



602 EVERGLADE DRIVE, MADISON WI 53717 ♦ 608-827-5863 ♦ WWW.AMBROSEACADEMY.ORG

April 12, 2021

To whom it may concern:

St. Ambrose Academy is an accredited Catholic grades 6-12 school whose mission is to assist parents in the formation of their children by providing a classical education rooted in the Catholic faith. We presently have 115 students across all grades, with roughly ½ being in grades 6-8, and ½ being in high school. St. Ambrose has served the greater Dane County community for the past 20 years. During this time, we have occupied class space at St. Thomas Aquinas church on Old Salk Trails in Madison that we occupied through a similar conditional use approval process. As we grew a decision was made to develop a new building to satisfy the growing long term needs of our students.

As an interim step towards development of a new facility St. Ambrose Academy is requesting a Conditional Use zoning permit to utilize a portion of the existing 3 Point Place building in the High Point development. As indicated in an attached floor plan the existing space was built for educational purposes and our goal is to serve our students on a short-term basis as our new facility is developed. This current interim relocation requires allowing the Conditional Use approval for zoning of the existing 3 Point Place building for an Educational (E) occupancy.

The school employs 9 full-time teachers, 4 part-time teachers, with 5 support staff. The school operates from 7:30am-4:00pm Monday through Friday with some meetings after hours. The location has 12 full size classrooms, 6 smaller meeting rooms, and commensurate office space for staff. The school does not have any bussing for normal school hours, but it is expected that there will be off-site events that would require a bus to pick-up and drop-off at the main entrance. It is expected that most of the traffic (~70%) would be student drop-off (morning) and pick-up (afternoon). The expectation is that students would be dropped off directly in front of the building, queueing up and making a circular route around the outside drive route of the office park, with a unidirectional entrance and exit. No exterior modifications to the 3 Point Building are anticipated as we continue our planning and work to open in this facility in the Fall of 2021.

St. Ambrose Academy appreciates your consideration of this this request and would be glad to respond to any questions to aid in clarifying any questions.

Sincerely,

Grant R. Emmel
Building Co-Chair
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