

HOLY FAMILY
Catholic Community

Fond du Lac, WI www.hffdl.org

2020 ARCHITECTURAL FACILITY AND SITE
STUDY

FOR

HOLY FAMILY

SACRED HEART

ST. MARY

ST. PETER

OUR RISEN SAVIOR

PRESENTATION OF THE BLESSED VIRGIN MARY

PFALLER ARCHITECTURAL ASSOCIATES INC.

MARK F. PFALLER II, AIA

ELKHART LAKE, WISCONSIN

MARCH 1, 2020 – NOVEMBER 30, 2021

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ACKNOWLEDGMENTS

Facilities study committee

- Tom Groeschl, Chairman
 - Phil Twohig
 - Gail Kraig
- Michelle Ludtke
 - Joe Bird
- Beth Campshure
 - James Simon
 - Al Nicolai
- Bernie Ritger
 - Bill Gau
- Chuck Hornung
 - Paul Thelen
- Harold Schneider
 - Terry Willis
- Fr. Ryan Pruess
- Fr. Edward Sanchez

AND: Jeff Kraig, Paul Andrew, Ellen Kant, Fr. Justin Weber

Special thanks for your guidance, input, counselling, feedback, wisdom, and spell checking. You were invaluable in putting this together.

- Tom Groeschl
- Phil Twohig
- Mike Vander Saden
- Beth Campshure

FORWARD

Twenty some years ago, the previous planners that performed research, studied programmatic requirements, weighed difficult decisions and navigated a very challenging path thru the merger of 6 individual parishes into one community, are to be applauded for such a monumental task. Their personal satisfaction, as well as that of the entire community, is the realization that they were guided in the right direction by the Holy Spirit. Let's ask that same Spirit to continue to guide us today.

Holy Family parish enjoys the support of five priests today, however, it would only be three if it were not for the blessing of the Missionary Fraternity of Mary assisting our parish thru our Archdiocese. The previous study predicted of the number of priests at our parish today to be three, which would force some serious adjustments. While Holy Family also enjoys the fact that it is able to meet its budget to continue in its ministry, we are concerned about what will happen as the aging financial support base passes and lack of young involvement. Rising costs, building repairs, a staff that is stretched as thin as possible and clergy called upon to go the extra mile, are all bringing us to a point that needs an overall assessment.

Recently, two of our neighboring parishes, Our Risen Savior of Woodhull and Presentation of the Blessed Virgin Mary of North Fond du Lac, were joined to Holy Family. While parish membership and staff adjust to this reality, there are now more sites not only to celebrate liturgy at, but also provide maintenance, power, fuel, insurance, etc. Fortunately, the North Fond du Lac School district stepped forward to purchase the school building property at Presentation, since it was no longer in use. But the fact is, our parish is back up to 6 sites, multiple buildings and a continuing list of repairs and maintenance that is constantly being juggled. As responsible stewards of our time, talent and treasure, we are called once again, to take a look at our facilities to be sure they are utilized to best meet the needs of the parish.

To that end, the Facilities Study Committee was formed January 27, 2020 to start the process of review of the brick and mortar needs for the parish thru the next decade and beyond. Some of these committee members provided their input on the previous facilities study and all members are to be thanked for their dedicated and untiring efforts. Hiring the same consultant previously partnered with, Pfaller Architectural Associates, Inc., the committee forged thru Covid delays, numerous meetings and visits to all sites to personally assess conditions, draw up comparative matrix charts, assess pros and cons, discuss accessibility issues in order to produce the following report and recommendations. Please use this report as a road map for current and future decisions with regard to facilities as various triggers present themselves, such as, sufficient clergy, financial support, building conditions, use and attendance. I would suggest that this study be part of our routine parish assessment every two or three years.

One of the most significant benefits of our merger at the start of the second millennium was breaking thru our own parochialism and redundancy to move forward in a more unified and efficient group of Christ's followers to continue His mission. The pain, sacrifice and anguish of many parishioners in coming to grips with keeping, closing or selling buildings in the past may very well be felt again as we move into the future. However, let's continue to trust in the guidance of the Holy Spirit in making informed choices and look forward to adapting and building up our community and ministry as true followers of Christ.

Let's keep the lantern burning brightly, with wick trimmed and full of oil!

Tom Groeschl 2020 Facilities Study Committee Chairman

About Us

History

Holy Family Catholic Community is a vibrant, multi-cultural parish of 6,300 families in Fond du Lac, Wisconsin. We are one of the northernmost parishes in the Archdiocese of Milwaukee. Fond du Lac is located on the south shore of Lake Winnebago, the largest inland lake in Wisconsin.

Our parish is a city-wide parish with 25 Masses every week, 12 of them on weekends at four worship sites. The sites are:

- Holy Family St. Mary, in the downtown area.
- Holy Family Sacred Heart, on the west side of town with our Christian Formation and Youth Center.
- Holy Family, our largest church, is on the east side of town where our parish offices are also located.
- Holy Family St. Peter, a bit farther east, is our "country church" in the township of St. Peter.
- Holy Family Our Risen Savior, is west of the town in the town of Eldorado/Woodhull.
- Holy Family Presentation of the Blessed Virgin Mary is in the center of the village of North Fond du Lac.

We have a pastor and associate pastor model, along with deacons. The pastor and associates are advised by a Pastoral Council and a Finance Council of both elected and *ex-officio* parishioners. The four Commissions of the Pastoral Council are managed by employee-directors and assisted by support staff and volunteers. Each Commission is responsible for a specific area of parish activity: Worship, Formation, Human and Pastoral Concerns and Stewardship.

Through the work of our Parish, we provide Catholic Masses and formation services for the prisoners of Taycheedah Correctional Institution. We have two "Sister Parishes:" one on Chicago's South Side, Our Lady Gate of Heaven; and one in northeastern Nicaragua, Santa Rosa.

Holy Family Catholic Community collaborates closely with St. Mary Springs Academy, a grade K3-12 regional Catholic school, which moved into its new facility at the start of the 2016-17 school year. The new facility is located on the "ledge," which adjacent to the current location of the high school, on the corner of Hwy 23 (Johnson Street) and County Highway K.

Holy Family Catholic Community is an active member of the Fond du Lac Area Ministerial Association, a collaborative ecumenical clergy association spearheading events, shared ministries to the poor and other community religious and social initiatives.

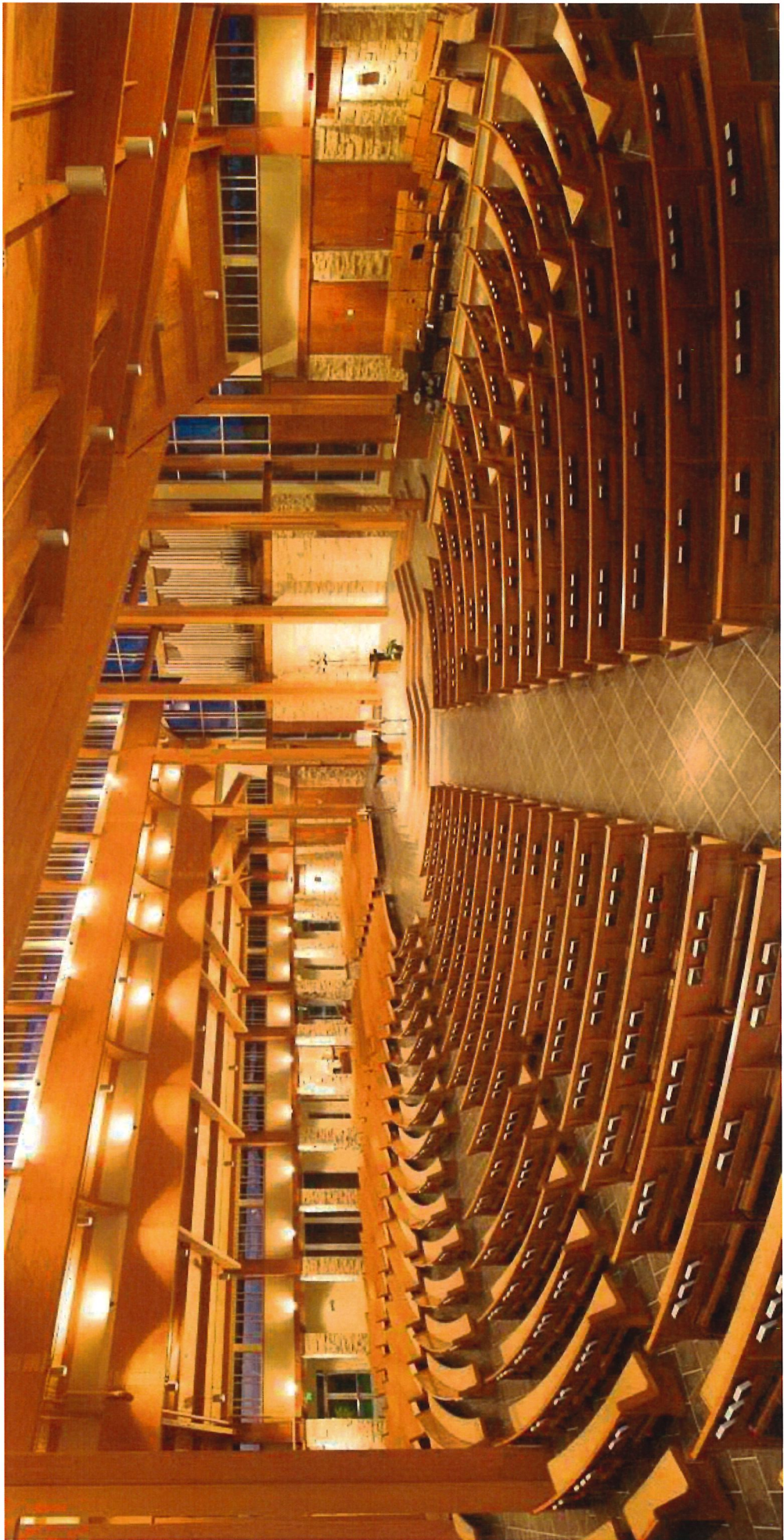
Holy Family Catholic Community
271 Fourth Street Way
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(920) 921-0580

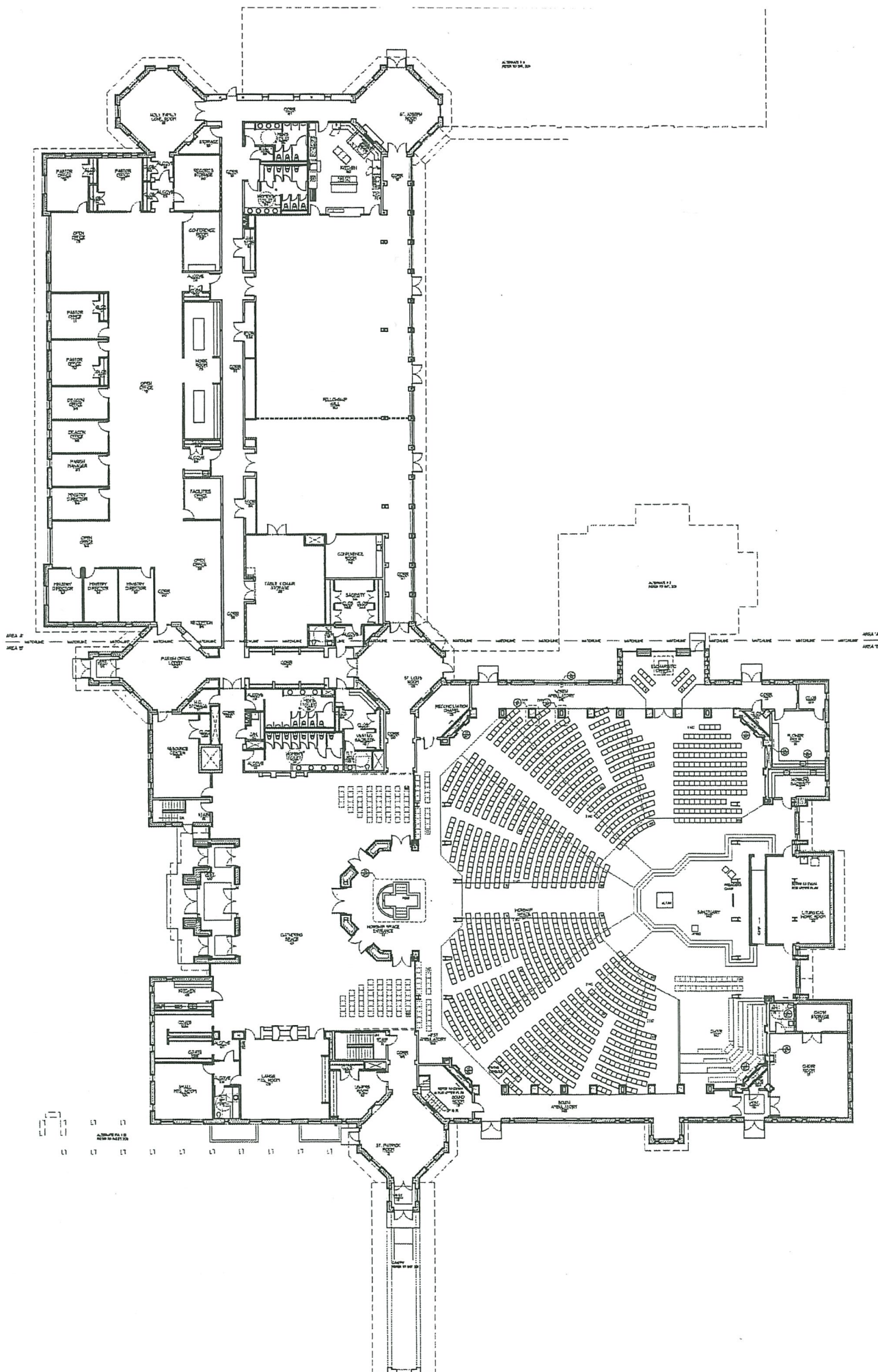
TAB #1

HOLY FAMILY SITE

HOLY FAMILY CHURCH









Holy Family Facilities Study Site Visit 6
Holy Family
2 December, 2020

PRESENT: Beth Campshure, Tom Groeschl, Gail Kraig, Michelle Ludtke, Al Nicolai, Mark Pfaller, Bernie Ritger, Phil Twohig

EXCUSED: Chuck Hornung, Terry Willis

At Mark Pfaller's request, we began the meeting with Gail and Michelle present to discuss the direction of Sub-Committee once the on-site visits are completed.

- Mark will go back and review the information that was collected at each site, redo the notes and prepare a sheet with questions to be answered.
- From this he will prepare a digital file, conversing with Tom and Phil, as well as the individual representatives of each site (to include Chuck Hornung and Terry Willis (PVBM), Bernie Ritger (ORS) and Bud Sabel (SP)).
- Following those discussions, he will start a new file to include conclusions, assumptions and probabilities. This will be circulated to all committee members for review and comments.
- Once all comments are back, Mark will prepare a report that will be consistent in format for each site. There will probably be some change in the forms that had been used in the original survey. The report will probably include some graphs along with verbal reporting. This will be distributed to the small sub-committee to start, for review.
- There will probably be return visits to some or all of the sites.
- As per Gail, the ultimate product of the committee will to provide a 3rd party roadmap for future decision making.
- Points to consider:
 - The original study had a clearer cut objective (closing sites/building a new, larger facility).
 - There is no end goal, such as building a newer, larger facility.
 - We would be remiss if we didn't include deficiencies and point them out.
 - The report will lay out all the issues, including Holy Family, looking at needs and prioritizing. In this respect, it will be a lot like the previous study.
 - We need to be looking at what improvements will be needed in the future if we plan to keep sites open and budget for them.
- Gail pointed out some trends:
 - The bulk of HF's income is from people who are ≥ 60 . We have no major donors ($> \$5000$ annually) who are ≤ 40 .
 - Attendance in the Archdiocese is down by 40%. Here at Holy Family, it is down $\sim 30\%$.

Gail indicated that this is still a working committee.

- Mark, working with Tom and Phil, will go through everything, and then bring the committee together. He would like to set definite times, say every 2 weeks, to come together to discuss the work that has been done.
- Mark is still interested in obtaining certified, current surveys of all the sites.
- Mark stated that he needs at least a month to get through all the information. Most likely the site reports will come out one at a time. This will allow the focus to be on one at a time.

Following these discussions, Gail and Michelle excused themselves and we moved on the on site evaluation. Before beginning, Phil suggested that the staff/users of the facility could best tell us of shortcomings/glaring issues in the use of the site. Gail rejoined us to add her observations.

- The building is well used.
- There are no architectural or mechanical barriers.
- The spaces function well.
- The facility has been kept up. A number of areas were recently painted.
- The lighting system in church, the dimming rack, is failing. We need to go to all LED's.
- The compressors (for the offices and Fellowship Hall) have been replaced twice.

Site visit:

Church:

- The main exterior entry doors and the panels above them were replaced once. The fascia panels on the doors and the upper panels are delaminating and beginning to split. Al stated that they have to be re-stained every few years.
- The beams that were not wrapped with metal a few years ago are now showing the same signs of deterioration.
- With the exception of 2 light sets Gathering Space, all lighting in the church and gathering space is halogen.
- The Church was designed with a main capacity of 1250, and up to 1500 when the acoustical panels that separate the church from the gathering space are opened.
 - These panels give the church great acoustics.
- The stained glass windows on the north and south walls were recovered from St. Joseph church.

Fireside Room, Bathroom, Bride's Room/Small Meeting Room, Coat room, Kitchenette:

- The Fireside room is a nice area for small meetings, etc.

Basement:

- The 2 boilers alternate usage each month.
- There is a water filtering system.

Offices:

- Staff and priest offices are functional and space well utilized.
- If anything, some day a few more rooms would be useful.

Maintenance shed & dumpster enclosure:

- Practical use for storage, equipment & shop – unfinished interior.
- Cement board siding has shrunk and opened end gaps

Courtyard:

- Recently landscaped and the pergolas added.
- Used for outdoor masses on summer holidays.
- During the pandemic, people frequently came and prayed the rosary in the courtyard.

Parking Lot:

- Based on new regulations for van accessible handicap parking, we could possibly gain some additional parking spaces. By entering the site plan into the new software he has, Mark would be able to determine if that is the case.

Respectfully submitted,

Beth Campshure

HOLY FAMILY CATHOLIC COMMUNITY

2020 SITE EVALUATION MATRIX

N/A=NOT APPLICABLE

SITE HOLY FAMILY COMPLEX

Revised 10-22-21

| ARCHITECTURAL ISSUE | RATING 1-5 HIGH | IMPORTANCE 1-5 HIGH | NOTES/ COMMENTS |
|---|--------------------|------------------------|---|
| NEIGHBORHOOD | 5.0 | 5.0 | |
| GROWTH POTENTIAL | 5.0 | 5.0 | |
| TOTAL SCORE (AVG.) | 5.0 | 5.0 | |
| SITE SIZE | 5.0 | 5.0 | |
| EXPANSION POTENTIAL | 5.0 | 5.0 | |
| ON SITE PARKING | 5.0 | 5.0 | |
| AVAILABLE STREET PARKING | 0.0 | 0.0 | |
| USABLE ANCILLARY BLDGS. | 5.0 | 5.0 | READ 'SPACES' |
| HISTORY/ PRIDE | 5.0 | 5.0 | |
| TOTAL SCORE (AVG.) | 4.2 | 4.2 | Should be a 5 the lack of street parking is not an issue |
| CHURCH CONDITION | 5.0 | 5.0 | |
| CURRENT ATTENDANCE | 5.0 | 5.0 | |
| CAPACITY/ ADEQUACY | 5.0 | 5.0 | |
| ARCHITECTURAL SIGNIFICANCE | 5.0 | 5.0 | Site and grounds are significant Fond du Lac landmark |
| CHARACTER | 5.0 | 5.0 | |
| ADA ACCESSIBILITY | 5.0 | 5.0 | |
| PARTICIPATORY ACCESS | 5.0 | 5.0 | |
| UPDATED | 5.0 | 5.0 | NEW |
| ADDITION POTENTIAL | 4.0 | 4.0 | An addition to this Church will be challenging to pull off. |
| HALL (ALSO SEE BELOW) | 5.0 | 5.0 | |
| KITCHEN (ALSO SEE BELOW) | 5.0 | 5.0 | |
| OTHER ANCILLARY SPACE | 5.0 | 5.0 | |
| LITURGICAL ACCOMODATIONS | 5.0 | 5.0 | |
| MEETS SACRISTY NEEDS | 5.0 | 5.0 | |
| MEETS MINISTRY NEEDS | 5.0 | 5.0 | |
| TOTAL SCORE (AVG.) | 4.9 | 4.9 | |
| RECTORY CONDITION & FUNCTION | 0.0 | 0.0 | OFF SITE |
| SALE POTENTIAL | 0.0 | 0.0 | |
| ACTUAL USE POTENTIAL | 0.0 | 0.0 | |
| TOTAL SCORE (AVG.) | N/A | N/A | |
| CONVENT/CONDITION | 0.0 | 0.0 | |
| ALTERNATE USE POTENTIAL | 0.0 | 0.0 | |
| TOTAL SCORE (AVG.) | N/A | N/A | |
| SCHOOL/ CONDITION | 0.0 | 0.0 | |
| ALTERNATE USE POTENTIAL | 0.0 | 0.0 | |
| TOTAL SCORE (AVG.) | N/A | N/A | |
| GYM/ CONDITION | 0.0 | 0.0 | |
| ALTERNATE USE POTENTIAL | 0.0 | 0.0 | |
| TOTAL SCORE (AVG.) | N/A | N/A | |
| HALL CONDITION | 5.0 | 5.0 | |
| USE POTENTIAL | 5.0 | 5.0 | |
| KITCHEN CONDITION | 5.0 | 5.0 | |
| TOTAL SCORE (AVG.) | 5.0 | 5.0 | |

RATING = HOW WELL DOES THIS ISSUE/ SPACE SERVE THE SITE & PARISH IN GENERAL

IMPORTANCE = HOW IMPORTANT IS IT THAT THIS ISSUE/ SPACE SERVE THE SITE AND PARISH? IF RATING IS LOWER THAN IMPORTANCE THE ISSUE/ SPACE NEEDS ATTENTION!

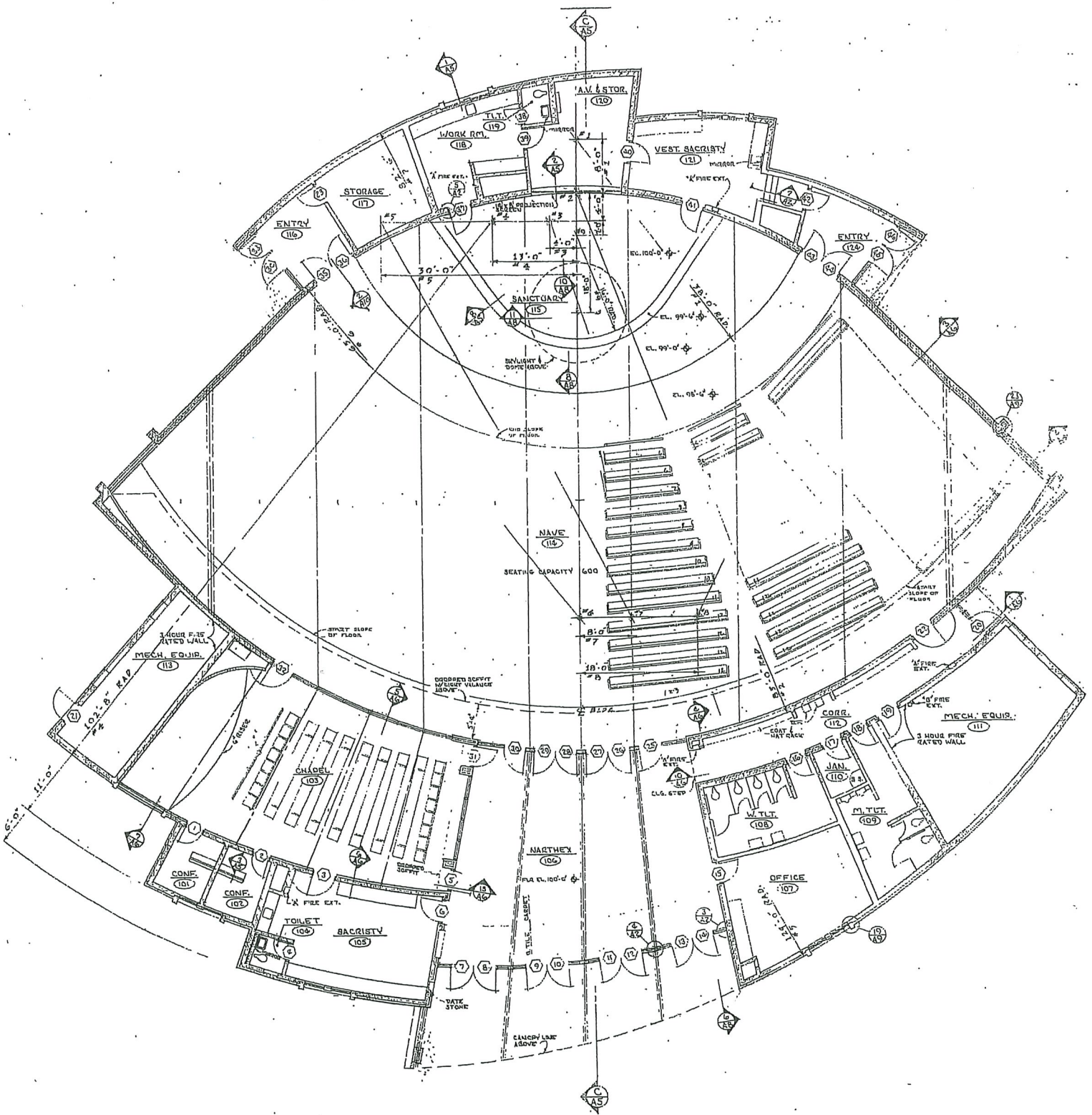
TAB #2

SACRED HEART SITE

SACRED HEART CHURCH







FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



Holy Family Facilities Study Site Visit 3
Sacred Heart
28 October, 2020

PRESENT: Beth Campshure, Tom Groeschl, Chuck Hornung, Al Nicolai, Mark Pfaller, Bernie Ritger, Phil Twohig

EXCUSED: Terry Willis

Grounds:

The property is bounded by Peters Avenue on the east, Western Avenue on the north and Evans Avenue on the West. -

Church:

- The church was built in 1977.
 - New HVAC system was installed 4-5 years ago.
 - The parking lot was repaved~ 3-4 years ago.
 - The roof was done ~2 years ago.
 - When the Tabernacle was moved into the church sanctuary, the projection screen was removed/disabled to allow for the hanging of the crucifix.
- Seating is ~750.

There has been discussion about the possibility of making the Adoration Chapel smaller by moving the window wall in. This would make an area for visiting after church services without blocking egress.

The Facilities Study booklet that was put together in 2001 has facility information and floor plans of all the buildings along with the site plan. Gail had provided a pdf of this report on her Jan 15 email to all members of the committee. Tom will bring a hard copy to consequent site meetings.

Rectory: (need to see if we can find construction plans for this building at Holy Family offices)

- The 1st floor common areas include:
 - Kitchen and informal dining area.
 - Laundry room.
 - Living room/Dining room.
 - An office area.
 - Chapel.
- The 2nd floor areas include:
 - A spare guest room, with a bathroom.
 - A cedar closet.
 - There is egress to an outdoor space over the garage.
- There are 4 suites.
 - 2 are located 1st floor.
 - These each have their own bathroom.
 - 2 are located on the 2nd floor
 - These 2 share a bathroom and a common seating area.
- There is no central air conditioning.

- There is an attached 3-car garage.
 - The windows are in poor condition.
- Maintenance has installed plastic on a number of the windows as they leak (air).
 - There is some water leakage.
 - The plumbing is not in good condition.
 - Basement:
- The mechanical room has an old boiler.
 - There are 4 pumps for 4 zones.
- The floor tile and the insulation on the piping contain asbestos.

Convent: (It is to be noted that the earlier study did not mention or show the “convent” building. This building was used temporarily as the parish offices when St Louis Facility was sold until the new Holy Family Facility was constructed.

- The room that had been the chapel had been divided and a false ceiling installed.
 - This area is on a slab.
 - Originally it had a cathedral ceiling.
- Used for Christian Formation in normal time.
 - Weekly in the fall/winter/summer.
 - For 2 weeks in the summer for the summer program.
- SVdP uses one of the rooms that is in the area that had been the chapel for their “Getting Ahead” program, one time per week.
- The stairs to the 2nd floor and the basement are ADA compliant.
- 2nd floor:
 - 10 rooms (cells)
 - 2 bathrooms
- Basement:
 - High ceilings.
 - A large “L-shaped” room.
 - Large storage room.
 - Mechanical room.
 - Boiler
 - Water softener.
 - Asbestos and fiberglass on the piping.
 - The stack is large, so the heating system is not efficient.
 - There is probably asbestos tile under the carpet.
 - There is asbestos tile in the mezzanine and landings of the stairs.
 - The stairs themselves have been redone.
- There is a driveway from the back of the convent to Evans Ave.

Sided Garage: (with convent)

- Used for storage.
- Was originally at St. Agnes hospital, where the North Parking lot was added. It was moved to Sacred Heart.
- There is 1 double door on the east side, 1 single door on the south side and 1 man-door.

Brick Garage: (with school)

- The garage is 30' deep x 30' wide.
- Used for storage of lawn mowers and snow removal equipment.
- There is a large crack in the concrete floor.

School:

- A swale was put in to help keep water from running over into the basement window wells and into the basement.
- The building is used a lot.
 - 5 often as 6 nights per week in normal times, usually the gym.
- Educational campus.
 - Mark indicated that he likes the idea of a remote conference center.
- The school is used for Christian Formation:
 - Weekly during fall/winter/spring.
 - For 2 weeks in summer.
- There hasn't been any runoff the roof recently.
- The gym floor is in good shape.
- The floors are asbestos tile.
- Hall:
 - Christian Formation.
 - Christian Women's Group.
- 10 classrooms off the east-west hallway.
 - 38'wide x30' deep with 11' ceilings.
 - Transom grills allow for good air transfer.
- 2 classrooms south of the Hall.
- The classrooms were painted a year ago.
- Basement:
 - Full kitchen.
 - Not used recently.
 - Has a walk-in cooler.
 - Not sure if it is functional.
 - Dumbwaiter was inactivated so annual inspections weren't required.
 - Large area referred to as the Victory Center.
 - Youth activities,
 - In normal times, used maybe 2 times per week.
 - Good exits.
 - There would be room to install an elevator.
 - The former locker rooms are used for storage.
- Mechanical Asbestos on the heating pipe fittings.
- Flat roof.
- There are cables buried from the convent to the school, because when the offices were at this site, some were located in the school.

Respectfully submitted,
Beth Campshure

SACRED HEART CHURCH COMPLEX

SITE INCLUDES CHURCH, RECTORY, CONVENT, SCHOOL,
TWO GARGES & PARKING

- Constructed in 1978
- Capacity @ 750
- Main level @ 15,400 sq. ft.

CHURCH

- Church is in excellent condition. In 2019 there was an attendance of 66,166, the 2nd largest attendance of all 6 sites and only 2000 worshipers less than Holy Family Church. With 3 masses the average attendance would be 425. Both Sunday masses are very well attended with about 500 attendees. The Adoration Chaple is frequently used both weekdays and weekends.
- Sacred Heart Church is extremely well laid out is almost totally accessible and represents the welcomeness that was the hallmark of 1970's ecclesiastical architecture.
- Weddings, funerals, baptisms, and other sacraments are popular and easily accommodate small and larger events.
- Sacred Heart is the only Church without a contiguous hall to serve post weddings. This does not seem to be an issue as receptions are tending to be 'off-site'
- There are 182 off street parking spaces that serve the complex and an estimated 60-70 street parking spots available.

RECTORY

- Built in 1962, this 2-story w/basement, with about 4,300 sq. ft. has 4 suites and a 4-car garage, will soon be obsolete with the coming of the new rectory to the east of HF.
- Being well built and sited in a wonderful neighborhood I envision that it could serve many uses both for HFCC and the Fond du Lac community. Small and medium size meetings, guest lodging, counseling, AA meetings, lodging for women with family issues, etc. I, personally, think that the rectory visually brings the complex into the neighborhood. To remove it would create a visual void.

VICTORY CENTER/CONVANT

- The convent with 10 rooms on the second floor and misc. larger rooms on the first floor is in pretty good shape but underused because of its configuration and room size.
- With the school being used as much as it is, perhaps, the convent could be linked to the school for additional space such as offices or meeting rooms
- I would encourage this building to be studied by the parish to determine if it can fulfill a better use. Its removal could provide more parking or an outdoor gathering area with a shelter for summer events.

SCHOOL

- Constructed in 1954 this 35,300 sq. ft. building serves multiple uses.
- The school is well kept and serves multiple uses including athletic events in the gym and meeting in the classrooms and hall.
- There are a couple of issues with the school such as asbestos flooring and a lack of accessibility to the hall in the lower level.

The activity in this building could be increased with an elevator, HC entrance, and an update to the hall and kitchen.

- I would, based on observance and year built, that a heat loss study be done to determine ways of making the school more 'efficient'. Windows, walls, roofing system and HVAC systems could all be reviewed to determine means and methods and return on investment. It is a big building that could have a substantial return on investment.

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200 S PETERS AVE

Architecture and History Inventory

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NAMES

Historic Name: **Sacred Heart Catholic Church**

Other Name: **Holy Family Sacred Heart Catholic Church**

Contributing:

Reference Number: **202161**

PROPERTY LOCATION

Location (Address): **200 S PETERS AVE**

County: **Fond du Lac**

City: **Fond du Lac**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1978**

Additions:

Survey Date: **2011**

Historic Use: **church**

Architectural Style: **Contemporary**

Structural System:

Wall Material: **Brick**

Architect: **Jim Gabriel (Stubenrauch Inc., Sheboygan)**

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

DESIGNATIONS

NOTES

Additional Information: This church property is comprised of four Contemporary structures: a 1958 school/chapel (678 Western Avenue; AHI#207181); a 1961 rectory (232 S. Peters Avenue; AHI#207161); a 1966 convent (231 Evans Drive; AHI#207162) and a 1978 church (200 S. Peters Avenue; AHI#202161). The school/chapel is one story in height and is faced with brick. The original long expanses of windows have been partially infilled to accommodate pairs of sash openings. To the south of the former school/chapel is the former convent which is comprised of a two-story wing on the north, with a one-story wing to the south. It is faced with brick and includes regularly placed, sash or slider windows. Across the parking lot/playground area and to the east of the convent is the rectory. A central, two-story gabled block is flanked by a one-story, flat-roofed office to the north and a flat-roofed, four-car garage to the south. Windows, which are regularly arranged, are largely paired sash examples. Finally, the

one-story, somewhat elliptically-shaped church is faced with a dark brown brick. Modest brickwork as well as a few expanses of faceted glass windows delineate the outer walls. A brick cross rises from the center of the church roof.

In 1956, investigations began in regards to the establishment of a new Catholic parish on Fond du Lac's west side. The Rev. Raymond L. Fox, assistant pastor at St. Mary's, headed the work. on 31 January 1956, 10 acres were purchased at the corner of S. Peters & Western avenues. Established on the Feast of the Sacred Heart, the new congregation chose Sacred Heart as its name. The first meeting was held on 30 June 1957 in the gym at St. Mary's, with 400 persons in attendance. A temporary rectory was established at 507 Highland Court and Sunday mass was held at Evans School at 140 S. Peters Avenue. The congregation purchased in March of 1958 the Memorial Baptist Church at the corner of S. Peters & Western avenues and the first service was held there in April. However, Sunday mass was still held at Evans School. On 8 June 1958, ground breaking for the congregation's new church/school occurred and school opened in September 1959 with six grades and 233 students. Seventh grade was added in 1960 and eighth grade the following year.

Designed by Sylvester Stepnoski and built by the C.D. Smith Co., the rectory at 232 S. Peters was completed in 1961. Five years later, the convent, located across the parking lot from the rectory and directly behind (south of) the school, was built. It was designed by Stepnoski & Peterson, with Gross Bros. serving as contractors. A church-building fund began in 1974 and within three years, a permit to build a church was issued by the City. Plans were drawn by Jim Gabriel of Stubenrauch Associates of Sheboygan and actual construction was completed by Hutter Construction. Dedication was held on 27 August 1978. In 1998, the decision was made to merge six parishes (which included Sacred Heart) to form the Holy Family Catholic Community. Although a new Holy Family church was completed in 2007, mass is still held at Sacred Heart, St. Mary's, and St. Peter's in Malone.

Bibliographic References: Sacred Heart Church: The First 25 Years, 1957-1982 (Fond du Lac, WI: by the parish, 1982). See the 2010-2011 Intensive Survey Report for additional citations for material below.

HOLY FAMILY CATHOLIC COMMUNITY

2020 SITE EVALUATION MATRIX

N/A=NOT APPLICABLE

| SITE | SACRED HEART CHURCH COMPLEX | | REVISED 10-2-21/10-10-21 |
|------------------------------|-----------------------------|------------------------|---|
| ARCHITECTURAL ISSUE | RATING 1-5 HIGH | IMPORTANCE 1-5 HIGH | NOTES/ COMMENTS |
| NEIGHBORHOOD | 5.0 | 5.0 | SECOND MOST VISITED SITE & ANCILLARY USEAGE |
| GROWTH POTENTIAL | 4.0 | 4.0 | |
| TOTAL SCORE (AVG.) | 4.5 | 4.5 | |
| SITE SIZE | 5.0 | 5.0 | |
| EXPANSION POTENTIAL | 4.5 | 4.5 | |
| ON SITE PARKING | 5.0 | 5.0 | |
| AVAILABLE STREET PARKING | 3.0 | 4.0 | IMPORTANT IF PARISH IS TO TAKE ON MORE ACTIVITIES ON THE SITE |
| USABLE ANCILLARY BLDGS. | 5.0 | 5.0 | |
| HISTORY/ PRIDE | 4.5 | 4.5 | |
| TOTAL SCORE (AVG.) | 4.5 | 4.7 | |
| CHURCH CONDITION | 5.0 | 5.0 | |
| CURRENT ATTENDANCE | 5.0 | 5.0 | |
| CAPACITY/ ADEQUACY | 5.0 | 5.0 | CAPACITY: 750 AVE. ATTENDANCE: 424 |
| ARCHITECTURAL SIGNIFICANCE | 4.5 | 4.5 | EXCELLENT DESIGN LAYOUT, WORKS WELL |
| CHARACTER | 5.0 | 5.0 | |
| ADA ACCESSIBILITY | 4.5 | 4.5 | |
| PARTICIPATORY ACCESS | 5.0 | 5.0 | |
| UPDATED | 5.0 | 5.0 | |
| ADDITION POTENTIAL | 2.5 | 3.0 | |
| HALL (ALSO SEE BELOW) | N/A | N/A | |
| KITCHEN (ALSO SEE BELOW) | N/A | N/A | |
| OTHER ANCILLARY SPACE | N/A | N/A | |
| LITURGICAL ACCOMODATIONS | 5.0 | 5.0 | |
| MEETS SACRISTY NEEDS | 5.0 | 5.0 | |
| MEETS MINISTRY NEEDS | 5.0 | 5.0 | |
| TOTAL SCORE (AVG.) | 4.7 | 4.8 | |
| RECTORY CONDITION & FUNCTION | 3.5 | 3.0 | |
| SALE POTENTIAL | 2.0 | 2.0 | |
| ACTUAL USE POTENTIAL | 3.5 | 3.5 | WILL BE OBSOLETE AFTER NEW RECTORY IS COMPLETED |
| TOTAL SCORE (AVG.) | 3.0 | 2.8 | HAS POTENCIAL FOR SEVERAL OTHER USES |
| CONVENT/CONDITION | 3.5 | 3.5 | |
| ALTERNATE USE POTENTIAL | 5.0 | 5.0 | |
| TOTAL SCORE (AVG.) | 4.3 | 4.3 | |
| SCHOOL/ CONDITION | 4.0 | 4.5 | ADA ACCESSIBILITY IS LIMITED TO LOWER LEVEL |
| ALTERNATE USE POTENTIAL | 5.0 | 5.0 | |
| TOTAL SCORE (AVG.) | 4.5 | 4.8 | |
| GYM/ CONDITION | 4.5 | 4.5 | |
| ALTERNATE USE POTENTIAL | 5.0 | 5.0 | |
| TOTAL SCORE (AVG.) | 4.8 | 4.8 | |
| HALL CONDITION | 4.0 | 5.0 | AN ACCSESSABILITY STUDY IS RECOMMENDED |
| USE POTENTIAL | 5.0 | 5.0 | |
| KITCHEN CONDITION | 4.0 | 4.5 | COULD BE FRESHENED UP |
| TOTAL SCORE (AVG.) | 4.3 | 4.8 | |

RATING = HOW WELL DOES THIS ISSUE/ SPACE SERVE THE SITE & PARISH IN GENERAL

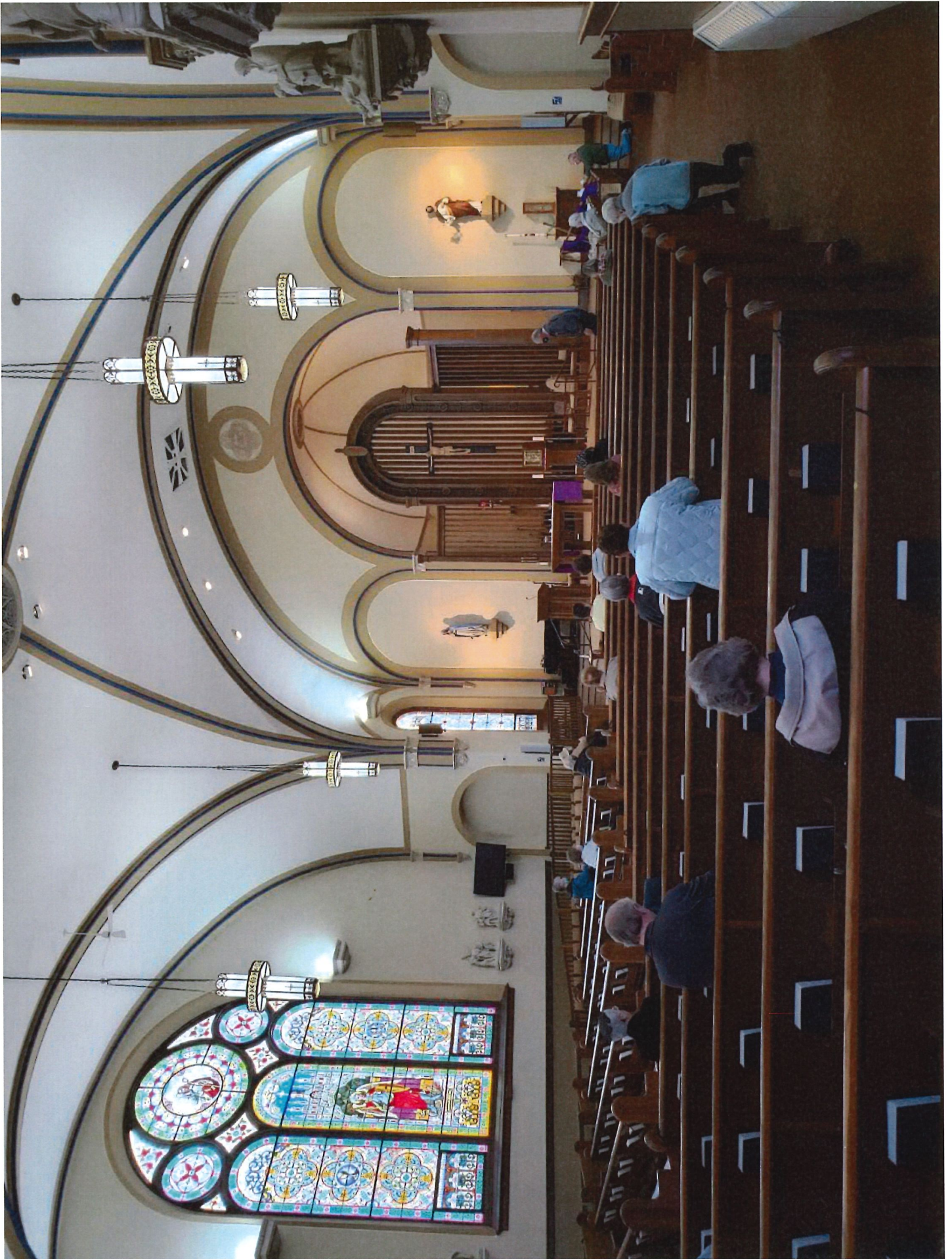
IMPORTANCE = HOW IMPORTANT IS IT THAT THIS ISSUE/ SPACE SERVE THE SITE AND PARISH? IF RATING IS LOWER THAN IMPORTANCE THE ISSUE/ SPACE NEEDS ATTENTION!

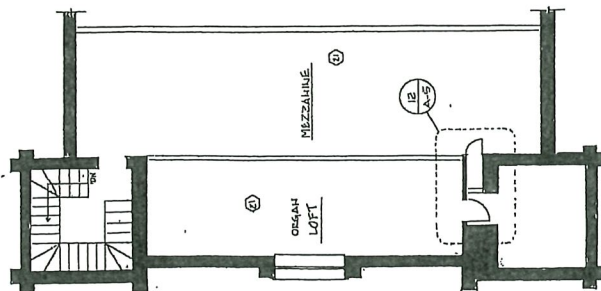
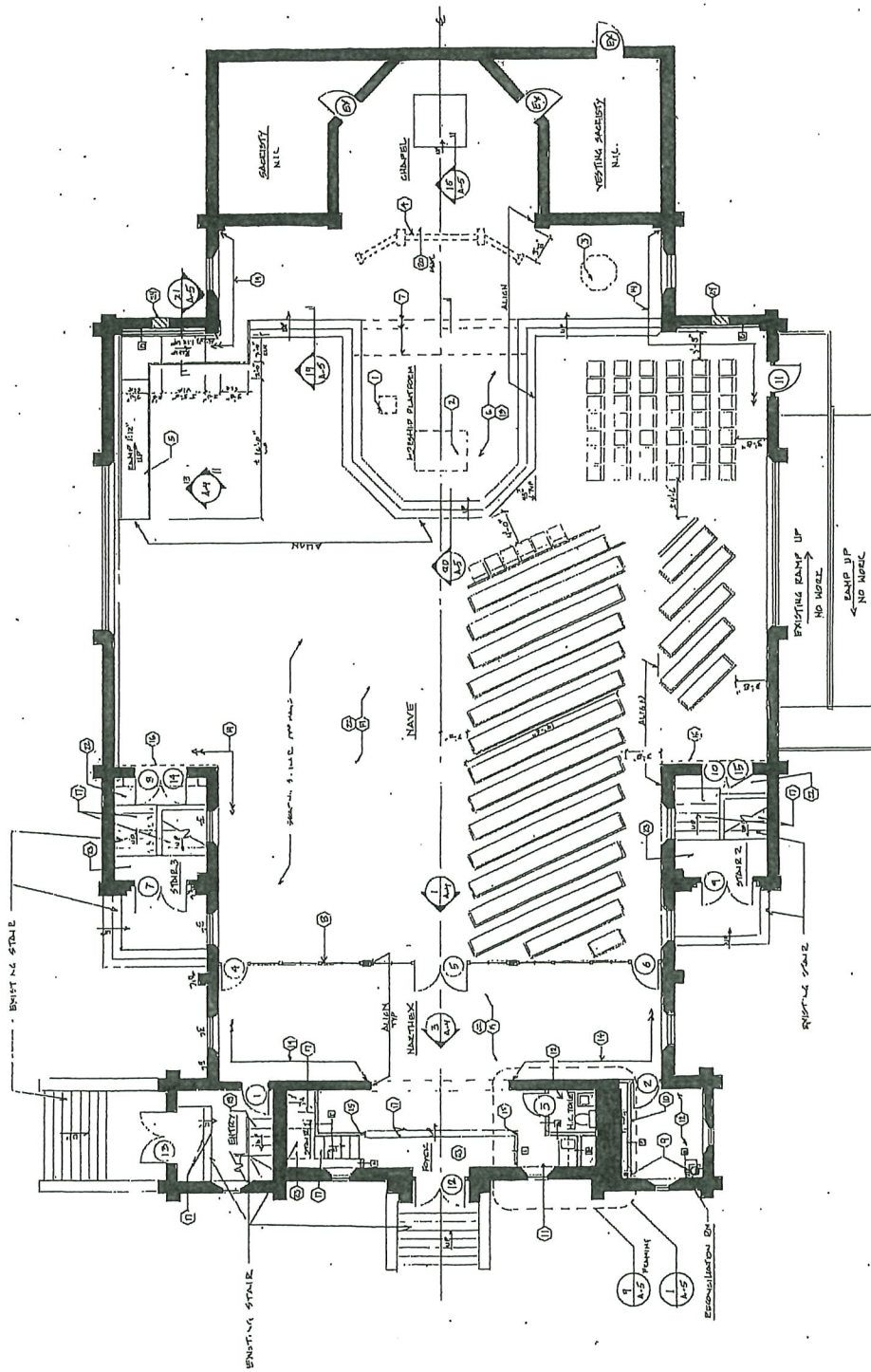
TAB #3

ST. MARY SITE

ST. MARY CHURCH







MEZZANINE PLAN
1/8" = 1' 0"



Holy Family Facilities Study Site Visit 4
St. Mary
18 November, 2020

PRESENT: Beth Campshure, Tom Groeschl, Al Nicolai, Mark Pfaller, Bernie Ritger, Phil Twohig

EXCUSED: Chuck Hornung, Terry Willis

Grounds:

The property line lies about 10 ft. from the west entrance of the former school, extends north past the school building, then jogs east and back north about on a line with the parking lot drain.

Church Background and Grounds:

- The church was built in 1901. It is ~19,000 ft² and has a capacity of ~510. The rectory addition was built in the 1960's. Between 1990 and 1994, the church was remodeled, moving the sanctuary platform out into the body of the church and installing a rebedos that formed a chapel area behind the sanctuary. This is now a chapel for Our Lady of Guadalupe. The rectory was torn down ~2-3 years ago. ~3 years ago, around the time of the redecorating inside, the exterior was completely tuck pointed.

Sanctuary and Nave:

- The Sacristy was added on ~10 years after the church was built, at the time that the original rectory was added.
- ~3 years ago the interior of the church was painted, new carpeting added, new LVT in the sanctuary and the chairs were reupholstered. At the same time, the Stations of the Cross were taken down, cleaned and repaired.
- There is a lot of wasted space between the back of the altar and the rebedos.
- Handrails have been added for accessibility to the Sanctuary platform.
- Windows:
 - The windows have exterior protection.
 - The art value of the windows is from good to moderate.
- Most of the leaks in the roof have been repaired.
- ~3 years ago 3 new 200,000 btu boilers were installed. These heat only the church and sanctuary, not the remaining rectory portion on the north side.
- The church is not air conditioned. There is a ventilation system in the attic which helps cool the church in the summer months.
- Most of the lights in the church are now LED. The wall sconces are new LED fixtures as well.
- Sound bounces off the glass in the dividing wall at the back. Tom stated that it had been suggested that the top row of glass be replaced with acoustical tile.
- At the time of the decision to build at the Holy Family site, it was determined that St. Mary would be the central city church.
- The choir loft is accessed by a spiral staircase that is secured with a locked gate.
 - The bell tower still has the bells that operate by ropes.

Rectory (original, still standing)

- The entrance to this area from the west was closed off and the stairs removed.
 - There are still 3 exits from this space.
- This area is heated by the original, cast iron boiler.
- The 1st floor consists of a kitchen, pantry/storage room, dining room and several other small rooms.
 - AA utilizes 2 of the rooms for their meetings.
 - The Art and Environment committee stores most of their decorating materials in 2 of the rooms.
- The 2nd floor consists of 5 bedroom suites, each with 2 rooms and cedar-lined closet.
 - There 1 bathroom and a laundry room
 - New windows were installed when the rectory addition was torn down. The trim out of the windows is complete on the outside, but needs to be finished on the interior.
 - There is a porch that has a rubber surface. A 2nd exit could be added there.
- To use this area as a shelter would require addition of restrooms and redoing the plumbing, heating and electrical.

Basement:

- The support posts in the basement are steel.
- Since the tuck pointing was completed, there has been very little water seepage in the basement. There is still some where the tunnel was blocked off and on the west near the -----
- The quilting ladies store material and supplies in one of the basement rooms, along with their sewing machines. ~20 ladies meet there every Tuesday to make quilts that they give away.
- The restrooms have recently been repainted and upgraded.
- The Boy Scouts of Troop 777 meet in one of the basement rooms.
- There are several storage rooms.
 - Nativity figures.
 - Large Christmas tree.
 - Some items from the school that were saved when it was sold.
- Boiler room.
- There is an exit directly to the outside on the east side.

Respectfully submitted,

Beth Campshure

ST. MARY CHURCH, FOND DU LAC

SITE INCLUDES CHURCH AND 90 PARKING SPACES

- Constructed 1901
- Capacity 510 w/ choir
- Rectory attached to the north built in 1920

CHURCH

- The church is comfortable with simple ornamentation, well laid out seating, wonderful stained-glass windows and is in excellent condition. The church exterior is in excellent condition having undergone a substantial restoration several years ago. St. Mary is the only downtown worship site and had 30,950 worshipers in 2019, the 3rd largest attendance in the parish. With 3 masses per week average attendance is about 200 per mass.
- Growth in attendance is not anticipated unless the general catholic community grows or the existing catholic community attend mass more frequently. St. Mary has had increases in mass attendance from 2016 until 2019 and although I do not see an up-tick to the attendances of the pre 2016 numbers, I believe that Catholics will frequent masses more given the health and political climate of 2020.
- The church is accessible, but it is circuitous. There is a ramp on the east side that enters directly into the front of sanctuary and the south entrance is not only non H/C accessible but the landings and stairs are not compliant with current IBC standards. The implications and costs of IBC and ADA compliance would be substantial and extremely intrusive to other spaces. I would

strongly recommend that a study be done to create a 'new' entrance on the east side (or the north/east) of the church. It could accommodate the accessibility issues while being close to the existing parking area. A drop off area with a canopy could be part of the plan. This 'new' entrance should also accommodate the rectory, now being used as a multi-purpose space and the lower level both of which are used frequently.

- There is an accessible restroom at the main level in the vestibule, although this is a good thing, I would like to investigate if the entry door to the restroom could be located away from the 'main' entrance.

PARKING

- The existing parking lot holds about 90 cars which considering the additional street parking seems adequate. If a new accessible entrance is built, additional (replacement) off street parking could be accommodated to the north of the rectory/church.

HALL

- The hall is used fairly often and is accessible through entrances that do not go through the church level.
- There are restrooms at the hall level that could accommodate ADA access
- The hall would be enhanced by a new east entrance
- The hall could use a cosmetic up-date and is a nice space to accommodate medium sized meetings and get togethers.

BOTTOM LINE

- The church St. Mary is an important structure to the HFCC. Its urban location is vital as a catholic presence in the area. The

church needs to serve the urban population so that the CITY residence do not feel unattached.

- I feel that any renovation or additions will be rewarded by increased activity.

HOLY FAMILY CATHOLIC COMMUNITY

2020 SITE EVALUATION MATRIX

N/A=NOT APPLICABLE

SITE ST. MARY

Revised: 6.20.21

| ARCHITECTURAL ISSUE | RATING 1-5 HIGH | IMPORTANCE 1-5 HIGH | NOTES/ COMMENTS |
|------------------------------|--------------------|------------------------|--|
| NEIGHBORHOOD | 3.5 | 4.0 | ONLY "DOWNTOWN" SITE (URBAN) |
| GROWTH POTENTIAL | 2.5 | 3.0 | RESIDENTIAL/ POPULATION EXPANSION IS LIMITED |
| TOTAL SCORE (AVG.) | 3.0 | 3.5 | |
| SITE SIZE | 2.5 | 2.5 | |
| EXPANSION POTENTIAL | 1.0 | 1.0 | |
| ON SITE PARKING | 3.0 | 3.5 | CONSIDERING ATTENDANCE AT EACH MASS PEOPLE ARE WALKING. POSSIBLE PARKING LOT EXPANSION AT NORTH OF CHURCH. |
| AVAILABLE STREET PARKING | 5.0 | 5.0 | |
| USABLE ANCILLARY BLDGS. | 0.0 | 0.0 | |
| HISTORY/ PRIDE | 4.0 | 3.5 | |
| TOTAL SCORE (AVG.) | 3.1 | 3.1 | |
| CHURCH CONDITION | 4.0 | 4.5 | |
| CURRENT ATTENDANCE | 5.0 | 5.0 | 3RD HIGHEST PARISH AVE OF 200 PER MASS (2019) |
| CAPACITY/ ADEQUACY | 5.0 | 5.0 | ESTIMATE THAT NEW SEATING PROVIDES 450 - 500 CAP. |
| ARCHITECTURAL SIGNIFICANCE | 4.5 | 4.5 | |
| CHARACTER | 5.0 | 5.0 | |
| ADA ACCESSIBILITY | 3.0 | 5.0 | COULD BE MUCH BETTER |
| PARTICIPATORY ACCESS | 4.0 | 4.5 | |
| UPDATED | 4.0 | 4.5 | COULD USE SOME WORK TO ALL FLOORS |
| ADDITION POTENTIAL | 0.0 | 0.0 | |
| HALL (ALSO SEE BELOW) | 3.5 | 4.5 | BEING URBAN, THE HALL COULD BE USED MUCH MORE, ACCESSIBILITY WOULD HELP. |
| KITCHEN (ALSO SEE BELOW) | 2.5 | 3.0 | |
| OTHER ANCILLARY SPACE | 3.0 | 4.0 | RECTORY COULD USE A REMODEL TO BETTER ACCOMMODATE ACTIVITIES |
| LITURGICAL ACCOMODATIONS | 4.0 | 4.5 | |
| MEETS SACRISTY NEEDS | 4.0 | 4.0 | |
| MEETS MINISTRY NEEDS | 4.0 | 4.5 | |
| TOTAL SCORE (AVG.) | 4.0 | 4.5 | |
| RECTORY CONDITION & FUNCTION | N/A | N/A | RECTORY SERVES "ANCILLARY" FUNCTION |
| SALE POTENTIAL | N/A | N/A | |
| ACTUAL USE POTENTIAL | N/A | N/A | |
| TOTAL SCORE (AVG.) | N/A | N/A | |
| CONVENT/CONDITION | N/A | N/A | NONE |
| ALTERNATE USE POTENTIAL | N/A | N/A | |
| TOTAL SCORE (AVG.) | N/A | N/A | |
| SCHOOL/ CONDITION | N/A | N/A | SOLD/NONE |
| ALTERNATE USE POTENTIAL | N/A | N/A | |
| TOTAL SCORE (AVG.) | N/A | N/A | |
| GYM/ CONDITION | N/A | N/A | SOLD/NONE |
| ALTERNATE USE POTENTIAL | N/A | N/A | |
| TOTAL SCORE (AVG.) | N/A | N/A | |
| HALL CONDITION | 3.0 | 4.0 | I FEEL THAT THIS HALL COULD GET MUCH MORE USAGE IF ACCESS WAS BETTER & BETTER SEPARATED FROM CHURCH. |
| USE POTENTIAL | 5.0 | 5.0 | |
| KITCHEN CONDITION | 2.5 | 3.0 | |
| TOTAL SCORE (AVG.) | 3.5 | 4.0 | COULD BETTER SERVE HALL IF CATERING WAS EASIER. |

RATING = HOW WELL DOES THIS ISSUE/ SPACE SERVE THE SITE & PARISH IN GENERAL

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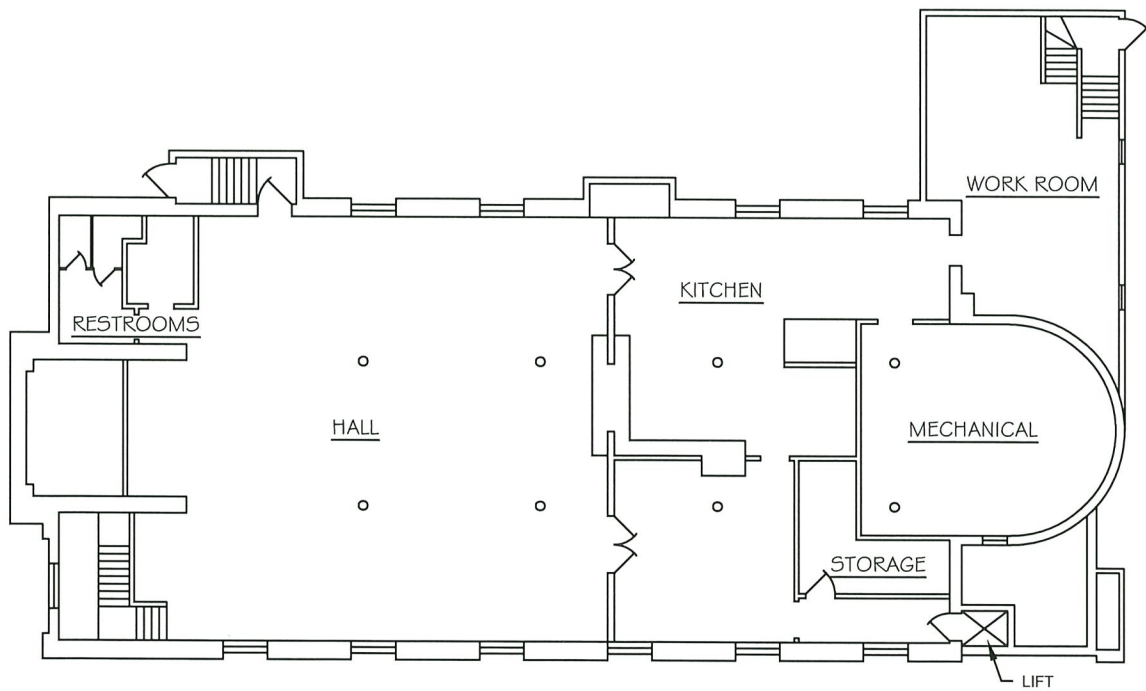
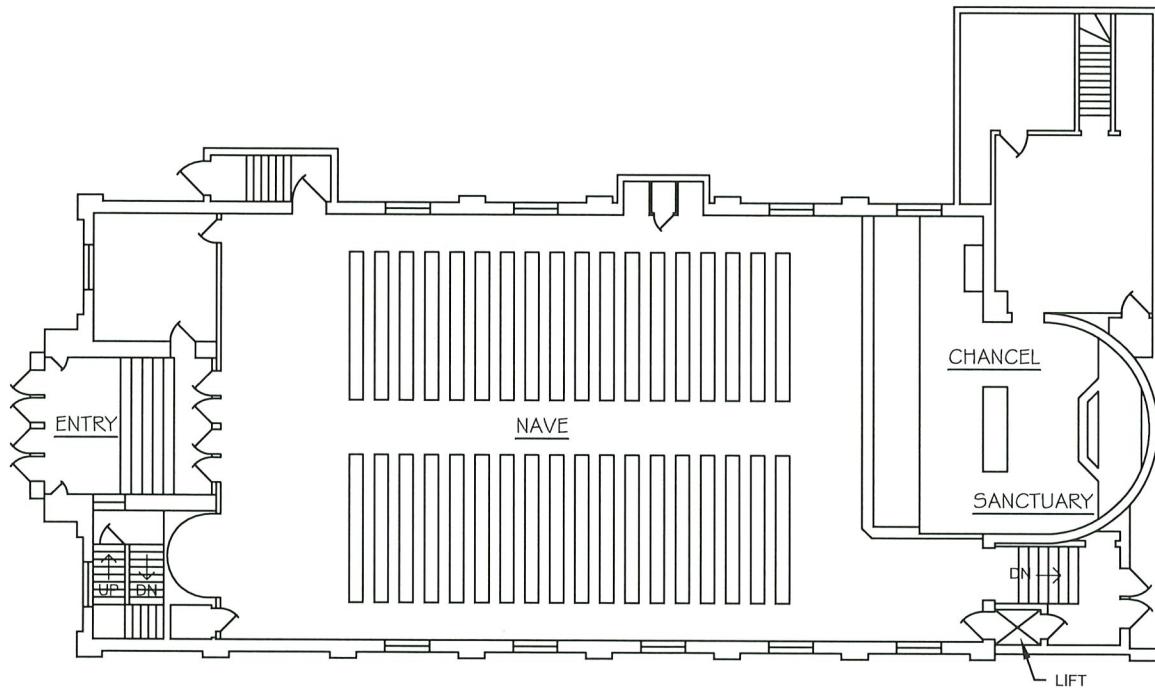
TAB #4

ST. PETER SITE

ST. PETER CHURCH



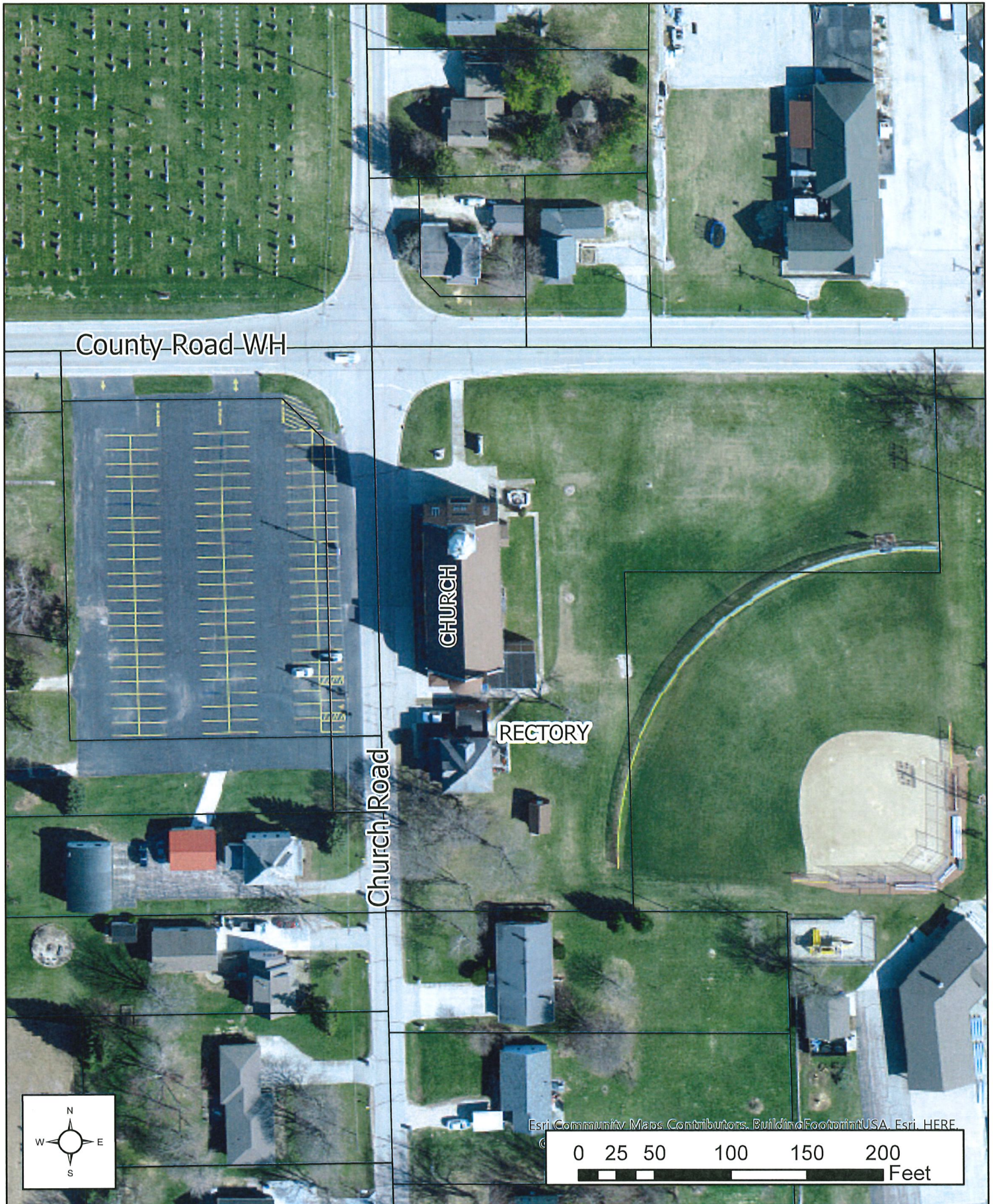




ST. PETER CHURCH MALONE

1" = 20'-0"



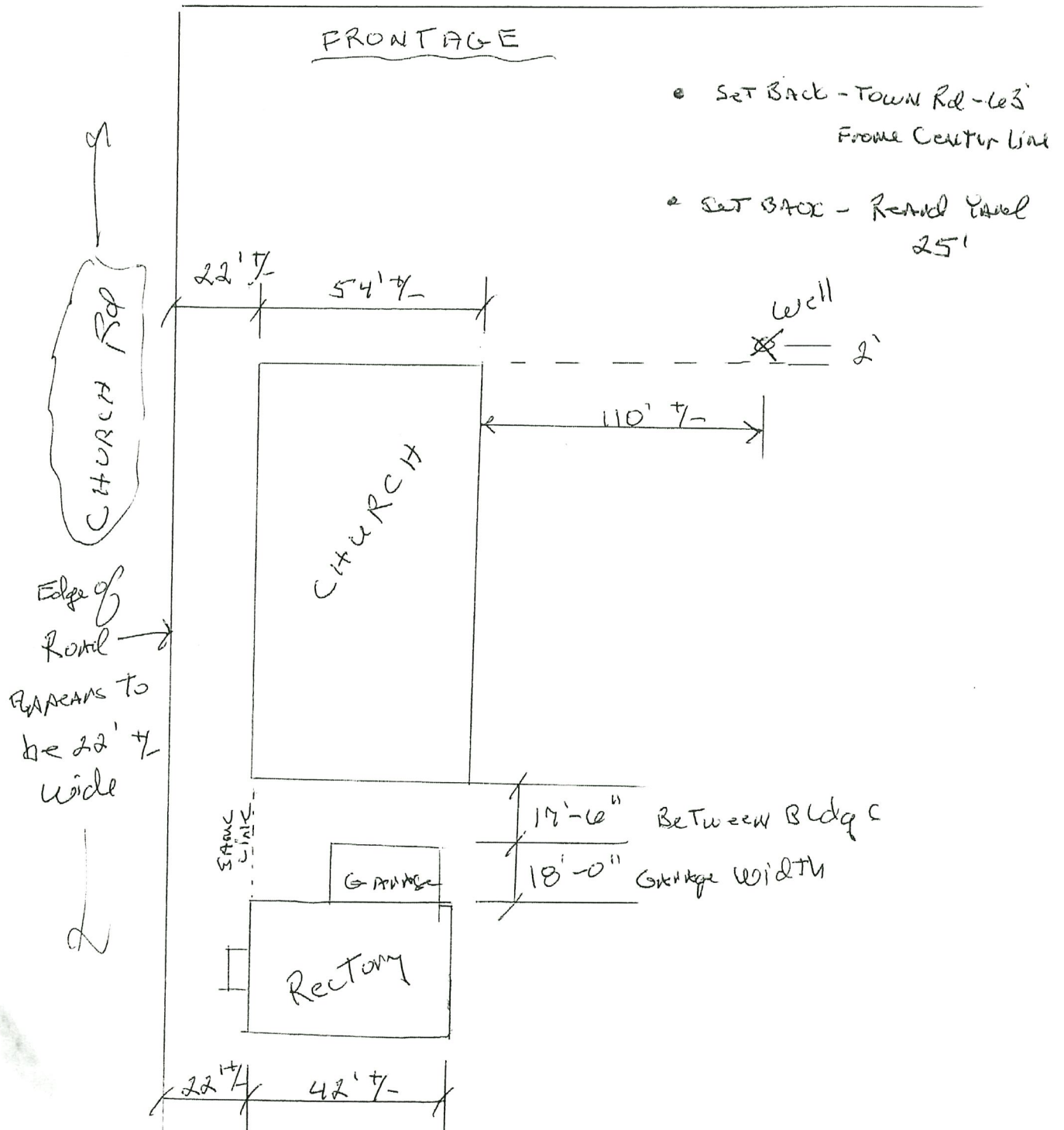


North



OCT. 20, 2021
TRU-
NTS

← WH →



Holy Family Facilities Study Site Visit 4
St. Peter
25 November, 2020

PRESENT: Beth Campshure, Tom Groeschl, Chuck Hornung, Mark Pfaller, Bernie Ritger, Bud Sabel, Phil Twohig

EXCUSED: Al Nicolai, Terry Willis

The book "Breaking Bread in the Holy Land", provided to Mark by Bud Sabel, includes a lot of historical information about the St. Peter site.

- The rectory was built ~1928. The newer heating system has 2 stages. The 1st and 2nd floors are controlled by separate
- Basement:
 - Laundry room.
 - Interior walls are concrete.
 - No seepage was noted.
 - New plumbing was added for the addition of a bathroom on the 1st floor and for the laundry.
- First Floor:
 - Kitchen, dining room, living room, office space, added bathroom with a shower.
- Second Floor:
 - Large bathroom, 3 bedrooms, chapel.
 - There is a chase on one of the bedrooms that was added for the chase for the new furnace.
- Attic:
 - Walk-up access via staircase.
 - Unfinished.
- Roof:
 - The caps may contain asbestos. The shingles may also contain asbestos.
 -

Church:

- Worship space (Main floor):
 - The capacity is ~325.
 - The Sanctuary flooring was replaced several years ago.
 - At the time of tuck pointing the exterior, the area around the flashing on the slanted roof on the north side was caulked due to some leakage.
 - There is no rest room on the main floor.
- The Sanctuary is not handicap accessible.
- A lift was installed in 1994. A small addition was added to accommodate the lift. From ground level, it goes up the church, and down to the basement. It cannot be used as an egress from the basement because it "doesn't connect to an exitable hallway." The existing lift does not accommodate a coffin. (See "Discussion" bullet point)
- Basement:
 - High ceilings.

- There is no handicap accessible exit from the basement. (See “Discussion” bullet point)
- The bathrooms are not ADA compliant.
- There is a large kitchen area at the south end of the basement.
- There had been a steam leak from the boiler, but that has been taken care of.
- Bell Tower:
 - The 3 original bells have been removed.
 - One was reconditioned and is on display by the front entry to the church.
 - One was reconditioned and placed in the bell tower at Holy Family.
 - One was kept by the company that did the reconditioning.
- Discussion:
 - There was considerable discussion after reviewing the rectory and church, regarding the accessibility of the basement.
 - We walked the area around the church to determine if there would be a place that an elevator could be added.
 - A study would be required to determine if there is a way that an elevator could be added to the building, and if the cost would be justified by the use.

Respectfully submitted,

Beth Campshure

ST. PETER CHURCH, MALONE

SITE INCLUDES CHURCH, RECTORY & PARKING

- Constructed in 1915/1916
- Capacity @ 325
- Main level @ 6300 sq. ft., lower level @ 6000 sq. ft., loft @ 350 sq.ft.

CHURCH

- Church is in very good condition overall with some areas in need of minor maintenance. In 2019 there was an attendance of 17,393, the 4th largest attendance of all 6 sites. Considering that number, attendance at each mass would exceed the capacity of the church. Even though the trend of mass attendance has been declining in the parish generally, I see that the surrounding area has and will continue to have and increased Catholic presence.

Although I do not see adding additional capacity, I do see the possibility of more than one mass per week.

To that end, I also see increasing weddings and funerals.

These additional services will propagate a services upgrade such as parking, accessibility, use of hall.

- There is a lift at the south/west church entry that was installed before the ADA mandates. The lift serves the main church level and the lower hall level. Although this

lift helps facilitate access to the disabled visitors it is not ADA compliant from a size, maneuverability, or general access standpoint.

Furthermore, the lift access from the hall is at the end of a dead end corridor which is prohibited by current exit access codes.

It is recommended that a new access point be studied and considered. This new access area would be an addition that would accommodate ADA requirements, improve the access and egress to both the church and hall. The area where the existing lift is now would be reconstructed to facilitate life safety exiting. This 'accessibility' addition would/should also allow for easy access to the restrooms on the lower level from the church proper. Now, if a worshiper must use the restroom during a service, they are required to go to the front of the church, enter the lift and proceed to the opposite end of the building to use the restroom. One would think that the thought of doing that would be enough for one to skip mass.

- The church and rectory share the well.

HALL

- The hall is in pretty good shape, the restrooms are fine, the kitchen is usable but, overall, a cosmetic and architectural update could encourage much more use. Consider if you will, that St. Peter is fairly remote and the

local parishioners are a close knit group. It would seem to me that giving them a local facility would promote more weddings, retirement parties, meetings and other social gatherings.

RECTORY

- Constructed in 1915
- The rectory has served its purpose and with the new rectory to be built on the Holy Family campus the rectory has become redundant. I see three options:
 - 1) Demo the rectory and retain the property for outdoor activities and gatherings or, consider additional parking. If the property is retained the storage shed would stay and not have to be relocated. With the property having been reduced in size in the last several years, I would be reluctant to part with it.
 - 2) Parcel off the rectory site, which will be a delicate manipulation because of the proximity (close) of the garage and rectory and sell the rectory as a single-family residence. With this option there are a few 'what if' situations that may be of concern. With the close proximity of the rectory to the church will the new residents be able to deal with the activities.
 - 3) Retain ownership and rent the rectory out as a single-family residence. I understand that this was recently done with the property at St. Mary's, and it was questionable whether or not the parish wanted to be in

the rental business. Consideration should be given to retain the property until it determined that the parcel becomes irrelevant.

HOLY FAMILY CATHOLIC COMMUNITY

2020 SITE EVALUATION MATRIX

N/A=NOT APPLICABLE

SITE ST. PETER

Revised: 6.20.21

| ARCHITECTURAL ISSUE | | RATING 1-5 HIGH | IMPORTANCE 1-5 HIGH | NOTES/ COMMENTS |
|---|----------------------------|--------------------|------------------------|--------------------------------------|
| NEIGHBORHOOD | | 4.0 | 5.0 | |
| | GROWTH POTENTIAL | 5.0 | 5.0 | RATE OF GROWTH IS SLOW BUT STEADY |
| | TOTAL SCORE (AVG.) | 4.5 | 5.0 | |
| SITE SIZE | | 2.0 | 3.0 | |
| | EXPANSION POTENTIAL | 2.0 | 4.0 | LIMITED OPTIONS |
| | ON SITE PARKING | 4.0 | 4.0 | |
| | AVAILABLE STREET PARKING | 3.0 | 1.0 | |
| | USABLE ANCILLARY BLDGS. | 2.0 | 1.0 | RECTORY |
| | HISTORY/ PRIDE | 5.0 | 5.0 | |
| | TOTAL SCORE (AVG.) | 3.0 | 3.0 | |
| CHURCH CONDITION | | 4.0 | 4.0 | |
| | CURRENT ATTENDANCE | 3.5 | 4.0 | 17,393 (2019) |
| | CAPACITY/ ADEQUACY | 4.0 | 5.0 | |
| | ARCHITECTURAL SIGNIFICANCE | 2.5 | 3.0 | |
| | CHARACTER | 3.0 | 3.0 | |
| | ADA ACCESSIBILITY | 1.5 | 5.0 | |
| | PARTICIPATORY ACCESS | 3.0 | 4.0 | |
| | UPDATED | 4.0 | 4.0 | |
| | ADDITION POTENTIAL | 4.0 | 5.0 | |
| | HALL (ALSO SEE BELOW) | 3.0 | 4.0 | |
| | KITCHEN (ALSO SEE BELOW) | 2.0 | 2.5 | |
| | OTHER ANCILLARY SPACE | 4.0 | 3.0 | |
| | LITURGICAL ACCOMODATIONS | 3.0 | 4.0 | |
| | MEETS SACRISTY NEEDS | 4.0 | 4.0 | |
| | MEETS MINISTRY NEEDS | 4.0 | 4.0 | |
| | TOTAL SCORE (AVG.) | 3.3 | 3.9 | |
| RECTORY CONDITION & FUNCTION | | 3.0 | 3.0 | |
| | SALE POTENTIAL | 4.0 | 4.0 | PROPERTY DIVISION MAY BE CHALLENGING |
| | ACTUAL USE POTENTIAL | 3.5 | 2.0 | CONSIDER DEMO AND ADDITIONAL PARKING |
| | TOTAL SCORE (AVG.) | 3.5 | 3.0 | |
| CONVENT/CONDITION | | N/A | N/A | |
| | ALTERNATE USE POTENTIAL | N/A | N/A | |
| | TOTAL SCORE (AVG.) | N/A | N/A | |
| SCHOOL/ CONDITION | | N/A | N/A | |
| | ALTERNATE USE POTENTIAL | N/A | N/A | |
| | TOTAL SCORE (AVG.) | N/A | N/A | |
| GYM/ CONDITION | | N/A | N/A | |
| | ALTERNATE USE POTENTIAL | N/A | N/A | |
| | TOTAL SCORE (AVG.) | N/A | N/A | |
| HALL CONDITION | | 3.0 | 4.0 | NEEDS BETTER ACCESS AND COSMETICS |
| | USE POTENTIAL | 4.0 | 4.0 | |
| | KITCHEN CONDITION | 2.5 | 3.0 | |
| | TOTAL SCORE (AVG.) | 3.2 | 3.7 | |

RATING = HOW WELL DOES THIS ISSUE/ SPACE SERVE THE SITE & PARISH IN GENERAL

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TAB #5

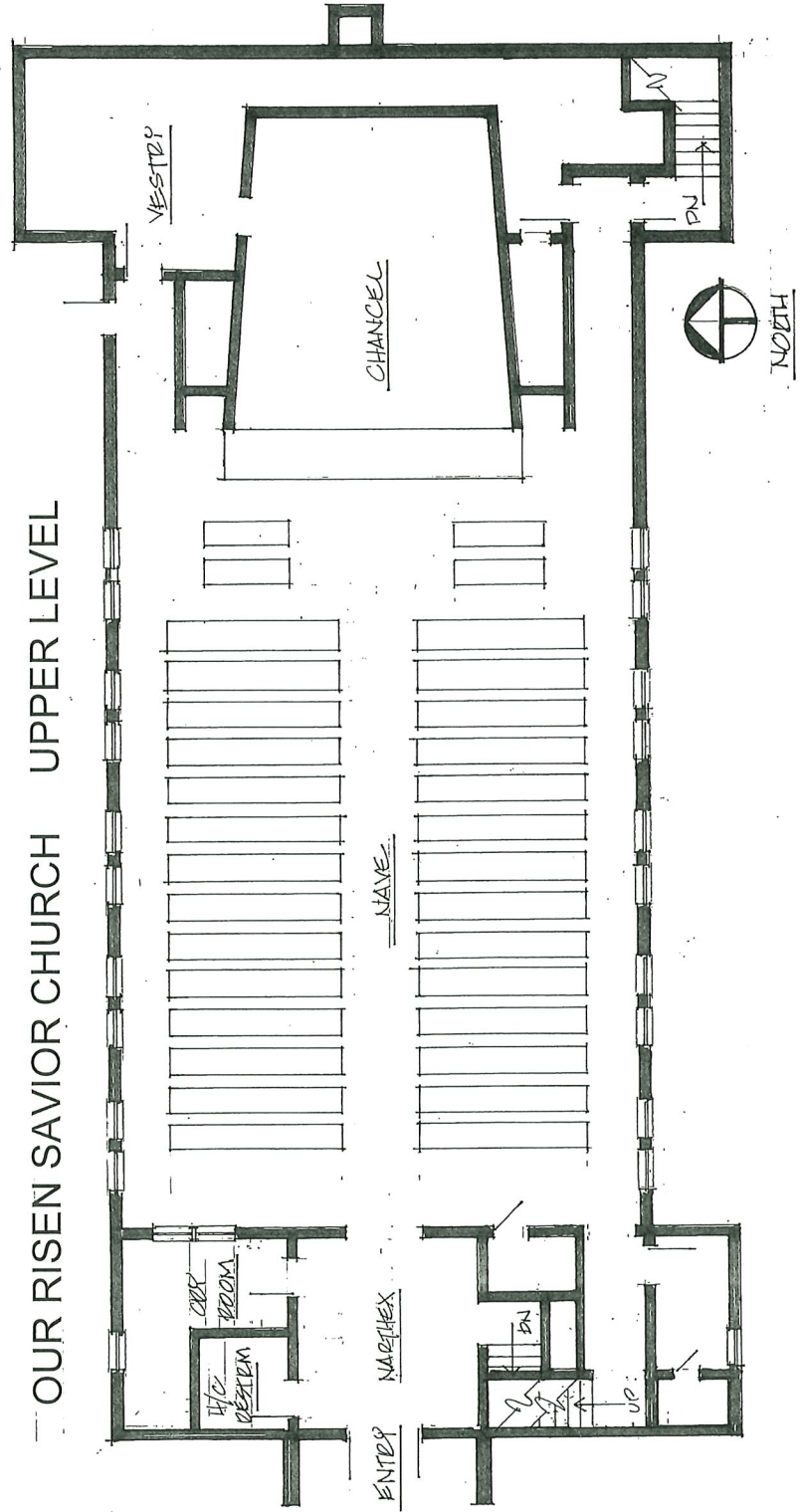
OUR RISEN SAVIOR SITE



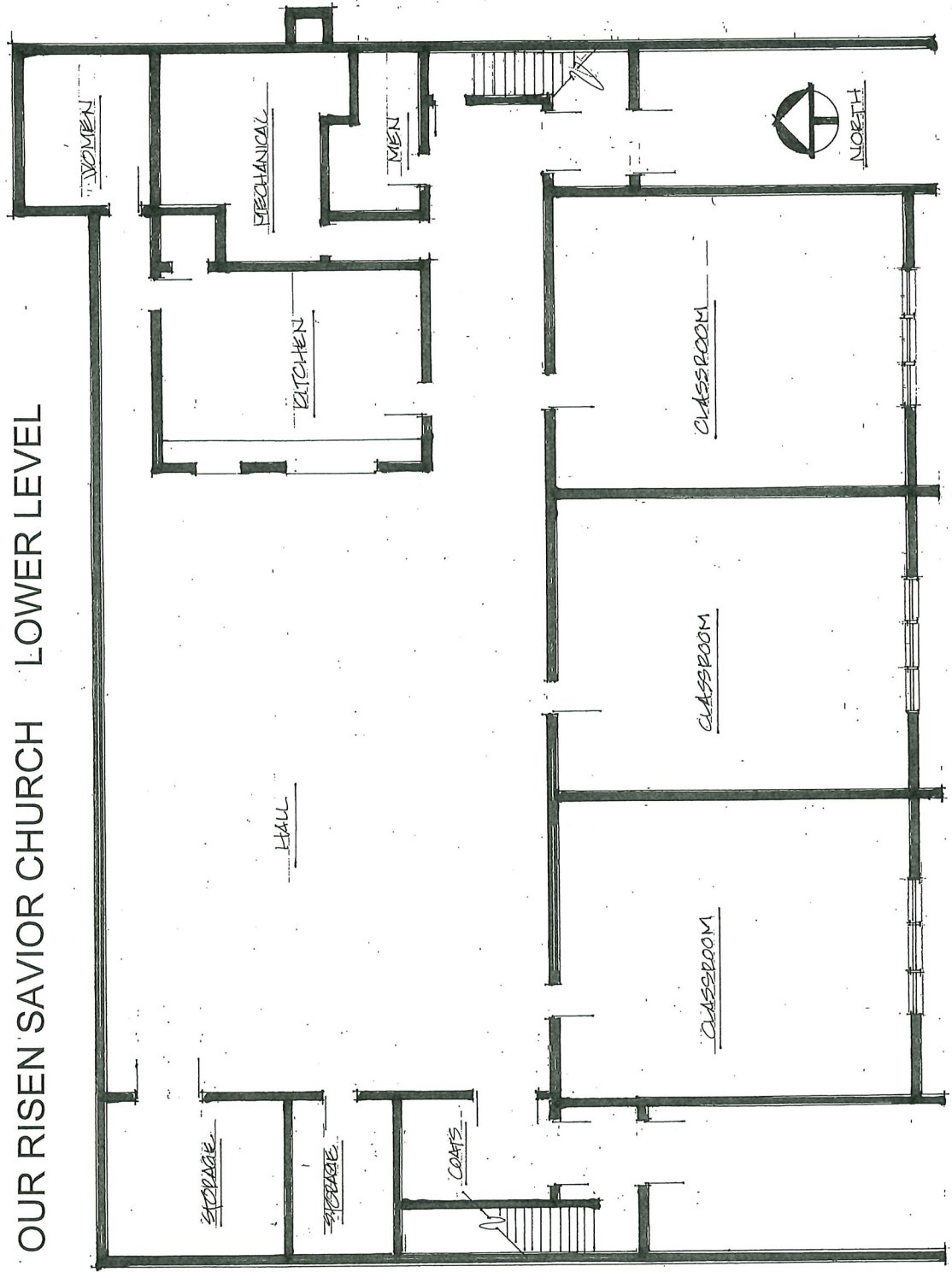
OUR RISEN SAVIOR CHURCH



OUR RISEN SAVIOR CHURCH UPPER LEVEL



OUR RISEN SAVIOR CHURCH LOWER LEVEL





Holy Family Facilities Study Site Visit 2
Our Risen Savior
14 October, 2020

PRESENT: Beth Campshure, Tom Groeschl, Chuck Hornung, Al Nicolai, Mark Pfaller, Bernie Ritger, Phil Twohig

EXCUSED: Terry Willis

General: St. Mary's, Eldorado, and St. John the Baptist, Woodhull, joined and formed Our Risen Savior Parish. Both original churches were demolished. Our Risen Savior was built in 1963 in Woodhull. The Corner stone has the years 1866 and 1962. The church was built by Hutter, as per a neighbor across the street and "Hutter" was on the propane tank.

Some time was spent in discussion before beginning the actual site visit. Our Risen Savior (and now Holy Family) owns land to the south of the parking lot. The total site, including the church, rectory, cemetery, parking lot and undeveloped land is 6.35 acres. The hay on the open lot is harvested several times a year as a service to ORS, now HF.

With a lot of new residential construction on the west side of the highway and airport, many could be drawn to the ORS site.

Lower Level Church Hall and Classrooms:

- There are 3 classrooms, a kitchen and several rooms used for storage of Religious Ed materials.
- The flat roof over the classrooms had a new rubber roof when the church roof was replaced.
- There are a number of freezers and refrigerators in the classrooms. These are used for the annual (except this year) pie sale.
 - Volunteers donate the baking supplies and time, 4 Thursdays and Saturdays in October, to make apple pies to sell. ½ of the monies collected are donated to the de Sales Seminary.
- The hall has been used for funerals, festivals and dinners. There have been none this year. It could be rented out, but hasn't been.
- There is no Religious Ed. Held at Holy Family now.
- Al indicated that for the current fluorescent light in the hall need to have covers put back on or be replaced. Probably due to damage, the covers had been discarded. The fixtures will probably be replaced with LED fixtures.
- The floor covering likely contains asbestos, but Bernie stated that the ceiling tiles probably do not. There was some concern expressed that there might be some back seepage of moisture working under the floor and causing the slight discoloration of the tiles closer to the SOUTH exterior wall.
- The older boilers, fueled by fuel oil, have been replaced with newer ones that operate on L.P. There may have been some asbestos-containing wrapping around the old pipes that was removed at the time of the installation.
- There is a water softener and iron filter in the mechanical room.
- The decking for the church (basement ceiling) is Spancrete
- Both restrooms in the basement are ADA compliant.
 - The women's restroom has an auto door opener.
 - The men's restroom door does not have an auto opener, but pushes out and is compliant.

- If snow blocks the drain by the doors into the lower level from outside, and it rains, water may leak in.

Church:

- There is one mass a weekend held at the church at 10:30 am on Sunday.
 - Since COVID restrictions, there are around 75-80 people in attendance.
- On Wednesday there is ~ 2 hours of Adoration at ORS.
- The septic system and drain field for the church are separate from that for the rectory.
- Water for the church comes from a joint well that is near the rectory.
- 6 windows have been replaced in the last week.
- There is a storage area above the stairwell on the south side of the sacristy. It is used for Christmas trees and other large decorating items.
- The sacristy is not large, but does have a closet for the storage of vestments.
 - One of the new windows is in the sacristy and is frosted. All the others are transparent.
- The church roof was replaced ~8 years ago. The new roof is steel. New fabric was put under the steel to seal the roof. The old roof had been put on directly on top of the church ceiling decking.
 - The ceiling decking is kerfed which aids in sound control.
- The air exchanger for the HVAC is in the "Cry Room".
- An ADA compliant bathroom was added to the main level by taking space out of the "Cry Room".
- The "air conditioning" for the church is the lower portion of the windows that open.
 - The mechanisms have failed on a number of the side windows and replacement parts are not available.
 - The side windows all have glass on the outside.
- There is a safe in the Ushers' Room.
- The old "confessional" is being used for seasonal banners and other Art and Environment materials.
- The large leaded window in the west wall was removed and reinforced with an aluminum frame. An outer glass was added.
- Artifacts:
 - 2 stained glass windows old St. Mary's were framed and hang on the side walls of the sanctuary. They were installed with hinges so they can be opened out from the wall.
 - A 3rd window from St. Mary's hangs on the west wall of the worship space. It came from the entry way at St. Mary's.
 - The baptismal font came from St. John the Baptist. As a point of interest: it was sent to Milwaukee to be refurbished and was lost for 18 years!
- The sound system is relatively new.
- A ramp (concrete) was added from the handicap parking on the north side of the church up to the front entrance. It has sunk ~ ¾" from the adjoining sidewalk at the top.
- The sidewalk from the north to the front of the church has sunk also.
- Al has obtained quote for raising the sidewalks at the front of the church.
- The entrance to the church is zero clearance for accessibility
- Shortly after the church was built, the bell tower began to separate from the building.
 - It was removed and a free-standing metal frame tower was erected to the front of the church.

- The bell has been recently refurbished.
- The chimney on the east end of the building, no longer used, had the top section removed. There are now 4 speakers around the top, which serve as the “church bells”.

Rectory:

- The rectory has its own septic system
- The rectory shares the well with the church.
- Al has already obtained a quote for raising the sidewalks by the rectory.
- There are 3 bedrooms and a full bath in the upstairs.
- Basement:
 - The former drive-in garage in the basement has been closed off to the outside and is used as storage.
 - There are 2 other areas for storage in the basement.
 - One of the areas appears to be an addition, as the walls are of a different material. This room has a small wall fireplace.
 - There is a water heater, water softener and a newer furnace.
 - The basement is pretty well lit.

Cemetery in Woodhull:

- Volunteers care for the cemetery (mowing, trimming etc.
- Paul Andrew is the Sexton.
- Over the past few years, volunteers have poured and placed slabs under a lot of the headstones that had been tipping or were already fallen over.

Grounds:

- Volunteers care for the grounds.
- The church had owned some property on the west side of CTY Y. It was sold a number of years ago since it was not used for anything anymore.

Parking Lot:

- The funds from the sale of the property across the street were used to put drain tile in under the parking lot and blacktop it. It had been sand and gravel up until that time.
 - There are 51 parking spaces in the lot and about a dozen in the lot by County Y
 - There are handicap parking spaces, 6 or 8, on the upper level.
- There was considerable discussion about the grade of the parking lot.
 - It all goes back to when the church was built: it should have been built somewhat higher. There is probably only ~1% grade from the lot out to the street.
 - The drain tile empty into a drain in the southeast corner of the lot. It is ~28” deep. From there, the water drains out to the ditch south of the church property.
 - Bernie told us that they have never had a problem with water in the basement.
 - The only time there was water in the basement (2”), it came from a leak in the air exchange unit in the church.
 - Tom suggested that the 2 piers on the south wall of the classroom area could be opened up, and the conductors raised 10-12 inches, emptying into concrete flumes in order to take the water away from the building.

Cemetery in Eldorado: (St. Mary's Cemetery)

- The east unused portion of the cemetery, which is located on Olden Road, has been sold.
- The cemetery property extends to the west to the North Eldorado Cemetery.
- There is a newer metal storage building, on a concrete platform, toward the back of the property, where the lawn mower and other maintenance supplies are stored.

Respectfully submitted,
Beth Campshure

OUR RISEN SAVIOR CHURCH, WOODHULL

**SITE INCLUDES CHURCH W/HALL & CLASSROOMS
RECTORY, GARAGE AND PARKING**

- Constructed 1963
- Capacity 125/140
- Schematic plans are attached

CHURCH

- The church is a pleasant and comfortable 1960's church in excellent condition and well maintained. In 2019 there was an annual attendance of about 6,750, the smallest attendance in the parish. With one mass per week the seats were close to filled at that mass. ORS is the most 'remote' site of the parish not necessarily because of distance but because of the highway 41 corridor. It also just feels country; rural, quiet and welcoming.
- Looking at the HFCC "hot spot analysis", I would contend that the area between ORS and Sacred Heart looks like development will continue to move west. What I also find is that Sacred Heart is close enough to ORS to serve the social and educational need ORS cannot provide to locals.
- The church is accessible and has an accessible restroom at the nave level. I did notice that there seems to be limited areas for wheelchair parking. Perhaps a half row of pews could be taken out to allow for wheelchairs and more comfortable seating with more leg room. A power door operator could be installed on one of the entrance doors if ushers and attendants are not readily available.

HALL

- The hall is also accessible at grade, very clean and provides for flexible uses. I believe the hall and classrooms are used often (refer to Beth's notes).
- The restrooms are adequate, exiting is good and mechanicals are in good condition and well maintained.
- My only suggestion or consideration would be to determine a way to access the 3 classrooms from the lower level and create a corridor to access the restrooms. This would enable these rooms to be used individually by small groups for meetings, gatherings, breakout rooms, meditation, classes etc., without opening the entire lower level or allowing access to the church area.

Considering the distance to HF from ORS, I believe that ORS will see more activity in the future and potentially duplicating other parish services and activities. I would also encourage the parish to allow (rent) the lower level spaces for non-parish local activities. I know of two churches that allow use of their halls and classrooms to the Lions Club for meetings, Christmas parties and pot-luck dinner fund raisers.

RECTORY

- Constructed in C1930-1940's
- As with St. Peter, the rectory will soon be obsolete.
- I do not see the rectory being parceled off and sold, primarily because of the proximity to the cemetery, shared well and the very small piece of property that would be carved off. The rectory should be demolished and create an access route to street parking north of the Church both for vehicles and pedestrians.
- The garage should be moved to another location and the lot should be paved for parking of an additional 30-40 cars. Presently

there are 8 H/C parking spaces at the church grade that allow comfortable access to the church proper. All other access to the church is a rather arduous trek from the lower parking lot (48 spaces) or the street.

ADDITIONAL LAND

- The land to the south of the church/hall is financially benign and should be kept. I do not believe, at this point, that expansion of the church/hall is in the near future but, it could be used for picnics, baseball diamonds, bocce ball or other outdoor activities. This land should also be retained because it serves as a direct water shed for almost the entire property. Development of that land would likely require an expensive water run-off mitigation plan.

HOLY FAMILY CATHOLIC COMMUNITY

2020 SITE EVALUATION MATRIX

N/A=NOT APPLICABLE

SITE OUR RISEN SAVIOR - WOODHULL

| ARCHITECTURAL ISSUE | | RATING 1-5 HIGH | IMPORTANCE 1-5 HIGH | NOTES/ COMMENTS |
|---|----------------------------|--------------------|------------------------|--|
| NEIGHBORHOOD | | 4.0 | 5.0 | |
| | GROWTH POTENTIAL | 4.5 | 5.0 | MODERATE GROWTH |
| | TOTAL SCORE (AVG.) | 4.3 | 5.0 | |
| SITE SIZE | | 5.0 | 4.0 | |
| | EXPANSION POTENTIAL | 4.0 | 4.0 | |
| | ON SITE PARKING | 4.5 | 4.5 | |
| | AVAILABLE STREET PARKING | 3.0 | 2.0 | |
| | USABLE ANCILLARY BLDGS. | 2.0 | 2.0 | GARAGE... HOLD FOR STORAGE OR WOULD IT BE BETTER TO SELL W/ RECTORY? |
| | HISTORY/ PRIDE | 3.5 | 3.5 | |
| | TOTAL SCORE (AVG.) | 3.7 | 3.3 | |
| CHURCH CONDITION | | 5.0 | 5.0 | |
| | CURRENT ATTENDANCE | 5.0 | 5.0 | THIS CHURCH IS THE ONLY CHURCH IN THE PARISH THAT HAS INCREASED ATTENDANCE FROM 2016-2019, ALBEIT SMALL. |
| | CAPACITY/ ADEQUACY | 5.0 | 5.0 | |
| | ARCHITECTURAL SIGNIFICANCE | 4.5 | 4.5 | |
| | CHARACTER | 4.0 | 4.0 | |
| | ADA ACCESSIBILITY | 4.5 | 4.5 | |
| | PARTICIPATORY ACCESS | 4.5 | 5.0 | |
| | UPDATED | 4.5 | 4.5 | |
| | ADDITION POTENTIAL | 5.0 | 5.0 | |
| | HALL (ALSO SEE BELOW) | 4.5 | 4.5 | |
| | KITCHEN (ALSO SEE BELOW) | 3.5 | 4.5 | |
| | OTHER ANCILLARY SPACE | 3.5 | 4.0 | |
| | LITURGICAL ACCOMMODATIONS | 4.5 | 4.5 | |
| | MEETS SACRISTY NEEDS | 4.5 | 4.5 | |
| | MEETS MINISTRY NEEDS | 4.0 | 4.5 | |
| | TOTAL SCORE (AVG.) | 4.4 | 4.6 | |
| RECTORY CONDITION & FUNCTION | | 3.0 | 2.0 | |
| | SALE POTENTIAL | 4.0 | 4.5 | |
| | ACTUAL USE POTENTIAL | 2.0 | 3.0 | |
| | TOTAL SCORE (AVG.) | 3.0 | 3.2 | |
| CONVENT/CONDITION | | N/A | N/A | |
| | ALTERNATE USE POTENTIAL | N/A | N/A | |
| | TOTAL SCORE (AVG.) | N/A | N/A | |
| SCHOOL/ CONDITION (ADDITION) | | 3.5 | 4.0 | THE 3 CLASSROOMS CAN BE USED FOR OTHER THINGS, I.E. INSTALL DOORS AT EXTERIOR OF RECONFIGURED TO ALLOW ACCESS. |
| | ALTERNATE USE POTENTIAL | 4.5 | 4.5 | |
| | TOTAL SCORE (AVG.) | 4.0 | 4.3 | |
| GYM/ CONDITION | | N/A | N/A | |
| | ALTERNATE USE POTENTIAL | N/A | N/A | |
| | TOTAL SCORE (AVG.) | N/A | N/A | |
| HALL CONDITION | | 4.5 | 4.5 | |
| | USE POTENTIAL | 5.0 | 5.0 | |
| | KITCHEN CONDITION | 4.0 | 4.0 | |
| | TOTAL SCORE (AVG.) | 4.5 | 4.5 | |

RATING = HOW WELL DOES THIS ISSUE/ SPACE SERVE THE SITE & PARISH IN GENERAL

IMPORTANCE = HOW IMPORTANT IS IT THAT THIS ISSUE/ SPACE SERVE THE SITE AND PARISH? IF RATING IS LOWER THAN IMPORTANCE THE ISSUE/ SPACE NEEDS ATTENTION!

TAB #6

PRESENTATION of the BLESSED VIRGIN MARY SITE



PRESENTATION OF THE BLESSED
VIRGIN MARY CHURCH




**God Bless
America**
September 11, 2001



Holy Family Facilities Study Site Visit 1
Presentation of the Blessed Virgin Mary
7 October, 2020

PRESENT: Beth Campshure, Tom Groeschl, Chuck Hornung, Al Nicolai, Mark Pfaller, Phil Twohig, Terry Willis

EXCUSED: Bernie Ritger

Old School: (abandoned)

This is the south school building that is currently closed and being considered for demolition.

- Terry believes that a Hazardous Materials Inventory was completed on the old school building some time ago and Al Nicolai added that a more recent inventory was done. We will need to see copies of these inventories. The insulation on the lines from the boiler in the old school looks newer, like fiberglass.
- Chuck stated that bids were obtained for the demolition in the order of ~\$90,000 including abatement. There WERE funds set aside in the budget to cover anticipated demolition costs.

Considerations for Demolition

- It will be necessary to determine the location of the utilities in and between the 2 buildings.
- Gas service needs to be moved from old school to newer school – need to work with Alliant
- Newer school has separate electrical service which is good
- Have to confirm that water and sewer service for newer school is separate
- Chuck will contact the Village for site plans showing that information and forward to Tom
- Also confirm where cable or communications service is entering

The planned use for the space where the building is demolished is for church parking.

New School: (1955)

- The large parking area to the north has potential for a developer.
- The restrooms have been remodeled and are pretty close to ADA compliance.
- Mark commented that the new building is in pretty good condition. He didn't observe any breaks between the walls and the floor, however, the floor tiles are asbestos.
- There are 2 places in the ceiling of the gym where the Celotex-like product is falling off.
- There are HVAC units on the roof that supply air conditioning and heat to the 3 rooms on the south side. There are also baseboard heaters as a secondary heat source.
- As per Al, the flat roof is suspect. There is leaking around the skylights. Aluminized coating has been put over the flat roof. The flat roof areas need to be assessed for repair / replacement.

Garage/Storage Building:

- The 5-door garage, storage building, has been used recently for storage and might come in handy in the future. There haven't been any security issues. There may be some value to keep it.

Church:

- In general, the masonry exterior of the building looks in good repair.
- In 2002 a new front entrance addition was built to accessible standards.
- In general, the interior of the building is in good condition.
- The church has a separate gas service
- Nearly ADA compliant Restrooms are in the basement –none on main floor
- The lift is in working order, including a phone line for emergencies. The lift was installed before the new /gathering space was added to the building.
- The kitchen equipment is dated and the room needs ventilation improvements.
- The capacity of the church is 390.
- There is an area of the ceiling in the northwest corner that has water damage. Al said that the roof had been sealed around a stone piece, then the stone was capped about 12' out. The roof is slate and is around 100 years old.
- The fact that there is an organ in working order is a plus.
- Mark would like information on the mass counts before and after COVID. Terry said that before there were around ~110 people at the Saturday 4:30pm mass and ~ 100 at the Sunday 8:00am mass.
- Al talked with Tom about the water that comes in the north double doors when there is a driving rain. Tom suggested a bronze anodized aluminum rain shield could be installed.

General:

There was some discussion about the availability of site plans, and we adjourned to the offices. An outdated site plan was found along with some floor plans and foundations of the new school were found. It would be good to locate a current site plan as well as a floor plan of the church. Tom will check with CB&D and design architect to see if plans can be found from the 2002 addition. Chuck will also check with the municipality for any plans on record from prior permitting and site utilities.

- We need to find out if the alley between the schools and church are church property or village. It appears on the plat map that was found later in the offices that it may be village property but we need to determine that. Chuck will also check into that and get back to Tom.

Respectfully submitted,
Beth Campshure

PRESENTATION OF THE BLESSED VIRGIN MARY CHURCH, NORTH FOND DU LAC

SITE INCLUDES CHURCH AND 5 CAR GARAGE

- Constructed 1915
- Capacity 380 w/out choir
- Plans of entire church are unavailable, however there are plans of the 2002 gathering area addition.

CHURCH

- The church is an unassuming and comfortable church in good condition and well maintained. The interior of the church is in very good condition, the exterior could use prep and paint on the wood trim. In 2019 11,285 worshipers attended mass with 2 masses, one at 8A on Sunday and one at 8A on Saturday. ($11,285/2$ masses per week = $5,643/52 = 108$ attendants each mass). With this average in a church with a capacity of 380, dropping one mass would make sense.
- It is my evaluation that development (growth potential) is limited in the North Fond du Lac area. The area is relatively limited in growth because of the Lake and railroad tracks on the east and industrial development and hwy. 41 to the

west. There is developable land to the northeast and west of Horace Mann High School, but it is probably limited to 100 single family units. Once you get west of 41 it is more likely that worshipers will tend to go to ORS.

- Expansion of any kind at PBVM is probably not possible because the church is limited by regulatory setbacks.
- The church is relatively good as far as accessibility but is not fully compliant. With the newer lift and grade accessible entrance I do not see the need for an upgrade.
- The church has a very nice organ and I believe that organ music during Christmas, Easter and weddings, albeit 'traditional', is a draw to worshipers.

PARKING

- Since the sale of the west property and school, I see parking as problematic. I understand that there will be or could be, a parking agreement with the new owners however, it will be limited if the new owners decide to develop the north lot. There should be some thought given, soon, as to how and where accessible parking can be accommodated. Street parking is available but will be precious because homeowners will be parking on the street during masses.

HALL AND KITCHEN/SERVERY

- The hall and kitchen have limited use. HFCC statistics show that meetings, weddings, and funerals accommodated at PBVM are the second lowest of the parish. The hall and

kitchen are in pretty good shape but could use some upgrading and cosmetic work. The ventilation system in the kitchen is poor and if used more frequently should be upgraded. This work could spark more interest in using these facilities which I think would be good for the parishioners.

BOTTOM LINE

- I believe that PBVM has value to the parish at least for the time being. It has good mass attendance; it maintains a Catholic presence in a nice neighborhood and I see it as a worship site that 'FITS' the area. Strategically, with limited number of priests, I can see a future with one mass per week and an increased use for weddings and other uses.

Mark Pfaller

From: tracieschnell@gmail.com
Sent: Friday, August 20, 2021 8:13 PM
To: Mark Pfaller
Subject: North Fond du Lac Church
Attachments: FDL catholic schools history.JPG; Presentation Catholic church.JPG; The American Contractor, 12 June 1915.JPG

So it would appear that the church was built a little earlier than I thought--in 1915 (dedication occurred on 25 November 1915—see first two attachments). So once I confirmed that, I searched the American Contractor periodical and voila...there it was (third attachment, last column at the bottom). The architect was Joseph E. Hennen (of Fond du Lac) and the contractor was Hutter Construction (also Fond du Lac).

Thanks again for lunch and for the 1941 catalog of your grandfathers work! I just looked and the other two catalogs that I have—and they are for George Schley & Sons (from 1936 and 1948).

Traci

*York, Pa.—Church: 1 sty. \$5M. Archt. J. A. Dempwolf, Cassat bldg. Owner Messiah Luth. Church. Temporarily in abeyance.

*Charleroi, Pa.—Church: 1 sty. \$12M. Archts. Pierre & Liesch, Aspinwall, Pa. Owner First Baptist Church, Rev. W. G. Carl, Charleroi. Architects will soon take bids.

Charleroi, Pa.—Church (add. & rem.): 1 sty. \$10M. Archt. B. Herbert Strickler, Fifth & Donner sts., Monessen, Pa. Owner First Christian Church, Rev. E. N. Duty, Charleroi. Architect taking bids.

*Donora, Pa.—Church: 2 sty. \$30M. Archt. C. C. Compton, 542 McKean av. Owner First Presby. Church, Rev. Wm. Stewart. Archt. will take bids from June 14 to June 24.

Red Lion, Pa.—Church: 1 sty. 180x100. Owner United Evangelical Church. Will soon start work.

Palmyra, Pa.—Church (rem.): 1 sty. \$6M. Archt. Geo. H. Grove, 213 Walnut st., Harrisburg, Pa. Owner United Brethren Church, Palmyra, taking sub-bids.

*Derry, Pa.—Church & Sunday School: 1 sty. & bas. 38x87. Archt. A. A. Ritcher, Sixth & Court sts., Reading, Pa. Owner St. Paul's Reformed Church, Rev. W. H. Landis, Derry, will take bids on general contract until June 15.

*Wilmington, Del.—Church (add.): 1½ sty. & bas. 47x60. \$10M. Archt. Edw. Canby May, du Pont bldg. Architect has received bids.

Baltimore, Md.—Church: 1 sty. \$20M. Archts. Owens & Sisco, Continental bldg. Owner Wilton Heights M. P. Church, Rev. Ronald Taylor, Haywood & Wilton Heights av. Plans in progress.

Church, Rev. Burden, chm., Bluffton. Revs'g plans.

Dunkirk, O.—Church: 1 sty. & bas. 64x88. Archt. L. H. Sturges, 527 Board of Trade bldg., Indianapolis, Ind. Owner M. E. Church, Rev. H. S. Worthington, W. R. Pfefferle, secy. bldg. com., Dunkirk. Prelim. plans in progress.

Newport, Ky.—Church (add.): 2 sty. & bas. \$15M. Archts. Weber, Werner & Adkins, 1206 Mercantile Library bldg., Cincinnati, O. Owner First Presby. Church, Rev. W. C. Lindsay, 624 Overton av., Newport. Plans just started.

*Covington, Ky.—Synagogue: 2 sty. & bas. 35x50. \$9M. Archt. Geo. W. Schofield, 512 First Natl. Bank bldg. Owner Covington Jewish Church, care M. Berman, Eighth & Madison sts. Architect received bids until June 10.

Indianapolis, Ind.—Church & Parish House (add.): 1 sty. & bas. Archt. Wilson B. Parker, 805 Board of Trade bldg. Owner New Church (Swedishborgian), 623 N. Alabama st. Plans in progress; architect will soon take bids.

*Wabash, Ind.—Church: The opening of bids for the First United Brethren church has been postponed and any contractors desiring to submit bids may do so. Notice of letting of contract will be published later. R. J. Welmer, secy. bd. of trustees.

Marquette, Mich.—Church (rem. & enl.): Archt. Thos. E. White, City Natl. Bank bldg., Lansing, Mich. Owner M. E. Church. Plans in progress.

Raber, Mich.—Church: Bids were received until June 10 for building a Union Church. Address Seth Reed, Neenah, Wis.—Church (rem. & add.): \$6M. Archts. Sindahl &

Trenton, Mo.—Church (rem. & add.): 20x20. \$5M. Archt. A. A. Searcy, Kress bldg. Owner St. Joseph Church, Rev. Fr. Tearney. Plans in progress; architect will take bids.

New Franklin, Mo.—Church: 2 sty. & bas. Archt. J. E. Meyer, Boonville, Mo. Owner German Evangelical Church, E. Howelmann, secy., New Franklin. Plans in progress.

*Geneseo, Kans.—Church: 1 sty. 60x60. \$15M. Archt. W. F. Schrage, 43 E. 32d st., Kansas City, Mo. Owner M. E. Church, J. Sellers, chm., Geneseo, taking bids.

*Horton, Kans.—Church: 1 sty. 50x76. \$10M. Archt. Robt. J. Church, Sabathe, Kans. Owner First Baptist Church, J. S. Henderson, chm. bldg. com., Horton. Day wk.

Neodesha, Kans.—Church: 2 sty. & bas. 40x65. \$10M. Archts. Geo. P. Washburn & Son, Ottawa, Kans. Owner Baptist Church, Dr. O. D. Sharpe, chm., Neodesha. Plans in progress.

Omaha, Neb.—Church & Sunday School: \$150M. Archt. Geo. B. Prinz, 1033 Omaha Natl. Bank bldg. Owner First Presby. Church, Robt. Dempster, chm. bldg. com., 1813 Farnam st. Contr. for excavation let to Partridge, Thomson Co., 305 S. 17th st. Plans for superstructure will be ready for bids about June 19.

Greenville, Tex.—Church: 3 sty. 65x80. \$15M. Archts. Macklin & Ragadale. Owner Presby. Church. Bids will be received by architects until June 16.

Clarksdale, Miss.—Church: 2 sty. \$40M. Archt. John Galsford, Goodwyn Institute, Memphis, Tenn. Owner M. E. Church, Clarksdale. Bids were received to June 10.

Remington, Va.—Church (rem. & add.): 1 sty. \$5M. Archts. Speiden &

Harrisburg, Pa.—Church: 1 sty. \$35M. Owner Presby. Church, Harrisburg. Gen. contr. let to the Titzel Constr. Co., Lancaster, Pa.

*Mt. Pleasant, Pa.—Church: 1 sty. \$15M. Archt. J. A. Lohman, Sixth & Donner sts., Monessen, Pa. Owner St. Joe R. C. Church, Rev. John Hackett, Mt. Pleasant. Excavating. Gen. contr. let to Frank H. Hurst Mt. Pleasant.

*Jeannette, Pa.—Church (rem.): 1 sty. \$12M. Archt. D. A. Crone, Oliver bldg., Pittsburgh. Owner Krillo Methodist Russian Orthodox Greek Cath. Church, Jeannette. Gen. contr. let to I. T. Bayshore, Jeannette.

*Southampton, Pa.—Chapel: 1 sty. & bas. 30x72. \$10M. Archt. Harry Parker, Drexel bldg., Philadelphia. Owner Davisville Bapt. Church, Southampton. Gen. contr. let to Frank Heston, Southampton.

*Washington, D. C.—Church: 1½ sty. & bas. 51x118. \$60M. Archts. Chas. W. Bolton & Son, Witherspoon bldg., Philadelphia, Pa. Owner St. Andrew's Church, Washington. Gen. contr. let to W. E. Mooney, Evans bldg., Washington.

*Cincinnati, O.—Church (rem.): 1 sty. & bas. \$4M. Archt. B. D. Camp, Neave bldg. Owner Grace Protestant Episc. Church, Rev. H. Wills, Reading rd., nr. Glenwood av. Gen. contr. let to Ben Evans, 2101 Reading rd.

*Corunna, Mich.—Church (htg.): Archt. Thos. E. White, Lansing, Mich. Owner M. E. Church, Corunna. Let to J. M. Elkins, Corunna.

*North Fond du Lac, Wis.—Church: The building commission of the Presbyterian Church, B. V. M., Rev. J. B. Heller, let contr. to the Hutter Constr. Co., at \$16,142, for the church. J. E. Hennen, archt., 74 S. Main st., Fond du Lac.



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Our History

THE HISTORY OF CATHOLIC ELEMENTARY EDUCATION IN THE FOND DU LAC AREA

The rich history of the Catholic church in the Fond du Lac area begins in 1847 when Catholic immigrants formed a church at the site of St. Joseph Parish. Very soon, rapid growth of the city created a need for more churches. The predominantly Irish St. Patrick parish was formed from the original Catholic congregation in 1862. The German speaking Catholics constructed St. Mary Parish in 1865. The last ethnic group to organize their own parish in Fond du Lac was the French who built St. Louis Church in 1871.

The era of Catholic education began in 1857 when a few German parents persuaded their pastor that a Catholic school was needed. The school was built on the present site of St. Mary Parish and functioned for eight years before a parish was established and the church building erected. This tiny one room school could boast that it had brought the parish to its home! The present St. Mary school building was built in 1949.

The next Fond du Lac Catholic school began at St. Joseph Parish in the 1870's. It was founded by Fr. Willard and run by the Sisters of Charity and, three years later, by the Sisters of St. Agnes. Its' present school building was erected in 1928.

St. Louis Congregation organized a parish school in 1879 and St. Patrick dedicated its school in the year of 1938. The historic and ethnic roots of the area parishes is very diverse, with the St. Louis site ministering to the Spanish community and St. Patrick site serving the Hmong community.

The Rev. John Collins created Presentation Parish in North Fond du Lac in 1902. The present parish building was dedicated on Nov. 25, 1915. The school was built in 1928 under the direction of Fr. Heller, and an addition was constructed in 1956.

Sacred Heart Parish and school were founded in 1957 under Fr. Raymond Fox as a response to the growing west side of the city.

The consolidation process of Catholic elementary schools went through various stages, beginning in 1970 when St. Patrick and St. Louis parishes combined their schools. In 1974 St. Joseph and St. Mary also merged their schools to form one supported by both parishes.

After 28 years of supporting a separate parish school, Sacred Heart Parish closed the doors to its school in June 1987 and merged with St. Mary and St. Joseph Schools.

In 1992, the six parishes of Fond du Lac and North Fond du Lac consolidated their efforts in supporting a unified Catholic elementary education system. They believed that a sound education in Christian ideals is the foundation of deep faith and firm conviction in the Catholic Church. They understood that Catholic education not only reaps immeasurable benefits for the present, but also is an investment that will pay dividends for each succeeding generation. They felt that continued growth and vitality would be assured by unifying their efforts financially and spiritually, in the formation of the Fond du Lac Area Catholic Education System, and FACES was born! FACES is a preschool through eighth grade school system. Preschool for 3 and 4 year olds began in 1997 along with Childcare.



In 1902, the same year the village of North Fond du Lac was established, about 70 Catholic residents petitioned Archbishop Frederic Katzer to establish a parish in the community. Katzer sent Father John Collins in July of that year to organize and serve as the first resident pastor of Presentation of the Blessed Virgin Mary parish.

In November 1903, a small frame church was dedicated at the corner of Garfield and Minnesota Streets. The church consisted of an altar, 20 pews, and a wood burning stove that ushers had to keep going during services. Unlike in the city of Fond du Lac, where ethnic divisions largely determined one's parish membership, Presentation welcomed a mix of all ethnicities.

Under Pastor Joseph Heller, the parish began work on a new brick church in 1915, with plans for a school as well. The Gothic-style church, built at a cost of \$16,500, was dedicated on November 25, 1915, and included stained glass windows, a bell tower, and Stations of the Cross. Catechism classes were held in the church basement by Father Heller.

Fundraising efforts for a school began in 1928. A four-room brick building was completed at the corner of Garfield and Minnesota where the original wood frame church had once stood — for a cost of \$44,000. The Sisters of St. Agnes took charge of the school in 1929 and served there until 1990. An addition to the school was made in 1956 as enrollments grew, and a new convent for the sisters was completed in 1962 after the parish received a bequest from Mame Donovan. In 1991, the convent was converted into a senior living facility called Touchstone.

The parish council voted to have Presentation School merge into the Fond du Lac Area Catholic Education System (FACES) and elementary students transferred to St. Patrick's School while middle school students went to St. Mary's. The empty school was leased by FACES to be used as their administrative headquarters.

The church and parish hall underwent renovation projects in 1989, and again in the late 1990s including creating easier access to the church to parishioners with disabilities.

HOLY FAMILY CATHOLIC COMMUNITY

2020 SITE EVALUATION MATRIX

N/A=NOT APPLICABLE

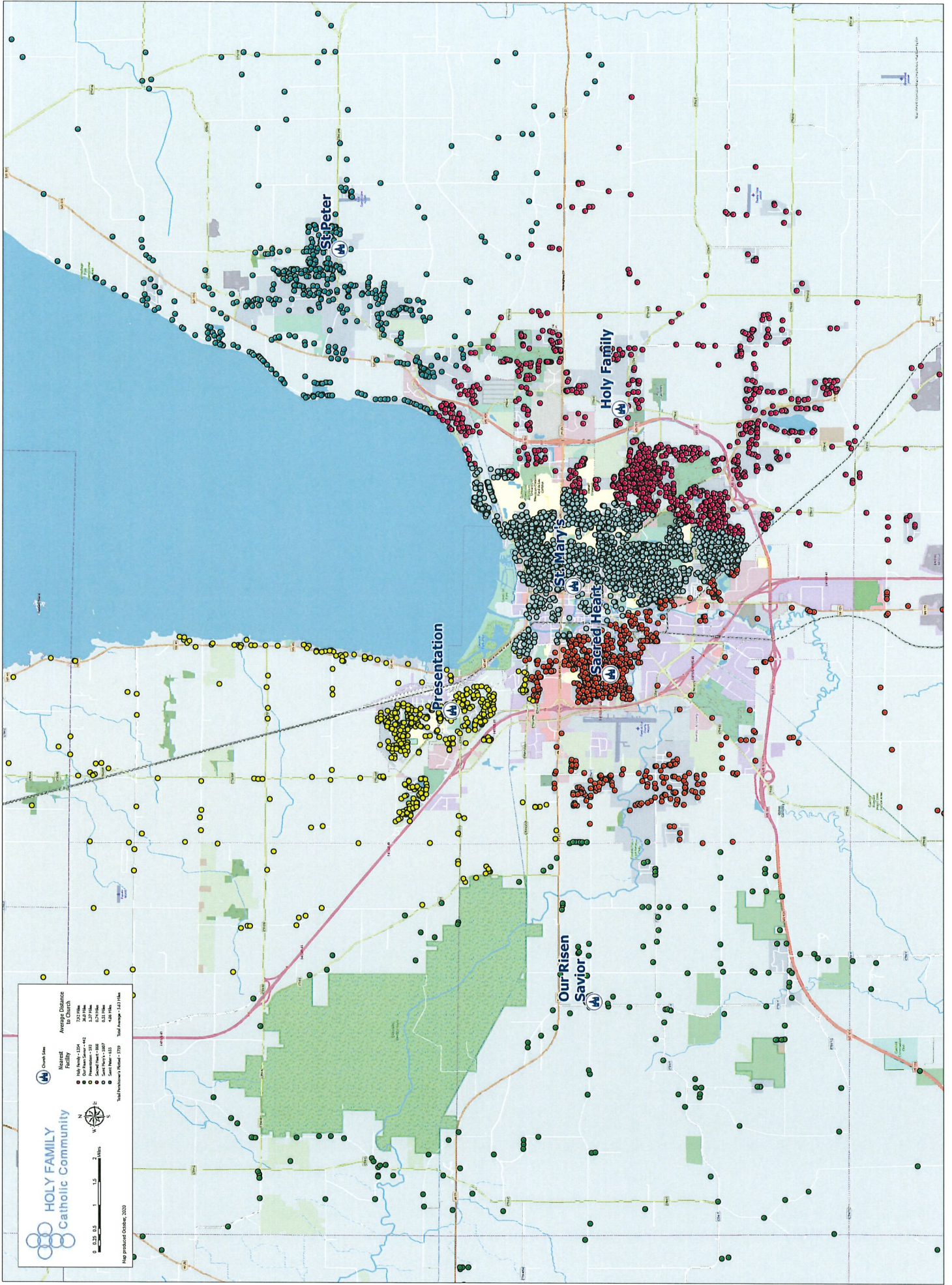
| SITE | PRESENTATION OF THE BLESSED VIRGIN MARY | | Revised:08/17/2021 |
|------------------------------|---|------------------------|--|
| ARCHITECTURAL ISSUE | RATING 1-5 HIGH | IMPORTANCE 1-5 HIGH | NOTES/ COMMENTS |
| NEIGHBORHOOD | 2.0 | 2.5 | |
| GROWTH POTENTIAL | 2.0 | 2.5 | |
| TOTAL SCORE (AVG.) | 2.0 | 2.5 | |
| SITE SIZE | 1.0 | 0.0 | |
| EXPANSION POTENTIAL | 0.0 | 0.0 | |
| ON SITE PARKING | 0.0 | 0.0 | LIMITED PARKING ON WEST LOT (NOT CONTIGUOUS) |
| AVAILABLE STREET PARKING | 2.5 | 3.5 | |
| USABLE ANCILLARY BLDGS. | 1.0 | 1.5 | 5 CAR GARAGE/STORAGE |
| HISTORY/ PRIDE | 3.5 | 4.0 | |
| TOTAL SCORE (AVG.) | 1.3 | 1.5 | |
| CHURCH CONDITION | 4.0 | 4.5 | |
| CURRENT ATTENDANCE | 4.0 | 3.0 | ATTENDANCE @ 108 PER MASS |
| CAPACITY/ ADEQUACY | 5.0 | 5.0 | MASSSES ARE LESS THAN 1/3 CAPACITY |
| ARCHITECTURAL SIGNIFICANCE | 3.5 | 3.0 | NICE LANDMARK BUT LIMITED SIGNIFICANCE |
| CHARACTER | 3.0 | 3.5 | |
| ADA ACCESSIBILITY | 4.0 | 4.0 | OK BUT NOT FULLY COMPLIANT |
| PARTICIPATORY ACCESS | 4.0 | 3.5 | EASY |
| UPDATED | 4.0 | 4.0 | |
| ADDITION POTENTIAL | 0.0 | 0.0 | |
| HALL (ALSO SEE BELOW) | 2.5 | 2.0 | NOT USED MUCH |
| KITCHEN (ALSO SEE BELOW) | 2.0 | 2.0 | |
| OTHER ANCILLARY SPACE | 0.0 | 0.0 | |
| LITURGICAL ACCOMODATIONS | 4.2 | 4.0 | |
| MEETS SACRISTY NEEDS | 4.0 | 4.0 | |
| MEETS MINISTRY NEEDS | 4.5 | 4.5 | |
| TOTAL SCORE (AVG.) | 3.2 | 3.1 | |
| RECTORY CONDITION & FUNCTION | N/A | N/A | REMOVED C. 1990's |
| SALE POTENTIAL | N/A | N/A | |
| ACTUAL USE POTENTIAL | N/A | N/A | |
| TOTAL SCORE (AVG.) | N/A | N/A | |
| CONVENT/CONDITION | N/A | N/A | |
| ALTERNATE USE POTENTIAL | N/A | N/A | |
| TOTAL SCORE (AVG.) | N/A | N/A | |
| SCHOOL/ CONDITION | N/A | N/A | SOLD 2021 W/ PROPERTY |
| ALTERNATE USE POTENTIAL | N/A | N/A | |
| TOTAL SCORE (AVG.) | N/A | N/A | |
| GYM/ CONDITION | N/A | N/A | SOLD 2021 |
| ALTERNATE USE POTENTIAL | N/A | N/A | |
| TOTAL SCORE (AVG.) | N/A | N/A | |
| HALL CONDITION | 3.5 | 4.0 | NEEDS ATTENTION AT CEILING |
| USE POTENTIAL | 4.0 | 4.5 | |
| KITCHEN CONDITION | 3.5 | 3.0 | OLDER, COULD USE AN UPDATE |
| TOTAL SCORE (AVG.) | 3.7 | 3.8 | |

RATING = HOW WELL DOES THIS ISSUE/ SPACE SERVE THE SITE & PARISH IN GENERAL

IMPORTANCE = HOW IMPORTANT IS IT THAT THIS ISSUE/ SPACE SERVE THE SITE AND PARISH? IF RATING IS LOWER THAN IMPORTANCE THE ISSUE/ SPACE NEEDS ATTENTION!

TAB #7

**PARISH HOT SPOTS &
HOUSEHOLD/CHURCH SITE MAPS**





HOLY FAMILY
Catholic Community



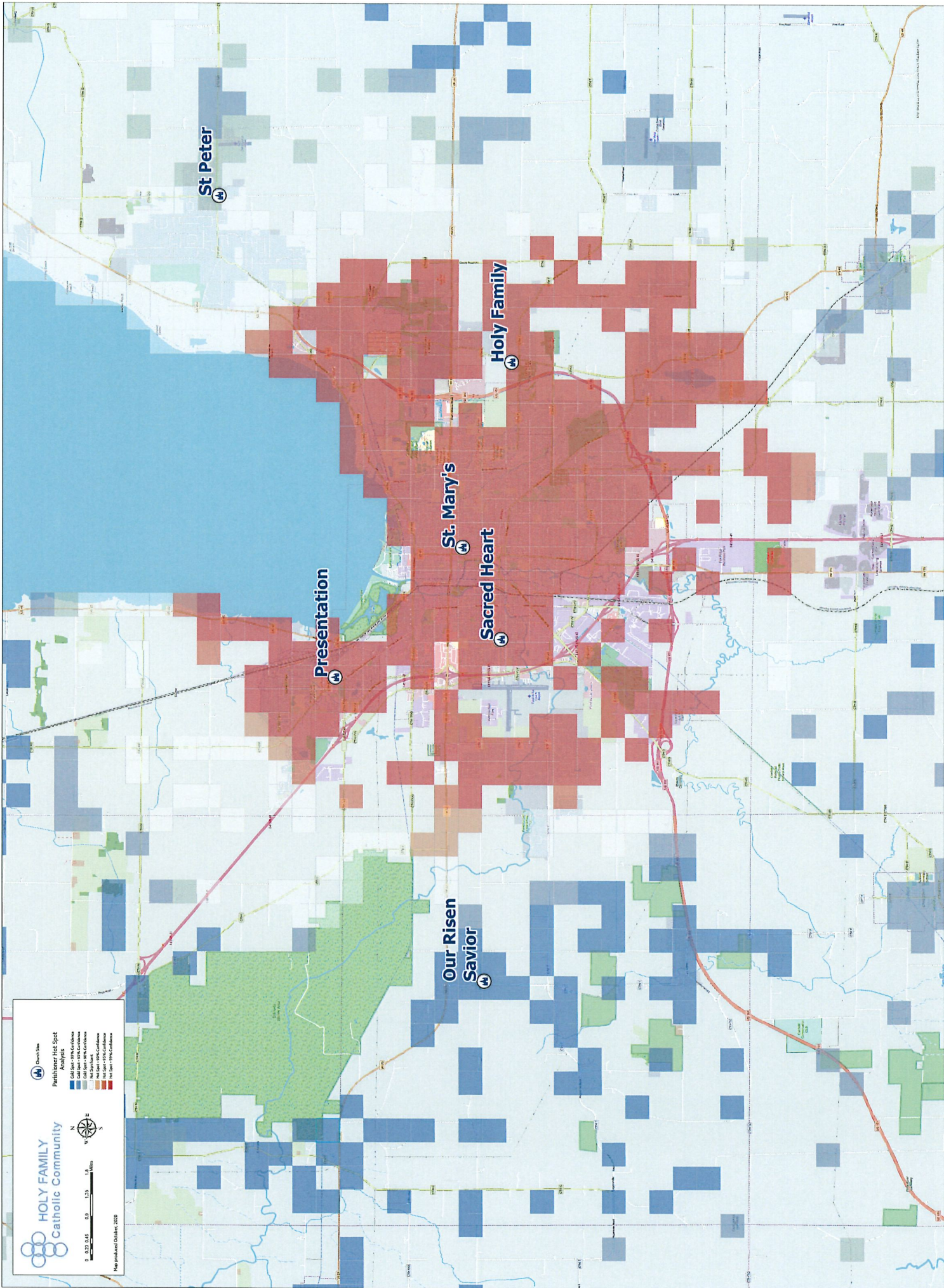
0 0.25 0.5 1 1.5 2 Miles

Nearest Church

| Nearest Church | Average Distance to Church |
|------------------|----------------------------|
| St. Peter | 0.25 - 0.5 Miles |
| Holy Family | 0.5 - 1 Miles |
| St. Mary's | 1 - 1.5 Miles |
| Sacred Heart | 1.5 - 2 Miles |
| Presentation | 2 - 2.5 Miles |
| Our Risen Savior | 2.5 - 3 Miles |

Total Population: 1,100

Map produced October, 2020



TAB #8

SITE ACTIVITY INFORMATION

Weekends

SATURDAYS:

4:00 pm – Holy Family

4:00 pm – Sacred Heart

4:00 pm – St. Peter

Reconciliation is offered prior to each Saturday night Mass. It will begin an hour before Mass and end 15 minutes prior to the start.

SUNDAYS:

7:15 am – St. Mary

8:00 am – Presentation

8:00 am – Holy Family

8:30 am – St. Peter

9:00 am – Sacred Heart

10:00 am – Holy Family

10:00 am – Our Risen Savior

11:00 am – Sacred Heart

12:00 pm – Holy Family (Spanish Mass)

At this time, we continue to livestream 8:00 am Sunday Mass at Holy Family on our [Facebook page](#), and will later post it on [our website](#) and [YouTube Channel](#).

Weekdays

MONDAY

12:10 pm at St. Mary

(Reconciliation offered prior to Mass from 11:30 to noon)

TUESDAY

7:00 am at Holy Family

(Reconciliation offered after Mass)

WEDNESDAY

12:10 pm at St. Mary

(Reconciliation offered prior to Mass from 11:30 to noon)

THURSDAY

7:00 am at Holy Family

(Reconciliation offered after Mass)

7:30 pm at Presentation

(With Adoration)

FRIDAY

7:00 am at Holy Family

(Reconciliation offered after Mass)

• If you have any questions, please contact the Parish Office.

"And if your children are crying because they are hungry, then go ahead and breastfeed them, just as Mary breastfed Jesus." – Pope Francis

Confession

Holy Family Catholic Community will offer Confession:

- **Monday, Wednesday:** From 11:30 am to noon prior to 12:10 pm Mass at St. Mary
- **Wednesday night:** During Adoration at Our Risen Savior from 7:30 to 8:30 pm
- **Tuesday, Thursday, Friday:** Following 7:00 am Mass at Holy Family
- **Saturday morning:** Following 8:00 am Mass at Presentation
- **Saturday night:** Beginning an hour before all evening Masses, and ending 15 minutes before the start of Mass

[View Page](#)

Cancellation Policy

Holy Family Catholic Community will **not** cancel weekday, weekend, or special Masses unless there is a **compelling and extremely extenuating** reason to do so.

Examples of this might include: emergencies such as lack of heat in the church, water main breakage, flooding, fire, or a wind chill temperature of -50 degrees or below.

Cancellations of Masses (when and if extenuating circumstances are present) will be posted on Facebook, webpage, on our APP and on KFIZ radio.

Photo Gallery

Easter Sunday Mass 2017

Mass Attendance

| | <u>Holy Family</u> | <u>Sacred Heart</u> | <u>St Mary</u> | <u>St Peter</u> | <u>PBVM</u> | <u>ORS</u> | <u>Totals</u> |
|-------|--------------------|---------------------|----------------|-----------------|-------------|------------|---------------|
| 2021* | 47,006 | 26,107 | 6,910 | 4,278 | 3,080 | 3,935 | 91,316 |
| 2020^ | 28,295 | 15,308 | 9,576 | 4,601 | 1,414 | 1,764 | 60,958 |
| 2019 | 68,207 | 66,166 | 30,950 | 17,393 | 11,285 | 6,723 | 200,724 |
| 2018 | 67,620 | 73,621 | 30,840 | 17,959 | 11,557 | 6,584 | 208,181 |

*Data from January-September 2021

^No Mass Counts collected from March-July 2020

Weddings per church site (2018-2021)

| | <u>Sacred Heart</u> | <u>St Mary</u> | <u>St Peter</u> | <u>Holy Family</u> | <u>Presentation</u> | <u>ORS</u> | <u>Off-site</u> | <u>TOTALS</u> |
|------|---------------------|----------------|-----------------|--------------------|---------------------|------------|-----------------|---------------|
| 2018 | 3 | 7 | 2 | 18 | 1 | 0 | 3 | 34 |
| 2019 | 2 | 9 | 1 | 14 | 0 | 0 | 1 | 27 |
| 2020 | 4 | 5 | 0 | 18 | 1 | 0 | 1 | 29 |
| 2021 | 1 | 5 | 4 | 12 | 0 | 1 | 4 | 27 |

Funerals 2019-2021

| | <u>Holy Family</u> | <u>Sacred Heart</u> | <u>St Mary</u> | <u>St Peter</u> | <u>Our Risen Savior</u> | <u>Presentation</u> | <u>Totals</u> |
|-------|--------------------|---------------------|----------------|-----------------|-------------------------|---------------------|---------------|
| 2019 | 53 | 32 | 9 | 10 | 2 | 8 | 114 |
| 2020 | 59 | 21 | 4 | 4 | 5 | 5 | 98 |
| 2021* | 43 | 17 | 1 | 5 | 3 | 3 | 72 |

Mark Pfaller

From: Gail Kraig <gkraig@hffdl.org>
Sent: Wednesday, October 21, 2020 10:02 AM
To: tgroeschl@charter.net; chornung@charter.net; 'Terry Willis'; Mark Pfaller; 'Philip Twohig'; 'Beth and Ken Campshure'; Al Nicolai; 'Beth Campshure'; bedealsa@att.net
Cc: 'Michelle Ludtke'; 'Ryan Pruess'; 'Mike Vander Sanden'
Subject: Mass Count Statistics

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Facilities Study Committee Members,

Below you will find the Mass count statistics for all six sites that you requested. If you have any questions, please ask Michelle (michelle@hffdl.org) as she put the stats together. Mike V.--I thought these might interest you, as well.
Thanks.

Gail

These are the Mass counts that we have from 2010 through this current month of 2020. Please note that for PBVM and ORS, 2016 includes only the latter half of the year.

| | <u>Holy Family</u> | <u>Sacred Heart</u> | <u>St Mary</u> | <u>St Peter</u> | <u>PBVM</u> | <u>ORS</u> |
|--------------|--------------------|---------------------|----------------|-----------------|-------------|------------|
| *2020 | 16,395 | 11,419 | 5,774 | 3,325 | 2,428 | 1,620 |
| 2019 | 68,207 | 66,166 | 30,950 | 17,393 | 11,285 | 6,723 |
| 2018 | 67,620 | 73,621 | 30,840 | 17,959 | 11,557 | 6,584 |
| 2017 | 70,891 | 72,348 | 30,725 | 18,867 | 10,999 | 6,575 |
| 2016 | 78,306 | 78,411 | 29,006 | 18,937 | +6,495 | +3,032 |
| 2015 | 80,521 | 79,035 | 39,275 | 20,174 | 0 | 0 |
| 2014 | 79,088 | 83,435 | 37,341 | 20,111 | 0 | 0 |
| 2013 | 83,810 | 83,944 | 39,730 | 19,482 | 0 | 0 |
| 2012 | 89,060 | 88,731 | 45,137 | 18,932 | 0 | 0 |
| 2011 | 85,604 | 87,386 | 42,084 | 19,234 | 0 | 0 |
| 2010 | 88,205 | 80,982 | 42,432 | 20,054 | 0 | 0 |
| | 807,707 | 805,478 | 373,294 | 194,468 | 42,764 | 24,534 |

+ Note: 2016- PBVM and ORS counts are from 7/1/16 - 12/31/16

*Note: 2020- There are no Mass Counts from March through July 2020.

*Note: 2020- This is a year-to-date number, missing Oct., Nov., and Dec. 2020

Holy Family Building Usage

updated on 10/15/21

| Holy Family | | Sacred Heart * | | St Mary | | St Peter | | PBVM | ORS |
|--|--|---|---|--|--|--|--|---|---|
| Holy Family | | Sacred Heart * | | St Mary | | St Peter | | PBVM | ORS |
| Conferences/Retreats | Mission speakers, Men's Retreat, Marriage Retreat, SMSA retreat, Human Concerns Lenten Retreat, Deanery Meeting, Archdiocese Advent and Lenten Mission, | Love Begins Here Retreat | Love Begins Here Retreat | | | | | | |
| Religious Classes | Womens education classes, Sacramental Preparation, RCIA; confirmation classes; Baptismal preparation Class | Religious Classes- Wednesday & Sunday nights, Summer Program 2 weeks in summer (plus 1 prep week); Vacation Bible School 2 weeks in summer | Religious Classes- Wednesday & Sunday nights, Summer Program 2 weeks in summer; Vacation Bible School 2 weeks in summer | | | | | | |
| Parish/Parish Group Meetings | Parish council, Finance Council, Commission Meetings, Building & Grounds Mtgs. Make-Up sessions with parent for Religious Education, Planning prep for CF programs, Men's Wednesday morning group, Money Counters, Choir Rehearsal | Building & Grounds Meetings, Rosary every night but Sunday; Adoration 4am-10pm daily; choir rehearsal | Building & Grounds Meeting; choir rehearsal | Building & Grounds Meeting; choir rehearsal | Building & Grounds Meeting; choir rehearsal | Building & Grounds Meeting; choir rehearsal | Building & Grounds Meeting; choir rehearsal | Building & Grounds Meeting; choir rehearsal | Building & Grounds Meeting; choir rehearsal |
| Individual Church meetings | Generally priests would meet with individuals in their offices here, or in other meeting rooms, St. Charles Cemetery, Choir Practices | | Various group meetings, Daughters of Isabella, Cathedist meetings | Cor Jesu | St. Peter Altar Society, Choir practice | St. Peter Altar Society, Choir practice | St. John the Baptist Cemetery | | |
| Social Events- pancake breakfasts, bakery sales, silent auctions | Donut Sunday, Silent Auction as part of Gala Event, Gala Event or Gala Prayer Service, Parish Festival Event, Taste of Mexico, Our Lady of Guadalupe celebration, brat fry fundraiser, Trivia Night, Living Nativity, Choir Concerts, funeral dinners, Oktoberfest Event | Donut Sunday/Cookie Saturday, brat fry fundraiser | Donut Sunday, brat fry fundraiser, Hispanic Ministry, St. Pat's Rummage Sale | Donut Sunday, brat fry fundraiser, quilting group | Funeral Dinners, Cookie Saturday (Donut Sunday) 4-H meeting group, Women's Empowerment Clothing Distribution | Funeral Dinners, Cookie Saturday (Donut Sunday) 4-H meeting group, Women's Empowerment Clothing Distribution | Donut Sunday, brat fry fundraiser, funeral dinners, St. Nick Day | | |
| Community Events | Church tours- nothing normal that I am aware of. We do have a map and a pamphlet of information for the Holy Family Church. | | Fond du Lac City Voting, Aerobics Class (3x per week) | Boy Scouts, AA group, Warming Shelter, Blessed Bites Program | | | Apple pie making | | |
| Counseling, marriage, child, religious, etc. | Baptism Preparation Class is scheduled for English speaking. Counseling in priests offices/some meeting rooms. Marriage prep in priests offices and meeting rooms | | | Baptism Preparation Class for Spanish speaking, | | | | | |
| Athletic Events | | Hispanic Volleyball, Hispanic Family Night, Monday night Basketball, Friday night basketball, Saturday morning basketball, also rent gym space to St. Peter Athletic club & Jr. Ledger basketball | | | | | | | |

* Sacred Heart VICTORY CENTER Activities include: Small groups, Sunday/Wednesday Faith Formation, Summer Program for 2 weeks, Youth Group, Young Adults, Getting Ahead

HOLY FAMILY PROJECTS

updated 10/15/21

| Site | Project | 2021-22 | 2022-23 | 2023-24 | |
|--------|--|------------|---------|---------|--|
| HF | LED lighting, church | X | | | e=estimate |
| HF | Stain west side gable end beams | X | | | in-process/partially completed |
| HF | Stain front doors | X | | | completed |
| HF | Fire Alarm System | | X | | |
| HF | HVCS Control System | | X | | |
| HF | Pews-COVID repair | X | | | in-process |
| HF | leak spots at siding | X | | | |
| HF | HF Mass Time sign - Signarama | X | | | |
| HF | Raise Rite-Uneven concrete- south side | X | | | completed |
| HF | Carpet - church sides and sacristy | X | | | completed |
| SH | Evaluate heating system, Victory Center | | | | |
| SH | Remove dead trees in Rectory area | X | | | completed 10/15/21 |
| SH | Pews-COVID repair | X | | | in-process |
| SH | Carpeting- church area | | | X | |
| SH | Hearing Loop | X | | | in-process, to install 10/21/21 |
| SH | Insert signs- Signarama (small near front & large facing road) | X | | | intall mid-Nov |
| SH | Waxing floors-school | | X | | |
| SH | Lighting project | X | | | in-process- Jim Bomier |
| SM | pave former rectory area | Budgeted | | | e\$15,000 |
| SM | bury drains on north side rectory | X | | | getting estimates |
| SM | Sacristy flooring | X | | | e\$5,000 |
| SM | Rectory, flooring - trim boards | X | | | completed? |
| SM | Mauer Hall, patch holes, paint | in-process | | | |
| SM | Mauer Hall, carpeting | | | X | |
| SM | patch holes under steps to rectory | X | | | in-process |
| SM | Rectory, window framing | X | | | completed |
| SM | Holy Family Outreach Sign-Signarama | X | | | to install mid-November |
| SM | Lighting- | X | | | |
| SP | Sacristy roof | X | | | Completed |
| SP | Attic Roof | X | | | Completed |
| SP | Cry Room- painting | X | | | |
| ORS | Church Windows (stained glass window) | | | X | |
| ORS | Repair/blacktop south side parking lot | | X | | E\$80,000 |
| ORS | HF sign | in-process | | | \$4,120 |
| ORS | floor tiling | X | | | e\$1,000 |
| ORS | Rectory- interior painting | | | | On Hold |
| ORS | Rectory- replacing carpet | | | | On Hold |
| ORS | Rectory- purpose | | | | On Hold |
| P-NFDL | Presentation-NFDL | | | | |
| P-NFDL | HF sign | in-process | | | to install mid-Nov |
| P-NFDL | paint windows, louvers, gutters | X | | | e\$6,000 |
| P-NFDL | repair & paint leaky west wall | X | | | repair fixed- working on getting estimates for inside repair |
| P-NFDL | fence | In-process | | | Completed |

TAB #9

**HFCC FACILITY STUDY
COMMITTEE MEETING NOTES**

Holy Family Facilities Study Committee Minutes
23 September, 2021

PRESENT: Beth Campshure, Bill Gau, Tom Groeschl, Chuck Hornung, Ellen Kant, Gail Kraig, Michelle Ludtke, Mark Pfaller, Fr. Ryan Pruess, Fr. Edward Sanchez, Jim Simon, Paul Thelen, Phil Twohig, Fr. Justin Weber, Terry Willis

EXCUSED: Joe Bird, Jeff Kraig

Tom Groeschl opened the meeting with prayer for guidance.

The purpose of the meeting is to review the reports prepared by Mark Pfaller in conjunction with Tom Groeschl and Phil Twohig for Presentation of the Blessed Virgin Mary (PBVM) and Our Risen Savior (ORS) from the On-site visits that were held last fall.

Following the process used for the facilities at the time of the original consolidation, a matrix was set up assigning a rating/importance system. Each item was assigned a number from 1-5 for its rating on (a) how well that item served the site and parish and again for (b) how important that item is to the site and the community it serves. This report is to present facts without judgement until such time as the reports from all sites have been reviewed and finalized.

The mass times, attendance chart, other functions and the Hot Spot Analysis will be included only 1 time in the final report. They are included in the individual preliminary reports for ease of reference.

This is the first draft of the evaluation for these 2 sites.

Presentation of the Blessed Virgin Mary:

- The school and entire west side of the property was sold to the North Fond du Lac School District. That area will be identified on the aerial photo of the site.
 - There is a rental agreement in place to allow parking on the area just west of the church. There are probably 20-25 spaces available. There is no dedicated Holy Family on-site parking. As per Terry Willis, most on-street parking that is utilized for mass attendance is within a block of the church.
 - There are 3 accessible parking spots on the street on the east side of the church.
- The attendance figures used in the report date to ~2015. Updated numbers will be sent to Mark, along with the updated mass times.
 - From 2010-2019, attendance appears to be down 20-25%. ORS attendance is the only one that has risen.
 - Side note: Giving doesn't appear to follow that trend.
- Chuck reported that a recent potential town expansion of 497 units out to 2040 has been platted.
 - That will probably have minimal impact on Holy Family. That figures out to 25 units per year, and not all of those would be Catholic. According to Gail, a lot of the families moving in are younger, and not as "churched" as the older residents who are moving out. Another other limiting factor, from Mark's experience, is Hiway 41: looking at the Hot Spot analysis shows little crossover to the other side of Hiway 41.

- The lift is a nice feature, but it doesn't appear to be used a lot according to the observations of the priests and musicians..
- Would the hall be used more if the kitchen were upgraded?
 - Discussion followed regarding the use for weddings, especially. At present, most of the parish weddings are held at Holy Family and the 2nd most at St. Mary's.
 - The people seem to like HF because it lends itself to the picture taking.
 - Those who prefer a more traditional church, appear to like St. Mary's.
 - HF doesn't encourage the use of the halls there for receptions due the messes that have been incurred, the need for staff to be present and the potential liability involved with the serving of liquor.
 - Fr. Ryan observed that most couples already have a reception venue selected by the time they come to the church to make the ceremony arrangements.
 - With Archdiocese now allowing outdoor weddings, things have opened up.
- The chart showing functions held by site should be corrected to show that Cor Jesu has recently been moved from St. Mary's to PVB. There was already a mass there on Thursday evenings and didn't want to have a conflict.
- Maintenance notes:
 - The roof of the church is slate. Any work that would be done with it would require asbestos abatement.
 - The church's air conditioning was recently repaired and runs well.

Our Risen Savior:

- Property boundaries include the field on the south side of the lower parking lot.
 - In addition to the cemetery adjacent to the church, there is one on the outskirts of Eldorado.
 - Both cemeteries still have room
 - Both cemeteries are well maintained.
- A good deal of time was spent in discussion of the rectory, garage and well and what to do with them.
 - The well is shared by the church and the rectory.
 - The septic systems of the 2 buildings are separate.
 - Potential dispositions include:
 - Selling the rectory and garage
 - Storage for cemetery tools would still be required.
 - Special arrangement for well use for church or drilling a new well
 - Selling the rectory, retaining the garage.
 - Special arrangement for well use for church or drilling a new well still required
 - Selling the rectory to someone who would move the building.
 - Would still require filling in the basement.
 - Would require building new well house with power, heat and pressure tank
 - Demolishing the rectory.
 - Saving the solid oak doors and hard-wood flooring, etc.
 - Some remodeling of the kitchen had been done, with new cabinets in the kitchen. Donors would perhaps want to recover those.

- Would require building well house with power, heat and pressure tank
 - Renting the rectory was ruled out.
- Discussion of better/more use of the classrooms and hall:
 - Add an exterior door to each classroom, and an interior hallway to the restrooms to allow for rental to non-member groups. The rooms are individually heated.
 - There is a continuous heating loop around along the lower exterior wall which would make that difficult.
 - The question was asked as to whether the people in the area relate better/more to Fond du Lac or Ripon. Michelle's experience is that they relate more to Fond du Lac.
 - The pie sale will probably not happen in the future due to (1) poor apple crop last year and (2) health of the organizer of the sale.
 - There have been fellowship gatherings held there in the past by the parish members.
 - When things needed to be done, formal committees weren't formed, people just came forward and pitched in.
- ORS is the only site with increased mass attendance.
- Currently all ADA parking is on the upper level. More people would use the upper level parking if there were more space.
 - A long-term solution could be to add an elevator.
 - The lower parking lot has very little pitch. The major conductors of water from the roof come down and empty into the very narrow strip of grass that is between the building and the parking lot.
 - You can see areas where the water has come up under the concrete floor and stained the vinyl composite tile (VCT).
 - Elevating where the conductors come out of the wall and adding a flume to carry the water away is a possible solution for part of the problem.
 - Water also flows down the west stairway wall.
 - The south side will require a long-term drainage solution.
 - Michelle hasn't heard of any issues in winter with ice forming.

There was one report with numbers of events or meetings. There was no heading. For the data to be useful we need to determine what it represents.

The committee will meet again 14 October, 2021, at 1:00pm at Holy Family to review the preliminary reports from St. Mary's and St. Peter's.

The meeting adjourned at 3:15pm.

Respectfully submitted,

Beth Campshure

Holy Family Facilities Study Committee Minutes
Site Report Review 2: St. Peter & St. Mary
14 October, 2021

PRESENT: Joe Bird, Beth Campshure, Bill Gau, Tom Groeschl, Chuck Hornung, Michelle Ludtke, Al Nicolai, Mark Pfaller, Bernie Ritger, Fr. Edward Sanchez, Jim Simon, Paul Thelen, Phil Twohig, Terry Willis

Tom Groeschl opened the meeting with prayer for guidance.

The purpose of the meeting is to review the reports prepared by Mark Pfaller in conjunction with Tom Groeschl and Phil Twohig for St. Peter (SP) and St. Mary (SM) from the On-site visits that were held last fall.

Following the process used for the facilities at the time of the original consolidation, a matrix was set up assigning a rating/importance system. Each item was assigned a number from 1-5 for its rating on (a) how well that item served the site and parish and again for (b) how important that item is to the site and the community it serves. This report is to present facts without judgement until such time as the reports from all sites have been reviewed and finalized.

The mass times, attendance chart, other functions and the Hot Spot Analysis will be included only 1 time in the final report. They are included in the individual preliminary reports for ease of reference.

This is the second draft of the evaluation for these 2 sites.

St. Peter:

- Holy Family owns the parking across the street and an “L” Shaped area along CR WH.
 - Parking on the church side of the street is limited.
- The neighboring area is still developing.
 - Discussion followed regarding the information on the maps that show where parishioners live as relating to our church sites. The maps do not show what site people from a given residence location attend.
 - Take some time to study the maps.
- Church:
 - Attendance is the 4th highest of all the sites, based on 2019 data.
 - Michelle will furnish Mark with the most current numbers.
 - The ADA compliance is low.
 - There is no main floor restroom. Access to the lower-level rest rooms require going to the front of the church, using the chair lift, then moving back to the other end of the hall.
 - The lower-level restrooms, while not in complete ADA compliance, are in good condition.
 - The chair lift is the only access to the church and/or lower level for wheelchair users.
 - The chair lift is not up to current standards because it is in a dead-end corridor.

- The limited accessibility is also a problem for funerals-taking the coffin in and out of the church.
 - Tom commented that when attending mass at St. Peter, he has not seen a lot of use of the lift. Bill observed that his family did not make use of it for his mother when they had a family mass there.
 - Addressing any one issue (accessibility, restrooms, new stairs) would put the costs at a value that would require doing all to meet current standards.
 - None of the above would increase the seating capacity of the church.
- Hall/Lower Level:
 - Use is limited by the lack of accessibility.
 - The area needs cosmetic attention, including the kitchen.
- Rectory:
 - Access to the rectory is not good. There are no ground level entrances.
 - The stairs to the second floor are narrow and steep with short treads.
 - The proximity of the rectory to the church presents difficulty to sell it as a residence.
 - It would be difficult to provide the required setbacks for either the church or the rectory.
 - Mark will be checking the local requirements on setbacks and where it could make sense to set a lot line to the south, for discussion purposes.
 - The rectory doesn't lend itself to using as a meeting space because of the lack of accessibility, and the church hall is available, with limited accessibility.
 - Other options include:
 - Renting the rectory. Do we want to be landlords?
 - Tear down the rectory, fill in the hole, and provide space for additional parking (IDA and ADA compliant) and potential for future development.
 - If the rectory is demolished and excess property is sold, any future expansion would have to be done on the north end.
- Narrative:
 - Michelle will send Mark the most current list of mass times.
 - Dates when mass changes took place could be added.
 - Joe stated that the church roof was replaced in the 1990's, so probably does not contain asbestos.
 - Tom has concerns about possible asbestos in the rectory roof.
 - Use of church and hall for non-mass events:
 - Few funerals and weddings are held.
 - Accessibility could be the reason for this.
 - Very few wedding receptions are held at any of the church halls.
 - Funeral lunches may be held in the halls if there is no committal following the funeral. When there is a committal service at the cemetery, the funeral luncheon is generally not at the church hall.

St. Mary:

Regarding the report, Tom suggested that the name be moved to the "sky" area so that it is easier to see.

- St. Mary remains the only downtown Catholic worship site.

- On the aerial photo, note that Holy Family no longer owns any of the houses to the north of the church.
- The demographics of the area has changed. Not many years ago, most of those who attended St. Mary were older folks, so there tended to be more funerals. Now you are seeing more younger families.
- Parking:
 - The sale of the school did not include provisions for parking for masses.
 - This hasn't posed a problem.
 - There is more likely to be residents parking in the church space, than vice-versa.
 - The neighborhood is fixed.
 - The site size and shape allow for very limited expansion.
- The attendance numbers have changed as the Spanish mass has been moved to Holy Family and there is no longer a 9:15am mass. (See note under SP, regarding updated chart).
 - At the time of the merger, we were looking at too few priests.
 - We now have the benefit of the missionary priests from the Missionary Fraternity of Mary. Something to keep in mind, in the future the MFM may decide that their priests are needed more elsewhere.
 - Fr. Edward commented that the number of vocations in the Archdiocese are up, and we are also moving a little past the period of mass retirements.
 - While we are still hopeful, there is the issue of dwindling mass attendance.
 - There is also the issue of dwindling lay ministers, including musicians.
- Church:
 - The interior has been recently redecorated.
 - The noon mass that was added weekdays this last year is attended by an average of 50 people.
 - The addition of the noon mass shows that the downtown area is still a "viable community".
 - The only handicap access is the ramp on the east side of the building.
 - It is not sloped correctly to comply with current standards.
 - It enters directly into the nave of the church, which can be uncomfortable for late-comers and disruptive.
 - The lack of access is also a limitation for funerals.
 - There is a possibility that new access could be added to the building on the north or southeast.
 - Suggest a study on the ROI.
 - Phil believes it would be relatively easy to obtain a variance for a new accessible entrance.
 - Rectory:
 - The "new" rectory addition has been torn down. The "old" portion remains, attached to the church.
 - The space is now being used as a community warming shelter in the winter, "Blessed Bites", a year around meal program and English language literary classes.
 - Basement Hall (Mauer Hall).
 - Access is only through entry into the church.

- There is no kitchen adjacent to the hall. The only kitchen on site is upstairs in the old rectory area.
- Current and Future projects:
 - A new sign will be put up to the right of the steps on the north side of the building:
 - “Rectory Outreach Center”

The next meeting will be in 2 weeks, to review the report for Sacred Heart.

The meeting was adjourned at 3:15pm.

Respectfully submitted,

Beth Campshure

Holy Family Facilities Study Committee Minutes
Site Report Review 3: Sacred Heart and Holy Family
28 October, 2021

PRESENT: Joe Bird, Beth Campshure, Bill Gau, Tom Groeschl, Chuck Hornung, Gail Kraig, Michelle Ludtke, Al Nicolai, Mark Pfaller, Fr. Ryan Pruess, Bernie Ritger, Fr. Edward Sanchez, Harry Schneider, Jim Simon, Paul Thelen, Phil Twohig, Terry Willis

Fr. Ryan opened the meeting with prayer for guidance.

The purpose of the meeting is to review the reports prepared by Mark Pfaller in conjunction with Tom Groeschl and Phil Twohig for Sacred Heart (SH) and Holy Family (HF) from the On-site visits that were held this summer/fall.

Following the process used for the facilities at the time of the original consolidation, a matrix was set up assigning a rating/importance system. Each item was assigned a number from 1-5 for its rating on (a) how well that item served the site and parish and again for (b) how important that item is to the site and the community it serves. This report is to present facts without judgement until such time as the reports from all sites have been reviewed and finalized.

The mass times, attendance chart, other functions and the Hot Spot Analysis will be included only 1 time in the final report. They are included in the individual preliminary reports for ease of reference.

Before moving to the discussion of the reports for SH and HF, we continued discussion of the St. Peter site, relating to local codes and set-backs, in relation to disposition of the rectory. Tom made some measurements at St. Peter and sent members a drawing of the location of the Church, rectory and well, including those measurements. The church faces CTY WH and the rectory faces Church RD. Code requires a 25' rear yard setback from the back of the church 10' side yard to the side of the rectory. Selling the rectory would not allow for any future construction/addition to the church. Tom noted that usually is possible to approach the Zoning/Planning Commission of a community, but the town of Taycheedah generally takes a hard look at the hardships when considering a request for variances. If the building is deemed to be unusable, it might be better to demolish the rectory and fill in the hole. That would make the property more sellable, but would still take away the opportunity for future addition to the church. If selling is the goal, then a parcel of the south lot would have to be surveyed off the church parcel.

Following the discussion regarding St. Peter, we moved on to the discussion of the Sacred Heart evaluation.

This is the second draft of the evaluation for these 2 sites.

Sacred Heart:

Jim began the discussion with some background information about the parish (SH) history, including that some of the original property was sold off at the time that the church was built.

- The complex is unique in that it has all the areas that comprise the matrix.
 - Church (High Importance and Rating):
 - There are 2 additional photos that will go into the final report.
 - 2nd highest attendance.

- Michelle will update the attendance records through the current numbers, and include the changes in masses held at each site.
 - This will not be included with each site information, but as a separate section of common information.
- It is easy to get around in the church.
- Because of the design it would be difficult to add on to the church.
- If the rectory were to be sold, it would be necessary to have the lot lines redefined or make arrangements for shared use of the driveway on the south side of the church.
- The interior is very dark.
- The Gathering Space is small.
- Rectory:
 - Correction: The garage is a 4-car not 3-car structure.
 - The rectory will become obsolete once the new rectory is occupied.
 - The building has potential for other uses.
 - The building has a number of deficiencies:
 - Roof leaks where it is flat.
 - Boiler.
 - Settling issues, partly because the garage is built on a frost wall, while the rest is over a basement.
 - Plumbing is old cast iron.
 - Buildings and Grounds Committee has identified ~\$400,000 of needs, not including interior renovations.
 - Update the Project list to include these items.
 - We could look at alternate uses for the building:
 - Guest lodging
 - Counseling (EXAMPLES: AA Meetings, Drug Abuse, etc.)
 - Home for battered women.
- Convent (now called the Victory Center):
 - There is not a lot of activity in the Victory Center at this time.
 - Michelle will print out an updated report on utilization of the VC, as well as other facilities.
 - It is set up more as an office type building at this time.
 - There are a lot of small rooms on the 2nd floor.
 - The Young Adult group is meeting there now every Thursday, as well as some of the Hispanic Community meetings.
 - It would be difficult to move these to the school because of conflict with Religious Education and also because of the lack of a usable kitchen.
 - The current usage and potential usage needs to be looked into further.
 - Appliances have been replaced.
 - The Chapel was redone recently.
- School:
 - Energy efficiency compared to a building that is built today:
 - It may be possible to cut the energy costs by 2/3. Look at ways to reduce those costs.
 - Roof replaced ~15 years ago.

- Hall (school basement):
 - Large kitchen, but limited access since the dumb waiter was disabled.
- Gym:
 - The only one we have.
 - Used for basketball, voting by the city of Fond du Lac, parish rummage sale.

General Discussion:

- If we consider getting rid of a parcel, we should think about the land first.
- Selling buildings:
 - Should we consider speaking to realtors about ideas for potential buyers for possible fit?
 - The VC was on the market for several years with no takers.
 - The city hasn't had a good history of selling old buildings.
 - A lot of offices are moving out of the downtown area.
 - If we see that there is good use of a building we should not consider selling it.
- Alternate uses:
 - The rectory is a nice building. We should look at alternate uses.
 - Would require staffing. Would the city step in for that?
 - Is there a need or is the need already covered by existing sites/organizations?
- Younger families seem to prefer a more traditional church (building)
- There are not a lot of young people moving into Fond du Lac.
- There has been an uptick in attendance (Parish in total)
- Once we get past this study, perhaps a sub-committee should be formed to look at specific buildings and their usage, thinking outside the box.
- Include the final minutes of this meeting at the end of each section instead of in a separate section.
 - Fr. Edward suggested that Sabina Carter and Trisha be included in this discussion as they are already working on a whole family catechesis model.

Holy Family:

The aerial photo shows the 4 acre parcel that was donated to Holy Family. The site now comprises ~25 acres. Efforts are under way to eliminate the property lines and zoning has been changed from C2 to R1 to match the rest of the HF property.

- An addition to the building would be challenging.
 - The original plan included a Chapel that would be built on the north side of the church, with the Eucharistic Chapel lying between the Church and the Chapel. The Prayer Garden now occupies that spot.
- The only building on the site is the Church/Office complex.
 - The updated attendance chart will only be included 1 time in the final report.
 - The office space is adequate for needs now.
 - There are several cubicles available.
 - A lot of the meeting rooms are used during the day.
 - Not every meeting is listed in the "Building Usage Chart" as they are scheduled as needed and not necessarily repeating or held on a regular basis.
 - Over time, the staff has become more efficient and not all positions have been replaced.

- There are ~20 staff members on site.
- Where are archives kept?
 - Anything prior to 2000 has been moved to the Archdiocese.
 - Sacramentary records since then are stored in a fire-proof safe.
 - There are 2.
 - Other records are stored in a locked cage in the basement.
- Projects:
 - Lighting in the church and Gathering Space is being updated to LED replacing the current halogen lights.
 - Includes all spotlights and up-lights.
 - The current, obsolete controller is also being replaced.
 - Finish on the pews is in the process of being revarnished.
 - The exterior doors have been refinished.
- Pastoral staffing:
 - We currently have 3 diocesan priests and 2 priests from the Missionary Fraternity of Mary (MFM)
 - There are fewer “help out” priests available.

The study will be used as a road map when future decisions have to be made. What will the demographics of the parish membership and contributions look like in the next 15 years? Will the MFM continue to partner with us in future years? Are parishioners going to return post-COVID?

When the study is concluded and all the facts are looked at, we may still need to have several meetings to discuss tough decisions. At the next meeting, we need to zero in on thoughts and perceptions. All need to come prepared to discuss things candidly, not necessarily to draw conclusions.

When the meetings are concluded, booklets will be prepared and the information presented to the Pastoral and Finance Counsels and eventually to the parish at large.

Our next meeting will be Thursday, November 11, at 1:00pm.

The meeting adjourned at 2:55pm.

Respectfully submitted,
Beth Campshure

TAB #10

HFCC SITE STUDY CONCLUSIONS & RECOMMENDATIONS

HFCC SITE STUDY CONCLUSION SUMMARY

OF ISSUES AND RECOMMENDED PRIORITIES

HOLY FAMILY SITE

PROS:

- The model site which facilitates the needs of the Parish. Quite adequate and at this time there are few Parish activities that can not be accommodated.

CONS:

- Should the parish find that the site needs to accommodate other uses or additional space for current uses, an addition to the building will be somewhat challenging.

SACRED HEART SITE

PROS:

- The site is the second most used in the Parish. It has substantial spaces/buildings that can be remodeled or added to in order to accommodate larger or different uses. Parking is good, conditions of the facilities are very good.

CONS:

- At this point it would be difficult to increase seating capacity, this consideration should be made if one or more of the other sites closes.
- The gathering space, which is small and very active, can be enlarged to the west with architectural sensitivity.

- The convent has adequate space, but the size and configuration of those spaces is problematic. A study of uses vs accommodation could be done.
- The school is, with some exception with the basement, is quite useful as it is currently. I believe that it would be more usable if it was ADA accessible.
- The rectory deserves some considerable creative thought as it will soon be redundant as a rectory. Parceling off the rectory I believe would be counter intuitive as the land could serve several other uses.

ST. MARY SITE

PROS:

- Only downtown site.
- Great and well-maintained worship space.
- Good attendance.

CONS:

- The worship space, basement and rectory addition could use an accessibility renovation/addition. The general accessibility through the front of the church is difficult even for the unimpaired. Rest rooms at the main entrance area is somewhat compliant but its privacy is questionable.
- Parking is limited. Perhaps some of the north space, where the rectory addition was taken down could be paved for additional parking.

ST. PETER SITE

PROS:

- This site serves a growing suburban and rural area and establishes a Catholic presence in the area. Its distance from the other sites gives residents an ease of access for mass and confession.

CONS:

- This small site, which makes it difficult to create an accessible addition to the church.
- The rectory is obsolete: is it demolished, moved, is the plot retained or split and sold. Renovation, I feel would be financially counter-productive.
- The church building needs better accessibility and upgrading exiting.

OUR RISEN SAVIOR SITE

PROS:

- ORS is a smaller rural church in overall great condition. As St. Peter, I believe that because of its remoteness and rural, yet becoming more suburban area, plays an important role in the parish and local community. Its site size and church located in a very small community certainly say welcome.
- There is little 'excess' in the church building and is used fairly frequently.
- The building is in very good condition

CONS:

- The rectory will become irrelevant when the new rectory is completed. The sale of the building with the land does not seem to be prudent as it is contiguous with a north street access which connects to the drive on the north side of the church and the rectory's proximity to the cemetery. Consideration should be made to demo the rectory.
- The site has a drainage issue that needs remediation.
- ADA accessible parking is limited and additional H/C parking on the lower parking lot is possible, but would be circuitous.

PRESENTATION of the BLESSED VIRGIN MARY SITE

PROS:

- Church is adequate and serves the worshipers well.

CONS:

- Expansion is ostensibly impossible because of the site size.
- If the hall in the lower level is used more often a larger elevator would be advisable.

RECOMMENDED PRIORITIES

- The Parish Facilities Committee should focus on what the Sacred Heart campus can become. Determine how the existing buildings work now, and how they can efficiently work with the activities that they serve. Long range planning for the campus is vital for future growth as well

as current use distribution. The future of the rectory will be a consideration in this planning effort.

- The disposition of the rectory at St. Peter and the study of better accessibility (and egress/exiting) to the church and hall should occur simultaneously.
- Study the use potential for the rectory at St. Mary and how it can function with the development of total accessibility to the building and site. I feel that St. Mary is a vital element in the parish and although any substantial population growth is limited, the demographics will change based on affordable housing and a gradual surge in the return to the intimacy of urban living.
- The rectory and its redundancy at ORS should be evaluated as far as removal and potential development of that part of the property. The site itself deserves a development analysis to mitigate the water issues, what can be done with the south property, better upper site parking options and the potential for more community use of the lower property.

TAB #11

**HFCC FACILITIES STUDY
COMMITTEE INITIAL
RECOMMENDATIONS**

Holy Family Facilities Study Committee Minutes
Initial Recommendations of the Facilities Study Committee-Part 1
2 December, 2021

PRESENT: Joe Bird, Beth Campshure, Bill Gau, Tom Groeschl, Gail Kraig, Michelle Ludtke, Mark Pfaller, Bernie Ritger, Harry Schneider, Jim Simon, Phil Twohig, Terry Willis

Tom opened the meeting with prayer.

The purpose of the meeting is to make recommendations for the future of Holy Family Facilities based on the information collected during the individual site assessments, and compiled in the "Holy Family Site Study Conclusion Summary of Issues and Recommended Priorities". Tom thanked everyone for their time and asked that we bring no pre-conceived notions to the discussion so that our recommendations are based on informed choice, both personally and on behalf of the parish.

General Discussion:

At the time of the merger 20 years ago, when the first facility study was done, the concern was that by this time, we would have fewer priests and it would be necessary to offer fewer mass times, so a larger church would be required. As with that study, we will begin with the facilities that require less discussion and move to those requiring more discussion. There is no intent to target any of the facilities.

Since that time, while the number of priests has continued to decline, and even though the number of men entering the seminary is greater now than in 2000, it is not enough to offset the number that of priests that are retiring. The presence of the priests from the Missionary Fraternity of Mary has helped Holy Family Parish and they are very much appreciated. However, if we lose them, we will be right where we expected to be now when the study was done 20 years ago.

Additionally, most of our income is from those who are ≥ 60 years, and those numbers are dwindling. Gail does not see that being made up. A recent study shows zero donors who are ≤ 40 years giving significant donations to the parish.

- **Holy Family: Entire facility**

- The newest and largest church in the Parish, it will be the "last man standing".
- At the time the church was built, the original plan for an optional Formation Wing off the northeast corner of the building. Those plans are still viable in the future.
 - The berm and playground would have to be moved.
 - The design included sufficient gas, water and electricity, but it would have verified when the time comes to consider moving ahead with that.
 - The plan included several flexible classroom spaces, rest rooms and several offices. The classrooms could be opened up for larger meetings.
- If this addition is done at some future date, it will not replace SH classroom space
- This prompted discussion about the possibility for the use of St Mary's Springs Academy for necessary formation activities.
- **RECOMMENDATION:**
 - **The facility is to continue in service and be maintained accordingly.**

- **Sacred Heart:**
 - **Church**
 - The west side of the city is densely populated.
 - There are things we have talked about for a long time, such as lightening/brightening the church and increasing size of the gathering space.
 - Increasing worship space would be difficult with the design of this building
 - **RECOMMENDATION:**
 - **The church is to continue in service and be maintained accordingly.**
 - **School:**
 - The building has had some energy improvements over the years with added roof insulation, window replacement and infills.
 - The building's primary use is for Christian formation and related meetings.
 - The large kitchen in the basement has not been used in a number of years. Discussion followed about the potential use of the kitchen. The day of volunteers preparing large parish dinners is probably past. A catering kitchen would make more sense.
 - The lower level is underutilized. Finding ways to better use it continues to present a challenge to the parish due to accessibility and remoteness.
 - The city uses the Gym as a polling site and it is used for a variety of athletic purposes.
 - **RECOMMENDATION:**
 - **The school is to continue in service and be maintained accordingly.**
 - **Convent:**
 - The main level and lower level are used for some Christian Formation, especially for the Summer program.
 - The main level is used for some young adult activities.
 - St. Vincent de Paul uses the building, including the kitchen for its "Getting Ahead" program. Gail commented that has a kitchen and meeting space.
 - The upper level has 6 small rooms and 2 bathrooms. It could be reconfigured.
 - The building is in good condition.
 - **RECOMMENDATIONS:**
 - **Continue using for existing purposes while considering other uses**
 - **Reserve the possibility of parceling off at some point in the future.**
 - **Rectory:**
 - There are significant repairs and upgrading that should be considered.
 - Parceling off the rectory property would impact the south exit to Peters Ave.
 - If we don't have a viable use for the building, we should not make improvements
 - Michelle again mentioned discussion she is having with a group that would be interested in using the building for a social services purpose.
 - **RECOMMENDATIONS:**
 - **The property should remain part of the SH site and not be sold**
 - **Consider use that would be self-supporting and have its own staff.**
 - **If no viable use is found by December 31, 2022, consider demolishing the building and consider additional HC parking and / or greenspace.**

- **St. Mary:**
 - Twenty years ago it was important to keep this church as a downtown presence.
 - Now the school is gone, the newer portion of the rectory removed, but the old part of the rectory main floor is used as a daytime Warming Shelter, the kitchen is used to prepare (dish up) the meals for Blessed Bites, the upper level is used for AA meetings and a literacy program, and the basement is used by the Boy Scouts and the quilters. The Warming Shelter will continue at the site after the SVdP building is completed.
 - The parish has invested considerable efforts recently to maintain the stone exterior, new windows as well as renovate the interior with a complete re-painting and new flooring.
 - It remains as the last Catholic church on what was known as "Church Street".
 - **RECOMMENDATION:**
 - **The Church will continue as an active worship site and be maintained accordingly until such time that lack of funds, termination of ministerial / social use or mass attendance indicate otherwise.**
- **St. Peter:**
 - **Church:**
 - The church has significant accessibility limitations. It is not compliant. Any major work undertaken at the church would mean that the existing lift would no longer be grandfathered, as it does not meet accessibility requirements.
 - The roof on the main part of the church is only 10 years old, and the portion over the Sacristy was replaced last year. The boiler is still ok.
 - There is a lot of potential for growth in that area and a lot of young families attend church there. The question arises-do the young families support the site financially.
 - **RECOMMENDATIONS:**
 - **Because of the location and potential for growth, maintain as a worship site, noting that significant accessibility issues need addressing, until such point as attendance, the number of priests and/or finances change.**
 - **No portion of the property should be sold at this site until any or all considerations for accessibility improvements to the church are abandoned.**
 - **Rectory:**
 - Come spring this building will become vacant.
 - The parish has no interest to lease or rent unless it is for a very limited term.
 - The rectory cannot be parceled off and still have enough set-back for the back of the church and side of the rectory per local codes.
 - **RECOMMENDATION:**
 - **The residence be demolished and converted to green space.**

We will continue the discussion of Presentation of the Blessed Virgin Mary and Our Risen Savior at our next meeting, 1:00pm, Thursday, December 16, 2021.

The meeting was adjourned at 3:30pm

Respectfully submitted,
Beth Campshure

Holy Family Facilities Study Committee Minutes
Initial Recommendations of the Facilities Study Committee-Part 2
16 December, 2021

PRESENT: Joe Bird, Beth Campshure, Bill Gau, Tom Groeschl, Chuck Hornung, Gail Kraig, Michelle Ludtke, Al Nicole, Mark Pfaller, Fr. Ryan Pruess, Bernie Ritger, Fr. Edward Sanchez, Jim Simon, Paul Thelen, Phil Twohig, Terry Willis

Tom opened the meeting with prayer.

Tom read the PROS and CONS from Mark's summary of the ORS site and solicited comments from the members present.

- **Our Risen Savior:**
 - **Church:**
 - From a maintenance standpoint, the building is generally in good condition.
 - The site is the least expensive to maintain and heat, however, it is not air conditioned.
 - The classrooms and hall on the lower level are well-maintained and useable.
 - The lower parking lot needs remediation from water issues.
 - The site is tied to the cemeteries, and it would be necessary to incorporate them separate from the church if/when the decision is made to stop using the site.
 - The fully electronic organ is in relatively good condition now, however, if it develops any issues, it will have to be replaced as the manufacturer only allows technicians trained by them to perform service.
 - **RECOMMENDATION:**
 - **The Church will continue as an active worship site and be maintained accordingly until such time that lack of funds, priests or mass attendance indicate otherwise (the "Triggers").**
 - **Rectory:**
 - The rectory is in somewhat decent condition, however, is obsolete for that use.
 - Because of the proximity to the church, it would be difficult to sell the building as a residence, *in situ*.
 - **RECOMMENDATION:**
 - **Sell the building if the purchaser would move it OR demolish the building.**

Tom read the PROS and CONS from Mark's summary of the PBVM site and again solicited comments from the members present.

- **Presentation of the Blessed Virgin Mary**
 - **Church:**
 - The church has been well-maintained.
 - There have been recent ADA upgrades to the stairs and restrooms.
 - Expansion of the building is impossible.

- The kitchen and rooms downstairs would need expensive upgrades to make them more useable.
- All wood areas of the building are in need of painting, which is estimated to cost ~\$18,000, reasonable for maintenance of the building.
- The roof is the original and replacement if it would deteriorate, the replacement cost would be large.
- **RECOMMENDATION:**
 - **The Church will continue as an active worship site and be maintained accordingly until such time that lack of funds, priests or mass attendance indicate otherwise (the “Triggers”).**

Summary of General Discussion:

- If/when the time comes to consider closing any sites, should we look at potential alternate uses for them within the parish (EX: Perpetual Eucharistic Chapel, Wedding Chapel).
- Tom will include brief discussion of the “triggers” in the Foreword”.
 - Attendance
 - Finances
 - Priest availability
 - Another trigger, not mentioned previously, is the youth of the parish. Are the youth who are educated in the Catholic School system and Religious Education coming back to the church and supporting it.
- It is important that the final document be reviewed at a designated future time, using it to help the Parish move into the future. It must not be “put on a shelf” and forgotten.
- The completed document will be presented by Fr. Ryan to the Pastoral Council in January, 2022, and the Finance Council in February, 2022.
 - The information contained in the document will be shared with the Parish at large during listening sessions. These will probably take place in early summer, allowing the Pastoral and Finance Councils time to study it.

The meeting was adjourned at 12:30pm

Respectfully submitted,
Beth Campshire