



City of Waukesha
 201 Delafield Street
 Waukesha, WI 53188
 Tel: 262.542.3700
 waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 5/27/2026
ID Number: PC26-0050	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Final Site Plan and Architectural Review, 245 N. Barstow St., Carroll University - a request to approve plans for a new 55,000 square foot 3 story business school building along the east side of Barstow Street, located in the I-1 Institutional District	

Issue Before the Council: Proposal to build a new academic building.
Options & Alternatives: The Plan Commission could choose to approve the application with or without conditions, or deny it. If the application is denied, the project will not be able to go forward.
<p>Additional Details: 245 N. Barstow is currently a one-story building with white metal siding, which Carroll University has used for Physical Therapy classes. The University would like to demolish the building and replace it with a new classroom and office building for its Business, Engineering, and Technology School. The main Carroll University campus area is part of the College Avenue Historic District, so the proposal was reviewed and approved by the Landmarks Commission at their April 8th meeting. The Landmarks Commission also approved a slightly different design for the building in 2024.</p> <p>The building will have a substantially increased footprint from the current building, extending along Barstow St. from Van Male Fieldhouse nearly to the railroad tracks, and will be three stories high. It will have a total area of 55,000 square feet, with classrooms of various sizes, project meeting rooms, offices, and a large open atrium area. The third floor will include a deck, which the plans have labelled as an outdoor classroom.</p>



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The building is designed to have a complementary style to the campus academic buildings, with tan brick siding and stone accents, along with a sloped red roof. It will also have more modern design elements, such as two and three story glass walls at the atrium on either side of the building.

Along with the new building, the University also plans to reconfigure the parking lot at the north side of the campus. Since the University is expanding its parking along Maple Avenue, it is able to reduce the size of the lot in the main campus block. A large portion of the interior area will be converted to green space, with new trees and landscaping, along with a small retention pond in the corner. The driveway from Barstow St. will be a one way entrance only. The driveway onto East Avenue on the opposite side of the lot will remain a two way drive but will be shifted slightly to the south, closer to alignment with the McCall Street intersection.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

This proposal will allow Carroll University to add a new academic building, as well as green space, to its main campus.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Minor Site Plan and Architectural Review for the proposed Carroll University business school building at 245 N. Barstow St. with the following conditions:

- Fencing for the generator enclosure will be black coated chain link.
- Engineering Department, Fire Department, and Water Utility comments will be addressed.

Recommended Motion: "I move to approve the proposed Final Site Plan and Architectural Review for 245 N. Barstow St.. with staff comments to be addressed. "

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature



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Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature