



Agenda Item #: 4

Project Title: 1001 Wisconsin Avenue - Major Amendment to a Previously Approved Planned Development (PD). (District 2)

Legistar File ID #: 93251

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

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of June 3, 2026, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a major amendment to a previously approved Planned Development (PD) located at 1001 Wisconsin Avenue. Registered and speaking in support were Amy Supple, Kavitha Marudadu, and Dwayne MacEwan.

Summary of Commission Discussion and Questions:

The Commission inquired about the conservation easement. There is an encroachment into the easement, but it is limited to the corner of the canopy.

The Commission discussed light spill coming off the rooftop. Right now, it kind of disappears at night. Specific fixtures and directions of those will be very important. The sky bar canopy on the north side has a nice overhang relative to the structure; the glass volume looks tight like a greenhouse. The applicant replied they will refine the roof profile as it relates to how they treat acoustics, and they will an extension to keep light spills minimal. Not all of it would be a glass roof, there would be certain opaque elements to contain light spills.

The Commission commented that these are tasteful additions that complement the existing character of the building and will add nice visual elements from the lake. Well done.

The Commission commented that the large blank wall in plaza space could use some nice greenery to soften that corner. Something vertical would be a nice addition.

The Commission noted this as being a very mature application of this enhancement, it does nothing to take away from the building, the proportions with the additional canopies work. This is a great design, don't go far in terms of trying to change a lot. The striped canopies are enough color, a pop of modest color that works well, great project.

The Commission commented on the stunning design, the articulation, activities, great improvement. Wouldn't change too much, agree with the detailed recommendations that were given.

The Commission note that everything is making this space designed better for humans, a quality occupied space with an amazing view. Where does this go, as far as the intrusion into the conservation easement? The Landmarks Commission, Plan Commission and Common Council will be part of that discussion. This is the first stop; they will come back with a formal application.

Action

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