

# St. Mary's Church

Preliminary Building Objectives & Building Fund Appeal

## Information Meetings

Sunday, December 16  
after the 8:00 am and 10:00 am services  
and  
Monday, December 17  
at 6:30 pm

All meetings held in the Parish Hall

Come to Ask Questions  
Come to Share Ideas, Opinions and Suggestions  
*Please bring this Brochure and Survey Form with you*

Important time dated material enclosed.

Please read immediately.

Thank you.

## **A Message from Bishop Steven Miller**

Dear Friends in Christ,

One of my favorite hymns begins with these words,

Christ is made the sure foundation, Christ the head and cornerstone,  
Chosen of the Lord, and precious, binding all the Church in one;  
Holy Zion's help forever, and her confidence alone  
(Hymnal 1982, #518)

I write to tell you how pleased I am that you, the people of St. Mary's, Dousman, are building on the firm foundation which is Christ. Together with your vicar, Fr. Scott Leannah, St. Mary's has experienced exponential growth – growth that makes a capital campaign to build new facilities for worship, formation, and fellowship the only faithful response to God's call to your Parish family.

St. Mary's has been truly blessed by the gifts, labors, and giving of all who have brought you to this point. Together you are being faithful to the call to build up his body the Church in this rapidly growing area of our diocese.

Please know of my prayer and support as you go forward in this capital campaign. I am confident that the Lord who has begun this good work in you will bring it to completion.

Yours in Christ,

The Rt. Rev. Steven A. Miller  
Bishop and Rector

## **A Message from Fr. Scott Leannah**

Dear Brothers and Sisters in Christ,

Grace and peace to you! This information booklet provides an update for all Parish members on the on-going discussion, planning, and future implementation of a building program. I am very grateful to those Parish members who have been working very hard to help us get to this point of beginning to plan and earnestly look at our potential for development of our Parish facilities as well as our fund-raising capabilities.

When I was called to be your priest in December 2003, I did not imagine that we would be at this point a mere four years into the future. Sunday attendance has more than doubled. We have welcomed many new members and families into our Parish. Our music program has grown and expanded, and outreach and service to others continues to grow and help define us. In many ways, our Parish community has grown, changed, and developed. This has given rise to some growing pains at times. It's also yielded new life and new ministries.

I feel that the Holy Spirit is inviting us now to seriously pray and ponder about what is next for us. As a community, who are we in Christ? Who do we want to be in Christ? Does a building project fit into that mission? I know how I would answer that, but now is the time for you to answer – each of you. The groundwork is being laid. Whether or not we move ahead, and how we move ahead and what we decide, all of that is awaiting us. I urge you to avail yourself of the opportunity to make your voice heard. This church, where Jesus is proclaimed as Lord, is not *my* church. It's not *your* church. It's *our* church. It is now time to hope, dream, and pray about what comes next. May God, who has begun so much good in us, through His love, bring it to completion.

Fr. Scott

## **Our Path to the Present**

Back in 1999, when Fr. George Kimball retired, our Parish found itself without a permanent priest, and found it difficult to grow. With rising costs and lack of growth, we were faced with the eventual possibility of a “For Sale” sign in our front yard. This was too unimaginable to consider. We were challenged further by a Diocesan report based on six months of study that concluded we were unable to accept change, probably not able to grow, and would remain a small, caring, very loving, family church.

In 2001, a committee made up of members of the Vestry and the general membership recognized St. Mary’s had reached a critical juncture. Either it could remain as it had been – a wonderfully warm, close-knit faith community, serving the needs of the existing membership; or it could embark on a far riskier, but potentially more rewarding, journey by reaching out to new members. The committee unanimously chose the riskier journey. We began to practice Evangelism, inviting people into a relationship with Christ. If we could just get them in our church, we were confident that our fellowship would keep them. And sure enough, we found ourselves growing. We were energized as we began to entertain thoughts of the need to build a larger church.

But a more pressing need was to find a fulltime priest. Faith, commitment, and a common goal allowed us to bring Fr. Scott to our door step in 2003. “What a blessing!” With his leadership and the commitment of the members of the Parish, we have experienced a new wave of growth and a better sense of community. Dynamic renewal forces are at work infusing our regular weekend services, formation programs, quiet midweek reflections, outreach missions, retreats, prayer groups, and fellowship opportunities with energy and excitement. Membership has doubled in four years. New members are joining committees and volunteering for outreach ministries in astounding numbers. The historic little stone church at the corner of Highways 18 and 67 in the village of Dousman brims with new members and their guests, visitors, and long-time members. A generous financial contribution by a couple from the church has enabled us to acquire nine acres of adjacent land. Christ, indeed, is in our midst. Our challenge, as it always has been, is to spread the Gospel message to friends, neighbors, and those seeking a deeper connection with God and neighbor. Together, we can make a positive difference.

## **Why Build a New Church?**

Simply put, we need to build to fulfill our mission...To invite and welcome all people to experience new life promised in the Gospels. To celebrate faith in Jesus Christ by worship, support of one another, and service to others.

- ✠ Our current sanctuary can feel too crowded and less welcoming for visitors. As the population of the Dousman area grows, a larger church will allow our Parish to grow.
- ✠ A larger church would provide opportunities for us to unite as one faith community in worship.
- ✠ Our outreach ministries, currently challenged at times by space limitations, would be able to expand and grow.
- ✠ Our music program would flourish and expand with additional space.

## Our Preliminary Building Objectives

The Building Committee is presently working with Anderson Ashton Inc. to develop a master site concept which would address the following building objectives to meet our mission and ministry needs.

- ✝ **Worship Space**  
A new sanctuary space which would reflect the warmth of our community and our Episcopal heritage. This larger, enhanced, worship space would have room for 200 to 250 people. Our current church capacity, as dictated by the fire code, is 73.
  
- ✝ **Narthex**  
The narthex/church lobby is a key space for casual fellowship, where ministry connections are made. Our volunteer ministries and small groups benefit from the casual conversations which happen here. Presently, our visitors do not have the room to comfortably converse and learn about our church, ministries and other offerings.
  
- ✝ **Christian Formation**  
Adequate space for Christian formation classes and activities for people of all ages, as well as sufficient space to hold Parish meetings and host diocesan meetings.
  
- ✝ **Fellowship Outreach**  
A Parish hall, with expanded, flexible, space which would enhance our outreach activities.
  
- ✝ **Office Space**  
Adequate office space that meets the needs of our staff and ministries.
  
- ✝ **Additional Building Objectives & Amenities**
  - Sacristy with running water
  - Updated, accessible, expanded bathrooms
  - Expanded closet & storage space
  - Refurbished kitchen
  - Updated heating, air conditioning, electrical, plumbing
  - Ample parking
  - Outdoor play area for children
  - Covered entrance for elderly and handicap
  - Labyrinth
  - Additional signage
  - Landscaping that is good stewardship of our environment

The next page indicates a possible location for our new church building. The Building Committee will share conceptual building plans with the Parish for input as these preliminary plans are developed. The estimated cost to accomplish the entire master concept is estimated at \$2.5 to \$3.5 million. For reasons of affordability, we envision taking a phased approach. How much we are able to build will depend upon the success of our Building Fund Appeal. Construction could occur in 2008.

## **Possible Location**

## **What will happen to our existing church?**

The cornerstone of our current church was laid in 1870. What a blessing our church has been to our faith community. We will absolutely not raze the church. We will continue to use our beautiful, historic church for God's ministry.

## **Possible Building Project Financing**

In January, based on the feedback of the Parish, the Vestry will decide whether to proceed with a Building Fund Appeal. The Appeal will determine the extent of financial support for the building program. How much we commit in this appeal will be determining factors in future decisions regarding how much of the proposed plan we are able to undertake.

Next spring, after the Building Fund Appeal has been completed and additional building design has occurred, the Capital Campaign Committee and Building Committee will provide the Vestry with a final building plan and financing package, including the amount of potential borrowing required. The Vestry, in turn, will schedule a Parish meeting to vote on whether to proceed with the building project. Construction does not begin until the Parish has voted its approval of the final plans.

As of October 1, 2007, our balance sheet showed investment assets of \$220,600 and debts or obligations of \$20,000. The Finance Committee has recommended that \$150,000 of the balance be used for the proposed new building. This recommendation will require approval by the Parish as a whole. In anticipation of this approval, funds in this amount were liquidated from mutual funds held by the Parish – fortunately at a time that was close to the October all-time high in the stock market.

We have engaged the services of The James Company, a Milwaukee based church fund raising consulting firm, which has served over 850 congregations in the past 20 years. Their preliminary assessment is that we could raise \$300,000 to \$400,000 or more over a three-year period. Most faith-based building projects borrow half the cost of the building project they undertake. It is possible that a successful Building Fund Appeal, added to our cash reserves, and borrowed funds could result in roughly \$1.2 to \$1.5 million or more. As stated earlier, how much we are able to build will largely depend upon the response to our Building Fund Appeal.

## **Next Steps**

Your feedback and involvement is essential! We encourage you to attend our information meetings on December 16 after each service, or Monday, December 17, at 6:30 pm. Also, we ask that you return the attached survey. Once we have conducted our information meetings and received the survey responses, the Vestry will review the response and results will be shared with the Parish. Provided the response is positive, the Vestry will approve proceeding with a Building Fund Appeal. An Appeal would be conducted in early 2008.

Please return the enclosed survey form. If you would like to speak to someone personally, please contact one of the following people:

Liz Riedel	Capital Campaign Committee Co-Chair	(262) 392-2438
Carl Eschweiler	Capital Campaign Committee Member	(262) 367-6564



St. Mary's Episcopal Church  
Corner of Hwys 18 & 67  
PO Box 126  
Dousman, WI 53118

Important time dated material enclosed.

Please read immediately.

Thank you.