

ST. AMBROSE ACADEMY

LETTER OF INTENT

The Catholic Diocese of Madison, as property owner, and Saint Ambrose Academy Inc., as tenant, is applying for a further amendment by plan commission review to the existing Planned Development – Specific Implementation Plan zoning at Holy Name Heights, formerly the Bishop O'Connor Catholic Pastoral Center, located at 702 S. High Point Road, City of Madison, the PD-SIP dated March 20, 2015 and recorded in the Dane County Register of Deeds on April 10, 2015, as Document No. 5142076, and the First Amendment to PD-SIP dated February 1, 2024 and in the Dane County Register of Deeds on May 2, 2024, as Document No. 5960093.

This application for a further Amendment by Plan Commission Review to the PD-SIP accomplishes the following:

The First Amendment had the building central entryway designated the shared multi-tenant entryway including for Saint Ambrose Academy. During the process and subsequently it was suggested that Saint Ambrose Academy move its principal entryway to the building northeast entryway. This was generally supported at the tenant meeting of March 2, 2024. The further Amendment provides for that change over.

Thank you for consideration of our requests for further amendment to the PD-SIP as the Saint Ambrose Academy move to Holy Name Heights becomes a reality.

St. Ambrose Academy | Omnia Christus est Nobis!

3 Point Place Suite 150, Madison, WI 53719 ♦ 608-827-5863 ♦ www.ambroseacademy.org

(Second) Alteration to an Approved & Recorded
Specific Implementation Plan

In re: Lots 1, 2, 3 and 4 of Ganser Heights plat except that portion of Lot 4 described in Quit Claim Deed Doc. 5085419, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, hereinafter "Holy Name Heights"

Addresses: 702-726 South High Point Road and 601-701 Junction Road

HOLY NAME HEIGHTS, LLC, a Wisconsin limited liability company, as owner of Holy Name Heights and SAINT AMBROSE ACADEMY, INC., a Wisconsin nonstock corporation, as tenant at Holy Name Heights, respectfully submits this Alteration to an Approved and Recorded Specific Implementation Plan.

Holy Name Heights is subject to a Specific Implementation Plan recorded in the Office of the Dane County Register of Deeds as Document No. 51242076, amended by a (First) Alteration to an Approved & Recorded Specific Implementation Plan recorded in the Office of the Dane County Register of Deeds as Document No. 5960093. The (First) Alteration to an Approved & Recorded Specific Implementation Plan provided: (i) that the use of Holy Name Heights as a "School, public and private" and three additional accessory uses were permitted uses, (ii) for the build-out of Phase I of Saint Ambrose Academy, and (iii) for the general operation of Saint Ambrose Academy including access. The purpose of this Alteration to an Approved & Recorded Specific Implementation Plan is to amend the entryway access plan for Saint Ambrose Academy.

CHANGE IN ENTRYWAY ACCESS

In order to better separate the student body from the non-school residential, commercial and office activities, and to better accommodate the privacy concerns of the residents of HNH, the following changes are to be implemented:

- A. Central Entranceway to HNH: The central entranceway will no longer be used as the primary entry/exit way into the Saint Ambrose Academy space.
- B. Northeast Entrance, including stairs, to HNH: The northeast entrance will be the main entry/exit way for Saint Ambrose Academy. Students and faculty/staff will use the northeast entrance and stairs at all times as the school's primary entry/exit way. Except for emergencies (such as in the case of a fire, in which case the exit and stairs will be fully open to all occupants), the northeast entrance will be for the exclusive use of Saint Ambrose Academy. (Note: as previous, students will still use the northeast entrance to go to and from the outside fields for recess and physical education.)
- C. Center Stairway of the Northeast Wing: The center stairway of the northeast wing of HNH will no longer be for the exclusive use of Saint Ambrose Academy; residents will have full access to those stairs. No students will use the central stairway of the northeast wing of HNH, although some adult faculty and staff may use them.

D. Parking: Parking will remain the same except passage from the parking area to the access points will be changed from the Central Entrance to the Northeast Entrance.

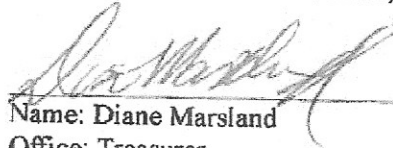
Dated this 29th day of May, 2024.

HOLY NAME HEIGHTS, LLC



Name: Michael Wick
Office: Chief of Staff

SAINT AMBROSE ACADEMY, INC.



Name: Diane Marsland
Office: Treasurer