



Agenda Item #: 3

Project Title: 810 & 818 W Badger Rd/2430 S Park St - Mixed-Use Development, Including Public Building(s) Located in Urban Design District (UDD) 7. (District 14)

Legistar File ID #: 85707

Members Present: Shane Bernau, Chair; Rafeeq Asad, Jessica Klehr, Anina Mbilinyi, David McLean, Nicholas Hellrood, Davy Mayer

Prepared By: Jessica Vaughn, AICP, UDC Secretary

*Hellrood was recused on this item

Summary

At its meeting of June 3, 2026, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new mixed-use building located at 810-818 W Badger Road/2430 S Park Street. Registered and speaking in support was Jacob Morrison. Registered in support and available to answer questions were Saige Henkel, and Adam Winkler. Registered in support but not wishing to speak was Nicholas Davies.

Summary of Commission Discussion and Questions:

The Commission asked about the horizontal reveal (coping) break points in the metal panel that switches from under/over the windows. The applicant noted that the break points occur where there are changes in spacing in the corrugation in the panel. It was intentional to have them located at both sill and lintels.

The Commission inquired about the ribbing at the concrete planter wall at the sidewalk. The applicant indicated it will be formed concrete. The Commission noted it looks great and is not a criticism but wondered if they had considered smoothing the transition to the sidewalk for shovels and salt application over the years. The applicant noted this was an excellent comment, and they will try to minimize it enough to provide adequate protection.

The Commission asked about the areas where canopies overhang the plantings, and if they will be irrigated. The applicant noted there will be irrigation in the raised planter beds.

The Commission commented on liking the shadow and depth, places of refuge and cover over this base interface with the streetscape, wishing more projects did that.

The Commission asked why the planter wall has emphasis on the vertical, whereas there is a horizontal layout on top? The applicant responded this is going back to other details, the vertical elements of sawtooth on the first floors, repeated higher, and here; to create light and shadow on the building and give it depth.

The Commission inquired about the canopy being different with vertical wood elements. They are both similar covering deep entry areas, the other one on S Park Street is a glassed in enclosure with large meeting rooms. That part is sort of a stand-alone piece as it sticks out of the building, this gives it more character and warmth with the wood look.

The Commission clarified the senior housing aspect of the project, at 46 units. The outdoor amenity space is for the entire complex. The senior living is currently dedicated to the sixth floor, with access to all the amenities, in addition to a dayroom community space on the sixth floor.

The Commission asked about softening of the pedestrian experience along the long drive, through landscaping or different paving. The applicant noted it is pretty tight back there; there is a different color pavement up against the building. Fire trucks will turn along here with only 3 feet between where they are turning and the north face of the building, and it doesn't get much sunlight.

The Commission inquired about the Plan Commission's review of a text amendment related to this project; the Plan Commission did recommend approval which allows the setback to be decreased. The Zoning Administrator will do that review and approval as part of the site plan review process.

The Commission asked about the curve of the green metal in the back side of the building being such a strong design detail, why is it hidden back here and not as pronounced on the front? The applicant noted it is on the front, underneath the PHMC entry canopy and so it is not as visible.

The Commission clarified that the primary access point is on S Park Street.

The Commission discussed the horizontal vs. vertical expressions with the entry canopy. The team noted they could add more wood, the ceiling is wood, but costs are a consideration. There could be more wood material in the horizontal louvers between the verticals. Having those complement each other a bit more in terms of materials and direction of the structure will make this a much stronger project.

The Commission inquired about the parking stalls on the north side of the building; it could use a pop of landscaping on this side that would be experienced from Park Street and help soften the building mass. Is there opportunity to create a raised planter or anything else that could elevate the soil volume for some greenery in that pocket? The applicant responded that they want as much landscaping as possible, while also trying to fit as many cars as possible. They couldn't fit enough room for a real planter to give substantial soil to it but do have some at the corner of the building.

The Commission talked about the building corner at the access drive, taking a void out of the masonry at the top, and that the treatment of the canopy at the top is different than all the others along Park Street, the balconies are a bit different and the masonry wall at the ground level is blank. The corner is setback to minimize that corner to get people further back from the street. They have gone back and forth about the canopy over it, and whether to remove it. The masonry does need to be articulated a bit; we can add something like a recessed panel or brick articulation to keep that same rhythm.

The Commission commented that the project has improved a lot. The façade and different entries, the use of outdoor space is articulated extremely well. This created horizontal connections with the public spaces, while also providing vertical. The Fire Department changes are great, very impressed with the building.

The Commission commented that the planting plan for the area with the lift station shows a low-mow ground cover; it will likely become a weed patch. A low maintenance shrub planting would help cover that space.

The Commission was happy to see articulation added, with details to the masonry and other materials.

Action

On a motion by Asad, seconded by Klehr, the Urban Design Commission **GRANTED FINAL APPROVAL**, with the following conditions:

- The canopies on the ground level and the bump-out on the first floor along S Park Street shall relate more to each other (i.e., accent materials, design/colors);

- The landscape plan shall be revised to reflect a shrub planting in the area designated as “low mow” area instead of low mow seed mix;
- The Commission recommends that the applicant explore ways to refine the building design at the northeast corner of the building to minimize the blank walls and ways to integrate the upper floors more into the composition (i.e., balconies, cover, recess, etc.); and
- The Commission recommends that the applicant explore opportunities to include landscape or raised planters where the parking stalls are located on the north elevation adjacent to the amenity space.

The motion was passed on a vote of (5-1-1) with Asad, Klehr, Mbilinyi, Mayer, and McLean voting yes; Bernau non-voting; and Hellrood recused.