

**St. Mary/St. James
Planning Committee
Preliminary Needs Assessment Summary**

PRIMARY PURPOSE

- To gather information, analyze data, exchange/discuss ideas and options pertaining to the future needs of our parishes and the physical space required to meet those needs.

PLANNING COMMITTEE OVERVIEW

- first meeting in June, 2001
- authorized by parish council to conduct study to make recommendations for the future
- committee membership represents a cross section of St. Mary/St. James
- meets monthly, meetings open for anyone to attend
- four working subcommittees (Building and Grounds, Finance, Fundraising, and Communications)
- the committee's task is to gather information and prepare a recommendation to address future needs; it is the parishioner's task to decide whether or not to act upon that recommendation

SUMMATION OF PLANNING PROCESS

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|-----------------|---|
| June, 2001 | - first meeting |
| Fall, 2001 | - facilities analysis completed |
| | - demographic study conducted |
| | - census data gathered |
| | - financial analysis of parish |
| | - space needs study implemented |
| Winter, 2001-02 | - four subcommittees established |
| | - property deeded from Marilyn and Phil Fahey to St. Mary |
| | - architect selection process initiated |
| | - request to prepare needs assessment |
| Spring, 2002 | - submitted to diocese |
| | - overview presented at all weekend Masses |
| | - website established |
| Summer, 2002 | - architect list narrowed to 12 firms |
| | - receive proposals from 6 architectural firms |
| Fall, 2002 | - three architectural firms interviewed |
| | - two liturgical consultants interviewed |
| | - Angus Young Associates recommended as architect to develop Preliminary Design and Feasibility Study |
| | - John Buscemi recommended as a liturgical consultant |
| | - \$37,840 approved by St. Mary Parish Council to contract services of Angus Young Associates and John Buscemi to complete a Feasibility Study and Preliminary Design |
| | - St. Mary/St. James membership rolls updated |

- Winter, 2002-2003
- Preliminary Design and Feasibility Study plan developed
 - visits by committee members to other parishes
 - site survey completed
 - parish information meeting conducted
 - weekly infograms in church bulletin
- Spring, 2003
- pastor and planning committee chair present preliminary needs assessment to diocese officials
 - Preliminary Design and Feasibility Study completed
 - Preliminary building plan, site plan, and proposed cost presented to parish membership
 - Parish vote conducted on proposal

PLANNING COMMITTEE ROSTER

Tim Blair	Bob Hoffman	Jerry Remy
Yogi Brown	Jerry Jansen	Jerry Richardson
John Buscemi	Ken Klink	Torey Schauff
Kent Dalsing	Jim Kniffin	Joe Stadelman
Joe Donlin	Ann Legris	Tim Stadelman
Carol Eberhardy	Ray Legris	Steve Vogler
Dan Edge	Gary Loertscher (chair)	Barb Wachter
Jim Fahey	Teri Nolden	Doug Waelti
Pauline Fahey	Trish Paris	Mike Warmuth
Jeanne Felix	Kay Parish	Carla Wolf
Rick Francois	Jerry Rabas	Gary Ziegler
		Jerry Ziegler

RATIONAL FOR BUILDING

- donation of 6.5 acres plus option to purchase 2 acres
- growth of St. Mary/St. James parishes
- projected growth within Dane/Green counties
- shortage of space in existing facilities/need to update and upgrade facilities
- St. Mary and St. James both “land poor”
- consolidation of St. Mary and St. James
- proactively addressing priest shortage/diocese clustering plan
- inflation – cost of building will increase over time
- remodeling/expansion of existing facility not feasible because existing site is “land poor” and cost of remodeling is expensive

IMPACT OF CLUSTERING

- diocese has developed a clustering plan to address the projected decline in number of priests
- St. Mary and St. James (Belleville, Dayton); St. Andrews and St. Williams (Verona, Paoli); and Holy Mother of Consolation (Oregon) constitute a cluster
- three priests now serve Belleville, Verona, and Oregon; when that decreases to two priests, St. Mary and St. Andrew will share a priest
- face a future reality of having one Mass per weekend at St. Mary
- presently 103 priests in Madison Diocese, projected to be 85 by 2006; in 2002, 10 retirements, 3 ordinations, and 2 returning from military duty

PRELIMINARY SITE PLAN

- 6.5 acre site donated by Marilyn and Phil Fahey
- site is first undeveloped land to the left of Hwy CC as you leave the village of Belleville
- exercising an option to purchase 2 additional, contiguous acres from Fahey family to ensure adequate space for new building, parking, grounds, and future expansion options
- possible access from Hwy CC and an extension of Frederick Street
- access to village sewer and water
- presently begin utilized as cropland
- Village Board members have been actively involved in the Planning Committee; facilitating communication with the village pertaining to access/development of site

ESTIMATED COST

- 4 million

PROPOSED FEATURES OF NEW BUILDING

- permanent seating capacity of 600 with space for 200 additional seats added as needed; designed for easy remodeling/expansion in future
- radial design seating pattern
- incorporate treasures from St. Mary/St. James
- multi-purpose space to incorporate fellowship hall, 8-12 classrooms, office area/workroom, kitchen/serving area
- other primary spaces include daily chapel, gathering area, reconciliation room, choir area, bridal room
- priest's quarters with kitchenette, living/dining space, bedroom
- warm, low maintenance, but nice building materials/surface
- low maintenance landscaping, some natural (note: site has direct access to a future state bicycle trail)
- utilize natural lighting
- traditional, classic styling incorporating arts and crafts, prairie-style elements
- environmentally friendly, cost effective design, building materials, and building climate systems
- technological/acoustical consideration
- space to provide uplifting feeling, welcoming atmosphere, sense of intimacy, compatibility with small town/rural atmosphere, and opportunity for social contact and interaction

FINANCIAL OVERVIEW OF PARISH; FUNDRAISING

- diocese requirement is that the parish have 50% of the project cost in cash or liquid assets, and the remainder in pledges sufficient to retire the balance within a ten-year period before construction can begin
- St. Mary has monetary assets of approximately \$540,000; \$300,000 of this amount is in the building fund
- in the past decade St. Mary annual revenue has grown steadily from \$85,000 to \$140,000. During that time, the annual operating gain has increased from \$1500 to \$85,000; in general, that operating gain has been reinvested into the physical plant to maintain its excellent condition

- parish schools are heavily subsidized by their parishes; St. Mary/St. James does not have a school
- when St. Mary was built in 1956, each family was asked to contribute a minimum of \$500, adjusted for inflation, this equates to \$3400 in today's dollars

CURRENT PATTERNS OF USE

- 750-800 people attend 4 masses per weekend at St. Mary/St. James
- 400+ youngsters participate in religious education
- seating capacity of St. Mary is 240; seating capacity of St. James is 145
- the St. Mary's complex plays an active role in the community by providing space for senior citizen activities, day care, 4-H, Scouts, bloodmobiles and other activities requiring a larger gathering space
- St. Mary/St. James has established a strong service relationship with schools and various relief/social programs in the area

OVERVIEW OF PHYSICAL SPACE NEEDS/PROBLEMS

- worshippers often have to stand at the 5 and 11 o'clock Masses and always at the 9 o'clock
- inadequate parking space at St. Mary's (awareness of need to be a "good neighbor" in terms of traffic flow and on-street parking in this residential neighborhood)
- religious education space crowded, undersized, acoustically deficient, lacking in electrical outlets, writing boards, technological connections, projection screens, etc.
- undersized parish hall/kitchen; inadequate for parish dinner, large funerals, etc.
- lack of office space, work area, storage
- tiny gathering space

DESCRIPTION OF REGION SERVED BY ST. MARY/ST. JAMES

- membership at St. Mary/St. James consists not only of folks from Belleville, New Glarus, Dayton; but also people from a geographic area extending toward Verona, Fitchburg, Oregon, Brooklyn, Evansville, Albany, Monroe, Monticello, and Mount Horeb

DEMOGRAPHICS/GROWTH PATTERNS OF REGION SERVED BY ST. MARY/ST. JAMES

- St. Mary/St. James has 530 envelope holders; each of these units averages 3 people
- 1/3 of Wisconsin residents are Catholic, so we might assume that 1/3 of those coming into this area will be Catholic
- in the previous decade, population growth was:

- Belleville	31%
- Brooklyn	16%
- New Glarus	11%
- Exeter Township	67%
- New Glarus Township	65%
- Dane County	16%
- Green County	11%
- the Madison suburban area contains one of the fastest growing populations in the state
- the region served by St. Mary/St. James is undergoing a transformation from being primarily rural/agriculture to a combination of rural/agricultural use and suburban development
- St. Mary/St. James faith community membership represents a diverse population based on age and socio/economic status

HISTORY OF CATHOLIC CHURCHES IN OUR COMMUNITY

- 1869 – land purchased (\$50) for St. James
- 1870 – St. James built, pews installed
- 1872 – St. James becomes a mission of St. Raphael's (Paoli)
- 1881 – St. James builds a parish house
- 1889 – St. Raphael's becomes a mission of St. James
- 1900 – St. Raphael's builds a new church in Paoli, changes name to St. Williams
- 1910 – 20 families form St. Mary; build a church at cost of \$7480
- 1917 – St. Williams becomes a mission of St. Andrew's (Verona)
- 1920 – St. Mary's builds a parish house (present parsonage)
- 1925 – St. Williams burns during 25th anniversary celebration; rebuilds in same year
- 1956 – St. Mary's builds a new church
- 1969 – St. Mary's adds a parish hall

Note: Every 30-50 years, there is a major building project/expansion for the Catholic community of the area. This geographic area has traditionally exhibited a strong Catholic presence and a steady, continuing growth of the Catholic community.

COMBINATION OF ST. MARY/ST. JAMES INTO ONE FAMILY

- St. Mary/St. James is one family in faith
- St. James facing reality of giving up weekly Mass due to priest shortage
- St. Mary/St. James share major programming such as religious education

OVERVIEW OF STEWARDSHIP

- we are blessed with growth, energy, and generosity
- core of stewardship is gratitude
- takes different forms (not only giving money)
- people giving of their time, talent, and resources
- answers God's call to serve others
- provides a sense of direction (void filling and difference making)
- demands that we take seriously the teachings of Jesus
- about building community
- reflection of a community rich in ideas, talent, and spirituality
- is a way of life
- everyone gives differently of their time, talent, and resources (you give what you can)

TIMELINE (IF PARISH COMMUNITY DECIDES TO BUILD)

Summer, 2003	- plan fundraising campaign
Fall, 2003	- initiate fundraising
Summer, 2004	- develop final architectural plans
Winter, 2004-05	- approval of plans, permit acquisition
Spring, 2005	- begin construction
Summer, 2005	- initiate plan to liquidate current property
Christmas, 2005	- move into our new church
2005-2015	- complete fundraising plan to retire balance of debt in a 10-year period

LIQUIDATION OF PROPERTY CURRENTLY OWNED BY ST. MARY/ST. JAMES

- St. Mary's church, parish hall, and parsonage are structurally sound; condition enhances marketability
- St. Mary's church/parish hall is space with potential for serving another church congregation or becoming a senior citizen center or community center
- St. Mary's parish house is a 2-story, brick, arts and crafts era house with high marketability
- St. James is a sound building with historical significance; would require utility upgrades to convert to another use

PROCESS THEMES

- conscious of what we want a new church to say to us and about us
- proactive in addressing needs relating to growth of our faith community and the realities of clustering/priest shortage
- use this as an opportunity to reflect on our values and treasures
- St. Mary/St. James is a vibrant and energized faith community
- family involvement/participation represents a strength in our faith community
- we are challenged by our needs, prepared to look to the future, and ready to move forward