northeast by approximately 4.5 miles, Lake Wingra (≈336 acres; max depth ≈14 ft) to the east by approximately 5.5 miles, and Lake Monona (≈3,359 acres; max depth ≈74 ft) approximately 7 miles to the east.

3.1.7 Wetlands

According to the U.S. Army Corps of Engineers (USACE), wetlands are "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Based on the methods outlined in the 1987 Corps of Engineers Wetlands Delineation Manual and its regional supplement, the presence of a wetland is determined based on three hydric criteria – vegetation, soils, and hydrology (USACE, 1987). The boundary of a wetland is where one or more of these hydric characteristics give way to upland features. Following this guidance, in addition to review of Wisconsin Wetland Inventory (WWI) maps, soil data, and topographic maps, it has been determined that mapped wetlands are not located within the project site boundaries. Wetland indicator soils are present in the area to remain as conservancy (southwest 25 acres). A map generated using the WDNR Surface Water Data Viewer showing mapped wetlands and indicator soils within and around the project area is provided on Figure 7 in Appendix A.

3.1.8 Floodplains

The online Federal Emergency Management Agency (FEMA) Flood Map Service Center was utilized to review the flooding potential for the project area. The project is not located within a flood hazard area as shown on Figure 8 in Appendix A. The project can be further defined as within Zone X. FEMA defines Zone X as an area outside the 500-year floods, which means it has less than a 0.2% chance of flooding annually.

3.1.9 Groundwater

Regional groundwater in the project area is located in the sandstone aquifer which makes up the most important aquifer in the Lower Rock River basin, and shallow groundwater occurs within the glacial materials that overlie the bedrock.

During drilling for a geotechnical investigation in December 2023 groundwater was not observed within the borings to depths of approximately 20–25 ft bgs. Seasonal groundwater fluctuations or localized perched

conditions could result in temporary water in excavations after significant precipitation. Groundwater conditions at the project area will likely fluctuate, especially seasonally, depending on precipitation, surface run-off, and other factors.

A principal groundwater concern is the decrease in groundwater levels due to urban pumping and increasing impervious surfaces that limit surface water infiltration. Both of these changes affect base flow and thus water temperature and quality in streams. In addition, elevated chloride and sodium levels in surface water and groundwater exist due to winter road and street salting.

3.1.10 Air

State air quality is regulated under Wisconsin's NR 400–499 rule series, which sets the framework for emissions control, permitting, and new-source review. The U.S. EPA sets the National Ambient Air Quality Standards (NAAQS) for six common pollutants—ozone (O3), particulate matter (PM2.5 and PM10), sulfur dioxide (SO2), nitrogen dioxide (NO2), carbon monoxide (CO), and lead (Pb). Areas are officially designated as attainment or nonattainment for each pollutant based on monitoring, modeling, and EPA/state decisions; "attainment" means the area meets the applicable NAAQS.

Federal and state listings show Dane County (including Madison) is currently designated attainment for the common criteria pollutants, which indicates routine ambient monitoring meets the NAAQS. The WDNR operates ambient monitors in Madison that characterize county air quality; the primary urban monitors are located north and northeast of the project area near central Madison and Lake Mendota, approximately 1 north and 4 miles northeast of the project location, respectively. Short-term events such as wildfire smoke or high-ozone days can still cause temporary exceedances, even in attainment areas.

3.1.11 Hazardous Materials

The Remediation and Redevelopment (RR) Sites Map is the WDNR's web-based mapping system for information about contaminated properties and other activities related to investigating and cleaning contaminated soil and groundwater in Wisconsin. It is part of the WDNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS), an interlinked system for contaminated land activities. No activity is noted within or adjacent to the project area. A copy of the RR Sites Map showing the project area is included as Figure 9 in Appendix A.

The 2025 Phase I ESA noted registered fuel tanks and small aboveground storage tanks on adjacent properties but are not considered as recognized environmental conditions (RECs) for the project area due to their distance and regulatory status. No underground storage tanks (UST) or aboveground storage tanks (AST) are located on the project area property; nearby parcels (e.g., the golf course) maintain small ASTs for maintenance equipment.

There are multiple areas of fill that have been imported onto the Vetter Parcel. During geotechnical investigation work, there was a boring where the drilling subcontractor identified a faint petroleum odor and possible cinders being present. During a Phase I ESA, True North was engaged to screen the soils in the area of the geotechnical boring and found large pieces of asphalt were present. True North screened the soil for volatile organic compounds (VOCs) using a photoionization detector (PID) and did not identify the presence of any VOCs in the soils where the asphalt was found around the geotechnical boring location. True North believes that the faint petroleum odor and possible cinders was associated with the asphalt pieces in the fill and not actually from a petroleum release or the presence of cinders.

3.1.12 Noise

The project area is located in a suburban/edge-of-urban setting with a mix of roadway traffic, nearby residential properties, and recreational uses (golf course). Existing ambient noise is dominated by vehicular traffic on County Highway M and local roads, with intermittent noise sources such as maintenance equipment at nearby

recreational facilities, lawn care, and short-duration events (e.g., aircraft overflights or emergency vehicle sirens). A noise study with site-specific monitoring has not been conducted for the purposes of gathering pre- and post-development noise data for this project.

3.2 BIOLOGICAL

3.2.1 Flora

The property contains three primary vegetation elements: (1) fallow/idle agricultural land with tall grasses and early-successional herbaceous cover across the central and northern portions of the project area; (2) discrete wooded tracts in the southern and western parcels composed of mature and younger trees with an understory; and (3) narrow riparian/seasonal wetland vegetation associated with a constructed intermittent drainage swale that bisects the Vetter Parcel and conveys runoff from upstream ponds. A single agricultural outbuilding and limited areas of prior earthwork interrupt the vegetative cover in places. The 2025 Phase I ESA identifies the wooded areas and swale as the principal on-site natural cover types.

With the preparation of the Tree Preservation and Management Plan prepared by Allison Tree, LLC on August 5, 2023, a certified arborist identified three primary woody/vegetative cover types: plantation and farmstead tree groupings, mature oak stands, and mixed-species woodlots. A black walnut plantation and associated boxelder occur on an east-facing ridge, with average trunk diameters in the 6–8-inch range and an understory of invasive shrubs (honeysuckle, common buckthorn, and multiflora rose). Adjacent zones contain scattered red and bur oak trees, several of which measure 20–25 inches in trunk diameter. The inventory also recorded twelve trees with trunk diameters of 18 inches or greater in the northwest corner of the property.

An Endangered Resources Review (ERR) received by the WDNR on March 16, 2026 identifies one state-listed plant species of concern for the project area, which is listed as Threatened in Wisconsin. Suitable habitat for this species includes dry, open woodlands, prairie remnants, and sandstone outcrops. A vegetation survey will be performed during summer months to confirm if the plant species is present within the project area. If the plant is found where impacts would occur from the project, avoidance is required or an incidental-take authorization must be pursued. The state-listed plant species is not currently known to be present in the project area.

3.2.2 Fauna

Given the land-cover types present and the project area's suburban/Yahara watershed position, the property likely supports common regionally typical wildlife such as small mammals (e.g., eastern cottontail, eastern gray squirrel, various rodents), raccoon and opossum, white-tailed deer in wooded/edge habitats, and a suite of breeding and migratory songbirds that use woodlands, grasslands, and edge habitats. The intermittent swale, nearby ponds, and proximity to the Yahara lake chain suggest potential habitat for amphibians (frogs, toads), reptiles (including aquatic turtles), and waterfowl/shorebirds that use nearby ponds and lakes.

The 2026 ERR flags the project area as overlapping the Rusty Patched Bumble Bee (Bombus affinis) High Potential Zone (HPZ). The HPZ designation means the landscape contains suitable habitat elements (woodland and prairie/pollinator forage potential) and that voluntary conservation measures are recommended to reduce risk to the species. Recommended practices include planting native, diverse floral resources that provide continuous bloom through the season, retaining or adding native shrubs and trees, and controlling invasive plants.

This project was determined to have no or minimal impact to endangered or threatened species in the state of Wisconsin.

3.3 SOCIAL

Existing social aspects of the area are presented as context to the project and the social profile of potential beneficiaries or impacted parties that could result from project development.

3.3.1 City of Madison

From the 2020 U.S. Census, the City of Madison population is split nearly evenly between men and women, with 133,922 men (49.7%) and 135,918 women (50.3%). Age distribution is: 21.4 percent under 20 years, 33.7% 20 to 34 years, 22.1% 35 to 54 years, 14.1% 55 to 70 years, and 8.7% 71 years or older. By single race responses, residents are primarily White (71.0%), followed by Asian (9.5%) and Black or African American (7.4%); American Indian or Alaska Native (0.5%), other race (3.8%), and two or more races (7.8%) make up the remaining 12.1 percent. Separately, 8.7% of the population identifies as Hispanic or Latino; Hispanic or Latino is an ethnicity and can be of any race.

Table 2 provides population data for Dane County and the City of Madison. Between 2010 and 2020, the most recent period for which complete U.S. Census Bureau decennial data are available, both regions experienced population increases.

Table 2: Population Data for Dane County and the City of Madison

Location	2010 Population	2020 Population	Percent Change from 2010-2020
Dane County	488,073	561,504	15.0
City of Madison	233,209	269,840	15.7

Source: U.S. Census Bureau, June 2023

According to the Wisconsin Department of Administration Demographic Services, Dane County is projected to grow from 488,073 in 2010 to 606,620 in 2040, a 24.3% increase (118,547 more residents), making it the sixth fastest growing county in the state by percentage and the largest numeric gain.

3.3.2 UW-Madison and URP

Founded in 1848, UW–Madison's main campus covers 939 acres and includes roughly 420 buildings. According to official reporting, the fall 2024 10th-day headcount was 51,791 students. Of that total, institutional reporting and summaries place undergraduates at approximately 34,200 and graduate and professional students at an estimated 14,300 (remaining counts include clinical, special and other categories). The student population is balanced by gender (near a 47:53 male:female split in recent reporting). UW–Madison's living-alumni base surpassed the half-million milestone in 2025 (about 502,000–502,300 reported), and the university employs more than 27,000 faculty and staff (full- and part-time combined), with faculty numbering in the low thousands.

Founded in 1984, the URP at UW–Madison occupies approximately 250 acres on the city's west side. The exiting URP campus includes about 37 buildings totaling roughly 1.8 million gross square feet of office and laboratory space. URP houses on the order of 125–150 tenant companies and organizations spanning established firms and startups; combined on-site employment is reported around 4,000.

3.3.3 Employment and Income

Table 3 provides 2020 employment and income data for the City of Madison, Dane County, Wisconsin, and the United States.

Table 3: Employment and Income Data (2020)

Location	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rate (%)	Per Capita Income ($)
City of Madison	158,042	153,579	4,463	2.8	39,595
Dane County	317,520	309,685	7,835	2.5	41,755
Wisconsin	3,093,131	2,983,277	109,854	3.6	34,450
United States	164,759,496	155,888,980	8,870,516	5.4	35,384

Source: U.S. Census Bureau, 2020

The unemployment rate in Madison was 2.8% of the civilian labor force, similar to Dane County at 2.5% and lower than Wisconsin (3.9%) and the United States (5.4%). Per capita income in 2020 was $39,595 for Madison residents, compared with $41,755 for Dane County, $34,450 for Wisconsin, and $35,384 for the United States (U.S. Census Bureau, 2020).

3.3.4 Neighborhoods

Multiple neighborhoods exist directly adjacent to the project area. Each known neighborhood and its location relative to the project area is listed below

- North - Cardinal Glenn Neighborhood Association;
- South and West – Hawk's Landing Homeowners Association;
- South and West – Hawks Reserve HOA;
- West – Bentley Green Neighborhood Association; and
- West – Linden Park Neighborhood Association.
- East – Hill Valley (Proposed Development);

Other non-adjacent nearby neighborhood associations include the Applewood Homeowners Association to the northeast.

3.3.5 Important Social Features and Buildings Located Near the Project

Low-density single-family residential subdivisions border the project area to the south and west and occur along the adjacent roadways, Valley View Rd and S. Pleasant View Rd (CTH M). Refer to Section 3.3.4 above for a list of the neighborhood associations.

Hawks Landing Golf Club is a large recreational golf course and associated facilities immediately adjacent to the western and southwestern boundaries of the project area. The course includes maintained turf, maintenance areas, ponds, and small fuel/AST storage for equipment.

UW-Madison's University Ridge recreational lands lie approximately one mile to the southwest and include managed turf areas and accessory features associated with the course and a clubhouse.

3.3.6 Traffic

Formal traffic studies for the proposed UPR2 development are planned but were not complete as of the date of this EIA. The project area is served by County Highway M (South Pleasant View Road), which carries regional and commuter traffic and functions as the main arterial adjacent to the property, and by Valley View Road, which functions as a local collector serving nearby residences and recreational facilities. Typical traffic behavior in the area includes weekday commuter peaks on County Highway M and occasional recreational peaks (mid-morning to mid-afternoon on weekends) associated with the adjacent golf courses.

Wisconsin DOT data (wisdot.maps.arcgis.com, WisDOT Traffic Counts Map) for nearby roads note the following annual average daily traffic (AADT) counts:

- 8,400 AADT on S. Pleasant View Rd between Mineral Point Rd & Valley View Rd. AADT Date: 6/2/2025
- 17,000 AADT on CTH M Junction Rd between Watts Rd & S Pleasant View Rd. AADT Date: 6/2/2025
- 21,600 AADT on CTH M 0.5 miles north of CTH PD. AADT Date: 5/19/2025

3.4 ECONOMIC

The University of Wisconsin System, and UW–Madison as the system's flagship campus, exerts a substantial economic influence at both the local and state level. For fiscal year 2024–25 the UW System projected total expenditures of approximately $7.98 billion and forecast year-over-year revenue growth of roughly $515 million (about a 7% increase), reflecting budgetary adjustments to offset inflation, a tight labor market, and planned capital investments. UW–Madison alone has historically supported a large campus workforce with approximately 27,000 faculty and staff. Economic studies and institutional summaries attribute roughly $30 billion in annual economic output to UW–Madison, supporting on the order of 189,202 Wisconsin jobs and generating approximately $718 million in state tax revenue (Budget in Brief 2023–2024).

URP, an affiliate of the UW–Madison, contributes more than $825 million to Wisconsin's economy each year, according to an August 2010 study conducted by NorthStar Economics Inc., of Madison. The study also found that URP supports nearly 9,300 jobs statewide and generates $43 million in state and local tax revenue each year.

3.5 ARCHAEOLOGICAL AND HISTORICAL

A Literature and Records Search on the Cultural Resources of Potential Development Areas for URP was conducted by Archaeological Consulting and Services, Inc. (ACS) in a report dated June 2024. The report evaluated multiple areas proposed for future development, including the 75-acre Vetter Parcel, but did not include the 25-acre conservancy area. It was found that the Vetter Parcel contains both previously recorded prehistoric material and nineteenth-century Euro-American features. The most notable prehistoric resource is the Research Knoll where previous survey work recovered of a small number of nondiagnostic lithic artifacts. Existing documentation indicates the knoll may extend beyond the limits of earlier surveys (potentially to both sides of County Highway M), so the full extent and current condition of the prehistoric deposits are not known. According to the ACS report, available records do not characterize the Vetter Parcel as a large or highly productive prehistoric occupation, but they do confirm the presence of cultural material in the area.

Historic-period evidence in the Vetter Parcel includes mid- to late-19th-century homestead and trade features shown on historic plats and maps. The 1861 plat depicts a blacksmith shop in the northeast quarter of Section 34, and successive plats identify the Haak/Levitt homestead on the same parcel through later map years. The landscape in the Vetter Parcel likely constrained large permanent water sources and, by extension, large

prehistoric settlements, but it nonetheless hosted both prehistoric artifact scatter (Research Knoll) and Euro-American occupation and activity during the nineteenth century.

The June 2024 ACS report that summarizes the archaeological and historical cultural resources in the 75-acre Vetter Parcel was submitted to the Wisconsin Historical Society (WHS) State Historic Preservation Office (SHPO). The SHPO compliance officer gave concurrence that no eligible properties will be affected (i.e. none are present or there are historic properties present but the project will have no effect upon them) for the areas evaluated on January 8, 2025.

To evaluate the 25-acre Conservancy area, Tetra Tech accessed the Wisconsin Historical Preservation Database (WHPD) on March 17, 2026, and reviewed locally designated historical and archaeological properties within the Conservancy. The WHPD includes information from the Archaeological Reports Inventory (ARI), the Archaeological Sites Inventory (ASI), and the Architectural History Inventory (AHI). Copies of WHPD records are maintained on file with Tetra Tech and are publicly accessible through the WHS hosted database terminal. A Request for SHPO Review and Comment on a State Undertaking was submitted by Tetra Tech on March 25, 2026, and is included as Appendix F. No archaeological reports, archaeological sites, or structures listed in the AHI are present in the Conservancy area. The nearest sites were evaluated in the June 2024 ACS report, and it was determined that no eligible properties will be affected. The SHPO compliance officer gave concurrence that no eligible properties will be affected (i.e. none are present or there are historic properties present but the project will have no effect upon them) for the Conservancy area on April 7, 2026 (Appendix F).

4.0 PROPOSED ENVIRONMENTAL CHANGE

4.1 MANIPULATION OF TERRESTRIAL AND AQUATIC RESOURCES

The URP 2 Vetter Parcel project will convert the existing vacant/fallow agricultural and wooded land in the 75-acre Vetter Parcel to an employment/park subdivision. Primary terrestrial manipulations anticipated under the current project description include clearing of herbaceous cover and selective removal of trees within mapped construction and grading limits, rough grading of building pads and streets, placement and re-grading of fill in limited areas where imported fill exists, and installation of utility corridors. The project area currently contains discrete wooded tracts, farmstead/tree plantation groupings, and an intermittent, constructed drainage swale that bisects the Vetter Parcel. These vegetation and ground-cover elements are the principal on-site resources that will be altered during initial site work.

Site grading and earthwork will modify existing surface soils across much of the development footprint. The geotechnical review documents variable native soils and areas of fill, and notes prior earthwork in portions of the Vetter Parcel. Excavation, placement of engineered fill, interim stockpiling, and compaction is anticipated to be part of earthwork operations. Topsoil stripping, prolonged exposure of subgrades, and regrading of slopes will change surface hydrology and sediment transport; however, best management practices (BMPs) will be implemented to limit impacts.

Hydrologic/aquatic manipulations are expected to be limited to the existing intermittent swale corridor and associated culvert connections. The constructed swale currently conveys intermittent runoff from ponds north of Valley View Road through the Vetter Parcel to culverts that discharge to adjacent recreational lands. Project construction will involve evaluation and likely modification of this conveyance (regrading, culvert replacement/extension, and integration into the proposed stormwater management system). Impervious areas of the Vetter Parcel will increase with the construction of permanent roadways. No mapped waterbodies or wetlands occur within the immediate development footprint, and there are no additional waterbodies within 300 feet of the project area; nonetheless, the swale represents a conveyance feature where BMPs will be used for in-place stabilization, channel protection, and sediment control. The proposed walking path within the 25-acre Conservancy area is partially located within a small area with wetland indicator soils present. An assured wetland delineator will determine if a wetland is present. The proposed walking path will be routed to minimize impacts to the greatest extent practicable. Wetland permits will be obtained, if necessary.

Vegetation and tree resource manipulations are defined in the Tree Inventory and Tree Preservation Addendum dated February 9, 2024, which maps individual trees and woodlot zones to be removed, protected, or left undisturbed outside grading limits and documents invasive understory species in several areas. The westernmost 100-feet of the wooded area along the western side of the Vetter Parcel is planned to remain in place during the current site-preparation phase, except for limited removals in the northwestern portion as required to connect existing public infrastructure. The 100-foot woodland/landscape buffer along the western property line has been reserved where no development will occur as part of this preparatory work. Isolated patches of farmstead trees at the northeast, southeast, and southern borders of the Vetter Parcel may be partially removed during site preparation in accordance with the Tree Preservation and Management Plan Addendum. In addition, trees in the northern central area of the Vetter Parcel may be partially removed during the site preparation and construction of Boyer Street and Ancient Oak Lane. The Tree Preservation and Management Plan Addendum prescribes tree protection measures for retained trees, including temporary fencing, signage, no trench preservation zones, and directional boring specifications where utilities cross root zones, and it identifies selective removals already mapped for specific areas. The plan also documents opportunities to salvage and beneficially reuse removed timber (saw logs, chip reuse). Separately, the 25-acre Conservancy in the southwest portion of the overall project

area will remain wooded. Collaboration with a licensed arborist and landscape architect is planned to identify the walking path alignment that minimizes impacts to existing topography and protected trees.

Utility installation and subsurface work will entail localized disturbance corridors. The Tree Preservation Addendum specifies no open trenching within defined Tree Protection Zones and requires utility routing and construction methods that avoid root zones. Electric, gas, water, sanitary, storm, and telecommunications service extensions routed in adjacent rights-of-way or across the site will require trenching, backfill and compaction, and temporary disturbance of surface cover. Records show existing sanitary and storm sewers on the property. Extensions of public utilities are part of the planned build-out and will be executed as infrastructure works.

Overall, manipulations will predominantly consist of vegetation clearing and selective tree removal, earthmoving and grading, conveyance/channel work limited to the intermittent swale and culverts, and construction of utility corridors and roadway/street infrastructure. The Tree Preservation Addendum provides mapped retention/protection zones and construction-method prescriptions that will limit direct disturbance to prioritized woodlot areas where practicable.

4.2 STRUCTURES

The project will convert the current vacant/fallow and partially wooded Vetter Parcel to a prepared built environment consisting of new streets, utilities, and stormwater management facilities. Following site preparation, which is the scope of this current project, future commercial/office buildings associated with the URP2 development are anticipated. Existing on-site improvements are limited to a single farmstead outbuilding (barn) and minor agricultural appurtenances; these will be removed as part of future individual lot preparation and rough grading but will remain intact during the site preparatory work.

The site preparation work will include accessory site features such as curbs, sidewalks, and light poles, and associated below-grade elements such as utility trenches, stormwater infiltration/detention facilities, and subsurface storm/conveyance piping. Temporary construction support structures such as staging areas, material stockpiles, and erosion-control installations will be established during the build-out and subsequently removed. After this site preparation project, new vertical structures may include foundations, slabs, retaining walls, and parking areas.

No structures are proposed within the Conservancy area and because there are no existing structures, none will be impacted by the introduction of an impervious walking path to the Conservancy area.

Overall, the net change in the Vetter Parcel will be a transition from sparse agricultural/woodland structures to a clustered development footprint with permanent built infrastructure and altered subsurface conditions.

4.3 SOCIOECONOMIC

Associated General Contractors (AGC) Wisconsin's Business Research Division (2025) reports that in 2024 the economic impact of the construction industry totaled an estimated $62.7 billion within the state of Wisconsin. This is composed of $34.5 billion in direct spending, $10.9 billion in indirect impact stemming from the supply chain, and $17.4 billion in induced impact related to spending by households that are impacted by operations. Every $1 spent directly within the construction industry produces an overall economic impact of approximately $1.82 in the state. For the proposed URP2 Vetter Parcel project, this translates into an economic impact of over $21 million based on a combined project cost of $11,686,300.

The construction industry directly and indirectly supported approximately 331,554 jobs statewide in 2024 and generated $27.3 billion in labor income, roughly $82,300 in labor income per supported job. On average, each $1 million of direct construction spending supports about 10 jobs (of which roughly six are in the construction industry

and four are in other sectors); using that direct-spending basis, the URP2 Vetter Parcel project is estimated to support approximately 117 jobs and to generate roughly $9.63 million in labor income.

4.4 OTHER

4.4.1 Hazardous Materials

Construction activities could increase the potential for encountering and mobilizing hazardous materials by disturbing undocumented fill, existing soils, and on-site structures. Geotechnical borings identified localized fill (including asphalt fragments) and demolition of the barn/outbuilding could generate regulated wastes (asbestos, lead-based paint, PCB-containing equipment); however, this is not anticipated. Although no underground storage tanks are recorded on the property, adjacent parcels maintain small aboveground fuel tanks. On-site staging, fueling, and equipment maintenance could create temporary spill risks.

4.4.2 Utilities

Utility construction for the proposed development will extend and install new public and private service infrastructure across the Vetter Parcel, including potable water mains, sanitary sewer mains and laterals, stormwater conveyance and detention/treatment systems, electric and gas distribution, and telecommunications/fiber conduits. Installation will require localized open-cut trenching and backfill for pipelines and conduit, excavation for manholes and inlets, placement of bedding and aggregate, and occasional directional boring where trenching would conflict with preserved trees or sensitive features. These activities may disturb surface cover, compact soils, and encounter fill or variable subsurface conditions identified by geotechnical borings; intermittent dewatering could be needed for deeper excavations.

Utility routing will follow proposed roadway and easement corridors and will be coordinated with existing rights-of-way and record utility maps; final design will include field utility locates (811 and private locates), confirmation of connection points and capacity with the City of Madison and utility providers, and implementation of tree-protection measures (directional boring or no-trench zones) where utilities approach preserved woodlots.

No utilities or utility work is anticipated to directly impact the Conservancy area.

4.4.3 Noise

Permanent ambient noise levels are not expected to change as a result of the project. Temporary noise impacts will occur during construction. A noise permit must be obtained from the City of Madison before construction begins to authorize work during the proposed hours. The City of Madison bans substantial use of construction equipment outside of the hours from 7:00 a.m. to 7:00 p.m., Monday through Saturday and 10:00 a.m. to 7:00 p.m. on Sunday. A City of Madison noise variance must be obtained for any work that falls outside standard allowable hours.

Construction noise is expected to be short in duration within the standard hours of operation per City of Madison ordinances. Certain project phases may need to occur during off-peak hours, at night, or on weekends. Major construction activities that will generate elevated noise levels include excavation and shoring, hauling, grading, clearing, and landscaping. These construction noise sources will most directly affect nearby residents and workers, including occupants of Hawk's Landing, Hawk’s Reserve, Bently Green, and Linden Park neighborhoods. Figure A below presents typical peak operating noise levels of construction equipment at 50 feet, grouping construction equipment by mobility and other operating characteristics.

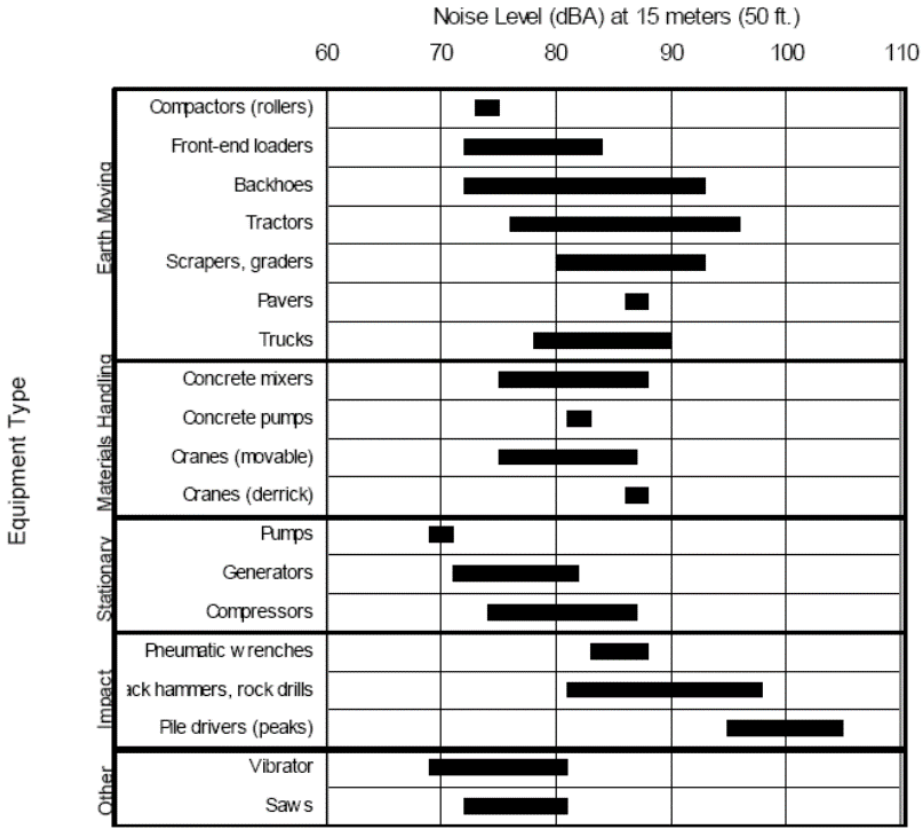

Figure A: Typical Construction Equipment Noise Levels

Source: U.S. report to the president and congress on noise, February 1972

4.4.4 Traffic and Parking

The proposed development will introduce new internal streets, access drives, and eventually surface parking areas that will likely change local traffic patterns and increase parking spaces relative to current conditions. However, this project is limited to site preparation for future development; therefore, long-term local traffic patterns as a result of this project's site preparation work are not expected to change. Final development will be subject to the City of Madison's transportation demand management ordinance and thus require a transportation demand management plan intended to reduce reliance of single-occupancy vehicles to access the site. Final development will also include the extension of City of Madison Metro Transit service to the site.

Vehicular access is planned from S. Pleasant View Road (CTH M) and Valley View Road via new curb cuts and internal drives. The project could add peak-period vehicle trips to the surrounding roadway network during construction; the forthcoming traffic study will quantify trip generation, peak-hour turning movements, and any resulting operational effects. Preliminary plans for future development show multiple parking fields and curbside spaces within the campus road network to serve employees, visitors, and service vehicles, which increase impervious areas compared with the existing conditions.

Traffic operational effects are likely to be concentrated at the new access points and at the Valley View / CTH M intersection. Depending on the traffic study results and coordination with WisDOT and the City of Madison, access improvements for future development could include turn-lane additions, signal timing adjustments or signal installation, and geometric changes to improve turning movements and reduce queuing. On-site circulation is anticipated to require design accommodation for delivery and service vehicles (e.g., internal turning templates and loading zones) to minimize the potential for vehicles queuing onto public streets.

Roadway and parking construction will increase impervious surface and therefore necessitate stormwater treatment measures. Future parking areas are intended to be designed to meet municipal stall-count and Americans with Disabilities Act (ADA) requirements, and are likely to incorporate landscaped islands, stormwater inlets, and infiltration or detention features to manage runoff and provide shading.

Construction-period effects may include increased truck and construction vehicle movements, temporary lane or shoulder closures, and short-duration queuing at site access points. Typical construction traffic management measures such as designated haul routes, off-road staging areas, temporary traffic control, and track-out minimization practices are expected to be used to reduce disruption to the public road network. Final determinations on required intersection improvements, exact parking counts, and mitigation measures will be based on the completed traffic study and agency coordination during final design and future development.

4.4.5 Air

In general, construction activities are expected to generate fugitive dust and particulate matter. Dust will be controlled during construction using standard BMPs such as periodic watering of disturbed areas, limiting vehicle speeds on site, and stabilizing stockpiles. Based on the current project description, air permits are not anticipated to be required for the proposed project.

4.4.6 Sustainable Guidelines

The project (site preparation and public improvements of URP2 Vetter) will utilize the DFD Sustainability Guidelines, which are based on the AIA Framework for Design Excellence (formerly the COTE Top 10), to guide initial planning and design. The DFD Sustainability Guidelines are intended to promote efficient use of existing space, conserve natural resources, reduce adverse environmental impacts, improve energy efficiency, and consider lifecycle costs of equipment. The full DFD Sustainability Guidelines are available from the Wisconsin Department of Administration at https://doa.wi.gov/Pages/DoingBusiness/Sustainability.aspx.

5.0 PROBABLE ADVERSE AND BENEFICIAL IMPACTS

5.1 PHYSICAL IMPACTS

Site development will alter existing groundcover and surface soils through clearing, grading, cut/fill operations, compaction from construction equipment, and placement of engineered fill. Local surface hydrology will be modified by impervious roadway surfaces, stormwater conveyance changes, and detention/infiltration installations. Additional stormwater treatment including infiltration and oil and grease control will be added to individual lots, as needed, during site development.

Construction activities should not threaten water or soil quality provided that typical measures are implemented to control erosion and prevent tracking of soils onto adjacent roadways. Short-term air impacts are expected from construction vehicle emissions and dust generated by site work. Contractors are required to follow BMPs for dust control as set forth by the WDNR, including periodic watering of exposed soils to maintain surface moisture, use of wind breaks, and covering stockpiles or exposed ground. Routine air monitoring indicates Madison's ambient air quality generally meets the NAAQS, and the proposed project is not expected to produce a measurable long-term effect on regional air quality.

Final site grading and permanent stormwater management systems are expected to reduce uncontrolled runoff and improve water-quality performance relative to unmanaged runoff from both the existing disturbed/fallow condition and the future full buildout conditions. The future pond at the southern side of the site will provide regional rate control and water quality treatment for full buildout of both the project site and portions of URP2 North draining to the existing ponds north of Valley View Road. Installation of paved roadways and utilities will provide durable access and reduce track-out and unpaved surface erosion following project completion.

The Conservancy will remain as a wooded tract but will have the addition of a paved walking surface within the northeastern edge of the Conservancy. Installation of an impervious walking path within the Conservancy is intended to be sited by a licensed arborist to avoid mature trees; construction of the path is expected to require only limited, localized disturbance (some smaller diameter tree removal, placement of permeable surfacing, and temporary access for crews). The conservancy is anticipated to retain existing infiltration function and hydrologic buffering relative to developed portions of the site. Tree-protection measures (fencing, signage, and no-trench zones) will be maintained along conservancy boundaries during construction to prevent inadvertent encroachment. A wetland delineation study for the area designated as wetland indicator soils will be performed to determine if the walking path will impact a wetland. At this time, it is uncertain if a wetland exists. Beneficial impacts from the Conservancy walking path include enhanced recreational and amenity value. Overall, physical impacts within the conservancy are expected to be minimal, localized, and primarily associated with installation of the walking path and short-term construction access.

In summary, the physical effects of the proposed site preparation work are expected to be minimal, local, and primarily associated with short-term construction activities. Temporary increases in noise, construction traffic, and dust are likely during earthwork, and utility installation and may affect nearby residents and recreational users for the duration of construction. Groundwater, surface water, and soil impacts are not anticipated under typical construction controls. Longer-term benefits will include modernized streets, utilities, and stormwater systems, expanded employment and research land uses associated with URP, and improved infrastructure capacity and site drainage relative to the existing conditions.

5.2 BIOLOGICAL IMPACTS

In the Vetter Parcel, vegetation clearing and selective tree removals will reduce on-site woodland and early-successional habitats and remove individual trees of varying sizes, including some mature oaks and plantation trees documented in the tree inventory. Loss of canopy and understory may displace local fauna. Disturbance to the intermittent swale could temporarily affect hydrologic connectivity and riparian vegetation. Construction lighting and increased human activity may alter wildlife movement and behavior locally.

The project's tree preservation plan and targeted protection zones are intended to retain portions of the existing woodland and preserve mature trees where practicable. Post-construction landscaping, retention basins with native plantings, and provision of managed open space could create structured habitat and improve ecological function compared with unmanaged, invasive-dominated understory in parts of the existing Vetter Parcel. Where invasive species are controlled, long-term vegetation health and native diversity may improve.

With the addition of the walking path to the Conservancy area, opportunities for native-plantings and invasive-species management can improve long-term ecological function.

5.3 SOCIOECONOMIC IMPACTS

5.3.1 Social

Given the project's scope, magnitude, and duration, some adverse construction impacts are likely despite staging strategies intended to maintain site access and functionality. Construction-period impacts are a normal part of implementing long-term improvements, which are expected to produce lasting beneficial effects. Short-term impacts that will be present generally before and during construction include:

- Temporary social impacts as nearby residents adjust to construction-related access changes and intermittent disruptions; and
- Temporary traffic near the site to accommodate construction operations, which may increase travel time or effort for local trips.

Long-term outcomes relative to existing conditions following project completion include:

- New streets, utilities, and site infrastructure that increase site service capacity and improve access for future tenants, employees, and visitors; and
- Future opportunities to increase research and employment capacity provided by the URP development footprint, producing ongoing economic activity tied to tenant operations.

In summary, the project's future socioeconomic effects are expected to be broadly beneficial within the project's regional area, including increased local amenities and infrastructure, and support enhanced connectivity through new streets, sidewalks, and bicycle accommodations. Future development will provide opportunities for increased employment space. New public realm elements and landscaping can improve pedestrian safety and visual character over the long term. Adverse effects from construction noise are expected to be localized and temporary. To minimize noise impacts and comply with City of Madison requirements, motorized equipment and operations will follow applicable state and federal noise regulations. Work proposed outside standard hours (7:00 a.m. to 7:00 p.m. weekdays) will require a noise-ordinance variance from the City of Madison.

5.3.2 Economic

Local businesses or landowners immediately adjacent to construction zones could experience short-term disruptions (access limitations, staging impacts) during major construction phases.

A construction investment of approximately $11,686,300 for the initial site preparation is expected to generate direct, indirect, and induced economic activity during the build-out, supporting jobs in construction and professional services. The future development is expected to expand employment capacity, attract businesses, and increase the local tax base. Over time, the project may generate ongoing economic activity through tenant operations, services, and business formation.

5.4 OTHER

5.4.1 Energy and Utilities

Construction of the project will require continued consumption of energy resources, including fossil fuels used by construction vehicles and equipment. Energy consumption will include fuel and electricity to operate equipment and to support material manufacturing. Other electrical needs during construction may include lighting, compressors, and power tools.

New utility infrastructure will provide modern, code-compliant service to the development and adjacent areas. Upgraded stormwater systems and water/sewer mains are likely to improve system reliability and provide capacity for future growth. Where feasible, utility design guided by sustainability principles may reduce long-term energy consumption (efficient lighting, high-efficiency mechanical systems) for the built development.

5.4.2 Archeological and Historical

The proposed activities are not anticipated to adversely affect archaeological or historic sites within or adjoining the project area. The SHPO determined that no eligible historic properties will be affected by the project in the Vetter Parcel or in the Conservancy; the SHPO's finding indicates either that no eligible properties exist within the project area or that identified historic properties would experience no effect from the proposed undertaking.

5.4.3 Hazardous Materials

Impacts associated with hazardous materials or other environmental conditions on-site are not anticipated. The 2025 Phase I ESA records review did not identify RECs on the property and found no records of on-site underground storage tanks. Geotechnical borings did note localized fill and one subsurface sample with a petroleum-like odor; the Phase I ESA and supplemental geotechnical reporting characterize that single observation as isolated and possibly anomalous rather than indicative of widespread contamination.

6.0 PROBABLE ADVERSE IMPACTS THAT CANNOT BE AVOIDED

Construction of the proposed project will produce a set of adverse impacts that are unavoidable during the build-out period. In the short term, construction activities are expected to increase noise levels, may generate fugitive dust, and raise heavy-vehicle traffic volumes on local roads because of materials delivery and equipment movements. With all construction projects, fugitive dust can pose health and nuisance concerns for workers and nearby vegetation; the project will employ standard dust-suppression measures such as periodic watering of exposed soils, covering loads, stabilized construction entrances, and similar BMPs; however, intermittent dust events may still occur during active grading and hauling. Construction hours will generally be confined to standard working periods to limit noise impacts, although approved nighttime or weekend work is possible for some activities, so noise effects will likely be reduced but not entirely eliminated.

An unavoidable consequence of the proposed action is the consumption of energy and materials and the commitment of financial resources for construction and subsequent operation. The project cost is estimated to cost approximately $11,686,300, and ongoing operations and maintenance will generate additional, longer-term resource demands. The project will seek to limit operational impacts through sustainable design measures, but the upfront embodied energy and material use associated with site preparation, utilities, and roadway systems are inherent to development at this scale.

Other short-term unavoidable impacts include temporary disruptions to local traffic patterns and to pedestrian and bicycle routes as construction staging, utility tie-ins, and access reconfiguration proceed. Some established vegetation near existing structures may be removed to facilitate connections or construction access; the 2024 Tree Preservation and Management Plan Addendum maps trees for removal/protection and documents invasive understory and salvage opportunities, although net canopy reduction within the development footprint will be permanent. Street lighting will be designed to conform to City of Madison Outdoor Site and Building Lighting ordinance; despite these measures, nighttime illumination after project completion may be higher than current conditions in some areas.

Taken together, these unavoidable impacts are largely confined to the construction window or represent the permanent change from undeveloped/fallow and wooded land to developed land with paved roadways. While best practices and design choices will reduce the magnitude and duration of many effects, short-term noise, dust, traffic, resource consumption, and some loss of vegetation are expected outcomes of implementing the project.

7.0 RELATIONSHIP BETWEEN SHORT-TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Short-term construction activities will consume some environmental resources and generate temporary disturbances. Earthmoving, utility installation, material delivery, equipment operation, and demolition will use fuel and electricity, generate exhaust emissions, temporarily alter surface drainage, and remove vegetation within the development footprint. These short-term uses are required to install permanent infrastructure—roads, water and sewer mains, and stormwater management facilities—that underpin the site's long-term functionality and productivity.

The project's short-term environmental demands therefore support longer-term benefits that increase regional productivity. New and upgraded utilities improve service capacity and reliability for future tenants, enabling expanded research, clinical, and commercial activity on the URP2 campus. Durable site infrastructure reduces ongoing maintenance burdens and facilitates predictable site access for employees, vendors, and emergency services. Construction spending and associated employment provide an immediate economic stimulus that yields indirect and induced effects in the regional economy, while the completed development can support stable, ongoing jobs, tenant investment, and tax revenues over time.

Where short-term impacts threaten longer-term productivity, the project design and construction program incorporate measures to limit or avoid harm. Temporary erosion and sediment controls, dust-suppression practices, construction traffic management, and staged work sequencing reduce the likelihood that short-term mobilization of soils, sediments, or contaminants will impair downstream water quality or usable soils. Tree protection zones and retention of mature canopy where possible will help preserve vegetation that manages stormwater, regulates microclimate, and improves site amenity, thereby supporting long-term site value and ecological productivity. Sustainable design decisions (energy-efficient systems, low-impact stormwater practices, and durable materials) are intended to reduce operating energy and material demand over the life of the development, offsetting some of the project's initial embodied impacts.

Some tradeoffs are unavoidable: permanent conversion of open/fallow land and portions of woodland to impervious surfaces reduces natural infiltration and habitat area in the footprint. However, properly engineered post-construction stormwater systems, landscape buffering, and habitat enhancements outside the construction footprint can sustain or in some cases improve watershed-level outcomes relative to unmanaged conditions that currently generate uncontrolled runoff and invasive understory growth. Similarly, temporary construction noise, dust, and access disruptions are managed to minimize impacts to neighbors and operations, but these short-term inconveniences enable a future long-term increase in research capacity, facility quality, and economic activity that underpins sustained regional productivity.

In summary, the project's short-term uses of environmental resources are the means by which durable infrastructure and future research capacity are established. Through careful planning, adherence to best management practices during construction, and incorporation of sustainability and landscape recovery measures in final design, the project aims to ensure that temporary environmental costs are balanced by long-term gains in site utility, ecological function where feasible, and future regional economic and research productivity.

8.0 IRREVERSIBLE OR IRRETRIEVABLE COMMITMENTS OF RESOURCES IF ACTION IS IMPLEMENTED

8.1 ENERGY

Construction and subsequent operation of the development will require substantial energy inputs that cannot be recovered. Irretrievable energy commitments include the fossil fuels consumed by construction vehicles, earthmoving equipment, and material delivery trucks during the build-out phase and the electricity and fuel embodied in construction materials and processes (manufacture of concrete, steel, asphalt, etc.). The project budget (approximately $11,686,300) represents an investment that will require upstream energy for material production and transportation and on-site energy for construction operations.

8.2 ARCHAEOLOGICAL AND HISTORIC FEATURES OR SITES

Any ground-disturbing activity could permanently alter subsurface archaeological deposits and buried historic-period features. The project area contains documented cultural resources, including the Research Knoll site and mapped nineteenth-century features such as a blacksmith shop and historic homestead locations. The SHPO reviewed the undertaking and issued a determination that no eligible properties will be affected within the Vetter Parcel. This determination reflects that either no eligible historic properties are present within the project footprint or that identified historic properties would not be adversely impacted by the proposed work. No eligible historic properties were identified within the Conservancy area and the SHPO gave concurrence that no eligible properties will be affected.

8.3 OTHER

Many of the resource commitments for the proposed project would be irreversible. “Irreversible” refers to resources that are neither renewable nor recoverable for future use. Construction of the proposed project will result in irreversible or irretrievable commitments of materials and fluids that cannot be fully recovered or recycled, including fuels and other construction-related liquids.

Resources used during construction are anticipated to include concrete, sand, lumber, water, diesel fuel, gasoline, hydraulic fluid, natural gas, asphalt, and metals. None of these resources are expected to be in short supply relative to the size and location of the project. Some items, such as sand, metal piping, and asphalt, could be reused or recycled if the facility were ever demolished, but initial consumption and incorporation represent an irreversible commitment.

The proposed project will also require an irretrievable allocation of human and financial resources that will not be available for other endeavors. These are sunk costs and cannot be recovered; however, the commitment of these resources is consistent with the project’s purpose and need and was judged preferable to the identified alternatives.

9.0 ALTERNATIVES

A “No-Action” alternative and several engineered design alternatives for the proposed project are described below and were evaluated for their merits and impacts. The design approach presented in this report and in the most recent design documents was selected as the preferred alternative.

No-Action Alternative

Under the No-Action Alternative the site would remain in its current condition as vacant/fallow agricultural land with existing woodlots left intact and no new infrastructure installed. This approach would avoid the construction-period impacts associated with grading, utility installation, and roadway construction and would preserve the site’s current vegetation. The principal disadvantage is that it would forgo the URP program benefits, roadway and utility improvements, future leasable employment parcels, and future long-term economic and research capacity, and would leave existing unmanaged runoff and maintenance issues unaddressed. In addition, a No-Action alternative would not align with the recommendations for the subject site contained in the Mid-Town Neighborhood Development Plan as amended in 2011, which recommends employment uses for most of the subject site, particularly research and development uses, including offices, business incubators, testing facilities, and certain specialized non-nuisance manufacturing activities as an extension of University Research Park.

Proposed Action (Preferred Alternative)

The proposed project went through multiple iterations and solicited input throughout the design process to adequately identify, address, and implement project components while balancing the overall needs and goals of the area.

The Proposed Action proceeds with the current site-preparation and planned URP2 build-out. Current preparatory work includes roughly 35 acres of mass grading and about 3,810 linear feet of roadway, while the plan retains a 25-acre conservancy in the southwest and establishes a 100-foot tree preservation and landscape buffer along the western property line during the site-preparation phase. The project implements the Tree Preservation and Management Addendum mapping for trees and woodlots to be protected, removed, or left undisturbed and applies the protection measures therein (fencing, signage, no-trench zones, and directional boring where required). This alternative delivers the intended infrastructure, future workforce and research capacity, and partial on-site conservation.

The Proposed Action, coupled with the City of Madison Planning Division’s Staff Report required conditions, represents a balance between URP2 development goals and conservation measures. City staff explicitly required that the Tree Preservation and Management Plan be revised to reflect the replat, that a 100-foot tree preservation and landscape buffer be shown on the final plat, that disturbance within easements be limited, and that utilities be routed or adjusted to avoid mature tree cover where practicable. These conditions narrow the range of practicable project implementations and shape a preferred approach that combines infrastructure delivery with mapped conservation measures.

10.0 EVALUATION

10.1 SIGNIFICANT EFFECTS TO THE ENVIRONMENT

As a result of this action, is it likely that other events or actions will happen which may significantly affect the environment? If so, list and discuss. (Secondary effects)

The proposed site preparatory work will initiate secondary projects but those would not produce significant, unforeseen environmental effects beyond the planned build-out. Indirect effects are limited and predictable: increased employment and on-site activity will generate additional routine traffic and service needs in the study area, and new impervious surfaces will modestly increase regional stormwater management demands (addressed through designed stormwater controls). No large-scale offsite land conversions or industrial expansions are anticipated as a direct consequence of this project. Secondary effects are therefore expected to be incremental and manageable with standard planning and municipal coordination.

10.2 NEW ENVIRONMENTAL EFFECTS

Does the action alter the environment so a new physical, biological, or socioeconomic environment would exist? (New environmental effect)

The site preparatory work will create a modified physical and biological environment on the site but not an immediate socioeconomic environment. Physically, open/fallow and wooded parcels will be replaced in part by roads, utilities, and structured stormwater facilities, altering some habitat, infiltration, and landscape character. Biologically, retained woodland and landscaped areas will differ in composition and function from predevelopment conditions; some invasive-dominated understory will be removed while new plantings and managed open spaces will introduce different habitat conditions. Socioeconomically, the future development (post-site preparatory work) will add potential employment space, increase local economic activity, and change pedestrian/vehicular circulation patterns in the immediate area. These changes constitute new, long-term environmental conditions relative to the existing site.

10.3 GEOGRAPHY SCARCE RESOURCES

Are the existing environmental features which would be affected by the proposed action scarce, either locally or statewide? If so, list and describe. (Geographically scarce)

No State Natural Areas occur within or adjacent to the project footprint, nor does any statewide scarce environmental resource. The parcel does, however, contain mixed-species woodlots and mature oaks that are locally valuable as canopy cover and for neighborhood character; mature trees and intact woodlots are comparatively scarce at the local neighborhood level and therefore represent resources of local conservation value. Where feasible and applicable, these mapped woodlot zones and individual trees will be protected in place using the tree-protection measures described in the Tree Preservation and Management Plan (fencing, signage, no-trench zones, and directional boring protocols).

10.4 PRECEDENT SETTING FROM ACTION

Does the action and its effects require a decision which would result in influencing future decision? Describe. Is the decision precedent setting?

This project is not precedent-setting from a site development or permitting aspect. The project does not appear to set a broad legal or policy precedent beyond routine land-use and infrastructure development consistent with local

zoning (Suburban Employment/Conservancy) and URP planning. However, its approach to tree preservation and conservancy dedication (25 acres) may serve as a practical precedent for future URP expansions in how conservation buffers and tree-protection practices are applied within campus-adjacent developments. Any such procedural precedent would be administrative and illustrative rather than regulatory.

10.5 HIGHLY CONTROVERSIAL ISSUES

Discuss and describe concerns which indicate a serious controversy? (Highly controversial)

No highly controversial issues were identified in the project record. The principal concerns raised in records and reviews relate to cultural resources (Research Knoll), potential impacts to pollinator habitat (Rusty Patched Bumble Bee), and potential impacts to a threatened plant, which require follow-up but are standard regulatory/consultation issues rather than broadly contentious public policy disputes.

Local stakeholders raised environmental (habitat and trees), social (access, aesthetics, property values), and transportation (traffic and safety) concerns. Because these concerns are focused, specific, and involve multiple adjacent property owners and organized neighborhood groups, they represent a substantive local controversy that will likely require continued engagement, clear documentation of project commitments (for example, on conservation buffers and tree protection), and responsive coordination with neighborhood representatives.

10.6 CONSISTENCY WITH LONG-TERM PLAN AND POLICIES

Does the action conflict with official agency plans or with any local, state or national policy? If so, how? (Is the action inconsistent with long-range plans or policies?)

The proposed development is consistent with identified local land-use designations (Suburban Employment and Conservancy zoning) and with future URP build-out objectives. The project's sustainability intent (DFD guidelines) aligns with local and state sustainability policies. Required endangered-resources follow-up, tree-preservation measures, and municipal permits will be processed in accordance with applicable rules; no conflicts with adopted long-range plans or regulatory policies have been identified in the review materials.

10.7 CUMULATIVE IMPACTS

While the action by itself may be limited in scope, would repeated actions of this type result in major or significant impacts to the environment? (Cumulative impacts)

For the single project under review, cumulative impacts within the immediate watershed or neighborhood are modest; coordination with broader URP phases and application of low-impact design and preservation buffers will limit cumulative degradation. Cumulative biological impacts are mitigated in part by dedication of the 25-acre conservancy area and mapped tree protection zones.

10.8 HISTORICAL, SCIENTIFIC, AND ARCHEOLOGICAL IMPACTS

Will the action modify or destroy any historical, scientific or archaeological site?

The SHPO has determined that no eligible historic properties will be adversely affected by the current undertaking within the Vetter Parcel and the Conservancy.

10.9 FUTURE IMPACTS

Is the action irreversible? Will it commit a resource for the foreseeable future? (Does it foreclose future options?)

The project will irreversibly convert portions of the parcel from open/fallow or woodland to developed land with impervious surfaces (roads), thereby committing land, materials, and energy to a new long-term use. This conversion reduces flexibility for alternative land uses on those portions of the site in the foreseeable future. The commitment of capital and human resources to construction is also irretrievable once expended. However, the project retains flexibility on portions of the site (conservancy area and protected tree zones) and employs design measures to preserve some future options for ecological or landscape enhancements.

10.10 ETHNIC OR CULTURAL IMPACTS

Will action result in direct or indirect impacts on ethnic or cultural groups or alter social patterns? (Social-cultural impacts)

No demographic or culturally unique populations have been identified as being directly displaced or disproportionately affected by the project.

10.11 OTHER

Other considerations include short-term public inconvenience from construction (noise, dust, detours) and the ongoing operational footprint (lighting, vehicle trips) that will alter local conditions relative to current undeveloped/fallow use. The project includes provisions (conservancy dedication, tree protection, ERR follow-up, wetland delineation, future Traffic Impact Analysis) that reduce but do not eliminate these effects.

11.0 LIMITATIONS

The work product included in the attached was undertaken in full conformity with generally accepted professional consulting principles and practices and to the fullest extent as allowed by law we expressly disclaim all warranties, express or implied, including warranties of merchantability or fitness for a particular purpose. The work product was completed in full conformity with the contract with our client and this document is solely for the use and reliance of our client (unless previously agreed upon that a third party could rely on the work product) and any reliance on this work product by an unapproved outside party is at such party's risk.

The work product herein (including opinions, conclusions, suggestions, etc.) was prepared based on the situations and circumstances as found at the time, location, scope and goal of our performance and thus should be relied upon and used by our client recognizing these considerations and limitations. Cornerstone Environmental Group, LLC - A Tetra Tech Company shall not be liable for the consequences of any change in environmental standards, practices, or regulations following the completion of our work and there is no warrant to the veracity of information provided by third parties, or the partial utilization of this work product.

APPENDIX A: FIGURES

Figure 1 - Project Location and Existing Conditions

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.

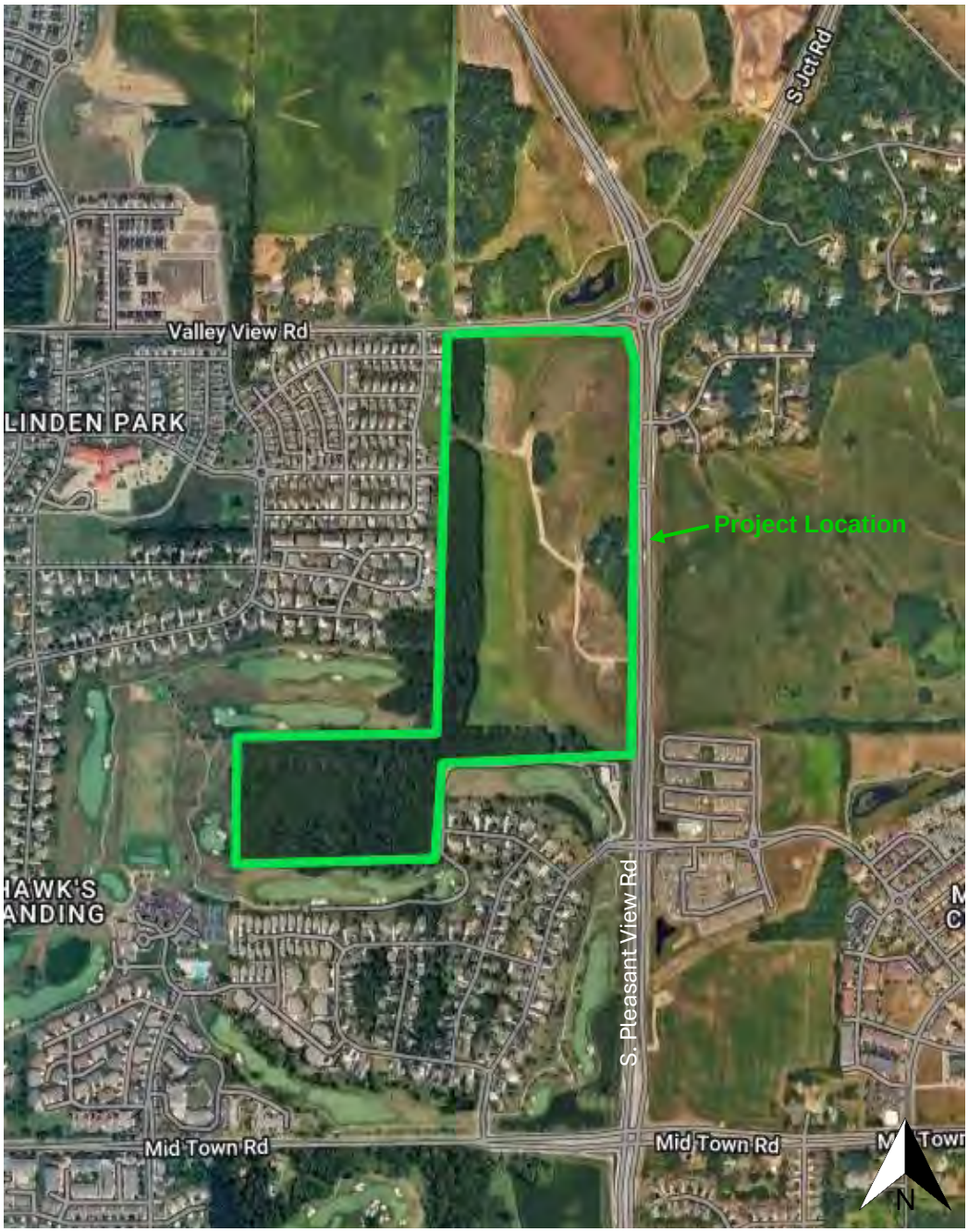

Figure 2 - Proposed Path Overview

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Sheet Title:
PATH OVERVIEW

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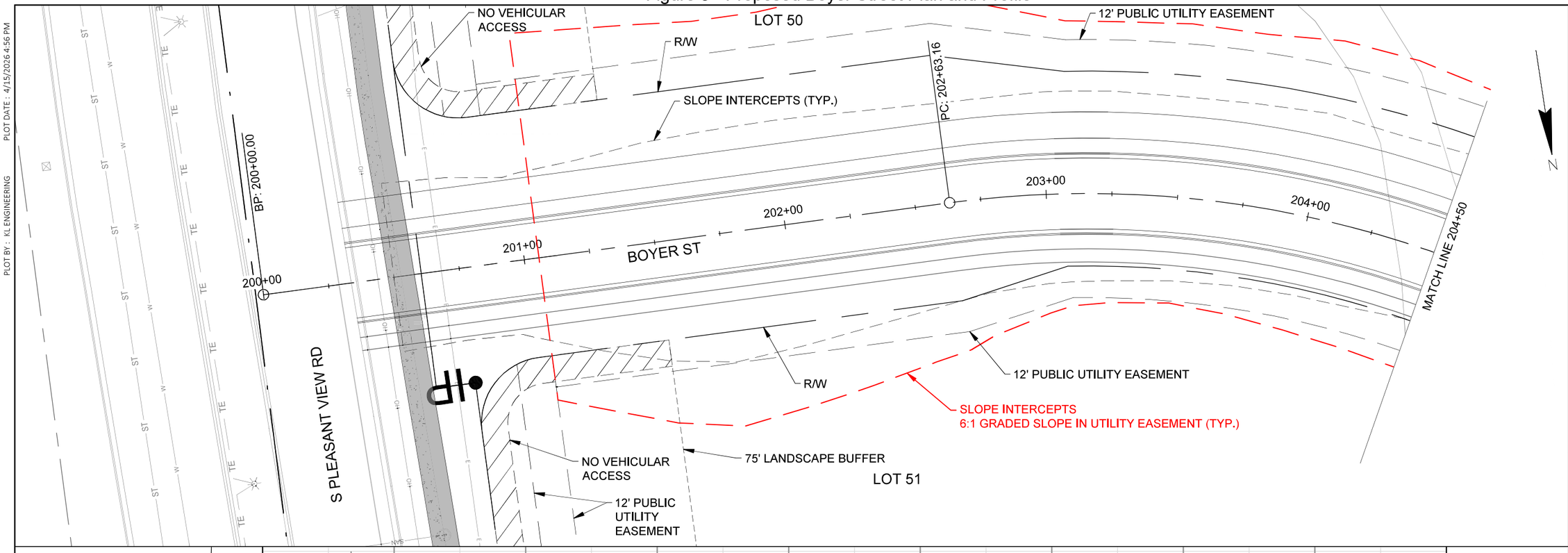
Set Type	PR
Date Issued	04/13/2026
Sheet Number	1

Figure 3 - Proposed Boyer Street Plan and Profile



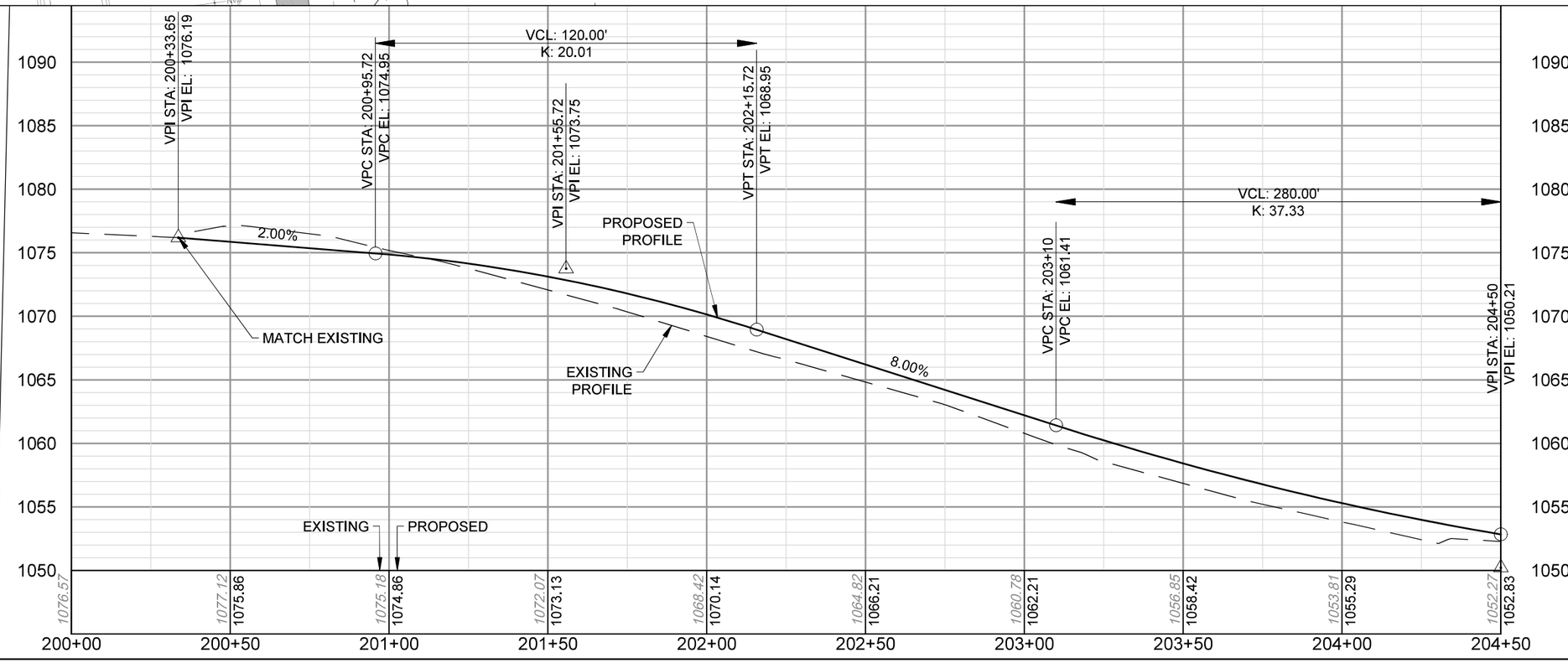


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Figure 3 - Proposed Boyer Street Plan and Profile (Continued)

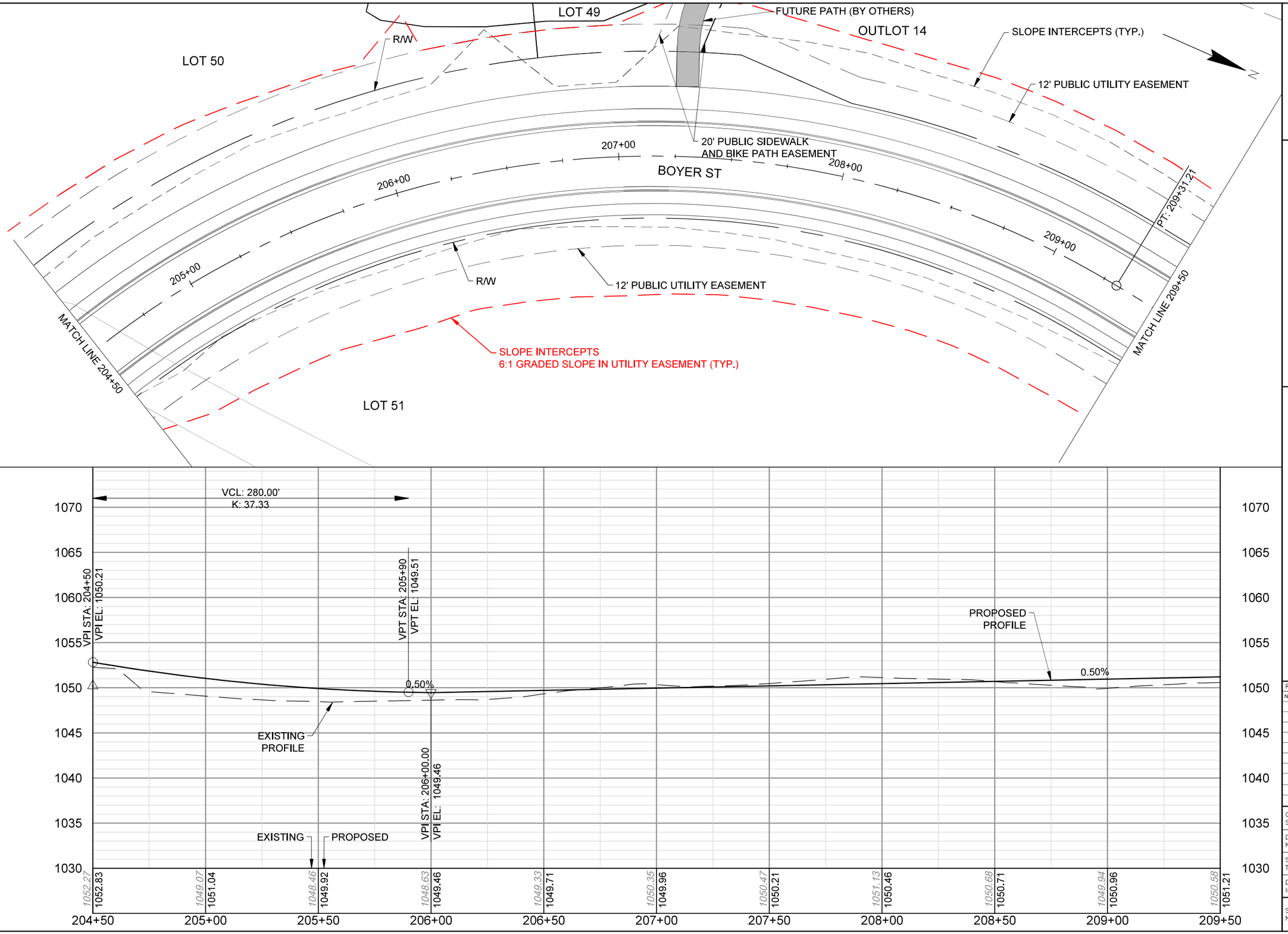

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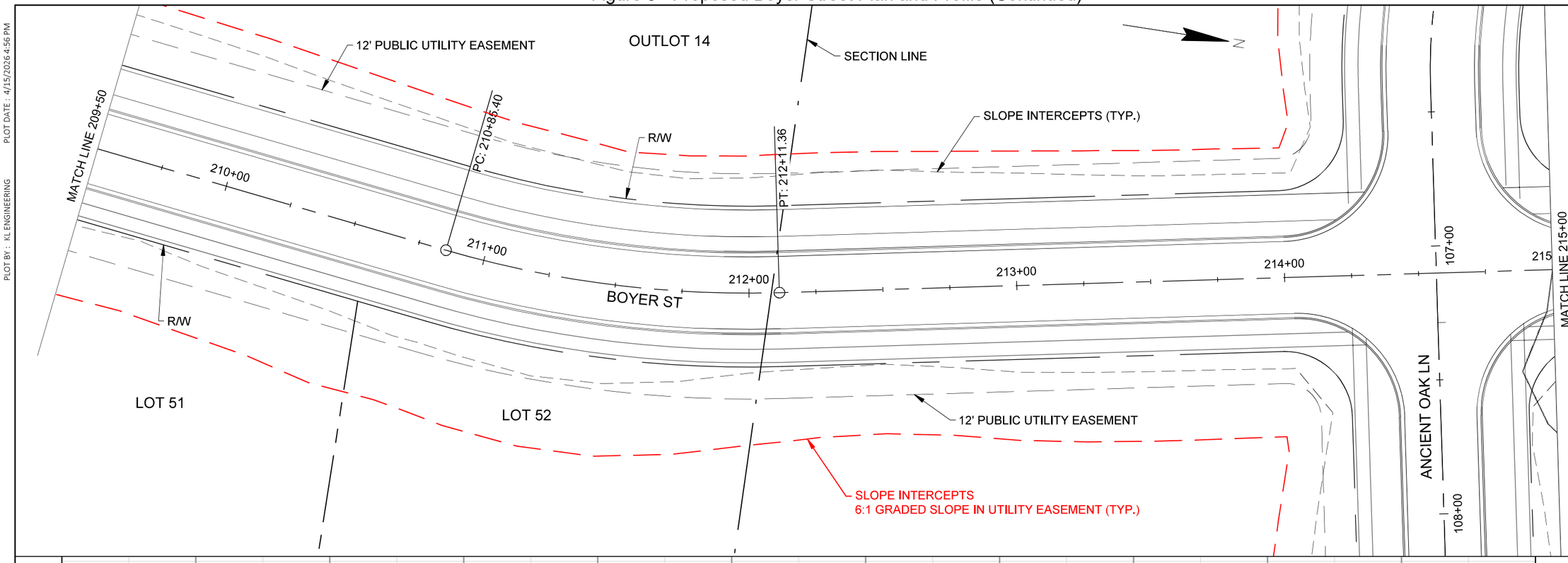
Figure 3 - Proposed Boyer Street Plan and Profile (Continued)



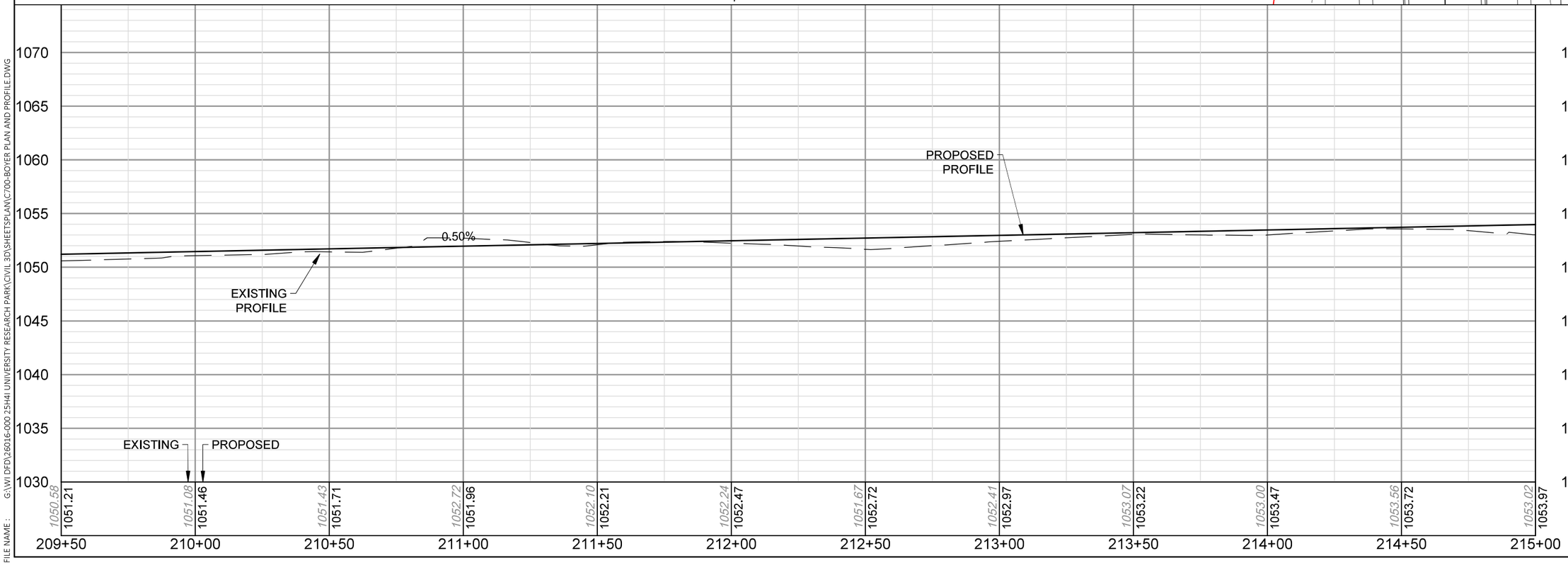


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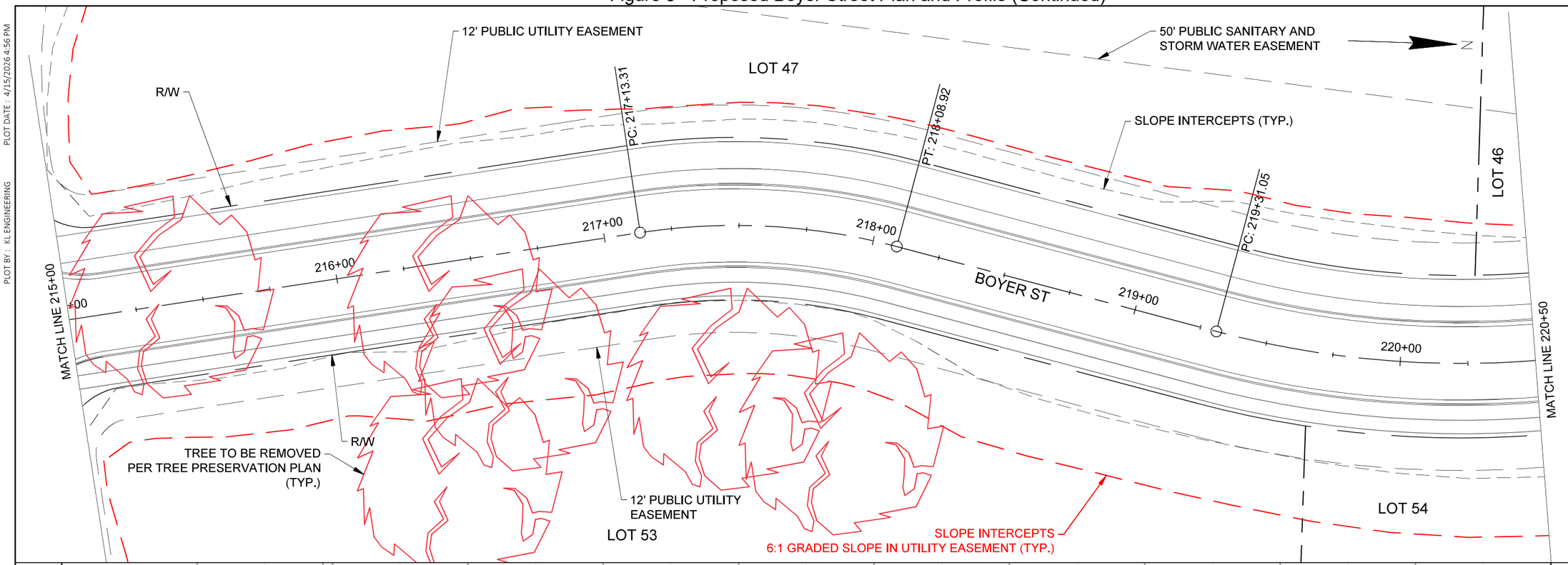
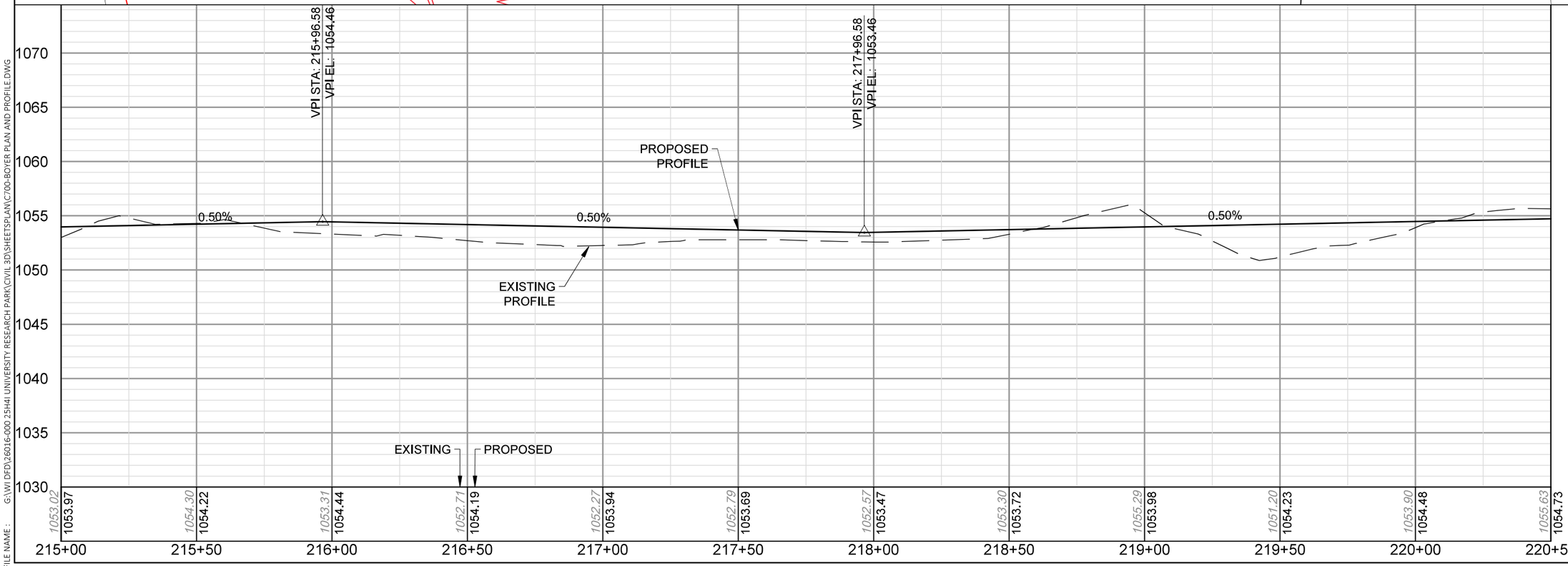
Figure 3 - Proposed Boyer Street Plan and Profile (Continued)





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Sheet Number	C703

Figure 3 - Proposed Boyer Street Plan and Profile (Continued)

VARIABLE WIDTH PUBLIC SIDEWALK AND BIKE PATH EASEMENT AND PUBLIC STORM WATER DRAINAGE EASEMENT

12' PUBLIC UTILITY EASEMENT

R/W

50' PUBLIC SANITARY AND STORM WATER EASEMENT

LOT 46

SLOPE INTERCEPTS (TYP.)

PC: 222+44.56

PT: 221+86.87

PT: 223+98.09

EP: 225+59.24

221+00

222+00

223+00

224+00

225+00

225+59.24

BOYER ST

VALLEY VIEW RD

MATCH LINE 220+50

12' PUBLIC UTILITY EASEMENT

OUTLOT 15

SLOPE INTERCEPTS
6:1 GRADED SLOPE IN UTILITY EASEMENT (TYP.)

50' PUBLIC SANITARY AND STORM WATER EASEMENT

LOT 54

R/W

VCL: 170.00'
K: 37.81

VCL: 100.00'
K: 28.55

VPC STA: 220+63.01
VPC EL: 1054.80

VPI STA: 221+48.01
VPI EL: 1055.23

VPT STA: 222+33.01
VPT EL: 1059.48

VPC STA: 223+69.13
VPC EL: 1066.28

VPI STA: 224+19.13
VPI EL: 1068.78

VPT STA: 224+69.13
VPT EL: 1069.53

VPI STA: 225+43.54
VPI EL: 1070.65

PROPOSED PROFILE

5.00%

1.50%

MATCH EXISTING

EXISTING PROFILE

EXISTING

PROPOSED

1055.63	1053.73	1050.96	1047.40	1052.07	1054.00	1055.68	1057.58	1058.99	1063.24			
1054.73	1055.17	1056.24	1057.97	1060.33	1062.83	1065.33	1067.66	1069.18	1069.99			
220+50	221+00	221+50	222+00	222+50	223+00	223+50	224+00	224+50	225+00	225+50	225+75	

1085 1080 1075 1070 1065 1060 1055 1050 1045

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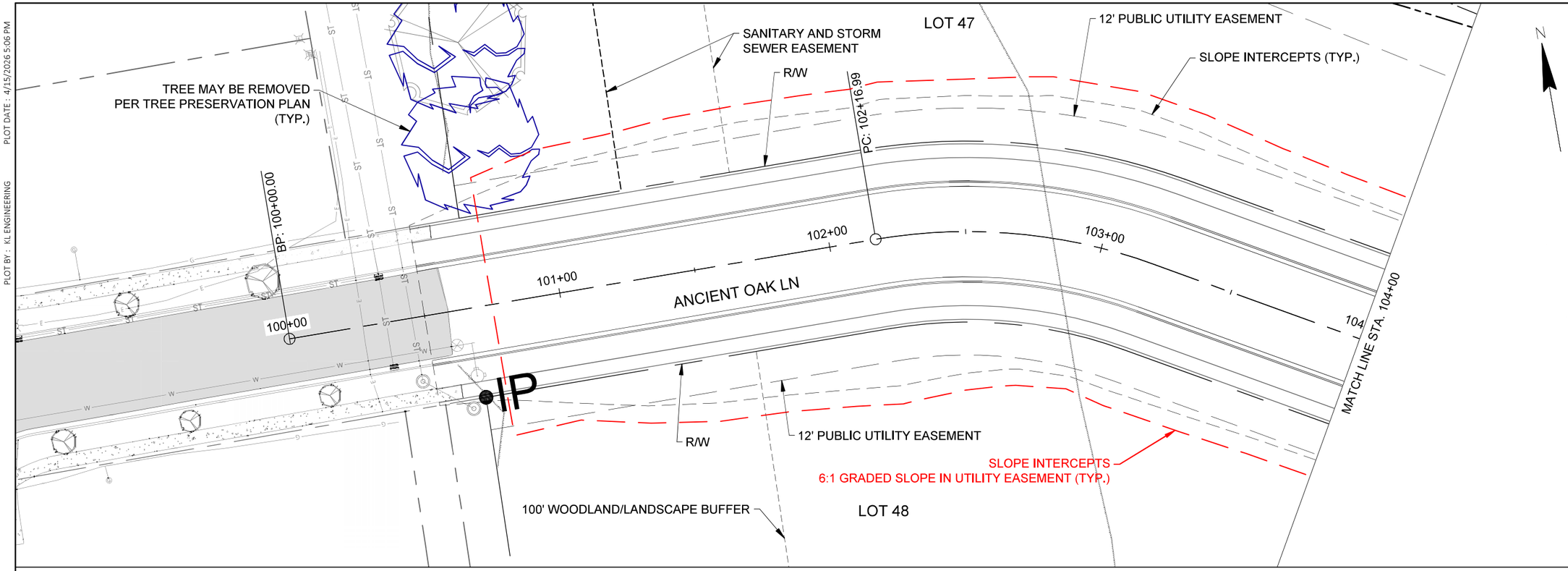
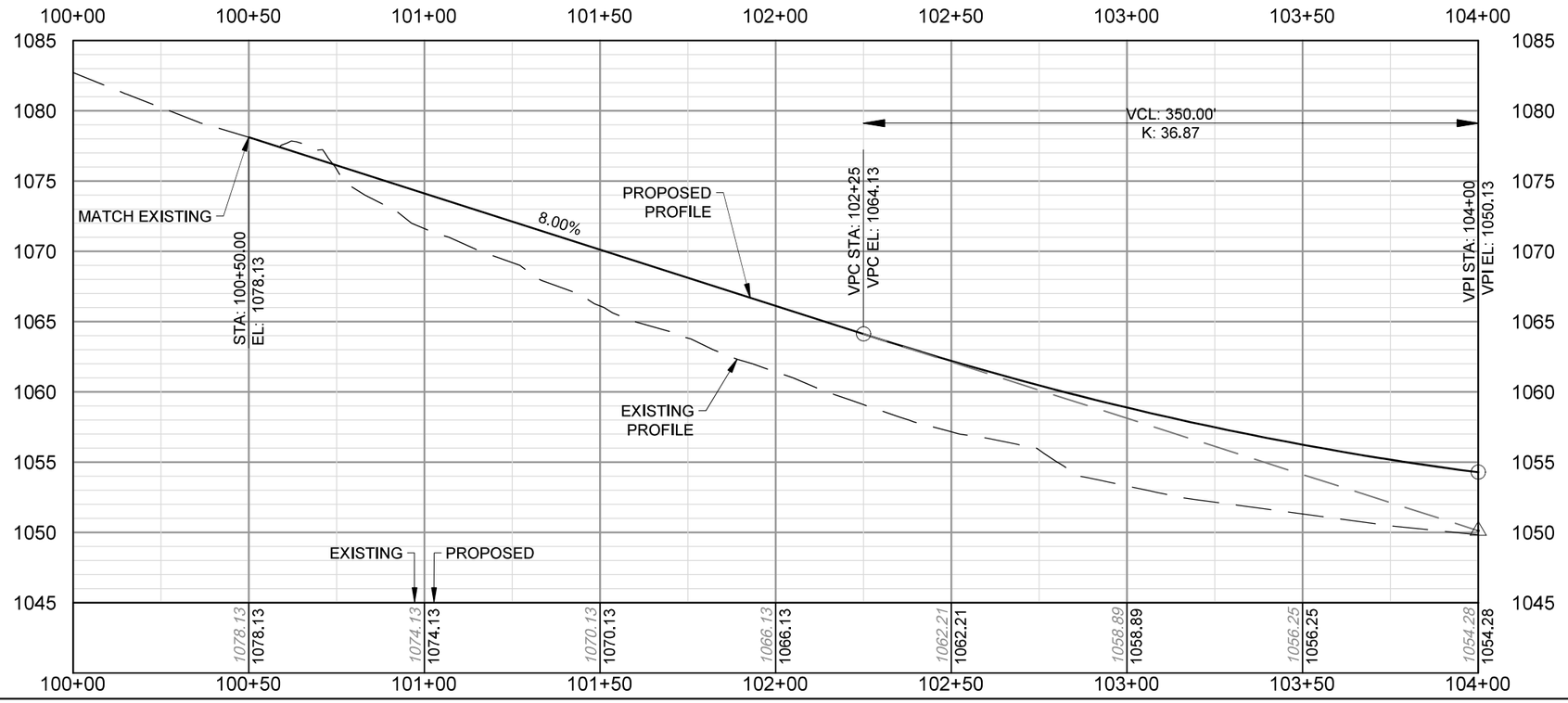
Figure 4 - Proposed Ancient Oak Lane Plan and Profile





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Sheet Title:
ANCIENT OAK LANE PLAN & PROFILE

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Graphic Scale	0' 1' 2' 4' 6'
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Set Type	PR
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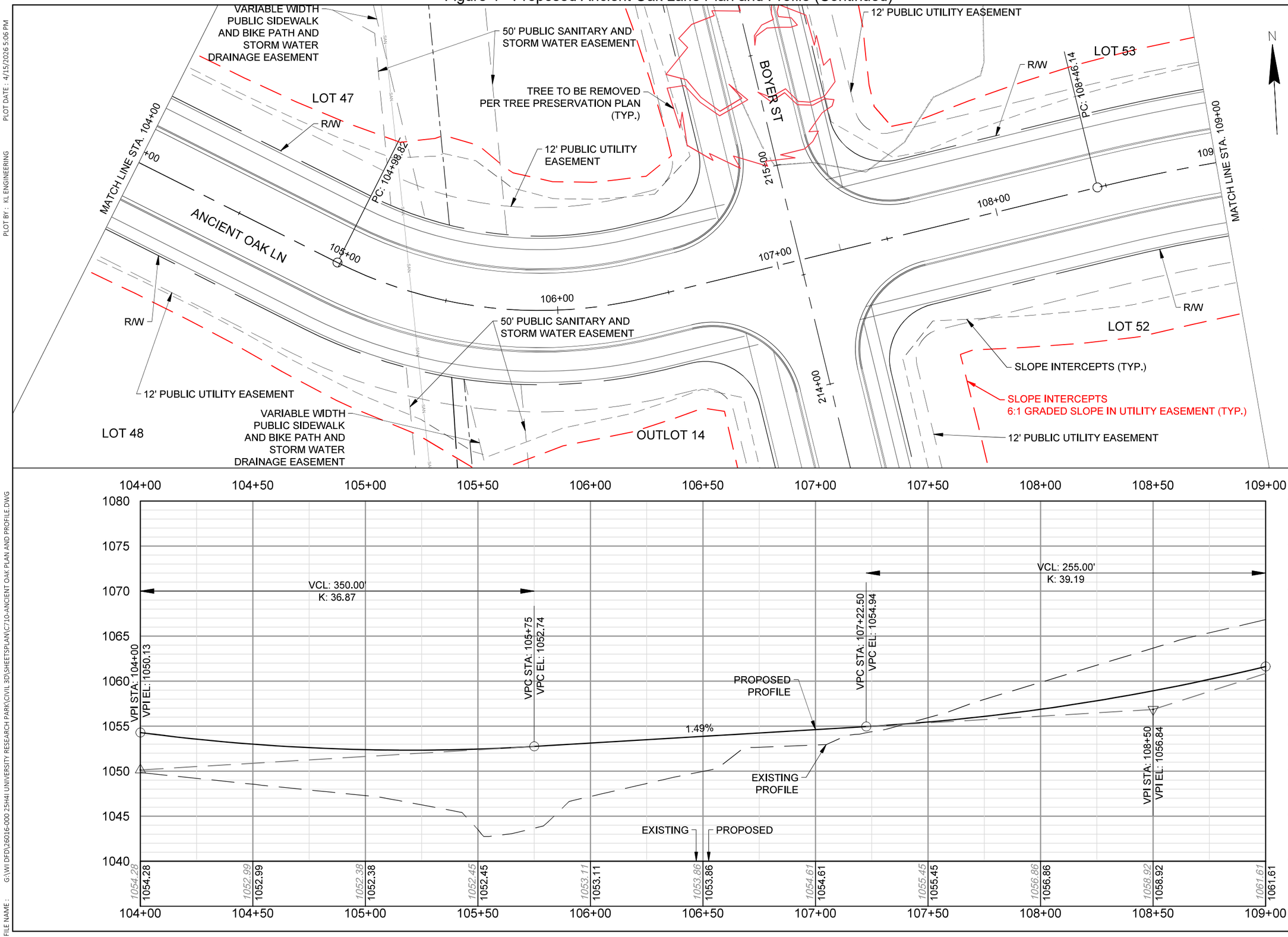
Sheet Number	C710

Figure 4 - Proposed Ancient Oak Lane Plan and Profile (Continued)



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Graphic Scale	0' 1' 2' 4' 6'
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Set Type	PR
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Sheet Number	C711

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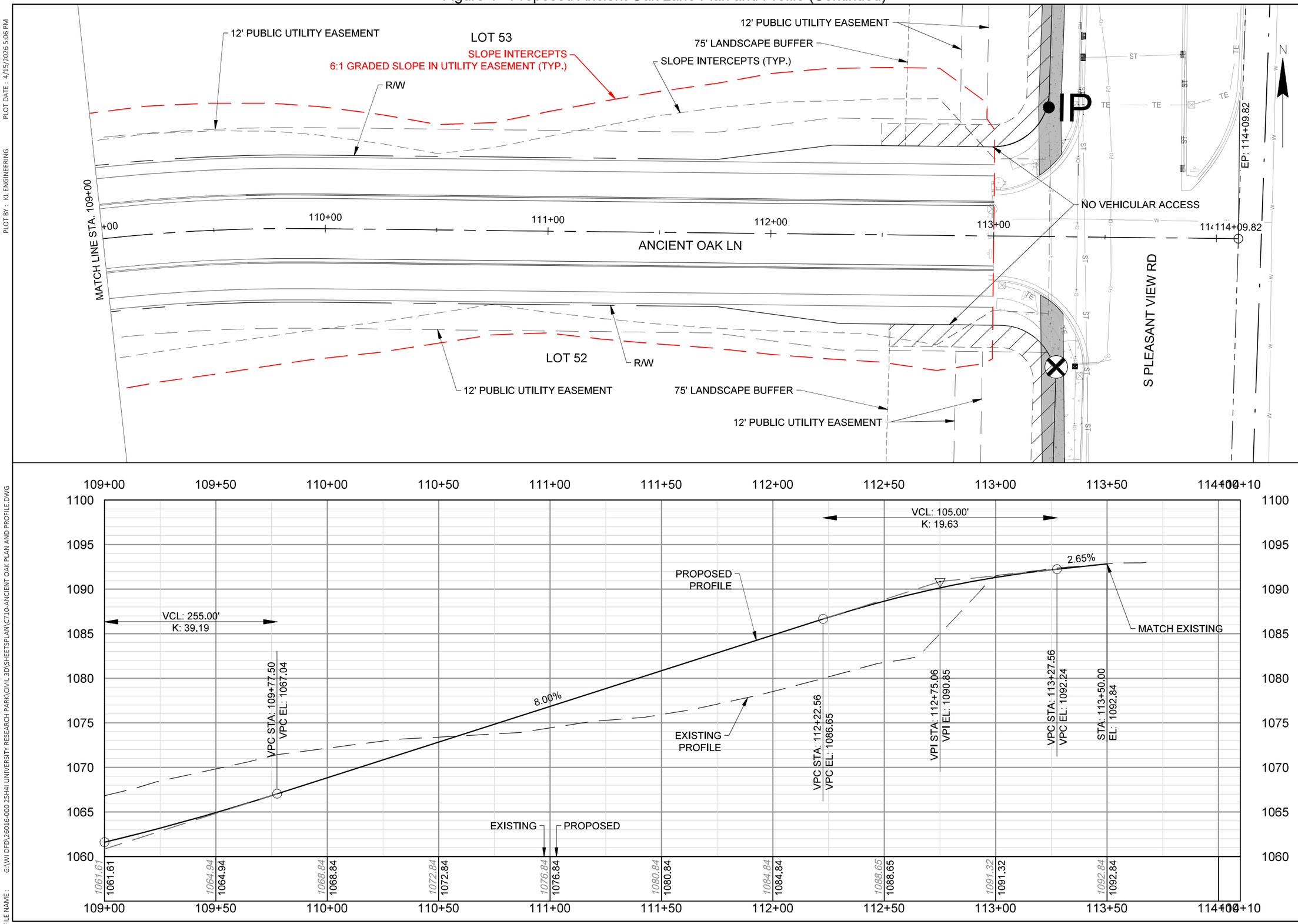

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PLOT BY : KL ENGINEERING
FILE NAME : G:\WI DFD\26016-000 25H4I UNIVERSITY RESEARCH PARK\CIVIL 3D\SHEETSPLAN\C710-ANCIENT OAK PLAN AND PROFILE.DWG
tb–11x17

KL Engineering
A Better Experience

State of Wisconsin
Department of Administration
Division of Facilities Development

VETTER PARCEL
MADISON, WI 53719

RESEARCH PARK II
UNIVERSITY RESEARCH PARK– ROADS AND UTILITIES
UNIVERSITY OF WISCONSIN
MADISON, WI

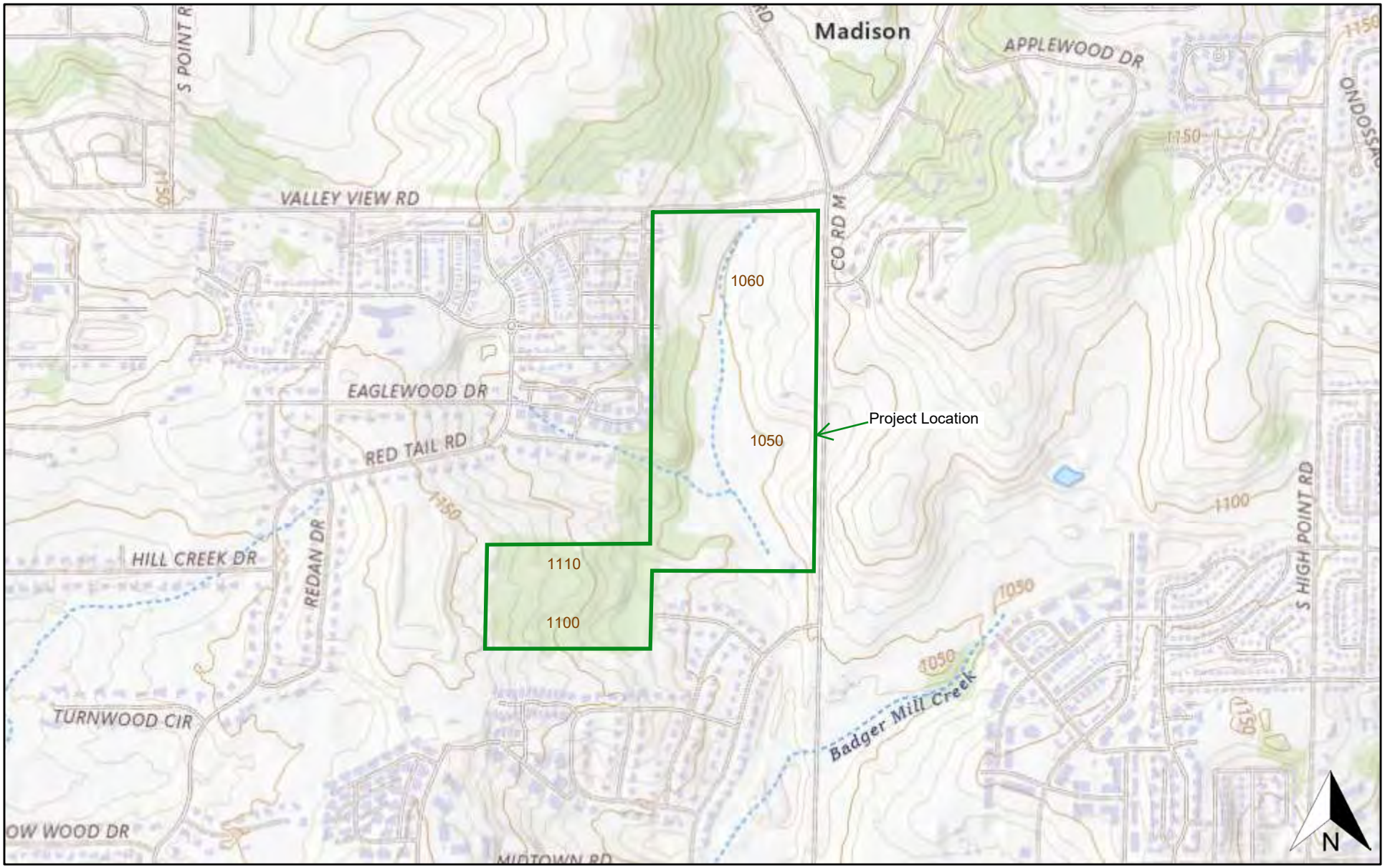
Sheet Title:
ANCIENT OAK LANE PLAN & PROFILE

Revisions:

No.	Date:	Description:

Graphic Scale	0' 1' 2' 4' 6'
DFD Number	25H4I
Set Type	PR
Date Issued	03/23/2026
Sheet Number	C712

Figure 5 - Topography



3/23/2026

USGSTopo

Red: Band_1

Green: Band_2

Blue: Band_3

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography

Soil Map—Dane County, Wisconsin
Figure 6

Map Scale: 1:6,160 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
Survey Area Data: Version 24, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 13, 2020—Jul 31, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

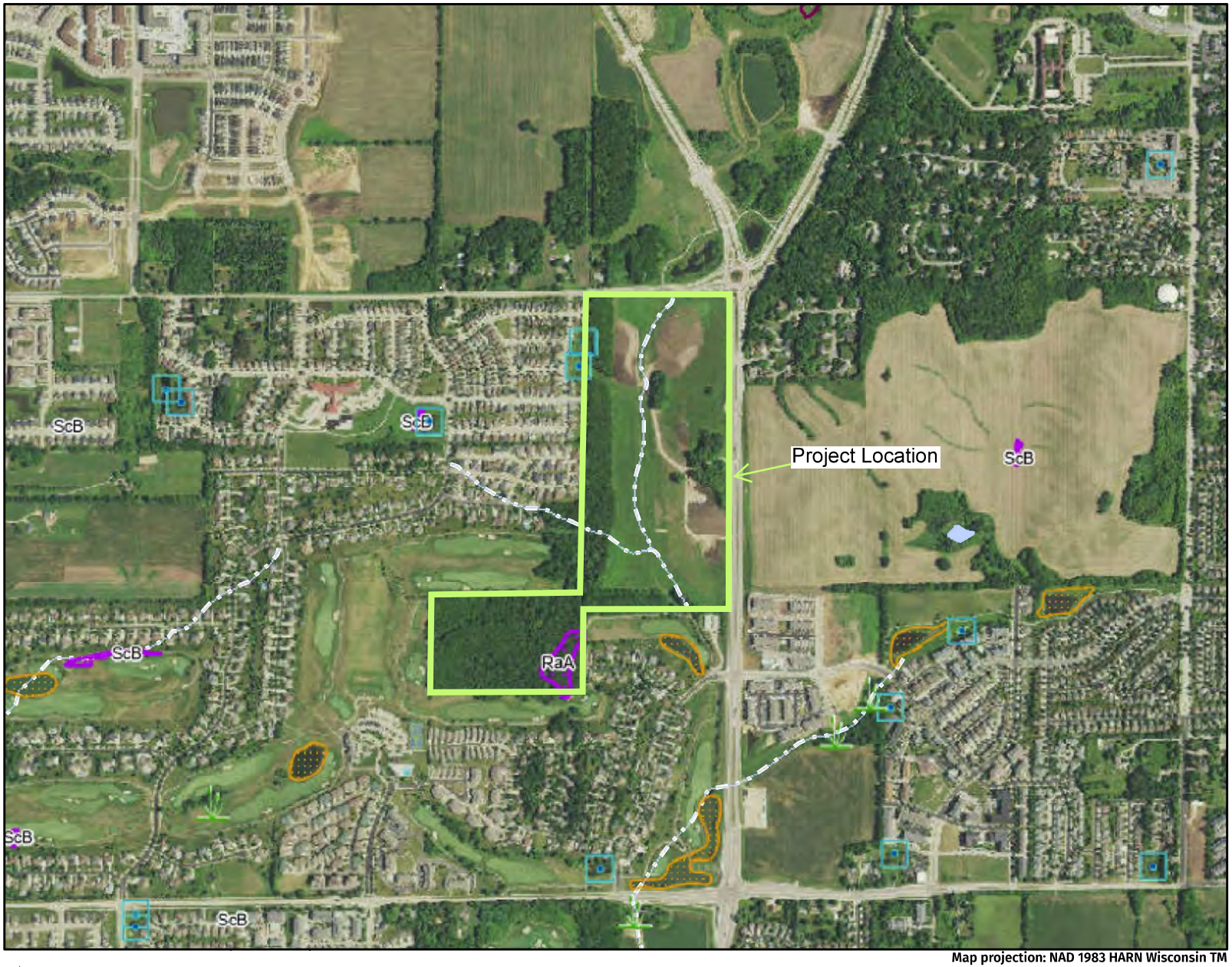
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7105B	Batavia silt loam, gravelly substratum, 2 to 6 percent slopes	3.1	2.9%
7124B	Dodge silt loam, 2 to 6 percent slopes	6.4	6.1%
7124C2	Dodge silt loam, 6 to 12 percent slopes, eroded	36.7	35.0%
7197A	Troxel silt loam, 0 to 3 percent slopes	28.5	27.2%
7243C2	St. Charles silt loam, 6 to 12 percent slopes, eroded	8.5	8.1%
7310D2	McHenry silt loam, 12 to 20 percent slopes, eroded	0.4	0.4%
7363C	Griswold loam, 6 to 12 percent slopes	2.6	2.5%
7374A	Radford silt loam, 0 to 3 percent slopes	2.1	2.0%
7748B	Plano silt loam, gravelly substratum, 2 to 6 percent slopes	9.2	8.8%
7961D2	Kidder soils, 10 to 20 percent slopes, eroded	7.4	7.0%
Totals for Area of Interest		**104.8**	**100.0%**

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Figure 7 - Surface Water Data Viewer

Mapped Wetlands and Indicator Soils



Legend: (some map layers may not be displayed)

Wetland Class Points
- Excavated pond
- Wetland too small to delineate
- Wetland Class Areas
- Wetland Indicators
- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- Latest Leaf On Index
- Latest Leaf On Imagery

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 1,000 2,000 Feet
0 350 700 Meters

Service Layer Credits:
Wetland Indicators & Soils^: Surface Water Data Viewer Team, DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Surface Water: WiDNR, USGS, and other data, Latest Leaf On: , Wetland Inventory NWI (Cached):

Date Printed: 3/10/2026 9:17 AM

89°33'45.88"W 43°4'54.46"N

Figure 8 - Flood Hazard Information Map

89°29'59.17"W 43°0'43.1"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- 8 Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

LINK> </CLR>for official maps and additional

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from NAIP, dated April 11, 2018.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on 3/10/2026 6:04 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date.

SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: No elevation features on this FIRM
For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

N

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

0 105 210 420 630 840 Meters

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL 395 OF 832

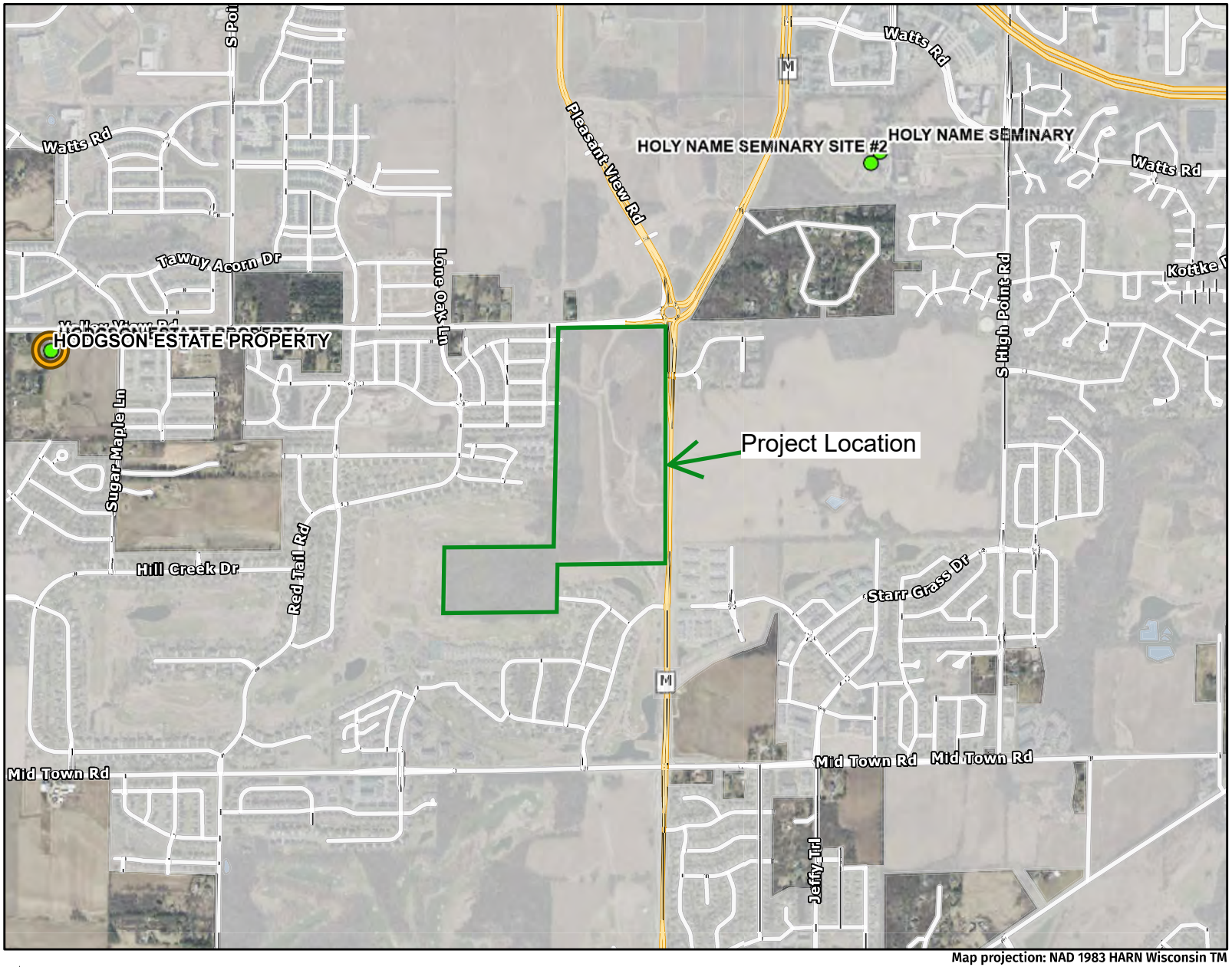
Panel Contains:

COMMUNITY	NUMBER	PANEL
DANE COUNTY	550077	0395
CITY OF MADISON	550083	0395

MAP NUMBER
55025C0395G
EFFECTIVE DATE
January 02, 2009

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Figure 9 - RR Sites Map



Legend: (some map layers may not be displayed)

- Closed Activity
- Latest Leaf Off Imagery

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 1,000 2,000 Feet
0 475 950 Meters

Service Layer Credits:
RR Core Layers: Wisconsin Department of Natural Resources, Environmental Management Division - Bureau of Remediation and Redevelopment, RR Additional Layers: Wisconsin Department of Natural Resources, Environmental Management Division - Bureau of Remediation and Redevelopment, DNR Basic Feature Transparent Style VTL (WTM): Wisconsin Department of Natural Resources, DNR: WI Latest Leaf-off Airphoto Tiled Imagery Service (WTM):

Date Printed: 3/10/2026 5:07 PM

APPENDIX B: SCOPING LETTER AND DISTRIBUTION LIST

Scoping Letter, February 19, 2026

- Site Map
- Comment Form

Scoping Letter Distribution List, February 19, 2026

TETRA TECH

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,

Tetra Tech
8040 Excelsior Drive, Suite 305, Madison, WI 53717
Tel +1.877.294.9070 **Fax** +1.877.845.1456 | tetratech.com

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@tetratech.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.

TETRA TECH

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@tetratech.com

Distribution List

WEPA Compliance Document Distribution List
University Research Park 2 – Vetter Parcel
University of Wisconsin – Madison
DFD Project # 25H4I

M = Mailed a hard copy
E = emailed an electronic copy of website notice
ND = not distributed

Contact Name	Organization	Address Line 1	Address Line 2	City	State	Zip	Email Address	Document Distribution			
								Scoping	DEIS	FEIS	ROD
University of Wisconsin System											
Deej Lundgren	UW System Administration	780 Regent Street	Suite 239	Madison	WI	53715	deej.lundgren@wisconsin.edu	M/E	M/E	M/E	M/E
Don Keck	Office of Capital Planning and Budget	780 Regent Street	Suite 239	Madison	WI	53715	donald.keck@wisconsin.edu	E	E	E	E
University Research Park											
David Cleary	URP Site & Civil Project Director	505 S. Rosa Road	Suite 201	Madison	WI	53719	david.cleary@wisc.edu	M/E	M/E	M/E	M/E
Aaron Olver	URP Managing Director	505 S. Rosa Road	Suite 201	Madison	WI	53719	aaron.olver@wisc.edu	E	E	E	
Paul Muench	URP Associate Director	505 S. Rosa Road	Suite 201	Madison	WI	53719	pdmuench@wisc.edu	E	E	E	
Quinlan Purkey	URP Staff Attorney	505 S. Rosa Road	Suite 201	Madison	WI	53719	quinlan.purkey@wisc.edu	E	E	E	
Neighborhood Associations/Village											
Shane Prichard	Hawk's Landing Homeowners Association	PO Box 930373		Verona	WI	53593	hlhaboardmembers@gmail.com	E	E	E	
Austin Krueger	Cardinal Glenn Neighborhood Association						austin.krueger@gmail.com	E	E	E	
David Huntsman	Applewood Homeowners Association						ddhuntsman@gmail.com	E	E	E	
Matt Brink	Hill Valley (Proposed Development)						mbrink@veridianhomes.com	E	E	E	
	Linden Park Neighborhood Association						https://www.lindenparkna.org/contact/	E	E	E	
	Upper Sugar River Watershed Association						info@uppersugar.org	E	E	E	
Design Architect/Engineer											
Kristy Treichel	KL Engineering, Inc.	5400 King James Way	Suite 200	Fitchburg	WI	53719	kristy.treichel@klengineering.com	E	E	E	E
Samantha Herheim	KL Engineering, Inc.	5400 King James Way	Suite 200	Fitchburg	WI	53719	sam.herheim@klengineering.com	E	E	E	E
Federal Government Agencies											
Governor Tony Evers	State of Wisconsin	115 East Capitol St.	PO Box 7863	Madison	WI	53702	govinfo@wisconsin.gov	E	E	E	
Rep. Mike Bare	State of Wisconsin - State Assembly (District 80)		PO Box 8952	Madison	WI	53708	Rep.Bare@legis.wisconsin.gov	E	E	E	
Sen. Dianne Hesselbein	State of Wisconsin - State Senate (District 27)		PO Box 7882	Madison	WI	53707	Sen.Hesselbein@legis.wisconsin.gov	E	E	E	
State Government Agency Contacts											
Brenden Johnson	Dept. of Administration, Div. of Facilities Development – Project Manager	101 E. Wilson Street	PO Box 7866	Madison	WI	53707	Brenden.Johnson1@wisconsin.gov	E	E	E	E
Naomi de Mers	Dept. of Administration, Div. of Facilities Development – Administrator	101 E. Wilson Street	PO Box 7866	Madison	WI	53707	Naomi.demers@wisconsin.gov	E	E	E	
Dane County											
Laura Hicklin	Land & Water Resources - Director	5201 Fen Oak Drive	Room 208	Madison	WI	53718	lwrd@countyofdane.com	E	E	E	
Melissa Agard	County Executive	210 Martin Luther King Jr. Blvd	City County Bldg., Room 421	Madison	WI	53703	county.executive@danecounty.gov	E	E	E	
City of Madison											
Meagan Tuttle	City of Madison Planning Dept. - Director	215 Martin Luther King Jr Blvd	Madison Municipal Bldg., Suite 017 (LL)	Madison	WI	53703	MTuttle@cityofmadison.com	E	E	E	
John W. Duncan	Alder District 1, City of Madison	215 Martin Luther King Jr Blvd	City County Bldg., Room 505	Madison	WI	53703	District1@cityofmadison.com	E	E	E	
Local Libraries											
Helen C. White Library	UW-Madison Library	600 N. Park Street		Madison	WI	53706			M	M	
Madison Public Library	Central Branch Reference Desk	201 W. Mifflin Street		Madison	WI	53703			M	M	

APPENDIX C: PUBLIC COMMENTS RECEIVED

Email from David Handowski (Hawks Reserve HOA) to Aden Clark (Tetra Tech), February 23, 2026

Email from Kathleen McDermott (Bentley Green) to Aden Clark (Tetra Tech), February 26, 2026

Letter Attachment

Email from Susan Udelhofen (Bentley Green Condominium Board) to Aden Clark (Tetra Tech), February 26, 2026

Letter Attachment

Letter from Richard and Cheryl Murray (Bentley Green) to Aden Clark (Tetra Tech), March 3, 2026

Letter from Maria Garcia (Bentley Green) to Aden Clark (Tetra Tech), March 5, 2026

From: David Handowski
To: Clark, Aden
Subject: Conservancy Area Fwd: University Research Park Vetter Parcel EIA
Date: Monday, February 23, 2026 5:49:31 AM

Mr Clark,

I just received this email and notification of an effort being undertaken on behalf of URP.

I am extremely interested, and concerned, regarding the area marked “Conservancy” marked on the SW corner. This area had been marked as such for a number of years as a conservancy area and it is now included in an overall section to be evaluated with the University Research Park plan. I am familiar with the URP plan and have been for several years as I was involved with a City of Madison local area Neighborhood Development Plan.

I would like to better understand any potential of its ‘evaluation’ in this effort and any possible plans, feasibility considerations, and to provide comment on the objectives and impacts to neighborhoods, wildlife, drainage, etc. of the overall project but to the “Conservancy” area in particular.

I am traveling currently and do not a means of physically printing or scanning the doc.

Name: David Handowski
Representing: Hawks Reserve HOA (and coordinating neighbors in Hawks Landing Neighborhood)
Address: 9016 Royal Oaks Circle, 53593
Phone: 608-770-4909
Email: davidhandowski@yahoo.com
Signature: (electronic). David J Handowski

XX I am interested in continuing my involvement in the public participation components of this project. Please continue to send me project notices.

Please confirm that this email is sufficient for receiving more information regarding this project.

Thank you

David Handowski

Begin forwarded message:

From: "Jack P." <clpjjp@yahoo.com>
Subject: University Research Park Vetter Parcel EIA

Date: February 21, 2026 at 11:24:20 AM MST
To: David Handowski <davidhandowski@yahoo.com>
Reply-To: "Jack P." <clpjjp@yahoo.com>

Hi David

I just happened to look at this and the link to the scoping letter and plot map. I did not look to closely but thought you might be interested since it showed part of the plot to be the woods the other side of the golf course from you

Jack
https://www.lindenparkna.org/neighborhood-news/university-research-park-vetter-parcel-eia/

From: Kathleen McDermott
To: Clark, Aden
Cc: Patrick Ryan; Kathleen McDermott
Subject: University Reach Park 2 Vetter Parcel
Date: Thursday, February 26, 2026 11:48:30 AM
Attachments: University Research Park 2 Vetter Parcel.docx

Ms. Clark, attached is our letter addressing concerns regarding URP 2 - Vetter Parcel. Please review and let us know about future activity. Thank you.

February 26, 2026

Ms. Aden Clark, Tetra Tech Company

8040 Excelsior Drive, Suite 305

Madison, WI. 53717

Submitted via email: aden.clark@tetratech.com

Ms. Clark:

Subject: University Research Park 2 Vetter Parcel

We are reaching out to you regarding the development of Vetter Parcel listed above. Our neighbor, John and Susan Udelhofen have also reached out to you to communicate their concerns that align directly with our concerns.

The backyard of our condominium also directly abuts the tree line that is part of the proposed University Research Park2 project, and we have several concerns as this project progresses.

When we built our condominium ten years ago, we knew that the land was owned by the University of Wisconsin System, Research Park specifically, and one day would be developed. However, we believed that the wood buffer that separates our backyard from the open area of the parcel would largely be left intact. Now, we are concerned that will not be the case.

As per your request, we are voicing our concerns about the possibility of losing the wood buffer, as well as our reservations about the size and scope of the proposed development.

In the 10 years we have lived in our condominium we have watched deer, racoons, squirrels, and coyotes reside in these woods. We observed a mother owl teaching her young to fly. This past winter the woods provided a home to a bobcat and her new cubs. The bird population is beautiful and varied. If this tree line buffer is removed an ecosystem will be destroyed, wildlife will be displaced, and species diversity will be reduced.

Not only would this be tragic but does not seem to reflect the University of Wisconsin's work regarding climate change issues. This vital work is reflected in their key partnerships and collaborations with the Wisconsin Initiative on Climate Change Impacts (WICCI,) Wisconsin Cooperative Wildlife Research Unit, and the Department of Natural Resources.

We are also aware of other programs such as Rise-Earth Initiative within the University of Wisconsin System that promote carbon sequestration to reduce environmental impacts and the work and research of the UW Center for Climate Research.

Removing large swaths of existing trees does not seem to reflect this research and work.

Further, ascetically, the woods are beautiful – in all seasons. We would lose the beauty that we enjoy daily.

In addition to the possibility of removing the woods buffer, we are very concerned about the added burden the size of this development will put on the traffic on Valley View and Pleasant View roads. Due to the recent housing development on Valley View Road, and increasing Epic traffic from Verona, there has been significant strain on the traffic flow on those roads especially on the roundabout that connects, Pleasant View, Valley View and Junction roads. Our fear is how the additional burden to the already stressed road system will cause huge traffic and safety issues for the residents in our neighborhoods.

There are economic concerns as well. Without a woods buffer we will literally have a large commercial development in our backyard which will negatively impact our property value.

Again, the environmental impact of the proposed plan is of great concern and does not seem to reflect the climate change concerns of the University of Wisconsin System. Please keep us informed on the steps taking place in the decision-making process going forward so that we can best communicate our concerns prior to an ultimate decision is made.

Respectfully,

Kathleen McDermott & Patrick Ryan

9009 Bentley Green

Verona, WI. 53593

From: Susan Udelhofen
To: Clark, Aden
Subject: Input regarding University Research Park Proposal
Date: Thursday, February 26, 2026 6:45:08 PM
Attachments: Udelhofen letter regarding University Reseach Park Project .docx

Aden, attached is our letter regarding concerns regarding the University Research Park proposal.

Please contact me if you have any questions. Also, please keep me informed as the plans for this project progress.

Susan Udlehofen

February 26, 2026

Aden:

This letter is in response to your inquiry letter asking for input regarding The University Resarch Park development.

I currently serve on the Bentley Green Condominium Board and reside, with my husband, at 9011 Bentley Green. The backyard of our condominium directly abuts the tree line that is part of the proposed University Research Park2 project and we have several concerns as this project progresses.

When we built our condominium ten years ago, we knew that the land was owned by the University of Wisconsin System, Research Park specifically, and one day would be developed. However, we believed that the wood buffer that separates our backyard from the open area of the parcel would largely be left intact. Now, we are concerned that will not be the case.

As per your request, my husband and I are voicing are concerns about the possibility of losing the wood buffer, as well as our reservations about the size and scope of the proposed development.

In the 10 years we have lived in our condominium we have watched deer, racoons, squirrels, and coyotes reside in these woods. We observed a mother owl teaching her young to fly. This past winter the woods provided a home to a bobcat and her new cubs. The bird population is beautiful and varied. If this tree line buffer is removed an ecosystem will be destroyed, wildlife will be displaced, and species diversity will be reduced.

Not only would this be tragic but does not seem to reflect the University of Wisconsin's work regarding climate change issues. These concerns are reflected in their key partnerships and collaborations with the Wisconsin Initiative on Climate Change Impacts (WICCI,) Wisconsin Cooperative Wildlife Research Unit, the Department of Natural Resources and the work and research of the UW Center for Climate Research.

We are also aware of other programs such as Rise-Earth Initiative within the University of Wisconsin system that promote carbon sequestration to reduce environmental impacts.

Removing large swaths of existing trees does not seem to reflect this work.

Further, ascetically, the woods are beautiful – in all seasons. We would lose the beauty that we enjoy daily.

In addition to the possibility of removing the woods buffer, we are very concerned about the added burden the size of this development will put on the traffic on Valley View and Pleasant View roads. Due to the recent housing development on Valley View Road, and increasing Epic traffic from Verona, there has been significant strain on the traffic flow on those roads especially on the roundabout that connects, Pleasant View, Valley View and Junction roads.

Our fear is how the additional burden to the already stressed road system will cause huge traffic and safety issues for the residents in our neighborhoods.

We have economic concerns as well regarding our property values of having a large commercial development literally in our backyard with no tree buffer.

We have great respect for the University of Wisconsin System as we are both graduates from the University of Wisconsin holding undergraduate and advanced degrees form UW- Madison. However, the proposed plan and it's ensuing environmental impact is of great concern and does not seem to reflect the environmental values of the University of Wisconsin System.

As we discussed when spoke by phone, I would like to receive information regarding the public participation components of this project. Please send me project notices.

Respectfully,

Susan Udelhofen

Vice President, Bentley Green Condominium Board

Address: 9011 Bentley Green, Verona, WI 53593

Email: susanudelhofen@gmail.com

Phone: 608-335-1545

TETRA TECH

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:

① Bentley Green Condo Association did not receive this correspondence initally. We directly border the project. (see attached map).

② The 43 acres in the project will impact wildlife and forest.

③ Valley View Rd., Pleasant View and Hwy. M has many more cars traveling those roads since the UW Phase 2 planning started many years ago. Any additional traffic access from UW Phase 2 will create significant hazardous situations.

Please complete the following information and sign if submitting comments:

Name: Richard and Cheryl Murray

Title/Representing: Bentley Green Condo Owner

Address: 9007 Bentley Green Verona, WI 53593

Telephone Number: 414-588-8901 (Richard's cell)

E-mail Address (optional): rhmurray50@gmail.com

Signature: Richard V. Murray Cheryl J Murray

☒ 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@tetratech.com

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.

Bentley Green Condo Association

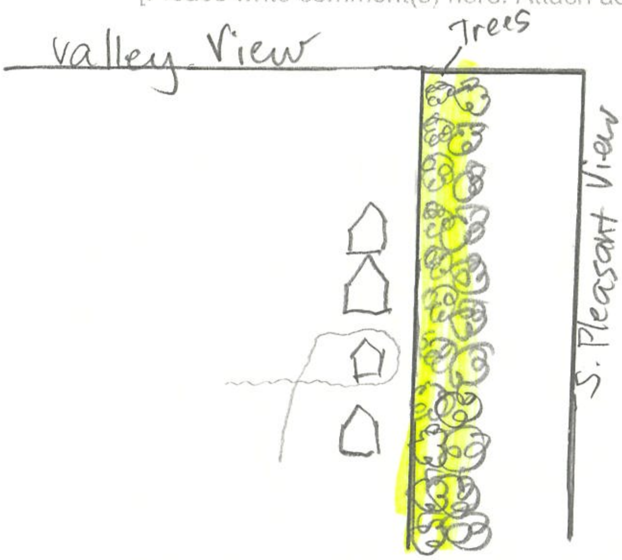
TETRA TECH

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.]



The trees that serve as boundaries and barriers need to remain intact for the homeowners' privacy (condo association) and wildlife preservation.

Please complete the following information and sign if submitting comments:

Name: Maria Garcia

Title/Representing: homeowner behind trees / condo association member

Address: 9003 Bentley Green, Verona, WI 53593

Telephone Number: 608-359-9318

E-mail Address (optional): ludzgarcia@gmail.com

Signature: [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@tetratech.com

APPENDIX D: DRAFT EIA DISTRIBUTION LIST

Distribution List

WEPA Compliance Document Distribution List
University Research Park 2 – Vetter Parcel
University of Wisconsin – Madison
DFD Project # 25H4I

M = Mailed a hard copy
E = emailed an electronic copy of website notice
ND = not distributed

Contact Name	Organization	Address Line 1	Address Line 2	City	State	Zip	Email Address	Document Distribution			
								Scoping	DEIS	FEIS	ROD
University of Wisconsin System											
Deej Lundgren	UW System Administration	780 Regent Street	Suite 239	Madison	WI	53715	deej.lundgren@wisconsin.edu	M/E	M/E	M/E	M/E
Don Keck	Office of Capital Planning and Budget	780 Regent Street	Suite 239	Madison	WI	53715	donald.keck@wisconsin.edu	E	E	E	E
University Research Park											
David Cleary	URP Site & Civil Project Director	505 S. Rosa Road	Suite 201	Madison	WI	53719	david.cleary@wisc.edu	M/E	M/E	M/E	M/E
Aaron Olver	URP Managing Director	505 S. Rosa Road	Suite 201	Madison	WI	53719	aaron.olver@wisc.edu	E	E	E	
Paul Muench	URP Associate Director	505 S. Rosa Road	Suite 201	Madison	WI	53719	pdmuench@wisc.edu	E	E	E	
Quinlan Purkey	URP Staff Attorney	505 S. Rosa Road	Suite 201	Madison	WI	53719	quinlan.purkey@wisc.edu	E	E	E	
Neighborhood Associations/Village											
Shane Prichard	Hawk's Landing Homeowners Association	PO Box 930373		Verona	WI	53593	hlhaboardmembers@gmail.com	E	E	E	
Austin Krueger	Cardinal Glenn Neighborhood Association						austin.krueger@gmail.com	E	E	E	
David Huntsman	Applewood Homeowners Association						ddhuntsman@gmail.com	E	E	E	
Matt Brink	Hill Valley (Proposed Development)						mbrink@veridianhomes.com	E	E	E	
	Linden Park Neighborhood Association						https://www.lindenparkna.org/contact/	E	E	E	
	Upper Sugar River Watershed Association						info@uppersugar.org	E	E	E	
David Handowski	Hawks Reserve HOA						davidhandowski@yahoo.com		E	E	
Susan Udelhofen	Bentley Green Neighborhood Association						susanudelhofen@gmail.com		E	E	
Kathleen McDermott		9009 Bentley Green		Verona	WI	53593	mcdermottkathleen2020@gmail.com		E	E	
Patrick Ryan		9009 Bentley Green		Verona	WI	53593	specpatryan@gmail.com		E	E	
Richard & Cheryl Murray		9007 Bentley Green		Verona	WI	53593	rhmurray50@gmail.com		E	E	
Maria Garcia		9003 Bentley Green		Verona	WI	53593	ludzgarcia@gmail.com		E	E	
Design Architect/Engineer											
Kristy Treichel	KL Engineering, Inc.	5400 King James Way	Suite 200	Fitchburg	WI	53719	kristy.treichel@klengineering.com	E	E	E	E
Samantha Herheim	KL Engineering, Inc.	5400 King James Way	Suite 200	Fitchburg	WI	53719	sam.herheim@klengineering.com	E	E	E	E
Federal Government Agencies											
Governor Tony Evers	State of Wisconsin	115 East Capitol St.	PO Box 7863	Madison	WI	53702	govinfo@wisconsin.gov	E	E	E	
Rep. Mike Bare	State of Wisconsin - State Assembly (District 80)		PO Box 8952	Madison	WI	53708	Rep.Bare@legis.wisconsin.gov	E	E	E	
Sen. Dianne Hesselbein	State of Wisconsin - State Senate (District 27)		PO Box 7882	Madison	WI	53707	Sen.Hesselbein@legis.wisconsin.gov	E	E	E	
State Government Agency Contacts											
Brenden Johnson	Dept. of Administration, Div. of Facilities Development – Project Manager	101 E. Wilson Street	PO Box 7866	Madison	WI	53707	Brenden.Johnson1@wisconsin.gov	E	E	E	E
Naomi de Mers	Dept. of Administration, Div. of Facilities Development – Administrator	101 E. Wilson Street	PO Box 7866	Madison	WI	53707	Naomi.demers@wisconsin.gov	E	E	E	
Dane County											
Laura Hicklin	Land & Water Resources - Director	5201 Fen Oak Drive	Room 208	Madison	WI	53718	lwrd@countyofdane.com	E	E	E	
Melissa Agard	County Executive	210 Martin Luther King Jr. Blvd	City County Bldg., Room 421	Madison	WI	53703	county.executive@danecounty.gov	E	E	E	
Aria Trucios	District 9 Dane County Supervisor						Trucios.Aria@danecounty.gov		E	E	
City of Madison											
Meagan Tuttle	City of Madison Planning Dept. - Director	215 Martin Luther King Jr Blvd	Madison Municipal Bldg., Suite 017 (LL)	Madison	WI	53703	MTuttle@cityofmadison.com	E	E	E	
John W. Duncan	Alder District 1, City of Madison	215 Martin Luther King Jr Blvd	City County Bldg., Room 505	Madison	WI	53703	District1@cityofmadison.com	E	E	E	
Local Libraries											
Helen C. White Library	UW-Madison Library	600 N. Park Street		Madison	WI	53706			M	M	
Madison Public Library	Central Branch Reference Desk	201 W. Mifflin Street		Madison	WI	53703			M	M	

APPENDIX E: SITE PHOTOGRAPHS

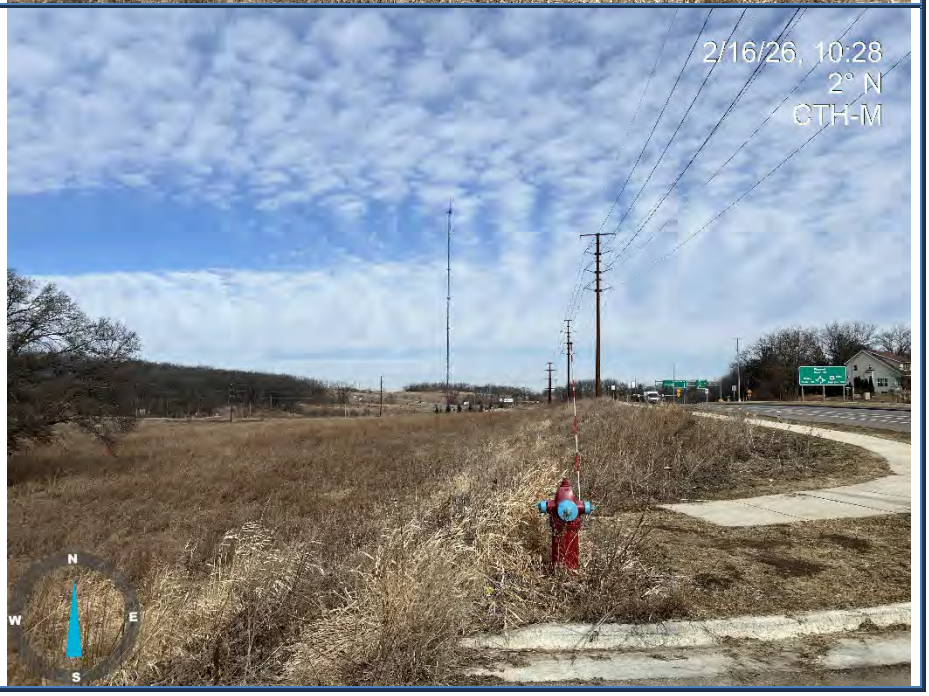
Photographic Record

Client: University Research Park 2
DFD Project Number: 25H4I
Site Name: Vetter Parcel
Site Location: Southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin

Photo Locations Site Map
X = Photo Location

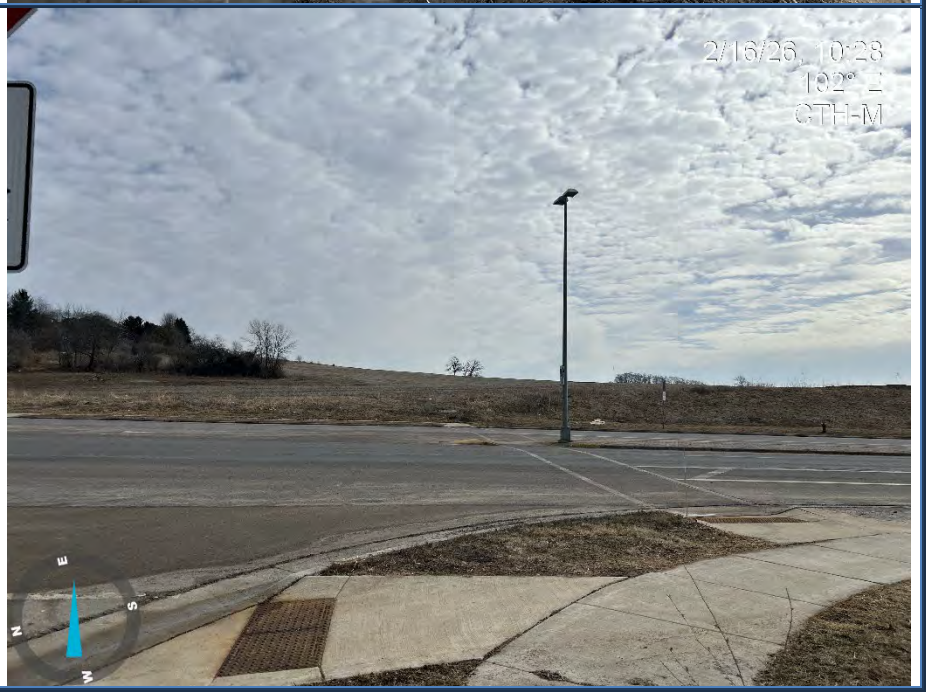
Photographic Record

Client: University Research Park 2
DFD Project Number: 25H4I
Site Name: Vetter Parcel
Site Location: Southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin

Photograph No. 1 Comments: 75-acre project location. Viewing west from S. Pleasant View Rd (County Highway M) Photo Location: 1	
Photograph No. 2 Comments: 75-acre project location. Viewing north from S. Pleasant View Rd (County Highway M) Photo Location: 1	

Photographic Record

Client: University Research Park 2
DFD Project Number: 25H4I
Site Name: Vetter Parcel
Site Location: Southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin

Photograph No. 3 Comments: 75-acre project location. Viewing south from S. Pleasant View Rd (County Highway M) Photo Location: 1	
Photograph No. 4 Comments: 75-acre project location. Viewing S. Pleasant View Rd (County Highway M) east. Photo Location: 1	

Photographic Record

Client: University Research Park 2
DFD Project Number: 25H4I
Site Name: Vetter Parcel
Site Location: Southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin

Photograph No. 5 Comments: 75-acre project location. Outbuilding viewing northeast. Photo Location: 2	
Photograph No. 6 Comments: 75-acre project location. Viewing east from Boyer St. Photo Location: 2	

Photographic Record

Client: University Research Park 2
DFD Project Number: 25H4I
Site Name: Vetter Parcel
Site Location: Southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin

Photograph No. 7 Comments: 75-acre project location. Viewing south from Boyer St. Photo Location: 2	
Photograph No. 8 Comments: 75-acre project location. Viewing west from Boyer St. Photo Location: 2	

Photographic Record

Client: University Research Park 2
DFD Project Number: 25H4I
Site Name: Vetter Parcel
Site Location: Southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin

Photograph No. 9 Comments: 75-acre project location. Viewing north from Boyer St. Photo Location: 2	
Photograph No. 10 Comments: 75-acre project location. Viewing west. Photo Location: 3	

Photographic Record

Client: University Research Park 2
DFD Project Number: 25H4I
Site Name: Vetter Parcel
Site Location: Southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin

Photograph No. 11 Comments: 75-acre project location. Viewing north. Photo Location: 3	
Photograph No. 12 Comments: 75-acre project location. Viewing south. Photo Location: 3	

Photographic Record

Client: University Research Park 2
DFD Project Number: 25H4I
Site Name: Vetter Parcel
Site Location: Southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin

Photograph No. 13 Comments: 75-acre project location. Viewing east. Photo Location: 3	
Photograph No. 14 Comments: 75-acre project location. Drainage swale culvert viewing northwest. Photo Location: 3	

Photographic Record

Client: University Research Park 2
DFD Project Number: 25H4I
Site Name: Vetter Parcel
Site Location: Southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin

Photograph No. 15 Comments: 75-acre project location. Drainage swale culvert viewing southwest. Photo Location: 3	
Photograph No. 16 Comments: 75-acre project location. Drainage swale viewing north. Photo Location: 3	

Photographic Record

Client: University Research Park 2
DFD Project Number: 25H4I
Site Name: Vetter Parcel
Site Location: Southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin

Photograph No. 17 Comments: 75-acre project location. Viewing north Photo Location: 4	
Photograph No. 18 Comments: 75-acre project location. Viewing S. Pleasant View Rd (County Highway M) east. Photo Location: 4	

Photographic Record

Client: University Research Park 2
DFD Project Number: 25H4I
Site Name: Vetter Parcel
Site Location: Southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin

Photograph No. 19 Comments: 75-acre project location. Viewing west. Photo Location: 4	
Photograph No. 20 Comments: 75-acre project location. Viewing south. Photo Location: 4	

Photographic Record

Client: University Research Park 2
DFD Project Number: 25H4I
Site Name: Vetter Parcel
Site Location: Southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin

Photograph No. 21 Comments: 25-acre conservancy. Viewing west from Nelson Crossing. Photo Location: 5	
Photograph No. 22 Comments: 25-acre conservancy. Viewing north from Nelson Crossing. Photo Location: 5	

Photographic Record

Client: University Research Park 2
DFD Project Number: 25H4I
Site Name: Vetter Parcel
Site Location: Southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin

Photograph No. 23 Comments: 25-acre conservancy. Viewing south from Nelson Crossing. Photo Location: 5	
Photograph No. 24 Comments: 25-acre conservancy. Viewing Nelson Crossing east. Photo Location: 5	

Photographic Record

Client: University Research Park 2
DFD Project Number: 25H4I
Site Name: Vetter Parcel
Site Location: Southwest intersection of S. Pleasant View Rd. (County Highway M) and Valley View Rd. in Madison, Dane County, Wisconsin

Photograph No. 25 Comments: 25-acre conservancy within tree line. Viewing north. Photo Location: 5	
Photograph No. 26 Comments: 25-acre conservancy within tree line. Viewing west. Photo Location: 5	

APPENDIX F: REQUEST FOR SHPO REVIEW AND COMMENT ON A STATE UNDERTAKING

Request For SHPO Review and Comment on a State Undertaking, March 20, 2026

SHPO Concurrence, April 7, 2026

(09/6/2019) For SHPO Use Only. Case # _____

REQUEST FOR SHPO REVIEW AND COMMENT ON A STATE UNDERTAKING

Submit one copy with each undertaking for which our comment is requested. Please print or type. We do not accept Electronic Submittals.

Return to:

Wisconsin Historical Society, State Historic Preservation Office, 816 State Street, Madison, WI 53706

Please Check All Boxes and Include All of the Following Information, as Applicable:

I. GENERAL INFORMATION

☐ **This is a new submittal.**
☒ **This is supplemental information relating to Case #:** 25-0007 **, and title:** UW- URP - Pioneer 1st Addition
☐ **This project is being undertaking pursuant to the terms and conditions of a programmatic or other interagency agreement.**

The title of the agreement is _____

a. State Agency Jurisdiction (Agency providing funds, assistance, license, permit): University Research Park (URP), Inc.

b. State Agency Contact: David Cleary - Site & Civil Project Director

c. Phone: 262-957-4682 FAX: 608-441-8010

d. Return Address: 505 S. Rosa Rd City: Madison Zip Code: 53719

e. Email Address: david.cleary@wisc.edu

f. Project Name: University Research Park–Pioneer 1st Addition (25-Acre Conservancy)

g. Project Street Address: SW Corner of Valley View Road and Pleasant View Road

h. County: Dane City: Madison Zip Code: 53593

i. Project Location: Township 7N, Range 8, East ☒ or West ☐, Section 34, Quarter Sections SW

j. Project Narrative Description—Attach Information as Necessary, including brief project overview and current photos of project property(ies).

k. Area of Potential Effect (APE). Attach Copy of U.S.G.S. 7.5 Minute Topographic Quadrangle Showing APE.

II. IDENTIFICATION OF HISTORIC PROPERTIES

☐ The following historic property(ies) is (are) recorded in the Wisconsin Inventory of Historic Places and is (are) located within the project APE.

_____

_____

Attach supporting materials (including copy of Wisconsin inventory database record, current photo(s) of property).

III. FINDINGS

☒ No historic property (enumerated in II above) may be affected by the proposed project. Attach supporting material.
☐ The proposed undertaking may affect an historic property (identified in II above) located within the project APE. Attach supporting material.

Authorized Signature: David J. Cleary Digitally signed by David J. Cleary DN: C=US, E=david.cleary@wisc.edu, O="University Research Park, Inc.", CN=David J. Cleary Location: URP Reason: I am the author of this document Date: 2026.03.20 11:46:32-05'00' Date: 3/20/26

Type or print name: David J. Cleary

IV. STATE HISTORIC PRESERVATION OFFICE COMMENTS

☐ Agree with the finding in section III above.
☐ Do not agree with the finding in section III above.
☐ The proposed undertaking will not adversely affect one or more historic properties.
☐ The proposed undertaking will adversely affect one or more historic properties.
☐ WHS requires negotiation with the state agency to address the adverse effect.
☐ WHS does not require negotiation with the state agency to address the adverse effect.
☐ WHS objects to the finding for reasons indicated in attached letter.
☐ WHS cannot review until information is sent as follows: _____

Authorized Signature: _____ Date: _____

Guidelines to Assist with Your Submittal

Identify Historic Property that is recorded in the Wisconsin Inventory of Historic Places. Historic buildings and other structures are found in the Architecture History Inventory, which is available here: http://www.wisconsinhistory.org/ahi/. For ground-disturbing activities, the Archeological Site Inventory is available through subscription or through the public access at the WHS Administration building in Madison. All historic properties are recorded in the Wisconsin Historic Preservation Database which is available through subscription or through the public access at the WHS Administration Building in Madison.

Effect: Will your project change, replace, augment, add to, diminish, or otherwise alter physical properties of the Inventoried property itself or its setting, whether such impact is perceived to be positive or negative?

Narrative: Describe your project briefly including the problem or needs you are addressing, the options you have considered, and the option you have chosen to pursue.

APE (Area of Potential Effect): Space within which the project will have immediate impact. Also, space within which there may be collateral/secondary impact. Provide a map showing the location of your property/project. USGS Topographic-type maps are helpful (these may be obtained through the internet or from the US Geological Survey downloadable maps here: https://viewer.nationalmap.gov/basic/) you may supply additional maps as necessary including plat, street (using Google or MapQuest, for example) to assist us identifying your project location.

Supporting materials: Provide copies of all plan details, including drawings and other specifications. Include information on each of the options considered. Provide cost assessments/comparisons of options considered. Provide current (and historic, if relevant) photos of the property, including specific photos of the areas of the property to be affected.

Section I: General Information: Check the appropriate boxes, and provide all information as requested, referring to the above guidelines as necessary.

Section II: Identification of Inventoried Properties: Copy the Wisconsin Inventory of Historic Places information to include with your submittal. If there are no such properties, you do not submit materials to our office for review.

Section III: Findings: Using the guidelines above, assess any effect(s) on the Inventoried property. If there will be no effect, check the appropriate box. If there is no effect, you are not required to submit materials to our office for review. However, you may submit materials and we will evaluate your findings. If there may be an effect, check the appropriate box.

Section IV: SHPO Comments: We will determine whether your project may adversely affect the Inventoried property. If there may be an adverse effect, we may request additional information; we may suggest a change to your project plans; we may acknowledge the adverse effect and conclude our review. In any case of adverse effect, we may require negotiation with the Agency to discuss options to avoid, minimize or otherwise mitigate the adverse effect. We will indicate our response on the form, and will return the form to you.

The law requires we respond to you within 30 days of our receipt of your submittal. If necessary, we may request an additional 30 days to review your project. If we do not respond to you within 30 days of our receipt of your submittal, there is a statutory presumption that we have no further comments on your project. You may then proceed with your project as designed at the time of the submittal.

With any questions, please contact the Wisconsin Historical Society by telephone at (608) 261-2457 or by email at compliance@wisconsinhistory.org.

PLEASE NOTE: All materials must be submitted hard-copy via mail carrier. We do not accept electronic submittals.

Send materials to:

Wisconsin Historical Society
State Historic Preservation Office
816 State Street
Madison, WI 53706

LIST OF ATTACHMENTS

Attachment 1 – Project Summary

Attachment 2 – ACS Literature and Records Search June 2024

Attachment 3 – SHPO Review

Attachment 4 – Project Location

Attachment 5 – Preliminary Design Concept

Attachment 6 – WHPD Map

ATTACHMENT 1 – PROJECT SUMMARY

Project Summary
University Research Park 2 Vetter Parcel – 25-acre Conservancy
DFD Project #25H4I

Background

The project supports future development of the proposed University Research Park 2 (URP2) Vetter Parcel through preparatory road and utilities construction. The URP2 project area is approximately 100 acres, with 75 acres to be developed (Area 1) and 25 acres conservancy area that will remain as conservancy. Project activities within Area 1 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, and site restoration.

Archaeological Consulting and Services Inc. (ACS) prepared a report titled “A Literature and Records Search on the Cultural Resources of Potential Development Areas for the University Research Park in the City of Madison, Dane County, Wisconsin” (June 2024). This report evaluated the 75-acre Area 1 project area (among others) and is included as Attachment 2. The June 2024 ACS report and related project information was submitted to the Wisconsin Historical Society (WHS) and received official State Historic Preservation Office (SHPO) concurrence for the project on January 8, 2025 (Attachment 3).

Since the submittal of the June 2024 ACS report and January 2025 SHPO concurrence for the project, an additional 25-acre Conservancy has been added to the project scope. The Conservancy is located southwest of the previously evaluated Area 1 and is shown in Attachment 4. This 25-acre conservancy area was not included in the ACS evaluation; ergo, a review request for the conservancy area is being submitted to the WHS SHPO as a supplement to the June 2024 ACS report.

Proposed Project

A full description of the proposed project was included in the previous submittals to the SHPO. The 25-acre southwest Conservancy area not previously evaluated will remain a wooded lot with a pervious walking path added. The proposed plan for the 25-acre Conservancy area is to have a licensed arborist identify the walking path alignment with the least amount of impact to existing topography and trees identified for protection. Preliminary plans for the walking path are included as Attachment 5.

Historic/Archaeological Findings

A desktop review of the 25-acre Conservancy was completed using the Wisconsin Historic Preservation District (WHPD) database. No sites within the Architecture and History Inventory (AHI), the Archaeological Site Inventory (ASI), the Archaeological Reports Inventory (ARI), or the National Register (NR) were found within the 25-acre conservancy area.

ATTACHMENT 2 – ACS LITERATURE AND RECORDS SEARCH JUNE 2024

A LITERATURE AND RECORDS SEARCH ON THE CULTURAL RESOURCES OF POTENTIAL DEVELOPMENT AREAS FOR THE UNIVERSITY RESEARCH PARK IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

REPORTS OF INVESTIGATION NO. 2227

JUNE, 2024

SUBMITTED BY:

ARCHAEOLOGICAL CONSULTING AND SERVICES, INC.
POB 260274
MADISON, WISCONSIN 53726-0274

PROJECT SUMMARY

Title: A Literature and Records Search on the Cultural Resources of Potential Development Areas for the University of Wisconsin Park in the City of Madison, Dane County, Wisconsin

I.D. ACS 2227

Principal Investigator: Philip H. Salkin
Archaeological Consulting and Services, Inc.
POB 260274
Madison, Wisconsin 53726-0274

Project Personnel: Lauren Glover

Contractor: University of Wisconsin Research Park
506 South Rosa Rd., Suite 201
Madison, Wisconsin 53719

Methods:
Literature and Records Search

Results of the Survey:
One Native American site (47DA-1551) is located in Area 1 and several are located in some proximity. Area 1 also included a mid-19th century blacksmith shop and a home and farm occupied for over 100 years. Areas 2A and 2B also included various late 19th- early 20th century homes and farms. Areas 2A, 2B,and 3 included the property of the Sanborn family early pioneers in the Town of Middleton and may include various buildings associated with them. The north-eastern corner of Area 3 was part of the location of the community of East Middleton, which was, for some period of time, the center of the Town of Middleton.

Recommendations:
As a literature and records search, no fieldwork was conducted in association with this project. It is sufficient to indicate that the potential project areas have the potential to yield significant archaeological and historical resources.

Date of Study: April-June, 2024
Date of Report: June, 2024uly, 2014

Abstract

From April to June, 2024, the author conducted a literature and records search on potential development sites for the University Research Park in the City of Madison, Wisconsin. The purpose of the study was to determine if any previously identified cultural resources might be impacted by development. The total area of potential impact could be about 127 hectares (314 acres). In the course of the study, a range of data sources were utilized to identify the cultural resources, both prehistoric and historic in and immediately near the project area.

The study indicated that one previously reported Native American site, the Research Knoll Site (47DA-1551, is located in the study area, in this case, Area 3. While the site does not appear large or very productive, the report documenting it (Sterner 2019) indicates that it could be more expansive than the area studied. The Wisconsin ASI form indicates, "The current status of the site is unknown and additional investigations may need to be completed."

The study did indicate the presence of a number of Euro-American homes and homesteads in the project areas Area 1 includes a blacksmith shop in the northeastern corner of. Sec. 34, T7N, R8E. This site appears to have been occupied for a relatively short time and could offer insights into this important trade in mid-19th century Dane County, Also present in Area 1 was the home and property long associated with the Haak family. This site might provide insights into the changing nature of agricultural properties in this area from ca. 1870's to the 1970's. Areas 2A and 2B have houses shown on the available plats since the 1860's in the case of Area 2A and the 1870's for Area 2B. For a period of time, these areas were included in the property owned by pioneer James D. Sanford and later (by 1873) his son.

Area 3 has several potential points of interest. The first are any homes or buildings associated with James B. Sanford, an early and important pioneer in the Town of Middleton. The second is the northeastern corner of the NW1/4, NE1/4, Sec. 27, T7N, R8E. This was a part of the settlement of East Middleton. As noted, this was the focus of early development in the Town of Middleton. The area which developed on both sides of what is now South Junction Road and Mineral Point Road included homes, businesses and a church. It is understood that some of this area may be excluded from development, even if the rest of Area 3is developed. Further, there appears to be considerable disturbance to this portion of the area.

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Introduction

From April to June, 2024, the author conducted a literature and records search on potential development sites for the University Research Park in the City of Madison, Wisconsin. The purpose of the study was to determine if any previously identified cultural resources might be impacted by development. The total area of potential impact could be about 127 hectares (314 acres). It is understood that this figure might be greatly reduced as decisions are made on development plans in the future. The four project areas are location in Section 34, T7N, R8E (Area 1) and Sec. 27, T7N, R8E (Areas 2A, 2B and 3) in the City of Madison, Dane County, Wisconsin.

The project was conducted by the author, with the assistance of Lauren Glover of Archaeological Consulting and Services, Inc. of Madison, Wisconsin. It was conducted for the University Research Park of Madison, Wisconsin.

The Area

The project area is located in west-central Dane County in the south-central portion of the state (Figs. 1-2). This part of Wisconsin lies in the Eastern Ridges and Lowlands Province, an area distinguished by its relatively level to rolling topography. The region is dominated by cuestas: ridges with steep escarpments on one side and long, gentle slopes on the other (Martin 1965: 212). The area is in close proximity to the Western Uplands Province, which encompasses most of western and southwestern Wisconsin. That area is a thoroughly dissected upland (ibid: 42).

The general project area is underlain by Cambrian sandstones, dolomites and shales. There are also areas of dolomites, shales and sandstones of the Prairie du Chien formation (Wisconsin Geological and Natural History Survey 1981). This is overlain by a complex of outwash deposits and end moraines (Wisconsin Geological and Natural History Survey 1976).

Prior to the intensive utilization of the area by Euro-American populations, the primary vegetation community in this area was oak-savannah. This included upland stands of bur, white and black oak, with a mesic prairie understory and lowland stands of swamp white oak with a wet, mesic prairie understory (Curtis 1959: 326). There may have also been some prairie. Finley (1976) shows the area as primarily covered by oak stands.

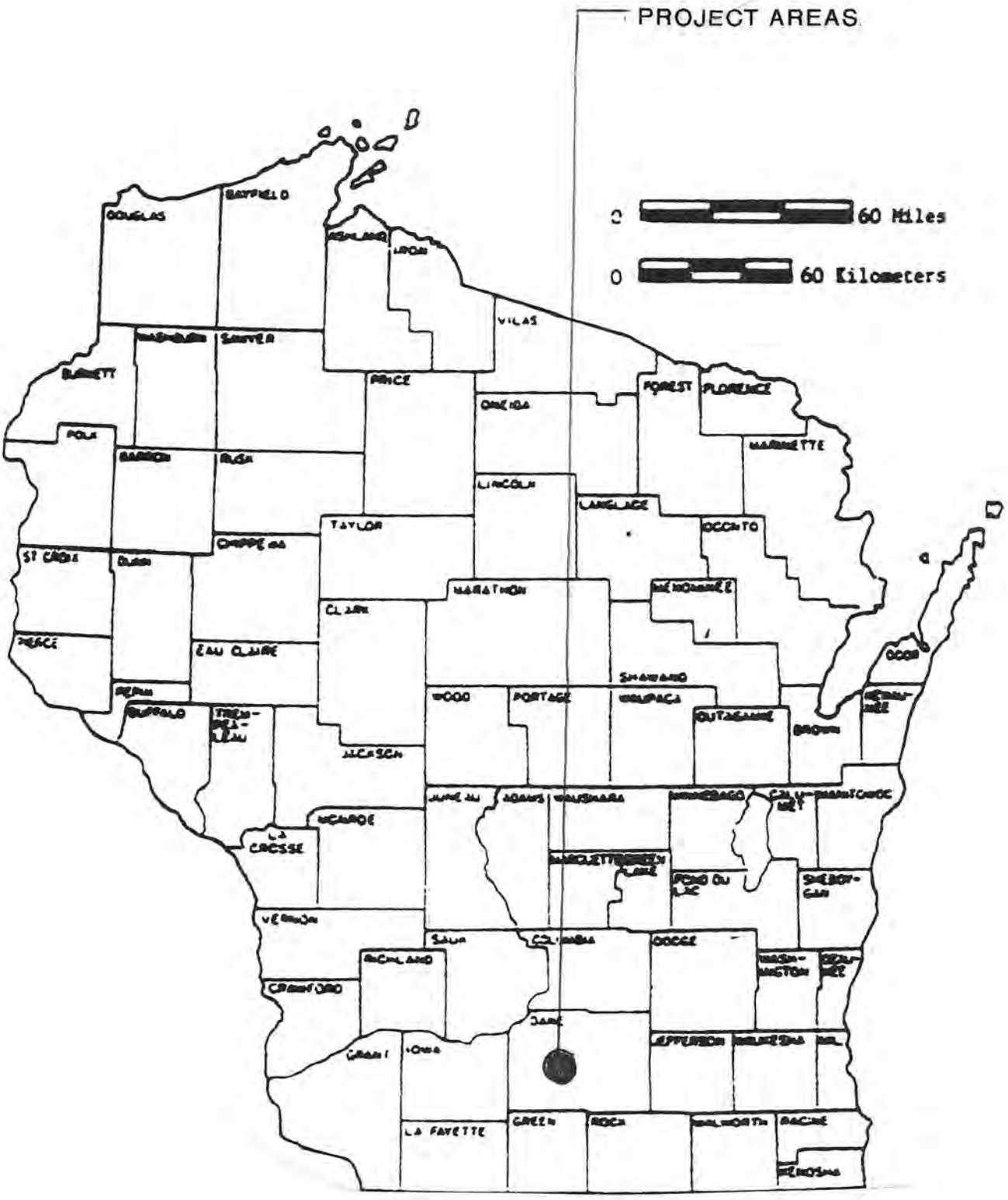

Fig. 1 – The Location of the Project Areas in Dane County, Wisconsin

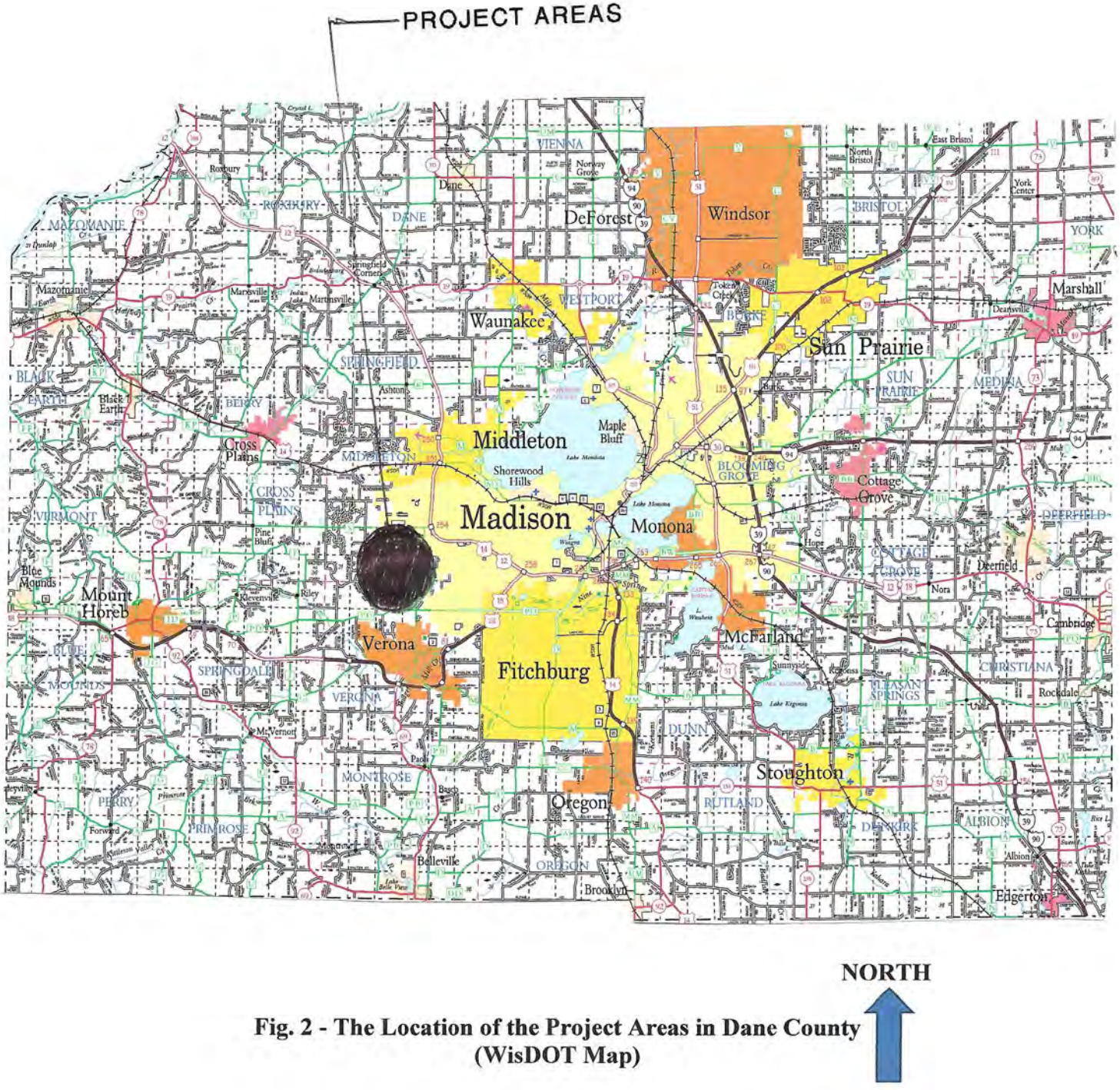

Fig. 2 - The Location of the Project Areas in Dane County (WisDOT Map)

The Project Areas

The area of potential effect for this project is divided into four locations:

Area 1:

Area 1 is located in the E1/2, NW1/4, Sec. 34, T7N, R8E (Figs. 3-4). It is approximately 26.7 hectares (65.95 acres) in size. The area is bounded on the north by Valley View Road, on the east by Pleasant Valley Road and a golf course and sub-divisions to the west and south . The area can be described as gently sloping and sloping with elevations running from around 320 meters m.s.l. along an intermittent stream to about 335 meters m.s.l. as it slopes uphill to the east and west.

Current aerial photographs show Area 1 as being open with little development. There are two small wooded locations. The1937 and subsequent aerial photos also show the same land use with, as will be discussed, some farmsteads. The 1939 Wisconsin Economic Inventory map shows the area as cropland with some small areas of pasture and oak-hickory stands.

Several soil types are found in the area with the most prominent being:

Dodge silt loam, 6-12% slopes – well-drained soil found on convex slopes on glaciated uplands formed in loess over sandy loam glacial till under a cover of mixed hardwoods (Glocker and Patzer 1978: 22)

St. Charles silt loam, 6-12% slopes, eroded – well-drained soil found on middle side slopes of glaciated uplands – formed in loess and loamy glacial till under a cover of mixed hardwoods (ibid: 61)

Troxel silt loam, 1-4% slopes – moderately well to well-drained soil found in drainageways and small draws – formed in silty alluvium and buried silty soils under a cover of prairie grasses (ibid: 68).

Area 2A:

Area 2a is located in the E1/2, E1/2, SW1/4 and the W1/2, SE1/4, Sec. 27, T7N, R8E (Figs. 3-4). It is bordered on the north by Area 3 and on the west by Area 2A. To the east is South Junction Road. The area can be described somewhat to steeply sloping with elevations ranging from about 330 meters m.s.l. at its southern tip by Valley View Road sloping uphill to the north and northwest to elevations up to around 356.6 meters m.s.l. in the northwestern corner.

Today the area consists of a mix of agricultural fields, small wooded stands and disturbed areas, one near a former quarry. The 1939 Wisconsin Economic Inventory map shows this as the least

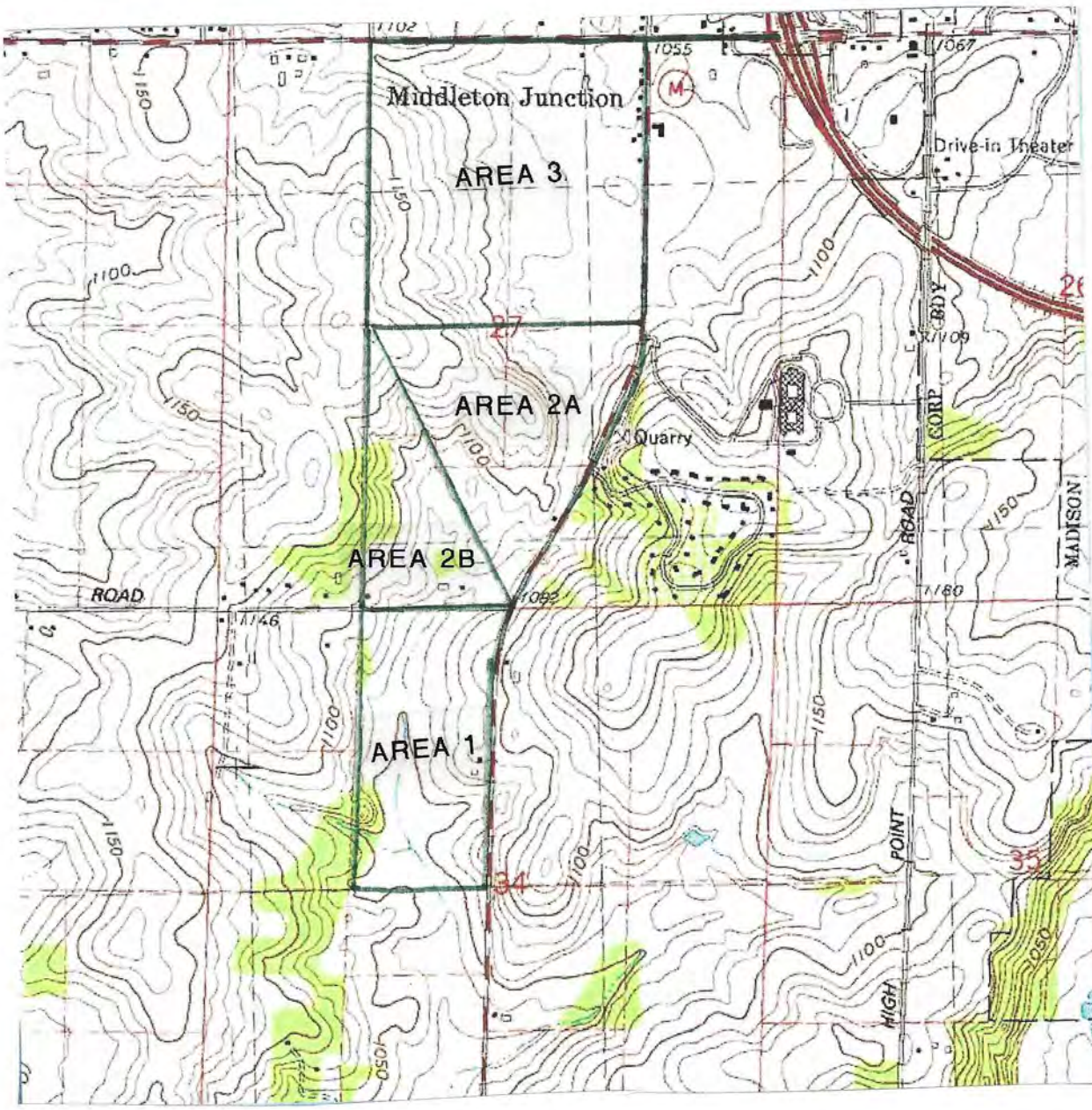

Fig. 3 – The Topography of the General Project Area
Middleton, Wi. Quad
1cm= ap. 191.6m

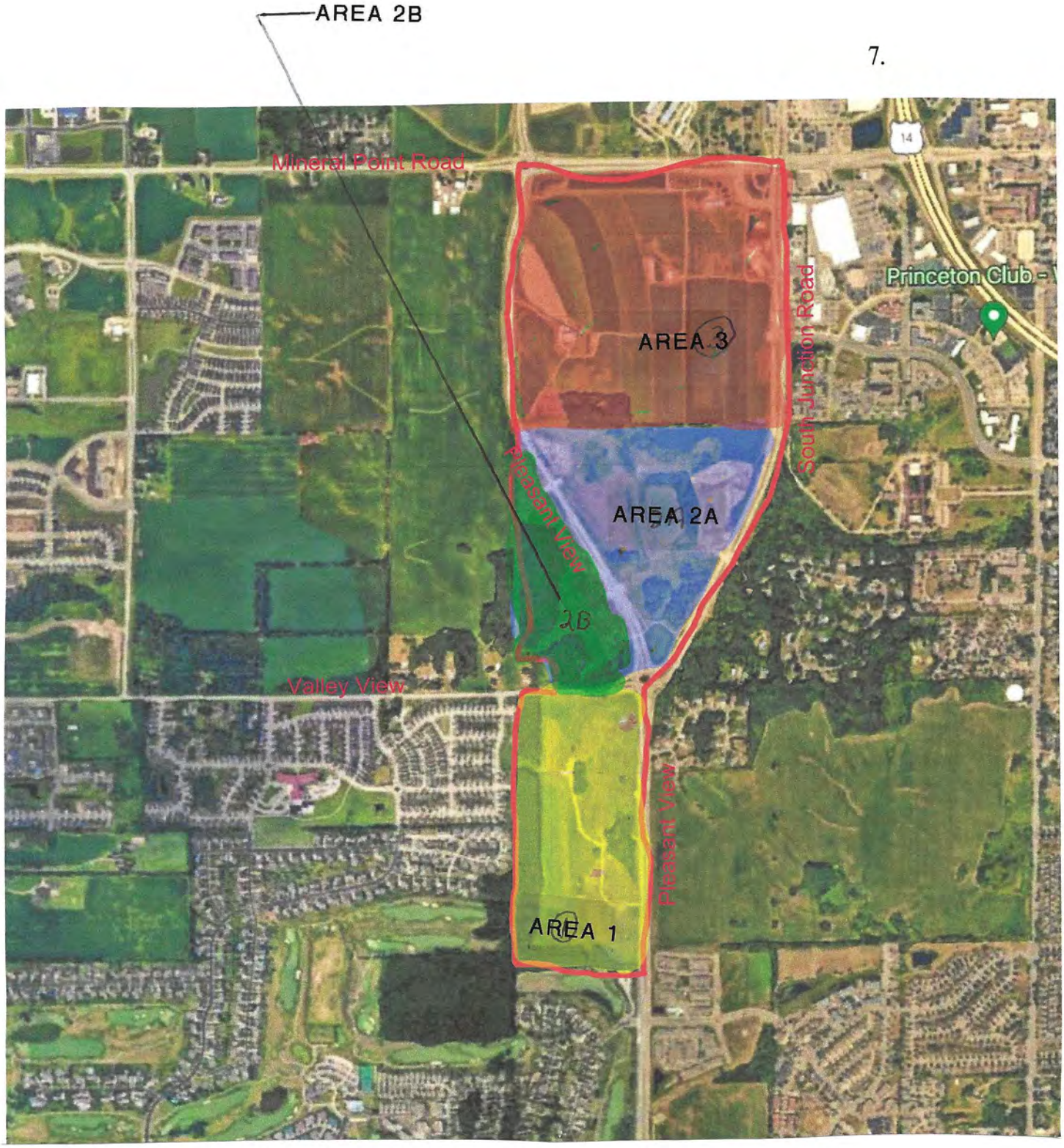

Fig. 4 – Aerial Photo of the Project Areas
1cm = approx. 160m

agricultural of the four project areas. It was more in pasture and oak-hickory woodland, with Some larger trees.

Several soil types are found in the area with the most prominent being:

Griswold loam, 12-20% slopes, eroded – well-drained soil found in lower side slopes of glaciated uplands – formed in thick glacial till under a cover of prairie grasses (Glocker and Patzer 1978: 35)

Plano silt loan, 2-6% slopes – moderately well and well-drained soils found in stream valleys on glaciated uplands – formed in loess and sandy loam glacial till and sand and gravel outwash under a cover of prairie grasses ibid: 52-54)

Ringwood silt loam,6-12% slopes eroded – well-drained soil found on glaciated uplands – formed in loess and sandy loam glacial till under a cover of prairie grasses (ibid: 57)

Troxel silt loam, 1-4% slopes – moderately well to well-drained soil found in drainageways and small draws – formed in silty sand and buried silty soils under a cover of prairie grasses (ibid: 68).

Area 2B:

Area 2B is located in the W1/2, SW1/4, Sec. 27, T7N, R8E (Figs, 3-4). At 9.36 hectares (23.13 acres), it is the smallest of the project areas. Shaped like a right-triangle, it is bordered on the south by Valley View Road on the east by Pheasant Valley Road. To the west is largely open land. The area can be described as sloping to steeply sloping with elevations ranging from around330 meters m.s.l. in the southeastern corner to over 356.6 meters m.s.l. in the northwestern tip of the triangle. In general, there is a strong slope uphill to the west and northwest.

At the present time, most of the area lies in open fields. There are two large wooded areas. The Wisconsin Economic Inventory Map of 1939 shows much of the area as in permanent pasture or oak-hickory stands with 30-40cm diameter trees.

Several soil types are found in this location with the most common being:

Griswold loam, 12-20% slopes, eroded – well-drained soil found in lower side slopes of glaciated uplands – formed in thick glacial till under a cover of prairie grasses (ibid 1978: 35)

Plano silt loam, 0-2% and 2/6% slopes - - moderately well and well-drained soils found on ridge crests and upper side slopes on glaciated uplands – formed in loess and sandy loam glacial rill and sand and gravel outwash under a cover of prairie grasses (Glocker and Patzer 1978:: 52-53)

Plano silt loam, 6-12% slopes, eroded - moderately well and well-drained soils found on side slopes on glaciated uplands – formed in loess and sandy loam glacial rill and sand and gravel outwash under a cover of prairie grasses (ibid: 52-54)

Troxel silt loam, 1-4% slopes – moderately well to well-drained soil found in drainageways and small draws – formed in silty sand and buried silty soils under a cover of prairie grasses (ibid: 68).

Area 3:

This location is the largest and most northern portion of the potential project areas. It is approximately 63.9 hectares (157.74 acres in size) and lies in the central portion of Sec. 27, T7N, R8E (Figs. 3-4). It is bordered on the north by Mineral Point Road, on the south by Area 2A and on the east by South Junction Road. To the west is Pleasant Valley Road and open fields beyond.. The east half of Area 3 is relatively level with elevations from around 322 meters m.s.l. to 329 meters m.s.l. However, the western portion of the area slopes moderately to the west up to over 356.6 meters m.s.l.

Today, much of Area 3 is in agricultural field. There is a radio facility near the center and impact from road construction in the northeastern corner. However, as will be discussed, the northeastern area was part of the early community of East Middleton and was the location of both economic and residential development. The 1939 Wisconsin Economic Inventory map still showed the northeastern corner as part of East Middleton but the rest of the area as cropland.

With the variety of topography, it is not surprising that Area 3 is the location of a number of different soils. Covering most of the area are:

Dresden silt loam, 6-12% slopes eroded - well-drained soil found on convex areas on outwash plains and benches in Stream valleys – formed in loamy outwash and sandy and gravelly calcareous outwash under a cover of mixed hardwoods with a prairie understory (Glocker and Patzer 1978:24-25)

Plano silt loam, 6-12% slopes, eroded - moderately well and well-drained soils found on side slopes on glaciated uplands – formed in loess and sandy loam glacial rill and sand and gravel outwash under a cover of prairie grasses ibid: 52-54)

Ringwood silt loam,6-12% slopes eroded – well-drained soil found on glaciated uplands – formed in loess and sandy loam glacial till under a cover of prairie grasses (ibid: 57)

Troxel silt loam, 1-4% slopes – moderately well to well-drained soil found in drainageways and small draws – formed in silty sand and buried silty soils under a cover of prairie grasses (ibid: 68).

In summation, relatively small portions of the project areas are level to gently rolling, a much larger portion are moderately to steeply sloping, As shown on the 1832 GLO map, steeply sloping terrain may reduce the potential for the presence of larger Native American sites. Much of the area has been cultivated, as indicated by the 1939 Wisconsin Economic Inventory map, but there are, or were small wood lots or patches of hardwood stands. Finally, the general area has a paucity of water resources, largely restricted to a small, intermittent drainage in Area 1. Again, the lack of more substantial water resources might impact the potential for the presence of larger Native American sites. As will be seen, the lack of permanent surface sources of water was less of an inhibiting factor for Euro-American settlers.

Methods

A range of documents and publication were utilized to conduct this literature and records search. They included:

Site files and archives of the Wisconsin State Historic Office

Site files and archives of Archaeological Consulting and Services, Inc.

"A Literature and Records Search on the Prehistoric Cultural Resources of Dane County, Wisconsin" (Salkin 1983) – includes the Charles E. Brown Atlas and the Charles E. Brown Manuscripts

Wisconsin Architectural/Historical Inventory

County Histories (including Parks, 1877, Western Historical Association 1880 and Keyes 1906)

Local and Town Histories

Historical Maps and Plats (including the G.L.O. and Wisconsin Economic Inventory maps)

Aerial Photos

National Register of Historic Places

Wisconsin Archaeologist

Cultural Resource Management Reports.

All prehistoric and historic Native American sites were plotted on the USGS map to establish their relationship to the project areas. They are presented in this report only by section number. Only sites in, or immediately near, the project areas are given specific locations.

Historic Euro-American sites, primarily homesteads within the project areas, were plotted on plat maps and then on project maps (Fig. 5). This allowed the pattern of development to be documented as well as the approximate location of buildings, outbuildings and debris dumps.

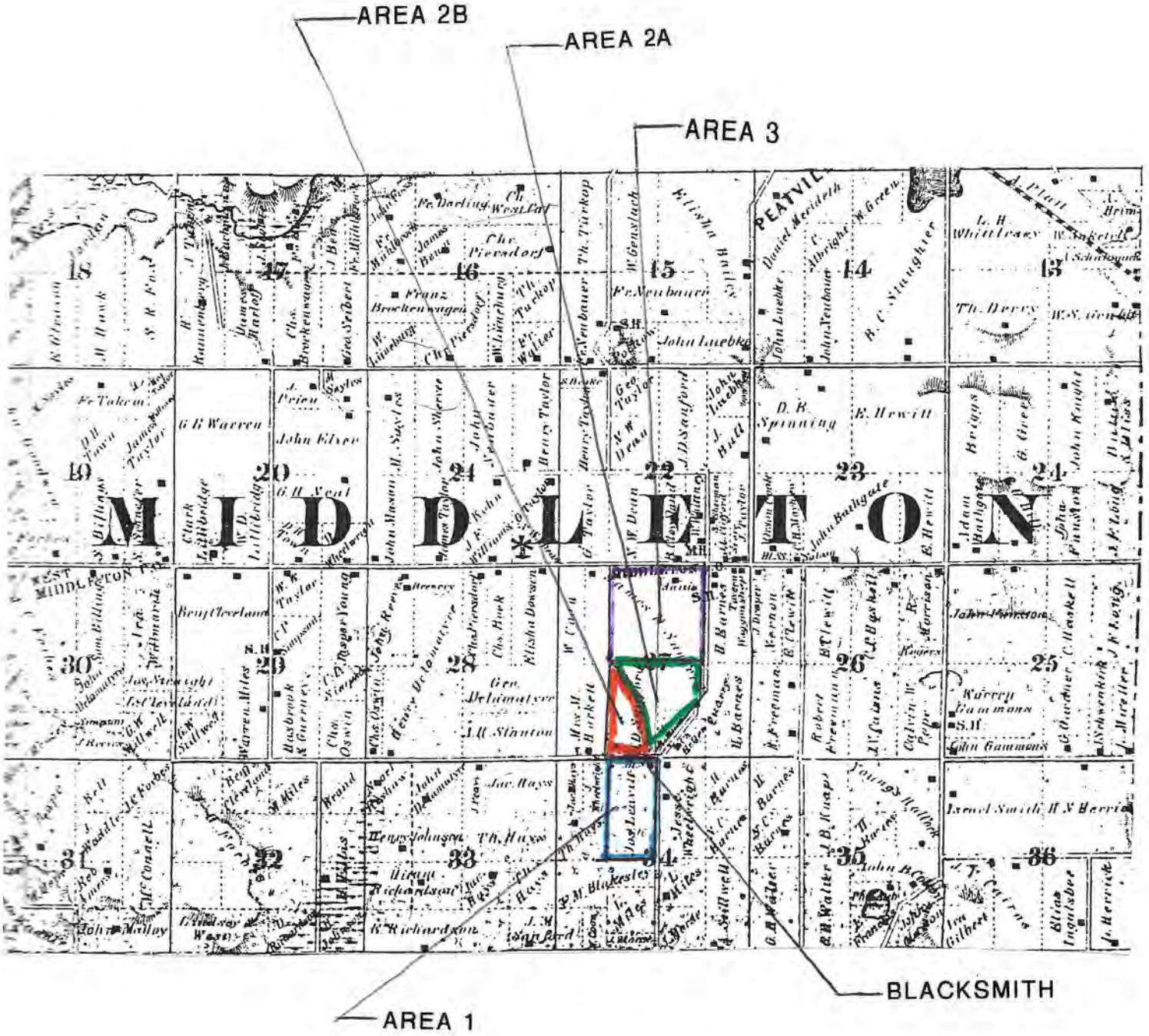

Fig. 5 – The Project Areas on the 1861 Plat Map (Ligowsky 1861)

Results of the Study

Native American Sites.

The literature and records search indicated the potential for the presence of generally small, prehistoric Native American sites in the general vicinity of the project areas. These include seven sites in Section 21, T7N, R8E, to the northwest of Area 3:

47DA-0245/BDA-0429 – Blue Mound Trail Effigies – Sec. 21 – this site relates to an early report of two effigy mounds along the Blue Mounds Trail – there is little other information and the site may not have been in this section – there is no report of the mounds in Sections 27 and 34

47DA-0496 – Haen Site – Sec. 21 – Native American occupation – lithic scatter

47DA-1319 – Blackhawk Church Point – Sec. 21 – isolated find of a projectile point

47DA-1477 – Elderberry Site – Sec. 21 – Native American occupation – lithic scatter

47DA-1479 - McKenzie Site #1 – Sec. 21 – Native American occupation lithic scatter

47DA-1480 – McKenzie Site #2 – Sec. 21 – Native American occupation site – surface scatter.

47DA-1481 – McKenzie Isolate – Sec. 21 – isolated find of a non-diagnostic lithic artifact.

As noted, the Blue Mounds Trail, which later became an early Euro-American road is shown on the GLO map (Fig. 6) as crossing the N1/2, Sec. 21, T7N, R8E.

Another site, 47DA-1588 (Walnut Grove Site)was report in the NW1/4, Sec. 23, T7N, R8E, This Native American lithic scatter was well to the northeast of Area 3.

The most relevant site for this study is 47DA-1551, the Research Knoll Site. This site was reported as in the SE1/4, NW1/4, Section 34, T7N, R8E (Fig. 7). The site was discovered as a result of survey along a portion of CTH 'M' on the grounds of the University Research Park (Sterner 2019). Figure 6 shows the location of a survey area and the artifacts found on the survey of a 6.02 hectare (14.87 acre) portion of an agricultural field. Recovered materials

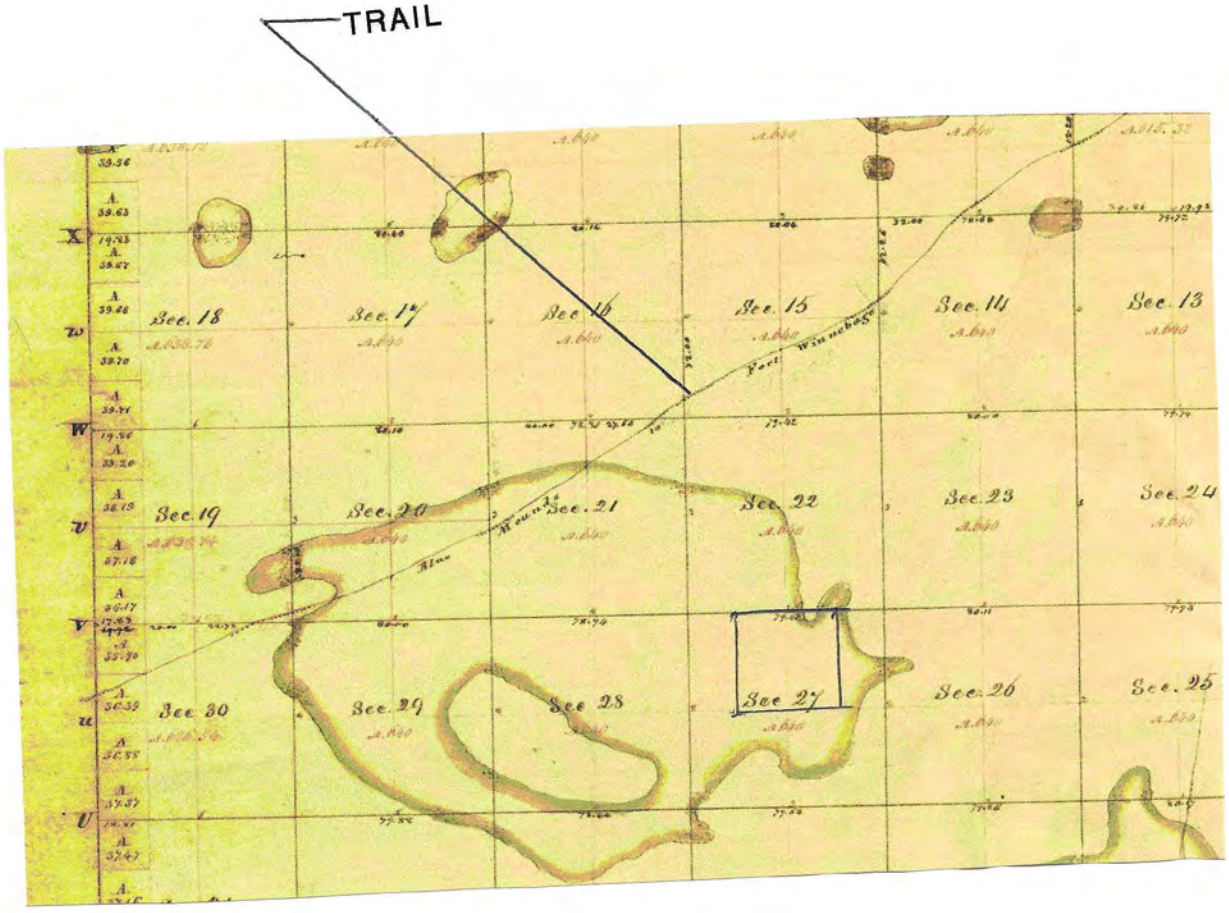

Fig. 6 – Location of the Indian Trail (Fort Winnebago Road) on the 1832 GLO Map

Fig. 7 – The Location of the Research Knoll Site on the Wisconsin ASI Map

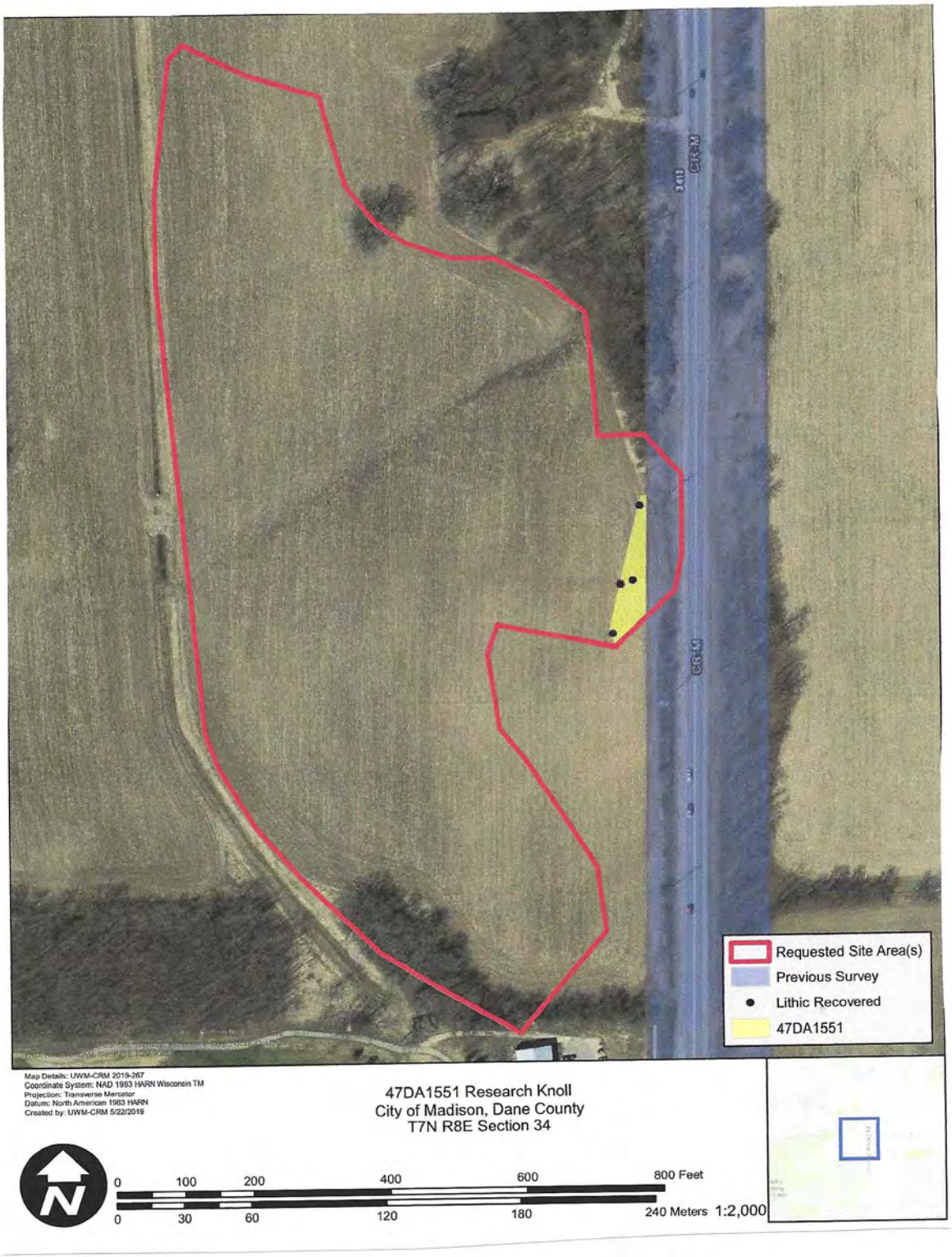

Fig. 8 - Location of the Research Knoll Site (Sterner 2019: Fig. 3.3)

included five non-diagnostic lithic artifacts. As noted in the report, the site is on the west side of CTH 'M' in the C., E1/2, E1/4, SE1.4, NW1/4, Sec. 34, T7N, R8E.

While the report on the site does not indicate that it appears significant, it also noted that it "likely extends beyond the boundaries defined by the current survey, to the south along both the eastern and western sides of CTH M to encompass the entire knoll."

Significantly, the Wisconsin ASI form for the states:

> The currant status of the site is unknown and additional investigation may need to be completed, Please consult with WHS Staff.

Euro-American Cemeteries and Burial Sites.

Euro-American sites may be a more significant part of the planning process relating to cultural resources. First, it may be noted that three Euro-American burial sites are in proximity, but not in the project areas. They are:

BDA-0208 - Sunset Memory Garden - Sec. 23, T7N, R8E – newer cemetery northeast of Area 3

BDA–0082 – Middleton Cemetery Association Cemetery
This cemetery is located in the SE1/4, SW1/4, SE1/4, Sec. 22. It is a relatively early cemetery dating back to 1851. As noted on the Wisconsin ASI form, it was relatively unusual in that it was ecumenical. It is directly across Mineral Point Road in the northeastern corner of Area 3. Although unlikely, it is not impossible that some early burials could have been placed south of the road.

47DA-1418/BDA-0620
This site consists of the burial of two children who may have died, ca. 1909 in the NW1/4, NE1/4, SW1/4, Sec. 22, T7N, R8E at the intersection of Pleasant View Road and, Elderberry Road. Several archaeological studies have identified the potential location of the farmhouse which was in the vicinity of the graves The graves themselves were not found and their exact location remains unknown.

Euro-American Homesteads or Commercial Sites:

The majority of the potential cultural resources in the project areas relate to Euro-American homes and homesteads. In this report, the information in organized by the date of available maps and plats which show the location of various sites or features. A few things may be noted about these resources:

- The location of these sites is approximate. Although past studies have shown them to be relatively accurate, this is not always the case. Additional location information may come from such sources as aerial photos. Drury (1957) included an aerial photo of the William Haak farm complex in Area 1.

- Homesteads include a variety of buildings and structures aside from houses. These include barns, sheds, corncribs, silos and other agricultural outbuildings, as well as features such as wells, privies and trash dumps.

- Unlike most Native American occupation sites, Euro-American homes were not tied to surface water due to the use of wells. However, the homes are frequently in some proximity to roads.

- Homesteads that only show up on a few relatively early plats have some interest as they are easier interpret than homes occupied over a long period of time, such as the Haak family home in Area 1. This is because in long occupied homes with the late 19th and 20th century manufactured goods make it difficult to interpret less diagnostic artifacts This was the author's experience during the excavation of the Wilcox home in the Town of Middleton..

1832 (GLO Map)
This map shows no structures in the project areas. The Fort Winnebago Trail is shown running through Sections 20 and 21, T7N, R8E, northeast of the project areas.

1854 (Anon.)

This map shows little detail. However, it does show the East Midddleton Post Office in Sections 22 and 27, T7N, R8E, in the vicinity of Area 3. This will be a feature of maps for over 100 years.

1861 (A. Ligowsky 1861)- Fig. 5

Various homesteads and other buildings are shown in the project areas as follows:

Area 1
NE1/4, NE1/3, NE1/4, NW1.4, Sec. 34 – Joseph Levitt – in the northeastern corner of the property are the initials "BS" which stands for blacksmith – it is not known if Levitt was the blacksmith

Area 2A
SW1/4, SW1/4, SW1/4, SE1/4, Sec. 27 – homestead
C., SE1'/4, Sec. 27 – Barnes

Area 2B
Nothing

Area 3
NE cor. of Sec. 27 – East Middleton Post Office – structures primarily north or east
SE1/4, NW1/4, NW1/4, NE1/4, Sec. 27 – Annia

Most of this area was occupied by the farm of James Sanford. While his home appears to have been to the immediate east, this property is still important. Sanford was one of the earliest settlers in Middleton Township. He arrived in 1846, but the land claim was entered by his brother in 1837 (Western Historical Co. 1880: 899). His wife was the first Euro-American woman to live in the Town of Middleton (ibid: 1214). Somewhere on his approximately 300 acre property he erected a building to be used as a schoolhouse/church/public building. By 1873, 80 acres of his farm was given to his son, G.W. Sanford, a Civil War veteran (ibid: 1214).

Thus, the 1861 plat shows a number of points of potential interest. These include the Levitt blacksmith shop which could be archeologically significant, as could the building erect by Sanford, although this was not specifically located.

The northeastern corner of Sec. 27, (Area 3) may be interesting. As noted in 1880 (Western Historical Co. 1880: 900),

> At this time the Junction or the Middleton PO was the metropolis of the town. There were two taverns, a saloon or two, one shoe shop and J.D. Sanford had such groceries as the settlers might need.

This refers to the East Middleton settlement

1873 (Harrison and Warner 1873)

Area 1
SE1/4, NE1/4, SW1/4, Sec. 34 – W.H. Kellogg (former Levitt property) – no blacksmith shop shown

Area 2A
Several small lots shown as platted in the SW1/4, SW1/4, SW1/4, SE1/4, Sec. 27

Area 2B
SE1/4, SE1/4, SE1/4, SW1/4, Sec. 27 - G.W. Sanford

Area 3
NW1/4, NW1/4, NE1/4, Sec. 27 – James Sanford property
NE cor. of Sec. 27 – part of the East Middleton P.O.
Three small lots along E1.2, E1/2, NW1/44, NE1/4. Sec. 27

1890 (C.M. Foote and J.W. Henion 1890) – Fig. 9

Area 1
NE1/4, NE1/4, SE1/4, NW1/4, Sec. 34 – Carl Haak (this property remains in the Haak family into at least the 1970's

Area 2A
SW1/4, SW1/4, SW1/4, SE10, Sec. 27 – several small lots

Area 2B
SE1/4, SE1/4, SE1/4, SW1/4, Sec. 27 – G. W. Sanford

Area 3
NW1/4, NW1/4, NE1/4, Sec. 27 – still James Sanford property, but now shows a house East Middleton P.O. and several small lots

1899
Area 1
W. Haak property in same location as earlier

Area 2A – SW1/4, SW1/4, SW1/4, SE1/4, Sec. 27 – F. Sanders

Area 2B
G.W. Sanford location (see 11873 and 1890) is now William Miller

Area 3
NE cor. of Sec. 27 – East Middleton P.O. – church and small lots
W1/2, NE1/4, Sec. 27 and E1/4, NE1/4, Sec. 27 – Sanford property is now Fritz Teckam

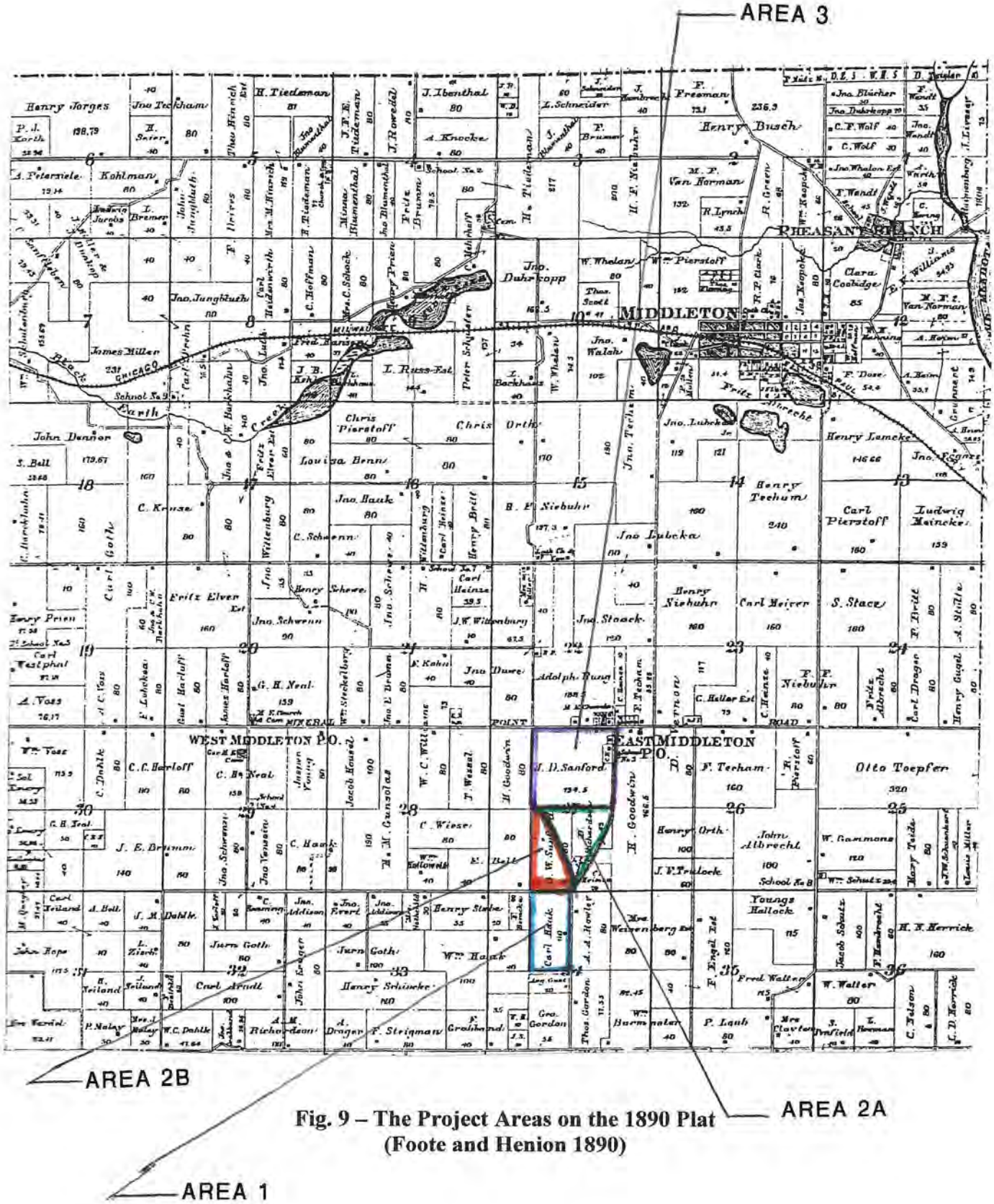

Fig. 9 – The Project Areas on the 1890 Plat (Foote and Henion 1890)

1904 (Madison Daily Democrat 1904) – Fig. 10

Area 1
Haak property in same location

Area 2A
NE1/4, SW1/4, SE1/4, Sec. 27 – W.W. Goodwin

Area 2B
SE1/4, SE1/4, SE1/4, SW1/4, Sec. 27 - W. Miller

Area 3
W1/2, NE1/4 and E1/2, NE1/4, Sec. 27 – James Sanford is gone and replaced by T. Teckjam
NE cor., Sec. 27 – East Middleton P.O. is shown as outside of project area, but a church and one small lot is west of the road

1909 – USGS Map

Area 1 – Haak property is same location

Area 2A – SE1/4, SE1/4, SE1/4, Sec. 27 – H. Rung property

Area 2B
SE1/4, SE1/4, SE1/4, SW1/4, Sec. 27 – house

Area 3
Teckam home is in the same location
Church and cemetery are now shown as east of South junction Road and out of project area

Plats of 1911 (Cantwell Printing Co. 1911) and ca.1922 (W.W. Hixson and Co. ca. 1922)

These plats do not show the locations of many homes. The 1911 plat shows the Teckam home in Area 3, but in a slightly different location than earlier plats. It also shows the East Middleton PO entirely in Area 3.

1926 (Dane County Atlas Co. 1926)

Area 1
Haak home and property in usual location

Area 2A
SE1/4, SE1/4, SE1/4, SW1/4, Sec. 27 – H. Rung – slightly different than 1909

Fig. 10 – The Project Areas on the 1904 Plat (Madison Daily Democrat 1904)

Area 2B
Unclear – may be H. Rung House

Area 3
NW1/4, NW1/4, NW1/4, NE1/4, Sec. 27 – Ms. Teckam
NE cor. – usual location of small lots, a church and part of the East. Middleton P.O.

1931 (Thrift Press 1931)

Area 1
Haak property in same location

Area 2A
NW1/4, SW1/4, SE1/4, Sec. 27 – Henning

Area 2B
Nothing shown

Area 3
NE corner of Sec. 27 – E1/2, NE1/4, NW1/4, NE1/4, Sec. 27 - usual location of East Middleton P.O., a church and small holdings

1937 – Aerial

Area 1
Haak home and property in usual location

Area 2A
Henning property is now shown belonging to Reba Order

Area 2B
SE1/4, SE1/4, SE1/4, SW1/4, Sec. 27 – Rung?

Area 3
Church and cemetery directly north of NE corner of Area 3 – out of project area

1939 (Wisconsin Economic Inventory Map)
Same as 1937 USGS map

1942 (Dane County Surveyor Map)

Area 1
Haak home and property in same location – now W. Haaak

Area 2A
May be Reba Order on H. Rung land – but the land is shown as H. Rung in 1947

Area 2B
Nothing shown

Area 3
Cemetery and church now shown as directly north of NE cor. of Area 3 out of the project area

1947 (Marathon Map Service)

Area 1
Haak home and property in usual location

Area 2A
Rung home in usual location

Area 2B
Nothing

Area 3
Regents first shown as property owners in Area 3

1955 (Derr Printing Co. 1955)

Area 1
Haak home and property in usual location

Area 2A
SW1/4, SW1/4, SE1.4, Sec. 27 – home

Area 2B
Henry Rung show in usual location

Area 3
NE cor. – small holdings in usual location along South Junction Road
Church or school now east side of South Junction Road - out of Project Area 3

1962 – USGS

Area 1
Haak home and property in usual location

Area 2A
House in usual location - Order or Rung

Area 2B
SE1/4, SE1/4, SW1/4, Sec. 27 – home

Area 3
Teckam home in same location
Small lots in NE cor. of Area 3

1963 (Rockford Map Publishers 1963)

Area 1
Haak home and property in usual location

Area 2A
Henry Rung property shown but no home

Area 2B
Henry Rung shown as property owner- no home shown

Area 3
NE cor, Sec. 27 – East Middleton P.O.
Small lots and church

1979 – Aerial
Area 1
Haak home and property in usual place

Area 3

Some development in NE corner

In summation, the following are and most potentially interesting sites relating the Euro-American occupation of the project areas.

Project Area 1:

Perhaps the most interesting site in Area 1 relates to the blacksmith shop in the NE1/4, NE1/4, NE1/4, NW1/4, Sec. 34, T7N, R8E. This is only shown on the 1861 plat of the Town of Middleton. No other structures are shown in that location through time. An investigation of this location might reveal a mid-19th century business that would have been important to the community. The fact that it only appears on the 1861 map may indicate that if found, the site might not be contaminated by later 19th and 20th century materials.

The other site which may be of interest is the Haak home and property. Belonging to the Jospeh Levitt family in 1861. a home appears in the SE1/4, NE1/4, SW1/4, Sec. 34, T7N, R8E on the 1873 plat as belonging to the W.H. Kelloog family. A home remains in the same location until at least 1979. This site might offer the opportunity to see how a Wisconsin homestead changed over 100 years.

Project Area 3:

Two potential locations are of interest in Area 3. The first relates to the James D. Sanford property which in 1861 included Areas 2A, 2B and 3. The 1861 plat appears to show his house outside of Area 3, but the 1890 plat may show a Sanford home in the project area. As discussed, Sanford was an earlier settler in the area, with a substantial farm. He also supplied groceries and other items to the early community of East Middleton. Finally, he is reported to have built an early building on his property used as a church/school/public building.

The second area of interest in Area 3 is in the NE1/4, NW1/4, NE1/4, Sec. 27, T7N, R8E. This is, from at least 1854, a part of the community of East Middleton, which according to the 1877 and 1880 histories of Dane County, was the center of the Town of Middleton, until the current City developed to the north. This community had various businesses and homes. Some plats have a church in this area. It is understood that apportion of the northeastern corner of Area 3 may be excluded from development, but in general this area may be of interest.

Summation and Recommendations

In April, May and June, 2024, the author conducted a literature and records search on potential development sites for the University Research Park in the City of Madison, Wisconsin. The purpose of the study was to determine if any previously identified cultural resources might be impacted by development. The total area of potential impact could be about 127 hectares (314 acres). In the course of the study, a range of data sources were utilized to identify the cultural resources, both prehistoric and historic in and immediately near the project area.

The study indicated that one previously reported Native American site, the Research Knoll Site (47DA-1551) is located in the study area, in this case Area 1. While the site does not appear large or very productive, the report documenting it (Sterner 2019) indicates that it could be more expansive than the area studied. The Wisconsin ASI form indicates, "The current status of the site is unknown and additional investigations may need to be completed."

It is important to state that this study is a literature and records study and no fieldwork was done and little was done in the past. Thus, other Native American sites may certainly be present.

The study did indicate the presence of a number of Euro-American homes and home-steads in the project areas. Area 1 includes a blacksmith shop in the northeastern corner of. Sec. 34, T7N, R8E. This site appears to have been occupied for a relatively short time and could offer insights into this important trade in mid-19th century Dane County, Also present in Area 1 was the home and property long associated with the Levitt family and for many years, the Haak family. This site might provide insights into the changing nature of agricultural properties in this area from ca. 1870's to the 1970's.

Areas 2A and 2B have houses shown on the available plats since the 1860's in the case of Area 2A and the 1870's for Area 2B. For a period of time, these areas were included in the property owned by pioneer James D. Sanford and later (by 1873) his son, a wounded Civil War veteran.

Area 3 has several potential points of interest. The first is any homes or buildings associated with James B. Sanford,, an early and important pioneer in the Town of Middleton. The second is the northeastern corner of the NW1/4, NE1/4, Sec. 27, T7N, R8E. This was a part of the settlement of East Middleton. As noted, this was the focus of early development in the Town of Middleton. The area which developed on both sides of what is now South Junction Road and Mineral Point Road included homes, businesses and a church. It is understood that some of this area may be excluded from development, even if the rest of Area 3 is developed. Further, there appears to be considerable disturbance to this portion of the area.

Again, as no fieldwork was done in association with this study, it is not known if any of the identified sites can be found or what condition they are in. It should be noted that Euro-American cultural resources are by no means restricted to standing building and structures. A site could be significant if associated with a person of historical significance, such as an early pioneer. It could be significant as contributing to our knowledge of an historical event or process, such as the development of agriculture in an area. The blacksmith shop site in Area 1 might fit in this category. It could also be significant on the basis of the artifacts found which provide insights into the lives of the individuals who inhabited the site at a particular time.

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1976 Geological Deposits of Wisconsin. Wisconsin Geological and Natural History Survey, Map 10. Madison.

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Maps and Plats

1832 – Government Land Office Map, Town of Middleton, Wi., T7N, R8E - Dubuque

1854 – Map of Dane County, Wisconsin- na. np.

1861 - Map of Dane County, Wisconsin - A. Ligowsky - Madison

1873 - Atlas of Dane County, Wisconsin - Harrison and Warner - Madison

1890 - Plat Book of Dane County, Wisconsin - C.M. Foote and Co. - Minneapolis

1899 - New Atlas of Dane County, Wisconsin - Leonard W. Gray and Co. - Madison

1904 - Atlas of Dane County, Wisconsin - Democrat Printing Co. - Madison

1909 – Madison, Wi. Quadrangle- USGS

1911 - Standard Historical Atlas of Dane County, Wisconsin - Cantwell Printing Co. - Madison

1922? - Plat Book of Dane County, Wisconsin - W.W. Hixson and Co. - Rockford

1926 - New Atlas of Dane County, Wisconsin - Dane County Atlas Co. - Madison

1931 - Atlas and Plat Book of Dane County, Wisconsin - The Thrift Press – Rockford

1937 – Aerial Photograph of the Project Areas

1939 – Wisconsin Economic Inventory Map, Town of Middleton, Wi., T7N, R8E – Wisconsin Economic Inventory - Madison

1942 – Map of Dane County, Wisconsin – Office of Andrew Dahlen, Dane County Surveyor – Madison.

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1979 – Aerial Photograph of the Project Areas

Additional Sources

Site files and archives of the Wisconsin Historic Preservation Division

Site files and archives of Archaeological Consulting and Services, Inc.

Archives of the Wisconsin Historical Society

National Register of Historic Places

Charles E. Brown Atlas

Charles E. Brown Manuscripts

Wisconsin Archeologist

ARCHAEOLOGICAL REPORTS INVENTORY FORM

WHS PROJECT # ____ COUNTY Dane

AUTHORS: Philip H. Salkin

REPORT TITLE: A Literaturre aand Records Search on the Cultural Resources of Potential Development Areass for the University Research Park in the City of Madison, Dane County, Wisconsin

DATE OF REPORT (MONTH AND YEAR): 6/24

SERIES/NUMBER: ACS 2227

PLACE OF PUBLICATION: ACS, Inc. POB 260274, Madison, Wisconsin 53726-0274

LOCATIONAL INFORMATION [LEGAL DESCRIPTION OF SURVEY AREA (T-R-S)]
T7N, R8E, Sec. 27, 34

U.S.G.S. QUAD MAP(S): Middleton, Wi. Quad

SITE(S) INVESTIGATED: none

ACRES INVESTIGATED: 314a AGENCY # University Research Park

INVESTIGATION TECHNIQUES COMPLETED (Check all that apply.)

■ Historical Research	☐ Surface Survey	☐ Geomorphology
☐ Interview/Informant	☐ Soil Core	☐ Underwater
☐ Records/Background	☐ Walk Over/Visual Inspection	☐ Avocational Survey
■ Literature Background Research	☐ Mechanical Stripping	☐ Chance Encounter
☐ Traditional Knowledge	☐ Test Excavation/Phase II	☐ Osteological Analysis
☐ Monitoring	☐ Major Excavation/Phase III	☐ Faunal Analysis
☐ Shovel Testing/Probing	☐ Remote Sensing	☐ Floral Analysis

ABSTRACT: ■ Included in report ☐ Written in space below

Office of the State Archaeologist ARI # _____

ATTACHMENT 3 – SHPO REVIEW

David Cleary

From: madeline.norton@wisconsinhistory.org
Sent: Wednesday, January 8, 2025 8:37 AM
To: David Cleary
Subject: SHPO Review: 25-0007/DA - University of Wisconsin- University Research Park- Pioneer 1st Addition (Lots 46-54 & Outlots 12-15)

Dear David Cleary,

We have completed our review of WHS #25-0007, University of Wisconsin- University Research Park- Pioneer 1st Addition (Lots 46-54 & Outlots 12-15) and find that no eligible properties will be affected (i.e. none are present or there are historic properties present but the project will have no effect upon them).

If your plans change or cultural materials/human remains are found during the project, please halt all work and contact our office.

Please use this email as your official SHPO concurrence for the project. If you require a hard copy signed form, please contact me and I will provide you a signed copy as soon as possible.

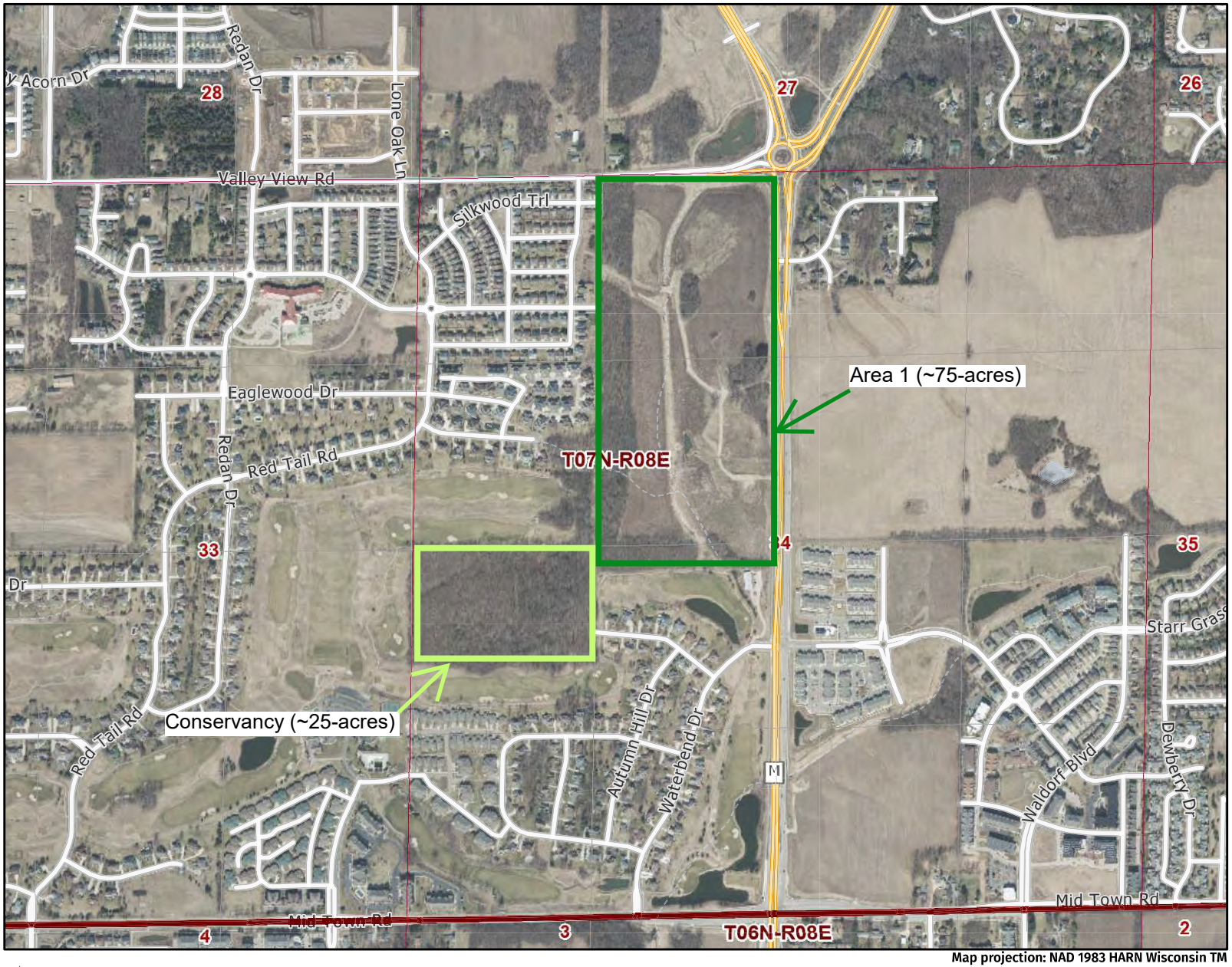
Sincerely,
Madeline Norton
Compliance Reviewer
State Historic Preservation Office

Wisconsin Historical Society
816 State Street, Madison, WI 53706
608-261-2457
madeline.norton@wisconsinhistory.org

Wisconsin Historical Society
Collecting, Preserving, and Sharing Stories Since 1846

ATTACHMENT 4 – PROJECT LOCATION

WISCONSIN DEPARTMENT OF NATURAL RESOURCES



Legend: (some map layers may not be displayed)

- PLSS Townships
- PLSS Sections
- PLSS Q-Q Sections
- Latest Leaf Off Imagery

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 960 1,920 Feet
0 280 560 Meters

Service Layer Credits:
DNR 24k Hydrography Style VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Township, Range, Section: , DNR: WI Latest Leaf-off Airphoto Tiled Imagery Service (WTM): , DNR Transportation Style VTL (WTM): Wisconsin Department of Natural Resources, GIS Section

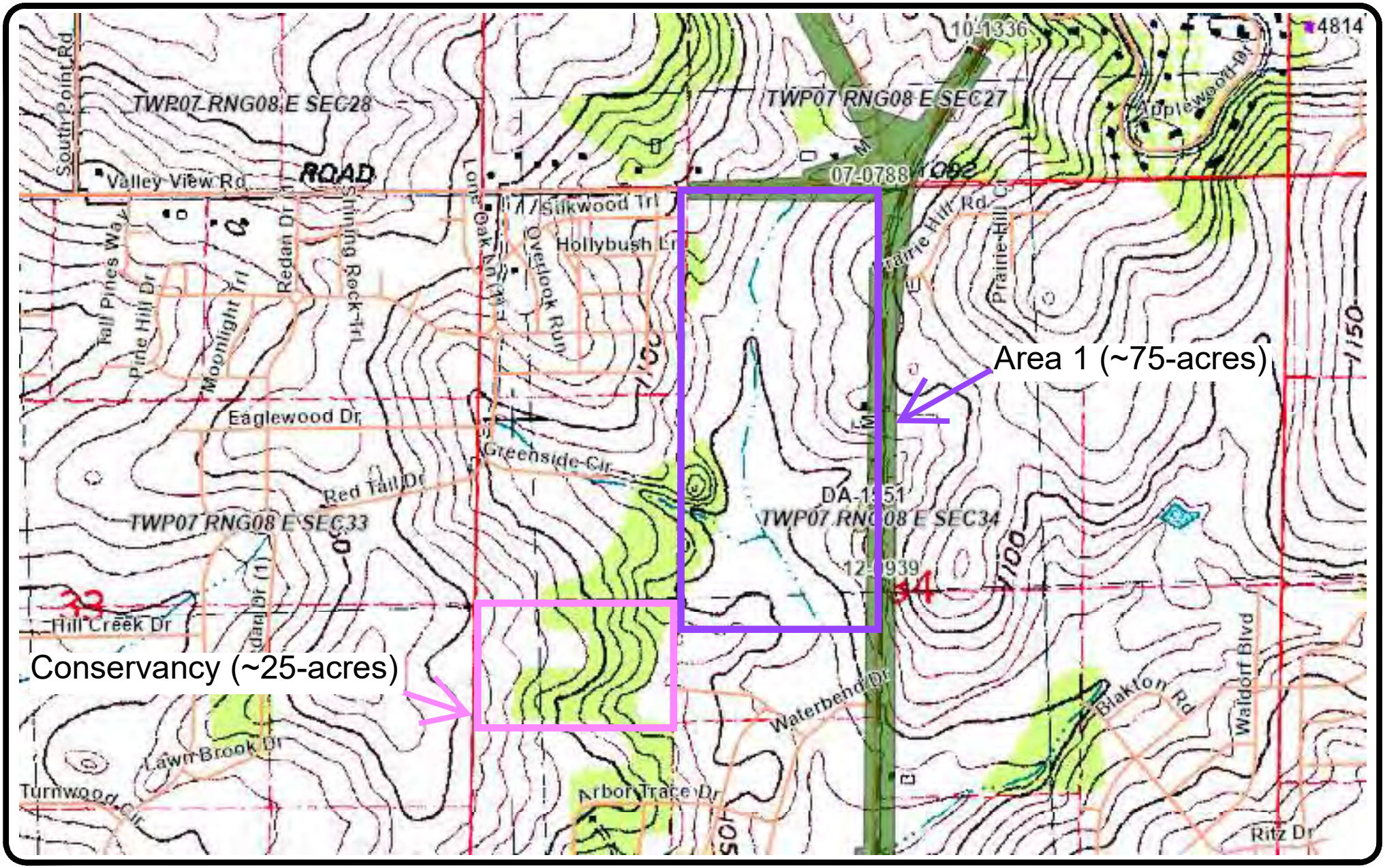
Date Printed: 3/12/2026 1:23 PM

ATTACHMENT 5 – PRELIMINARY DESIGN CONCEPT

University Research Park - Pioneer 1st Addition (Vetter) PLAT Purchased by URP		
Proposed Landuse	**Area (AC)**	**Area(SF)**
Buildable Lot Area	53.3	2,322,184
Woodland Conservancy	32.1	1,396,969
Stormwater Management	10.9	475,675
Public ROW & Outlots	6.6	287,932
Sub-Total	**102.9**	**4,482,760**

Updated **March 21, 2025**

ATTACHMENT 6 – WHPD MAP



March 2026

Exported from the WHPD Database on 3/17/2026

TETRA TECH

University Research Park 2 Vetter Parcel
DFD Project Number 25H4I
Wisconsin Historic Preservation District (WHPD) Map

ATTACHMENT

6

Clark, Aden

From: madeline.norton@wisconsinhistory.org
Sent: Tuesday, April 7, 2026 12:27 PM
To: Clark, Aden
Subject: SHPO Review: 25-0007/DA - University of Wisconsin- University Research Park- Pioneer 1st Addition (Lots 46-54 & Outlots 12-15)

Dear Aden Clark,

We have completed our review of WHS #25-0007, University of Wisconsin- University Research Park- Pioneer 1st Addition (Lots 46-54 & Outlots 12-15) and find that no eligible properties will be affected (i.e. none are present or there are historic properties present but the project will have no effect upon them).

It is the opinion of the WI SHPO you have fulfilled your section 106 of the National Historic Preservation Act (NHPA) consultation requirements with our office. If your plans change or cultural materials/human remains are found during the project, please halt all work and contact our office.

Please use this email as your official SHPO concurrence for NHPA requirements of the project. If you require a hard copy signed form, please contact me and I will provide you a signed copy as soon as possible.

Sincerely,
Madeline Norton
Compliance Reviewer
State Historic Preservation Office

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816 State Street, Madison, WI 53706
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