

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____ Initial Submittal
Paid _____ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): _____

Title: _____

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested _____

New development

Alteration to an existing or previously-approved development

Informational

Initial Approval

Final Approval

3. Project Type

Project in an Urban Design District

Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

Planned Development (PD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Multi-Use Site or Residential Building Complex

Signage

Comprehensive Design Review (CDR)

Modifications of Height, Area, and Setback

Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Project contact person _____

Company _____

Street address _____

City/State/Zip _____

Telephone _____

Email _____

Property owner (if not applicant) City of Madison CDA

Street address 215 Martin Luther King Jr Blvd, #161

City/State/Zip Madison, WI 53703

Telephone 608-266-4675

Email housing@cityofmadison.com

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials

Application Form

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

Development Plans (Refer to checklist on Page 4 for plan details)

Filing Fee (Refer to Section 7 (below) for a list of application fees by request type)

Electronic Submittal

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

Notification to the District Alder

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn and Jenny Kirchgatter on August 01, 2025.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant _____ Relationship to property _____

Authorizing signature of property owner  _____ Date _____

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).

Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))

Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))

Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))

All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



February 2, 2026

City of Madison
Urban Design Commission Informational Submittal

Re: Letter of Intent for Proposed Development
Corner of S. Park St and W. Badger Rd.
CDA of Madison w/Alexander Company and Captains LLC.

Dear Commission Members and City Staff,

On behalf of the Madison CDA, Alexander Company and Captains LLC, we are pleased to submit the enclosed materials for a new multi-use development located at the corner of S. South Park St and W. Badger Road. This project site has previously been reviewed at the Master Planning level, and we are now returning as part of the first step to implementing that Master Plan. The site we are seeking to get feedback on in this application is Phase 1 of that Master Plan and does not include the site on Hughes Ave. This phase of the project includes ground floor uses for the new Fire Station #6 and Public Health of Madison and Dane County (PHMDC). On the upper floors are 221 affordable apartments that include 46 units designated for senior residents.

Site Description

The site includes the area of the existing bus transfer station as well as the lots located at 810 West Badger Road and 818 West Badger Road (structures on these lots have already been demolished). The site borders South Park Street on the Front and West Badger on the side.

Zoning and Project Description

The site is currently zoned RM-X and is part of the TOD Overlay as well as being UDC Design District #7.

The project is proposed to be a 6-story building, with a large podium containing the public uses (Fire Station and PHMDC as well as the lobby and access to the upper residential floors. There are two levels of underground parking to accommodate 216 parking stalls as well as mechanical space, and storage areas. The parking will serve both the residential tenants as well as staff for the two ground floor tenants and visitors/patients to the PHMDC. The upper floors areas will contain 221 apartments at the quantities listed below. In addition to the apartment spaces there will be a common room for the tenants as well as a game room, gym and individual storage spaces for each apartment. The top floor is designated for Seniors and will also have a common-use dayroom for residents of that floor.

Apartment Mix:

- One Bedroom: 180 units
- Two Bedrooms: 25 units
- Three Bedrooms: 16 units

Note – of these units, 46 are on the 6th floor and are designated as the Senior Resident units.

Architectural Design Description

This new building will be located on a prominent corner near the beltline – making it a part of the “gateway” experience in that area that includes Madison College, the Village on Park Street and the Black Business Hub.

Ground Floor

Architecturally, the building is designed to create a strong street-level presence along South Park Street in support of PHMDC’s mission to serve the community. At the ground level, shaded canopies clearly mark the primary entrances: the PHMDC entrance at the corner of South Park Street and West Badger Road, and a separate residential entrance on West Badger Road.

While both entrances share a common architectural language, they are intentionally separated to avoid confusion between uses. This separation is reinforced through physical design elements as well as signage. The residential entrance features a deeper canopy that creates a shaded patio at the entry, helping to reduce the perceived scale of the building and introduce a more personal level of detail.

Planting beds are provided at both entries. At the residential entry, the patio includes space for larger plantings, with an opening in the canopy above to allow sunlight and weather to reach the landscape.

Fire Station

The Fire Station apparatus bay is located on the west side of the building. Although it is a single-story space, it has a height of approx. 26’ feet to accommodate vehicle clearances. The primary entry to Fire Station 6 is located at the inside corner where the apparatus bay meets the larger portion of the building facing West Badger Road. The remainder of the Fire Station program is housed within the base of the larger building on the ground floor.

Materials

The primary building materials are brick and ribbed metal panels. Cream-colored brick is used on the residential portions of the building, while red brick distinguishes the Fire Station apparatus bay.

Above the ground floor storefront and entry level, the brickwork is detailed with cast stone accents and a vertically oriented, diagonally laid brick band. Upper-floor windows are framed with brick surrounds that project slightly from the adjacent wall plane, adding depth and shadow. The upper floors are organized into two- or three-story “super stories” to soften the overall perceived height of the building.

At the top of the building, the cornice repeats the use of cast stone accents and diagonally laid vertical brick, creating a clearly defined “top” to the structure.

Green metal panels are used to accent portions of the building and provide a more cost-effective alternative to brick. At the lower two floors, the metal panels feature a ribbed box pattern. Above, the panels transition to a standing-seam system with 12-inch spacing at floors three and four, blending into a wider 16-inch spacing at the fifth and sixth floors. At the top of the metal-clad elevations, a two-foot-tall horizontal band of metal panels, combined with horizontal metal accents, creates a subtle “top” that complements—without competing with—the brick cornice on the remainder of the building.

Balconies

Two balcony types are used throughout the project. Within the brick portions of the building, balconies are partially recessed, with approximately one-third of the balcony set into the building volume and the remaining two-thirds

projecting beyond the exterior wall. In the metal panel portions of the building, balconies are fully projecting and hung from the façade.

Not all units include balconies; however, more than 50 percent of the residential units are provided with private outdoor space.

Upper Floors and Outdoor Space

The upper residential floors are arranged in a “Z”-shaped footprint, creating two rooftop podiums above the first floor. The north-facing podium functions primarily as a green roof for stormwater retention and includes limited residential access at balcony-sized areas directly outside the adjacent units.

The south-facing courtyard serves as the primary shared outdoor space for residents and includes areas for cooking, dining, seating, and gathering. Additional portions of the roof are dedicated to green roof areas for stormwater retention, along with smaller balcony-sized outdoor spaces adjacent to individual units.

The main common outdoor space is directly connected to the indoor resident common areas on the second floor and is located adjacent to the building’s gym.

Rear Access Road

The rear of the building is served by an east-west driveway that runs the length of the site. This access road provides entry to the underground parking garage. Fire vehicles returning from calls will also use this route to access the rear of the apparatus bay, which includes doors on both sides, allowing vehicles to pull through without needing to reverse into the bays.

The access road also accommodates areas for garbage collection, loading, and short-term parking serving the rear entrance of the PHMDC space.

Finally, a fenced half-court basketball court will be located along the north (rear) side of the building for residents’ use.

TOD Design Guidelines:

Design + Building Placement

A. Building Setbacks (Principal Building Façade and Street Corner)

More than 30% of the principal façade on S. Park Street and W. Badger Road are within 20’ of the property line. On S. Park St. the ground floor has an angled “bump out” that allows the building to meet this requirement.

B. Entrance Orientation

The “primary building entrance” has been designated as the entry door to the Public Health Clinic (PHMDC) and is located within 20’ of the property line. It is located facing S. Park St. near the corner with W. Badger Road. The secondary entrances to the Residential area and to the Fire Station are located further to the west on W. Badger Road. All entrances are marked with overhead canopies, and landscaping. In the case of the secondary entrances, they are also set back from the property line.

C. Min. Number of Stories and Height

The building is 6 stories tall except for the Fire Station apparatus bay which is a single story. As a public safety building the Fire Station is exempt from the 2-story minimum requirement, but it should be noted that the apparatus bay is 26' tall (approx. 2 stories) due to the interior clearance requirements for the vehicles.

D. Automobile Infrastructure

Nearly all parking is located below the building in the underground garage. There are several stalls located on the ground level outside of the building footprint that serve the PHMDC and Fire station – less than 10 total. All of these stalls are located behind the building and/or apparatus bay and away from the primary and secondary streets.

UDD 7 Design Guidelines

1. Setbacks

The building is setback between 10' and 20' along most of the S. Park Street frontage. The angled “bump-out” on the ground floor follows the property line and provides an upper floor setback to the primary faced plane above. Where it is setback more than 10' we are using that space for ramping and stairs to get to the minimum required first floor elevation that is approx. 4' above grade plane. Along the W. Badger Road façade the building is more typically set back between 10'-12' from the property line. Entrances along this side of the building are setback to allow for the required ramping and stairs for accessibility. The apparatus bay on the far west portion of the building is setback more than 50' to allow space for the vehicles to maneuver and be accessed without crossing the sidewalk.

2. Visual Enhancement of Front Yard Setback

The front yard setback on S. Park Street will have landscaping, bike parking and accessible ramps to the building. In the area of the “bump out” where the building comes closer to the front property line the building uses some wood elements to create a warmer appearance at the ground floor where pedestrian visibility is the closest. In addition to these items the north-east corner of the building (where there are no entrances and the building is furthest from the street) is planned to be a small dog friendly area for residents.

3. Front Façade design and Complimentary Materials

All facades are using a combination of the brick and metal panel that is used on the primary face of the building. In areas where the elevations are less prominent the metal panels are used more often, while the other facades that face the street use brick more prominently and the metal panels as accents.

The apparatus bay uses red brick instead of a cream-colored brick. We felt it was a better decision to treat this area as a more distinct part of the design since it has different design requirements when it comes to the specific vehicles used here and its unique internal uses. Both bricks are the same size and will match in coursing.

4. Architectural Details at Ground Level

In addition to some of the details mentioned above in item #2 the building has been designed with more prominent detailing around the entrances and ground floor windows. In the brick portions of the building is a horizontal brick band with diagonally laid vertical bricks with a cast stone concrete trim band above and below, creating a more traditional break between the ground floor and upper stories. Areas where metal siding are used have a deeper box rib panel that provides more shadow and depth to the façade at ground level. In addition, those areas use some curved elements to provide visual relief and additional detail.

Entry areas all receive additional design in the form of landscaping and canopies that help signal where doors are located.

5. Mechanical Equipment and Green Systems

This building is using a geothermal system as its primary heating and cooling energy source. The building will be 100% electric except for the emergency backup generator. As such all mechanical equipment is either under the building or located on the 6th floor roof far enough from the edge to not be visible from the ground. The rooftop will also have solar panels for additional energy generation.

Project Data

Proposed Zoning	RMX – Regional Mixed-Use
Conditional Use Required	None
Urban Design District	7 – specific to this site
Aldermanic District	District 14 – Ald. Isadore Knox
Building Use	Mixed Use – Public Health Clinic and Fire Station on the ground floor, Residential on floors 2-6.
Building Height	6 stories
Trash Handling	2 Enclosed rooms within building volume. one room to be shared by the Fire Station and Residents and the second to be used for the PHMDC, accessed via rear access road.
Residential Rooms	221
Total Vehicle Parking	216
Residential Bicycle Parking	231
Visitor Bicycle Parking	48 – at exterior, near entrances

Thank you for your time and consideration in reviewing our proposed development. We look forward to your feedback and are excited about bringing affordable housing and valuable public services to the south side of Madison. Please do not hesitate to reach out with any questions about this submittal.

Sincerely,



Jacob Morrison, AIA, NCARB, IIDA, NCIDQ
Principal
Potter Lawson Inc.



1 NORTH ELEVATION
A203 1/16" = 1'-0"



2 EAST ELEVATION
A203 1/16" = 1'-0"



3 SOUTH ELEVATION
A203 1/16" = 1'-0"

ELEVATION KEYNOTES

NO.	DESCRIPTION
01	BRICK VENEER TYPE 1
02	PREFINISHED METAL PANEL TYPE 1
03	PREFINISHED METAL FASCIA TYPE 1
04	PREMANUFACTURED WINDOW SYSTEM TYPE 1
05	PREFINISHED METAL PANEL TYPE 2
06	PREFINISHED WOOD GRAIN PLAM TYPE 1
08	PREFINISHED METAL LOUVERS
09	CAST IN PLACE CONCRETE WALL
10	CAST STONE SILL
11	CAST STONE WALL BASE
12	PREFINISHED ACM WOOD GRAIN PLAM TYPE 2
13	BRICK VENEER TYPE 1, EVERY OTHER ROW STEPS OUT 3/4"
14	ANODIZED ALUMINUM STOREFRONT SYSTEM, GLAZING TO RECEIVE CUSTOM CERAMIC FRIT COATING ON #2 SURFACE
15	PREFINISHED METAL PANEL TYPE 3
16	PREFINISHED METAL PANEL TYPE 4
17	PREMANUFACTURED PATIO DOOR
18	PREMANUFACTURED SIDE OPENING GARAGE DOOR
19	PRECAST STONE WALL BASE
20	BRICK VENEER TYPE 1, ANGLED 30 DEGREES
21	PREFINISHED METAL FASCIA TYPE 2
22	PREMANUFACTURED WINDOW SYSTEM
23	PREFINISHED BREAK METAL BAND
24	ALUMINUM STOREFRONT SYSTEM
25	PREFINISHED METAL PANEL TYPE 5
26	PREMANUFACTURED FAST COILING GARAGE DOOR
27	BRICK VENEER TYPE 1, STACKED SOLIDER
28	METAL GUARDRAIL
29	PREMANUFACTURED ENTRY DOOR SYSTEM
30	PREMANUFACTURED COILING GARAGE DOOR
31	ROOF ASSEMBLY WITH PREFINISHED METAL FASHIA
32	STEEL AWNING
33	BRICK VENEER TYPE 1, STEP TOP AND BOTTOM SOLIDER COURSE 1/2"
34	MODULAR BRICK VENEER TYPE 1
35	METAL PANEL TYPE 2, CONCEALED FASTENER (ACMMCM) COMPOSITE METAL PANEL SYSTEM
36	PREFINISHED METAL COPING
37	PREFABRICATED HUNG BALCONY
38	BRICK VENEER TYPE 2
39	STEEL FRAMED COVERED PORCH
40	CAST IN PLACE CONCRETE PLANTERS

PRELIMINARY
NOT FOR CONSTRUCTION

Park Badger Redevelopment
City of Madison CDA
2430 S Park Street
Madison, WI 53713

2024.22.02

DATE	ISSUANCE/REVISIONS	
12/19/2025	SCHEMATIC DESIGN	1
02/02/2026	UDC INFORMATIONAL	2

**COLORED
BUILDING
ELEVATIONS**

A203



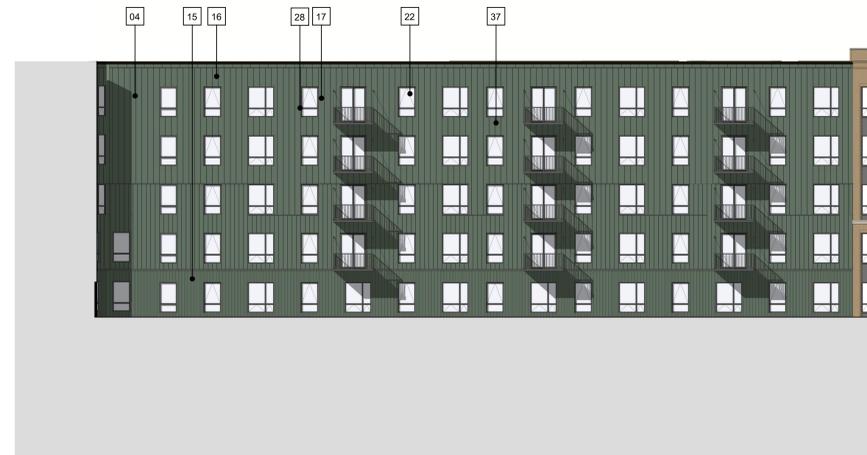
4 EAST ELEVATION
A204 1/16" = 1'-0"



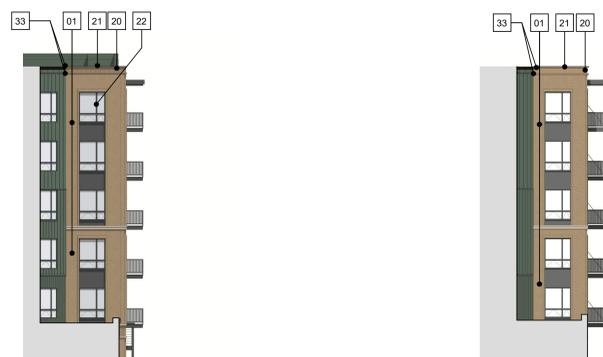
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6 WEST ELEVATION
A204 1/16" = 1'-0"



2 SOUTH CENTRAL WING ELEVATION
A204 1/16" = 1'-0"



5 WEST ELEVATION
A204 1/16" = 1'-0"

7 EAST ELEVATION
A204 1/16" = 1'-0"



3 NORTH CENTRAL WING ELEVATION
A204 1/16" = 1'-0"

ELEVATION KEYNOTES

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PRELIMINARY
NOT FOR CONSTRUCTION

Park Badger Redevelopment
City of Madison CDA
2430 S Park Street
Madison, WI 53713

2024.22.02

DATE	ISSUANCE/REVISIONS	
12/19/2025	SCHEMATIC DESIGN	1
02/02/2026	UDC INFORMATIONAL	2

**COLORED
BUILDING
ELEVATIONS**

A204

Park Badger Redevelopment

City of Madison CDA
2430 S Park Street
Madison, WI 53713

2024.22.02

02/02/2026 - UDC INFORMATIONAL

Drawing Index

C = Issued for Construction
B = Issued for Bidding
R = Issued for Reference Only

DWG #	DRAWING TITLE
GENERAL	
CD02	COVER DRAWING
CIVIL	
C300	SITE PLAN
C400	GRADING AND EROSION CONTROL PLAN
C401	DETAILED GRADING PLAN
C500	UTILITY PLAN
LANDSCAPING	
L001	TREE PROTECTION & REMOVALS PLAN
L100	SITE LAYOUT AND MATERIALS PLAN
L101	ROOF TERRACE LAYOUT & MATERIALS PLAN & ENLARGEMENT
L200	SITE PLANTING PLAN
L201	ROOF TERRACE PLANTING PLAN & ENLARGEMENT
ARCHITECTURAL	
A007	CONTEXTUAL SITE INFORMATION
A101	PARKING LEVEL 2 OVERALL PLAN
A102	PARKING LEVEL 1 OVERALL PLAN
A103	FIRST FLOOR PLAN - OVERALL
A104	SECOND FLOOR PLAN - OVERALL
A105	THIRD FLOOR PLAN - OVERALL
A106	FOURTH FLOOR PLAN - OVERALL
A107	FIFTH FLOOR PLAN - OVERALL
A108	SIXTH FLOOR PLAN - OVERALL
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A205	RENDERINGS

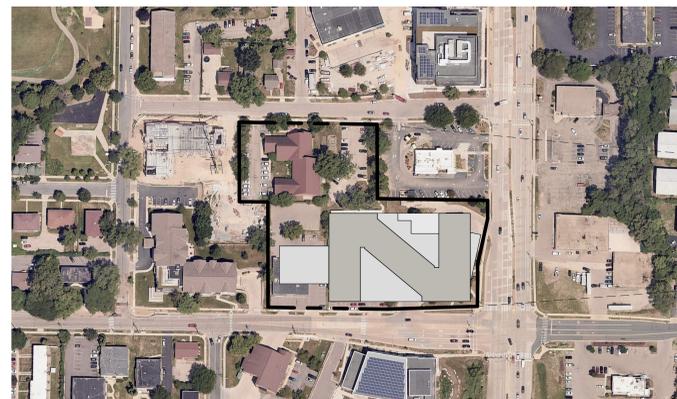
Architect:
749 University Row Suite 300
Madison, WI 53705
608-274-2741

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Park Badger Redevelopment
City of Madison CDA
2430 S Park Street
Madison, WI 53713

2024.22.02

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COVER DRAWING

CD02

LEGEND

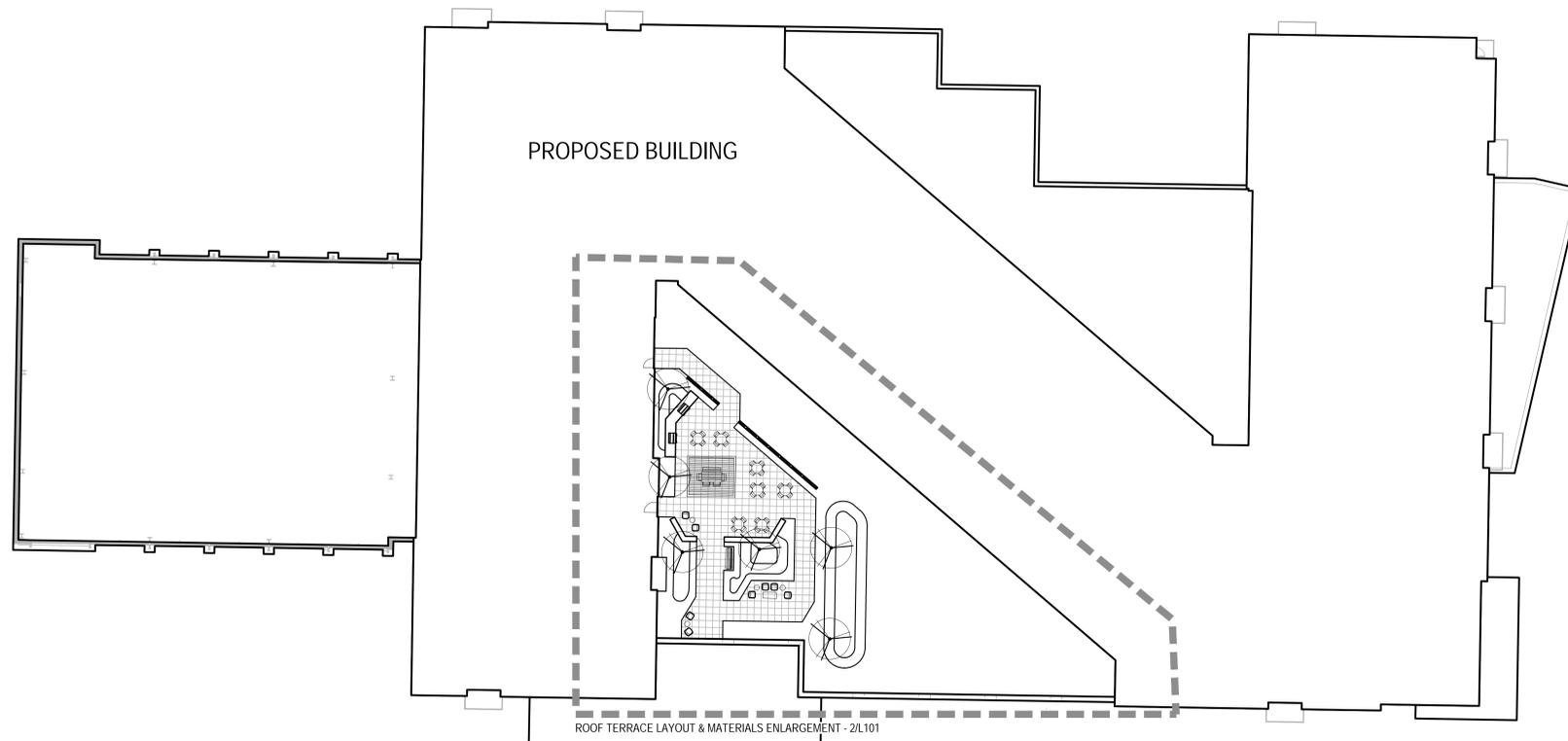
-  CONCRETE UNIT PAVER ON PEDESTAL
-  MOVEABLE SITE FURNISHINGS - SHOWN FOR REFERENCE ONLY
-  6" BENCH, TYP.

REFERENCE SCHEDULE

- ① DECORATIVE METAL SCREEN FENCE - 4'-0" HT.
- ② GRILL COUNTER
- ③ OVERHEAD SHADE STRUCTURE WITH INTEGRATED LIGHTING
- ④ MOUNDED PLANTING
- ⑤ PARAPET WALL WITH GUARDRAIL - SEE ARCHITECTURAL PLANS
- ⑥ PRIVATE UNIT PATIOS - SEE ARCHITECTURAL PLANS
- ⑦ PRECAST CONCRETE SEAT WALL - 18" HT.

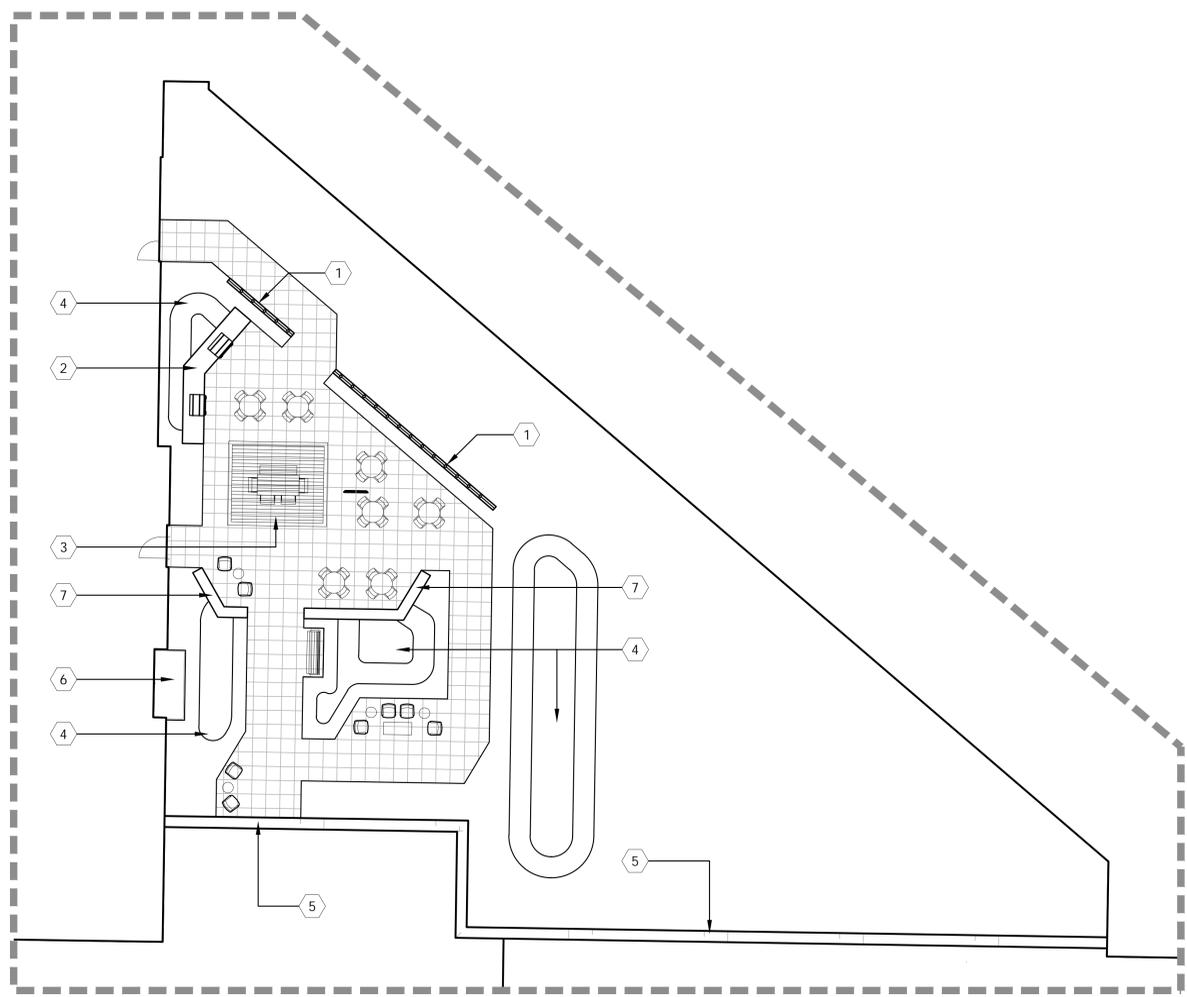
NOTES

- 1. SEE SHEET L100 FOR APPLICABLE NOTES.



ROOF TERRACE LAYOUT & MATERIALS ENLARGEMENT - 2/L101

1 ROOF TERRACE LAYOUT & MATERIALS PLAN
SCALE: 1" = 20'-0"



2 ROOF TERRACE LAYOUT & MATERIALS ENLARGEMENT
SCALE: 1" = 10'-0"



saiki
DESIGN

1110 S PARK STREET
MADISON, WI 53715
PHONE: 608-251-3600

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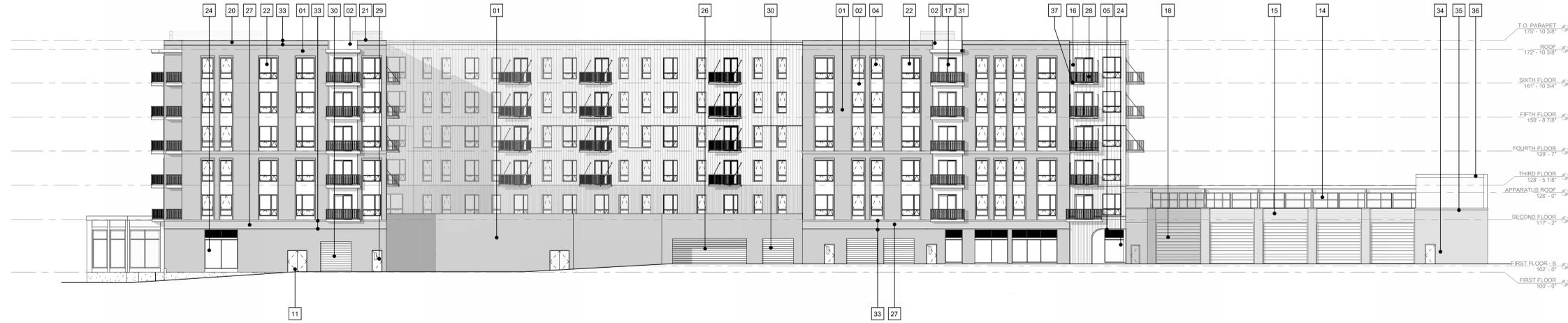
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**ROOF TERRACE
LAYOUT &
MATERIALS PLAN
& ENLARGEMENT**

L101



3 NORTH ELEVATION
A201 1/16" = 1'-0"



2 EAST ELEVATION
A201 1/16" = 1'-0"



1 SOUTH ELEVATION
A201 1/16" = 1'-0"

ELEVATION KEYNOTES

NO.	DESCRIPTION
01	BRICK VENEER TYPE 1
02	PREFINISHED METAL PANEL TYPE 1
03	PREFINISHED METAL FASCIA TYPE 1
04	PREMANUFACTURED WINDOW SYSTEM TYPE 1
05	PREFINISHED METAL PANEL TYPE 2
06	PREFINISHED WOOD GRAIN PLAM TYPE 1
08	PREFINISHED METAL LOUVERS
09	CAST IN PLACE CONCRETE WALL
10	CAST STONE SILL
11	CAST STONE WALL BASE
12	PREFINISHED ACM WOOD GRAIN PLAM TYPE 2
13	BRICK VENEER TYPE 1, EVERY OTHER ROW STEPS OUT 3/4"
14	ANODIZED ALUMINUM STOREFRONT SYSTEM, GLAZING TO RECEIVE CUSTOM CERAMIC FRIT COATING ON #2 SURFACE
15	PREFINISHED METAL PANEL TYPE 3
16	PREFINISHED METAL PANEL TYPE 4
17	PREMANUFACTURED PATIO DOOR
18	PREMANUFACTURED SIDE OPENING GARAGE DOOR
19	PRECAST STONE WALL BASE
20	BRICK VENEER TYPE 1, ANGLED 30 DEGREES
21	PREFINISHED METAL FASCIA TYPE 2
22	PREMANUFACTURED WINDOW SYSTEM
23	PREFINISHED BREAK METAL BAND
24	ALUMINUM STOREFRONT SYSTEM
25	PREFINISHED METAL PANEL TYPE 5
26	PREMANUFACTURED FAST COILING GARAGE DOOR
27	BRICK VENEER TYPE 1, STACKED SOLIDER
28	METAL GUARDRAIL
29	PREMANUFACTURED ENTRY DOOR SYSTEM
30	PREMANUFACTURED COILING GARAGE DOOR
31	ROOF ASSEMBLY WITH PREFINISHED METAL FASHIA
32	STEEL AWNING
33	BRICK VENEER TYPE 1, STEP TOP AND BOTTOM SOLIDER COURSE 1/2"
34	MODULAR BRICK VENEER TYPE 1
35	METAL PANEL TYPE 2, CONCEALED FASTENER (ACMMCM) COMPOSITE METAL PANEL SYSTEM
36	PREFINISHED METAL COPING
37	PREFABRICATED HUNG BALCONY
38	BRICK VENEER TYPE 2
39	STEEL FRAMED COVERED PORCH
40	CAST IN PLACE CONCRETE PLANTERS

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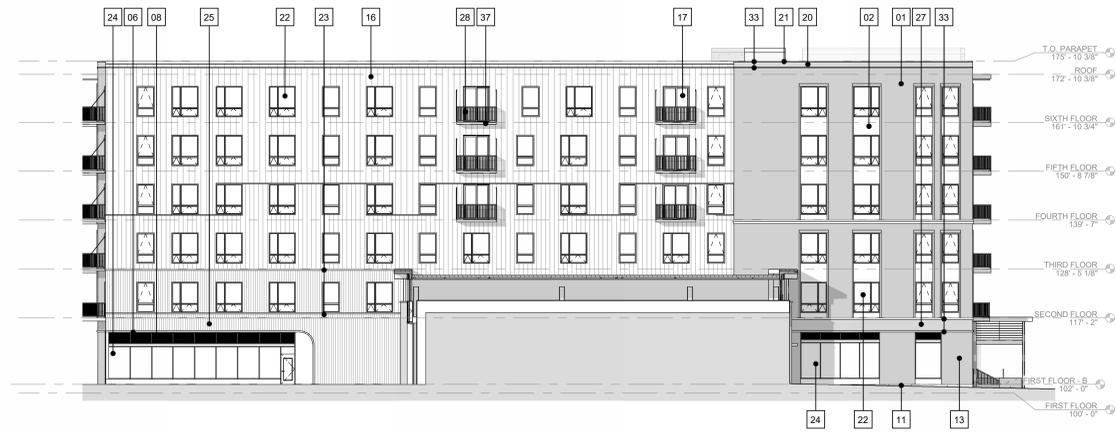
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**BUILDING
ELEVATIONS**

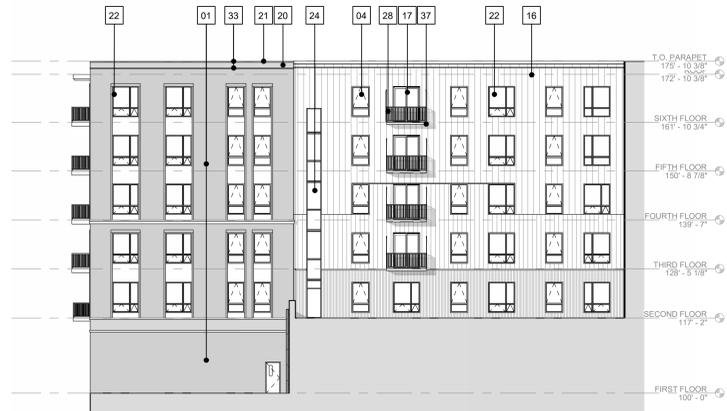
A201



4 EAST ELEVATION
A202 1/16" = 1'-0"



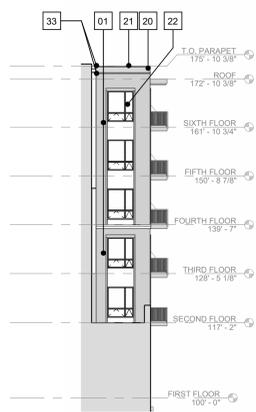
1 WEST ELEVATION
A202 1/16" = 1'-0"



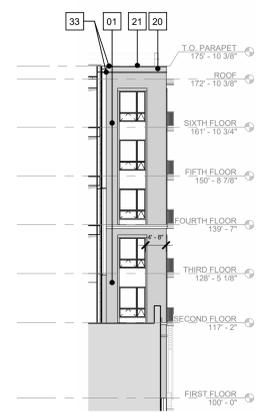
5 WEST ELEVATION
A202 1/16" = 1'-0"



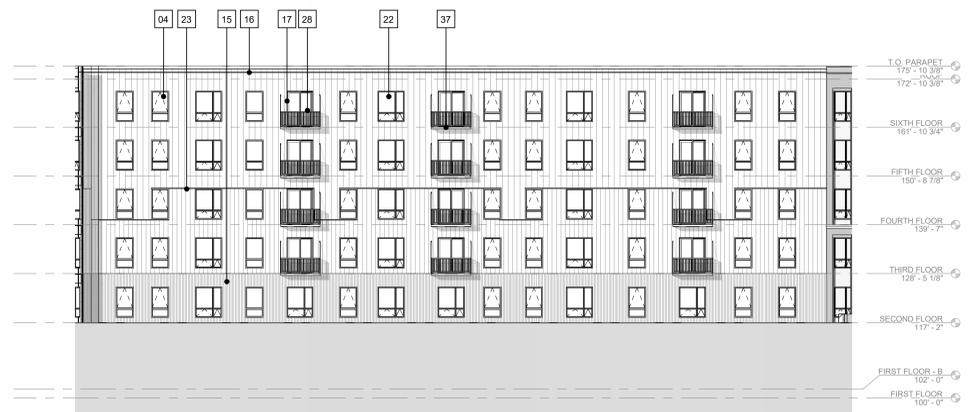
2 SOUTH CENTRAL WING ELEVATION
A202 1/16" = 1'-0"



6 WEST ELEVATION
A202 1/16" = 1'-0"



7 EAST ELEVATION
A202 1/16" = 1'-0"



3 NORTH CENTRAL WING ELEVATION
A202 1/16" = 1'-0"

ELEVATION KEYNOTES

NO.	DESCRIPTION
01	BRICK VENEER TYPE 1
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03	PREFINISHED METAL FASCIA TYPE 1
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**BUILDING
ELEVATIONS**

A202



VIEW LOOKING SOUTHWEST FROM S. PARK ST



VIEW LOOKING NORTHWEST FROM THE INTERSECTION OF S. PARK ST AND W. BADGER RD



VIEW LOOKING AT MAIN COMMERCIAL ENTRY AT INTERSECTION OF S. PARK ST AND W. BADGER RD



VIEW LOOKING NORTHEAST FROM W. BADGER RD



VIEW LOOKING AT MAIN RESIDENTIAL ENTRY FROM W. BADGER RD



VIEW LOOKING SOUTHEAST FROM REAR APPARATUS BAY

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RENDERINGS