

Preparing for God's Blessings

Fall, 2023

**A case booklet supporting plans for building an
educational addition on our campus.**

*How abundant are the good things that you have stored up
for ... those who take refuge in you. Psalm 31:19*

Immanuel Lutheran Church

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Manitowoc, WI 54220

920-684-3404

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Why are we doing all of this?

Before ascending into heaven, Jesus stated a mission to occupy his believers until he returns: *Go and make disciples of all nations, baptizing them in the name of the Father and of the Son and of the Holy Spirit, and teaching them to obey everything I have commanded you (Matthew 28:19–20).* We believe in that mission and use it as a guide for our very own purpose statement.

Our mission is to be a family glorifying God, growing in faith, and leading others to Christ.

Stated another way, our purpose is to make disciples. This effort of making disciples has two parts: reaching out and nurturing – **reaching out** to those who do not know Jesus and **nurturing** the faith of those who are already confess Jesus as Lord.

We **reach out** to others spiritually when we share with them the good news that Jesus, God's Son, is also their Savior. We do this by both telling them about God's grace and living out that grace so others will glorify our Father. So, we've been tasked with this privilege as individuals and as a congregation: to tell others about Jesus our Savior.

Nurturing faith requires contact with the gospel. *Faith comes from hearing the message and the message is heard through the Word of Christ (Romans 10:17).* That's why a key component to our ministry is gospel-centered education where God's Word is shared with our children. Our buildings have simply been tools from God to help us accomplish that goal – to **nurture** the faith of our members.

But for Immanuel to do our very best at honoring Jesus' mission of "making disciples", now and in the future, it will require action. Your leaders believe that the bold action required at this time is to update and expand our school facilities. It may be one of the best ways to serve God's Kingdom for many years to come. The following pages outline this plan so that we can better support our goal of **reaching out** to those who do not know Jesus and **nurturing** those who do.

This vision is to share God's Word and the comfort it brings with our members and with others as often and in as many ways as possible in a space that provides room for everyone. Under the direction of our building committee, the current school building situation has been assessed, and a recommendation is made to build an addition to better serve our families and continue growing our ministry.

The theme chosen for this effort is *Preparing for God's Blessings*. Together with you, Immanuel's leaders firmly believe God has many more wonderful blessings to shower upon us in the years ahead. A school expansion project will impact many souls bringing even more blessings upon Jesus' work through our church family. But this planned addition plan is open for discussion and debate. We look forward to your input and reaction as we move forward together in sharing Jesus with more and more people. May God empower our efforts as we continue *Preparing for God's Blessings*.

**We are seeking consensus from Immanuel Lutheran families
to better focus on our school building expansion plans.**

What are the identified limitations with our present buildings?

We view Immanuel as an outreach-focused, welcoming, family-oriented congregation. To carry out that vision, we rely on our buildings as tools in assisting us, God's people, for ministry work. When buildings interfere or become a barrier to ministry work, it is prudent to assess the situation. Your leaders believe an expanded school building will provide more space for making connections with our own members and those who are not yet directly connected.

Addressing the following needs will help to improve our educational offerings and serve our members in a more complete manner.

- Immanuel Lutheran School and Preschool are experiencing phenomenal student enrollment with a 32% increase over the past 5 years. Total enrollment is at 143 children (see page 6, Graph A) with no more classroom space available. If space needs are not addressed in the next 2-3 years, we will be forced to limit enrollment and leaders feel strongly that this is not a viable option.
- The gymnasium does not have a gathering area for fellowship. There is a need for attendees to have a safe space to congregate before and after large group school activities. The church family will also benefit when the need arises for larger church gatherings the current Fellowship Area (lower-level) cannot accommodate.
- Implementing the popular wrap-around care was completed by repurposing the library. All school spaces are being utilized for educational purposes.
- Immanuel Lutheran School is the primary evangelism effort for our church. Many families have joined the church in part because of the school. We wish to continue growing our church through school connections (see page 6, Graph B).

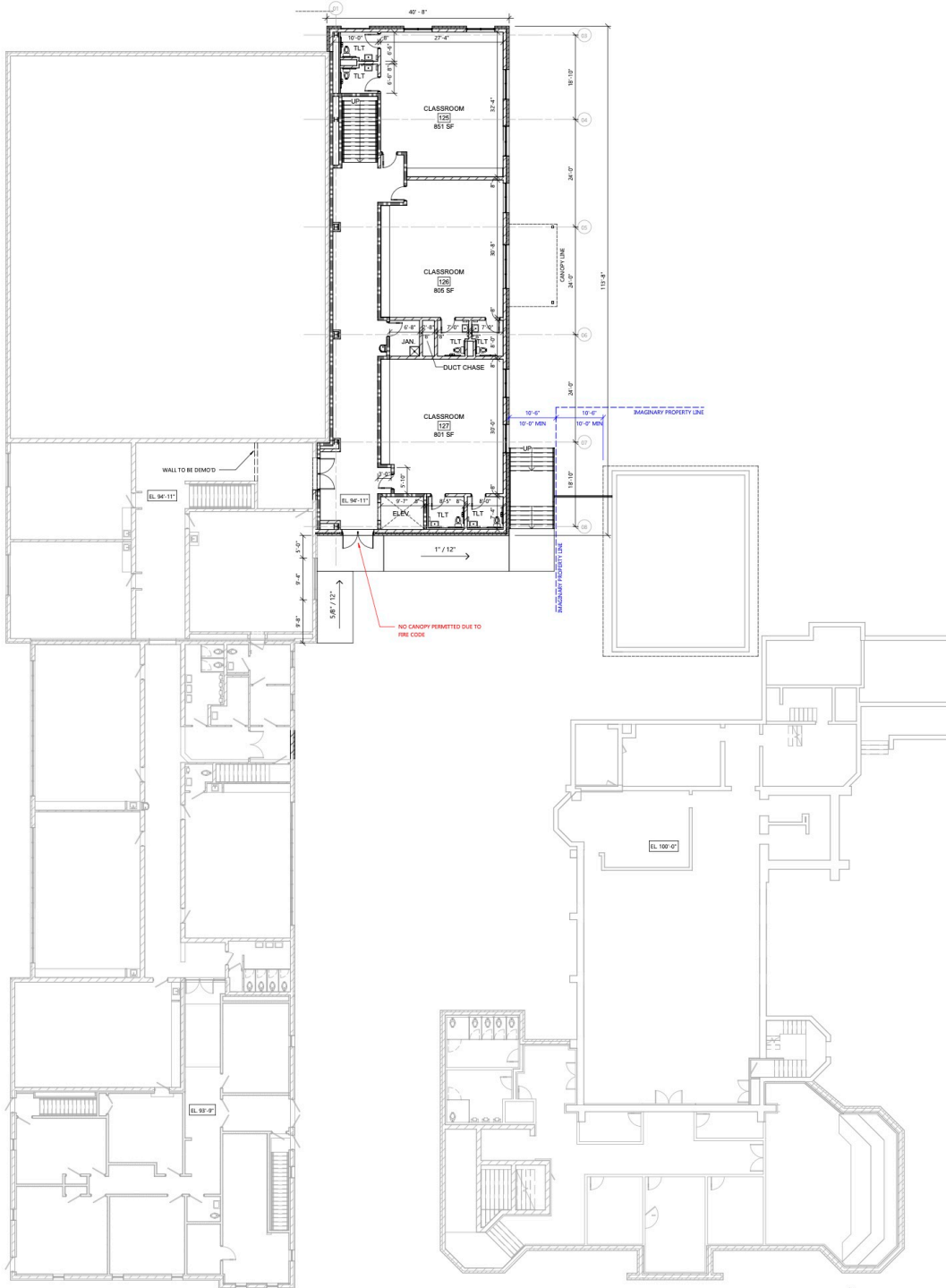
The reason our school is experiencing student growth can be summarized in these ways:

- The family connection strategies implemented by our pastors, principal and preschool director are bearing fruit. Non-member families and those joining the congregation receive encouragement to continue on with our ministry.
- More community families are seeking bible-based values for their children which are not found in public schools.
- The positive word of mouth marketing of Immanuel School is growing and impactful. Our school is well respected within the community and families are seeking out our school ministry.

To develop a site attractive for guests and new school families as well as addressing the above needs, the Building Committee, in working with Excel Engineering, is proposing the following building expansion and upgrades:

- Three full-size classrooms for early childhood children
- Commons area off the gymnasium for school and church large-group activities. The space also contains ADA accessible restroom facilities and elevator access to the upper level.

Upper Level – School Expansion, Option A



UPPER LEVEL PLAN
 NORTH
 SCALE: 1/8" = 1'-0"
 0' 10' 20'

ARCHITECTURAL SECOND FLOOR PLAN OPTION A



PROJECT INFORMATION

PROPOSED ADDITION FOR:
IMMANUEL LUTHERAN CHURCH & SCHOOL
 916 PINE ST. • MANITOWOC, WI 54220

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 16, 2022
 NOV. 30, 2022
 MAR. 27, 2023

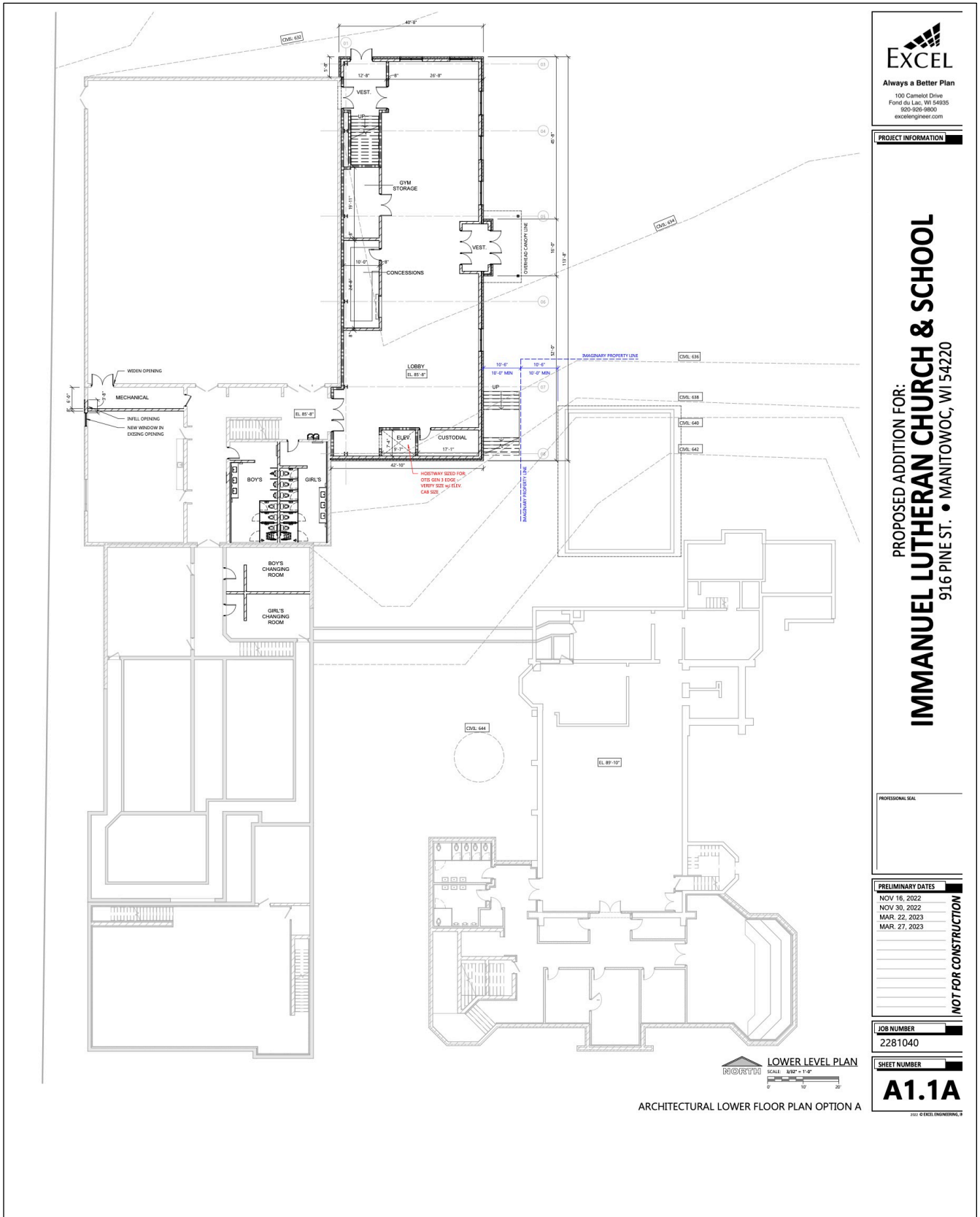
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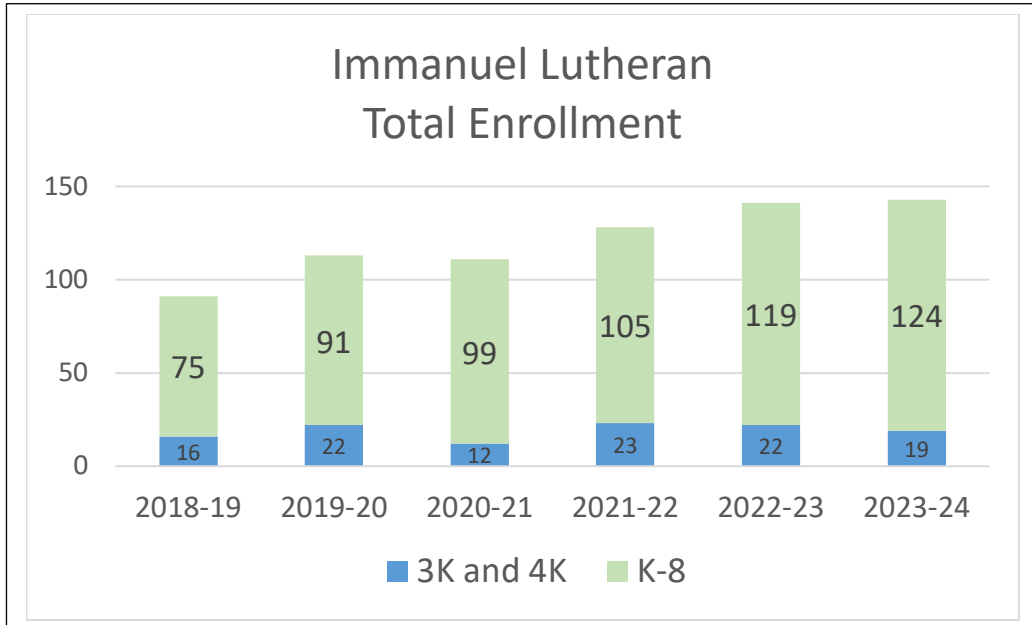
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Lower Level – School Expansion, Option A

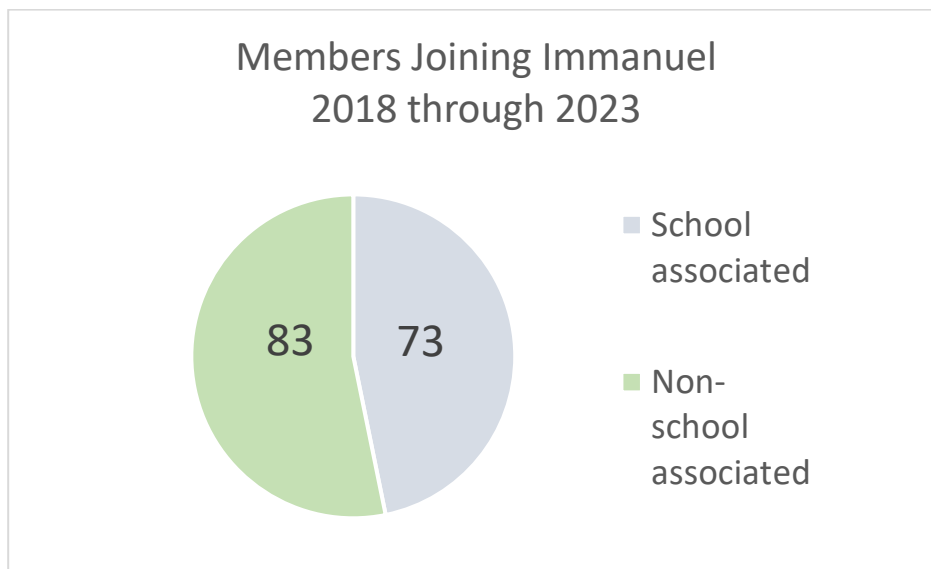


Immanuel Lutheran School enrollment trends

Graph A - Our school has been blessed with overall enrollment increases the past six years. Having a strong feeder system of 3K and 4K is ensuring a solid growth pattern. In addition, there are many families who have directly enrolled their child into kindergarten. These families have been attracted to our school because of the Christian values taught in a spiritual school setting.



Graph B - Immanuel Lutheran Church has been blessed with 156 new members since 2018. Members join in three ways: adult confirmation; transferring in from other WELS churches; or profession of faith. Of these new members, 47% had a connection with Immanuel Lutheran School. Our school is serving as a way of attracting members to our church.



Our guiding assumptions for planning

Immanuel leaders are seeking the most prudent solutions to our ministry regarding school building needs. The following assumptions form the basis of the school expansion recommendations which follow. We believe the following statements are solid guides as Immanuel plans for the future.

- ◆ Christian education is one of the main ministry missions of Immanuel Lutheran Church.
- ◆ Congregation input into the decision-making process is important.
- ◆ Immanuel expects to have a manageable debt service with an expansion plan.
- ◆ Immanuel's building plans for expansion strive to address current and long-term ministry goals.
- ◆ Immanuel's major decisions require a high level of trust in our Lord. (Proverbs 3: 5-6)

What are the preliminary cost and income projections?

To fund our building expansion, several sources will be considered as described below. Immanuel currently has no debt, a blessing as we consider a major building expansion.

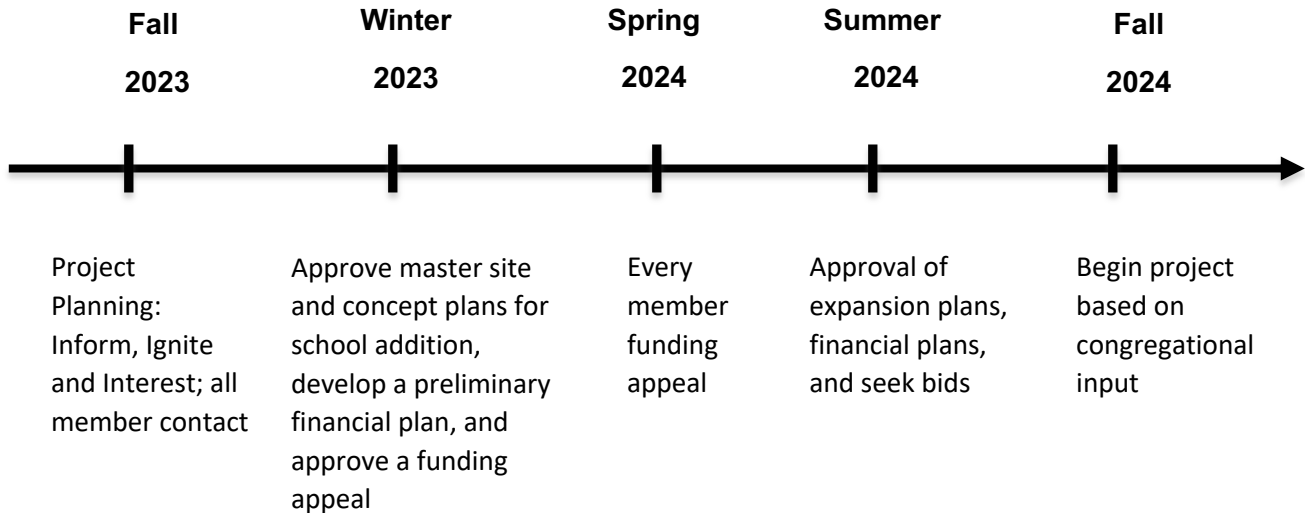
The first step in developing a financial plan for building expansion is to implement a funding appeal. Once it is known what our members will give toward a 3-year funding appeal, we will be in a better position to determine the next steps and be in a better position to determine how much to borrow, the rate, and term. A financial plan, including cash and commitments, will be developed prior to moving forward with expansion plans. The following preliminary funding plan is our current, best estimate:

Immanuel's debt	\$0
3-Year funding appeal	\$800,000 to \$1,500,000
Grants and foundations	\$50,000 to \$100,000
Commercial loan	\$1,100,000 to \$1,800,000
 Estimated Total Cost of Expansion:	 \$2,700,000

In addition to the above funding sources, a plan needs to be developed addressing future monthly mortgage payments to support a loan of \$1,000,000 or more. A plan we trust will emerge, but much more needs to be designed before a final mortgage begins in two to three years.

What are the next steps?

The Lord has blessed our work to this point in time. We trust his guidance for the future! We have a good start but know there is still much to be done. The following steps are offered as tentative guides. At every step of the way, the congregation has the decision to stop, place on hold, or move forward with each action or proposal. The timeline below is actually a series of events leading up to project completion. The timeline may be modified or adjusted per congregation decision.



We need your input!

A major school expansion project is not an easy one, nor is it a one-time event. Rather, the process involves several smaller decisions along the way. We now invite everyone’s input to ensure that we are heading in the right direction with our *Preparing for God’s Blessings* effort. In the days to come please use the provided response sheet to share your advice and opinions on the best options moving forward. Your input and direction for our ministry is vital as we move forward. You may also share your thoughts with the planning committee listed below. May God bless our efforts!

Project Planning Committee

Dennis Steinbrenner, Chair 920-860-9184

Dawn Welnicke 920-901-7378	Jason Muench 920-242-9362
Andrea Dolan 715-220-1439	Jamie Zastrow 920-242-3245
Nate Reis 920-242-2021	Jaimie Carlson 920-242-4286

Advisors: Principal Dave Wilson and Pastor Matt Zimpelmann