

Third
**COMMUNITY
MEETING**

**PARK
BADGER**
REDEVELOPMENT

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An aerial photograph of a suburban neighborhood, featuring a mix of residential houses, commercial buildings, and a large parking lot. A prominent green text overlay is centered on the image. The background shows a street intersection, a playground area with a red-roofed structure, and various commercial buildings, including a large white building with a red roof. A blue and white bus is visible in the parking lot.

WELCOME!

Why are we here?

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CDA MISSION + VISION



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MASTER PLANNING STAGE

75+

CONVERSATIONS
with residents and
area businesses

10,000+

POSTCARDS
mailed to the
community

700+

E-MAILS
sent to those who
registered

2

PUBLIC MEETINGS
with virtual and in-
person options

1

PROJECT WEBSITE
with project updates
and contacts

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MEET THE REDEVELOPMENT TEAM



Community (You)



Owner



Lead Developer



CAPTAINS INC
Real Estate Management

Co-Developer



New
Year
INVESTMENTS

Consulting Developer



Success by Design

Planner + Architect



Fire Station Design



Landscape Architect



Engineer

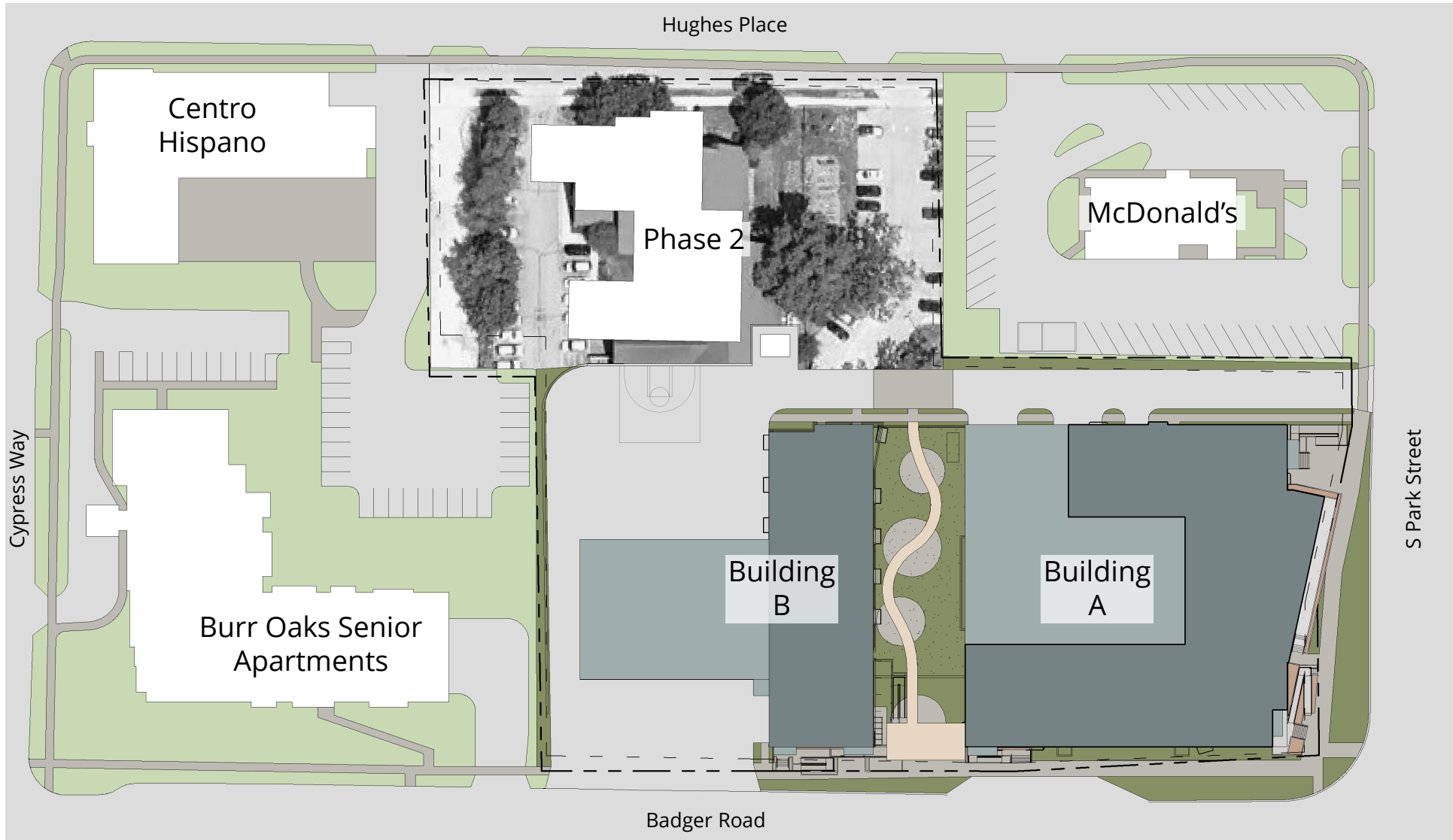


Contractor

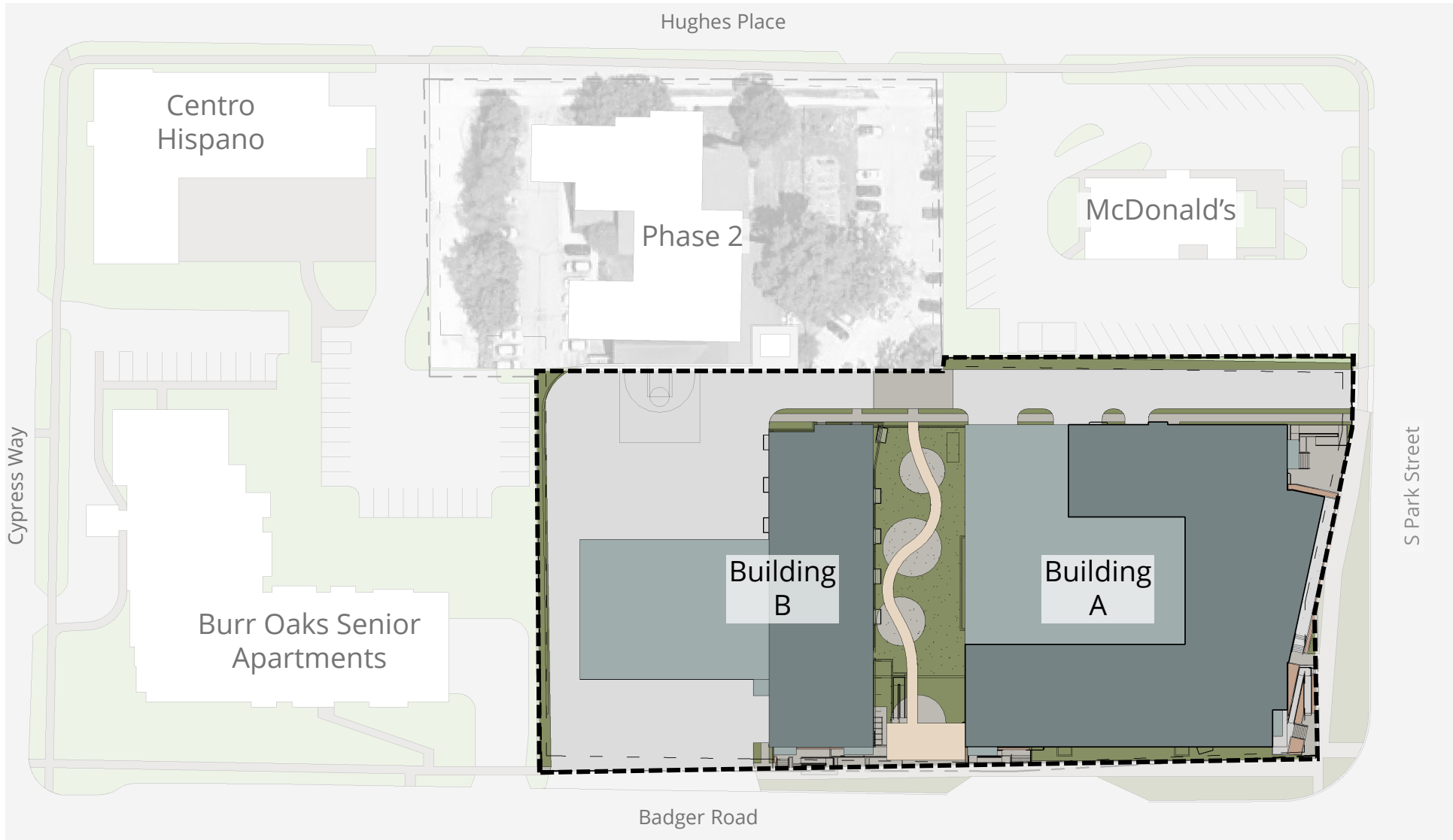


Contractor

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Site Plan



Site Plan

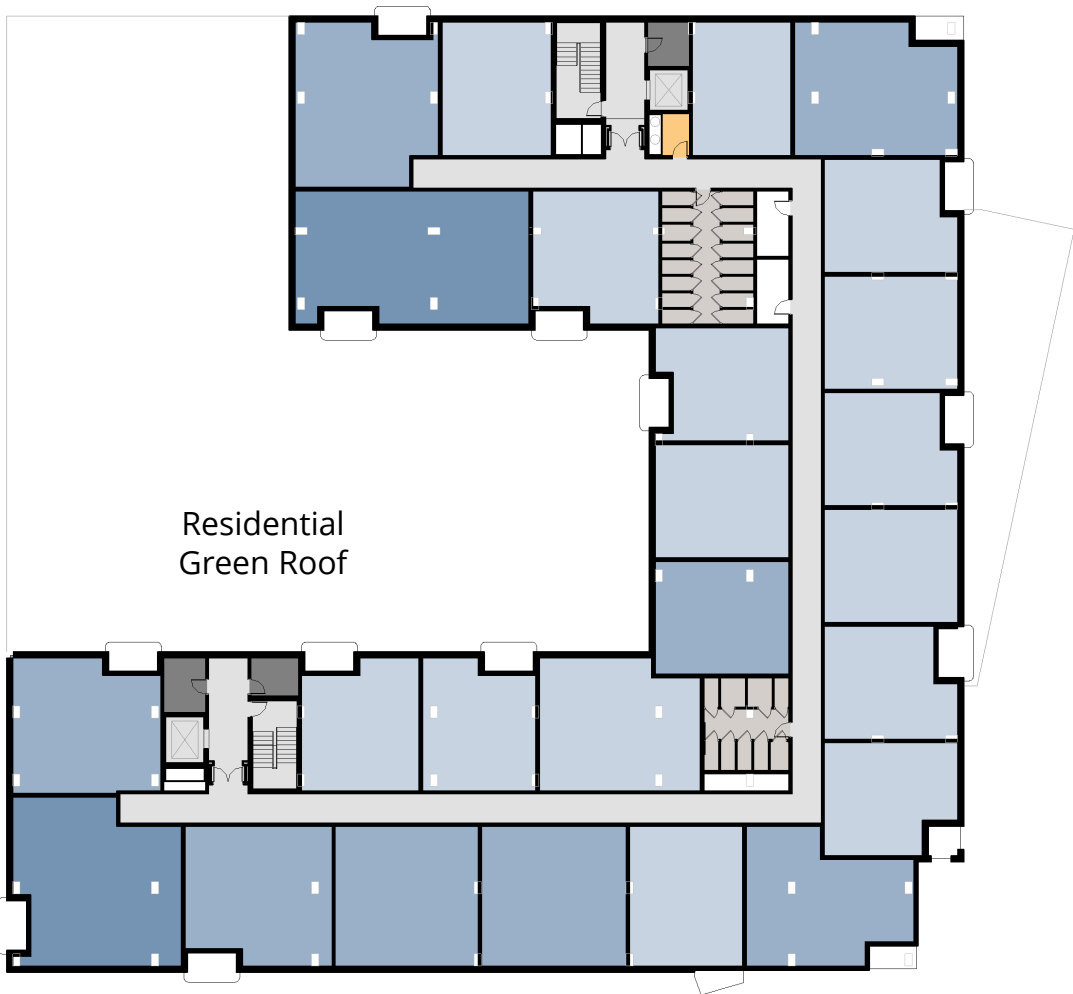


First Floor Plan



Residential
Green Roof

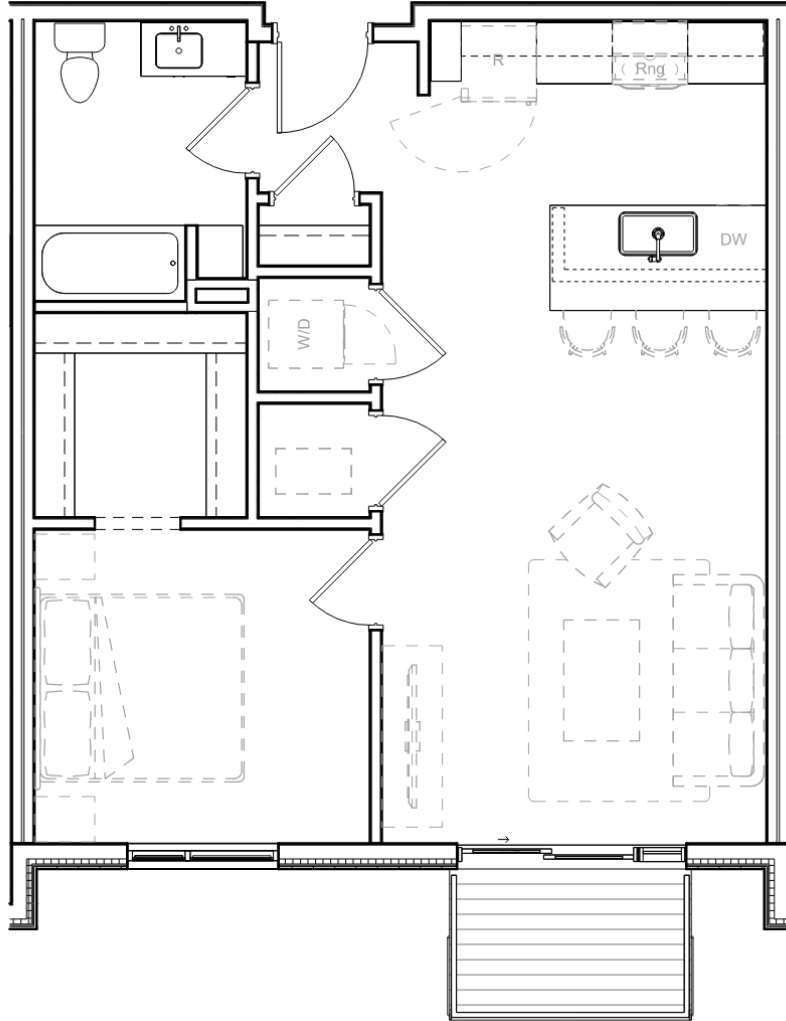
Building B
Units



Residential
Green Roof

Building A
Units

Upper Floor Plans



Unit Types Include:
1-bedroom units
2-bedroom units
3-bedroom units

Units Include:
Full Kitchens
In-unit washer/dryer

Mix of units with and without
balconies/patios

Typical 1-Bedroom Unit Plan



Exterior View – S Park Street

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Exterior View – Badger Rd

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Exterior View – Badger Rd

Potter
Lawson
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Exterior View – Park St Entry

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Lawson
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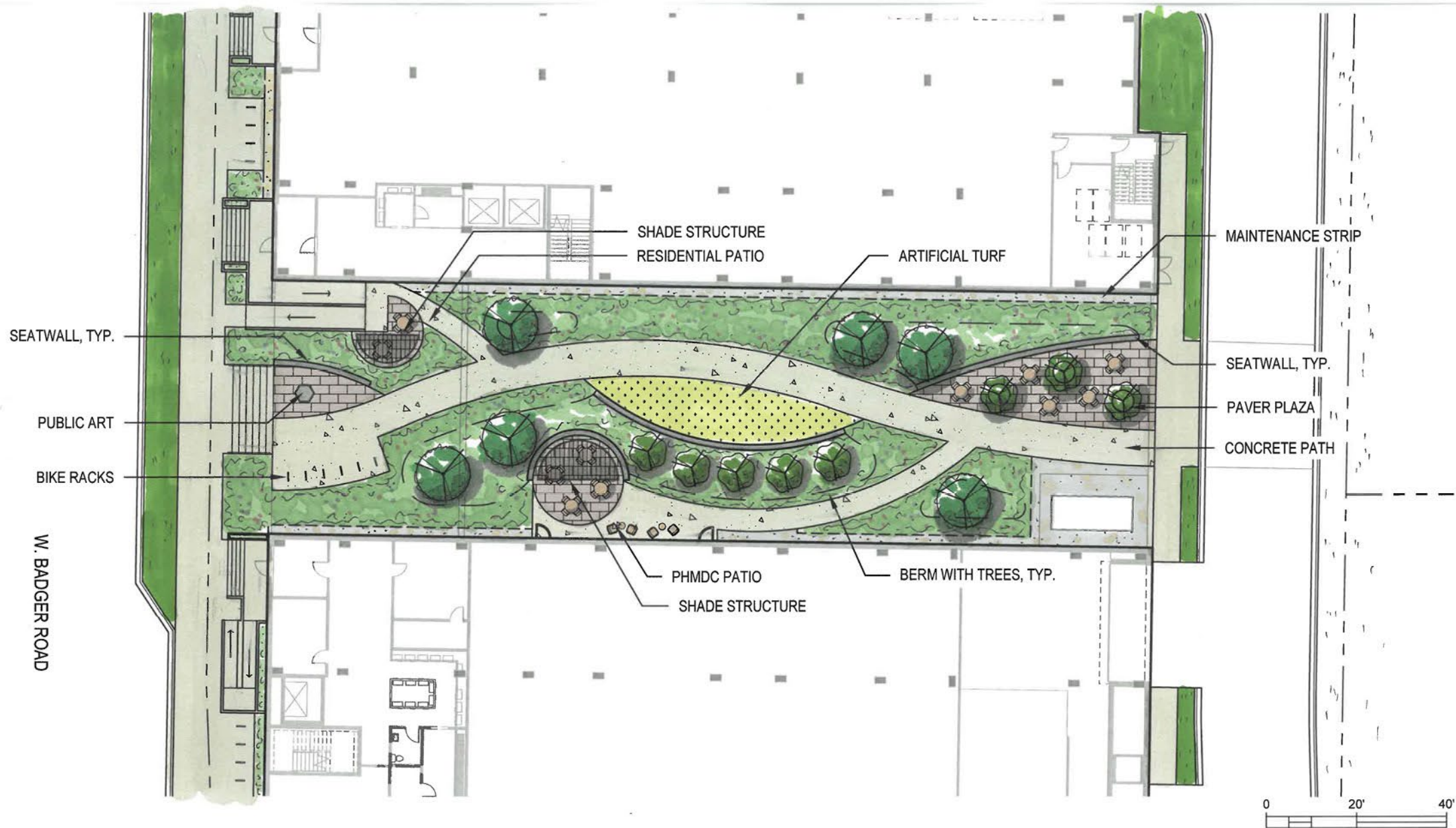
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Exterior View – Badger Rd Aerial

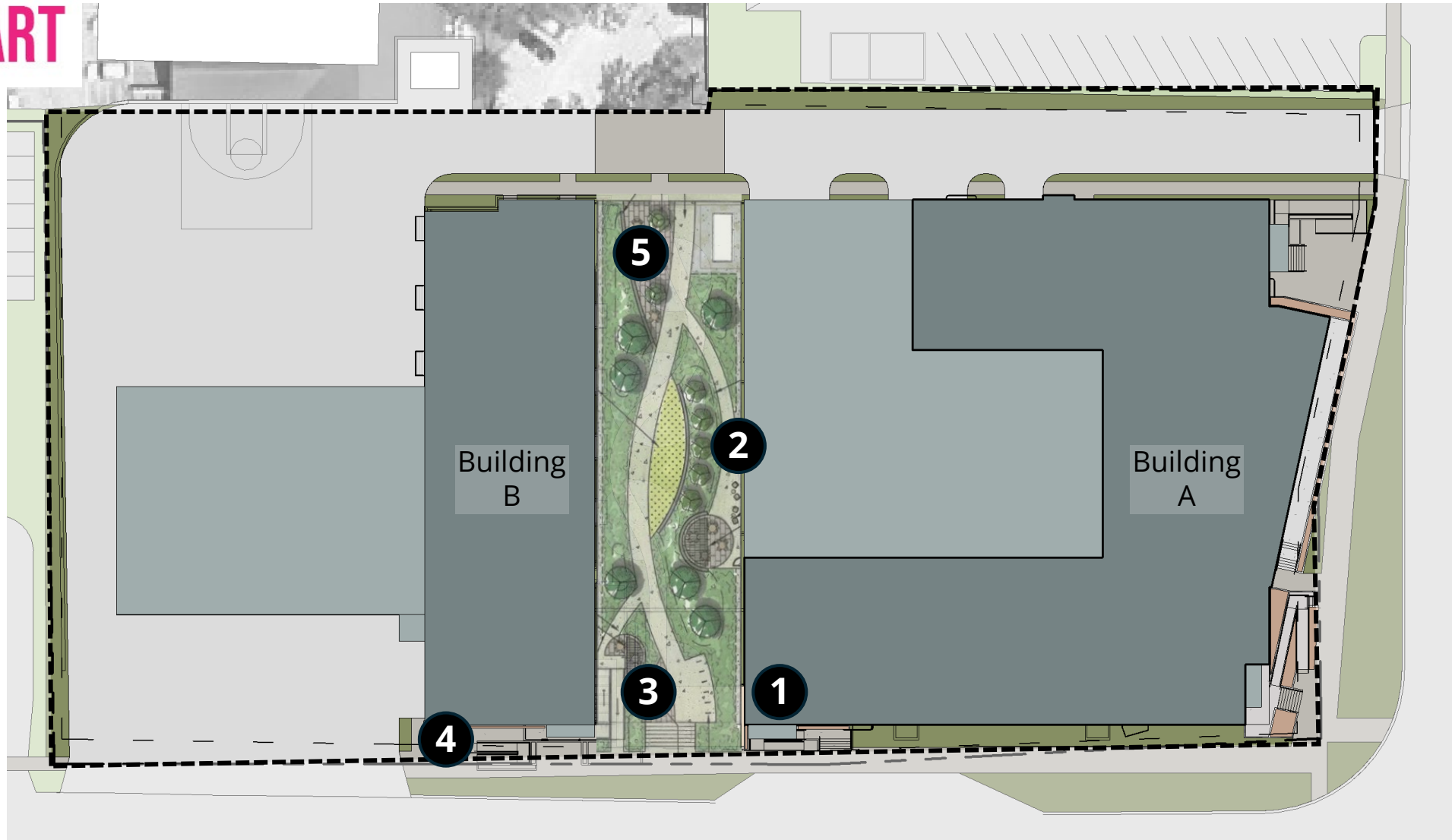
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AMENITIES

- Fitness center
- Indoor club room for resident events and gatherings
- Rooftop terraces with grilling areas for resident events and gatherings
- Outdoor greenway, accessible to the public
- Ample parking for cars and bikes, included in rent
- Interior resident storage
- Interior resident bike parking
- In-unit laundry for residents
- On-site Management and Maintenance



PUBLIC ART



Potential Art Locations

TYPES OF HOUSING

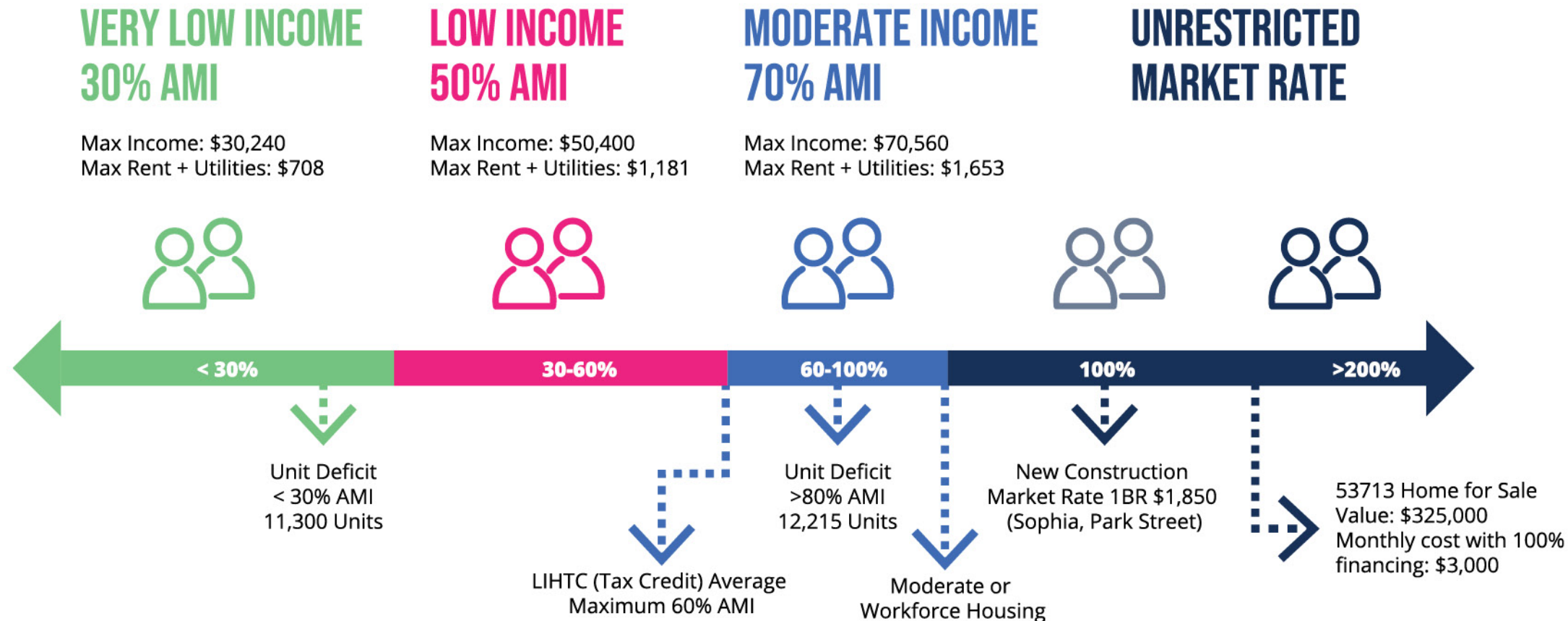


**WORKFORCE
HOUSING**



**SENIOR
HOUSING**

WHO THIS HOUSING SERVES



WHO THIS HOUSING SERVES

ADMINISTRATIVE ASSISTANT

Income: \$44,940
Approximate AMI: >50%
Monthly Rent (including utilities): \$1,181

CHILDCARE WORKER

Income: \$24,380
Approximate AMI: <30%
Monthly Rent (including utilities): \$708

LINE COOK

Income: \$34,650
Approximate AMI: >30%
Monthly Rent (including utilities): \$1,181

JANITOR

Income: \$31,200
Approximate AMI: >30%
Monthly Rent (including utilities): \$1,181

WAITER

Income: \$31,020
Approximate AMI: >30%
Monthly Rent (including utilities): \$1,181

LAB TECHNICIAN

Income: \$54,570
Approximate AMI: >60%
Monthly Rent (including utilities): \$1,653

TIMELINE

**MAY-AUGUST
2025**

Geothermal
testing

**JUNE-AUGUST
2025**

Demolition
of existing
buildings

**END OF
2025**

Bus transfer
station
relocation

**Q2 2026-
Q3 2028**

Construction

QUESTION & ANSWER

THANK YOU

Visit **PARK BADGER MADISON .COM**

to receive updates and continue
sharing your voice