



General Description

The proposed Science Building project will replace the existing Maxon Hall science building with a new lab building to serve the academic and research needs of Carroll University students and faculty. The Science Building is designed with two floors above grade, a partially exposed lower level, and a rooftop penthouse and screened enclosure that house only mechanical equipment.

The existing, two story Maxon Hall and the link that connects it to the existing Lowry Hall to the north will be demolished in their entirety. The Science Building will occupy the same general location as Maxon Hall and connect to Lowry Hall on the first and second floors.

The project will be constructed in a single phase, with accommodations for the potential renovation and addition to the adjacent Lowry Hall in the future. The project site is located in the southwest corner of the Carroll University campus and the property is owned by Carroll University.

New accessible parking stalls, sidewalks, entry plazas and two accessible building entries will be added to provide accessibility to the Science Building. A new elevator and internal ramps that connect to the existing Lowry Hall will provide accessibility to Lowry Hall as well. Currently, both Maxon and Lowry halls are non-accessible. A new, code required, paved fire lane will be added that connects to College Avenue with a new curb cut. The fire lane design is integrated with the new parking stalls, sidewalks and green space.

Campus utility upgrades will be completed as part of the project, including adding 850' of new, storm sewer piping to connect the site to the existing City storm sewer in Barstow Street farther to the north of the site. Bioretention areas will be provided to infiltrate and filter as much storm water from the site as possible.

Building Areas

Proposed Science Building = 41,500 GSF

Existing Lowry Hall = 21,100 GSF

Existing Maxon Hall (to be demolished) = 12,600 GSF

Building Heights

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

Existing Lowry Hall = 37'-8"

Existing Maxon Hall (to be demolished) = 37'-8"

Parking

Proposed parking stalls = (5) five stalls, including (3) three accessible stalls, will be added.

Zoning Variance Appeals

Carroll University will be applying to the Waukesha Zoning Board of Appeals at its May 5, 2014 meeting for two zoning variances for the Science Building project.

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

I-1 Institutional District

Height Limit: The zoning height limit is thirty-five feet (35'). A zoning variance will be requested to allow the proposed Science Building to exceed this limit by approximately 16'-0". This is mainly due to the mechanical penthouse level, which will be set back from the main facades of the building.

For reference, the existing Maxon Hall exceeds the height limit by approximately 3'-0", the adjacent Lowry Hall exceeds the height limit by approximately 3'-0", and the nearby Rankin Hall exceeds the height limit by approximately 7'-0", measured to the peak of the sloped roof. Main Hall exceeds the height limit by approximately 26'-0", measured from the peak of the sloped roof; and Voorhees Hall exceeds the height limit by approximately 13'-0".

Street Yard Setback: The required zoning street yard setback is twenty-five feet (25') from the Barstow Street right-of-way. A zoning variance will be requested to allow the west façade of the proposed Science Building to encroach within the setback by 11'-6". This matches the location of the western façade of the existing Maxon Hall so that the Science Building will not be any closer to the street than the existing condition.

In addition, the variance will request that a below-grade, area well be allowed to encroach beyond the west façade of the Science Building by another 8' and stairs for a loading dock extend beyond the building façade by approximately 5'. Two retaining walls with landscaping are proposed to accommodate the grade change at the loading area/driveway adjacent to Barstow St. The area well is required for mechanical intake and exhaust louvers and mechanical equipment access at the lower level, and for lower level windows to provide daylight in the classrooms. 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. The loading dock/driveway is required for the continued delivery of scientific equipment and supplies, and building operations and maintenance. It will replace the existing service driveway at Barstow St.

For reference, the existing Maxon Hall encroaches within the setback by approximately 11'-6" and the adjacent Lowry Hall encroaches within the setback by approximately 4'-0" feet.

Other options for accommodating the needed program area of the Science Building are extremely limited due to the existing conditions in this area. The Science Building is constrained to the north by Lowry Hall and to the east by the nearby Rankin Hall. There is a code required fire separation distance of 20' between the Science Building and Rankin Hall. Rankin Hall is also a historic building and locating the Science Building any closer than 20' would create an undesirable visual impact.

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Attachment: Plan Commission Checklist-Preliminary Review, City of Waukesha