



Agenda Item #: 6

Project Title: 810 & 818 W Badger Rd/2430 S Park St/825 Hughes Pl - 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, David McLean, Jessica Klehr, Anina Mbilinyi, Davy Mayer

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of March 4, 2026, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a mixed-use development located at 810 & 818 W Badger Road, 2430 S Park Street, and 825 Hughes Place. Registered and speaking in support was Jacob Morrison. Registered in support and available to answer questions were Saige Henkel, Adam Winkler, Gerardo Jimenez, and Jeff Mack.

Summary of Commission Discussion and Questions:

The Commission commented on the struggle between affordable housing and dynamic design. This is a good project so far, and the bones are there. The challenge will be to turn up the design to highlight some of the special elements, turn it up a little bit. Make the ground level more special with all the things around it, the framed element, the curved element to really activate the design of that lower level. Some of the material choices are positive. The finish treatment of the underside of the balconies matched the canopies.

The Commission noted that the fire station should be better incorporated into the overall design. It looks foreign to everything else, almost like an afterthought.

The Commission liked the curved detail and framing of the window. The landscape plinth is nice too, and creates a transition from building to landscape to streetscape. There may be opportunities where the wall becomes taller or larger, not too busy because there is enough going on in the architecture; maybe its smooth, but takes on a color.

The Commission talked about landscaping on the backside of the building hoping that it could find its way to the back side of the building and could be used to help anchor the site, create shade and soften the building form.

The Commission complimented the renderings. Noting it is outside of the Commission's purview, they did inquire about the windowless bedrooms. The applicant replied that they have some around town already, and they focus exterior sunlight into the living spaces and kitchen.

The Commission commented that the articulation is amazing, and loved the framed canopies. Could you do more of that in other areas? This is a great beginning, an interesting building, the color is good.

Action

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.