



CARROLL UNIVERSITY

General Description

The proposed Lowry Hall Replacement project will replace the existing Lowry Hall building with a new lab and classroom building to serve the Nursing, Physics/Engineering Exercise Science Programs and other academic classroom needs of Carroll University students and faculty. The building is designed with two floors above grade, a partially exposed lower level, and a screened rooftop enclosure that houses mechanical equipment. An occupied terrace is also being planned for a portion of the roof, should the budget allow.

The existing, two story Lowry Hall will be demolished in its entirety. The replacement building will occupy the same general location as Lowry Hall and connect to the new Science Building, currently under construction.

The project will be constructed in a single phase. The project site is located in the southwest corner of the Carroll University campus and the property is owned by Carroll University.

New sidewalks, an entry plaza and an accessible building entry will be included. The Lowry Hall Replacement building will be connected to the new Science Building on all floor levels and the elevator being installed in the adjacent Science Building will also serve this new building.

The new building will be fully equipped with a fire suppression system.

Campus utility upgrades were completed as part of the new Science Building project and will be used to serve the Lowry Hall Replacement Building. Below grade provisions will be included in the project for storm water management.

Building Areas

Proposed Lowry Hall Replacement Building = 36,000 GSF

Existing Lowry Hall = 21,100 GSF

Building Heights

Existing Lowry Hall = 37'-8"

Proposed Lowry Hall Replacement Building = 51'-0" (from lowest point of grade at NW corner to top of penthouse screen wall).

New Science Building = 50'-8" (from lowest point of grade at SW corner to top of penthouse).

Parking

No new parking will be added with this project.

Zoning Variance Appeals

Carroll University will be applying to the Waukesha Board of Zoning Appeals at its April 4th, 2016 meeting for a setback zoning variance for the Lowry Hall Replacement project.

- Carroll University requests preliminary approval by the Plan Commission for the following variance requests:

I-1 Institutional District

Street Yard Setback: The required zoning street yard setback is twenty-five feet (25') from the Barstow Street right-of-way. A zoning variance is requested to allow the west façade of the proposed Lowry Hall Replacement to encroach within the setback by 9'-6". This is 2'-0" less than the encroachment approved for the new Science Building.

In addition, the variance requests that a below-grade area well be allowed to encroach beyond the west façade of the Lowry Hall Replacement building by another 8'. Retaining walls with landscaping are proposed to accommodate the grade change at the loading area/driveway adjacent to Barstow St. The area well is needed to provide daylight in the lower level spaces. The area well will have concrete walls and a simple metal guardrail at its perimeter for fall protection with landscaping in front of the railing.

For reference, the existing Lowry Hall encroaches within the setback by approximately 4'-0" feet.

Other options for accommodating the needed program area of the Lowry Hall Replacement Building are extremely limited due to the existing conditions in this area. The project is constrained to the north by a primary pedestrian passage, to the east by the Campus Mall, and the south by the new Science Building.

C: Tom Hanley, BWBR
Rick Gabriel, BWBR
Brian Lapham, BWBR