

From: [Kathleen Lowry](#)
To: [Plan Commission Comments](#)
Subject: Meeting Nov 6 re comments
Date: Monday, October 30, 2023 5:32:53 PM

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I am a resident of Holy Name Heights and if the informational meeting is on Nov 6, I will not be able to attend.

Imagine signing a lease for a quiet, peaceful spot to live in the woods and suddenly a middle and high school of 280 kids plus staff is built onto your living space.

There is no way to color this in the realm of what residents might have possibly expected or find acceptable. We all signed leases based on false pretenses and deserve another year to recreate our lives and month to month leases thereafter. Also, those of us who recently signed leases based on NO information about the school plans deserve equitable relief for our leases and moving expenses.

The Diocese has some responsibility towards its tenants to be honest and fair and so far show no sense of that at all. Shame on them.
Kathleen Lowry

10/30/2023

For consideration by the City of Madison Planning Commission, regarding item 79963.

I am a current resident of Holy Name Heights apartments and would experience direct impact from the proposed St. Ambrose addition. I have compiled my concerns with justification for public comment as well as several questions for the Commission and applicant.

Safety

- In the proposed documentation, there were no additional security or safety measures specified for residents. It has been stated that “students will not be in X areas” or students will be “under staff supervision” when moving through the building. No additional physical security measures have been specified to ensure distinction between school, residential, and other tenant areas.
- Currently, there are no locks between floor 2 and floor 3 from the main staircase. The documentation indicates that this will be the primary staircase used by St. Ambrose.
 - There should be a new lock added to the doors between the 2nd floor and 2B (called Sunrise Lounge) and the connected 3rd floor.
- Currently, there is no lock or restriction on the shared elevator.
 - This should be added to eliminate unauthorized use.

Noise mitigation

- Currently, no testing has occurred for the impacted apartments above or below the proposed site for St. Ambrose.
- There have been at least 3 instances within the last year where vibration transmission has impacted my apartment unit. This is demonstrated by a loud “humming” noise and the floor vibrating. I have reason to believe that building construction efforts and the school occupancy will cause additional vibration transmission.

Parking and Traffic

- Currently, residents are given 1 assigned garage parking spot per apartment unit. In situations where there are multiple tenants with multiple cars, 1 car needs to be parked in an unassigned spot in the shared lot.
- St. Ambrose has requested exclusive use of 41 spot parking spots.
 - There should be exclusive parking spots assigned to the residents for the parking lot. Additionally, signs should be put up to delineate residential vs. school spots.
- There will be a high volume of traffic from Junction and High Point bi-directionally at drop off, pick up, and after school activity pick up. We will likely see a back-up of traffic at these times.

This is due to the 1-way circular drive, right turn-only exit to High Point Road, and proposed assigned parking spots in northern lot, which are the farthest from the exits.

- To help mitigate additional traffic from staff and students with cars exiting the lot, the assigned parking lot should move to the southern lot. This would allow staff and students with cars the ability to exit via Junction or High Point without needing to follow the circle of traffic around the front of the building, which would be congested.

Questions:

- With this proposal, what is the responsibility of the owner or property management company to facilitate communication between the mixed-use tenants?
- What threshold of noise will be deemed acceptable for residents?
- What will the applicant do if the “acoustical mitigation treatments” do not reduce the noise or vibration to meet the accepted threshold?
- What considerations have been made for the increased use and population of the building for electrical and plumbing capacity?
 - Many schools employ extensive use of technological solutions for education, i.e. smart boards, projectors, personal computers for staff, etc.
 - Does the existing power supply account for a substantial uptick in use?
 - Does the existing plumbing account for increased use by up to 280 students and 40 staff?

Respectfully,

Amy Peterson

From: [Kathleen Lowry](#)
To: [Plan Commission Comments](#)
Subject: #79963 Holy Name Heights resident for Oct 20, 2023 meeting
Date: Sunday, October 29, 2023 2:46:18 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Please consider the plight of the current residents of Holy Name Heights.

I understand that the Diocese owns the property at 702-706 High Point Road, and I understand why they want to rebuild a school there.

However, I am a new resident, as of August, 2023, and was not told anything about the school before signing my lease, even though the plans were well underway. Nothing was said about the upcoming huge change. Neither the building manager nor anyone else mentioned the plans. After I moved, I was told by other residents. I assume this is a Gorman and/or Diocese policy not to inform prospective tenants.

It is not right. It is immoral and unkind. I was leased the apartment under false pretenses. I was expecting the nature of the complex to remain the same, because I trusted that if that was not the case, I would be told!

It will be extremely disruptive, upsetting and expensive for me to move again. I moved, at 70 years old, from Minneapolis. During the tour and many emails and phone calls with the property manager, I repeated to him many times that I was moving there because Holy Name Heights was very quiet and peaceful, and I could see myself staying there forever.

I am shocked by this plan. Turning it into a school is a drastic change. No one wants to live at a middle school or high school.

I am entitled to some equitable relief, including some of my moving expenses (the move cost \$5,000) and an immediate conversion to a month-to-month lease.

Please, Planning Commission, make this a condition of an approval of a new school, should it be approved.

Kathleen Lowry

952-270-1654

kathleenlowryLPCCLMFT@gmail.com

October 26, 2023

Dear Plan Commission:

The purpose of our letter today is to convey our concerns about the proposal for St. Ambrose Academy moving into Holy Name Heights Apartment complex.

After one informational meeting hosted by St. Ambrose, most concerned residents felt that we had little hope in objecting to the move and were told that the Bishop would make a decision in late June. However, once we noticed the yellow Public Notice signs posted at the driveway entrances, we inquired and then felt that perhaps we have an opportunity to speak up.

These are our primary concerns opposing St. Ambrose Academy's move to Holy Name Heights:

- * The safety and security of everyone living and working in the building. The residents, business staff and of course the students and school staff. School safety is paramount in today's culture.
- * The proposal mentioned a maximum of 280 students plus staff. The interaction between residents, staff and students presents a potential health risk to the community.
- * Our concerns represent all the reasons historically residents and schools are housed in separate facilities.

Thank you for your consideration regarding our strong opposition to this plan.

Respectfully submitted,

Signed below by the following residents of Holy Name Heights:

Kathleen Lowry Apt. 306
Jack Kroeger Apt. 222
Donna Biddle Apt. 228
Janet Wheaton Apt. 10
Ken Wheaton Apt. 10
Kevin McCormick Apt. 14
Tom R. Solyst Apt. 328
Dennie Petersen Apt. 204
Ann Dunlap Apt. 22
Elaine Kroeger Apt. 222

Cleveland, Julie

From: John Kroeger <jael3900@tds.net>
Sent: Friday, October 27, 2023 11:22 AM
To: Plan Commission Comments
Subject: St Ambrose

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I oppose the St Ambrose proposal to establish their school, grades 6- 12 in Holy Name Heights. Their students, 7 grades at 40 per grade equals 280 plus teachers. That number would compete with residents and staff of this facility, all using the front entrance at the same times - beginning, end of the school day, recesses, lunch hour, noon Mass Monday through Friday.

Once inside the building, the entire structure is accesable and would tax the security of the facility.

John M Kroeger
706 S High Point Rd Apt #222
Madison WI 53719
608-836-4404
jael3900@tds.net

Cleveland, Julie

From: USANET IMAP <sheahans@usa.net>
Sent: Thursday, October 26, 2023 9:48 PM
To: Plan Commission Comments
Subject: Comments on Agenda Item 79963 of October 30, 2023 Planning Commission Meeting

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Planning Commission,

As residents of Holy Name Heights at 706 S. High Point Road we want to register our opposition to the proposal of a private school being located on site. Our concern is for the safety and security of residents and students alike. Sharing building space would create the potential for breaches of the safety and security that both residents and the school community deserve. Thank you for your careful consideration of this matter.

Sincerely,

David and Anne Sheahan
Apartment 128

From: [Kathleen Lowry](#)
To: [Plan Commission Comments](#); [Cleveland, Julie](#); paulkatestauf@hotmail.com; [Paul Blaney](#); [Rod Martinson](#); [Donna Biddle](#); [Jim Jerg](#); [Kathleen Lowry](#)
Subject: Holy Name Heights school project concerns
Date: Wednesday, October 18, 2023 9:10:01 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Julie, Thank you for inviting Holy Name Heights residents to comment on our concerns regarding the school.

First, if I had been told the building is about to become a school building, it is likely I would not have signed a lease recently. I'm here because I was looking for a quiet, low-density neighborhood. Not to be in the same building as a school.

There will be an all-resident meeting on Sunday the 22nd, where we will try to assess what the community is feeling about living, first, among a major construction zone, and secondly, in a school building. We will be doing a survey and collecting concerns. We are asking everyone to be there, including those who are pro-school building, neutral and opposed.

Many of us came to Holy Name Heights for quiet and low density, and safety, both broadly and in terms of our health.

We didn't sign up to be in a school building, so our first request is that Gorman, because they are entirely changing the setting that is our home, **change all leases to month to month**. We have no idea what it will be like to live here, and should be released from our leases. We know it will be a big change, from a residential feel to a commercial feel.

If we feel we have to move, it will be very expensive, so we certainly shouldn't have to pay even more to get out of our leases.

Secondly, all new and applying tenants should be told before signing a lease what the plans are.

Third, we want to know how it can be justified to make such a major change when other options are available, that would be less disruptive, and potentially better for Gorman and the tenants. Occupants such as more apartments, senior assisted living, a parks and rec daytime programming—would all be much less change for the tenants.

Fourth, how are the noise, safety, security and health concerns going to be addressed, specifically? Many of us—we don't know exactly how many yet, but many are concerned.

Fifth, why was an informational meeting offered for only one time, one day last spring? Of course, few people could be there, and then we were told there wasn't much interest because

few people showed up.

We will notify you about any survey results—there was a survey sent out, but never the results.

Thank you.

Kathleen Lowry
Resident, HNH

From: [Kathleen Lowry](#)
To: [Cleveland, Julie](#)
Subject: Fwd: Gorman Properties- why schools and residences don't mix
Date: Thursday, October 19, 2023 9:18:32 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

- > Dear Gorman Properties,
- >
- > I am wondering if you have thought through all the reasons historically, around the world, schools (even Catholic schools) and residences aren't mixed.
- >
- > Today, there are much greater dangers and problems with mixing schools and residences.
- >
- > Health risks, security risks, safety risks, risks of exposure to poisonous drugs, are all much greater than ever before. The noise and density prohibiting reasons? Still there.
- >
- > Most people don't want to live in a school building.
- >
- > A daytime daycare for little kids or seniors is not remotely the same, if that's what you're thinking.
- >
- > Then there's your reputation and claims to be a community oriented developer. How can you bulldoze through our community with clear conscience?
- >
- > And then there's the financial piece. Again, what wants to live in a school building? (Maybe if there were 10 kids max and 4 staff.) Not 200! The sense of safety, security and respect by you will be lost.
- >
- > My guess is that many residents will leave. Then what will you have? A lot of money invested, very questionable appeal as a residence, maybe some very sad health outbreaks, or other sad events.
- >
- > All that could be easily prevented by incorporating more apartments or senior living, or daytime parks and rec program.
- > There are many, many ways for you to do this ethically.
- >
- > If you are hoping to support the Diocese, you can't redirect cultural change by bulldozing.
- >
- > Kathleen Lowry
- > Resident
- > Holy Name Heights
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