



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 1/27/2021
Item Number: PC20-0132	Date: 1/27/2021
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Carroll University, Health & Wellness Center, 304 N. East Avenue, Final Site Plan & Architectural Review - An elevator addition and minor site changes to the property at 304 N. East Avenue.	

Details: 304 N. East Ave. sustained major damage during a microburst storm that hit the neighborhood in June of 2019. The owner at the time repaired some of the damage but did not complete the work before Carroll University purchased the property. The proposed project will complete the necessary repair work and update the building for use as the university Health Services Center.

The applicants have proposed numerous small repair projects to the building's exterior, all of which were approved by the Landmarks Commission at their December 2nd meeting. These include repairs to windows and windowsills, tuckpointing masonry, replacing the roofing, updating entrances to be ADA compliant, etc. Many of the roof tiles along the edge of the flat roof section of the building were blown off in the storm. All will be restored or replaced, with original returned to the north and south edges as much as possible, and any new tiles on the least visible west elevation.

The most significant changes to the building will be a large new rooftop HVAC system and a new elevator shaft attached to the rear of the building. The HVAC system will have tan-colored screening, attached to the unit itself rather than the building for stability purposes. The shaft will have a masonry exterior, which will not match the irregular masonry on the rest of the building but will be a compatible color and style. Existing windows on the first and second floor will be widened to allow for the elevator openings, but otherwise the wall will be left intact underneath the elevator shaft.

In addition to the building restoration, the applicants plan to add a new exterior walkway which will make the building ADA accessible, as well as a patio area in the rear of the building, in the space where a garage was located until it was destroyed in the storm. They will also add extensive landscaping both at 304 N. East Ave. and at 310 N. East Ave, the house to the north, which will become the College of Health Sciences building. Additionally, the parking lot to the north of 310 N. East Ave., adjacent to the bike trail, will be repaved.

Carroll University staff collect trash daily and bring it to a central location for the entire campus, so no outside trash storage is necessary at this building.



Options & Alternatives:

Financial Remarks:

Staff Recommendation: Staff recommends approval of Final Site Plan and Architectural Review for 304 N. East Ave. with the following conditions:

- All Engineering Department comments will be addressed.