

March 1, 2011



Mr. Michael Waidelich, Principal Planner
Planning Division, City of Madison
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53703

Dear Michael:

University Research Park, Inc., which is affiliated with the University of Wisconsin-Madison, requests a planning amendment for the Vetter property at the southwest corner of Valley View and Junction Road. The amendment would change planned land uses to Research and Development Center from Public Park, Low and Medium Density Residential. University Research Park, Inc. has an option to purchase the land from Mrs. Ruth Vetter that is contingent on agreement with the City of Madison on plan and zoning changes and annexation.

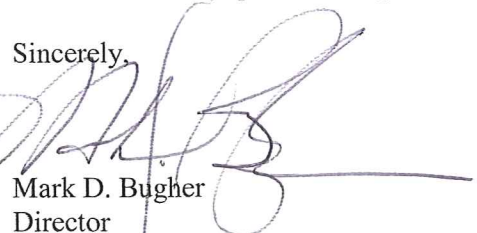
Our plan amendment request is consistent with planned and zones uses immediately north of this property. The City of Madison and University Research Park successfully concluded, in 2010 planning and platting for the expansion of the Park on 274 acres immediately north of this site. The planning and platting created 134 acres zoned for Research and Development Center, 13 acres for a mixed-use center under a PUD-GDP, 8 acres for open space and storm water management and a 119-acre out lot for future development.

The current University Research Park has proven, over 25 years, that it can successfully develop and operate a research park in the immediate area of residential development. University Research Park enjoys a strong working relationship with both the Hilldale and Midvale Heights Neighborhood Associations. We have been a good neighbor and a positive addition to the neighborhoods.

The addition of this property will lengthen the period of time that University of Wisconsin-Madison can do agricultural research operations on the 119-acre out lot. It will also extend the time the City of Madison and Dane operate emergency radio services, and most of the television stations servicing the Madison market can broadcast, from the site.

Finally, Mrs. Ruth Vetter's representatives have indicated Mrs. Vetter's strong personal preference that her family farm not be developed for residential housing but developed in a way that advances the interests and goals of the University of Wisconsin-Madison.

We're available to continue to work with City staff, City Committees and the City Council on the details of the proposals and to answer any questions or provide additional supporting information.

Sincerely,

Mark D. Bugher
Director

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UNIVERSITY RESEARCH PARK²

UNIVERSITY OF WISCONSIN-MADISON



Potential
53.2 Acres of
Developable
Parcels

LEGEND

- Science and Technology Phase 2
- Science and Technology Phase 1
- Neighborhood Mixed Use Center
- High Density Residential
- Medium Density Residential
- Low-Medium Density Residential
- Low Density Residential
- Employment
- Science and Technology Sites
- Bike/Pedestrian Underpass

0 100' 200' 400'

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