



# Star of Bethlehem Ev. Lutheran Church and School

## Master Plan Project Description and Narrative

July 3, 2017

After working with the committee for the past several months and going through the master planning process we have the following information to provide regarding the process and the recommended master plan solution.

The master planning process is one where we try to look at what the future needs might be for Star of Bethlehem Ev. Lutheran Church and School. With this particular exercise we looked at how to maximize the current property and what the potential there is for future facility expansion(s). Several options were considered including options for utilization of the parsonage property, the northwest parcel (baseball field), adding a second story and finally what could happen if some of the property to the south became available. The Committee felt the best stewardship for the church and school was made to develop a design solution that preserved as much of the property as possible with its current usage and to stay within the bounds of the current property thus minimizing the impact on the site and being cost effective.

The chosen master plan utilized the existing space that is west of the current classrooms and was determined to be some of the least utilized space on the site. This solution will require an easement for the proximity of the expansion to the required setback along S. Casper Drive. Previously there was a variance granted here (which has expired), but this solution requires a larger variance. The variance is subject to the approval by New Berlin Planning Commission and Council. The expansion will require possible relocation of the existing playground equipment.

After reviewing several concepts, the committee came to the conclusion that the best use of the property is to expand the school in a 3 level facility to the west of the current school. This addition consists of a lower level that would be left unfinished, a first floor with four classrooms and a second level that would also accommodate 4 additional classrooms. With the loss of 2 classrooms to remodeling (see the next paragraph) the net gain would be 6 classrooms plus an unfinished basement with a large window well that could accommodate 4 standard size classrooms for future needs.

Through the discussion and planning process, it was decided to remodel 2 existing classrooms into lobby space and administrative space. The administrative space is placed to provide optimal communication to the school entrance, other staff and the classrooms themselves.

With this location there will also be the ability to have enhanced security and monitoring of the main entrance to the school.

A new school entrance is also being shown as a part of the master plan. This entrance will help facilitate better circulation, create an expanded lobby for both the school and gymnasium and create a new identity to the school. This entrance is located to provide ease of drop-offs and pick-ups along with enhanced security features.

Another aspect of the chosen master plan was the expansion of the current southwest classroom. It was determined that the existing southwest classroom would become the kindergarten classroom and would have to be expanded to accommodate the anticipated class size.

The concept that has become the recommended master plan will include providing natural light to all classrooms to enhance the education experience. Additional toilet rooms have been added that are fully accessible and an elevator would be added to provide accessibility to all levels.

The first phase of the project provides several options of what ultimately would become a part of this phase. With the 3 levels there is the possibility to shell the entire addition and finish rooms as needed. Another possible option is to not build the second level and add that at a future date, this would add considerably to the cost of constructing the second level. Finally, a third option with this design solution is to build an expansion that has 3 classrooms per level in lieu of 4 per level to reduce the footprint.

Future phases of the project include a new commons area and a possible new expanded gymnasium. This gym would allow for 2 basketball courts at the same time to be utilized. The gymnasium expansion would require a variance to the south property line or the acquisition of property to the south.

Respectfully Submitted



Tom Schermerhorn, NCARB, PE

Principal